

FOR SALE

16 Unit Apartment Complex (4) - Fourplexes

STEVEN R. BATTAGLIA
805.680.6431
steve@battagliare.com
License #01318215

1685 Ramona Ave

Grover Beach



Fantastic Opportunity to own a 16 unit Apartment complex and take advantage of **30 year fixed rate financing**. That's right – 30 year fixed financing. Property is comprised of **(4) separate fourplexes** and qualifies for conforming 30 year fixed financing. (4) separate APNs. Each fourplex has (2) – 2 bed/1.5 bath townhomes and (2) – 2 bed/1bath single level units, 4 garages, separate water meter. Each apartment unit has laundry hookup inside, separate electric meter, 1-car garage, electric appliances, and many have private patios or balconies. Some deferred Maintenance. Pending bank approval for short sale but expect quick turnaround. **THIS WON'T LAST.** Bring your buyers!

EXECUTIVE SUMMARY

Price:	\$1,665,000
Units:	16
Price Per Unit:	\$104,063
Gross Income:	\$176,880
Proforma GRM:	9.01
Proforma CAP:	6.57%
Current GRM:	9.41
Current CAP:	6.15%

PROPERTY DETAILS

<i>Address</i>	<i>APN</i>
1685 Ramona:	060-182-061
1687 Ramona:	060-182-063
1689 Ramona:	060-182-062
1691 Ramona:	060-182-060
Unit Mix:	8- 2/1.5 Townhouse 8- 2/1 Flats
Zoning:	R3
Year Built:	1972 (tax records)
CSO:	2.5%

FOR SALE – 16 Unit Apartment Complex



1685 Ramona



1691 Ramona



1687 Ramona



1689 Ramona



FOR SALE – 16 Unit Apartment Complex

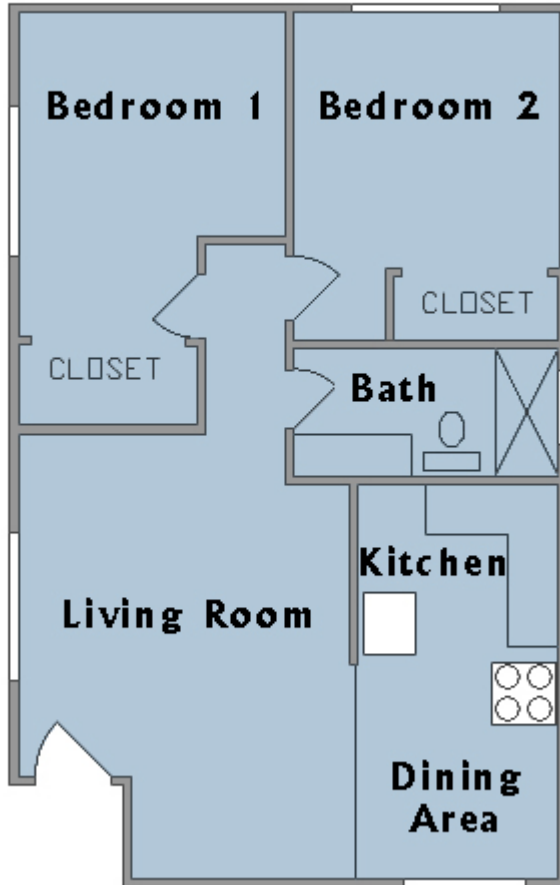


Unit Layouts

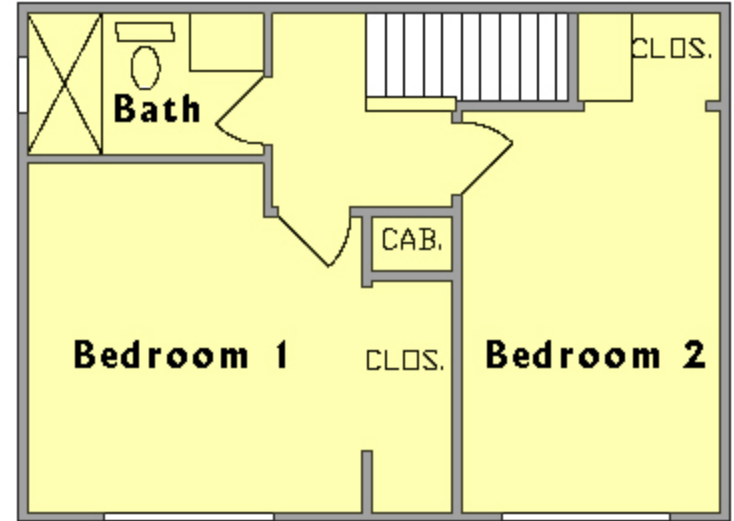
Townhomes: 900 sf (Approx.)*
Flat Apartment: 720-776sf (Approx.)*

Note: Unit sizes per Appraiser

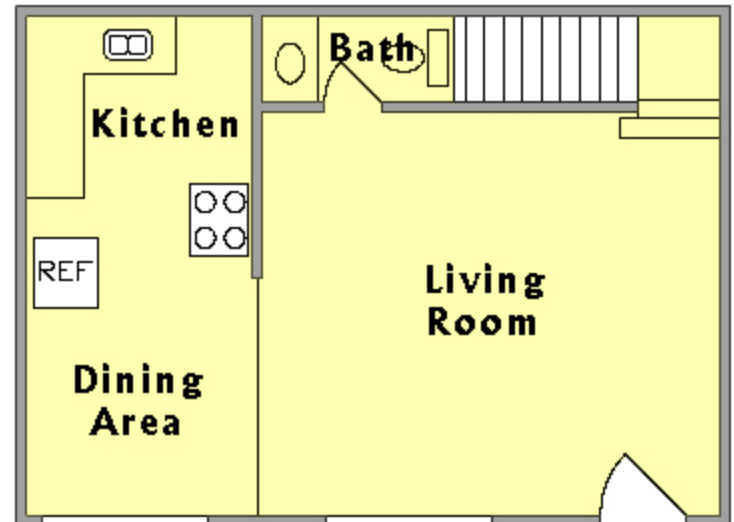
APARTMENT (Flat)



TOWN HOME



SECOND FLOOR



FIRST FLOOR

FOR SALE – 16 Unit Apartment Complex



Executive Summary

Units: 16
Purchase Price: \$1,665,000

Initial Investment: \$416,250
% Down Payment: 25%
Est. Total Loans: \$1,248,750
Debt Service Ratio: 1.33
Price/Unit: \$104,063
NOI: \$102,330
GRM: 9.41
CAP Rate: 6.15%
Lot Size SF: 27,125 SF
Yr. Built: 1972
Zoning: R3

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinion, assumptions, or estimates used are for example only and do not represent the current or



Dir. 805.680.6431 • Fax. 877.808.8323

Unit Mix and Rent Schedules

Units	Mix	Approx Size	Current		Market	
			Rent/Unit	Monthly Income	Rent/Unit	Monthly Income
8	2/1	720-776	\$911	\$7,290	\$950	\$7,600
8	2/1.5	900	\$931	\$7,450	\$975	\$7,800

16 Total

	Current	Market
Gross Monthly Income	\$14,740	\$15,400
Gross Annual Income	\$176,880	\$184,800
less vacancy, losses 5%	\$8,844	9,240
Effective Operating Income (EOI)	\$168,036	\$175,560

Annual Expenses

		Current	%EOI	Market
Real estate taxes	1.04%	\$17,316	10.3%	\$17,316
Licenses	Est.	\$160	0.1%	\$160
Insurance	Act	\$4,024	2.4%	\$4,024
Utilities (total)	Act	\$17,474	10.4%	\$17,474
Electric				\$0
Gas				\$0
Water				\$0
Trash				\$0
Advertising	Act	\$350	0.2%	\$350
Maint/ Repairs	\$650/Unit	\$10,400	6.2%	\$10,400
Grounds	Est.	\$1,800	1.1%	\$1,800
Off-site Management	6%	\$10,082	6.0%	\$10,534
Resident Manager		\$0	0.0%	\$0
Pest Control	Est.	\$400	0.2%	\$400
Legal & Accounting	Est.	\$500	0.3%	\$500
Reserves	\$200/Unit	\$3,200	1.9%	\$3,200
Annual Expenses		\$65,706	39.1%	\$66,158
Annual Expenses per Unit		\$4,107		\$4,135

Calculation

	Current	Market
EOI	\$168,036	\$175,560
Annual Exp.	\$65,706	\$66,158
NOI	\$102,330	\$109,402
GRM	9.41	9.01
CAP Rate	6.15%	6.57%

Financing

Amount	Term	Rate	Monthly Pmt	Annual Pmt	Annual Interest
Existing Loans					
New Loans Sierra Pacific Fixed 30 Year Loans					
\$1,248,750	30 Yrs	4.625%	\$6,420	\$77,044	\$57,755
\$1,248,750			\$6,420	\$77,044	\$57,755

Before Tax Cash Flow (BTCF)

	Current	Market
NOI	\$102,330	\$109,402
Annual Loan Pmt	\$77,044	\$77,044
Cash Flow	\$25,286	\$32,359
Cash on Cash	6.07%	7.77%

After Tax Cash Flow (ATCF)

	Current	Market
NOI	\$102,330	\$109,402
Depreciation	-\$42,382	-\$42,382
Interest Exp.	-\$57,755	-\$57,755
Taxable Income	\$2,193	\$9,266
Taxes @ 0.4	-\$855	-\$3,614
ATCF	\$24,431	\$28,745
Return	5.87%	6.91%

Net Equity Income

	Current	Market
ATCF	\$24,431	\$28,745
Equity Buildup	\$19,289	\$19,289
Equity Income	\$43,720	\$48,034
Overall Return	10.50%	11.54%