

Multi-Family Investment Opportunity



1955 Grande Circle  
Fairfield, Ca 94533  
23 Units

*Exclusively Listed by:*



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**Please Contact:  
Zach Evanish  
(510) 844-3648**

Property Address: 1955 Grande Circle  
 Price: **\$2,050,000**  
 Down Payment: 29% \$599,994  
 Number of Units: **23**  
 Cost/Unit: \$89,130  
**Cost/Sq. Foot:** **\$139**  
 Approx. Sq. Ft.: **14,793**  
**Current GRM:** **7.91**  
 Market GRM: 7.72  
**Current CAP:** **7.64%**  
 Market CAP: 7.94%  
**Approximate Age:** **1974**  
 Approximate Lot Size: 41,640



**Rent Schedule**

**Annualized Expenses**

# of Units	Unit Type	Unit Sq. Ft.	Market Rent	Mkt. Rent /Sq. Ft.	Avg Current Rent	Current /Sq. Ft.
8	1/1	450	\$675	1.50	\$650	1.44
8	1/1	550	\$750	1.36	\$750	1.36
7	2/1.5	800	\$925	1.16	\$900	1.13

New R.E. Property Tax:	\$22,189
Insurance:	\$4,020
<b>Total Fixed Expenses:</b>	<b>\$26,209</b>

Totals:	\$21,625	\$21,250
Laundry:	\$500	\$350
Parking:	\$0	\$0
<b>Total Income:</b>	<b>\$22,125</b>	<b>\$21,600</b>

Operational Expenses:	
Reserves:	\$5,750
Management (Off-Site):	\$12,578
Management (On-Site):	\$7,500
PG & E:	\$10,580
Water:	\$14,129
Trash:	\$4,909
Pool Service:	\$2,326
Landscaping:	\$3,000
Maintenance/Repairs:	\$8,050

Total Operating Expenses: \$68,822

**Total Expenses: \$95,031**

**Annualized Operating Data**

	<u>Current</u>	<u>Market</u>
Scheduled Rental Income:	\$255,000	\$259,500
<b>Scheduled Gross Income:</b>	<b>\$259,200</b>	<b>\$265,500</b>
Less Vacancy Rate: 3.0%	\$7,650	\$7,785
<b>Gross Operating Income:</b>	<b>\$251,550</b>	<b>\$257,715</b>
Less Expenses: 37.8%	\$95,031	\$95,031
<b>Net Operating Income:</b>	<b>\$156,519</b>	<b>\$162,684</b>
Less Loan Payments:	\$100,000	\$100,000
<b>Pre-Tax Cash Flow: 9.4%</b>	<b>\$56,520</b>	<b>10.4% \$62,685</b>

**Proposed Financing**

First Loan: New	\$1,450,006
Interest Rate: 5 year fixed	5.61%
Amortization:	30
<b>Monthly Payment:</b>	<b>\$8,333</b>

Terms quoted by Nils Ratnathicam of Piedmont Capital Funding. For more information, please call (510) 740 1435.

Property Address: 1955 Grande Circle

	Expense	Per unit	Per SqFt	% of total	% of gross	Notes	
<b>New Real Estate Property Tax:</b>	\$ 22,189	\$ 965	\$ 1.50	23.35%	8.82%	1.0824%	
Insurance:	\$ 4,020	\$ 175	\$ 0.27	4.23%	1.60%	2007-2008	
<b>Total Fixed Expenses:</b>	\$ 26,209	\$ 1,140	\$ 1.77	27.58%	10.42%		
<b>Operational Expenses:</b>							
Reserves:	\$ 250	\$ 5,750	\$ 250	\$ 0.39	6.05%	2.29%	Estimate
Management (Off-Site)	\$ 12,578	\$ 547	\$ 0.85	13.24%	5.00%	5% of Gross Income	
Management (On-Site)	\$ 7,500	\$ 326	\$ 0.51	7.89%	2.98%	Estimate	
PG & E:	\$ 10,580	\$ 460	\$ 0.72	11.13%	4.21%	2007-2008	
Water:	\$ 14,129	\$ 614	\$ 0.96	14.87%	5.62%	2007-2008	
Trash:	\$ 4,909	\$ 213	\$ 0.33	5.17%	1.95%	2007-2008	
Pool Service:	\$ 2,326	\$ 101	\$ 0.16	2.45%	0.92%	2007-2008	
Landscaping	\$ 3,000	\$ 130	\$ 0.20	3.16%	1.19%	2007-2008	
Maintenance/Repairs:	\$ 350	\$ 8,050	\$ 350	\$ 0.54	8.47%	3.20%	Estimate
<b>Total Operating Expenses:</b>	\$ 68,822	\$ 2,992	\$ 4.65	72.42%	27.36%		
<b>Total Expenses:</b>	<b>\$ 95,031</b>	<b>\$ 4,132</b>	<b>\$ 6.42</b>	<b>100.00%</b>	<b>37.78%</b>		



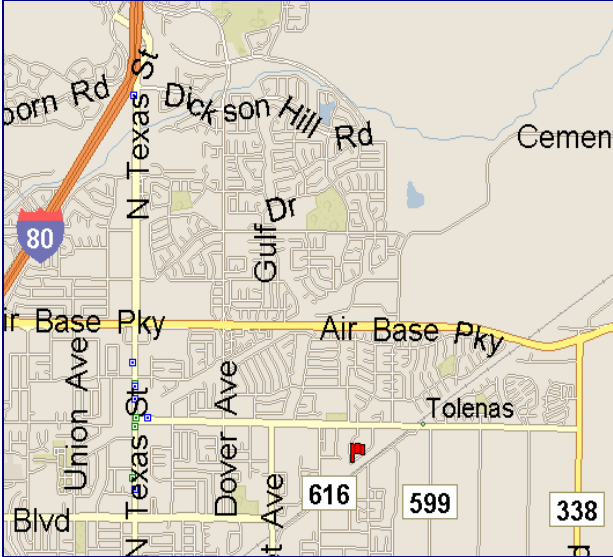

## SUBJECT PROPERTY

1955 Grande Circle  
Fairfield, Ca



## SUBJECT PROPERTY DESCRIPTION

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Fairfield, Ca

Property Summary	Area Map Zoom Out
<p> <b>Lot Size:</b> 41,640  <b>Year Built:</b> 1974  <b>Building Square Footage:</b> 14,793  <b>Stories:</b> 2  <b>Roof:</b> Pitched Shingle  <b>Foundation:</b> Concrete Slab  <b>Exterior:</b> Shingle  <b>Unit Mix:</b> 7-2/1.5 Townhouses &amp; 16-1/1 units  <b>Laundry:</b> Coin operated  <b>Parking:</b> 32 parking spaces  <b>APN#:</b> 0037-272-140         </p>	
Location Description	Area Map Zoom In
<p>The subject property is conveniently located in a residential neighborhood just one block south of East Tabor Avenue a main east to west artery which connects the subject property with Travis Air force Base to the east and North Texas Street to the west. The Continental Apartments are located less than five minutes from Highway 80 which connects Fairfield with the major employments hubs of Sacramento, San Francisco, and Oakland.</p>	

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City Demographics	Satellite Zoom Out
<p>Fairfield Demographics</p> <ul style="list-style-type: none"><li>• Population: 106,753</li><li>• Median household income: \$63,276</li><li>• Median house value (2008): \$299,000</li><li>• Renter Occupied Units: 40%</li><li>• Median Age: 33</li></ul>	
Property Highlights	Satellite Zoom In
<ul style="list-style-type: none"><li>• Great unit mix of townhouses and one Bedroom units</li><li>• Easy to manage building with low operating expenses</li><li>• Coin operated laundry</li><li>• Large lot with ample parking</li><li>• Close proximity to interstate 80, shopping and restaurants</li></ul>	