



728 E St.

728-730 E St. | Sacramento, Ca 95814

Tim Swanston
Senior Vice President
916-541-3630
Swanston@NCC1031.com

- \$15,500 in Gross Monthly Income
- Walking Distance to Golden 1 Arena & Railyard Development
- 12 Studios Approx. 550 Sq. Ft Each
- On Site Laundry
- Updated Interiors



728 E St.
728-730 E St.
Sacramento, Ca 95814

Real Estate Investment Details



Tim Swanston
916-541-3630

Analysis

Analysis Date	July 2017
---------------	-----------

Property

Property	728 E St.
Property Address	728-730 E St. Sacramento, Ca 95814
Year Built	1902



Purchase Information

Property Type	MultiFamily
Purchase Price	\$2,299,000
Fair Market Value	\$2,500,000
Units	12
Total Rentable Sq. Ft.	6,600
Resale Valuation	4.0% (annual appreciation)
Resale Expenses	5.0%

Financial Information

Down Payment	\$874,650
LT Capital Gain	28.00%
Federal Tax Rate	10.0%
State Tax Rate	10.0%
Passive Loss Rules	Yes
Discount Rate	1.00%

Loans

Type	Debt	Term	Amortization	Rate	Payment	LO Costs
Fixed	\$1,624,350	30 years	30 years	4.0%	\$7,755	\$16,244

Income & Expenses

Gross Operating Income	\$184,871
Monthly GOI	\$15,406
Total Annual Expenses	(\$54,595)
Monthly Expenses	(\$4,550)

Contact Information

Tim Swanston
916-541-3630
Swanston@NCC1031.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

728 E St.

Property Description



728-730 E St.

Sacramento, Ca 95814

Tim Swanston

916-541-3630

728-730 E St. is a 3-story, 12 unit apartment building, consisting of twelve large studio units. Each unit is approximately 550 Sq. Ft. The interior of the units have been remodeled with new vinyl plank flooring throughout, granite counter tops in the kitchen, and new bathroom vanities. The foundation has been retrofitted with anchor bolts. The building comes equipped with central air and heat as well as on site laundry.

Situated near 7th and E Streets in the desirable Mansion Flats portion of burgeoning Downtown Sacramento, the property is in the path of progress for this premier gentrifying sub market of California's Capitol. The building sits across 7th St. from the new Railyard Development & New Golden 1 Arena.

The Railyards will be a mixed-use hub for entertainment, retail, housing, office, theaters, parks, hotels, and museums. The guiding plan for the area envisions the site to include over one million square feet of retail, 2.3 million square feet of office, a hotel, varying residential housing units, and recreational and cultural uses.



728 E St.

728-730 E St.

Sacramento, Ca 95814

Property Photos



Tim Swanston

916-541-3630



83582-PP-1.jpg



83582-PP-2.jpg



83582-PP-3.jpg



83582-PP-4.jpg



83582-PP-5.jpg



83582-PP-6.jpg

ACQUISITION COSTS

Purchase Price, Points and Closing Costs	\$2,315,244
Investment - Cash	\$890,894
First Loan	\$1,624,350

INVESTMENT INFORMATION

Purchase Price	\$2,299,000
Price per Unit	\$191,583
Price per Sq. Ft.	\$348.33
Income per Unit	\$15,704
Expenses per Unit	(\$4,550)

INCOME, EXPENSES & CASH FLOW

Gross Scheduled Income	\$188,448
Total Vacancy and Credits	(\$3,577)
Operating Expenses	(\$54,595)
Net Operating Income	\$130,276
Debt Service	(\$93,059)
Cash Flow Before Taxes	\$37,217
Total Interest (Debt Service)	(\$64,453)
Depreciation and Amortization	(\$38,831)
Taxable Income (Loss)	\$26,992
Tax Savings (Costs)	(\$5,398)
Cash Flow After Taxes	\$31,819

FINANCIAL INDICATORS

Cash on Cash Return Before Taxes	4.18%
Optimal Internal Rate of Return (yr 11)	11.57%
Debt Coverage Ratio	1.40
Capitalization Rate	5.67%
Gross Rent Multiplier	12.20
Gross Income / Square Feet	\$28.55
Gross Expenses / Square Feet	(\$8.27)
Operating Expense Ratio	29.53%

728 E St.
728-730 E St.
Sacramento, Ca 95814

Pro Forma Summary



Tim Swanston
916-541-3630



INVESTMENT SUMMARY

Price:	\$2,299,000
Year Built:	1902
Units:	12
Price/Unit:	\$191,583
RSF:	6,600
Price/RSF:	\$348.33
Lot Size:	3,200 sf
Floors:	3
APN:	00201020070
Cap Rate:	5.67%
Market Cap Rate:	5.83%
GRM:	12.2
Market GRM:	11.27

FINANCING SUMMARY

Loan Amount:	\$1,624,350
Down Payment:	\$874,650
Loan Type:	Fixed
Interest Rate:	4%
Term:	30 years
Monthly Payment:	\$7,755
DCR:	1.4

UNIT MIX & ANNUAL SCHEDULED INCOME

Type	Units	Actual	Total	Market	Total
Studio	12	\$14,904	\$178,848	\$16,200	\$194,400
TOTALS	12		\$178,848		\$194,400

ANNUALIZED INCOME

	Actual	Market
Gross Potential Rent	\$178,848	\$194,400
Less: Vacancy	(\$3,577)	(\$5,832)
Misc. Income	\$9,600	\$9,600
Effective Gross Income	\$184,871	\$198,168
Less: Expenses	(\$54,595)	(\$64,027)
Net Operating Income	\$130,276	\$134,141
Debt Service	(\$93,059)	(\$93,059)
Net Cash Flow after Debt Service	\$37,217	\$41,082
Principal Reduction	\$28,605	\$28,605
Total Return	\$65,823	\$69,688

ANNUALIZED EXPENSES

	Actual	Market
Property Management Fee	\$0	\$5,832
Building Insurance	\$4,100	\$4,100
Maintenance	\$5,000	\$5,000
Management Fees	\$6,600	\$8,500
Reserves	\$0	\$2,000
Taxes - Real Estate	\$28,239	\$28,239
Trash Removal	\$1,344	\$1,344
Utilities	\$7,812	\$7,812
Utility - Electricity	\$1,500	\$1,200
Total Expenses	\$54,595	\$64,027
Expenses Per RSF	\$8.27	\$9.70
Expenses Per Unit	\$4,550	\$5,336

728 E St.
728-730 E St.
Sacramento, Ca 95814

Unit Mix Report

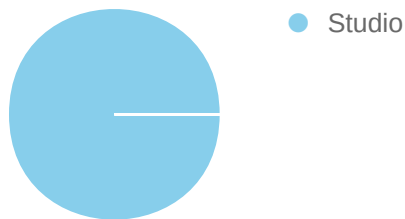


Tim Swanston
916-541-3630

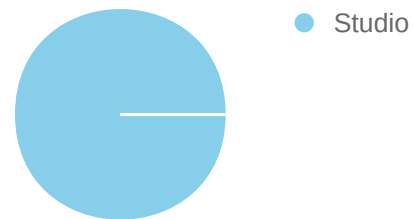
UNIT MIXES

Units	Type	Approx. SqFt	Avg. Rents	Monthly	Mkt Rents	Monthly
12	Studio	550	\$1,242	\$14,904	\$1,350	\$16,200
12		6,600		\$14,904		\$16,200

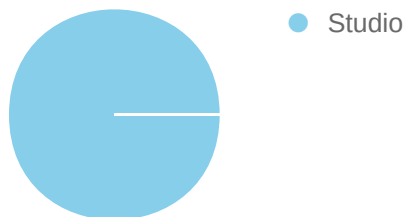
UNIT MIX



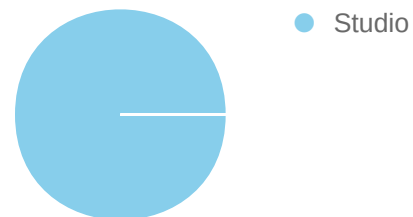
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME

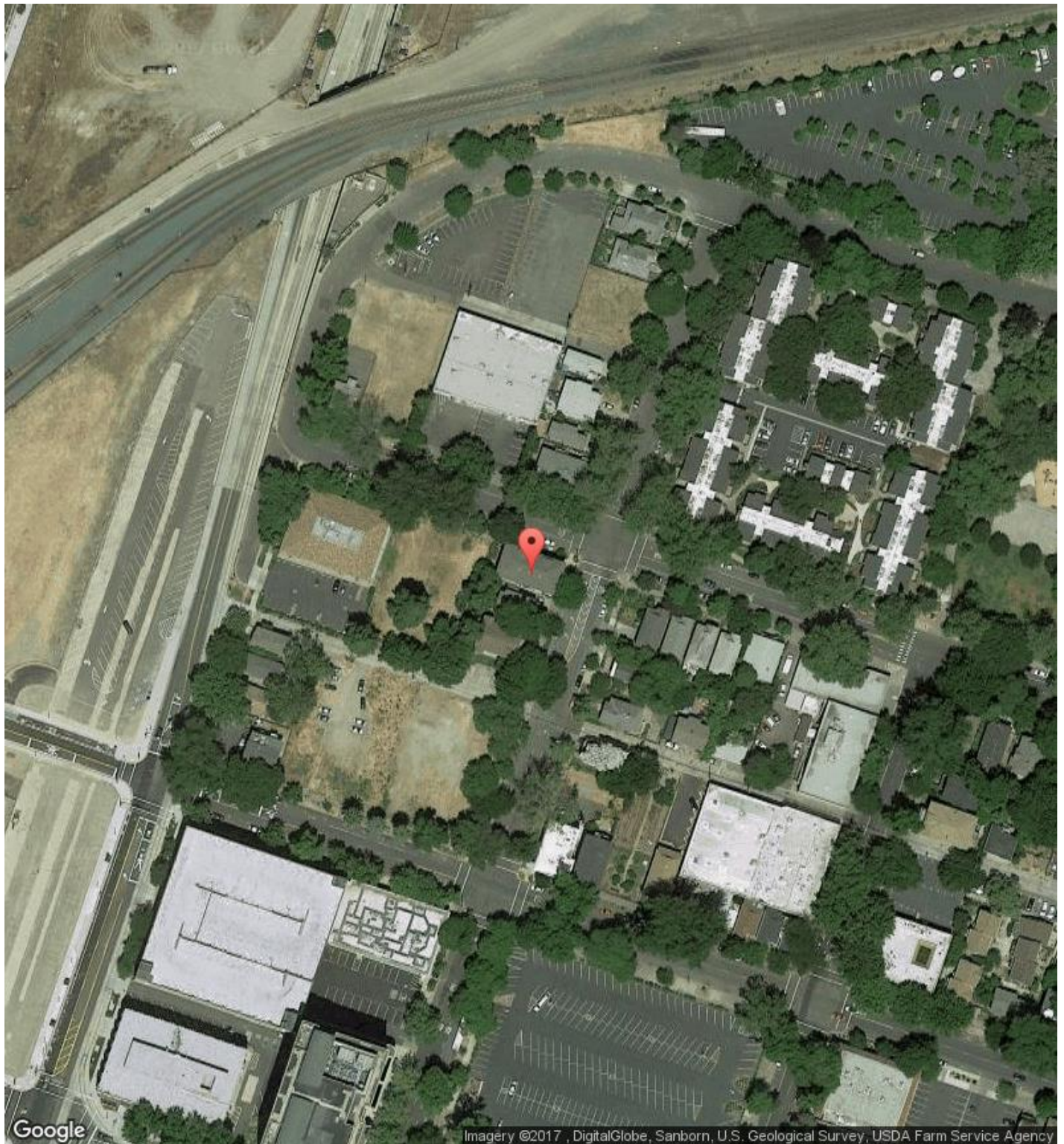


728 E St.
728-730 E St.
Sacramento, Ca 95814

Aerial Map



Tim Swanston
916-541-3630



Database: PCMPROD One Line Rent Roll
 Property: EE Pacific Cities Management Inc
 E Street
 Period: 04/17

		Class		Expiration	Occupy	Security Balance	Recurring Charges
Building: 01 728 E Street							
101	1 Rinaldi, Angela	Current	STU	11/30/2016	11/1/2016	600.00	1,310.00
102	1 Spann Reno, Johnnay	Current	STU	11/30/2016	11/1/2016	1,000.00	1,175.00
103	2 Tran, Rahbekah	Current	STU	4/15/2017	3/16/2017	600.00	1,350.00
104	1 Vicks, Chandani	Current	STU	11/13/2016	10/14/2016	600.00	1,150.00
201	2 Zynga, Nicole	New	STU	10/31/2017	5/1/2017	600.00	1,295.00
202	1 Winter, Maureen	Current	STU	9/9/2017	9/10/2016	600.00	1,295.00
203	2 Lennon, Noah	Current	STU	2/27/2017	1/29/2017	1,100.00	1,295.00
204	2 Star, Sabrina	Current	STU	4/3/2018	4/4/2017	600.00	1,295.00
301	1 Hill, Candace	Current	STU	4/30/2016	4/1/2016	500.00	1,000.00
302	1 Hinton, Tamara	Current	STU	12/25/2016	11/26/2016	600.00	1,295.00
303	1 Schwiswow, Kelsey	Current	STU	10/16/2017	10/17/2016	600.00	1,295.00
304	1 Gluba, Kirsten	Current	STU	3/18/2017	9/19/2016	850.00	1,150.00
Total	EE					8,250.00	14,905.00