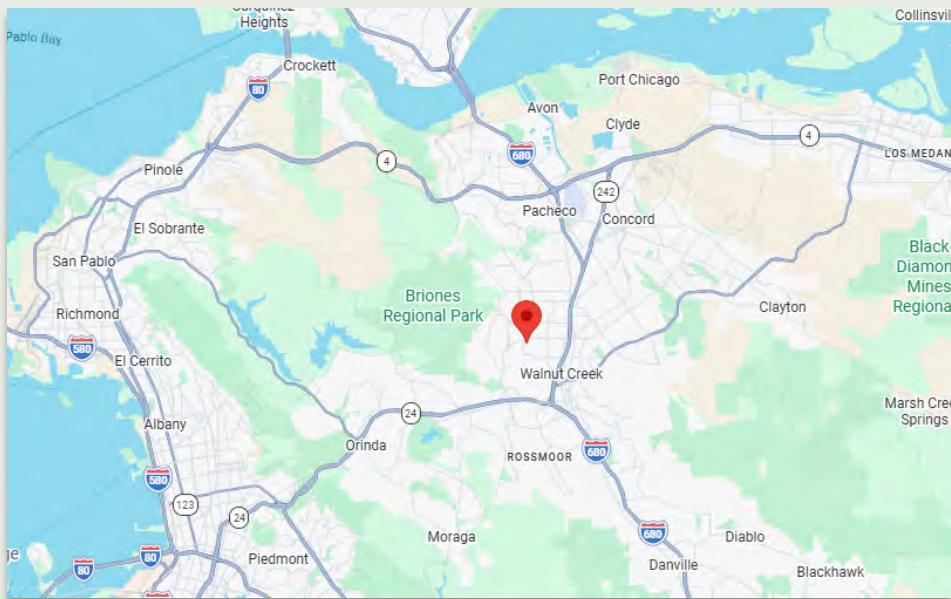




1920 CAMINO VERDE, WALNUT CREEK, CA 94597

DIABLO PINES APARTMENTS



**OFFERED AT
\$1,695,000**

**SHAWN WILLIS
925.988.0502
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**INCOME PROPERTY SERVICES A.G.
1343 LOCUST STREET, SUITE 205
WALNUT CREEK, CA 94596
WWW.IPSREALESTATE.COM
CA DRE # 01095619**



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1920 CAMINO VERDE, WALNUT CREEK INCOME & EXPENSES

UNITS	TYPE	ESTIMATED SQ. FEET	CURRENT	ESTIMATED MARKET
A	3BR/2BA	1,158	\$3,495	\$3,495
B	2BR/1BA	855	\$2,650	\$2,950
C	2BR/1BA	855	\$2,650	\$2,950
3		2,868	\$8,795	\$9,395
INCOME				
Monthly Rent			\$8,795	\$9,395
Other Income [1]			\$0	\$481
Total Monthly Income			\$8,795	\$9,876
ANNUALIZED TOTAL INCOME			\$105,540	\$118,512
Scheduled Gross Income			\$105,540	\$118,512
Less Vacancy Reserve (3.00%)			(\$3,166)	(\$3,555)
GROSS OPERATING INCOME			\$102,374	\$114,957
EXPENSES				
Taxes (New @ 1.1023% - includes sewer of \$1,875)			(\$18,631)	(\$18,631)
Levies and Assessments			(\$2,072)	(\$2,072)
Insurance (2025 + 14%)			(\$2,688)	(\$2,688)
PG&E (Tenants)			\$0	\$0
Garbage (2025 + 9%)			(\$2,460)	(\$2,460)
Water (2025 + 5%)			(\$2,880)	(\$2,880)
Repairs/Maintenance (Projected \$500/unit)			(\$1,500)	(\$1,500)
Capital Improvements (Est. @ \$250/unit)			(\$750)	(\$750)
Homeowner's Association Dues (\$87/month)			(\$1,044)	(\$1,044)
License Fee (Estimated)			(\$500)	(\$500)
TOTAL EXPENSES			(\$32,525)	(\$32,525)
NET OPERATING INCOME			\$69,848	\$82,431
Expenses as % of Gross Income			30.82%	27.44%
Expenses per Unit			\$10,842	\$10,842
Expenses per Square Foot			\$11.34	\$11.34

[1] Proposed tenant reimbursement for 80% of water, sewer and trash

MARKET ANALYSIS

SALE PRICE	\$1,695,000	\$1,695,000
Down Payment	\$1,020,000 60%	\$1,020,000 60%
[1] First Loan	\$675,000 40%	\$675,000 40%
NET OPERATING INCOME	\$69,848	\$82,431
Estimated Debt Service (first loan)	(\$53,890)	(\$53,890)
Cash Flow	\$15,958	\$28,541
Return on Investment	1.56%	2.80%
Gross Rent Multiplier	16.06	14.30
Capitalization Rate	4.12%	4.86%
Price per square foot	\$591.00	\$591.00
Price per unit	\$565,000	\$565,000

[1] Financing:

First loan based on 1.1 DCR, 7% interest rate, 30 year Amortization.