



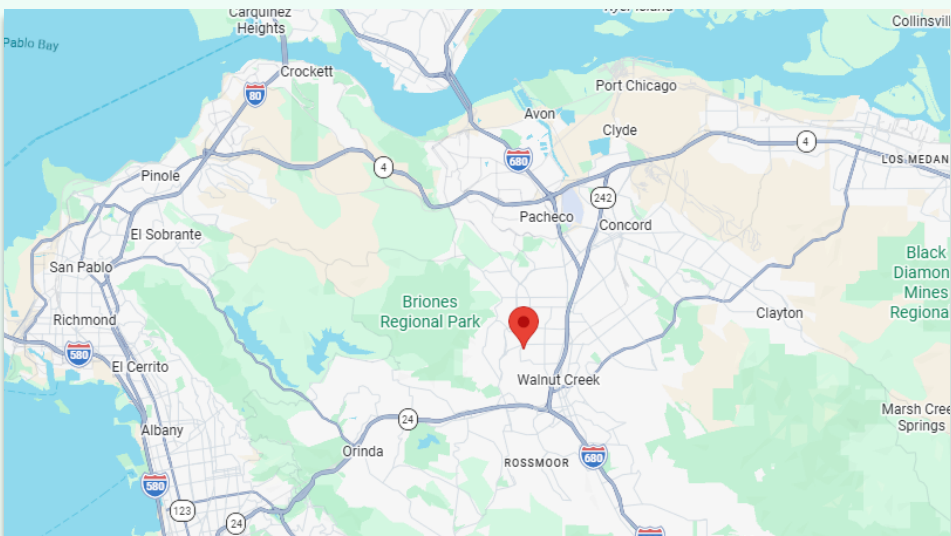
1920 CAMINO VERDE, WALNUT CREEK, CA 94597

DIABLO PINES APARTMENTS

**OFFERED AT
\$1,595,000**

**SHAWN WILLIS
925.988.0502**

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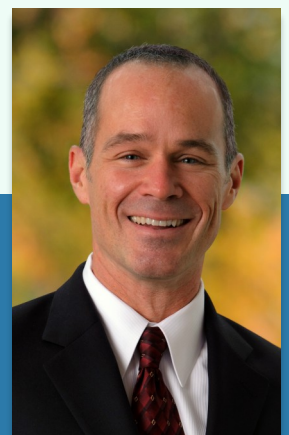
INCOME PROPERTY SERVICES A.G.

1343 LOCUST STREET, SUITE 205

WALNUT CREEK, CA 94596

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CA DRE # 01095619





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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)			(\$17,532)	(\$17,532)
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			(\$31,426)	(\$31,426)
NET OPERATING INCOME			\$70,948	\$83,530
Expenses as % of Gross Income			29.78%	26.52%
Expenses per Unit			\$10,475	\$10,475
Expenses per Square Foot			\$10.96	\$10.96

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

MARKET ANALYSIS

SALE PRICE	\$1,595,000	\$1,595,000
Down Payment	\$920,000 58%	\$920,000 58%
[1] First Loan	\$675,000 42%	\$675,000 42%
NET OPERATING INCOME	\$70,948	\$83,530
Estimated Debt Service (first loan)	(\$53,890)	(\$53,890)
Cash Flow	\$17,058	\$29,640
Return on Investment	1.85%	3.22%
Gross Rent Multiplier	15.11	13.46
Capitalization Rate	4.45%	5.24%
Price per square foot	\$556.14	\$556.14
Price per unit	\$531,667	\$531,667

[1] Financing:

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