

# 8 Unit Apartment Building

Oroville, CA

Have 8 Units City Oroville State CA List Price \$ 1,100,000  
 Address 2380 Las Plumas County Butte Zip 92966  
 Cross Streets Crest Ridge and Las Plumas Price Per Unit \$ 137,500

FINANCIAL ANALYSIS (ANNUAL)	ACTUAL	MARKET
Gross Scheduled Income (GSI)	69000	78000
Vacancy Allowance	2000	2000
Gross Operating Income (GOI)	67000	76000
Operating Expenses	23216	23216
Net Operating Income (NOI)	43784	52784
Cap Rate (NOI/LP)	4.0%	4.79%
Gross Multiplier (LP/GSI)	15.9	14.1



AP# 036-560-048

No.	BR	BA	F/U/P	Actual Rent	Market	Annual Operating Expenses
A	2	1	u	675	800	Taxes 12,000
B	2	1	u	675	800	Insurance (Est. F&L) 1,900
C	2	1	u	675	800	Workers Comp -
D	2	1	u	675	800	Gas 600
E	2	1	u	800	800	Electricity 700
F	2	1	u	675	800	Water/Sewer 600
G	2	1	u	675	800	Trash 1,110
H	2	1	u	800	800	Supplies -
						Cable TV -
						Maintenance 2,400
						Pest Control 456
						Licenses 50
						Gardener 2,400
						Pool -
						Manager -
						Prof. Management -
						Replacements 1,000
						Estimated
						Total \$ 23,216
Total:				\$ 5,650	\$ 6,400	
Other Income						
mkt (carports)						
Laundry Equip				100	100	
Mo. Gross Scheduled Income				5750	\$ 6,500	

Loan information as of		8%	
1st TD	\$ 275,000	@	\$ 2,143 Mo P&I @
Due	8/12/16	Lender	Tri Counties Bank
Assumable	yes	Type	Fee
2nd TD	\$ 200,000	@	5.50% Mo P&I @ \$ 1,135
Due	8/12/10	Lender	Private
Assumable	no	Type	Fee
Financing Remarks			

Zoning:	MULRES		Lot Square Feet	18295	# Buildings	1	Age in years	28 (1978)	
Construction	STICCP	Stories	2	Sewer	OC	Heat	Central AC	no	
Floors	# Carpet	# Drapes	Blinds	# Ranges	# Refrigerators	0	# Disposals	8	
	Dishwashers	8	Roof	Flat					
Circulating Water Heaters	Central	Pool?	No	Spa?	no	Sauna?	no	Alley?	no
Parking	12 covered, 3 uncovered visitor, 1 uncovered handicap								
Remarks	To Show Contact: Jason Taylor at 530-693-1599								
	Excellent location near Las Plumas High School. Pride of Ownership. Large units, well appointed with ceiling fans, dishwashers, AC, beautiful landscaping, new asphalt drive (2006), common laundry facility and maintenance room.								

**Interior Photos**

