## **Property Details**

CONTROL: Partner VALUE: \$6,160,000

LOAN: \$2,255,007 EQUITY: \$3,904,993

TITLE: Mountain Oaks Townhomes - 26 Individually Deeded Townhomes

TYPE: Multi-Family

26 individually deeded townhomes comprises the entire project. Pool,

HAVE: jacuzzi, large backyards, fireplaces, 2 covered parking spaces in front of

each unit, strong rental market, in excellent shape with \$779,000 in capital

improvements in the past 5 years.

ADDRESS: 2305 Cheim Blvd., Marysville, California

BENEFITS TO NEW 1) Strong rental market 2) HOA is in place 3) upside in rents, 4) able to sell

OWNER: units individually, 5 )\$779,000 spent on property during past 5 years 6)

assumable low interest loan

GROSS SCHEDULED INCOME: \$519,687 Projected

VACANCY LOSS: \$10,600 GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$204,697

NOI: \$304,390

DEBT SERVICE: \$142,398

CASH FLOW: \$161,992

CAP RATE: 4.94%

ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

LOAN 1 \$2,255,007 \$11,932 4% 07/21/2051 Yes

BENEFITS SOUGHT: Taker, can take cash, other properties and paper for portion of equity, free up time for

other projects.

MOTIVATION: Owned 37 years by partnership, time to liquidate partnership.

CAN ADD: Many years of creative real estate experience of putting deals together, possibly other

properties.

REMARKS: Very large units, 1.5 baths, fireplaces, w/d hook ups, large fenced yards, over all in

excellent shape.

OWNER: Cheim St. Investments, LLC

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