

Cedar Glen Apartments



1800 Texas Street, Bellingham, WA

Asking Price	-	\$4,600,000 (U.S.)
Number of Units	-	84
Price per Unit	-	\$54,762
Cap Rate	-	8.6%
GRM	-	8.58
Year Built	-	1979

A unique opportunity to purchase a strong income producing property at a low price.

Bellingham, the county seat of Whatcom County, is a fast growing community recently attracting a large number of retirees. The city has four institutions of higher education in the area including Western Washington University with an enrollment of over 12,000.

This property has an excellent location in Bellingham, abundant off street parking, refurnished interiors and exteriors, a good mix of one and two bedrooms, and a low vacancy rate.

Contact me for more information on this property. Further information is also available at my web site.

Evan Brett - Royal LePage Wolstencroft

#111 - 20434 64 Ave., Langley, B.C.

Bus: 604-530-0231 Cel: 604-778-5058

www.evanbrett.com

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1800 Texas Street, Bellingham, WA

Unit mix	Layout	Area
69	1bd/1ba	460 sq. ft.
12	2br/1ba	560 sq. ft.
3	1.5bd/1ba	525 sq. ft.

Price per unit	\$52,381
Rentable area	40,035 sq. ft.
Price per sq. ft. of rentable area	\$109.90

Income	Total	Per Unit
Gross Scheduled Rent	\$536,136	\$6,383
Vacancy	\$26,807	\$319
Total Rental Income	\$509,329	\$6,063
Other Income	\$37,200	\$443
Total Income	\$546,529	\$6,506

Expenses	Total	Per Unit
Taxes	\$19,765	\$235
Insurance	\$21,000	\$250
Repairs & Maintenance	\$29,950	\$357
General/Administration	\$12,600	\$150
Management	\$21,861	\$260
Marketing	\$2,500	\$30
Utilities	\$34,000	\$405
Contract Services	\$13,020	\$155
Payroll	\$24,300	\$289
Total Expenses	\$178,996	\$2,131

NOI	\$367,533
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Gross Potential (Market)	\$549,120
Gross Scheduled (Actual)	\$536,136
Loss to Lease (Upside)	\$12,984

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Cedar Glen 84 Unit - 11/18/09 HUD U/T - Assignment

Property Information		Date:	10/14/2009	Updated:	1/6/2010
Property Name		Bellingham Cedar Glen			
Number of Units	84	Layout			
Purchase Price	\$4,600,000	1 bd/1 ba			
Price Per Unit	\$54,762	2 bd/1 ba			
Rentable Sq Ft	130,374	3			
Price Per Sq Ft	\$35.28	1.5 bd/1 ba			
		Market Rent Upside			
		Gross Potential (Market)		\$549,120	
		Gross Scheduled (Actual)		\$536,136	
		Loss to Lease (Upside)		\$12,984	
Income:					
Gross Scheduled Rents @100%	\$536,136	Sellers	\$536,136	Per Unit	\$6,383
Phys Vacancy (1) 5%	\$26,807		\$15,179		\$181
Concessions	\$0		\$0		\$0
Total Rental Income	\$509,329		\$520,957		6,202
Utility Reimbursement					\$0
Other Income	\$37,200		\$37,200		\$443
Effective Gross Income	\$546,529		\$558,157		\$6,645
Expenses:					
Taxes	\$19,765	Yours	\$19,765	Sellers	\$19,765
Insurance	\$21,000		\$7,408		\$88
Repairs and Maintenance - (3)	\$29,950		\$29,950		\$357
General/ Admin - (3)	\$12,600		\$8,405		\$100
Management % (4) 4.0%	\$21,861		\$23,700		\$282
Marketing	\$2,500		\$1,500		\$18
Utility	\$34,000		\$34,000		\$405
Contract Services	\$13,020		\$10,000		\$119
Payroll - (4)	\$24,300		\$24,300		\$289
Total Expenses	\$178,996		\$159,028		\$1,893
Net Operating Income	\$367,533		\$399,129		\$33.4%
Cap Ex Reserves (\$/unit X Units)	\$29,400		\$21,000		3.7%
Cash Flow After Capital	\$338,133		\$378,129		3.9%
Primary Debt Service	\$239,800		\$239,800		5.6%
Secondary Debt Service	\$0		\$0		2.4%
Cash Flow Before Taxes	\$98,333		\$138,329		4.1%
Cash on Cash Return	9.4%		13.3%		0.5%
Debt Coverage Ratio	1.41		1.58		6.3%
Cap Rate	8.0%		8.7%		2.4%
Your Equity % of CF	\$0		\$0		4.5%
Equity Partners Cash Flow	\$98,333		\$138,329		33.4%
COC Return Equity Partners	9.44%		13.27%		
NOTES					
<p>1. Only Fill in Highlighted Cells.</p> <p>2. Red Triangle in a cell means cell has a comment</p> <p>3. Place Mouse over the cell to see the comment</p>					
Comments					
<p>(1) Vacancy currently 2.4% per Owner's stated, w/ 2 current vacant. Will use 5% Mkt, Mkt Occ. currently 96%. (2a) Rate per HUD 223 (f) Program- Currently 4.90% incl MIP. (2b) Investor Purchase of LLC. Seller rebate (\$100K-15K=85K) to Buyer for paving repairs not included. (3) Rep/Main at low-end of ROT, inspection issues to be addressed by owner (4) Payroll + Mgmt based on arrangement w/ current Mgt (5) Upside in sched Rent increases effective Sept. '09. Add'l upside in Laundry Facility Upgrades. (not shown)</p>					
		Mortgage Info			
Purchase Price				\$4,600,000	
% Down				15%	
Down Payment				\$690,000	
Mortgage amount				\$3,910,000	
Interest Rate (2a)				5.10%	
AM.Term (250yr if int. only)				35	
Annual Debt Service				\$239,800	
		Closing/Acquisition Costs			
				\$132,400	
				\$58,650	
				\$161,000	
				\$352,050	
				\$1,042,050	