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## San Fernando Apartments

Comparable 1

### Sale Information

Buyer	Harold Investments LLC	
Seller	Brandons	
Sale Date	8/5/2020	
Transaction Status	Recorded	
Sale Price	\$35,000,000	\$132,576 /Unit
Analysis Price	\$35,000,000	\$132,576 /Unit
Recording Number	234-678	
Rights Transferred	Leased Fee	
Conditions of Sale	Arm's Length	
Marketing Time	93 days	

### Income Analysis

Occupancy	94.0%	
Rent Income	\$3,000,000	\$11,363.64 /Unit
Other Income	\$1,200,000	\$4,545.45 /Unit
Gross Income	\$4,200,000	\$15,909.09 /Unit
Vacancy Loss	(\$252,000)	6.00 % GI
Effective Gross Income	\$4,200,000	\$15,909.09 /Unit
Expenses	(\$1,500,000)	(\$5,681.82) /Unit
Net Operating Income	\$2,700,000	\$10,227.27 /Unit
Cap Rate	7.71%	

### Property

Type	Multi-Family, Garden
Rent Type	Market & Restricted
Gross Building Area (GBA)	251,856 SF
Net Rentable Area (NRA)	251,856 SF
Units	264
Buildings	25 Buildings, 2 Floors
Construction	Concrete
Parking	542 Spaces (2.1/Unit)
Year Built	2005
Land Area	15.42 Acres (671,695 SF)
Site Coverage Ratio	37.5%
Corner	No
Flood Zone	Zone AE
Project Amenities	Clubhouse, Exercise Facilities, Guest Parking, On-Site Manager
Security Features	Deadbolts, Exterior Lighting, Individual Unit Alarms, Security Alarm/Patrol
Laundry	Washer/Dryer Hookups Only
Unit Amenities	Garbage Disposal, Premium Countertops, Premium Flooring, Range/Stove, Walk-in Closets
Parking Type	Covered, Surface

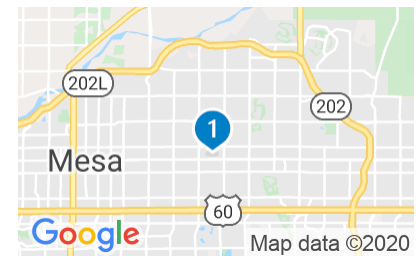
Unit Mix	Units	Avg. Size
Flat 1 Bed / 1 Bath	26	635 SF
Flat 2 Bed / 2 Bath	196	907 SF
Flat 3 Bed / 2 Bath	42	1,100 SF



4150 E Main St  
Mesa, AZ 85205

County  
Maricopa

APN  
140-19-003A



### Confirmation

Name	Frank Jacobs
Company	National Bank
Phone Number	456-789-432
Date	8/11/2020

### Remarks

This property is an apartment complex located in the city of Mesa, Arizona. It was constructed in 2005 and is considered to be in an excellent location. Units have granite counter-tops, stainless steel appliances, wooden flooring in the living area and carpet in the bedrooms. All units include W/D.

This transaction represents the sale of San Fernando Apartments. The property was on the Open Market and sold for a total of \$35,000,000 on 08/05/2020. The buyer in this transaction was 'Harold Investments LLC', whilst the seller was 'Brandons'.