

Eastern Gardens Cooperative, Inc.



PROPERTY DATA/PROFILE

3045 Eastern Avenue
Sacramento, CA 95821

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www.easterngardenscoop.org



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EASTERN GARDENS PROPERTY DATA SHEET

THE PROPERTY

Eastern Gardens Cooperative, Inc. consists of 112 units in 7 buildings situated on approximately five (5) acres of land located in Sacramento, California. Eastern Gardens Cooperative, Inc. specific and primary purpose, as well as the general purposes for which it was primarily formed is to provide dwelling accommodations for low and moderate income families on a cooperative basis for the mutual benefit of its members, per the Articles of Incorporation dated November 29, 1971 and recorded with the Secretary of State in the State of California.

NATURE OF THE PROJECT

This project is a Stock Cooperative of the type referred to by FHA as a non-profit sponsored project but not tax exempt. The cooperative project was organized for the purpose of providing housing for low or moderate income families, as defined by the FHA Commissioner. Eastern Gardens is Project Based which HUD has allocated forty (40) slots for individuals who qualify for the assistance housing program under the Section "8" program, (i.e. low or moderate) income. In a Stock Cooperative, an individual purchaser is a stockholder in a corporation. This corporation holds title to the buildings in which the residential units are contained. Through his/her stock, the individual is a part owner of the assets of the corporation, and subject to the corporation's liabilities. To the extent of their investment and working capital only, the individual purchaser does not receive title to an individual residential unit. They receive, as appurtenant to this stock (a Certificate of Membership), an exclusive right to occupy a particular unit, in accordance with the terms of the occupancy agreement. (See Schedule "A" for legal description)

Property Owner: Phantom View Ranch
(DBA) Eastern Gardens Cooperative, Inc.
3045 Eastern Avenue
Sacramento, CA 95821
Business Office: (916) 489-1604
Business FAX: (916) 489-1627

Property Agent: Arrowhead Housing Incorporated
4321 Walnut Avenue
Carmichael, CA 95608
Business Office: (916) 485-7368

Incorporated: November 29, 1971
Year Built: 1972
Type Structure: Wood with wood panel siding
Roof: Built-up asphalt shingles & Polyethylene Membrane

BUILDINGS:

Total Number of Apartment Units:	<u>112 ea. = (85,088 SF)</u>
2 Bedrooms – 64 ea. (@857SF=54,848 SF)	
1 Bedroom – 48 ea. (@630 SF=30,240 SF)	
Total Number of Apartment Buildings:	7 ea.
Total Number of Laundry Buildings:	2 ea. (@400 SF=800 SF)
Total Number of Recreation Buildings:	1 ea. (@1,950 SF)
Total Number of Office Buildings:	1 ea. (600 SF)
Total Number of Storage/Work Buildings:	2 ea. (@100 SF=200 SF)
TOTAL NUMBER OF BUILDINGS:	<u>13</u>
TOTAL SQUARE FOOTAGE:	<u>88,638 SF</u>

Building Identifiers are marked with building address and unit numbers, (see Map pg.4)

GROUNDS:

PARKING SPACES:

Covered	115
Uncovered	<u>46</u>
Total Number of Parking Spaces:	<u>161</u>

SQUARE FOOTAGE OF PARKING SPACES:

Covered	16,351 SF
Uncovered	<u>8,006 SF</u>
Total Square Footage of Parking Spaces:	<u>24,357 SF</u>

TOTAL SQUARE FOOTAGE OF DRIVEWAY: 30,541 SF

SQUARE FOOTAGE OF WALKWAYS/BREEZEWAYS:

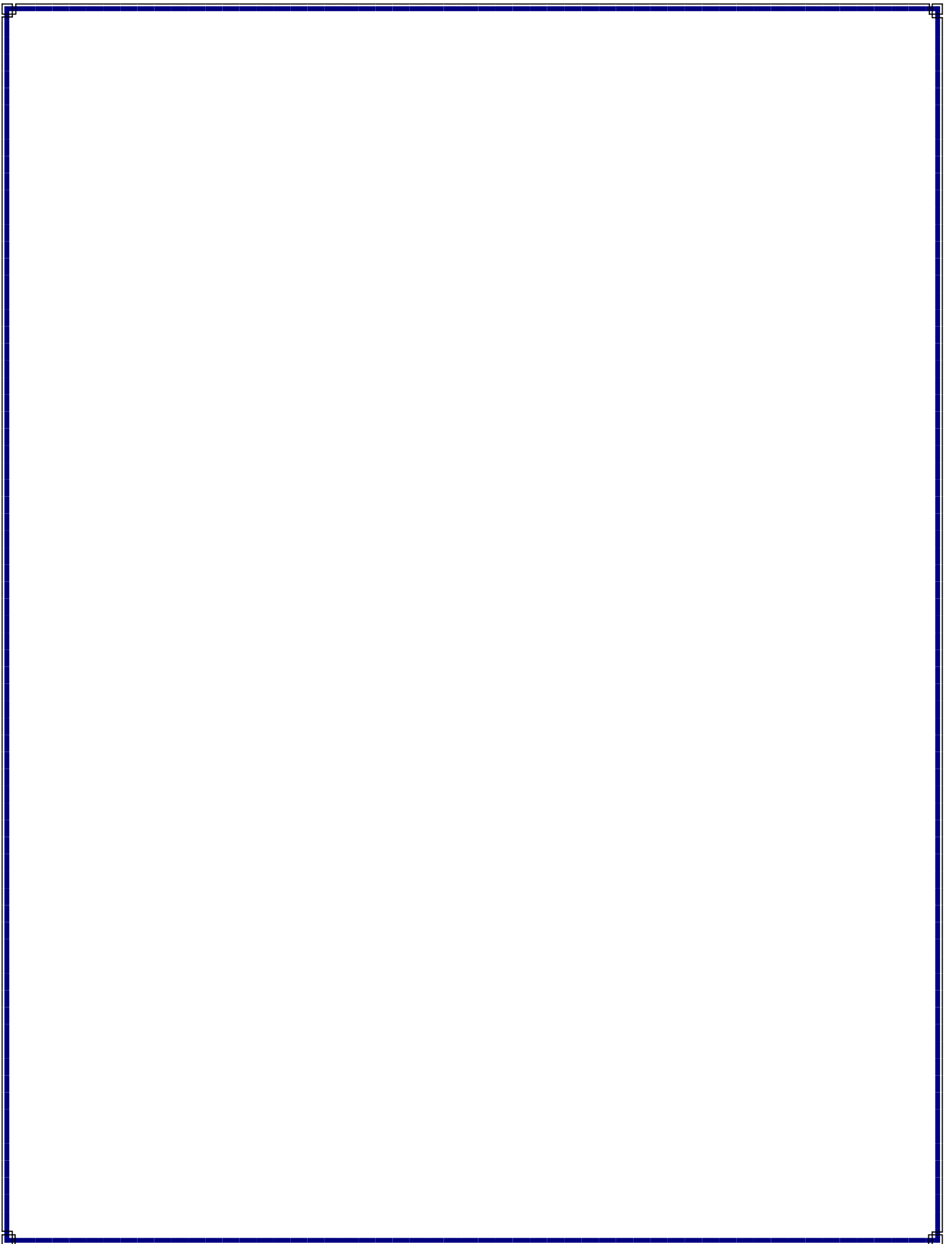
Walkways	16,915 SF
Breezeways	<u>6,048 SF</u>
Total Square Footage:	<u>22,963 SF</u>

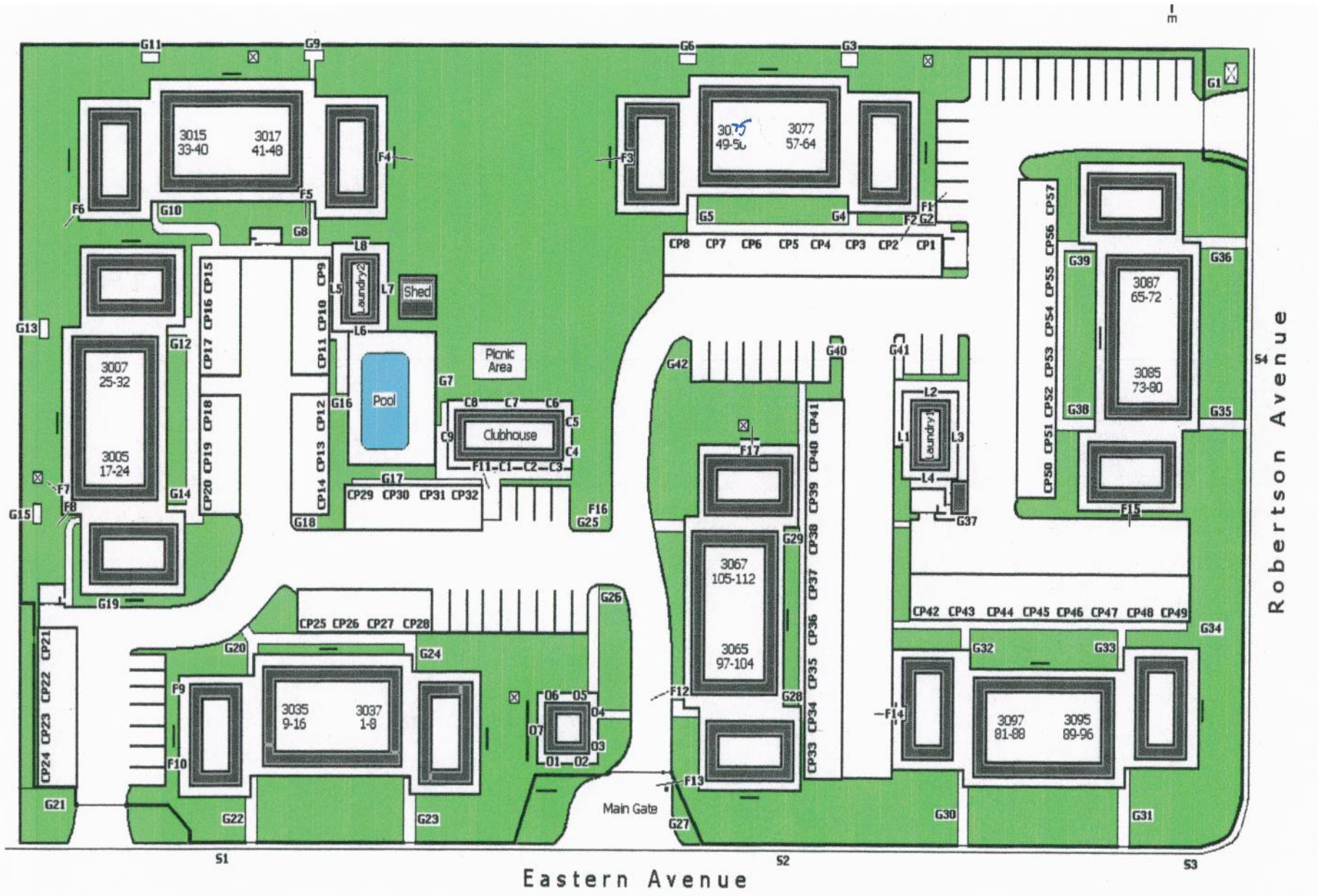
TOTAL NUMBER OF APT BLDG STEPS: 196 (@896 SF)

Schedule A
Legal Description
Eastern Gardens Cooperative, Inc.

Lot A, of Plat of Phantom View Ranch; according to the official plat thereof, filed in the office of the Recorder of Sacramento, California, on May 20, 1971 in Book 87 of Maps, Map No. 15, particularly described as follows:

BEGINNING at the Northwest corner of said Lot A; thence along the North line thereof North 89 degrees 01 inch East 333.36 feet; thence on a curve to the right having a radius of 25.0 feet, the chord of which bears South 46 degrees 24 feet East 35.10 feet to the West line of Eastern Avenue, thence along said West line South 1 degree 49 feet East 605.36 feet to the Southwest corner of said Lot A, thence along the South line thence along the West line of said Lot A, North 1 degree 49 feet West 630.0 feet to the point of beginning.

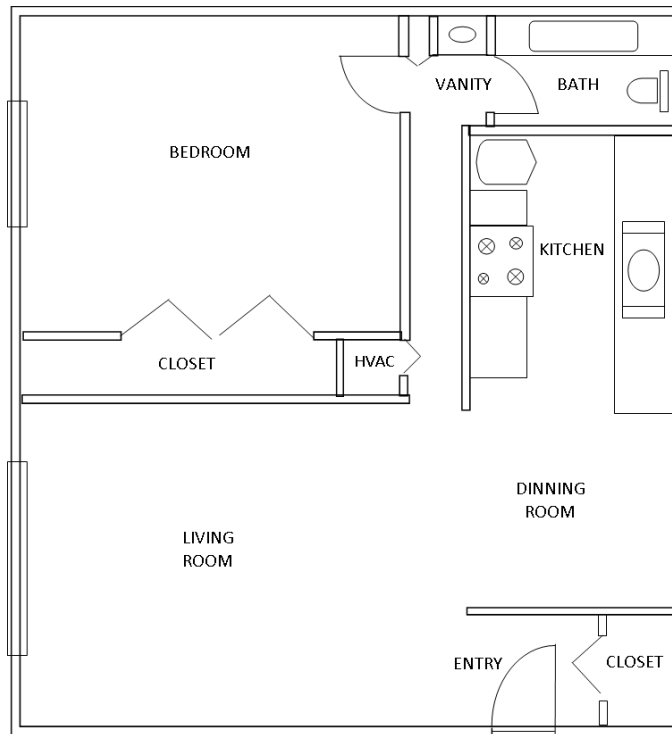




FLOOR PLANS and AMENITIES

- Gated Community
- Covered Parking
- Community Room
- Business Office
- Swimming Pool/Sauna
- Two Laundry Facilities
- Central Heat & Air
- Frost Free Refrigerators
- Electric Stoves/Ovens
- Dishwashers/Garbage Disposal

ONE BEDROOM 630 SF



TWO BEDROOM 857 SF

