

Financial Information

An affordable housing alternative in the Arden Arcade District of Sacramento County, California.

All perspective members are required to purchase a single share in the Corporation. Please see below “Share Value” for cost of share. Only one (1) share per household may be purchased.

EG members who itemize their income tax deductions are able to deduct their portion of the corporation’s mortgage interest and real estate taxes. For example, in 2017, proportional mortgage interest and property taxes were:

- \$471. (1-BR);
- \$641. (2-BR).

Each member’s share value appreciates per criteria outlined in our governing documents **and is refundable upon move out**, (less any outstanding EG debt). The annual rate of appreciation for your purchased share is 1% per annum.

There are minor transfer costs when members move out or simply transfer to another unit, (e.g. painting, cleaning...etc.).

Approximate financial qualification for membership is a monthly household gross income that is equal to or greater than 2.5 times the monthly carrying charge noted below.

(Stock/Share cost as of January 2018) Based # of Bedrooms	Approx. Square Footage	Monthly Carrying Charge	Share Value as of Jan. 2018
1	630sf	\$404	\$10,734.59
2	857sf	\$478	\$14,545.01