



# SACRAMENTO DHARMA CENTER

BUDDHA'S WISDOM & COMPASSION IN COMMUNITY

## WISSEMANN DRIVE PROPERTY – SOME BASIC FACTS

On Tuesday February 16<sup>th</sup> SDC opened a 90 day escrow on the property at 3111 Wissemann Drive, Sacramento CA. The purchase price is \$950,000, the down payment is \$382,000. SDC has pre-approved financing from our Credit Union, SAFE. Our current financial assets: \$442,678.00

At the current interest rate, 4.396, our mortgage payment would be \$3,124 a month on a 10 year loan, amortization 25. We can pay an additional 20% each year with no penalty, which we plan to do, which will significantly lower the 'call value' of the loan which is \$411,181.

Our current monthly income from Sustaining Circle monthly donors is a little over \$3,350 a month, with another \$1,200 plus in additional pledges to begin at acquisition of the property - total \$4,550. We expect the number of monthly donors to grow once we are in place.

The rental income from the Sustaining Sanghas is expected to be \$2,840 a month; there will be some variation from month to month. We expect some additional rent from other groups and individuals, and are budgeting \$3,170 in total rental income.

We will be starting the first year with monthly income of at least \$7720, with monthly expenses estimated at \$6,146. We also have about 8 to 10 months of reserves.

We have initiated a new Capital Campaign to increase our down payment and and covering the cost of facility improvements that may be identified as part of our due diligence.

Sacramento Dharma Center is a tax-exempt 501©3 nonprofit organization tax ID 45-5199338.

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### Capital Campaign

**Ultimate Goal** - to own the building outright and reduce Sanghas' rental expense

**Current Goal** - to reduce mortgage payments and and cover facility improvements

Secure another \$230K in the next 6 to 8 weeks

#### Needed to do this!

One donor to give a \$50K gift

4 donors to give a \$25K gift

8 donors to give a \$10K gift

Of course donations in any amount are welcome and appreciated,  
Sustaining Circle monthly donations are also a crucial part of our budgeting!