

THE BROWAR GROUP

Current Property Value **\$899,999**

Current Cap Rate	3.70%
Current GRM	18.30
Current Gross Annual Rents	\$49,200
Current Gross Montly Rents	\$4,100

Property Square Footage Table **SF**

3BR 3BA ADU (livable area)	1199
3BR 3BA SB-9 (livable area)	1341
Garages and Decks (non-livable)	1123
Subtotal New Construction	3663
Existing House	1300
Property Total (Existing + New Construction)	4963

How Much To Build It?

	Cost	Cost Per SF
Remaining Permit Fees	\$61,308	\$17
New Construction Build + ROW	\$725,842	\$198
Subtotal	\$787,150	\$215

Property Upon Completion

Gross Montly Rents	\$12,300
Gross Annual Rents	\$147,600
Property Expenses	\$26,740
Vacancy Loss (3%)	\$4,428
Annual NOI / Cash flow	\$116,432
Monthly NOI / Cash flow	\$9,703

Projected Cap Rate **4.75%**

New Property Value **\$2,451,200**

New Value Price Per SF	\$494
------------------------	-------

Project Returns

Land Cost	\$899,999
Construction	\$787,150
Total Project Cost	\$1,687,149

New Equity and Profit **\$764,051**

Project ROI % **45.29%**

Very Conservative
Price Per SF
For New Construction!

The Browar Group

Florian Sighe | 619.894.3030 | florian@thebrowargroup.com

The information contained herein has been obtained from sources believed reliable. While The Browar Group does not doubt its accuracy, we have not verified it, and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, financial, and legal advisors. You and your advisors should conduct a careful, independent, investigation of the property to determine to your satisfaction the suitability of the property to your needs.