
1941

LITTLE ITALY

1941 COLUMBIA STREET - LITTLE ITALY - SAN DIEGO

Offering Summary

\$8.90M

OFFERING PRICE

18

TOTAL UNITS

270-1,275

UNIT SQ FT

\$494,444

PRICE PER UNIT

4.0%

CAP RATE

\$710

PER SQ FT*

12,530

RENTABLE SQ FT

14,340

TOTAL SQ FT

*BELOW REPLACEMENT COST

COMPASS

Rent Roll

1

Unit	Unit Type	SQ FT	Proforma Rent
Unit 101	Studio	270	\$1,700
Unit 102	Studio	220	\$1,700
Total			\$3,400

2

Unit	Unit Type	SQ FT	Proforma Rent
Unit 201	1/1	375	\$2,200
Unit 202	1/1	370	\$2,000
Unit 203	3/2	1011	\$3,500
Unit 204	2/1	835	\$3,100
Unit 205	2/1	813	\$3,000
Unit 206	1/1	590	\$2,600
Total			\$16,400

3

Unit	Unit Type	SQ FT	Proforma Rent
Unit 301	Studio	437	\$2,150
Unit 302	2/2	365	\$2,000
Unit 303	2/1	840	\$3,100
Total			\$7,200

4

Unit	Unit Type	SQ FT	Proforma Rent
Unit 401	2/1	783	\$2,950
Unit 402	2/1	747	\$2,750
Unit 403	2/1 + Den	965	\$2,900
Unit 404	2/1 + Den	1092	\$3,450
Unit 405	2/1 + Den	952	\$3,300
Unit 406	1/1	590	\$2,550
Total			\$17,900

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Unit	Unit Type	SQ FT	Proforma Rent
Unit 501	2/2 + Den	1275	\$3,650
Total			\$3,650



Total Proforma Rent

\$48,600

Proforma

	Monthly	Annual
Unit Rent	\$48,600	\$583,200
Vacany	\$972	\$11,664
Rubs Utility Income	\$1,600	\$19,200
Pet Rent	\$100	\$1,200
Parking Rent	\$750	\$9,000
Total Income	\$50,078	\$600,936
Administrative Fees		\$20,000
Insurance & Taxes		\$18,000
On Site Maintenance		\$12,000
Advertising & Promotions		\$9,000
Repair & Maintenance		\$36,000
Utilities		\$44,000
Capital Expenses		\$6,500
Property Tax		\$97,900
Total Expenses		\$243,400
Net Income		\$357,536
Cap Rate		4.02%
Value		\$8,900,000

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