

# BRIDGEPOINT

COMMERCIAL REAL ESTATE SOLUTIONS

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# Units	Address	City	Zip	Map Code
3	5590 Shasta Ln	La Mesa	91942	

  

Price	GRM		CAP Rate		\$/Unit
	Current	Market	Current	Market	
\$2,245,000	15.9	14.6	4.50%	5.0%	\$748,333

\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)	Yr. Built (Approx.)
\$803.80	2793	16,089	1954

Income Detail				Estimated Annual Operating Expenses			
# Units	Type	Rent	Total				
<b><u>Estimated Actual Average Rents 2025-26</u></b>				<b>Unit</b>			
1	3B/2Ba	\$5,800	\$5,800	Advertising	\$0	Management (Off Site)	\$0
1	1Br/1Ba	\$3,200	\$3,200	Elevator	\$0	Management (On Site)	\$0
1	1Br/1Ba	\$2,800	\$2,800	Gas & Electric	\$0	Licenses & Fees	\$0
4	Carport			Water & Sewer	\$1,920	Miscellaneous	\$500
Laundry Income				Landscaping	\$1,200	Pool	\$0
<b>Total Monthly Income</b>				Trash Removal	\$960	Insurance	\$3,000
<b>\$11,800</b>				Pest Control	\$480	Taxes	\$27,614
				Maintenance & Reser	\$2,000		
				<b>Total Annual Operating Expenses (estimated):</b>			
				<b>\$37,674</b>			
<b><u>Estimated Market Rents</u></b>				<b>Expenses Per:</b>			
1	3B/2Ba	\$5,800	\$5,800	<b>Unit</b>			
1	1Br/1Ba	\$3,200	\$3,200	<b>% of Actual GSI</b>	<b>27%</b>		
1	1Br/1Ba	\$3,000	\$3,000	<b>% of Market GSI</b>	<b>25%</b>		
4	Carport	\$200	\$800				
Laundry Income							
<b>Total Monthly Income</b>							
<b>\$12,800</b>							

Estimated Annual Operating Proforma				Financing Summary			
Gross Scheduled Income		<u>Actual</u>	<u>Market</u>	<b>Downpayment:</b>			\$950,000
Less: Vacancy Factor	2.0%	\$141,600	\$153,600	<b>Interest Rate:</b>	<b>6.00%</b>		<b>42%</b>
Gross Operating Income		\$2,832	\$3,072	<b>Amortized over:</b>	<b>30</b>	<b>Years</b>	
Less: Expenses	27%	\$138,768	\$150,528	<b>Proposed Loan Amount:</b>			<b>\$1,295,000</b>
Net Operating Income		\$37,674	\$37,674	<b>Debt Coverage Ratio:</b>			
Less: 1st TD Payments		\$101,095	\$112,855	Current:	1.09		
Pre-Tax Cash Flow		(\$93,170)	(\$93,170)	Market:	1.21		
Cash On Cash Return		\$7,924	\$19,684				
Principal Reduction		0.8%	2.1%				
Total Potential Return (End of Year One)		\$15,903	\$15,903				
		2.51%	3.7%				

**Comments**

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