



# SOUTH COAST COMMERCIAL

## APARTMENT INVESTMENT INFORMATION

# Units	Address	City	Zip	Map Code	
4	7201 Amherst Street	San Diego	91942		
		GRM		CAP Rate	
Price	Current	Market	Current	Market	\$/Unit
\$1,999,999	14.6	13.8	4.90%	5.31%	\$500,000
\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)	Yr. Built (Approx.)		
\$744.05	2,688	6,888	2023		

Income Detail				Estimated Annual Operating Expenses				
# Units	Type	Rent	Total					
<b>Estimated Actual Average Rents</b>				Electricity	\$0	Management (Off Site) ( SELF MANAGED )		
3	2bed/2bath	\$2,800	\$8,400	Water	\$2,640	Insurance	\$3,000	
1	2bed/2bath plus garage	\$3,000	\$3,000	Landscaping		Taxes	\$24,600	
				Trash Removal	\$0			
				Pest Control	\$500			
				Maintenance	\$4,000			
Laundry/Misc Income			\$0					
<b>Total Monthly Income</b>			<b>\$11,400</b>					
<b>Estimated Market Rents</b>				<b>Total Annual Operating Expenses (estimated):</b>				
3	2bed/2bath	\$2,950	\$8,850	<b>\$34,740</b>				
1	2bed/2bath plus Garage	\$3,000	\$3,000					
Laundry/Misc Income RUBS			\$250					
<b>Total Monthly Income</b>			<b>\$12,100</b>	<b>Expenses Per: Unit</b>				
				<b>\$8,685</b>				

Estimated Annual Operating Proforma				Financing Summary			
		Actual	Market				
Gross Scheduled Income		\$136,800	\$145,200	<b>Downpayment:</b>			
Less: Vacancy Factor	3%	\$4,104	\$4,356	<b>\$1,000,000</b>			
Gross Operating Income		\$132,696	\$140,844	50%			
Less: Expenses	0%	\$34,740	\$34,740	<b>Interest Rate:</b>			
Net Operating Income		\$97,956	\$106,104	5.500%			
				<b>Amortized over:</b>			
Less: 1st TD Payments	interest only	(\$55,000)	(\$55,000)	I.O.    Years			
				<b>Proposed Loan Amount:</b>			
Pre-Tax Cash Flow		\$42,956	\$51,104	<b>\$999,999</b>			
Cash On Cash Return		4.3%	5.1%	<b>Debt Coverage Ratio:</b>			
Principal Reduction		\$0	\$0	Current: 1.78			
Total Potential Return (End of Year One)		4.3%	5.1%	Market: 1.93			

**Comments**

PLEASE DO NOT WALK ON THE PROPERTY OR DISTURB TENANTS

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