

**RESIDENTIAL INVESTMENT INFORMATION**

# Units	Address	City	Zip	Map Code	
6	5045 Woodyard Ave	La Mesa	91942		
Price	GRM		CAP Rate		\$/Unit
	Current	Market	Current	Market	
\$2,100,000	14.2	12.3	5.0%	6.1%	\$350,000
\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)		Yr. Built (Approx.)	
\$607.64	3,456	7,671		1975 / 2017 Renovated	

Income Detail				Estimated Annual Operating Expenses				
# Units	Type	Rent	Total					
<b>Actual Rents</b>				Advertising	\$0	Management (Off Site)	\$5,000	
6	1Bd/1Ba	\$1,956	\$11,736	650 sf	Repairs	\$500	Management (On Site)	\$0
					Gas & Electric	\$800	Licenses & Fees	\$139
					Water & Sewer	\$2,700	Cleaning	\$500
					Landscaping	\$1,000	Reserves	\$500
					Trash Removal	\$3,150		\$0
Miscellaneous Income	RUBS		\$590			Insurance	\$1,475	
<b>Total Monthly Income</b>			<b>\$12,326</b>		Maintenance	\$1,000	Taxes	\$23,100
<b>Estimated Market Rents</b>				<b>Total Annual Operating Expenses (estimated):</b>			<b>\$39,864</b>	
6	1Bd/1Ba	\$2,200	\$13,200	<b>Expenses Per:</b>	<b>Unit</b>		<b>\$6,644</b>	
					<b>% of Actual GSI</b>		<b>27%</b>	
RUBS + parking	\$50/mo		\$1,050					
<b>Total Monthly Income</b>			<b>\$14,250</b>					

Estimated Annual Operating Proforma				Financing Summary	
		Actual	Market		
Gross Scheduled Income		\$147,912	\$171,000	<b>Downpayment:</b>	<b>\$1,025,000</b>
Less: Vacancy Factor	2%	\$2,958	\$3,420	<b>Interest Rate:</b>	<b>6.000% I/O</b>
Gross Operating Income		\$144,954	\$167,580	<b>Amortized over:</b>	<b>30 Years</b>
Less: Expenses	27%	\$39,864	\$39,864	<b>Proposed Loan Amount:</b>	<b>\$1,075,000</b>
Net Operating Income		\$105,090	\$127,716	<b>Debt Coverage Ratio:</b>	
Less: 1st TD Payments		(\$64,500)	(\$64,500)	Current:	1.63
Pre-Tax Cash Flow		\$40,590	\$63,216	Market:	1.98

**Comments**



The information has been secured by sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for inaccuracies.