

EZABELLE

454 13TH ST - EAST VILLAGE - SAN DIEGO

Offering Summary

\$18.9M

OFFERING PRICE

48

TOTAL UNITS

194-391

UNIT SQ FT

\$393,750

PRICE PER UNIT

3.2%

CAP RATE

15,159

RENTABLE SQ FT

27,000

RENTABLE SQ FT

COMPASS

Rent Roll

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Unit	Pro-Forma Rent	Rent
Kiosk 1	1,350	1,350
Kiosk 3	1,700	1,700
Unit 101 - Front Commercial Space	5,010	5,010
Total	\$8,060	8,060

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Unit	Pro-Forma Rent	Rent
Unit 201 (VLI)	1,365	1,274
Unit 202	1,715	1,715
Unit 203	1,635	1,625
Unit 204 (VLI)	1,365	1,090
Unit 205	1,725	1,725
Unit 206	1,725	1,725
Total	\$9,530	\$9,154

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Unit	Pro-Forma Rent	Rent
Unit 301	1,515	1,515
Unit 302	1,675	1,500
Unit 303	1,625	1,625
Unit 304	1,740	1,625
Unit 305	1,950	1,950
Unit 306	1,800	1,800
Unit 307	1,770	1,770
Unit 308 (VLI)	1,365	1,117
Total	\$13,440	\$12,902

Unit	Pro-Forma Rent	Rent
Unit 401	1,525	1,525
Unit 402	1,675	1,625
Unit 403	1,825	1,670
Unit 404	1,725	1,725
Unit 405	1,750	1,715
Unit 406	1,825	1,825
Unit 407	1,800	1,800
Unit 408	1,395	1,395
Total	\$13,520	\$13,280

Unit	Pro-Forma Rent	Rent
Unit 501	1,500	1,500
Unit 502	1,760	1,760
Unit 503	1,670	1,670
Unit 504	1,635	1,635
Unit 505	1,860	1,860
Unit 506	1,895	1,870
Unit 507	1,825	1,800
Unit 508	1,540	1,540
Total	\$13,685	\$13,635



Unit	Pro-Forma Rent	Rent
Unit 601	1,470	1,470
Unit 602	1,700	715
Unit 603	1,740	1,740
Unit 604	1,760	1,760
Unit 605	1,962	1,962
Unit 606	1,870	1,870
Unit 607	1,900	1,825
Unit 608	1,470	1,470
Total	\$13,872	\$12,812

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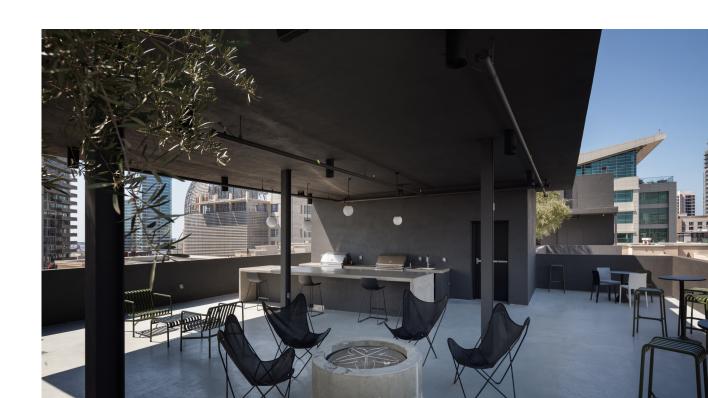
Unit	Pro-Forma Rent	Rent
Unit 701	1,550	1,470
Unit 702	1,750	1,750
Unit 703	1,760	1,760
Unit 704	1,725	1,725
Unit 705	1,900	1,900
Unit 706	1,795	1,770
Unit 707	1,925	1,815
Unit 708	1,525	1,525
Total	\$13,930	\$13,715

Building Total

Unit	Pro-Forma Rent	Rent
All Units	\$1,032,444	\$959,654

Proforma

	Actuals	Proforma
Rental Income	\$959,654	\$1,032,444
Less Vacancy		\$20,649
Net Property Income	\$959,654	\$1,011,795
Expenses		
Advertising	\$2,331	\$2,500
General & Admin	\$18,720	\$11,600
Repairs & Maintenance	\$75,261	\$81,000
Insurance	\$20,555	\$24,000
Management Fees	\$19,193	\$22,000
Property Tax	\$129,546	\$207,900
Utilties	\$56,568	\$60,250
Toal Expenses	\$322,174	\$409,250
Net Operating Income	\$637,480	\$602,545



EAST VILLAGE

EZABELLE

Prem Advani

Broker Associate 858.829.7688 prem.advani@compass.com DRE 01414490

Seth O'Byrne

Realtor® 858.869.3940 seth@obyrneteam.com DRE 01463479

Chris Warren
Realtor®
619.818.1666
chris.warren@compass.com
DRE 01227789



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