

EAST VILLAGE

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

1

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

2

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

3

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

4

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

5

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



6

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

7

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
Utilities	\$56,568	\$60,250
Total 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@obyrdneteam.com

DRE 01463479

Chris Warren

Realtor®

619.818.1666

chris.warren@compass.com

DRE 01227789



DISCLAIMER

This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner"), regarding the purchase of property described herein at (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

Although the information contained herein is believed to be correct, Compass, the Owner and their employees disclaim any and all liability for representations and warranties, expressed and implied or inaccuracies contained in or omitted from this Offering Memorandum or any other written or oral communication transmitted or made available to you. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All measurements are approximations. You shall exercise independent due diligence in verifying all such information.

The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum.

You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

If after reviewing this Offering Memorandum, you have no further interest in the Property, kindly return this Offering Memorandum to Compass.

No inspections of the Property are permitted unless accompanied by the Owner or a representative from Compass.