

RESIDENTIAL INVESTMENT INFORMATION

# Units	Address	City	Zip	Map Code		
8	4455 52nd St	San Diego	92115			
Price		GRM		CAP Rate		\$/Unit
Current	Market	Current	Market	Current	Market	
\$2,800,000	13.9	12.8	5.0%	5.7%	\$350,000	
\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)		Yr. Built (Approx.)		
\$492.61	5,684	6,250		1959 / 2016 Renovated		

Income Detail				Estimated Annual Operating Expenses				
# Units	Type	Rent	Total					
Actual Rents				Advertising	\$0	Management (Off Site)	\$6,500	
4	1Bd/1Ba	\$1,845	\$7,380	638 sf	Repairs	\$1,500	Management (On Site)	\$0
4	2Bd/1Ba	\$2,118	\$8,472	828 sf	Gas & Electric	\$1,300	Licenses & Fees	\$104
					Water & Sewer	\$4,500	Cleaning	\$500
					Landscaping	\$1,000	Reserves	\$500
					Trash Removal	\$4,400		\$0
Miscellaneous Income	Laundry/RUBS		\$950				Insurance	\$2,888
Total Monthly Income			\$16,802	\$201,624	Maintenance	\$3,000	Taxes	\$30,800
Estimated Market Rents				Total Annual Operating Expenses (estimated):				
4	1Bd/1Ba	\$1,950	\$7,800					\$56,992
4	2Bd/1Ba	\$2,250	\$9,000					
Laundry/RUBS	\$50 parking		\$1,500					
Total Monthly Income			\$18,300	\$219,600	Expenses Per:	Unit		\$7,124
						% of Actual GSI		28%

Estimated Annual Operating Proforma				Financing Summary	
		Actual	Market		
Gross Scheduled Income		\$201,624	\$219,600	Downpayment:	\$1,400,000
Less: Vacancy Factor	2%	\$4,032	\$4,392	Interest Rate:	6.000% I/O
Gross Operating Income		\$197,592	\$215,208	Amortized over:	30 Years
Less: Expenses	28%	\$56,992	\$56,992	Proposed Loan Amount:	\$1,400,000
Net Operating Income		\$140,600	\$158,216	Debt Coverage Ratio:	
Less: 1st TD Payments		(\$84,000)	(\$84,000)	Current:	1.67
Pre-Tax Cash Flow		\$56,600	\$74,216	Market:	1.88

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.