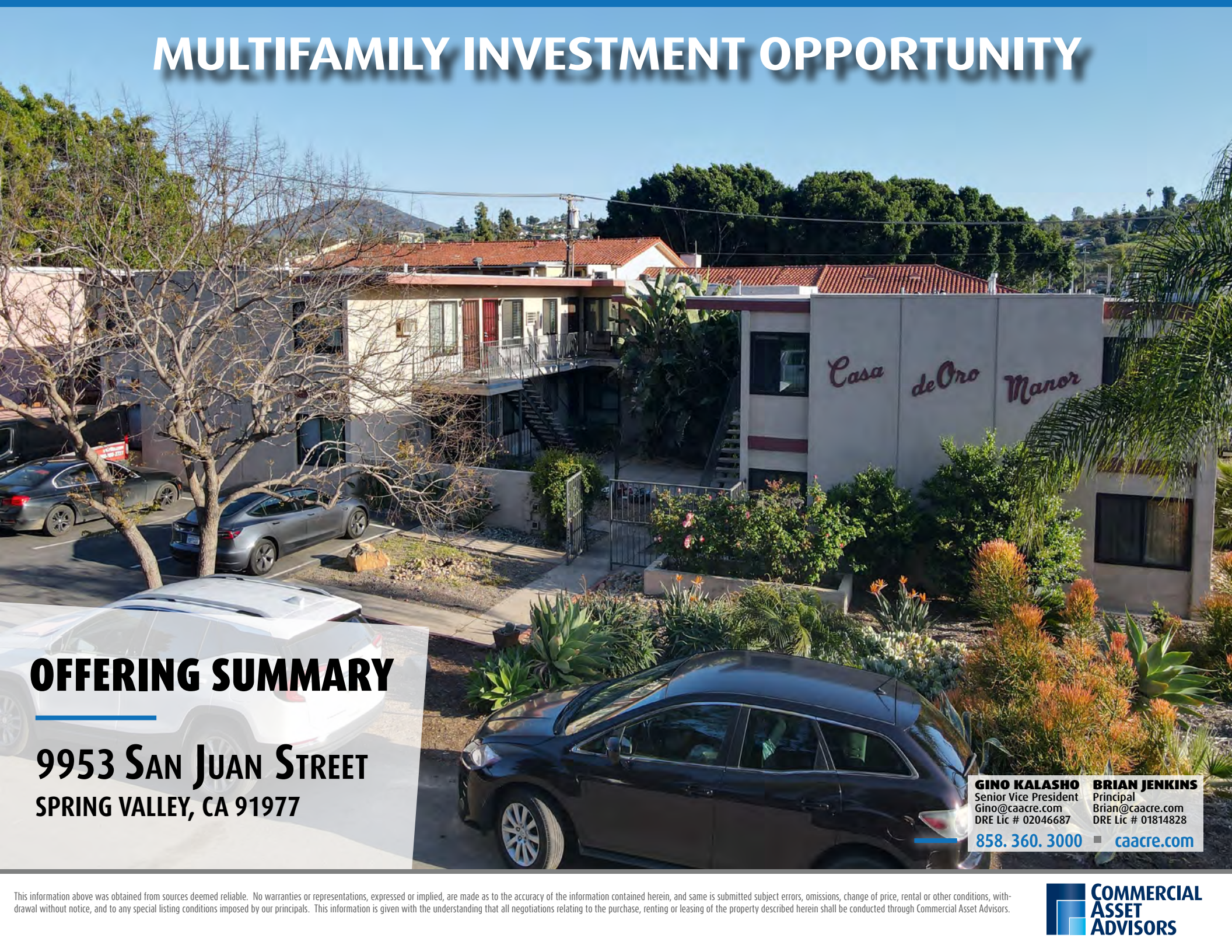


MULTIFAMILY INVESTMENT OPPORTUNITY



OFFERING SUMMARY

**9953 SAN JUAN STREET
SPRING VALLEY, CA 91977**

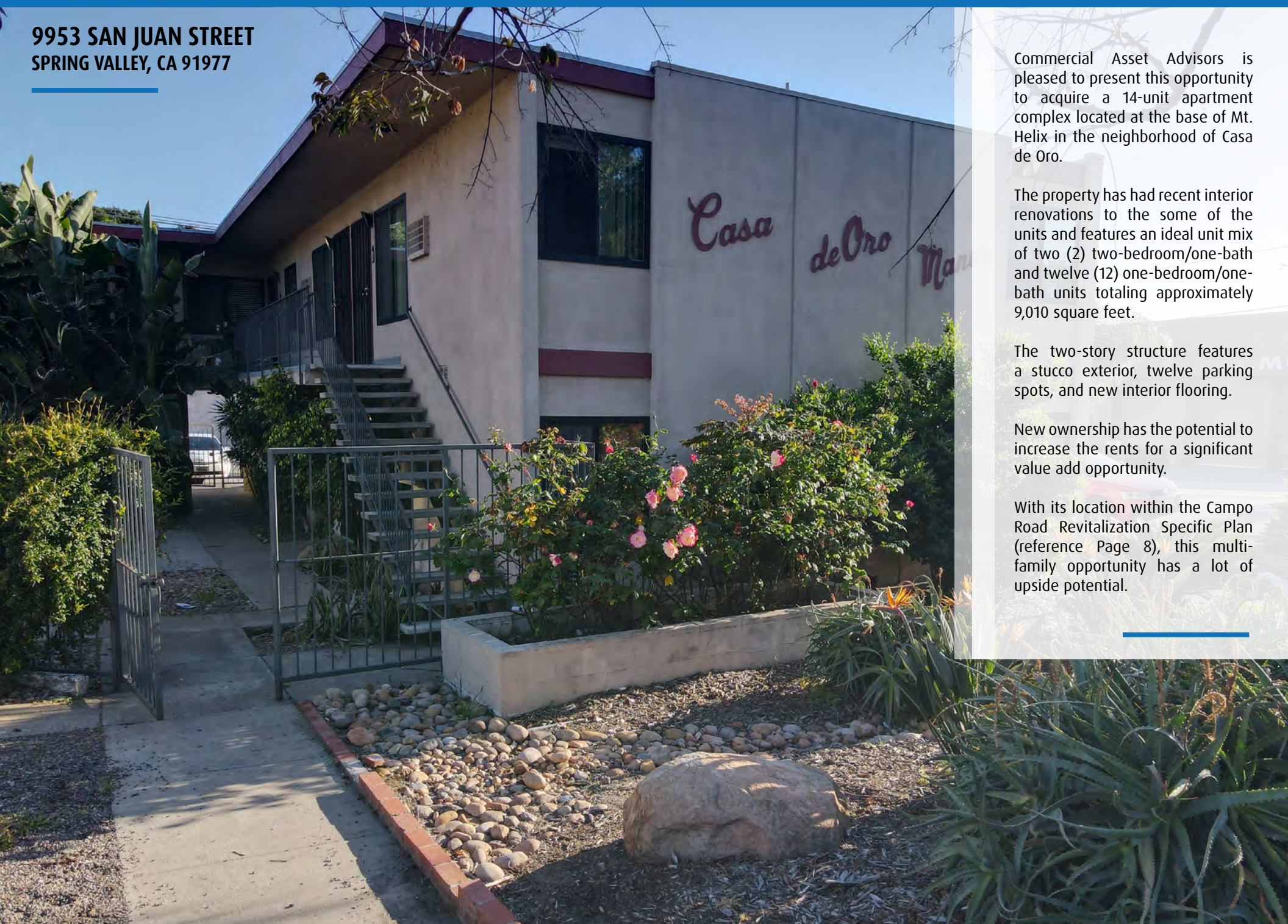
GINO KALASHO
Senior Vice President
Gino@caacre.com
DRE Lic # 02046687

BRIAN JENKINS
Principal
Brian@caacre.com
DRE Lic # 01814828

858. 360. 3000 ■ caacre.com

This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.

**9953 SAN JUAN STREET
SPRING VALLEY, CA 91977**



Commercial Asset Advisors is pleased to present this opportunity to acquire a 14-unit apartment complex located at the base of Mt. Helix in the neighborhood of Casa de Oro.

The property has had recent interior renovations to some of the units and features an ideal unit mix of two (2) two-bedroom/one-bath and twelve (12) one-bedroom/one-bath units totaling approximately 9,010 square feet.

The two-story structure features a stucco exterior, twelve parking spots, and new interior flooring.

New ownership has the potential to increase the rents for a significant value add opportunity.

With its location within the Campo Road Revitalization Specific Plan (reference Page 8), this multi-family opportunity has a lot of upside potential.

9953 SAN JUAN STREET
SPRING VALLEY, CA 91977

OFFERING

PRICE	\$3,900,000
UNITS	FOURTEEN (14)
\$/UNIT	\$278,571
BUILDING SF	9,010 SF
LOT SIZE	11,842 SF
\$/SF	\$433.00/SF
EST MARKET CAP RATE	6.00%
EST MARKET GRM	11
CURRENT CAP RATE	4.05%
APN	501-178-01-00



This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.

9953 SAN JUAN STREET
SPRING VALLEY, CA 91977

FINANCIALS

UNITS

Unit	BD/BA	Current Rent	Market Rent
1	1/1	\$ 1,600.00	\$ 2,000.00
2	1/1	\$ 1,725.00	\$ 2,000.00
3	1/1	\$ 1,575.00	\$ 2,000.00
4	1/1	\$ 1,600.00	\$ 2,000.00
5	2/1	\$ 1,500.00	\$ 2,650.00
6	1/1	\$ 1,600.00	\$ 2,000.00
7	1/1	\$ 1,700.00	\$ 2,000.00
8	1/1	\$ 1,390.00	\$ 2,000.00
9	1/1	\$ 1,550.00	\$ 2,000.00
10	1/1	\$ 1,700.00	\$ 2,000.00
11	1/1	\$ 1,700.00	\$ 2,000.00
12	2/1	\$ 1,700.00	\$ 2,650.00
13	1/1	\$ 1,750.00	\$ 2,000.00
14	1/1	\$ 1,440.00	\$ 2,000.00
14		\$ 22,530.00	\$ 29,300.00

INCOME & EXPENSE

Income	In Place	Pro Forma
Rental Income	\$ 270,360.00	\$ 351,600.00
Less: Vacancy Factor 3%	\$ (8,110.80)	\$ (10,548.00)
Expenses	\$ (104,472.47)	\$ (107,151.77)
Net Operating Income	\$ 157,776.73	\$ 233,900.23
Cap Rate	4.05%	6.00%

Expense	In Place	Pro Forma
Utilities	\$ 24,365.00	\$ 24,365.00
Contract Services Budget	\$ 5,100.00	\$ 5,100.00
Maintenance Turnover Budget	\$ 7,008.00	\$ 7,008.00
Property Tax (Based on New Purchase Price)	\$ 51,583.00	\$ 51,583.00
Insurance Budget	\$ 7,500.00	\$ 7,500.00
Management Fees	\$ 8,916.47	\$ 11,595.77
Total	\$ 104,472.47	\$ 107,151.77

This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.

PROPOSED FINANCIAL INVESTMENT

# UNITS	ADDRESS		CITY		ZIP		
14	9953 San Juan		Spring Valley		91977		
PRICE	GRM		CAP RATE		\$/Unit		
	Current	Market	Current	Market			
\$3,900,000	14.4	11.1	4.05%	6.00%	\$278,571		
INCOME DETAIL				ESTIMATED ANNUAL OPERATING EXPENSES			
# Units	Type	Rent	Total				
Actual Average Rents				Security Cameras	\$0	Management (Off Site)	\$8,917
12	1Br/1Ba	\$1,611	\$19,332	*Cox Cable & Wif	\$0	Management (On Site)	\$0
2	2Br/1Ba	\$1,600	\$3,200	Gas & Electric	\$8,865	Licenses & Fees	\$0
				Water & Sewer	\$15,500	Miscellaneous	\$0
				Landscaping	\$1,000	Reserves	\$2,500
				Trash Removal	\$3,600	Pool	\$0
				Pest Control	\$500	Insurance	\$7,500
				Maintenance	\$4,500	Taxes	\$51,583
Total Monthly Income			\$22,532	Total Annual Operating Expenses (estimated):		\$104,465	
Market Rents				Expenses Per:		Unit	\$7,462
12	1Br/1Ba	\$2,000	\$24,000	Actual	% of Actual GSI	39%	
2	2Br/1Ba	\$2,650	\$5,300	Market	% of Actual GSI	30%	
Total Monthly Income			\$29,300	*Cox Cable and Wifi currently is provided but not required, seller is willing to cancel subscription			
ESTIMATED ANNUAL OPERATING PROFORMA				FINANCING SUMMARY			
		Actual	Market	Downpayment:		\$1,700,000	
Gross Scheduled Income		\$270,384	\$351,600			44%	
Less: Vacancy Factor	3%	\$8,112	\$10,548.00	Interest Rate:		6.500%	
Gross Operating Income		\$262,272	\$341,052	Amortized over:		30 Years	
Less: Expenses	39%	\$104,465	\$107,152	Proposed Loan Amount:		\$2,200,000	
Net Operating Income		\$157,807	\$233,900	Debt Coverage Ratio:			
Less: 1st TD Payments		(\$166,866)	(\$166,866)	Current:	0.95		
Pre-Tax Cash Flow		-\$9,059	\$67,034	Market:	1.40		
Cash On Cash Return		-0.5%	3.9%				
Principal Reduction		\$24,590	\$24,590				
Total Potential Return (End of Year One)		1%	5%				

**9953 SAN JUAN STREET
SPRING VALLEY, CA 91777**



INTERIOR PHOTO GALLERY

INTERIOR IMPROVEMENTS

- Wood Laminate Floors Throughout
 - Designer Paint Throughout
 - Contemporary Ceiling Fans
 - Light Fixtures
 - Window Treatments
-

KITCHEN IMPROVEMENTS

- Modern Cabinets & Hardware
 - Stainless Steel Refrigerators
 - Stainless Steel Range/Ovens
 - Stainless Steel Microwaves
 - White Quartz Counter Tops
 - Stainless Under Mount Sinks
 - Light Fixtures
 - Contemporary Faucet Hardware
-



BATHROOM IMPROVEMENTS

- Shower/Tubs
- Shower/Tub Hardware
- Tile Shower Surrounds
- Wood Laminate Floors
- Contemporary Vanities
- Led Lighted Mirrors
- White Quartz Counter Tops
- Toilets

9953 SAN JUAN STREET
SPRING VALLEY, CA 91977

INTERIOR PHOTO GALLERY



This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.

9953 SAN JUAN STREET
SPRING VALLEY, CA 91977



DEMOGRAPHICS

 128,097

Total Population Within 3 Mile Radius

 \$112,147

Average Household Income within
3 Mile Radius

 17,780

Total Households in 3 Mile Radius

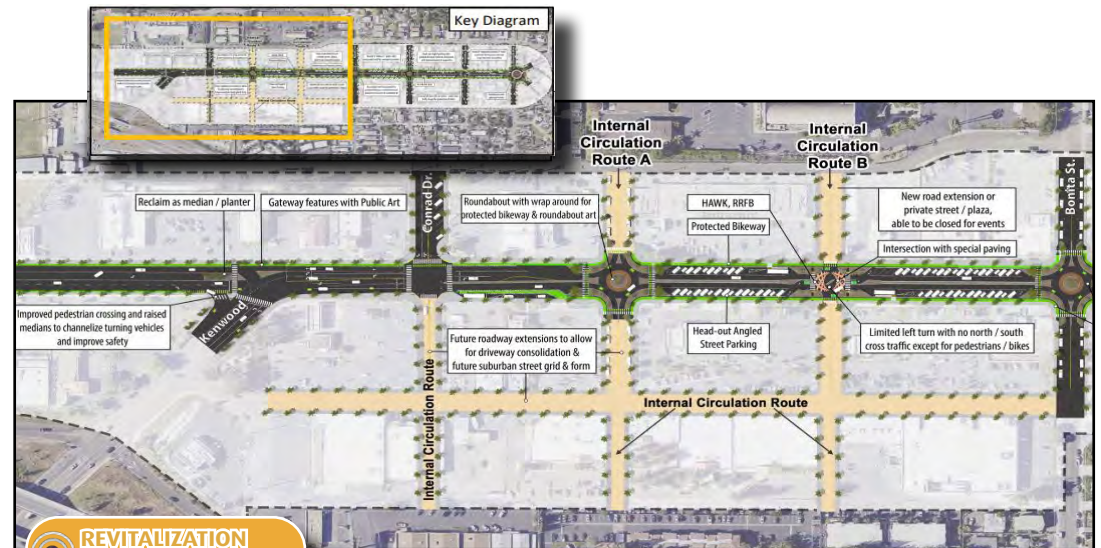
CAMPO ROAD CORRIDOR REVITALIZATION SPECIFIC PLAN



Robust public engagement throughout Specific Plan Phases 1, 2, and 3 resulted in the emergence of several themes that led to the development of the overall Vision for the Corridor. These include:

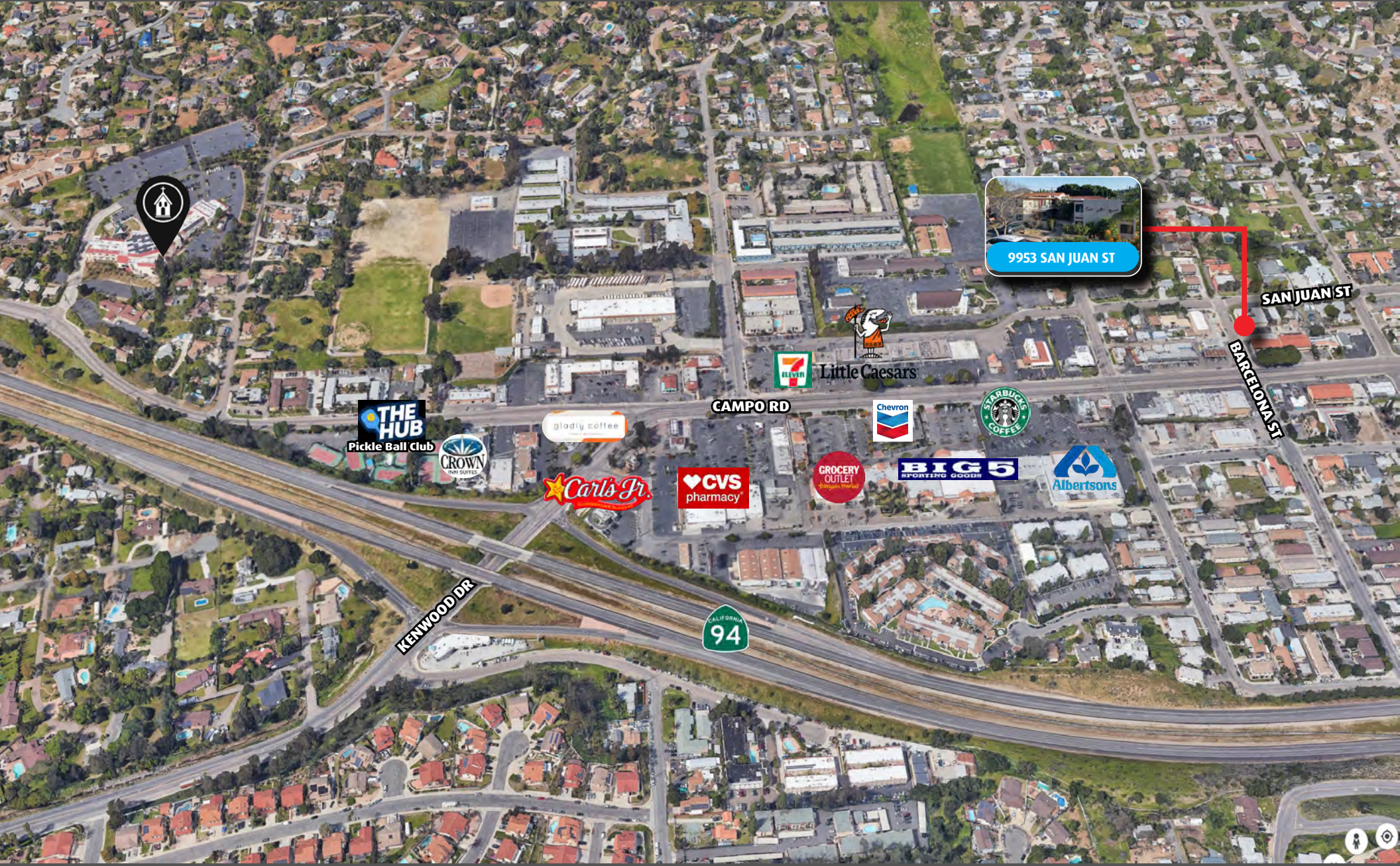
- Emphasize increased walkability, bikeability, and transportation safety.
- Incorporate trees, landscaping, and open space throughout the Corridor.
- Improve aesthetics through facade improvements, encourage building patterns that promote walkability, and create a sense of place and community identity.
- Support existing businesses and attract a mix of vibrant restaurants and boutique shops that will enhance the character of the community.
- Incorporate arts and culture into the community through public murals, events, and galleries.
- Facilitate a strong sense of identity through signage and visual elements.

VISION STATEMENT	Create an attractive, vibrant, and pedestrian-oriented mixed-use district and center of activity in which a historically rich, culturally diverse community can live, work, shop, dine, and socialize. Campo Road should continue to serve as the heart of the Corridor.				
GOALS	A welcoming place for everyone.	A connected corridor.	A cohesive look and feel of the place.	A thriving community.	An accessible and equitable place.
STRATEGIES	<ul style="list-style-type: none"> Art and Expression Community Facilities Complementary Tenant Mix Cross-slopes and ADA Accessibility Edge Friction- street trees and lighting Gateway Elements Intersection Design and Roundabouts Reducing Conflicts Roadway Reconfiguration 	<ul style="list-style-type: none"> Bike Facilities Bus Stops Intersection Design and Roundabouts Off Street Parking On-Street Parking Roadway Reconfiguration Traditional Grid-Street Extensions Cross Streets, Parallel Streets and Alleys 	<ul style="list-style-type: none"> Art and Expression Bike Facilities Edge Friction- street trees and lighting Infill Development Intersection Design and Roundabouts New Development Standards Roadway Reconfiguration Traditional Grid-Street Extensions Cross Streets, Parallel Streets and Alleys 	<ul style="list-style-type: none"> Complementary Tenant Mix Infill Development Infrastructure Improvements New Development Standards Off Street Parking Residential Choices Ground Floor Commercial and Retail Ready Areas Roadway Reconfiguration Temporary Uses and Activities 	<ul style="list-style-type: none"> Bike Facilities Bus Stops Community Facilities Cross-slopes and ADA Accessibility Infrastructure Improvements Intersection Design and Roundabouts On-Street Parking Residential Choices Roadway Reconfiguration Reducing Conflicts



9953 SAN JUAN STREET
SPRING VALLEY, CA 91977

LOCATION



This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.

MULTIFAMILY INVESTMENT OPPORTUNITY



OFFERING SUMMARY

9953 SAN JUAN STREET
SPRING VALLEY, CA 91977

GINO KALASHO Senior Vice President
Gino@caacre.com
DRE Lic # 02046687

BRIAN JENKINS Principal
Brian@caacre.com
DRE Lic # 01814828

858. 360. 3000 ■ caacre.com

This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.

