

BRIDGEPOINT

COMMERCIAL REAL ESTATE SOLUTIONS

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# Units	Address		City	Zip	Map Code		
8	2931 Mission Blvd		San Diego	92115			
Price	GRM		CAP Rate				
	Current	Market	Current	Market	\$/Unit		
\$2,900,000	16.9	12.0	3.7%	6.0%	\$362,500		
S/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Total	Parcel Size (Approx.)	Yr. Built (Approx.)			
\$933.08	3108		2,818	SqFt	1952		
Income Detail			Estimated Annual Operating Expenses				
# Units	Type	Rent	Total				
<u>Estimated Actual Average Rents 2025-26</u>			<u>Unit</u>				
4	Studio	\$1,554	\$6,215	Advertising	\$0	Management (Off Site)	\$8,604
				Elevator	\$0	Management (On Site)	\$0
4	1Br/1Ba	\$2,031	\$8,125	Gas & Electric	\$740	Licenses & Fees	
				Water & Sewer	\$3,220	Miscellaneous	\$500
				Landscaping		Pool	\$0
				Trash Removal		Insurance	\$6,666
Laundry Income				Pest Control	\$480	Taxes	\$35,670
				Maintenance & Reserv	\$6,000		
Total Monthly Income			\$14,340	Total Annual Operating Expenses (estimated):		\$61,880	
<u>Estimated Market Rents</u>				Expenses Per:		Unit	\$7,735
4	Studio	\$2,195	\$8,780			% of Actual GSI	36%
4	1Br/1Ba	\$2,695	\$10,780			% of Market GSI	26%
8	RUBS	\$65	\$520				
Total Monthly Income			\$20,080				
Estimated Annual Operating Proforma				Financing Summary			
		Actual	Market				
Gross Scheduled Income		\$172,080	\$240,960	Downpayment:		\$1,675,000	
Less: Vacancy Factor		2.0%	\$3,442			\$7.8%	
Gross Operating Income		\$168,638	\$236,141	Interest Rate:		5.750%	
Less: Expenses		36%	\$61,880	Amortized over:		30 Years	
Net Operating Income		\$106,758	\$174,261	Proposed Loan Amount:		\$1,225,000	
Less: 1st TD Payments		(\$85,785)	(\$85,785)	Debt Coverage Ratio:			
Pre-Tax Cash Flow		\$20,973	\$88,476	Current:		1.24	
Cash On Cash Return		1.3%	5.3%	Market:		2.03	
Principal Reduction		\$15,759	\$15,759				
Total Potential Return (End of Year One)		2.19%	6.2%				
Comments							
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