

Investment Analysis						11/10/2025
<b>Subject Property:</b>		2669-2673 Magnolia Ave San Diego, CA 92109			Melroy Investments, Inc. Vida Melroy DRE #01149415 (619) 992-9980	
<b>Current Income:</b>	<b>Rent Range Low</b>	<b>Rent Range High</b>	<b>BR/BA</b>	<b>#</b>	<b>Gross Rent</b>	
	\$1,750	\$1,950		1/1	6	\$11,090
	\$2,475	\$2,500		2/1	2	\$4,975
	Laundry Income					\$200
						Monthly
					Yearly	\$195,180
<b>Projected Income:</b>	<b>Rent</b>	<b>BR/BA</b>	<b>#</b>	<b>Gross Rent</b>		
	\$2,100		1/1	6	\$12,600	
	\$2,800		2/1	2	\$5,600	
	Laundry Income					\$200
						Monthly
					Yearly	\$220,800
				<b>Total # of Units: 8</b>		
				<b>CURRENT PROJECTED</b>		
Purchase Price					\$2,950,000	\$2,950,000
1st Trust Deed				60%	\$1,770,000	\$1,770,000
Number of Loan Payments					360	360
Loan Interest Rate					6.00%	6.00%
Cash Down				40%	\$1,180,000	\$1,180,000
GSI Yearly					\$195,180	\$220,800
Vacancy				2%	\$3,904	\$4,416
Effective Gross Income					\$191,276	\$216,384
Property Taxes				1.225%	\$36,138	\$36,138
Expenses Except Taxes - Per Unit		\$2,500	\$3,000		\$20,000	\$24,000
Net Operating Income					\$135,139	\$156,247
Principle Payments					\$0	\$0
Interest Payments		INTEREST ONLY @ 6%			\$106,200	\$106,200
Total Principle & Interest Payments					\$106,200	\$106,200
Gross Spendable Income					\$28,939	\$50,047
Principle Payoff					\$0	\$0
Net Equity Income					\$28,939	\$50,047
Appreciation Based on Price		Estimated @		4%	\$118,000	\$118,000
Total Return Before Taxes					\$146,939	\$168,047
Price Per Unit					\$368,750	\$368,750
Gross Rent Multiplier					15.1	13.4
Capitalization Rate					4.6%	5.3%
Cash on Cash Return					2.5%	4.2%
Total Rate of Return					8.3%	9.5%

*\*All Figures are based on information that the Broker believes to be accurate, but the future performance can not be gauranteed.*

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