



APARTMENT INVESTMENT INFORMATION

| # Units | City | | Zip | Map Code | |
|--------------------------|-------------------------|-----------------------|-----------|---------------------|----------|
| 6 | 3885 Birch St | | San Diego | 92113 | |
| Price | GRM | | CAP Rate | | \$/Unit |
| | Current | Market | Current | Market | |
| \$550,000 | 9.3 | 9.0 | 7.1% | 7.5% | \$91,667 |
| \$/Square Foot (Approx.) | Gross Sq. Ft. (Approx.) | Parcel Size (Approx.) | | Yr. Built (Approx.) | |
| \$197.56 | 2,784 | 5,593 | | 1955 | |

| Income Detail | | | | Estimated Annual Operating Expenses | | | | |
|---------------------------------------|----------------|---------|---------|---|-----------------------------------|---------------|-----------------------|---------------|
| # Units | Type | Rent | Total | | | | | |
| Estimated Actual Average Rents | | | | Rent Range | | | | |
| 1 | Studio | \$650 | \$650 | 775-825 | Advertising | \$0 | Management (Off Site) | \$0 |
| 4 | 1Bd/1Ba | \$788 | \$3,152 | | Repairs | \$0 | Management (On Site) | \$0 |
| 1 | 2Br/1 Ba House | \$1,100 | \$1,100 | | Gas & Electric | \$1,020 | Licenses & Fees | \$150 |
| Total Monthly Income | | | | | \$4,902 | Water & Sewer | \$3,240 | Miscellaneous |
| Estimated Market Rents | | | | Total Annual Operating Expenses (estimated): | | | | |
| 1 | Studio | \$675 | \$675 | | | | | |
| 4 | 1Bd/1Ba | \$800 | \$3,200 | | | | | |
| 1 | 2Br/1 Ba House | \$1,200 | \$1,200 | | | | | |
| Total Monthly Income | | | | \$5,075 | Expenses Per: Unit \$2,813 | | | |
| | | | | % of Actual GSI 29% | | | | |

| Estimated Annual Operating Proforma | | | | Financing Summary | |
|--|-----|------------|------------|------------------------------|------------------|
| | | Actual | Market | | |
| Gross Scheduled Income | | \$58,824 | \$60,900 | Downpayment: | \$200,000 |
| Less: Vacancy Factor | 5% | \$2,941 | \$3,045 | | 36% |
| Gross Operating Income | | \$55,883 | \$57,855 | Interest Rate: | 5.750% |
| Less: Expenses | 29% | \$16,875 | \$16,875 | Amortized over: | 30 Years |
| Net Operating Income | | \$39,008 | \$40,980 | Proposed Loan Amount: | \$350,000 |
| Less: 1st TD Payments | | (\$24,510) | (\$24,510) | Debt Coverage Ratio: | |
| Pre-Tax Cash Flow | | \$14,498 | \$16,470 | Current: | 1.59 |
| Cash On Cash Return | | 7.2% | 8.2% | Market: | 1.67 |
| Principal Reduction | | | \$0 | | |
| Total Potential Return (End of Year One) | | | 8% | | |

Comments

Contact Justin Santos at 619-384-5888

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