CASH FLOW ANALYSIS

SOUTH COAST COMMERCIAL INC
INVESTMENTS AND MANAGEMENT

| Prepared by ALEXIO BARBARA | (760) 419-1343 | AlexioBarbaraSCC@gmail.com | BRE#1992393 |

# Units		Address	City	Zip	Map Code
2	SFR plus ADU	5211 E Falls View Dr	San Diego	92115	

Price	GRM Current	GRM Market	CAP Rate Current	CAP Rate Market	$/Unit
$1,399,000	13.9	13.4	5.1%	5.4%	$699,500

$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)		Yr. Built (Approx.)
$562.98	2485	6,000	SqFt	1970
		0.14	Acres	

Income Detail

# Units	Type	Rent	Total	Unit
	Estimated Actual Average Rents			
1	6br/3ba	$6,000	$6,000	Rented
1	2br/1ba	$2,400	$2,400	Together
Total Monthly Income			**$8,400**	
	Estimated Market Rents			
1	6br/3ba	$6,200	$6,200	
1	2br/1ba	$2,500	$2,500	
Total Monthly Income			**$8,700**	

Estimated Annual Operating Expenses

Advertising	$0	Management (Off Site)	$6,048
Elevator	$0	Management (On Site)	$0
Gas & Electric	tenant	Licenses & Fees	$150
Water & Sewer	tenant	Miscellaneous	$400
Landscaping	$960	Pool	$0
Trash Removal	tenant	Insurance	$2,000
Pest Control	$360	Taxes	$15,809
Maintenance & Re	$1,200		

Total Annual Operating Expenses (estimated): **$26,927**

Expenses Per:		
	Unit	**$13,463**
	% of Actual GSI	**27%**
	% of Market GSI	**26%**

Estimated Annual Operating Proforma

		Actual	Market
Gross Scheduled Income		$100,800	$104,400
Less: Vacancy Factor	2%	$2,016	$2,088
Gross Operating Income		$98,784	$102,312
Less: Expenses	27%	$26,927	$26,927
Net Operating Income		$71,857	$75,385
Less: 1st TD Payments		($56,539)	($56,539)
Pre-Tax Cash Flow		$15,318	$18,846
Cash On Cash Return		4.4%	5.4%
Principal Reduction		$20,136	$20,136
Total Potential Return (End of Year One)		10.14%	11.1%

Financing Summary

Downpayment:		$349,750
		25.0%
Interest Rate:	**3.500%**	
Amortized over:	**30**	**Years**
Proposed Loan Amount:		**$1,049,250**

Debt Coverage Ratio:

Current:	1.27
Market:	1.33

Comments

| Prepared by ALEXIO BARBARA | (760) 419-1343 | AlexioBarbaraSCC@gmail.com | BRE#1992393 |

The information contained herein has been obtained from sources believed reliable. While South Coast Commercial does not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.