

**CASH FLOW  
ANALYSIS**



**APARTMENT INVESTMENT INFORMATION**

# Units	Address		City	Zip	Map Code			
2	6116 Dorothy Dr		San Diego	92115				
Price		GRM		CAP Rate				
\$1,475,000	Current	Market	Current	Market	\$/Unit			
	14.5	14.1	4.9%	5.0%	\$737,500			
\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)		Parcel Size (Approx.)		Yr. Built (Approx.)			
623.151669	ADU	850	2,367		1951			
	Main House	1517						
Income Detail			Estimated Annual Operating Expenses					
# Units	Type	Rent	Total					
	<u>Estimated Actual Average Rents</u>			<u>Rent Range</u>				
1	4bed/2ba		\$0	rent guarantee	Advertising	\$0	Management (Off Site) 6%	\$6,120
1	4bed/2ba	\$8,500	\$8,500		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	\$3,000
					Pest Control	\$360	Taxes	\$16,668
					Maintenance & Re	\$1,200		
Laundry								
<b>Total Monthly Income</b>			<b>\$8,500</b>				<b>Total Annual Operating Expenses (estimated):</b>	<b>\$28,858</b>
	<u>Estimated Market Rents</u>				<b>Expenses Per:</b>	<b>Unit</b>		<b>\$14,429</b>
1	4bed/2ba		\$0			<b>% of Actual GSI</b>		<b>28%</b>
1	4bed/2ba	\$8,700	\$8,700			<b>% of Market GSI</b>		<b>28%</b>
Laundry								
<b>Total Monthly Income</b>			<b>\$8,700</b>					
Estimated Annual Operating Proforma				Financing Summary				
		<b>Actual</b>	<b>Market</b>					
Gross Scheduled Income		\$102,000	\$104,400	<b>Downpayment:</b>			<b>\$550,000</b>	
Less: Vacancy Factor	1.5%	\$1,530	\$1,566				<b>37.3%</b>	
Gross Operating Income		\$100,470	\$102,834	<b>Interest Rate:</b>	<b>3.500%</b>			
Less: Expenses	28%	\$28,858	\$28,858	<b>Amortized over:</b>	<b>30</b>	<b>Years</b>		
Net Operating Income		\$71,613	\$73,977	<b>Proposed Loan Amount:</b>			<b>\$925,000</b>	
Less: 1st TD Payments		(\$49,844)	(\$49,844)	<b>Debt Coverage Ratio:</b>				
Pre-Tax Cash Flow		\$21,769	\$24,133	Current:	1.44			
Cash On Cash Return		4.0%	4.4%	Market:	1.48			
Principal Reduction		\$17,752	\$17,752					
Total Potential Return (End of Year One)		7.2%	7.6%					

**Comments**

**CASH FLOW**  
Close to SDSU

**DO NOT WALK ON PROPERTY OR DISTURB TENANTS**

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