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	5079 55th	San Diego	92115	

Price	GRM Current	GRM Market	CAP Rate Current	CAP Rate Market	$/Unit
$1,649,000	15.3	14.5	4.5%	4.8%	$824,500

$/Square Foot (Approx.)		Gross Sq. Ft. (Approx.)	Total	Parcel Size (Approx.)		Yr. Built (Approx.)
$641.63	house	1370	2570	5,800	SqFt	1954
	adu	1200		0.13	Acres	

Income Detail

# Units	Type	Rent	Total	Unit
	Estimated Actual Average Rents			
1	4br/2ba	$4,700	$4,700	
1	4br/2ba	$4,300	$4,300	
Total Monthly Income			**$9,000**	
	Estimated Market Rents			
1	4br/2ba	$5,000	$5,000	
1	4br/2ba	$4,500	$4,500	ADU
Total Monthly Income			**$9,500**	

Estimated Annual Operating Expenses

Advertising	$0	Management (Off Site)	$6,480
Elevator	$0	Management (On Site)	$0
Gas & Electric	tenant	Licenses & Fees	$150
Water & Sewer	tenant	Miscellaneous	$400
Landscaping	$980	Pool	$0
Trash Removal	tenant	Insurance	$2,500
Pest Control	$360	Taxes	$20,283
Maintenance & Re	$1,200		

Total Annual Operating Expenses (estimated): **$32,353**

Expenses Per:		
	Unit	**$16,176**
	% of Actual GSI	**30%**
	% of Market GSI	**28%**

Estimated Annual Operating Proforma

		Actual	Market
Gross Scheduled Income		$108,000	$114,000
Less: Vacancy Factor	1.5%	$1,620	$1,710
Gross Operating Income		$106,380	$112,290
Less: Expenses	30%	$32,353	$32,353
Net Operating Income		$74,027	$79,937
Less: 1st TD Payments		($68,895)	($68,895)
Pre-Tax Cash Flow		$5,132	$11,042
Cash On Cash Return		1.6%	3.3%
Principal Reduction		$26,412	$26,412
Total Potential Return (End of Year One)		9.56%	11.4%

Financing Summary

Downpayment:		$329,800
		20.0%
Interest Rate:	**3.250%**	
Amortized over:	**30**	**Years**
Proposed Loan Amount:		**$1,319,200**

Debt Coverage Ratio:

Current:	1.07
Market:	1.16

Comments

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