

**CASH FLOW ANALYSIS**



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# Units	Address	City	Zip	Map Code
2	SFR plus ADU	5288-90 Manhasset Dr	San Diego	92115

Price	GRM		CAP Rate		\$/Unit
	Current	Market	Current	Market	
\$1,495,000	16.4	15.2	4.2%	4.7%	\$747,500

\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Total	Parcel Size (Approx.)	Yr. Built (Approx.)
\$581.71	house	1720	6,000	1955
	ADU per plans	850	0.14	Acres

Income Detail				Estimated Annual Operating Expenses				
# Units	Type	Rent	Total	Unit				
<b>Estimated Actual Average Rents</b>				<b>Unit</b>	Advertising	\$0	Management (Off Site)	\$5,472
1	5br/2ba	\$4,800	\$4,800	5288	Elevator	\$0	Management (On Site)	\$0
1	3br/2ba	\$2,800	\$2,800	5290	Gas & Electric	tenant	Licenses & Fees	\$150
					Water & Sewer	tenant	Miscellaneous	\$400
					Landscaping	\$500	Pool	\$0
					Trash Removal	tenant	Insurance	\$2,000
					Pest Control	\$360	Taxes	\$16,894
					Maintenance & Re	\$1,200		
<b>Total Monthly Income</b>			<b>\$7,600</b>		<b>Total Annual Operating Expenses (estimated):</b>			<b>\$26,976</b>
<b>Estimated Market Rents</b>				<b>Unit</b>	<b>Expenses Per:</b>			<b>Unit</b>
1	5br/2ba	\$8,200	\$8,200	Rented			<b>% of Actual GSI</b>	<b>30%</b>
1	3br/2ba	\$0	\$0	Together			<b>% of Market GSI</b>	<b>27%</b>
<b>Total Monthly Income</b>			<b>\$8,200</b>					

Estimated Annual Operating Proforma				Financing Summary			
		Actual	Market				
Gross Scheduled Income		\$91,200	\$98,400	<b>Downpayment:</b>		\$373,750	
Less: Vacancy Factor	1.5%	\$1,368	\$1,476			<b>25.0%</b>	
Gross Operating Income		\$89,832	\$96,924	<b>Interest Rate:</b>	3.750%		
Less: Expenses	30%	\$26,976	\$26,976	<b>Amortized over:</b>	<b>30</b>	<b>Years</b>	
Net Operating Income		\$62,857	\$69,949	<b>Proposed Loan Amount:</b>		<b>\$1,121,250</b>	
Less: 1st TD Payments		(\$62,312)	(\$62,312)	<b>Debt Coverage Ratio:</b>			
Pre-Tax Cash Flow		\$544	\$7,636	Current:	1.01		
Cash On Cash Return		0.1%	2.0%	Market:	1.12		
Principal Reduction		\$20,617	\$20,617				
Total Potential Return (End of Year One)		5.66%	7.6%				

**Comments**

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