

APARTMENT INVESTMENT INFORMATION

# Units	Address	City	Zip	Map Code		
2	5236-40 Remington Rd	San Diego	92115	462-191-02-00		
Price		GRM		CAP Rate		\$/Unit
\$1,399,000	Current	Market	Current	Market		\$699,500
	15.1	14.6	4.6%	4.8%		
S/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)		Yr. Built (Approx.)		
\$536.02	2,610	7,600		1956		

Income Detail				Estimated Annual Operating Expenses				
# Units	Type	Rent	Total					
Estimated Actual Average Rents				Rent Range				
1	4bed/3ba	\$4,100	\$4,100					
1	3Br/2Ba	\$3,600	\$3,600	ADU				
Laundry				Water & Sewer	tenants	Leasing Fee	20% 1 mo	\$0
				Gas & Electric	tenants	Management	6%	\$5,544
				Trash Removal	tenants	Licenses & Fees		\$150
				Landscaping	\$940	Miscellaneous		\$400
				Pest Control	\$360	Reserves		\$0
				Maintenance	\$1,200	Pool		\$0
						Insurance	0.19%	\$2,686
						Taxes	1.113%	\$15,571
Total Monthly Income			\$7,700	Total Annual Operating Expenses (estimated):				\$26,851
Estimated Market Rents				Expenses Per:				Unit
1	4bed/3ba	\$4,200	\$4,200					\$13,525
1	3Br/2Ba	\$3,800	\$3,800					% of Actual GSI
								32%
								% of Market GSI
								29%
Laundry								
Total Monthly Income			\$8,000					

Estimated Annual Operating Proforma				Financing Summary			
		Actual	Market				
Gross Scheduled Income		\$92,400	\$96,000	Downpayment:			\$500,000
Less: Vacancy Factor	1.50%	\$1,386	\$1,440		1st		36%
Gross Operating Income		\$91,014	\$94,560	Interest Rate:	3.500%		
Less: Expenses	32%	\$26,851	\$26,851	Amortized over:		30	Years
Net Operating Income		\$64,163	\$67,709	Proposed Loan Amount:		1st	\$899,000
Less: 1st TD Payments		(\$48,443)	(\$48,443)	Debt Coverage Ratio:			
Pre-Tax Cash Flow		\$15,720	\$19,266	Current:	1.32		
Cash On Cash Return	3.1%		3.9%	Market:	1.40		
Principal Reduction		\$17,253	\$17,253				
Total Potential Return (End of Year One)		6.6%	7.3%				

Comments

Fully Renovated
CASH FLOW
Near SDSU Aquaplex
Easy to Manage
Walking Distance to SDSU Campus

DO NOT WALK ON PROPERTY OR DISTURB TENANTS

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