

CASH FLOW ANALYSIS



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# Units	Address	City	Zip	Map Code
2	SFR plus ADU	5628 Dorothy	San Diego	92115

Price	GRM		CAP Rate		\$/Unit
	Current	Market	Current	Market	
\$1,650,000	14.2	13.2	5.0%	5.5%	\$825,000

\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)	Yr. Built (Approx.)
\$600.44	2748	6,600 SqFt 0.15 Acres	1955

Income Detail				Estimated Annual Operating Expenses				
# Units	Type	Rent	Total	Unit				
Estimated Actual Average Rents								
1	5br/2ba	\$5,300	\$5,300		Advertising	\$0	Management (Off Site)	\$6,984
1	4br/2ba	\$4,400	\$4,400		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	\$2,000
					Pest Control	\$360	Taxes	\$20,295
					Maintenance & Re	\$1,200		
Total Monthly Income			\$9,700		Total Annual Operating Expenses (estimated):			\$32,369
Estimated Market Rents								
1	5br/2ba	\$5,900	\$5,900		Expenses Per:			Unit
1	4br/2ba	\$4,500	\$4,500					% of Actual GSI
								28%
								% of Market GSI
								26%
Total Monthly Income			\$10,400					

Estimated Annual Operating Proforma				Financing Summary			
		Actual	Market				
Gross Scheduled Income		\$116,400	\$124,800	Downpayment:		\$412,500	
Less: Vacancy Factor	1.4%	\$1,617	\$1,733			25.0%	
Gross Operating Income		\$114,783	\$123,067	Interest Rate:	3.500%		
Less: Expenses	28%	\$32,369	\$32,369	Amortized over:	30	Years	
Net Operating Income		\$82,414	\$90,698	Proposed Loan Amount:		\$1,237,500	
Less: 1st TD Payments		(\$66,683)	(\$66,683)	Debt Coverage Ratio:			
Pre-Tax Cash Flow		\$15,731	\$24,015	Current:	1.24		
Cash On Cash Return		3.8%	5.8%	Market:	1.36		
Principal Reduction		\$23,749	\$23,749				
Total Potential Return (End of Year One)		9.57%	11.6%				

Comments

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