



# SOUTH COAST COMMERCIAL

## APARTMENT INVESTMENT INFORMATION

# Units	Address	City	Zip	Map Code
2	382 K St	Chula Vista	91911	

Price	GRM		CAP Rate		\$/Unit
	Current	Market	Current	Market	
\$895,000	16.2	15.5	4.22%	4.52%	\$447,500

\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)	Yr. Built (Approx.)
\$690.59	1,296	6,551	1954

648 Avg

Income Detail				Estimated Annual Operating Expenses				
# Units	Type	Rent	Total					
<b>Estimated Actual Average Rents</b>				<b>Notes</b>				
1	2Br/1Ba	\$2,600	\$2,600	Advertising	\$0	Management (Off Site)		
1	1Br/1Ba	\$1,895	\$1,895	Elevator	\$0	Management (On Site)		
2	Rub	\$50	\$100	SDGE	\$360	Licenses & Fees	\$0	
				Water	\$1,560	Miscellaneous	\$0	
				Landscaping	\$240	Reserves	\$0	
				Trash Removal	\$240	Pool		
				Pest Control	\$800	Insurance	\$700	
				Maintenance	\$1,500	Taxes	\$10,293	
Laundry/Misc Income				<b>Total Annual Operating Expenses (estimated):</b>				<b>\$15,693</b>
<b>Total Monthly Income</b>			<b>\$4,595</b>	<b>Expenses Per:</b>	<b>Unit</b>		<b>\$7,846</b>	
					<b>% of Actual GSI</b>		<b>28%</b>	
<b>Estimated Market Rents</b>								
1	2Br/1Ba	\$2,730	\$2,730					
1	1Br/1Ba	\$1,990	\$1,990					
2	Rubs	\$50	\$100					
Laundry/Misc Income								
<b>Total Monthly Income</b>			<b>\$4,820</b>					

Estimated Annual Operating Proforma				Financing Summary			
		Actual	Market				
Gross Scheduled Income		\$55,140	\$57,837	<b>Downpayment:</b>		\$225,000	
Less: Vacancy Factor	3%	\$1,654	\$1,735			25%	
Gross Operating Income		\$53,486	\$56,102	<b>Interest Rate:</b>		7.000%	
Less: Expenses	28%	\$15,693	\$15,693	<b>Amortized over:</b>		30	<b>Years</b>
Net Operating Income		\$37,793	\$40,409	<b>Proposed Loan Amount:</b>		\$670,000	
<b>Less: 1st TD Payments</b>		<b>(\$53,490)</b>	<b>(\$53,490)</b>	<b>Debt Coverage Ratio:</b>			
Pre-Tax Cash Flow		-\$15,697	-\$13,081	Current:		0.71	
Cash On Cash Return		-7.0%	-5.8%	Market:		0.76	
Principal Reduction		\$6,806	\$6,806				
Total Potential Return (End of Year One)		-4%	-3%				

**Comments**

PLEASE DO NOT WALK ON THE PROPERTY OR DISTURB TENANTS

The information contained herein has been obtained from sources believed reliable. While South Coast Commercial does not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



AGENT NAME  
DRE #  
EMAIL  
PHONE #