

BRIDGEPOINT

COMMERCIAL REAL ESTATE SOLUTIONS

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# Units	Address	City	Zip	Map Code
8	2220 Dunlop St	San Diego	92111	

Price	GRM		CAP Rate		\$/Unit
	Current	Market	Current	Market	
\$2,100,000	12.8	9.5	4.83%	7.4%	\$262,500

\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)	Yr. Built (Approx.)
\$750.00	2800	5,459 SqFt	1963

Income Detail				Estimated Annual Operating Expenses				
# Units	Type	Rent	Total					
<u>Estimated Actual Average Rents 2025-26</u>				Unit				
8	1Br/1Ba	\$1,715	\$13,716	Advertising	\$0	Management (Off Site)	\$7,983	
				Elevator	\$0	Management (On Site)	\$0	
				Gas & Electric	\$1,920	Licenses & Fees	\$674	
				Water & Sewer	\$5,280	Miscellaneous		
				Landscaping	\$1,800	Pool	\$0	
				Trash Removal	\$2,828	Insurance	\$4,500	
				Pest Control	\$1,348	Taxes	\$25,830	
				Maintenance & Reserv	\$6,000			
				Total Annual Operating Expenses (estimated):				\$58,163
				Expenses Per:				
					Unit		\$7,270	
					% of Actual GSI		35%	
					% of Market GSI		26%	
				Total Monthly Income				\$18,360

Estimated Annual Operating Proforma				Financing Summary				
		Actual	Market					
Gross Scheduled Income		\$164,592	\$220,320	Downpayment:				\$975,000
Less: Vacancy Factor		3.0% \$4,938	\$6,610	Interest Rate:				6.000%
Gross Operating Income		\$159,654	\$213,710	Amortized over:		30	Years	
Less: Expenses		35% \$58,163	\$58,163	Proposed Loan Amount:				\$1,125,000
Net Operating Income		\$101,492	\$155,548	Debt Coverage Ratio:				
Less: 1st TD Payments		(\$80,939)	(\$80,939)	Current:		1.25		
Pre-Tax Cash Flow		\$20,552	\$74,608	Market:		1.92		
Cash On Cash Return		2.1%	7.7%					
Principal Reduction		\$13,815	\$13,815					
Total Potential Return (End of Year One)		3.52%	9.1%					

Comments

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