

Real Estate Investment Analysis



2525 Jefferson Street, San Diego, CA 92110

Report Prepared By

Century 21 Masters

Annual Report Year 1, Actual Data

2525 Jefferson Street
San Diego, CA 92110



Financing, Cash Purchase

Purchase Price	\$1,219,000
Cash Purchase	\$1,219,000

Initial Investment 100% Down

Down Payment	\$1,219,000
= Initial Investment	\$1,219,000

Gross Operating Income

Gross Scheduled Income	\$65,136
= Effective Rental Income	\$65,136
= Annual Gross Operating Income	\$65,136
= Monthly Gross Operating Income	\$5,428

Expenses

Taxes	\$14,174
+ Insurance	\$6,000
+ Property Management @ 10.0%	\$6,516
+ 2/19/26-3/19/26 Gas/Elec	\$83
+ 12/25/25-2/26/26 Utilitie	\$759
+ 12/18/25-1/19/26 Gas/Elec	\$96
+ 11/18/25 - 12/17/25 Gas/E	\$82
+ 8/19/25-9/17/25 Gas/Elec	\$56
+ 8/28/25-10/27/25 Utilitie	\$356
+ 8/01/25-08/18/25 - gas/EI	\$46
+ 7/2/25 - 8/27/25 Utilitie	\$259
+ Pest Control (\$114 / mo)	\$1,368
= Annual Operating Expenses	\$29,795
= Monthly Operating Expenses	\$2,483

Net Operating Income

Annual Gross Operating Income	\$65,136
- Annual Operating Expenses	\$29,795
= Annual Net Operating Income	\$35,341
= Monthly Net Operating Income	\$2,945

Cash Flow

Net Operating Income	\$35,341
= Annual Cash Flow Before Tax	\$35,341
= Monthly Cash Flow Before Tax	\$2,945
= Annual Cash Flow After Tax	\$35,341
= Monthly Cash Flow After Tax	\$2,945

Financial Indicators

Cash on Cash (ROI)	2.90%
Cap Rate	2.90%
One Percent Rule	0.45
Fifty Percent Rule	45.74
Gross Rent Multiplier	18.71
Default Ratio (Break Even)	45.74

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