BRIDGEPOINT

COMMERCIAL REAL ESTATE SOLUTIONS

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# Units	Address	City	Zip	Map Code
2	2216-18 Dunlop St	San Diego	92111	

Price	GRM		CAP Rate		
	Current	Market	Current	Market	$/Unit
$999,000	27.6	18.1	1.86%	3.7%	$499,500

$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Total	Parcel Size (Approx.)		Yr. Built (Approx.)
$800.48	1248		4,050	SqFt	1941

Income Detail

# Units	Type	Rent	Total
	Estimated Actual Average Rents 2025-26		**Unit**
1	1Br/1Ba	$1,360	$1,360
1	1Br/1Ba	$1,654	$1,654
Laundry Income			
Total Monthly Income			**$3,014**
	Estimated Market Rents		
1	1Br/1Ba	$2,295	$2,295
1	1Br/1Ba	$2,295	$2,295
Total Monthly Income			**$4,590**

Estimated Annual Operating Expenses

Advertising	$0	Management (Off Site)	
Elevator	$0	Management (On Site)	$0
Gas & Electric	$360	Licenses & Fees	
Water & Sewer	$1,320	Miscellaneous	
Landscaping		Pool	$0
Trash Removal		Insurance	$1,500
Pest Control		Taxes	$12,288
Maintenance & Reserv	$1,000		

Total Annual Operating Expenses (estimated): **$16,468**

Expenses Per:	**Unit**	**$8,234**
	% of Actual GSI	**46%**
	% of Market GSI	**30%**

Estimated Annual Operating Proforma

		Actual	Market
Gross Scheduled Income		$36,168	$55,080
Less: Vacancy Factor	3.0%	$1,085	$1,652
Gross Operating Income		$35,083	$53,428
Less: Expenses	46%	$16,468	$16,468
Net Operating Income		$18,615	$36,960
Less: 1st TD Payments		($56,810)	($56,810)
Pre-Tax Cash Flow		-$38,195	-$19,850
Cash On Cash Return		-15.3%	-7.9%
Principal Reduction		$8,372	$8,372
Total Potential Return (End of Year One)		-11.93%	-4.6%

Financing Summary

Downpayment:			$250,000
			25.0%
Interest Rate:		**6.500%**	
Amortized over:		**30**	**Years**
Proposed Loan Amount:			**$749,000**
Debt Coverage Ratio:			
Current:	0.33		
Market:	0.65		

Comments

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