

INVESTMENT PROPERTY ANALYSIS

Lantana Dr, San Diego, CA 92105 (City Heights) | \$940,000

MLS REMARKS:

Great investment property in City Heights! This unique property has 3 separate detached units- front house is a 3b/2b, the back two cottages are both 1b/1b's with their own private, oversized, fully fenced in yards. The property has PAID solar and is turn key with updated flooring, updated kitchens boasting new cabinets, countertops and stainless appliances. The bathrooms are all beautifully remodeled. Dual pane windows in all units and ceiling fans. Laundry shed on site- shared with all 3 units. 3 separate meters and 3 addresses. The property has a driveway with two tandem parking spots for the front house. Tenant occupied. Rents total \$7,500/mo. Great for investor with tons of cash flow or live in one unit and rent out the others!

\$940,000.00 3 Units

6.857446809
Net Cap Rate (Actual)

6.857446809
Net Cap Rate (Pro Forma)

\$64,460.00
Net Operating Income (Actual)

\$64,460.00
Net Operating Income (Pro Forma)

Occupancy	Bedrooms	Bathrooms	Square Footage	Rent Roll - Actual Rent	Pro Forma/ Projected Rent
Tenant	3	2	1,000	\$3,500.00	\$3,500.00
Tenant	1	1	575	\$2,000.00	\$2,000.00
Tenant	1	1	575	\$2,000.00	\$2,000.00
Totals	5	4	2,150	\$7,500.00	\$7,500.00
	Beds	Baths	SQFT (EST)	Monthly Rent (Actual)	Monthly Rent (Pro Forma)

\$90,000.00
Gross Scheduled Income (Actual)

\$90,000.00
Gross Scheduled Income (Pro Forma)

Expenses	Estimated Monthly Expenses	Estimated Expenses - Pro Forma
Taxes @ 1.25%	\$11,750.00	\$11,750.00
Maintenance (\$1/sqft)	\$2,150.00	\$2,150.00
Water (80/unit/month)	\$240.00	\$240.00
Insurance (\$500/unit)	\$1,500.00	\$1,500.00
Management (6% of Rent)	\$5,400.00	\$5,400.00
Vacancy (@5%)	\$4,500.00	\$4,500.00
	\$2,128.33	\$2,128.33
	Estimated Monthly Expenses (Actual)	Estimated Monthly Expenses (Pro Forma)
	\$25,540.00	\$25,540.00
	Estimated Yearly Expenses (Actual)	Estimated Yearly Expenses (Pro Forma)

WORKING TOGETHER TO HELP YOU ACHIEVE YOUR GOALS! HOW CAN WE HELP?



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If you would like to know payments or about what you qualify for, please let us know.

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