

INVESTMENT PROPERTY ANALYSIS

**Skyline Dr, Lemon Grove, CA 91945**

MLS REMARKS:

2 Large Houses and 4 One Car Garages sitting on a flat 10,000 sf lot! Build up your Real Estate portfolio with the perfect duplex with the ability to add an ADU or live in one home and rent the other one out! These two units are separated by 4, 1 car garages that can be easily converted into an ADU. No need to worry about parking as there is plenty of driveway parking (4-5 vehicles) and ample street parking. There's a 3 bed/2 bath Home with a large family room and next door is a large 2 bedroom/1 bathroom home. Each home has their own large backyard! With a huge upside in rents, this is the perfect opportunity to acquire a very desirable Duplex.

\$799,000.00 2 Units

**3.574190238**

**Net Cap Rate (Actual)**

**6.31971214**

**Net Cap Rate (Pro Forma)**

**\$28,557.78**

**Net Operating Income (Actual)**

**\$50,494.50**

**Net Operating Income (Pro Forma)**

Occupancy	Bedrooms	Bathrooms	Square Footage	Rent Roll - Actual Rent	Pro Forma/Projected Rent
Tenant	3	2	1,400	\$2,395.00	\$3,500.00
Tenant	2	1	1,038	\$1,551.00	\$2,500.00
<b>Totals</b>	<b>5</b>	<b>3</b>	<b>2,438</b>	<b>\$3,946.00</b>	<b>\$6,000.00</b>
	<b>Beds</b>	<b>Baths</b>	<b>SQFT (EST)</b>	<b>Monthly Rent (Actual)</b>	<b>Monthly Rent (Pro Forma)</b>

<b>\$47,352.00</b>	<b>\$72,000.00</b>
<b>Gross Scheduled Income (Actual)</b>	<b>Gross Scheduled Income (Pro Forma)</b>

Expenses	Estimated Monthly Expenses	Estimated Expenses - Pro Forma
Taxes @ 1.25%	\$9,987.50	\$9,987.50
Maintenance (\$1/sqft)	\$2,438.00	\$2,438.00
Water (80/unit/month)	\$160.00	\$160.00
Insurance (\$500/unit)	\$1,000.00	\$1,000.00
Management (6% of Rent)	\$2,841.12	\$4,320.00
Vacancy (@5%)	\$2,367.60	\$3,600.00
	<b>\$1,566.19</b>	<b>\$1,792.13</b>
	<b>Estimated Monthly Expenses (Actual)</b>	<b>Estimated Monthly Expenses (Pro Forma)</b>
	<b>\$18,794.22</b>	<b>\$21,505.50</b>
	<b>Estimated Yearly Expenses (Actual)</b>	<b>Estimated Yearly Expenses (Pro Forma)</b>

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



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