

INVESTMENT PROPERTY ANALYSIS

Stanley Ave, San Diego, CA 92115 (Campus Heights) | \$1,550,000

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!

\$1,550,000.00 4 Units

2.120154839
Net Cap Rate (Actual)

2.805741935
Net Cap Rate (Pro Forma)

\$32,862.40
Net Operating Income (Actual)

\$43,489.00
Net Operating Income (Pro Forma)

Occupancy	Bedrooms	Bathrooms	Square Footage	Rent Roll - Actual Rent	Pro Forma/ Projected Rent
Tenant	1	1	525	\$1,210.00	\$1,575.00
Tenant	1	1	525	\$1,375.00	\$1,575.00
Tenant	1	1	525	\$1,420.00	\$1,575.00
Tenant	1	1	525	\$1,300.00	\$1,575.00
Totals	4	4	2,100	\$5,305.00	\$6,300.00
	Beds	Baths	SQFT (EST)	Monthly Rent (Actual)	Monthly Rent (Pro Forma)

\$63,660.00	\$75,600.00
Gross Scheduled Income (Actual)	Gross Scheduled Income (Pro Forma)

Expenses	Estimated Monthly Expenses	Estimated Expenses - Pro Forma
Taxes @ 1.25%	\$19,375.00	\$19,375.00
Maintenance (\$1/sqft)	\$2,100.00	\$2,100.00
Water (80/unit/month)	\$320.00	\$320.00
Insurance (\$500/unit)	\$2,000.00	\$2,000.00
Management (6% of Rent)	\$3,819.60	\$4,536.00
Vacancy (@5%)	\$3,183.00	\$3,780.00
	\$2,566.47	\$2,675.92
	Estimated Monthly Expenses (Actual)	Estimated Monthly Expenses (Pro Forma)
	\$30,797.60	\$32,111.00
	Estimated Yearly Expenses (Actual)	Estimated Yearly Expenses (Pro Forma)

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



THOMAS FESSLER
Agent
619-318-1618
thomas.fessler@camoves.com
thomaswfessler.com

Your Conscious Realtor
DRE: 02033426



HORACIO HERNANDEZ
Broker Associate
619-255-6255
hhteamre@gmail.com
hh-team.com

Trusted | Experienced | Never Pushy
DRE: 01331320



COLDWELL BANKER REALTY

RESIDENTIAL
COMMERCIAL
LUXURY

San Diego Coast
and Metro



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

Listing information courtesy of SDMLS. Information deemed reliable, but is not guaranteed. If your property is currently listed, this is not meant to be a solicitation. Equal Housing Opportunity. Guaranteed Rate is an affiliated company, but no one is obligated to use our affiliates. Coldwell Banker Realty DRE 00616212 Some information has been estimated by agent.