

Underwriting Building 12 Units						
Unit	BD	BA	# of Units	Projected Rent	Sq Ft	Total Sq ft
Ground Up ADU	0	1	12	1,300	210	2,520
Total	0	12	12	15,600	210	2,520
Building (12) OBD/1BA Units						
Annual Income	187,200					
NOI	131,040					
Cap Rate	5.25%					
Increase in property value	2,496,000					
Construction Costs	945,000	375	\$/sq ft			
Water meter upgrade	30,000					
SDGE Panel/Service Upgrade	50,000					
Wastewater Pump Station Install/Upg	25,000					
Permits	150,000	12,500	per permit			
Contingency	189,000	20%				
Total ADU costs	1,389,000					
Net Equity	1,107,000					

rentometer
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NEIGHBORHOOD
ZIP CODE
CITY

Address

Rent

Beds

Baths

Look Back

Radius

Building Type

Report Branding

QuickView™ Rent Estimate

📍 6831 Amherst Street, San Diego, CA

Located in the [Rolando neighborhood](#)

Results based on 26, studio bedroom, single bath Apartment rentals seen within 12 months in a 2.00 mile radius.

AVERAGE	MEDIAN
\$1,585 ±5%	\$1,650
25TH PERCENTILE	75TH PERCENTILE
\$1,319	\$1,852

Purchase Price	2,095,000			
Down Payment	35%			
Down Payment	733,250			
Closing Costs	27,235			
ADU Construction Costs	1,389,000	can get hard money loan to fund ADU		
Total Capital Needed	2,149,485			
Purchase Money Loan	1,361,750			
Net cashflow/(cash loss) holding as 4 unit during development				
Monthly loan payment	(9,992)	30-year amortized DSCR loan at 8%		
# of months	30	18 months for permit approval, 8 mo		
Total loan payments	(299,761)			
Monthly NOI as 4-unit	8,485			
# of months	30	18 months for permit approval, 8 mo		
Total NOI	254,555			
Total net cashflow/(cash loss)	(45,206)			
Project profit from selling as stabilized 16 unit using hard money				
ARV as 16 unit	4,550,762			
Purchase price	(2,095,000)			
ADU construction loan	(1,389,000)			
Cash loss while holding property until permits are approved	(45,206)			
Interest expense on construction rehab	(151,860)	assumes 8 months of interest expen		
Closing costs	(273,046)			
Project profit	596,650			
All in debt costs to ARV	77%			
Cash on cash return - use hard money for construction costs				
Initial Investment	912,345			
Cash loss while holding property until permits are approved	45,206			
Interest expense on construction rehab				
Total cash in project	957,551			
Project profit	596,650			
# of months to complete project	30			
Cash on cash return	25%			
Project profit from selling as stabilized 16 unit using cash for construction				
ARV as 16 unit	4,550,762			
Purchase price	(2,095,000)			
ADU construction loan	(1,389,000)			
Cash loss while holding property until permits are approved	(45,206)			
Interest expense on construction rehab				
Closing costs	(273,046)			
Project profit	748,510			
Cash on cash return - all cash for construction				
Initial Investment	2,149,485			
Cash loss while holding property until permits are approved	45,206			
Total cash in project	2,194,691			
Project profit	748,510			
# of months to complete project	30			
Cash on cash return	14%			
Cash on Cash Return and Internal Return of Return as Long Term Hold				
Monthly NOI Before Debt Service	19,910			
Monthly Debt Service	(9,992)			
Monthly Cashflow	9,918			
Annual Cashflow	119,011			
Cash on cash return	5.54%			
Principal Paydown	11,555	1st full year of principal paydown		
Annual Cashflow	119,011			
Annual Equity	130,566			
Total Capital Needed	2,149,485			
Internal Rate of Return	6.07%			

Mortgage Calculator

Home Price

Down Payment %

Loan Term years

Interest Rate %

Start Date

Include Taxes & Costs Below

Annual Tax & Cost

Property Taxes %

Home Insurance \$

PMI Insurance \$

HOA Fee \$

Other Costs \$

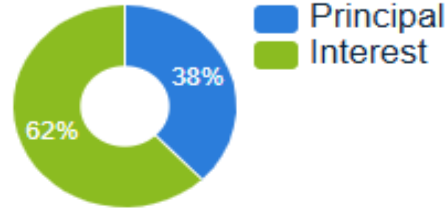
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Monthly Pay: \$9,992.04



	Monthly	Total
Mortgage Payment	\$9,992.04	\$3,597,134.07
Total Out-of-Pocket	\$9,992.04	\$3,597,134.07



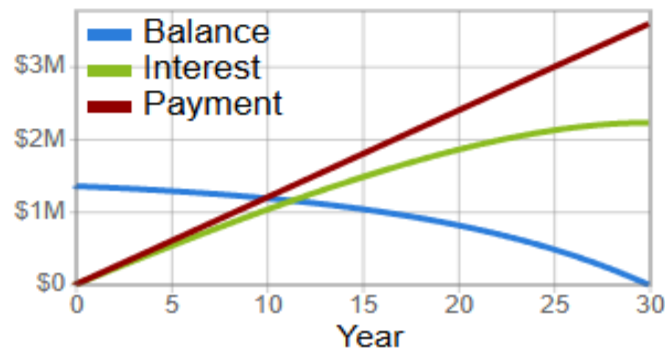
House Price	\$2,095,000.00
Loan Amount	\$1,361,750.00
Down Payment	\$733,250.00
Total of 360 Mortgage Payments	\$3,597,134.07
Total Interest	\$2,235,384.07
Mortgage Payoff Date	Jan. 2055

Latest Mortgage Rates:
 30 Years: [6.845%](#) 15 Years: [6.252%](#) 10 Years: [6.182%](#)
[See Your Local Rates](#)

Amortization schedule

Annual Schedule [Monthly Schedule](#)

Year	Date	Interest	Principal	Ending Balance
1	1/25-12/25	\$108,529	\$11,376	\$1,350,374
2	1/26-12/26	\$107,585	\$12,320	\$1,338,055
3	1/27-12/27	\$106,562	\$13,342	\$1,324,712



(9,992) monthly lo
11,555 1st princip