

Investment Analysis					June 8th, 2024	
<b>Subject Property:</b>		4327 Montalvo Street San Diego, CA 92107			Melroy Investments, Inc. Dan Melroy DRE #01319904 (858) 414-1853	
<b>Current Income:</b>	<b>Rent Range Low</b>	<b>Rent Range High</b>	<b>BR/BA</b>	<b>#</b>	<b>Gross Rent</b>	
	\$2,725	\$3,995		3/2	4	\$13,468
						Monthly
					Yearly	\$161,616
<b>Projected Income:</b>	<b>Rent</b>	<b>BR/BA</b>	<b>#</b>	<b>Gross Rent</b>		
	\$4,000		3/2	4	\$16,000	
						Monthly
					Yearly	\$192,000
					<b>Total # of Units</b>	<b>4</b>
					<b>CURRENT</b>	<b>PROJECTED</b>
Purchase Price					\$3,000,000	\$3,000,000
1st Trust Deed			50%		\$1,500,000	\$1,500,000
Number of Loan Payments					360	360
Loan Interest Rate					6.5%	7.0%
Cash Down			50%		\$1,500,000	\$1,500,000
GSI Yearly					\$161,616	\$192,000
Vacancy			2%		\$3,232	\$3,840
Effective Gross Income					\$158,384	\$188,160
Property Taxes			1.250%		\$37,500	\$37,500
Expenses Except Taxes - Per Unit		\$2,500	\$2,500		\$10,000	\$10,000
Net Operating Income					\$110,884	\$140,660
Principle Payments				Interest Only	\$0	\$0
Interest Payments					\$97,500	\$105,000
Total Principle & Interest Payments					\$97,500	\$105,000
Gross Spendable Income					\$13,384	\$35,660
Principle Payoff					\$0	\$0
Net Equity Income					\$13,384	\$35,660
Appreciation Based on Price		Estimated @		4%	\$120,000	\$120,000
Total Return Before Taxes					\$133,384	\$155,660
Price Per Unit					\$750,000	\$750,000
Gross Rent Multiplier					18.6	15.6
Capitalization Rate					3.7%	4.7%
Cash on Cash Return					0.9%	2.4%
Total Rate of Return					8.9%	10.4%

\*All Figures are based on information that the Broker believes to be accurate, but the future performance can not be guaranteed.

Melroy Investments, Inc. | DRE #00777320  
4901 Morena Blvd, Ste 106, San Diego, CA 92117  
Dan Melroy | DRE #01319904  
[858-414-1853](tel:858-414-1853) | [dmelroy@melprop.com](mailto:dmelroy@melprop.com)