

THE BROWAR GROUP

# Units	Address	City	Zip	Map Code		
1	550 E 4th Street	National City	91950			
Price	Construction/Basis	GRM		CAP Rate		\$ / Unit
\$899,999	\$787,458	Current	New Build	Current	New Build	\$899,999
	\$1,687,457	18.3	11.4	3.8%	6.9%	
Price Per SF	Avg Unit SF	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)	Parking	Yr. Built	Yr. Renovated
\$783.97	1300	1,148	6,632	Garage	1979	2024
Income Detail				Annual Operating Expenses (Estimated)		
# of Units	Type	Rent	Total			
Current Expected Income						
1	4BR 2BA House	\$4,100	\$4,100	Esti. Expenses	Prop Mgmt	Self Managed
				Utilities	Tenant Can Pay	OnSite Mgmt
				Water/Sewer	Tenant Can Pay	Insurance
				Contracted	\$600	License/Fees
				Trash	\$0	Pool
				Pest Control	\$400	Misc/Reserves
				Maintenance	\$800	Taxes*
	Laundry		\$0	Total Annual Expenses	\$13,892	
	Garage		TBD	Expenses per:	Est. Sq. Ft.	\$12.10
1	RUBS		TBD		Unit	\$13,892
Total Monthly Income			\$4,100	% of GSI	28.2%	
New Build Income						
1	4BR 2BA House	\$4,100	\$4,100	Esti. Expenses	Prop Mgmt	Self Managed
1	3BR 3BA	\$4,100	\$4,100	Utilities	Tenant Can Pay	OnSite Mgmt
1	3BR 3BA	\$4,100	\$4,100	Water/Sewer	Tenant Can Pay	Insurance
				Contracted	\$1,200	License/Fees
				Trash		Pool
	Laundry		\$0	Pest Control	\$800	Misc/Reserves
3	Garages		TBD	Maintenance	\$2,400	Taxes*
3	RUBS		TBD	Total Annual Expenses	\$25,992	
Total Monthly Income			\$12,300	% of GSI	17.6%	
Annual Operating Proforma				Financing Summary		
		<u>Current</u>	<u>Market</u>			
Gross Scheduled Income		\$49,200	\$147,600	Down Payment	\$225,000	
Less: Vacancy Factor	3.0%	\$1,476	\$4,428		25%	
Gross Operating Income		\$47,724	\$143,172			
Less: Expenses	28.2%	\$13,892	\$25,992	17.6%		
Net Operating Income		\$33,832	\$117,180	Proposed Financing:	\$674,999	
Less: 1st TD Payments		(\$53,889)	(\$53,889)	Interest Rate:	7.00%	
				Amortized over:	30	
				Debt Coverage Ratio:		
Pre-Tax Cash Flow		(\$20,057)	\$63,291	Current:	0.63	
Cash On Cash Return		-8.9%	6.3%	Market:	2.17	
Principal Reduction		\$6,639	\$6,639			
Earned Return		-6.0%	6.9%			
The Browar Group						
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Cost From Analysis On Development Page

New Construction Est. Added Tax \$7,000

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Current Property Value **\$899,999**

Current Cap Rate	3.70%
Current GRM	18.30
Current Gross Annual Rents	\$49,200
Current Gross Montly Rents	\$4,100

Property Square Footage Table **SF**

3BR 3BA ADU (livable area)	1199
3BR 3BA SB-9 (livable area)	1341
Garages and Decks (non-livable)	1123
Subtotal New Construction	3663
Existing House	1300
Property Total (Existing + New Construction)	4963

How Much To Build It?

	Cost	Cost Per SF
Remaining Permit Fees	\$61,308	\$17
New Construction Build + ROW	\$725,842	\$198
Subtotal	\$787,150	\$215

Property Upon Completion

Gross Montly Rents	\$12,300
Gross Annual Rents	\$147,600
Property Expenses	\$26,740
Vacancy Loss (3%)	\$4,428
Annual NOI / Cash flow	\$116,432
Monthly NOI / Cash flow	\$9,703

Projected Cap Rate **4.75%**

New Property Value **\$2,451,200**

New Value Price Per SF	\$494
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Very Conservative
Price Per SF
For New Construction!

Project Returns

Land Cost	\$899,999
Construction	\$787,150
Total Project Cost	\$1,687,149

New Equity and Profit **\$764,051**

Project ROI % **45.29%**

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