



OFFERING MEMORANDUM



Move-In Ready Home + 2 Unit Development | 505 E 4th St, National City, CA 91950



Move-In Ready Home + 2 Unit Development

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Exclusively Marketed by:

Florian Sighe

The Browar Group
Vice President
(619) 894-3030
florian@thebrowargroup.com
Lic: 02072593





01 Executive Summary

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- Investment Summary
- Unit Mix Summary

OFFERING SUMMARY

ADDRESS	505 E 4th St National City CA 91950
COUNTY	San Diego
MARKET	National City
BUILDING SF	1,300 SF
LAND SF	6,632 SF
NUMBER OF UNITS	1
YEAR BUILT	1979
YEAR RENOVATED	2024
APN	556-123-13-00
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$899,999
PRICE PSF	\$692.31
PRICE PER UNIT	\$899,999
OCCUPANCY	97.00%
NOI (CURRENT)	\$33,832
NOI (With New Build)	\$117,180
CAP RATE (CURRENT)	3.76%
CAP RATE (With New Build)	13.02%
CASH ON CASH (CURRENT)	-8.91%
CASH ON CASH (With New Build)	28.13%
GRM (CURRENT)	18.29
GRM (With New Build)	6.10

PROPOSED FINANCING

Investment Loan	
LOAN TYPE	Amortized
DOWN PAYMENT	\$225,000
LOAN AMOUNT	\$674,999
INTEREST RATE	7.00%
LOAN TERMS	30
ANNUAL DEBT SERVICE	\$53,889
LOAN TO VALUE	75%
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	32,344	194,593	504,167
2024 Median HH Income	\$58,717	\$64,573	\$78,855
2024 Average HH Income	\$76,713	\$87,461	\$108,693



Investment Summary

The Browar Group is honored to present for sale this lovely, no-expense-spared Craftsman redesign and to the studs remodel, with an incredible opportunity attached to it. Boasting a modern open floor plan, the home features 4 large sized bedrooms, 2 bathrooms, and all the bells and whistles such as in unit laundry, central HVAC and off street parking via a single car garage.

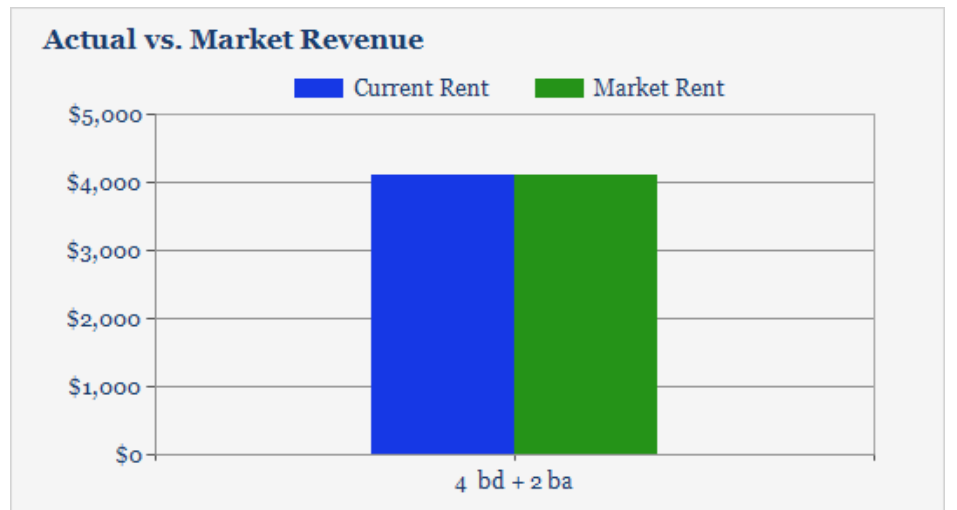
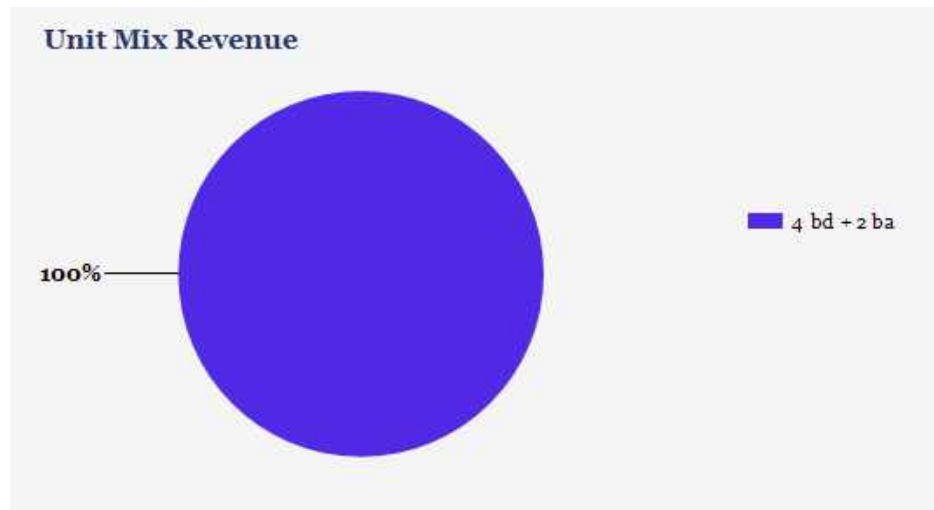
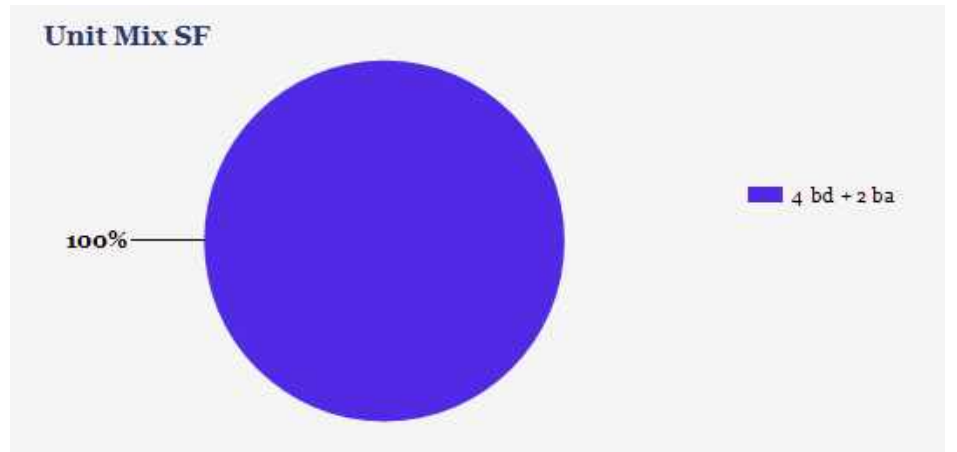
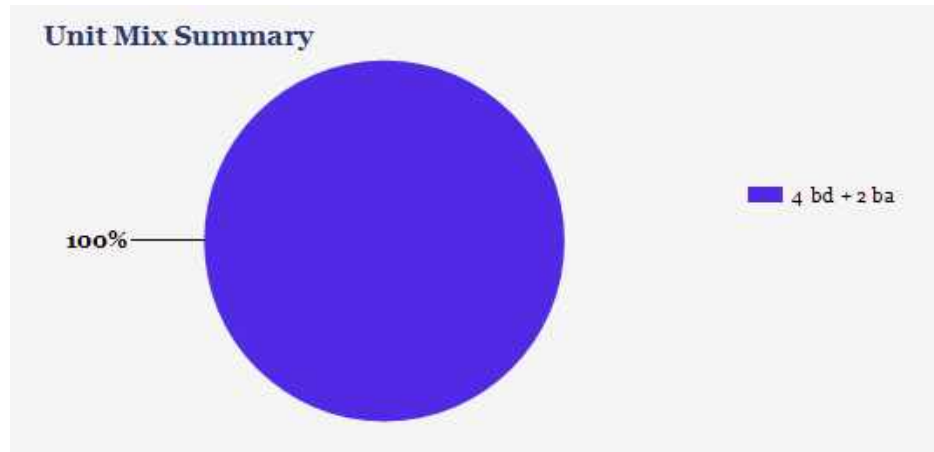
The owners have, ALL WITH PERMITS, enhanced nearly every inch of this property and the shopping list of upgrades is any buyer's dream to read. And that isn't even the best part, as the owners hold permit ready plans to add TWO new construction 3BR 3BA units in the back, on top of three new garages!

The plans come with the sale; all a buyer needs to do is pay permit fees and they are off to the races towards creating a substantial amount of equity and profit in the property. Please see enclosed marketing package for all the info you will need to be sold on making this home yours today!

Investment Highlights

- Fully renovated 4BR 2BA home featuring a brand new roof, full ABS plumbing upgrade, electrical upgrades, new solar (paid), fresh stucco exterior, new central air and ducting, new windows, full interior renovation, and much more (see full list on pages 40-41)
- Not a flipper lipstick deal! All upgrades done meticulously through permits and city inspections, with final sign off
- Permit Ready plans included in sale to build two new construction 3BR 3BA units which will add tremendous new equity to the property
- Once constructed, projected underwriting yields roughly \$700,000 of new equity for a buyer to capture (see enclosed)
- Perfectly suited for any owner occupant (FHA, VA, conventional) buyer, as well as an investor looking for a turnkey property with HUGE upside
- Amazing National City location just 10 mins to downtown San Diego, and 6 mins to the tremendous National City Bayfront development project

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
4 bd + 2 ba	1	1,300	\$4,100	\$3.15	\$4,100	\$4,100	\$3.15	\$4,100
Totals/Averages	1	1,300	\$4,100	\$3.15	\$4,100	\$4,100	\$3.15	\$4,100





02

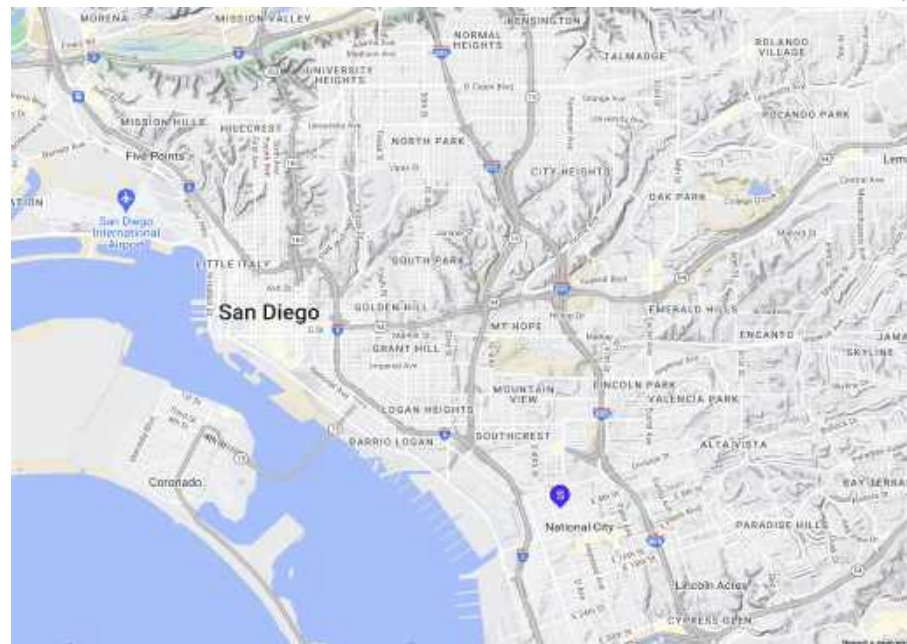
Location

Location Summary

Why Live In National City?

- National City, California is a wonderful place to live for many reasons, including its affordability, proximity to San Diego, and its many attractions:
- Affordability: National City is a more affordable option than other parts of San Diego, while still offering the conveniences of the city.
- Attractions: National City has many attractions, including historic sites, Victorian architecture, shopping, restaurants, and budget-friendly hotels.
- Climate: National City has a mild climate with warm, dry summers and mild winters.
- Parks: National City has many parks that are good for families.
- Schools: National City's public schools are above average.
- Transportation: National City has direct access to Interstate 5 and Interstate 805.
- Environmental: National City has an ordinance that prevents new polluting businesses from establishing themselves in the city.

Locator Map





03

Property Description

- Property Features
- Aerial Map
- Property Images

PROPERTY FEATURES

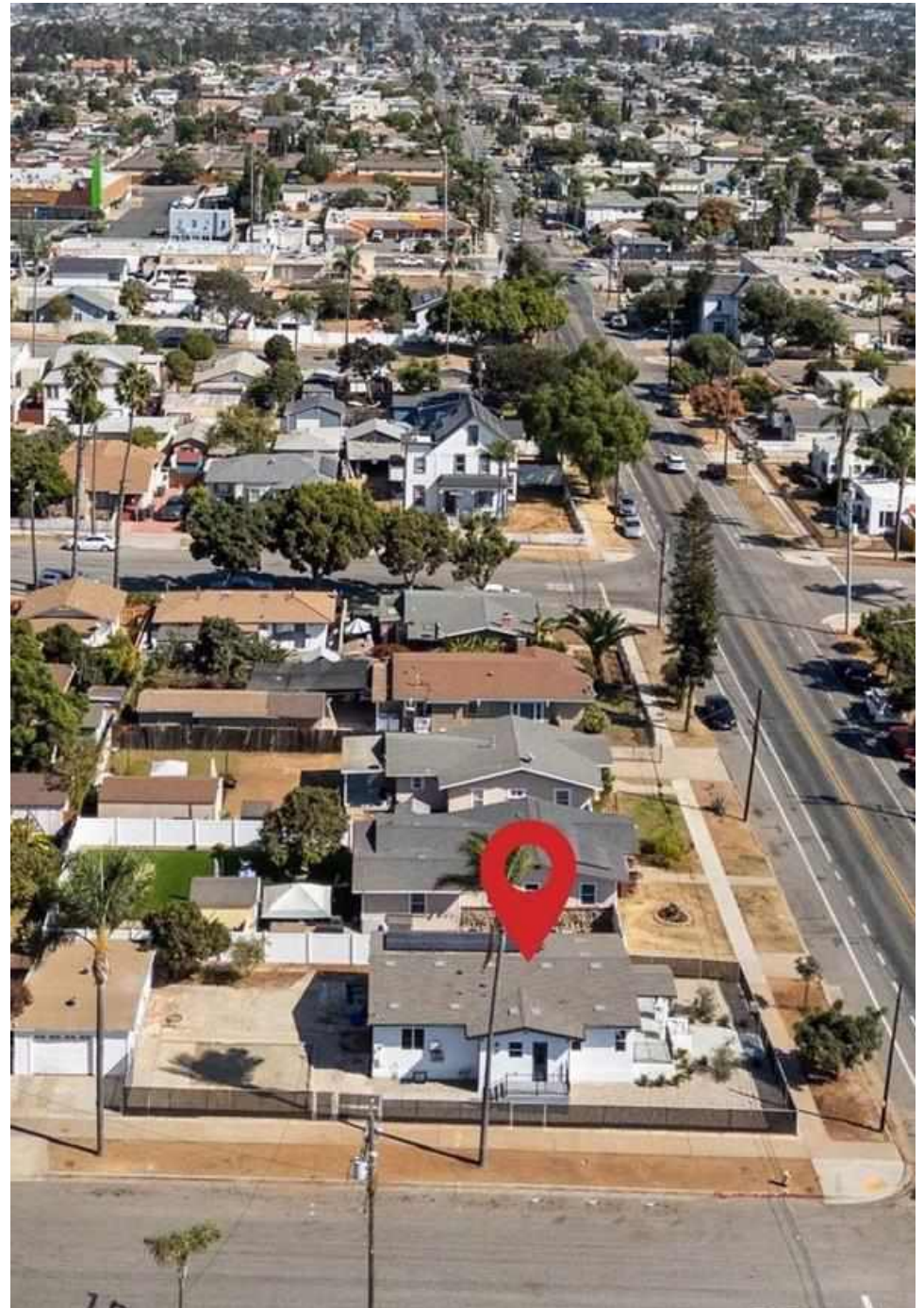
NUMBER OF UNITS	1
BUILDING SF	1,300
LAND SF	6,632
YEAR BUILT	1979
YEAR RENOVATED	2024
ZONING TYPE	RS-2 - Small Lot Residential
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
PARKING RATIO	2
WASHER/DRYER	In Unit

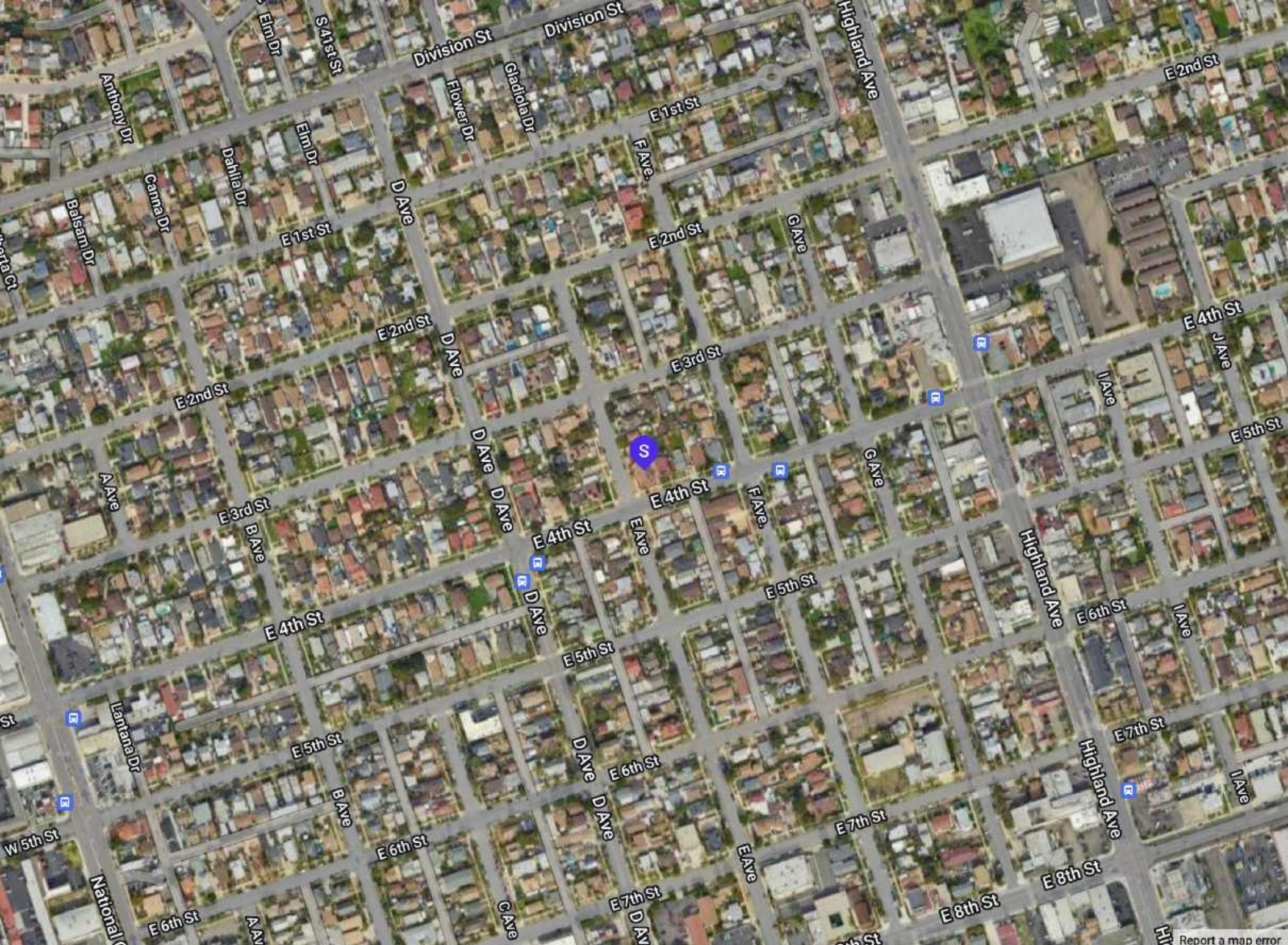
MECHANICAL

HVAC	Central Air
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CONSTRUCTION

FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Concrete
ROOF	Composition





[Report a map error](#)

















04

Rent Comps

- Rent Comparables
- Rent Comparables Summary Table
- Rent Comparables Map



\$4,000/mo

2801 Grove St, National City, CA 91950

4 beds **3** baths **1,560** sqft

[Request a tour](#)
[Request to apply](#)

- Single family residence
- Available now
- \$4,000 One-time fees
- No pets
- A/C
- Hookups laundry
- Parking
- Heating

Grove St SFR

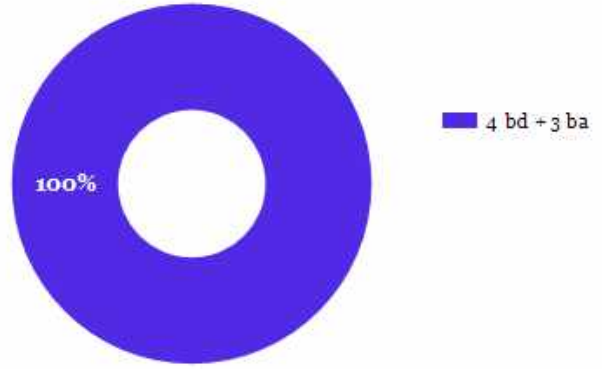
2801 Grove St, San Diego, CA 91950

Property Summary

DISTANCE 2.6 miles

Notes Original condition mostly, some upgrades, inferior to 4th

Unit Mix Breakdown



Unit Mix and Rent Schedule

Unit Mix	# of Units	SF	Rent Summary	Rent PSF
4 bd + 3 ba	1	1,560	\$4,000	\$2.56
Total/WAVG	1	1,560	\$4,000	\$2.56

Comparables Rent Analysis





Accepts Zillow applications

\$4,000/mo
942 S 40th St, San Diego, CA 92113

4 beds **2** baths **1,200** sqft

[Request a tour](#)
[Apply now](#)

Fast & easy Zillow application.
This property accepts Zillow applications. Click 'Apply now' to fill out the online form once and apply to as many participating properties as you want, just \$35 for 30 days.

- Single family residence
- Available now
- \$4,005 One-time fees
- No pets
- Central air
- Hookups/bundlr

40th St SFR

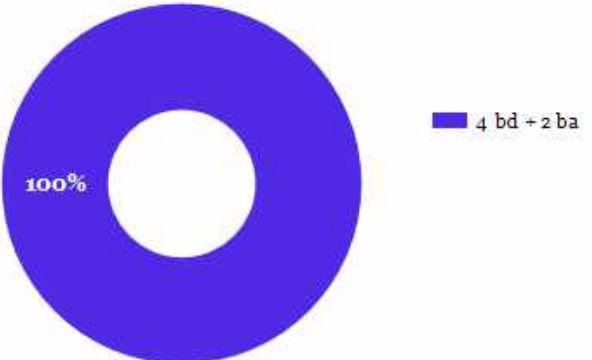
942 S 40th St, San Diego, CA 92113

Property Summary

DISTANCE 1.3 miles

Notes Remodeled but not to level of 4th St

Unit Mix Breakdown



Unit Mix and Rent Schedule

Unit Mix	# of Units	SF	Rent Summary	Rent PSF
4 bd + 2 ba	1	1,200	\$4,000	\$3.33
Total/WAVG	1	1,200	\$4,000	\$3.33

Comparables Rent Analysis



Accepts Zillow applications

\$4,500/mo
2791 Hopkins St, San Diego, CA 92139

4 beds **3** baths **1,440** sqft

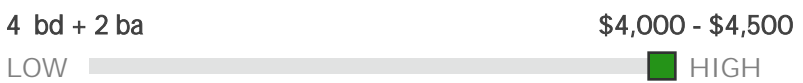
Fast & easy Zillow application.
This property accepts Zillow applications. Click 'Apply now' to fill out the online form once and apply to as many participating properties as you want. Just \$35 for 30 days.

- Single family residence
- Available from Nov 4, 2024
- \$4,535 One-time fee
- Small dogs OK
- Central air
- In-unit laundry

Unit Mix and Rent Schedule

Unit Mix	# of Units	SF	Rent Summary	Rent PSF
4 bd + 2 ba	1	1,440	\$4,500	\$3.13
Total/WAVG	1	1,440	\$4,500	\$3.13

Comparables Rent Analysis



Hopkins St SFR

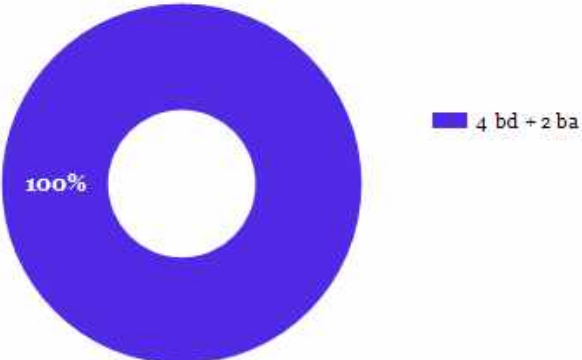
2791 Hopkins St, San Diego, CA 92139

Property Summary

DISTANCE 3.4 miles

Notes Inferior condition to 4th

Unit Mix Breakdown

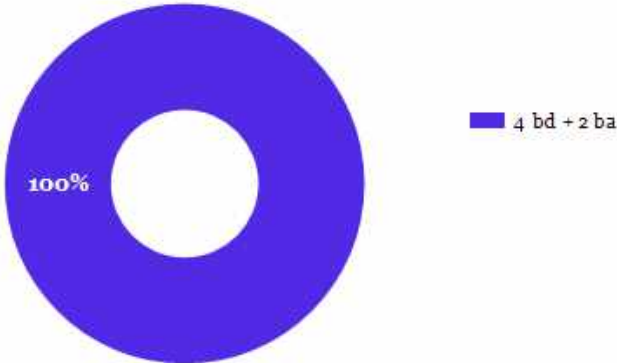




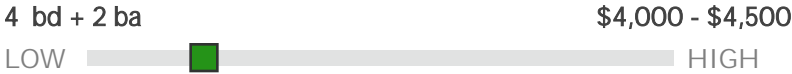
Unit Mix and Rent Schedule

Unit Mix	# of Units	SF	Rent Summary	Rent PSF
4 bd + 2 ba	1	1,300	\$4,100	\$3.15
Totals/Averages	1	1,300	\$4,100	\$3.15

Unit Mix Breakdown



Comparables Rent Analysis



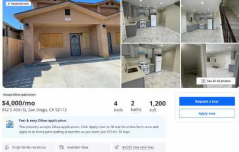

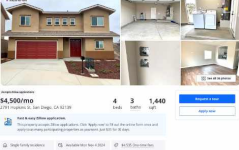




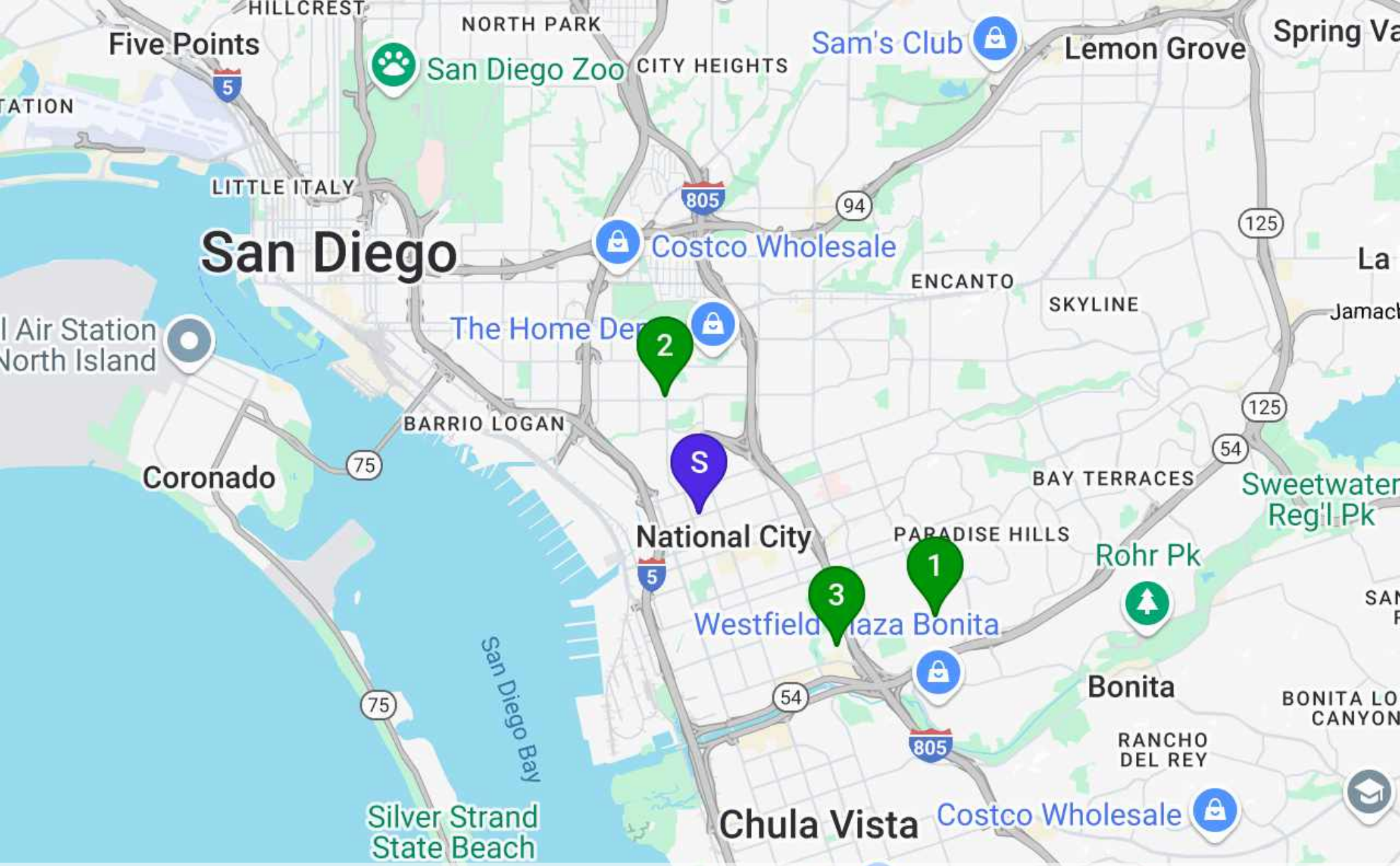
Move-In Ready Home + 2 Unit Development

505 E 4th St, National City, CA 91950

Property Summary

UNITS	1
YEAR BUILT	1979 / 2024
OCCUPANCY	97%
LAND SF	6,632

	PROPERTY	TOTAL UNITS	YR BLT	UNIT MIX	MILES								
1	 <p>Grove St SFR 2801 Grove St San Diego, CA 91950</p>	<table border="1"> <tr> <td>1</td> <td>4bd+3ba</td> <td>1,560sf</td> <td>\$4,000</td> </tr> <tr> <td colspan="4">1 TOTAL</td> </tr> </table>	1	4bd+3ba	1,560sf	\$4,000	1 TOTAL					 <p>100% 4bd+3ba</p>	2.6
1	4bd+3ba	1,560sf	\$4,000										
1 TOTAL													
2	 <p>40th St SFR 942 S 40th St San Diego, CA 92113</p>	<table border="1"> <tr> <td>1</td> <td>4bd+2ba</td> <td>1,200sf</td> <td>\$4,000</td> </tr> <tr> <td colspan="4">1 TOTAL</td> </tr> </table>	1	4bd+2ba	1,200sf	\$4,000	1 TOTAL					 <p>100% 4bd+2ba</p>	1.3
1	4bd+2ba	1,200sf	\$4,000										
1 TOTAL													
3	 <p>Hopkins St SFR 2791 Hopkins St San Diego, CA 92139</p>	<table border="1"> <tr> <td>1</td> <td>4bd+2ba</td> <td>1,440sf</td> <td>\$4,500</td> </tr> <tr> <td colspan="4">1 TOTAL</td> </tr> </table>	1	4bd+2ba	1,440sf	\$4,500	1 TOTAL					 <p>100% 4bd+2ba</p>	3.4
1	4bd+2ba	1,440sf	\$4,500										
1 TOTAL													
AVERAGES													
S	 <p>Move-In Ready Home + 2 Unit Development 505 E 4th St National City, CA 91950</p>		1979										



#	Property Name	Address	City
S	Move-In Ready Home + 2 Unit Development	505 E 4th St	National City
1	Grove St SFR	2801 Grove St	San Diego
2	40th St SFR	942 S 40th St	San Diego
3	Hopkins St SFR	2791 Hopkins St	San Diego



05

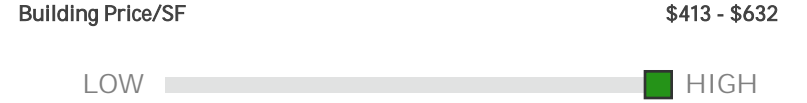
Sale Comps

- Sale Comparables
- Sale Comparables Summary
- Sale Comparables Map

1



BUILDING SF	1,456
YEAR BUILT	1929
SALE PRICE	\$920,000
PRICE/SF	\$631.87
CLOSING DATE	7/9/2024
DISTANCE	1.3 miles



4029 National Avenue
National City, CA 91950

Notes Older spanish 4BR 2BA house with flipper upgrades just 1.3 miles north of 4th - great comp

2



BUILDING SF	1,974
YEAR BUILT	2023
SALE PRICE	\$815,000
PRICE/SF	\$412.87
CLOSING DATE	1/5/2024
DISTANCE	1.7 miles



2811 C Avenue
National City, CA 91950

Notes New construction 4BR 3BA spec home in south National City

3



2816 C Avenue
National City, CA 91950

BUILDING SF	1,973
YEAR BUILT	2023
SALE PRICE	\$853,800
PRICE/SF	\$432.74
CLOSING DATE	11/28/2023
DISTANCE	1.7 miles



Notes New construction 4BR 3BA spec home in south National City

4



606 R Ave
National City, CA 91950

BUILDING SF	1,589
YEAR BUILT	1956
SALE PRICE	\$820,000
PRICE/SF	\$516.05
CLOSING DATE	5/9/2024
DISTANCE	0.9 miles



Notes A well maintained 4BR 2BA home with some upgrades, not to the level of 4th St.

5



BUILDING SF	1,620
YEAR BUILT	1962
SALE PRICE	\$865,000
PRICE/SF	\$533.95
CLOSING DATE	10/15/2024
DISTANCE	4.5 miles



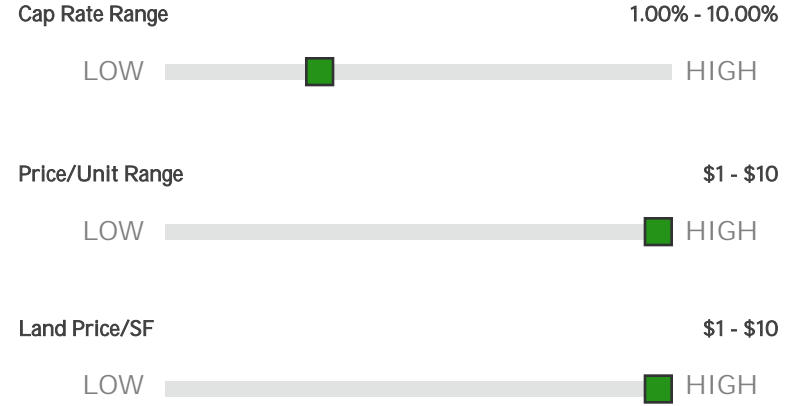
3228 Biggs Ct
National City, CA 91950

Notes Well maintained 4BR 2BA home, but nowhere near the quality and condition of 4th St

S









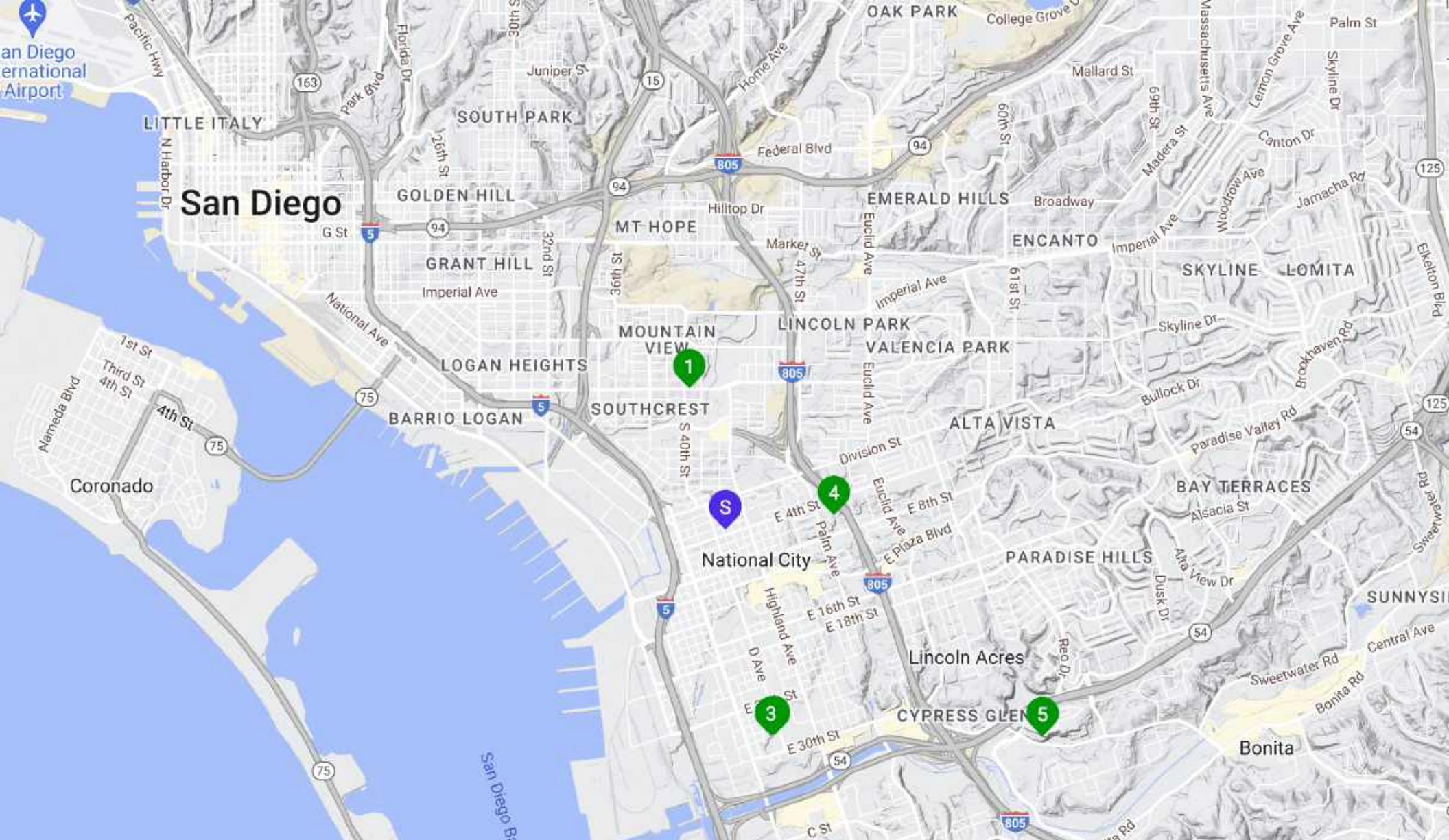
TOTAL UNITS	1
BUILDING SF	1,300
LAND SF	6,632
YEAR BUILT	1979 /2024
ASKING PRICE	\$899,999
PRICE/UNIT	\$899,999
PRICE PSF	\$692.31
CAP RATE	3.76%
GRM	18.29
OCCUPANCY	97%



Move-In Ready Home + 2 Unit Development

505 E 4th St
National City, CA 91950

	PROPERTY	UNITS	BUILT	SALE PRICE	PRICE/UNIT	PSF	CAP RATE	CLOSE DATE	DISTANCE (mi)
1	 4029 National Avenue National City, CA 91950	0	1929	\$920,000		\$631.87		7/9/2024	1.30
2	 2811 C Avenue National City, CA 91950	0	2023	\$815,000		\$412.87		1/5/2024	1.70
3	 2816 C Avenue National City, CA 91950	0	2023	\$853,800		\$432.74		11/28/2023	1.70
4	 606 R Ave National City, CA 91950	0	1956	\$820,000		\$516.05		5/9/2024	0.90
5	 3228 Biggs Ct National City, CA 91950	0	1962	\$865,000		\$533.95		10/15/2024	4.50
AVERAGES				\$854,760		\$505.50			
S	 Move-In Ready Home + 2 Unit Development 505 E 4th St National City, CA 91950	1	1979	\$899,999	\$899,999.00	\$692.31	3.76%		



#	Property Name	Address	City
S	Move-In Ready Home + 2 Unit Development	505 E 4th St	National City
1		4029 National Avenue	National City
2		2811 C Avenue	National City
3		2816 C Avenue	National City
4		606 R Ave	National City
5		3228 Biggs Ct	National City



06

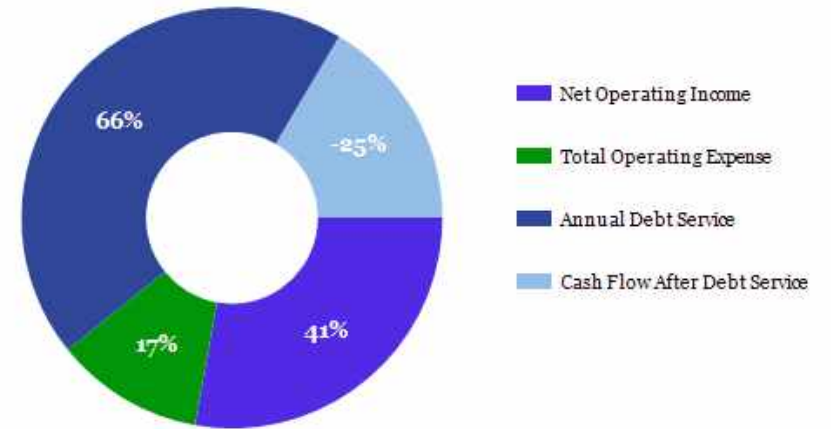
Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Development Project Info
- 4th St Deal Underwriting
- Construction Costs and Profit
- Full Upgrades List

REVENUE ALLOCATION

CURRENT

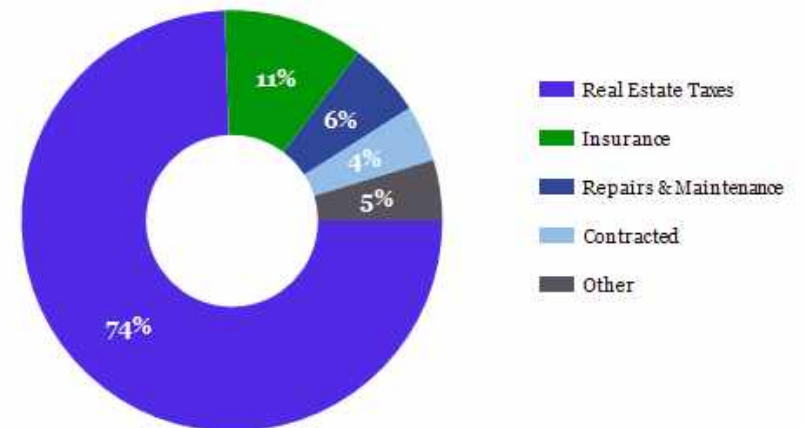
INCOME	CURRENT		WITH NEW BUILD	
Gross Scheduled Rent	\$49,200		\$147,600	
Gross Potential Income	\$49,200		\$147,600	
General Vacancy	-3.00%		-3.00%	
Effective Gross Income	\$47,724		\$143,172	
Less Expenses	\$13,892	29.10%	\$25,992	18.15%
Net Operating Income	\$33,832		\$117,180	
Annual Debt Service	\$53,889		\$53,889	
Cash flow	(\$20,057)		\$63,291	
Debt Coverage Ratio	0.63		2.17	



EXPENSES	CURRENT	Per Unit	WITH NEW BUILD	Per Unit
Real Estate Taxes	\$10,342	\$10,342	\$17,342	\$17,342
Insurance	\$1,500	\$1,500	\$3,500	\$3,500
Repairs & Maintenance	\$800	\$800	\$2,400	\$2,400
Contracted	\$600	\$600	\$1,200	\$1,200
Pest Control	\$400	\$400	\$800	\$800
Reserves	\$250	\$250	\$750	\$750
Total Operating Expense	\$13,892	\$13,892	\$25,992	\$25,992
Annual Debt Service	\$53,889		\$53,889	
Expense / SF	\$10.69		\$19.99	
% of EGI	29.10%		18.15%	

DISTRIBUTION OF EXPENSES

CURRENT



GLOBAL

Price	\$899,999
Millage Rate (not a growth rate)	1.15000%

PROPOSED FINANCING

Investment Loan	
Loan Type	Amortized
Down Payment	\$225,000
Loan Amount	\$674,999
Interest Rate	7.00%
Loan Terms	30
Annual Debt Service	\$53,889
Loan to Value	75%
Amortization Period	30 Years



DEVELOPMENT PROGRAM - ADU + SB9

Scope: Construct (2) new units with (4) new garage spaces in the backyard.

ADU Unit

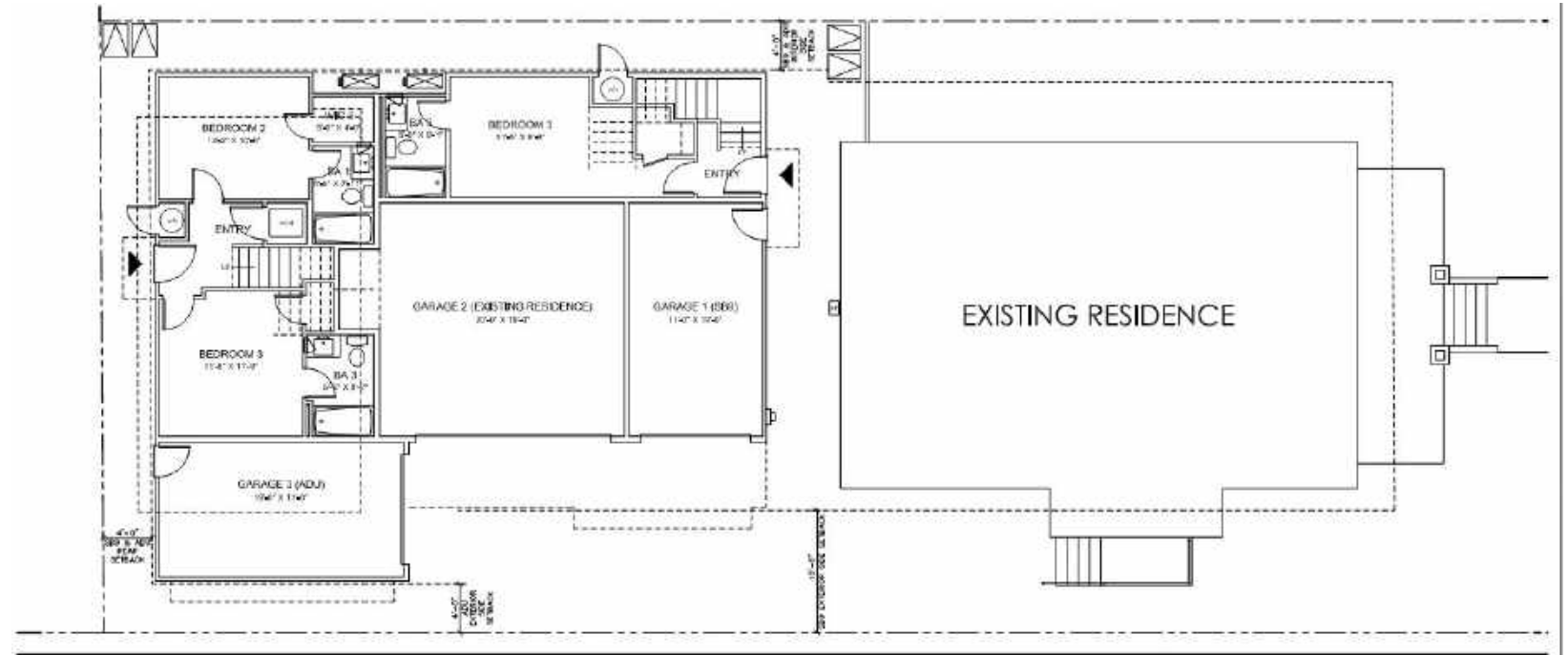
Bed/Bath: 3/3
SF: 1,199

SB9 Unit

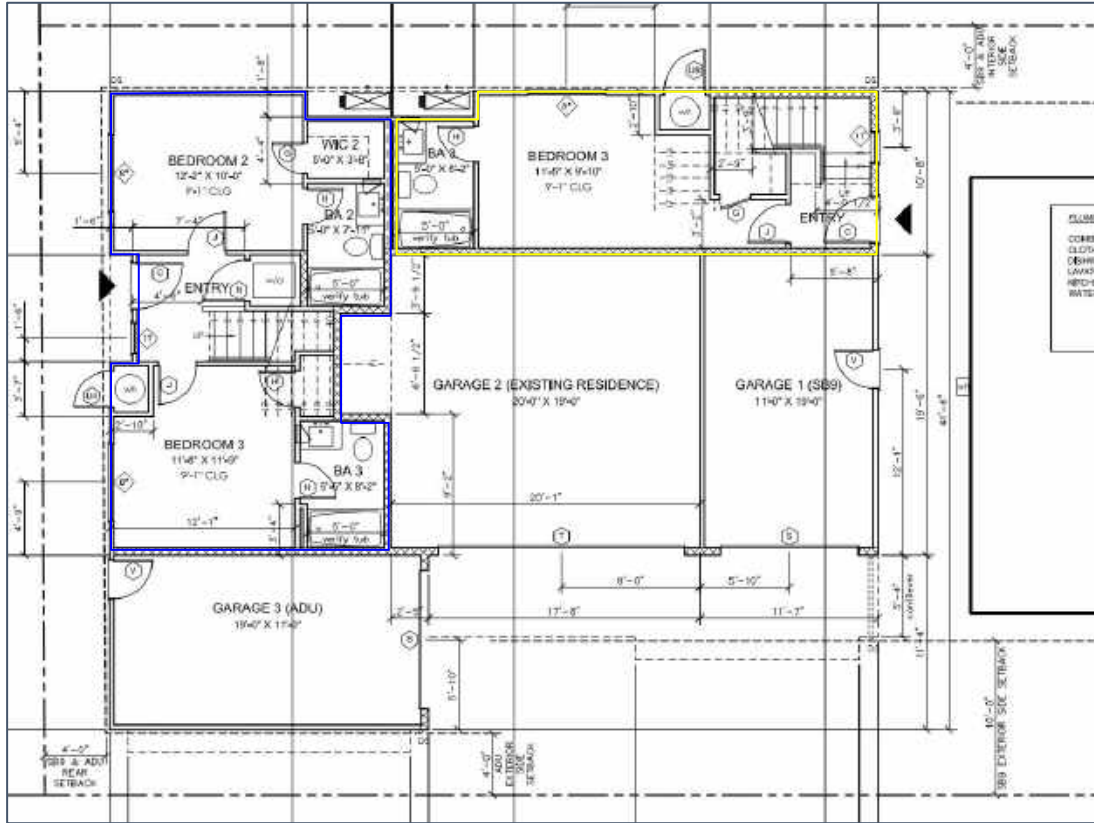
Bed/Bath: 3/3
SF: 1,341

Total New SF: 2,540

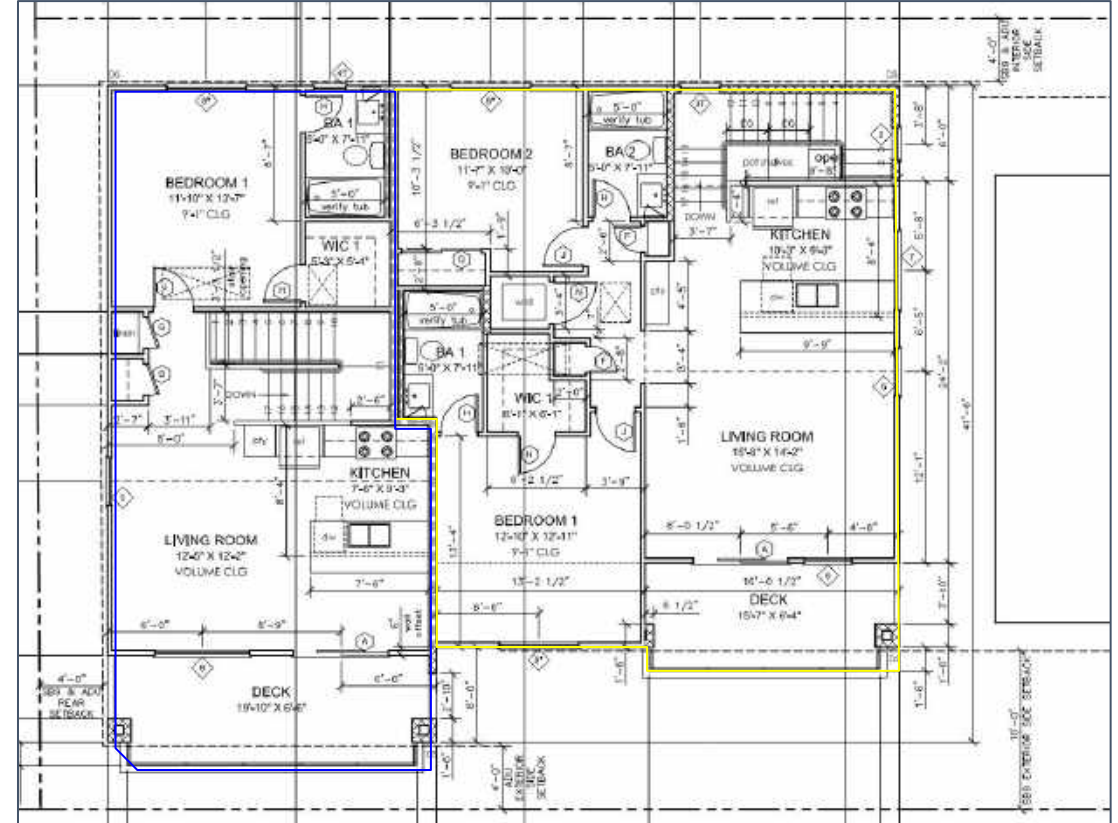
**(not including
garages SF)**



FLOOR PLANS - ADU + SB9



First Floor



Second Floor

SALES COMPARABLES (Post Construction Value)

Average \$/Unit	\$ 654,028
Average \$/SF	\$ 701.87
Average GRM	\$ 14.57

Address	1325-1327 Fifth Ave. Chula Vista, CA 91911	2317-23 Preece St. San Diego, CA 92111	6753 North Elman Street San Diego, CA 92111	4805 Iroquois Ave. San Diego, CA 92117	4477 Palm Ave. La Mesa, CA 91941	4111-4113 Clairemont Mesa Blvd. Clairemont	4924 Iroquois. San Diego, CA 92117	4243 Gila Ave. San Diego, CA 92117	6737-43 Thomson Ct. San Diego, CA 92111	
Neighborhood	Chula Vista	Linda Vista	Linda Vista	Claremont	La Mesa	Claremont	Claremont	Claremont	Linda Vista	
Sale Date	10/18/2023	10/5/2023	8/15/2023	7/20/2023	7/13/2023	5/26/2023	7/3/2023	11/29/2022	11/17/2022	
Sale Price	\$1,500,000	\$2,550,000	\$2,650,000	\$3,200,000	\$1,610,000	\$3,300,000	\$2,300,000	\$2,600,000	\$2,325,000	
\$/unit	\$500,000	\$637,500	\$662,500	\$800,000	\$603,333	\$660,000	\$575,000	\$666,667	\$581,250	
\$/sf	\$677	\$654	\$639	\$905	\$616	\$646	\$652	\$647	\$561	
Gross Income	\$99,600	\$164,560	\$193,360	\$232,848	\$131,172	\$223,126	\$144,468	N/A	\$155,232	
GRM	15.06	13.62	14.45	13.74	13.60	14.73	15.32	N/A	14.96	
Units	3	4	4	4	3	5	4	3	4	
Mix										
Existing	3/2	1,088 2/1 2/1	750 2/1 750 2/1.5	750 2/1 1,000 2/1	788 2/2 788	940 3/2	1,100 2/1 2/1	700 3/2 700	1,480 2/1 2/1	800 800
New	1/1 2/2	364 3/2 733 3/2	1,199 3/2 1,199 3/2	1,198 3/2 1,198 3/2	1,200 3/2 1,200 3/2	1,000 3/2 1,000 3/2 11 11	1,200 2/1 1,200 1/1 730 820	800 3/2 500 1/1	1,000 3/2 3/2 530	1,200 1,200
Total	2.215	3.856	4.146	3.376	2.940	5.110	2.700	3.070	4.000	
Notes	- 2 single car garages - Attached JADU and detached 2/2	- Tandem parking spaces, no garage - built 2nd story over existing home, 3 new units	- Tandem parking spaces, no garage - built 2nd story over existing home, 3 new units	-(2) 2 car garages off of an alley - 3 story w/ ocean views - high end finishes	- 2 single car garages in the +1 surface space - standard new apartment finishes	- 2 car garage w/ 4 surface spaces in the front yard - no alley access	- 2 single car garages off the alley - standard apartment finishes - all footages are estimates	- 1 car in front + 2 car garage off alley - higher quality finishes - 700 sq roof deck - new construction footages are estimates	- all surface parking spaces - standard apartment finishes	

Images



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			
			Current	Market		
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
					Market:	2.17
Cash On Cash Return			-8.9%	6.3%		
Principal Reduction			\$6,639	\$6,639		
Earned Return			-6.0%	6.9%		
The Browar Group						
Florian Sighe 619.894.3030 florian@thebrowargroup.com						
<p>The information contained herein has been obtained from sources believed reliable. While The Browar Group does not doubt its accuracy, we have not verified it, and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, financial, and legal advisors. You and your advisors should conduct a careful, independent, investigation of the property to determine to your satisfaction the suitability of the property to your needs.</p>						

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%**

The Browar Group

Florian Sighe | 619.894.3030 | florian@thebrowargroup.com

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THE BROWAR GROUP

Florian Sighe | 619-701-6797 ext 5 | florian@thebrowargroup.com

505 E 4th Street National City, CA 91950
FULL LIST OF UPGRADES AND RENOVATIONS

- Full interior renovation
 - New Subfloor with lightweight concrete leveler
 - New Floor
 - New White cabinets
 - New Countertops (kitchen gray , bathrooms white)
 - New faucets
 - New Paint interior
 - New Doors, frames and hardware.
 - New attic access panels
 - New Bedroom Shelving and Linen
 - New baseboards
 - New bathroom accessories
 - New Drywall and Insulation
- New Vinyl windows throughout
- Brand new roof
- Brand new solar, paid for and comes with sale
- New plumbing (cast iron main line is now ABS)
- Electrical upgrade
 - New LED lights
 - New Exhaust fan
 - New Ceiling fan
 - New dimmer switch
 - New circuit assembly
 - New smoke detectors

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San Diego, CA 92109



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- New CO2 detectors
 - New Tv/Data pre wire and trim
 - New phone line at kitchen
 - New connection center
 - New fiber optic provided by AT&T
- New stacked washer dryer
- New Refrigerator
- New dishwasher
- New central air and ducting system
- New porch/deck on side of house
- New landscaping throughout (low maintenance costs)
- New paint exterior
- New HVAC system
- New Vents
- New Gutters
- New Stucco for exterior

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2207 Garnet Avenue, Suite J
San Diego, CA 92109

Move-In Ready Home + 2 Unit Development

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Exclusively Marketed by:

Florian Sighe

The Browar Group

Vice President

(619) 894-3030

florian@thebrowargroup.com

Lic: 02072593

