

13346 Marigold Way

Investment Property - Buy & Hold

13346 Marigold Way
San Diego, CA 92130

\$ 970,000 Purchase Price · \$ 970,000 ARV

\$ 223,100 Cash Needed · -\$ 1,905/mo Cash Flow · 2.2% Cap Rate · -10.2% COC



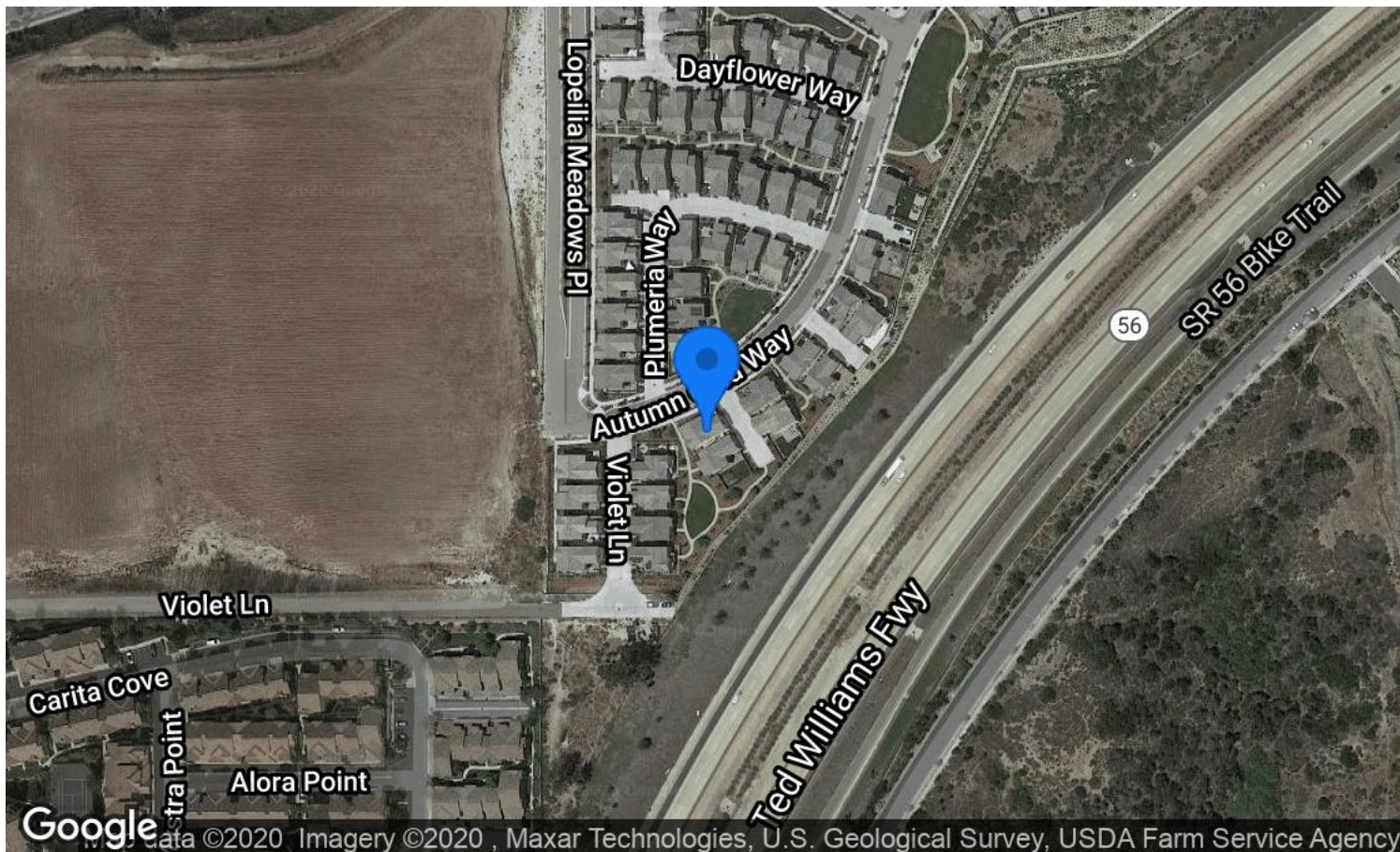
Property Description

ADDRESS

13346 Marigold Way
San Diego, CA 92130

DESCRIPTION

Property Type:	House
Beds / Baths:	4 BR / 3.0 BA
Square Footage:	2,239
Year Built:	2016
Parking:	
Lot Size:	2,480 sq.ft.
Zoning:	
MLS Number:	



Purchase Analysis & Returns

PURCHASE

Purchase Price:		\$ 970,000
Amount Financed:	-	\$ 776,000
Down Payment:	=	\$ 194,000
Purchase Costs:	+	\$ 29,100
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 223,100
After Repair Value:		\$ 970,000
Price Per Square Foot:		\$ 433.2

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	2.2% / 2.2%
Cash on Cash Return:	-10.2%
Return on Equity:	-9.7%
Return on Investment:	-31%
Internal Rate of Return:	-31%
Rent to Value:	0.4%
Gross Rent Multiplier:	20.21
Equity Multiple:	0.69
Break Even Ratio:	142.6%
Debt Coverage Ratio:	0.49
Debt Yield:	2.8%

PURCHASE COSTS

Total (3% of Price):	\$ 29,100
-----------------------------	------------------

FINANCING (PURCHASE)

Loan Type:	Amortizing
Loan Amount:	\$ 776,000
Loan to Cost (LTC):	80%
Loan to Value (LTV):	80%
Loan Term:	30 Years
Interest Rate:	4%
Finance Rehab Costs:	No
Loan Payments:	\$ 3,705 Per Month \$ 44,457 Per Year

ASSUMPTIONS & PROJECTIONS

Rehab Cost Overrun:	0%
Vacancy:	5%
Appreciation:	3% Per Year
Income Increase:	2% Per Year
Expenses Increase:	2% Per Year
Selling Costs:	6% of Sales Price
Land Value:	\$ 0

REHAB COSTS

Rehab Costs:	\$ 0
Cost Overrun:	\$ 0 (0%)
Total:	\$ 0

Cash Flow (Year 1)

		Monthly	Yearly
CASH FLOW			
Gross Rent:		\$ 4,000	\$ 48,000
Vacancy (5%):	-	\$ 200	\$ 2,400
Other Income:	+	\$ 0	\$ 0
Operating Income:	=	\$ 3,800	\$ 45,600
Operating Expenses (52.6%):	-	\$ 2,000	\$ 24,000
Net Operating Income:	=	\$ 1,800	\$ 21,600
Loan Payments:	-	\$ 3,705	\$ 44,457
Cash Flow:	=	-\$ 1,905	-\$ 22,857

		Monthly	Yearly
OTHER INCOME			
Total:		\$ 0	\$ 0

		Monthly	Yearly
EXPENSES			
Total (50% of Rent):		\$ 2,000	\$ 24,000

Buy & Hold Projections

	APPRECIATION 3% Per Year	INCOME INCREASE 2% Per Year	EXPENSES INCREASES 2% Per Year		SELLING COSTS 6% of Price	
	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
INCOME						
Gross Rent:	\$ 48,000	\$ 49,939	\$ 51,957	\$ 57,364	\$ 69,927	\$ 85,241
Vacancy (5%):	- \$ 2,400	- \$ 2,497	- \$ 2,598	- \$ 2,868	- \$ 3,496	- \$ 4,262
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Operating Income:	= \$ 45,600	= \$ 47,442	= \$ 49,359	= \$ 54,496	= \$ 66,431	= \$ 80,979
EXPENSES						
Total Expenses:	\$ 24,000	\$ 24,970	\$ 25,979	\$ 28,682	\$ 34,964	\$ 42,621
Operating Expenses:	= \$ 24,000	= \$ 24,970	= \$ 25,979	= \$ 28,682	= \$ 34,964	= \$ 42,621
CASH FLOW						
Operating Income:	\$ 45,600	\$ 47,442	\$ 49,359	\$ 54,496	\$ 66,431	\$ 80,979
Operating Expenses:	- \$ 24,000	- \$ 24,970	- \$ 25,979	- \$ 28,682	- \$ 34,964	- \$ 42,621
Net Operating Income:	= \$ 21,600	= \$ 22,472	= \$ 23,380	= \$ 25,814	= \$ 31,467	= \$ 38,358
Loan Payments:	- \$ 44,457	- \$ 44,457	- \$ 44,457	- \$ 44,457	- \$ 44,457	- \$ 44,457
Cash Flow:	= -\$ 22,857	= -\$ 21,985	= -\$ 21,077	= -\$ 18,643	= -\$ 12,990	= -\$ 6,099
TAX BENEFITS & DEDUCTIONS						
Operating Expenses:	\$ 24,000	\$ 24,970	\$ 25,979	\$ 28,682	\$ 34,964	\$ 42,621
Loan Interest:	+ \$ 30,791	+ \$ 29,655	+ \$ 28,424	+ \$ 24,881	+ \$ 15,273	+ \$ 948
Depreciation:	+ \$ 36,331	+ \$ 36,331	+ \$ 36,331	+ \$ 36,331	+ \$ 36,331	+ \$ 0
Total Deductions:	= \$ 91,122	= \$ 90,956	= \$ 90,734	= \$ 89,894	= \$ 86,568	= \$ 43,569
EQUITY ACCUMULATION						
Property Value:	\$ 999,100	\$ 1,059,945	\$ 1,124,496	\$ 1,303,599	\$ 1,751,928	\$ 2,354,445
Loan Balance:	- \$ 762,334	- \$ 733,310	- \$ 701,873	- \$ 611,364	- \$ 365,918	- \$ 0
Total Equity:	= \$ 236,766	= \$ 326,635	= \$ 422,623	= \$ 692,235	= \$ 1,386,010	= \$ 2,354,445
SALE ANALYSIS						
Equity:	\$ 236,766	\$ 326,635	\$ 422,623	\$ 692,235	\$ 1,386,010	\$ 2,354,445
Selling Costs (6%):	- \$ 59,946	- \$ 63,597	- \$ 67,470	- \$ 78,216	- \$ 105,116	- \$ 141,267
Sale Proceeds:	= \$ 176,820	= \$ 263,038	= \$ 355,154	= \$ 614,020	= \$ 1,280,894	= \$ 2,213,178
Cumulative Cash Flow:	+ -\$ 22,857	+ -\$ 67,267	+ -\$ 109,879	+ -\$ 208,058	+ -\$ 364,321	+ -\$ 457,447
Total Cash Invested:	- \$ 223,100	- \$ 223,100	- \$ 223,100	- \$ 223,100	- \$ 223,100	- \$ 223,100

	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
Total Profit:	= -\$ 69,137	= -\$ 27,329	= \$ 22,175	= \$ 182,862	= \$ 693,473	= \$ 1,532,631

INVESTMENT RETURNS

Cap Rate (Purchase Price):	2.2%	2.3%	2.4%	2.7%	3.2%	4%
Cap Rate (Market Value):	2.2%	2.1%	2.1%	2%	1.8%	1.6%
Cash on Cash Return:	-10.2%	-9.9%	-9.4%	-8.4%	-5.8%	-2.7%
Return on Equity:	-9.7%	-6.7%	-5%	-2.7%	-0.9%	-0.3%
Return on Investment:	-31%	-12.2%	9.9%	82%	310.8%	687%
Internal Rate of Return:	-31%	-3.8%	1.6%	4.7%	5.3%	5.2%

FINANCIAL RATIOS

Rent to Value:	0.4%	0.4%	0.4%	0.4%	0.3%	0.3%
Gross Rent Multiplier:	20.81	21.22	21.64	22.73	25.05	27.62
Equity Multiple:	0.69	0.88	1.1	1.82	4.11	7.87
Break Even Ratio:	142.6%	139%	135.6%	127.5%	113.6%	102.2%
Debt Coverage Ratio:	0.49	0.51	0.53	0.58	0.71	0.86
Debt Yield:	2.8%	3.1%	3.3%	4.2%	8.6%	-

Recent Comparable Sales

Average Sale Price

\$ 1,062,600 (\$ 476/sq.ft.)







\$ 970,000 - \$ 1,210,000

\$ 421/sq.ft. - \$ 513/sq.ft.

Estimated ARV Based on Average Price/
Sq.Ft.

\$ 1,064,868



Property	Distance	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
 13346 Marigold Way San Diego, CA 92130	0 mi	House Built 2016	4	3.0	2,239	\$ 970,000 \$ 433/sq.ft.	08/12/2019
 12922 Peppergrass Creek Gate Unit 69 San Diego, CA 92130	0.21 mi	House Built 2018	4	4.0	2,032	\$ 976,000 \$ 480/sq.ft.	10/29/2019
 6107 African Holly Trl San Diego, CA 92130	0.35 mi	House Built 2007	4	2.5	2,413	\$ 1,015,000 \$ 421/sq.ft.	12/06/2019
 13565 Lavender Way San Diego, CA 92130	0.36 mi	House Built 2003	3	3.0	2,007	\$ 970,000 \$ 483/sq.ft.	12/16/2019
 6056 Roselle Meadows Trl San Diego, CA 92130	0.45 mi	House Built 2005	4	3.0	2,376	\$ 1,142,000 \$ 481/sq.ft.	02/21/2020
 13408 Hudson San Diego, CA 92130	0.47 mi	House	4	3.0	2,358	\$ 1,210,000 \$ 513/sq.ft.	04/06/2020

Recent Comparable Rental Listings

Average Listed Rent

\$ 4,650 (\$ 2.02/sq.ft.)







\$ 4,300 - \$ 5,800

\$ 1.80/sq.ft. - \$ 2.56/sq.ft.



Estimated Rent Based on Average Rent/
Sq.Ft.

\$ 4,514

Property	Distance	Type	Beds	Baths	Sq.Ft.	Listed Rent	Listing Date
 13346 Marigold Way San Diego, CA 92130	0 mi	House Built 2016	4	3.0	2,239	-	-
 6152 Blue Dawn Trl San Diego, CA 92130	0.42 mi	House	4	3	2,165	\$ 4,350 \$ 2.01/sq.ft.	05/05/2020
 13559 Sage Mesa Rd, # 92130 San Diego, CA 92130	0.29 mi	House	4	3	2,390	\$ 4,500 \$ 1.88/sq.ft.	01/12/2020
 13561 Chamise Vista Ln San Diego, CA 92130	0.35 mi	House	4	3	2,390	\$ 4,300 \$ 1.80/sq.ft.	12/20/2019
 7050 Selena Way San Diego, CA 92130	0.76 mi	House	4	3	2,263	\$ 5,800 \$ 2.56/sq.ft.	06/17/2020
 6732 Torenia Trl San Diego, CA 92130	0.64 mi	House	4	3	2,348	\$ 4,300 \$ 1.83/sq.ft.	03/21/2020

Property Photos



Disclaimer

This Report is provided solely for general business information purposes. No advisory, fiduciary or other relationship is created by any acceptance or use of this Report.

The inclusion of this Report with any other materials does not constitute an endorsement by DealCheck of any third party or any third party's products or services. The projected valuation, financial and investment return information, conclusions and other information contained in this Report are based upon tested methodologies for accuracy. However, such information and conclusions are not definitive forecasts, appraisals or opinions of valuations. All such information and conclusions are stated in terms of probability of likelihood based on market factors and information submitted to DealCheck, and such information and conclusions are not guaranteed by DealCheck and should not be construed as a certified appraisal or valuation, or investment advice.

DealCheck uses or has used public and/or confidential data and assumptions provided to DealCheck by third parties, and DealCheck has not independently verified the data and assumptions used in these analyses or data sets. Attributes for properties may be inaccurate because county assessor and property data does not always include recent additions and/or modifications to property structures. Changes in the underlying data or operating assumptions, or any loss of access to any one or more sources will clearly impact the analyses, information and conclusions set forth in this Report.

DATA SOURCES

Comparable sale information and some property photos are provided by © Zillow, Inc., 2006-2020. Use is subject to Zillow's [Terms of Use](#).

Comparable rental listing information is provided by third-party vendors, and is compiled from public rental listings.