

1750 S El Camino Real Unit 102

Investment Property - Buy & Hold

1750 S El Camino Real Unit 102
Encinitas, CA 92024

\$ 310,000 Purchase Price · **\$ 310,000 ARV**

\$ 71,300 Cash Needed · **-\$ 17/mo Cash Flow** · **3.5% Cap Rate** · **-0.3% COC**



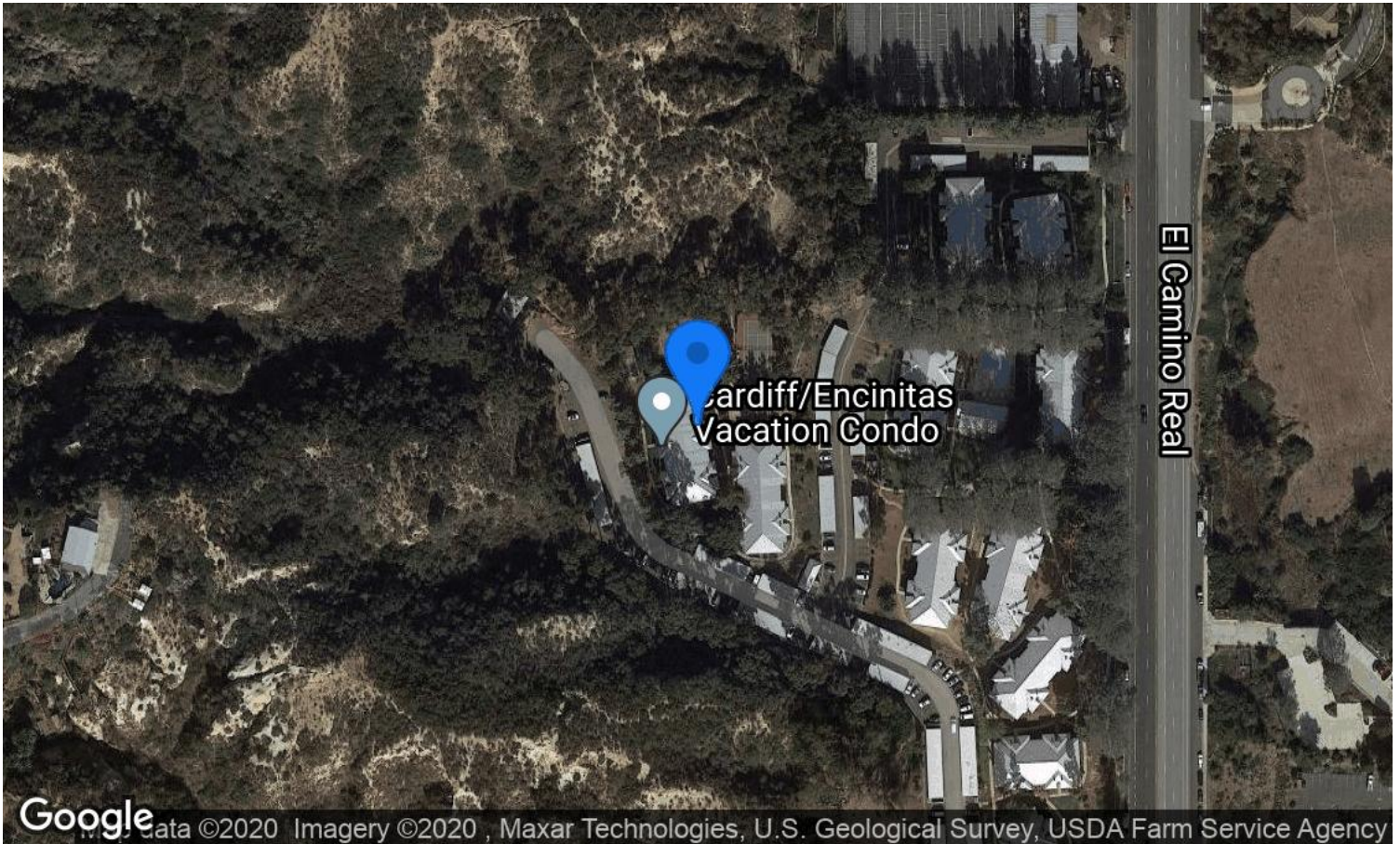
Property Description

ADDRESS

1750 S El Camino Real Unit 102
Encinitas, CA 92024

DESCRIPTION

Property Type:	Condo
Beds / Baths:	1 BR / 1.0 BA
Square Footage:	650
Year Built:	1998
Parking:	Carport, Off-street
Zoning:	
MLS Number:	



Purchase Analysis & Returns

PURCHASE

Purchase Price:		\$ 310,000
Amount Financed:	-	\$ 248,000
Down Payment:	=	\$ 62,000
Purchase Costs:	+	\$ 9,300
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 71,300
After Repair Value:		\$ 310,000
Price Per Square Foot:		\$ 476.9

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	3.5% / 3.5%
Cash on Cash Return:	-0.3%
Return on Equity:	-0.2%
Return on Investment:	-10.4%
Internal Rate of Return:	-10.4%
Rent to Value:	0.6%
Gross Rent Multiplier:	12.92
Equity Multiple:	0.9
Break Even Ratio:	95.8%
Debt Coverage Ratio:	0.98
Debt Yield:	4.4%

PURCHASE COSTS

Total (3% of Price):	\$ 9,300
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FINANCING (PURCHASE)

Loan Type:	Amortizing
Loan Amount:	\$ 248,000
Loan to Cost (LTC):	80%
Loan to Value (LTV):	80%
Loan Term:	30 Years
Interest Rate:	2%
Finance Rehab Costs:	No
Loan Payments:	\$ 917 Per Month \$ 11,000 Per Year

ASSUMPTIONS & PROJECTIONS

Rehab Cost Overrun:	0%
Vacancy:	5%
Appreciation:	5% Per Year
Income Increase:	3% Per Year
Expenses Increase:	3% 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:		\$ 2,000	\$ 24,000
Vacancy (5%):	-	\$ 100	\$ 1,200
Other Income:	+	\$ 0	\$ 0
Operating Income:	=	\$ 1,900	\$ 22,800
Operating Expenses (52.6%):	-	\$ 1,000	\$ 12,000
Net Operating Income:	=	\$ 900	\$ 10,800
Loan Payments:	-	\$ 917	\$ 11,000
Cash Flow:	=	-\$ 17	-\$ 200

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

		Monthly	Yearly
EXPENSES			
Total (50% of Rent):		\$ 1,000	\$ 12,000

Buy & Hold Projections

	APPRECIATION 5% Per Year	INCOME INCREASE 3% Per Year	EXPENSES INCREASES 3% Per Year	SELLING COSTS 6% of Price		
	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
INCOME						
Gross Rent:	\$ 24,000	\$ 25,462	\$ 27,012	\$ 31,315	\$ 42,084	\$ 56,558
Vacancy (5%):	- \$ 1,200	- \$ 1,273	- \$ 1,351	- \$ 1,566	- \$ 2,104	- \$ 2,828
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Operating Income:	= \$ 22,800	= \$ 24,189	= \$ 25,661	= \$ 29,749	= \$ 39,980	= \$ 53,730
EXPENSES						
Total Expenses:	\$ 12,000	\$ 12,731	\$ 13,506	\$ 15,658	\$ 21,042	\$ 28,279
Operating Expenses:	= \$ 12,000	= \$ 12,731	= \$ 13,506	= \$ 15,658	= \$ 21,042	= \$ 28,279
CASH FLOW						
Operating Income:	\$ 22,800	\$ 24,189	\$ 25,661	\$ 29,749	\$ 39,980	\$ 53,730
Operating Expenses:	- \$ 12,000	- \$ 12,731	- \$ 13,506	- \$ 15,658	- \$ 21,042	- \$ 28,279
Net Operating Income:	= \$ 10,800	= \$ 11,458	= \$ 12,155	= \$ 14,091	= \$ 18,938	= \$ 25,451
Loan Payments:	- \$ 11,000	- \$ 11,000	- \$ 11,000	- \$ 11,000	- \$ 11,000	- \$ 11,000
Cash Flow:	= -\$ 200	= \$ 458	= \$ 1,155	= \$ 3,091	= \$ 7,938	= \$ 14,451
TAX BENEFITS & DEDUCTIONS						
Operating Expenses:	\$ 12,000	\$ 12,731	\$ 13,506	\$ 15,658	\$ 21,042	\$ 28,279
Loan Interest:	+ \$ 4,904	+ \$ 4,656	+ \$ 4,397	+ \$ 3,703	+ \$ 2,089	+ \$ 118
Depreciation:	+ \$ 11,611	+ \$ 11,611	+ \$ 11,611	+ \$ 11,611	+ \$ 11,611	+ \$ 0
Total Deductions:	= \$ 28,515	= \$ 28,998	= \$ 29,514	= \$ 30,972	= \$ 34,742	= \$ 28,397
EQUITY ACCUMULATION						
Property Value:	\$ 325,500	\$ 358,864	\$ 395,647	\$ 504,957	\$ 822,522	\$ 1,339,802
Loan Balance:	- \$ 241,904	- \$ 229,342	- \$ 216,267	- \$ 181,199	- \$ 99,622	- \$ 0
Total Equity:	= \$ 83,596	= \$ 129,522	= \$ 179,380	= \$ 323,758	= \$ 722,900	= \$ 1,339,802
SALE ANALYSIS						
Equity:	\$ 83,596	\$ 129,522	\$ 179,380	\$ 323,758	\$ 722,900	\$ 1,339,802
Selling Costs (6%):	- \$ 19,530	- \$ 21,532	- \$ 23,739	- \$ 30,297	- \$ 49,351	- \$ 80,388
Sale Proceeds:	= \$ 64,066	= \$ 107,990	= \$ 155,641	= \$ 293,460	= \$ 673,549	= \$ 1,259,414
Cumulative Cash Flow:	+ -\$ 200	+ \$ 382	+ \$ 2,338	+ \$ 13,807	+ \$ 70,195	+ \$ 183,807
Total Cash Invested:	- \$ 71,300	- \$ 71,300	- \$ 71,300	- \$ 71,300	- \$ 71,300	- \$ 71,300

	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
Total Profit:	= -\$ 7,434	= \$ 37,072	= \$ 86,679	= \$ 235,967	= \$ 672,444	= \$ 1,371,921

INVESTMENT RETURNS

Cap Rate (Purchase Price):	3.5%	3.7%	3.9%	4.5%	6.1%	8.2%
Cap Rate (Market Value):	3.3%	3.2%	3.1%	2.8%	2.3%	1.9%
Cash on Cash Return:	-0.3%	0.6%	1.6%	4.3%	11.1%	20.3%
Return on Equity:	-0.2%	0.4%	0.6%	1%	1.1%	1.1%
Return on Investment:	-10.4%	52%	121.6%	331%	943.1%	1,924.2%
Internal Rate of Return:	-10.4%	15%	17.3%	16%	13.1%	11.5%

FINANCIAL RATIOS

Rent to Value:	0.6%	0.6%	0.6%	0.5%	0.4%	0.4%
Gross Rent Multiplier:	13.56	14.09	14.65	16.13	19.54	23.69
Equity Multiple:	0.9	1.52	2.22	4.31	10.43	20.24
Break Even Ratio:	95.8%	93.2%	90.7%	85.1%	76.1%	69.4%
Debt Coverage Ratio:	0.98	1.04	1.11	1.28	1.72	2.31
Debt Yield:	4.5%	5%	5.6%	7.8%	19%	-

Recent Comparable Rental Listings

Average Listed Rent

\$ 2,256 (\$ 3.72/sq.ft.)

\$ 1,900 - \$ 2,495

\$ 2.59/sq.ft. - \$ 4.99/sq.ft.

Estimated Rent Based on Average Rent/
Sq.Ft.

\$ 2,415



Property	Distance	Type	Beds	Baths	Sq.Ft.	Listed Rent	Listing Date
A 1750 S El Camino Real Unit 102 Encinitas, CA 92024	0 mi	Condo Built 1998	1	1.0	650	-	-
B 1750 S El Camino Real, Unit K106 Encinitas, CA 92024	0 mi	Condo	1	1	-	\$ 2,195	12/05/2019
C 2549 Montgomery Ave Cardiff, CA 92007	1.24 mi	Condo	1	1	550	\$ 2,400 \$ 4.36/sq.ft.	04/01/2020
D 2490 Oxford Ave Unit B Cardiff By The Sea, CA 92007	1.2 mi	Condo	1	1	500	\$ 2,495 \$ 4.99/sq.ft.	03/06/2020
E 1977 Ursina Pl Encinitas, CA 92024	1.07 mi	Condo	2	1	884	\$ 2,290 \$ 2.59/sq.ft.	05/15/2020
F 1750 S El Camino Real, Unit 103 Encinitas, CA 92024	0 mi	House	1	1	650	\$ 1,900 \$ 2.92/sq.ft.	12/10/2019

Property Photos



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