

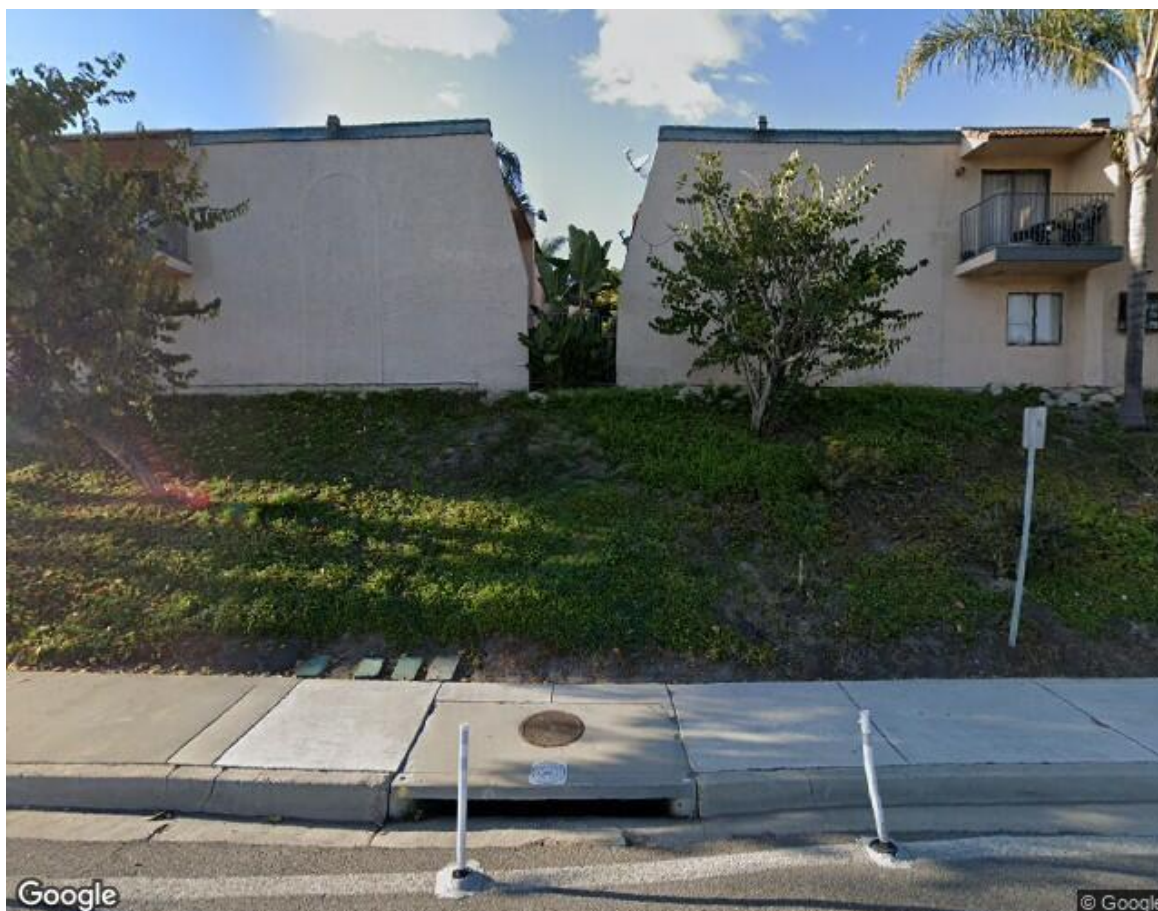
## 2132 Oceanside Blvd

### Investment Property - Buy & Hold

2132 Oceanside Blvd  
Oceanside, CA 92054

**\$ 238,000 Purchase Price · \$ 238,000 ARV**

**\$ 54,740 Cash Needed · \$ 33/mo Cash Flow · 4.7% Cap Rate · 0.7% COC**



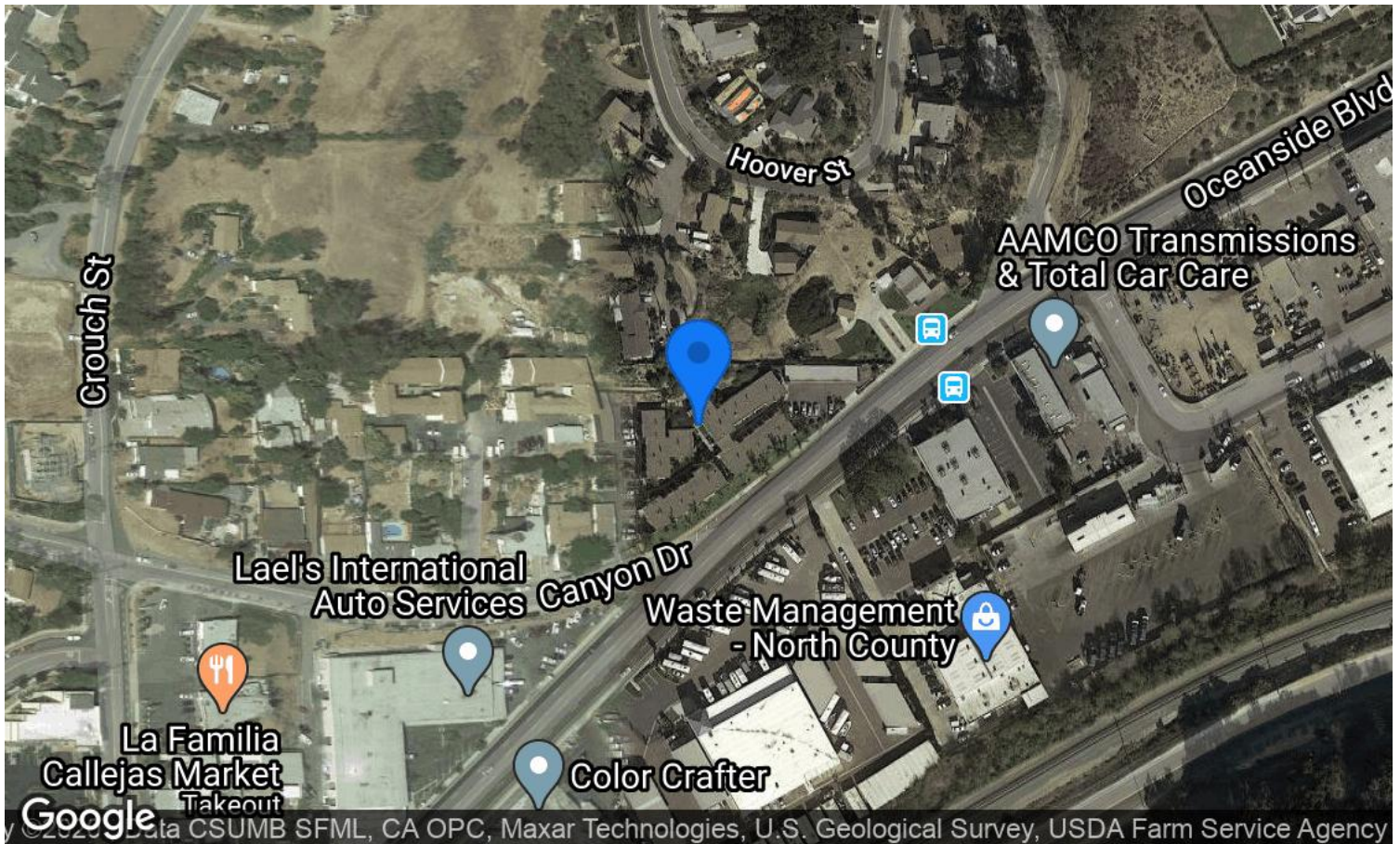
## Property Description

### ADDRESS

2132 Oceanside Blvd  
Oceanside, CA 92054

### DESCRIPTION

Property Type:	Condo
Beds / Baths:	2 BR / 1.5 BA
Square Footage:	954
Year Built:	1981
Parking:	
Zoning:	
MLS Number:	



## Purchase Analysis & Returns

### PURCHASE

Purchase Price:		\$ 238,000
Amount Financed:	-	\$ 190,400
<b>Down Payment:</b>	<b>=</b>	<b>\$ 47,600</b>
Purchase Costs:	+	\$ 7,140
Rehab Costs:	+	\$ 0
<b>Total Cash Needed:</b>	<b>=</b>	<b>\$ 54,740</b>
After Repair Value:		\$ 238,000
Price Per Square Foot:		\$ 249.5

### RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	4.7% / 4.7%
Cash on Cash Return:	0.7%
Return on Equity:	0.7%
<b>Return on Investment:</b>	<b>-15.9%</b>
<b>Internal Rate of Return:</b>	<b>-15.9%</b>
Rent to Value:	0.9%
Gross Rent Multiplier:	9.47
<b>Equity Multiple:</b>	<b>0.84</b>
Break Even Ratio:	93.4%
Debt Coverage Ratio:	1.04
Debt Yield:	5.9%

### PURCHASE COSTS

<b>Total (3% of Price):</b>	<b>\$ 7,140</b>
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### FINANCING (PURCHASE)

Loan Type:	Amortizing
Loan Amount:	\$ 190,400
Loan to Cost (LTC):	80%
Loan to Value (LTV):	80%
Loan Term:	30 Years
Interest Rate:	4%
Finance Rehab Costs:	No
Loan Payments:	\$ 909 Per Month \$ 10,908 Per Year

### ASSUMPTIONS & PROJECTIONS

Rehab Cost Overrun:	0%
Vacancy:	5%
Appreciation:	4% Per Year
Income Increase:	3% 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%)
<b>Total:</b>	<b>\$ 0</b>

## Cash Flow (Year 1)

	Monthly	Yearly
<b>CASH FLOW</b>		
Gross Rent:	\$ 2,095	\$ 25,140
Vacancy (5%):	- \$ 105	\$ 1,257
Other Income:	+ \$ 0	\$ 0
<b>Operating Income:</b>	<b>= \$ 1,990</b>	<b>\$ 23,883</b>
Operating Expenses (52.7%):	- \$ 1,048	\$ 12,570
<b>Net Operating Income:</b>	<b>= \$ 942</b>	<b>\$ 11,313</b>
Loan Payments:	- \$ 909	\$ 10,908
<b>Cash Flow:</b>	<b>= \$ 33</b>	<b>\$ 405</b>

	Monthly	Yearly
<b>OTHER INCOME</b>		
<b>Total:</b>	<b>\$ 0</b>	<b>\$ 0</b>

	Monthly	Yearly
<b>EXPENSES</b>		
<b>Total (50% of Rent):</b>	<b>\$ 1,048</b>	<b>\$ 12,570</b>

## Buy & Hold Projections

	APPRECIATION 4% Per Year		INCOME INCREASE 3% Per Year		EXPENSES INCREASES 2% Per Year		SELLING COSTS 6% of Price	
	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30	
<b>INCOME</b>								
Gross Rent:	\$ 25,140	\$ 25,894	\$ 26,671	\$ 28,295	\$ 32,802	\$ 44,083	\$ 59,244	
Vacancy (5%):	- \$ 1,257	- \$ 1,295	- \$ 1,334	- \$ 1,415	- \$ 1,640	- \$ 2,204	- \$ 2,962	
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	
<b>Operating Income:</b>	<b>= \$ 23,883</b>	<b>= \$ 24,599</b>	<b>= \$ 25,337</b>	<b>= \$ 26,880</b>	<b>= \$ 31,162</b>	<b>= \$ 41,879</b>	<b>= \$ 56,282</b>	
<b>EXPENSES</b>								
Total Expenses:	\$ 12,570	\$ 12,947	\$ 13,336	\$ 14,148	\$ 16,401	\$ 22,042	\$ 29,622	
<b>Operating Expenses:</b>	<b>= \$ 12,570</b>	<b>= \$ 12,947</b>	<b>= \$ 13,336</b>	<b>= \$ 14,148</b>	<b>= \$ 16,401</b>	<b>= \$ 22,042</b>	<b>= \$ 29,622</b>	
<b>CASH FLOW</b>								
Operating Income:	\$ 23,883	\$ 24,599	\$ 25,337	\$ 26,880	\$ 31,162	\$ 41,879	\$ 56,282	
Operating Expenses:	- \$ 12,570	- \$ 12,947	- \$ 13,336	- \$ 14,148	- \$ 16,401	- \$ 22,042	- \$ 29,622	
<b>Net Operating Income:</b>	<b>= \$ 11,313</b>	<b>= \$ 11,652</b>	<b>= \$ 12,001</b>	<b>= \$ 12,732</b>	<b>= \$ 14,761</b>	<b>= \$ 19,837</b>	<b>= \$ 26,660</b>	
Loan Payments:	- \$ 10,908	- \$ 10,908	- \$ 10,908	- \$ 10,908	- \$ 10,908	- \$ 10,908	- \$ 10,908	
<b>Cash Flow:</b>	<b>= \$ 405</b>	<b>= \$ 744</b>	<b>= \$ 1,093</b>	<b>= \$ 1,824</b>	<b>= \$ 3,853</b>	<b>= \$ 8,929</b>	<b>= \$ 15,752</b>	
<b>TAX BENEFITS &amp; DEDUCTIONS</b>								
Operating Expenses:	\$ 12,570	\$ 12,947	\$ 13,336	\$ 14,148	\$ 16,401	\$ 22,042	\$ 29,622	
Loan Interest:	+ \$ 7,555	+ \$ 7,418	+ \$ 7,276	+ \$ 6,974	+ \$ 6,105	+ \$ 3,747	+ \$ 233	
Depreciation:	+ \$ 8,914	+ \$ 8,914	+ \$ 8,914	+ \$ 8,914	+ \$ 8,914	+ \$ 8,914	+ \$ 0	
<b>Total Deductions:</b>	<b>= \$ 29,039</b>	<b>= \$ 29,280</b>	<b>= \$ 29,526</b>	<b>= \$ 30,036</b>	<b>= \$ 31,420</b>	<b>= \$ 34,704</b>	<b>= \$ 29,855</b>	
<b>EQUITY ACCUMULATION</b>								
Property Value:	\$ 247,520	\$ 257,421	\$ 267,718	\$ 289,563	\$ 352,298	\$ 521,487	\$ 771,929	
Loan Balance:	- \$ 187,047	- \$ 183,557	- \$ 179,926	- \$ 172,212	- \$ 150,005	- \$ 89,782	- \$ 0	
<b>Total Equity:</b>	<b>= \$ 60,473</b>	<b>= \$ 73,864</b>	<b>= \$ 87,792</b>	<b>= \$ 117,351</b>	<b>= \$ 202,293</b>	<b>= \$ 431,705</b>	<b>= \$ 771,929</b>	
<b>SALE ANALYSIS</b>								
Equity:	\$ 60,473	\$ 73,864	\$ 87,792	\$ 117,351	\$ 202,293	\$ 431,705	\$ 771,929	
Selling Costs (6%):	- \$ 14,851	- \$ 15,445	- \$ 16,063	- \$ 17,374	- \$ 21,138	- \$ 31,289	- \$ 46,316	
<b>Sale Proceeds:</b>	<b>= \$ 45,622</b>	<b>= \$ 58,418</b>	<b>= \$ 71,729</b>	<b>= \$ 99,977</b>	<b>= \$ 181,155</b>	<b>= \$ 400,416</b>	<b>= \$ 725,613</b>	
Cumulative Cash Flow:	+ \$ 405	+ \$ 1,149	+ \$ 2,242	+ \$ 5,519	+ \$ 20,607	+ \$ 85,819	+ \$ 210,974	
Total Cash Invested:	- \$ 54,740	- \$ 54,740	- \$ 54,740	- \$ 54,740	- \$ 54,740	- \$ 54,740	- \$ 54,740	

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
<b>Total Profit:</b>	= -\$ 8,713	= \$ 4,827	= \$ 19,231	= \$ 50,756	= \$ 147,022	= \$ 431,495	= \$ 881,847

**INVESTMENT RETURNS**

Cap Rate (Purchase Price):	4.8%	4.9%	5%	5.3%	6.2%	8.3%	11.2%
Cap Rate (Market Value):	4.6%	4.5%	4.5%	4.4%	4.2%	3.8%	3.5%
Cash on Cash Return:	0.7%	1.4%	2%	3.3%	7%	16.3%	28.8%
Return on Equity:	0.7%	1%	1.2%	1.6%	1.9%	2.1%	2%
Return on Investment:	-15.9%	8.8%	35.1%	92.7%	268.6%	788.3%	1,611%
Internal Rate of Return:	-15.9%	4.3%	10.6%	14.3%	14.6%	12.8%	11.7%

**FINANCIAL RATIOS**

Rent to Value:	0.8%	0.8%	0.8%	0.8%	0.8%	0.7%	0.6%
Gross Rent Multiplier:	9.85	9.94	10.04	10.23	10.74	11.83	13.03
Equity Multiple:	0.84	1.09	1.35	1.93	3.69	8.88	17.11
Break Even Ratio:	93.4%	92.1%	90.9%	88.6%	83.3%	74.7%	68.4%
Debt Coverage Ratio:	1.04	1.07	1.1	1.17	1.35	1.82	2.44
Debt Yield:	6%	6.3%	6.7%	7.4%	9.8%	22.1%	-

## Recent Comparable Sales

Average Sale Price

**\$ 277,500 (\$ 289/sq.ft.)**

\$ 245,000 - \$ 397,500

\$ 217/sq.ft. - \$ 341/sq.ft.



Estimated ARV Based on Average Price/  
Sq.Ft.

**\$ 275,515**

Property	Distance	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
<b>●</b> 2132 Oceanside Blvd Oceanside, CA 92054	0 mi	Condo Built 1981	2	1.5	954	\$ 238,000 \$ 249/sq.ft.	12/26/2019
<b>A</b> 265 Loma Alta Dr Unit B2 Oceanside, CA 92054	0.44 mi	House Built 1980	2	1.0	836	\$ 249,000 \$ 298/sq.ft.	06/03/2020
<b>B</b> 265 Loma Alta Dr Unit A1 Oceanside, CA 92054	0.44 mi	House Built 1980	2	1.0	836	\$ 247,000 \$ 295/sq.ft.	02/14/2020
<b>C</b> 265 Loma Alta Dr Unit B8 Oceanside, CA 92054	0.44 mi	House Built 1980	2	1.0	836	\$ 245,000 \$ 293/sq.ft.	05/19/2020
<b>D</b> 506 Canyon Dr Unit 85 Oceanside, CA 92054	0.37 mi	House Built 1978	3	2.0	1,164	\$ 397,500 \$ 341/sq.ft.	02/28/2020
<b>E</b> 3755 Vista Campana N Unit 19 Oceanside, CA 92057	1.91 mi	House Built 1966	2	1.0	1,150	\$ 249,000 \$ 217/sq.ft.	09/27/2019

## Recent Comparable Rental Listings

Average Listed Rent

**\$ 1,948 (\$ 2.11/sq.ft.)**







\$ 1,550 - \$ 2,695

\$ 1.85/sq.ft. - \$ 2.32/sq.ft.



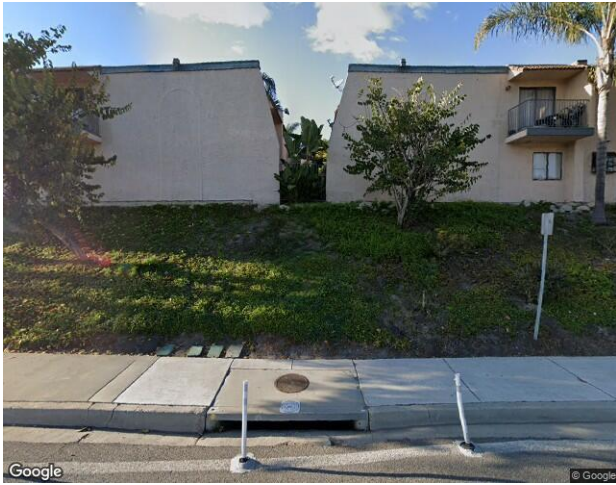
Estimated Rent Based on Average Rent/  
Sq.Ft.

**\$ 2,011**

Property	Distance	Type	Beds	Baths	Sq.Ft.	Listed Rent	Listing Date
 2132 Oceanside Blvd Oceanside, CA 92054	0 mi	Condo Built 1981	2	1.5	954	-	-
 552 Canyon Dr, Unit 23 Oceanside, CA 92054	0.23 mi	Condo	2	2	1,000	\$ 1,950 \$ 1.95/sq.ft.	01/13/2020
 432 Edgehill Ln, Unit 37 Oceanside, CA 92054	0.74 mi	Condo	2	1.5	802	\$ 1,795 \$ 2.24/sq.ft.	06/02/2020
 265 Loma Alta Dr, Unit B8 Oceanside, CA 92054	0.44 mi	Condo	2	1	836	\$ 1,550 \$ 1.85/sq.ft.	04/16/2020
 432 Edgehill Ln, Unit 25 Oceanside, CA 92054	0.85 mi	Condo	2	1	802	\$ 1,750 \$ 2.18/sq.ft.	05/02/2020
 506 Canyon Dr, Unit 85 Oceanside, CA 92054	0.36 mi	Condo	3	2	1,164	\$ 2,695 \$ 2.32/sq.ft.	03/26/2020



## Property Photos



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