

## 2650 Broadway Apt 303

### Investment Property - Buy & Hold

2650 Broadway Apt 303  
San Diego, CA 92102

**\$ 240,000 Purchase Price · \$ 240,000 ARV**

**\$ 55,200 Cash Needed · -\$ 197/mo Cash Flow · 3.6% Cap Rate · -4.3% COC**



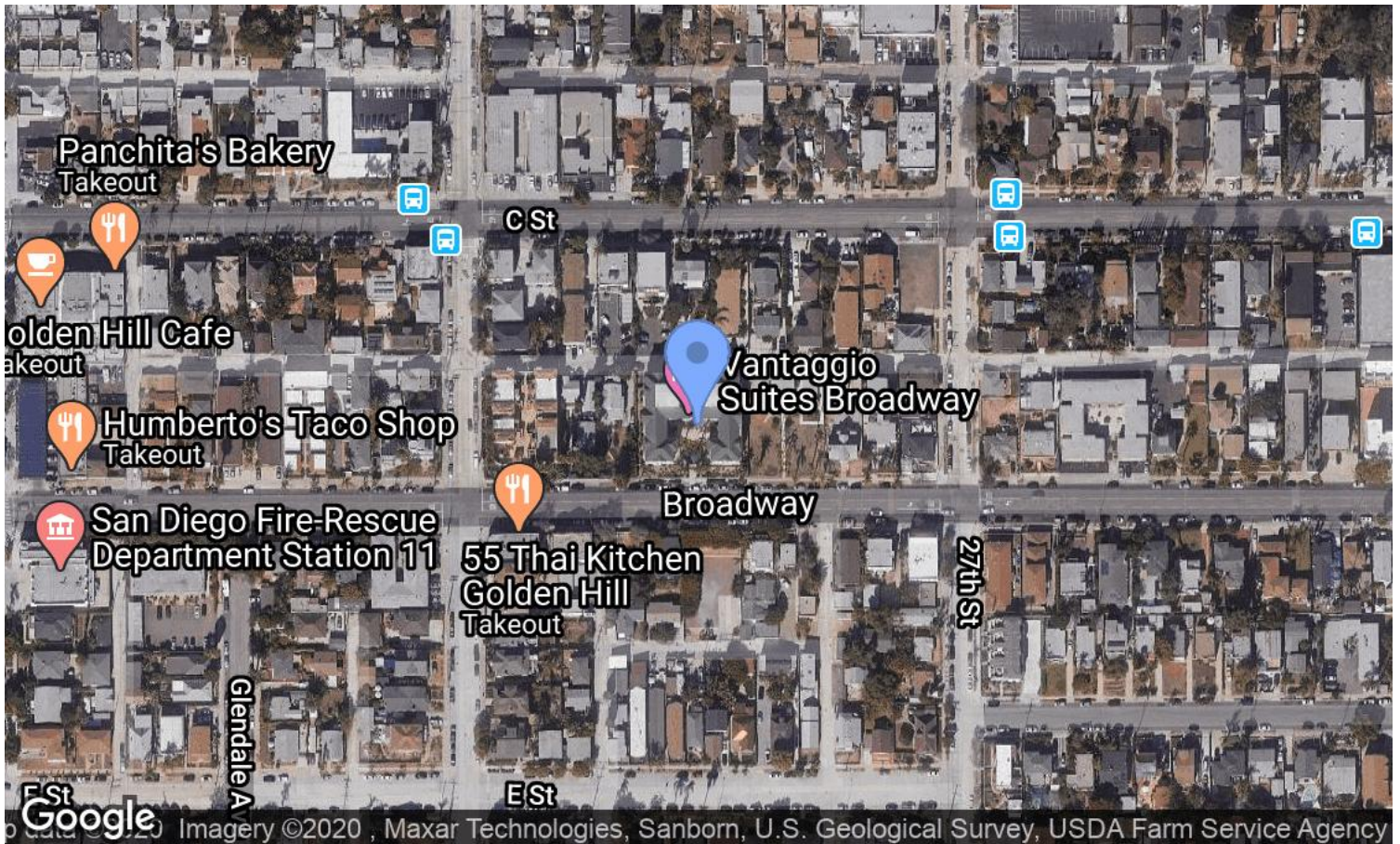
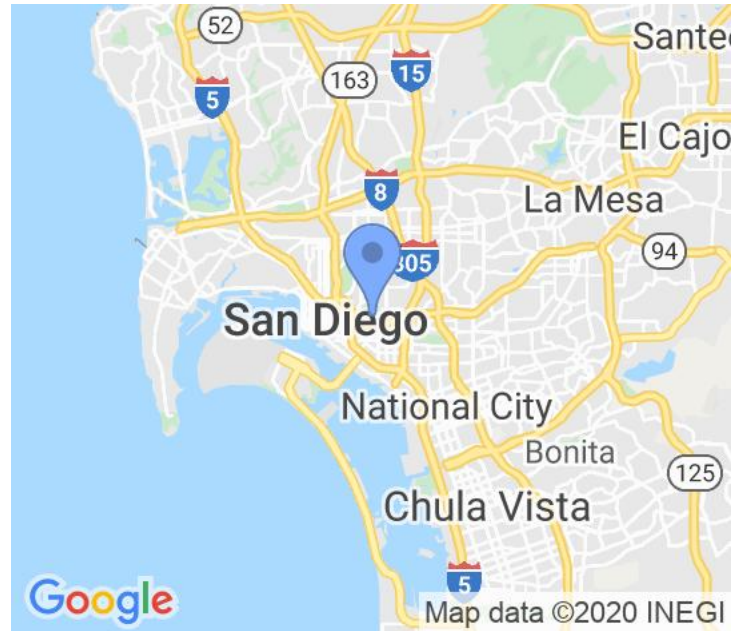
## Property Description

### ADDRESS

2650 Broadway Apt 303  
San Diego, CA 92102

### DESCRIPTION

Property Type:	Condo
Beds / Baths:	1 BR / 1.0 BA
Square Footage:	405
Year Built:	1984
Parking:	Garage - Attached
Zoning:	
MLS Number:	



## Purchase Analysis & Returns

### PURCHASE

Purchase Price:		\$ 240,000
Amount Financed:	-	\$ 192,000
<b>Down Payment:</b>	<b>=</b>	<b>\$ 48,000</b>
Purchase Costs:	+	\$ 7,200
Rehab Costs:	+	\$ 0
<b>Total Cash Needed:</b>	<b>=</b>	<b>\$ 55,200</b>
After Repair Value:		\$ 240,000
Price Per Square Foot:		\$ 592.6

### FINANCING (PURCHASE)

Loan Type:	Amortizing
Loan Amount:	\$ 192,000
Loan to Cost (LTC):	80%
Loan to Value (LTV):	80%
Loan Term:	30 Years
Interest Rate:	4%
Finance Rehab Costs:	No
Loan Payments:	\$ 917 Per Month \$ 11,000 Per Year

### RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	3.6% / 3.6%
Cash on Cash Return:	-4.3%
Return on Equity:	-3.9%
Return on Investment:	-20.9%
Internal Rate of Return:	-20.9%
Rent to Value:	0.7%
Gross Rent Multiplier:	12.5
Equity Multiple:	0.79
Break Even Ratio:	107.3%
Debt Coverage Ratio:	0.79
Debt Yield:	4.5%

### ASSUMPTIONS & PROJECTIONS

Rehab Cost Overrun:	0%
Vacancy:	5%
Appreciation:	4% Per Year
Income Increase:	3% Per Year
Expenses Increase:	3% Per Year
Selling Costs:	6% of Sales Price
Land Value:	\$ 0

### PURCHASE COSTS

<b>Total (3% of Price):</b>	<b>\$ 7,200</b>
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### 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:		\$ 1,600	\$ 19,200
Vacancy (5%):	-	\$ 80	\$ 960
Other Income:	+	\$ 0	\$ 0
<b>Operating Income:</b>	<b>=</b>	<b>\$ 1,520</b>	<b>\$ 18,240</b>
Operating Expenses (52.6%):	-	\$ 800	\$ 9,600
<b>Net Operating Income:</b>	<b>=</b>	<b>\$ 720</b>	<b>\$ 8,640</b>
Loan Payments:	-	\$ 917	\$ 11,000
<b>Cash Flow:</b>	<b>=</b>	<b>-\$ 197</b>	<b>-\$ 2,360</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>\$ 800</b>	<b>\$ 9,600</b>

## Buy & Hold Projections

	APPRECIATION 4% Per Year	INCOME INCREASE 3% Per Year	EXPENSES INCREASES 3% 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:	\$ 19,200	\$ 19,776	\$ 20,369	\$ 21,610	\$ 25,052	\$ 33,667	\$ 45,246
Vacancy (5%):	- \$ 960	- \$ 989	- \$ 1,018	- \$ 1,081	- \$ 1,253	- \$ 1,683	- \$ 2,262
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
<b>Operating Income:</b>	<b>= \$ 18,240</b>	<b>= \$ 18,787</b>	<b>= \$ 19,351</b>	<b>= \$ 20,529</b>	<b>= \$ 23,799</b>	<b>= \$ 31,984</b>	<b>= \$ 42,984</b>
<b>EXPENSES</b>							
Total Expenses:	\$ 9,600	\$ 9,888	\$ 10,185	\$ 10,805	\$ 12,526	\$ 16,834	\$ 22,623
<b>Operating Expenses:</b>	<b>= \$ 9,600</b>	<b>= \$ 9,888</b>	<b>= \$ 10,185</b>	<b>= \$ 10,805</b>	<b>= \$ 12,526</b>	<b>= \$ 16,834</b>	<b>= \$ 22,623</b>
<b>CASH FLOW</b>							
Operating Income:	\$ 18,240	\$ 18,787	\$ 19,351	\$ 20,529	\$ 23,799	\$ 31,984	\$ 42,984
Operating Expenses:	- \$ 9,600	- \$ 9,888	- \$ 10,185	- \$ 10,805	- \$ 12,526	- \$ 16,834	- \$ 22,623
<b>Net Operating Income:</b>	<b>= \$ 8,640</b>	<b>= \$ 8,899</b>	<b>= \$ 9,166</b>	<b>= \$ 9,724</b>	<b>= \$ 11,273</b>	<b>= \$ 15,150</b>	<b>= \$ 20,361</b>
Loan Payments:	- \$ 11,000	- \$ 11,000	- \$ 11,000	- \$ 11,000	- \$ 11,000	- \$ 11,000	- \$ 11,000
<b>Cash Flow:</b>	<b>= -\$ 2,360</b>	<b>= -\$ 2,101</b>	<b>= -\$ 1,834</b>	<b>= -\$ 1,276</b>	<b>= \$ 273</b>	<b>= \$ 4,150</b>	<b>= \$ 9,361</b>
<b>TAX BENEFITS &amp; DEDUCTIONS</b>							
Operating Expenses:	\$ 9,600	\$ 9,888	\$ 10,185	\$ 10,805	\$ 12,526	\$ 16,834	\$ 22,623
Loan Interest:	+ \$ 7,618	+ \$ 7,481	+ \$ 7,337	+ \$ 7,033	+ \$ 6,156	+ \$ 3,779	+ \$ 235
Depreciation:	+ \$ 8,989	+ \$ 8,989	+ \$ 8,989	+ \$ 8,989	+ \$ 8,989	+ \$ 8,989	+ \$ 0
<b>Total Deductions:</b>	<b>= \$ 26,208</b>	<b>= \$ 26,358</b>	<b>= \$ 26,511</b>	<b>= \$ 26,827</b>	<b>= \$ 27,671</b>	<b>= \$ 29,602</b>	<b>= \$ 22,858</b>
<b>EQUITY ACCUMULATION</b>							
Property Value:	\$ 249,600	\$ 259,584	\$ 269,967	\$ 291,997	\$ 355,259	\$ 525,870	\$ 778,415
Loan Balance:	- \$ 188,619	- \$ 185,100	- \$ 181,438	- \$ 173,659	- \$ 151,265	- \$ 90,536	- \$ 0
<b>Total Equity:</b>	<b>= \$ 60,981</b>	<b>= \$ 74,484</b>	<b>= \$ 88,529</b>	<b>= \$ 118,338</b>	<b>= \$ 203,994</b>	<b>= \$ 435,334</b>	<b>= \$ 778,415</b>
<b>SALE ANALYSIS</b>							
Equity:	\$ 60,981	\$ 74,484	\$ 88,529	\$ 118,338	\$ 203,994	\$ 435,334	\$ 778,415
Selling Costs (6%):	- \$ 14,976	- \$ 15,575	- \$ 16,198	- \$ 17,520	- \$ 21,316	- \$ 31,552	- \$ 46,705
<b>Sale Proceeds:</b>	<b>= \$ 46,005</b>	<b>= \$ 58,909</b>	<b>= \$ 72,331</b>	<b>= \$ 100,818</b>	<b>= \$ 182,678</b>	<b>= \$ 403,781</b>	<b>= \$ 731,710</b>
Cumulative Cash Flow:	+ -\$ 2,360	+ -\$ 4,461	+ -\$ 6,295	+ -\$ 9,130	+ -\$ 10,953	+ \$ 12,155	+ \$ 81,045
Total Cash Invested:	- \$ 55,200	- \$ 55,200	- \$ 55,200	- \$ 55,200	- \$ 55,200	- \$ 55,200	- \$ 55,200

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
<b>Total Profit:</b>	= -\$ 11,555	= -\$ 752	= \$ 10,836	= \$ 36,488	= \$ 116,525	= \$ 360,736	= \$ 757,555

**INVESTMENT RETURNS**

Cap Rate (Purchase Price):	3.6%	3.7%	3.8%	4.1%	4.7%	6.3%	8.5%
Cap Rate (Market Value):	3.5%	3.4%	3.4%	3.3%	3.2%	2.9%	2.6%
Cash on Cash Return:	-4.3%	-3.8%	-3.3%	-2.3%	0.5%	7.5%	17%
Return on Equity:	-3.9%	-2.8%	-2.1%	-1.1%	0.1%	1%	1.2%
Return on Investment:	-20.9%	-1.4%	19.6%	66.1%	211.1%	653.5%	1,372.4%
Internal Rate of Return:	-20.9%	-0.7%	5.9%	10.1%	11.2%	10.1%	9.3%

**FINANCIAL RATIOS**

Rent to Value:	0.6%	0.6%	0.6%	0.6%	0.6%	0.5%	0.5%
Gross Rent Multiplier:	13	13.13	13.25	13.51	14.18	15.62	17.2
Equity Multiple:	0.79	0.99	1.2	1.66	3.11	7.54	14.72
Break Even Ratio:	107.3%	105.6%	104%	100.9%	93.9%	82.7%	74.3%
Debt Coverage Ratio:	0.79	0.81	0.83	0.88	1.02	1.38	1.85
Debt Yield:	4.6%	4.8%	5.1%	5.6%	7.5%	16.7%	-

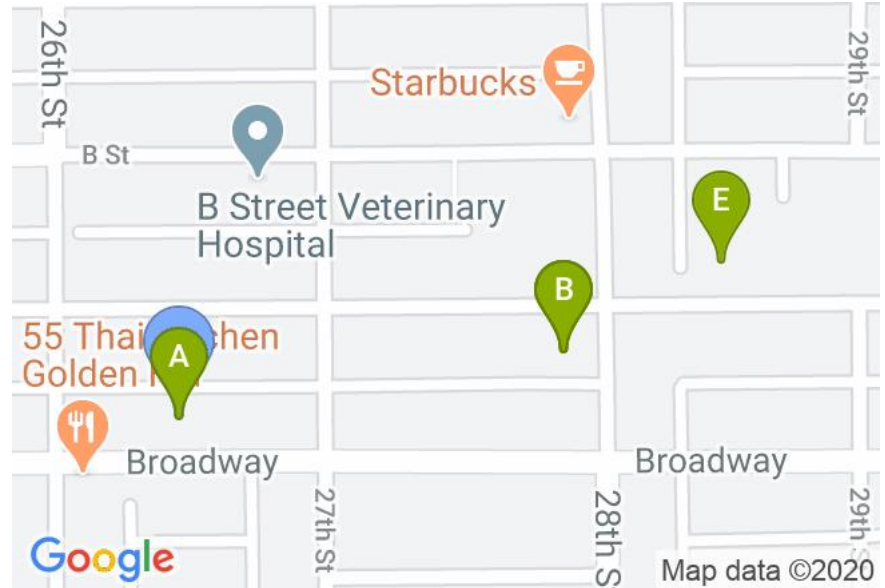
## Recent Comparable Sales

Average Sale Price

**\$ 251,300 (\$ 493/sq.ft.)**

\$ 241,500 - \$ 275,000

\$ 421/sq.ft. - \$ 605/sq.ft.



Estimated ARV Based on Average Price/  
Sq.Ft.

**\$ 199,503**

Property	Distance	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
<span style="color: blue;">●</span> 2650 Broadway Apt 303 San Diego, CA 92102	0 mi	Condo Built 1984	1	1.0	405	\$ 240,000 \$ 593/sq.ft.	02/13/2020
<span style="color: green;">A</span> 2650 Broadway Apt 113 San Diego, CA 92102	0 mi	House Built 1984	1	1.0	405	\$ 245,000 \$ 605/sq.ft.	04/21/2020
<span style="color: green;">B</span> 2783 C St Unit 4 San Diego, CA 92102	0.18 mi	House Built 1980	1	1.0	530	\$ 241,500 \$ 456/sq.ft.	08/29/2019
<span style="color: green;">C</span> 2783 C St Unit 14 San Diego, CA 92102	0.18 mi	House Built 1980	1	1.0	530	\$ 245,000 \$ 462/sq.ft.	09/26/2019
<span style="color: green;">D</span> 2783 C St Unit 18 San Diego, CA 92102	0.18 mi	House Built 1979	1	1.0	530	\$ 275,000 \$ 519/sq.ft.	04/01/2020
<span style="color: green;">E</span> 2840 C St Unit 9 San Diego, CA 92102	0.26 mi	House Built 1984	1	1.0	594	\$ 250,000 \$ 421/sq.ft.	02/07/2020

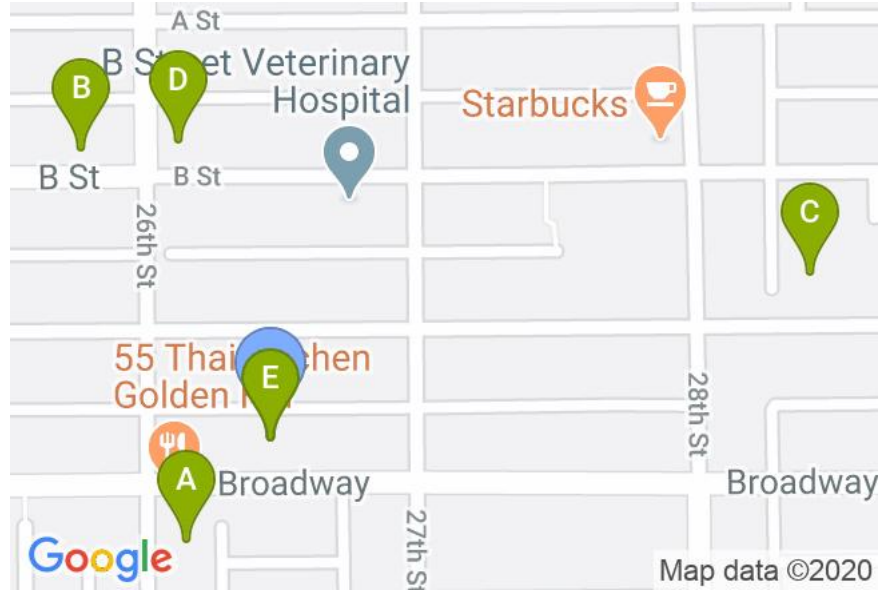
## Recent Comparable Rental Listings

Average Listed Rent

**\$ 1,798 (\$ 3.13/sq.ft.)**

\$ 1,595 - \$ 2,500

\$ 3.13/sq.ft. - \$ 3.13/sq.ft.



Estimated Rent Based on Average Rent/  
Sq.Ft.

**\$ 1,268**

Property	Distance	Type	Beds	Baths	Sq.Ft.	Listed Rent	Listing Date
 2650 Broadway Apt 303 San Diego, CA 92102	0 mi	Condo Built 1984	1	1.0	405	-	-
 935 26th St San Diego, CA 92102	0.06 mi	Condo	1	1	-	\$ 1,595	08/22/2019
 2568 B St San Diego, CA 92102	0.16 mi	Condo	1	1	-	\$ 1,595	01/14/2020
 2840 C St, Unit 2 San Diego, CA 92102	0.26 mi	Condo	1	1	527	\$ 1,650 \$ 3.13/sq.ft.	05/08/2020
 2604 B St San Diego, CA 92102	0.15 mi	House	-	-	-	\$ 2,500	06/10/2020
 2650 Broadway San Diego, CA 92102	0 mi	House	-	1	-	\$ 1,650	06/10/2020



## Property Photos



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