

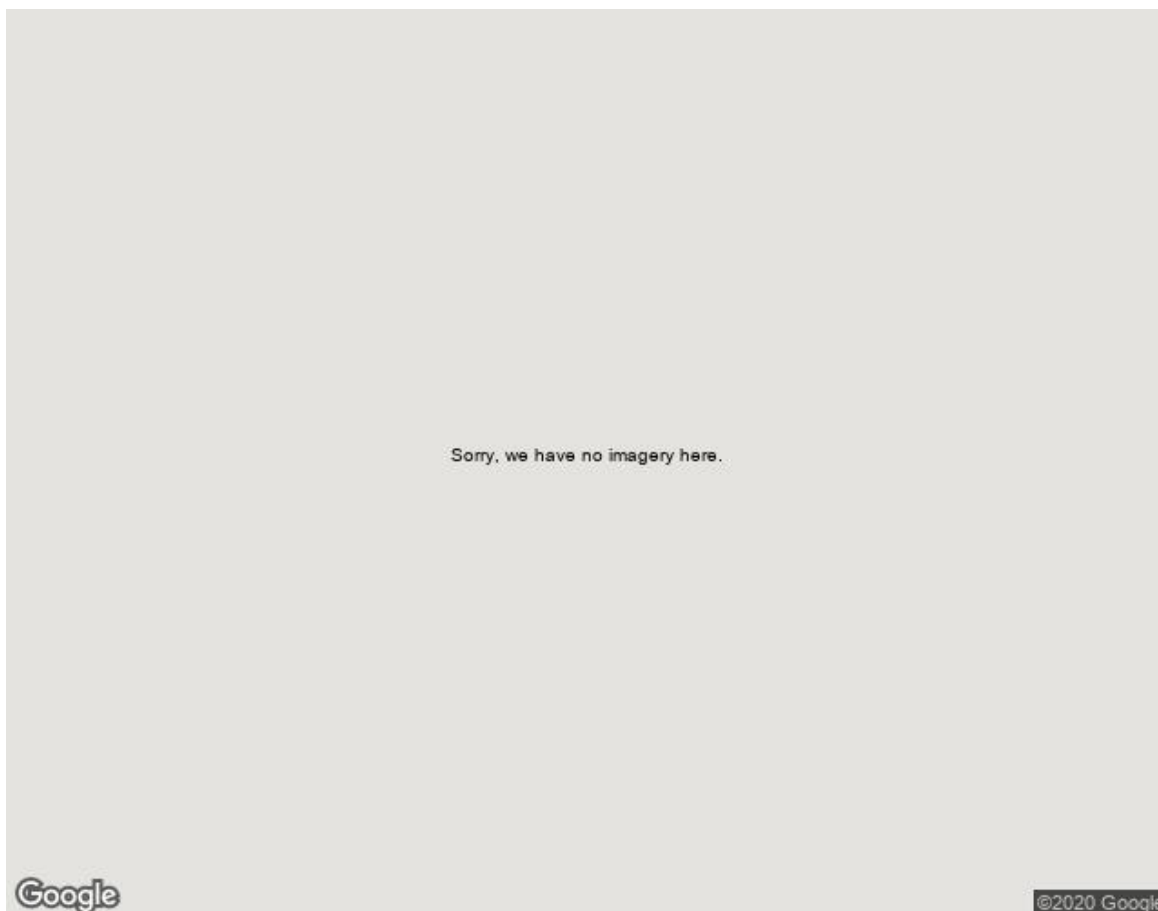
4022 Layang Layang Cir Apt C

Investment Property - Buy & Hold

4022 Layang Layang Cir Apt C
Carlsbad, CA 92008

\$ 420,000 Purchase Price · **\$ 420,000 ARV**

\$ 96,600 Cash Needed · **-\$ 502/mo Cash Flow** · **3.1% Cap Rate** · **-6.2% COC**



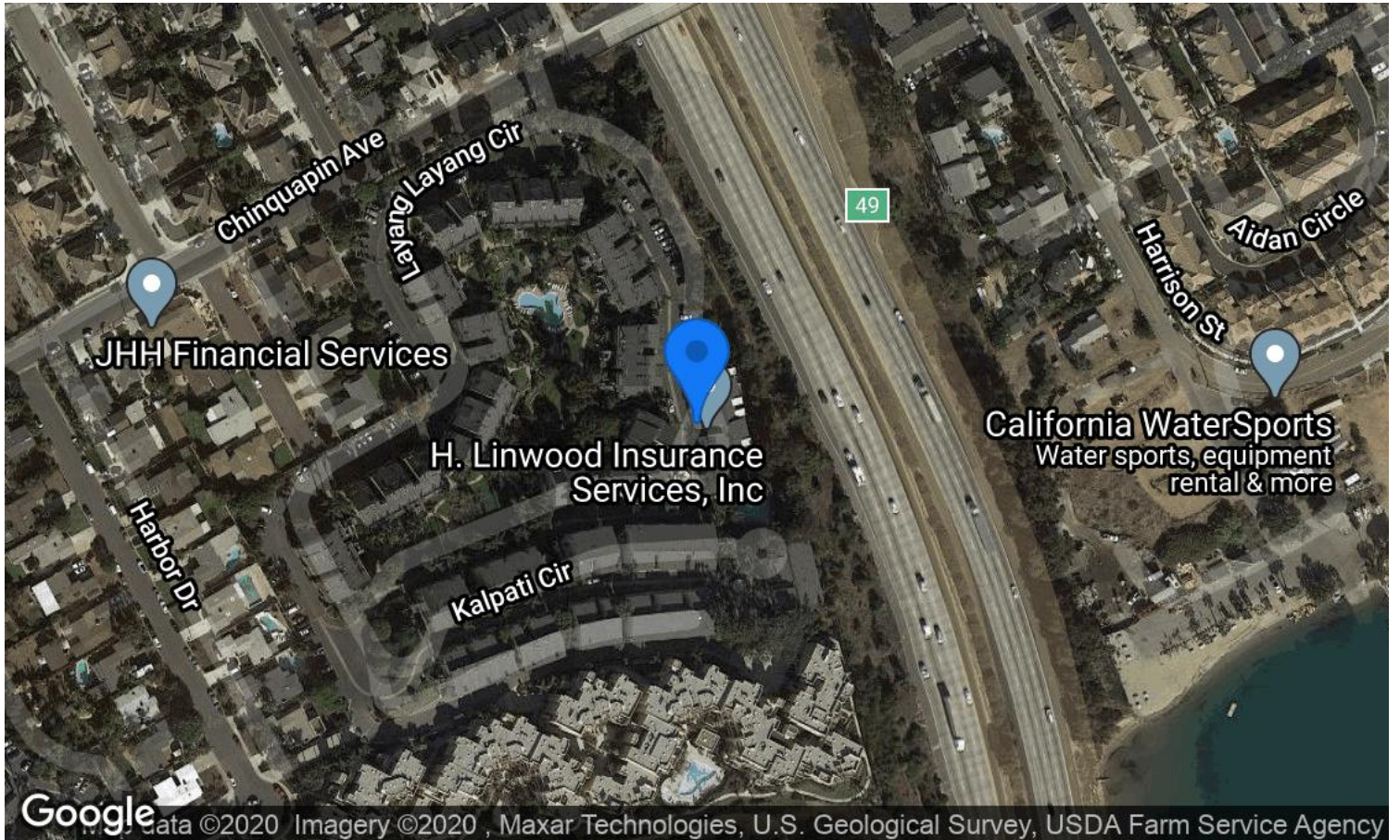
Property Description

ADDRESS

4022 Layang Layang Cir Apt C
Carlsbad, CA 92008

DESCRIPTION

Property Type:	Condo
Beds / Baths:	2 BR / 2.0 BA
Square Footage:	1,271
Year Built:	1977
Parking:	
Zoning:	
MLS Number:	



Purchase Analysis & Returns

PURCHASE

Purchase Price:		\$ 420,000
Amount Financed:	-	\$ 336,000
Down Payment:	=	\$ 84,000
Purchase Costs:	+	\$ 12,600
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 96,600
After Repair Value:		\$ 420,000
Price Per Square Foot:		\$ 330.4

FINANCING (PURCHASE)

Loan Type:	Amortizing
Loan Amount:	\$ 336,000
Loan to Cost (LTC):	80%
Loan to Value (LTV):	80%
Loan Term:	30 Years
Interest Rate:	4%
Finance Rehab Costs:	No
Loan Payments:	\$ 1,604 Per Month \$ 19,249 Per Year

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	3.1% / 3.1%
Cash on Cash Return:	-6.2%
Return on Equity:	-5.6%
Return on Investment:	-22.9%
Internal Rate of Return:	-22.9%
Rent to Value:	0.6%
Gross Rent Multiplier:	14.29
Equity Multiple:	0.77
Break Even Ratio:	115.5%
Debt Coverage Ratio:	0.69
Debt Yield:	3.9%

ASSUMPTIONS & PROJECTIONS

Rehab Cost Overrun:	0%
Vacancy:	5%
Appreciation:	4% Per Year
Income Increase:	2% Per Year
Expenses Increase:	2% Per Year
Selling Costs:	6% of Sales Price
Land Value:	\$ 0

PURCHASE COSTS

Total (3% of Price):	\$ 12,600
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REHAB COSTS

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

Cash Flow (Year 1)

	Monthly	Yearly
CASH FLOW		
Gross Rent:	\$ 2,450	\$ 29,400
Vacancy (5%):	- \$ 123	\$ 1,470
Other Income:	+ \$ 0	\$ 0
Operating Income:	= \$ 2,327	\$ 27,930
Operating Expenses (52.6%):	- \$ 1,225	\$ 14,700
Net Operating Income:	= \$ 1,102	\$ 13,230
Loan Payments:	- \$ 1,604	\$ 19,249
Cash Flow:	= -\$ 502	-\$ 6,019

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

	Monthly	Yearly
EXPENSES		
Total (50% of Rent):	\$ 1,225	\$ 14,700

Buy & Hold Projections

	APPRECIATION 4% 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:	\$ 29,400	\$ 30,588	\$ 31,824	\$ 35,136	\$ 42,830	\$ 52,210
Vacancy (5%):	- \$ 1,470	- \$ 1,529	- \$ 1,591	- \$ 1,757	- \$ 2,142	- \$ 2,611
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Operating Income:	= \$ 27,930	= \$ 29,059	= \$ 30,233	= \$ 33,379	= \$ 40,688	= \$ 49,599
EXPENSES						
Total Expenses:	\$ 14,700	\$ 15,294	\$ 15,912	\$ 17,568	\$ 21,415	\$ 26,105
Operating Expenses:	= \$ 14,700	= \$ 15,294	= \$ 15,912	= \$ 17,568	= \$ 21,415	= \$ 26,105
CASH FLOW						
Operating Income:	\$ 27,930	\$ 29,059	\$ 30,233	\$ 33,379	\$ 40,688	\$ 49,599
Operating Expenses:	- \$ 14,700	- \$ 15,294	- \$ 15,912	- \$ 17,568	- \$ 21,415	- \$ 26,105
Net Operating Income:	= \$ 13,230	= \$ 13,765	= \$ 14,321	= \$ 15,811	= \$ 19,273	= \$ 23,494
Loan Payments:	- \$ 19,249	- \$ 19,249	- \$ 19,249	- \$ 19,249	- \$ 19,249	- \$ 19,249
Cash Flow:	= -\$ 6,019	= -\$ 5,484	= -\$ 4,928	= -\$ 3,438	= \$ 24	= \$ 4,245
TAX BENEFITS & DEDUCTIONS						
Operating Expenses:	\$ 14,700	\$ 15,294	\$ 15,912	\$ 17,568	\$ 21,415	\$ 26,105
Loan Interest:	+ \$ 13,332	+ \$ 12,840	+ \$ 12,307	+ \$ 10,773	+ \$ 6,613	+ \$ 411
Depreciation:	+ \$ 15,731	+ \$ 15,731	+ \$ 15,731	+ \$ 15,731	+ \$ 15,731	+ \$ 0
Total Deductions:	= \$ 43,763	= \$ 43,865	= \$ 43,950	= \$ 44,072	= \$ 43,759	= \$ 26,516
EQUITY ACCUMULATION						
Property Value:	\$ 436,800	\$ 472,443	\$ 510,994	\$ 621,703	\$ 920,272	\$ 1,362,227
Loan Balance:	- \$ 330,083	- \$ 317,516	- \$ 303,904	- \$ 264,714	- \$ 158,439	- \$ 0
Total Equity:	= \$ 106,717	= \$ 154,927	= \$ 207,090	= \$ 356,989	= \$ 761,833	= \$ 1,362,227
SALE ANALYSIS						
Equity:	\$ 106,717	\$ 154,927	\$ 207,090	\$ 356,989	\$ 761,833	\$ 1,362,227
Selling Costs (6%):	- \$ 26,208	- \$ 28,347	- \$ 30,660	- \$ 37,302	- \$ 55,216	- \$ 81,734
Sale Proceeds:	= \$ 80,509	= \$ 126,581	= \$ 176,431	= \$ 319,687	= \$ 706,617	= \$ 1,280,493
Cumulative Cash Flow:	+ -\$ 6,019	+ -\$ 17,257	+ -\$ 27,394	+ -\$ 47,625	+ -\$ 63,529	+ -\$ 40,759
Total Cash Invested:	- \$ 96,600	- \$ 96,600	- \$ 96,600	- \$ 96,600	- \$ 96,600	- \$ 96,600

	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
Total Profit:	= -\$ 22,110	= \$ 12,724	= \$ 52,437	= \$ 175,462	= \$ 546,488	= \$ 1,143,134

INVESTMENT RETURNS

Cap Rate (Purchase Price):	3.2%	3.3%	3.4%	3.8%	4.6%	5.6%
Cap Rate (Market Value):	3%	2.9%	2.8%	2.5%	2.1%	1.7%
Cash on Cash Return:	-6.2%	-5.7%	-5.1%	-3.6%	0%	4.4%
Return on Equity:	-5.6%	-3.5%	-2.4%	-1%	0%	0.3%
Return on Investment:	-22.9%	13.2%	54.3%	181.6%	565.7%	1,183.4%
Internal Rate of Return:	-22.9%	4%	8.3%	9.6%	8.7%	7.8%

FINANCIAL RATIOS

Rent to Value:	0.6%	0.5%	0.5%	0.5%	0.4%	0.3%
Gross Rent Multiplier:	14.86	15.45	16.06	17.69	21.49	26.09
Equity Multiple:	0.77	1.13	1.54	2.82	6.66	12.83
Break Even Ratio:	115.5%	112.9%	110.5%	104.8%	94.9%	86.9%
Debt Coverage Ratio:	0.69	0.72	0.74	0.82	1	1.22
Debt Yield:	4%	4.3%	4.7%	6%	12.2%	-

Recent Comparable Sales

Average Sale Price

\$ 562,800 (\$ 401/sq.ft.)

\$ 485,000 - \$ 645,000

\$ 328/sq.ft. - \$ 527/sq.ft.



Estimated ARV Based on Average Price/
Sq.Ft.

\$ 510,179

Property	Distance	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
A 4022 Layang Layang Cir Apt C Carlsbad, CA 92008	0 mi	Condo Built 1977	2	2.0	1,271	\$ 420,000 \$ 330/sq.ft.	11/07/2019
B 831 Kalpati Cir Apt G Carlsbad, CA 92008	0.01 mi	House Built 1977	2	2.5	1,607	\$ 569,000 \$ 354/sq.ft.	04/13/2020
C 4009 Layang Layang Cir Apt E Carlsbad, CA 92008	0.02 mi	House Built 1983	2	3.0	1,664	\$ 545,000 \$ 328/sq.ft.	12/16/2019
D 4647 Park Dr Apt B Carlsbad, CA 92008	0.75 mi	House Built 1969	2	2.0	1,260	\$ 485,000 \$ 385/sq.ft.	08/29/2019
E 813 Kalpati Cir Unit 318 Carlsbad, CA 92008	0.09 mi	House Built 2003	2	2.0	1,560	\$ 645,000 \$ 413/sq.ft.	10/30/2019
F 3700 Highland Dr Unit 17 Carlsbad, CA 92008	0.66 mi	House Built 1973	2	2.0	1,081	\$ 570,000 \$ 527/sq.ft.	04/15/2020

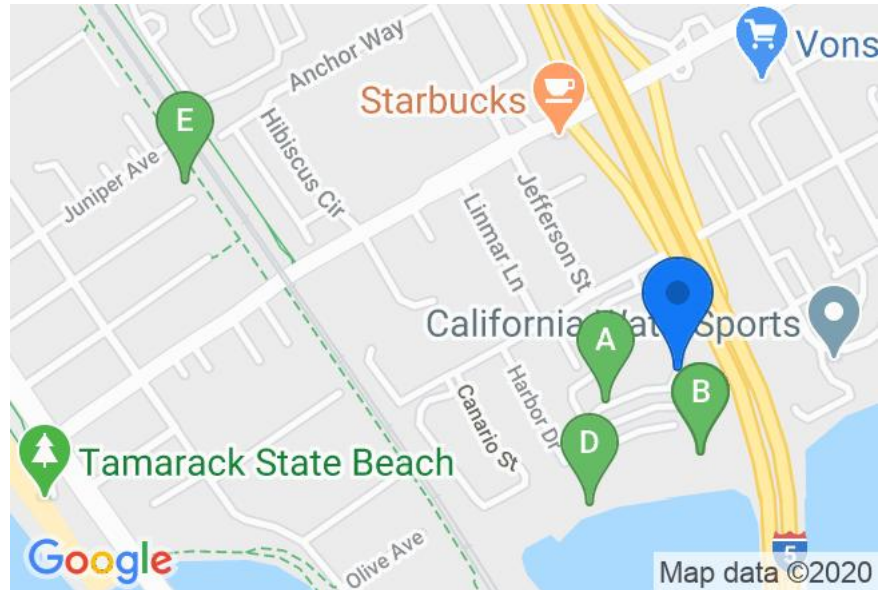
Recent Comparable Rental Listings

Average Listed Rent

\$ 2,986 (\$ 2.22/sq.ft.)

\$ 2,395 - \$ 3,695

\$ 1.72/sq.ft. - \$ 2.45/sq.ft.



Estimated Rent Based on Average Rent/
Sq.Ft.

\$ 2,824

Property	Distance	Type	Beds	Baths	Sq.Ft.	Listed Rent	Listing Date
● 4022 Layang Layang Cir Apt C Carlsbad, CA 92008	0 mi	Condo Built 1977	2	2.0	1,271	-	-
A 801 Kalpati Cir, Apt B Carlsbad, CA 92008	0.07 mi	Condo	2	2	1,253	\$ 2,950 \$ 2.35/sq.ft.	03/31/2020
B 805 Kalpati Cir Carlsbad, CA 92008	0.08 mi	Condo	2	2	1,506	\$ 3,695 \$ 2.45/sq.ft.	06/17/2020
C 823 Kalpati Cir, Unit 102 Carlsbad, CA 92008	0.08 mi	Condo	2	2	1,506	\$ 2,595 \$ 1.72/sq.ft.	04/13/2020
D 4021 Canario St, Unit 234 Carlsbad, CA 92008	0.15 mi	Condo	2	2	1,506	\$ 3,295 \$ 2.19/sq.ft.	05/19/2020
E 386 Hemlock Ave Carlsbad, CA 92008	0.49 mi	Condo	2	2	998	\$ 2,395 \$ 2.40/sq.ft.	06/05/2020

Property Photos



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