

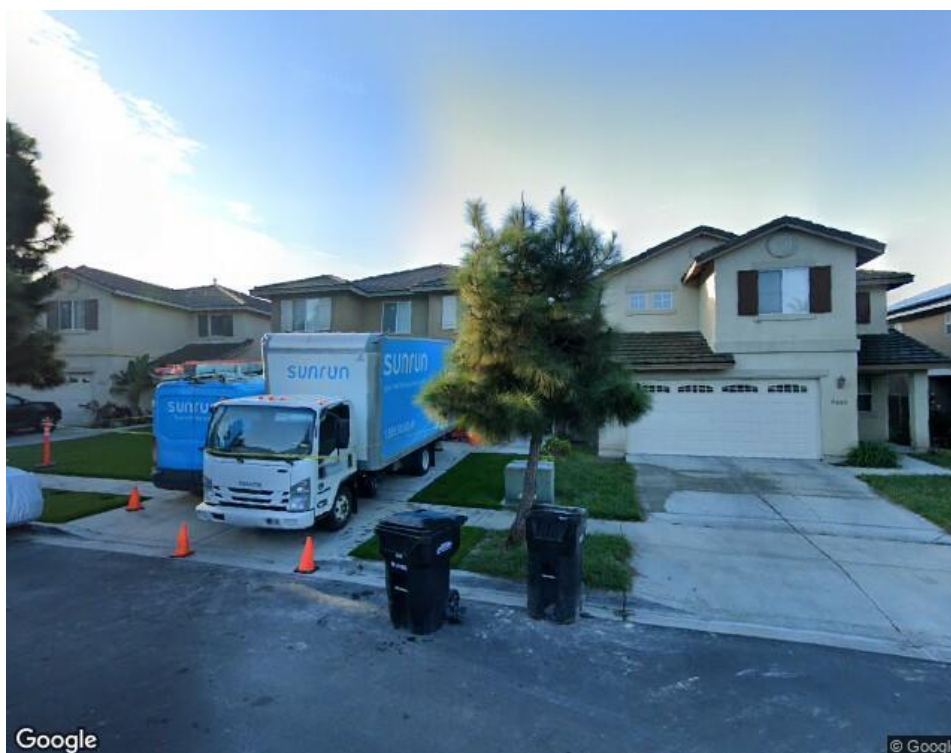
## 5007 Cimarron Way

### Investment Property - Buy & Hold

5007 Cimarron Way, San Diego, CA 92154  
House · 5 Beds · 3 Baths · 2,333 Sq.Ft.

**\$ 715,000 Purchase Price · \$ 715,000 ARV**

**\$ 228,800 Cash Needed · -\$ 740/mo Cash Flow · 2.5% Cap Rate · -3.9% COC**



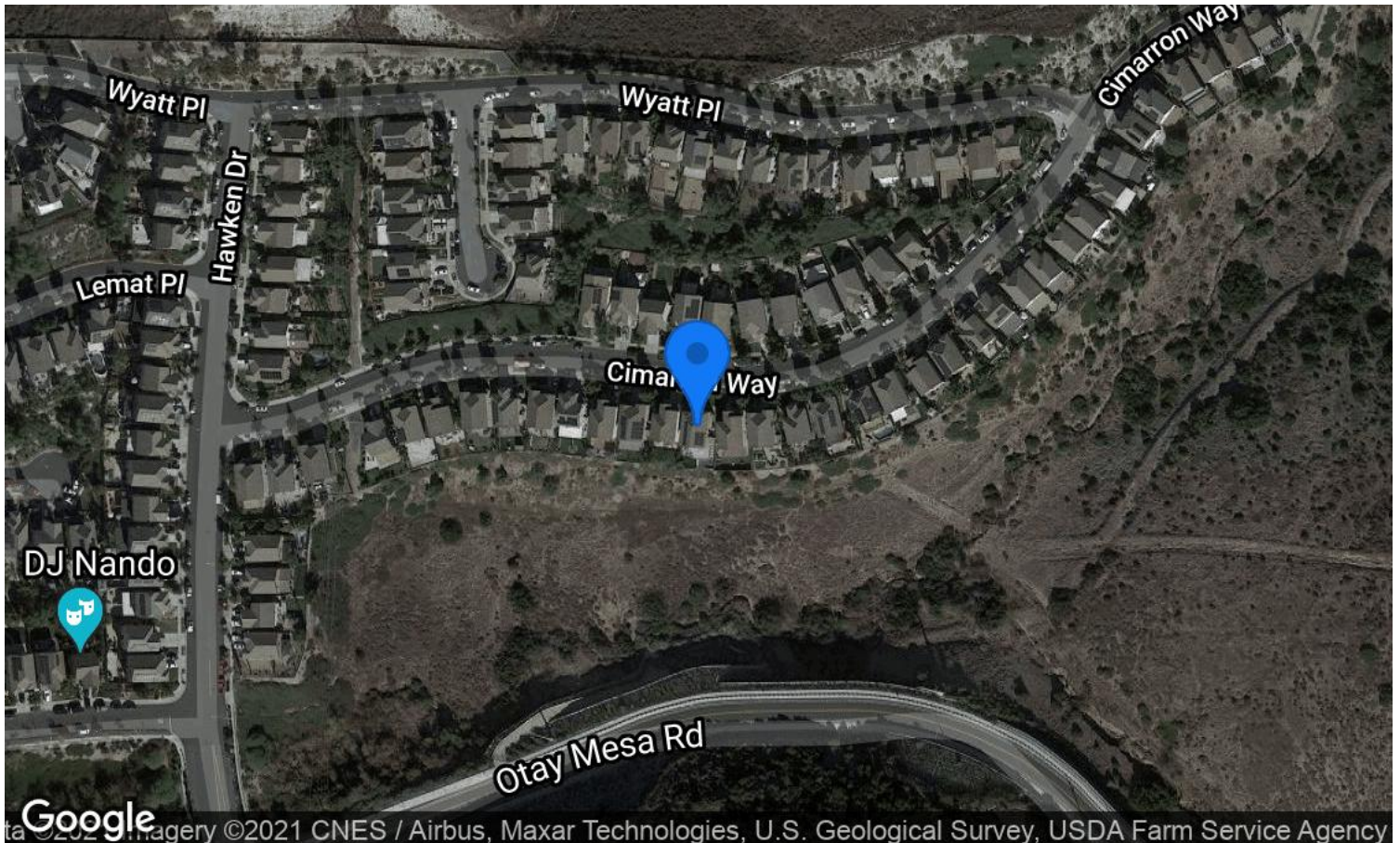
## Property Description

### ADDRESS

5007 Cimarron Way  
San Diego, CA 92154

### DESCRIPTION

Property Type:	House
Beds / Baths:	5 BR / 3 BA
Square Footage:	2,333
Year Built:	2005
Parking:	Garage
Lot Size:	4,412 sq.ft.
Zoning:	1 - SINGLE FAMILY RESIDENTIAL
MLS Number:	PTP2101549



## Purchase Analysis & Returns

### PURCHASE

Purchase Price:		\$ 715,000
Amount Financed:	-	\$ 500,500
<b>Down Payment:</b>	<b>=</b>	<b>\$ 214,500</b>
Purchase Costs:	+	\$ 14,300
Rehab Costs:	+	\$ 0
<b>Total Cash Needed:</b>	<b>=</b>	<b>\$ 228,800</b>
After Repair Value:		\$ 715,000
Price Per Square Foot:		\$ 306.5

### RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	2.5% / 2.5%
Cash on Cash Return:	-3.9%
Return on Equity:	-3.5%
Return on Investment:	-12.9%
Internal Rate of Return:	-12.9%
Rent to Value:	0.5%
Gross Rent Multiplier:	17.79
Equity Multiple:	0.87
Break Even Ratio:	117.1%
Debt Coverage Ratio:	0.67
Debt Yield:	3.6%

### PURCHASE COSTS

<b>Total (2% of Price):</b>	<b>\$ 14,300</b>
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### FINANCING (PURCHASE)

Loan Type:	Amortizing
Loan Amount:	\$ 500,500
Loan to Cost (LTC):	70%
Loan to Value (LTV):	70%
Loan Term:	30 Years
Interest Rate:	3.5%
Finance Rehab Costs:	No
Loan Payments:	\$ 2,247 Per Month \$ 26,970 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
Depreciation Period:	27.5 Years
Land Value:	\$ 216,130

### REHAB COSTS

Rehab Costs:	\$ 0
Cost Overrun:	\$ 0 (0%)
<b>Total:</b>	<b>\$ 0</b>
Total Per Square Foot:	\$ 0

## Cash Flow (Year 1)

		Monthly	Yearly
<b>CASH FLOW</b>			
Gross Rent:		\$ 3,350	\$ 40,200
Vacancy (5%):	-	\$ 168	\$ 2,010
Other Income:	+	\$ 0	\$ 0
<b>Operating Income:</b>	<b>=</b>	<b>\$ 3,182</b>	<b>\$ 38,190</b>
Operating Expenses (52.6%):	-	\$ 1,675	\$ 20,100
<b>Net Operating Income:</b>	<b>=</b>	<b>\$ 1,507</b>	<b>\$ 18,090</b>
Loan Payments:	-	\$ 2,247	\$ 26,970
<b>Cash Flow:</b>	<b>=</b>	<b>-\$ 740</b>	<b>-\$ 8,880</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>\$ 1,675</b>	<b>\$ 20,100</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 3	Year 5	Year 10	Year 20	Year 30
<b>INCOME</b>						
Gross Rent:	\$ 40,200	\$ 42,648	\$ 45,245	\$ 52,452	\$ 70,491	\$ 94,734
Vacancy (5%):	- \$ 2,010	- \$ 2,132	- \$ 2,262	- \$ 2,623	- \$ 3,525	- \$ 4,737
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
<b>Operating Income:</b>	<b>= \$ 38,190</b>	<b>= \$ 40,516</b>	<b>= \$ 42,983</b>	<b>= \$ 49,829</b>	<b>= \$ 66,966</b>	<b>= \$ 89,997</b>
<b>EXPENSES</b>						
Total Expenses:	\$ 20,100	\$ 21,324	\$ 22,623	\$ 26,226	\$ 35,246	\$ 47,367
<b>Operating Expenses:</b>	<b>= \$ 20,100</b>	<b>= \$ 21,324</b>	<b>= \$ 22,623</b>	<b>= \$ 26,226</b>	<b>= \$ 35,246</b>	<b>= \$ 47,367</b>
<b>CASH FLOW</b>						
Operating Income:	\$ 38,190	\$ 40,516	\$ 42,983	\$ 49,829	\$ 66,966	\$ 89,997
Operating Expenses:	- \$ 20,100	- \$ 21,324	- \$ 22,623	- \$ 26,226	- \$ 35,246	- \$ 47,367
<b>Net Operating Income:</b>	<b>= \$ 18,090</b>	<b>= \$ 19,192</b>	<b>= \$ 20,360</b>	<b>= \$ 23,603</b>	<b>= \$ 31,720</b>	<b>= \$ 42,630</b>
Loan Payments:	- \$ 26,970	- \$ 26,970	- \$ 26,970	- \$ 26,970	- \$ 26,970	- \$ 26,970
<b>Cash Flow:</b>	<b>= -\$ 8,880</b>	<b>= -\$ 7,778</b>	<b>= -\$ 6,610</b>	<b>= -\$ 3,367</b>	<b>= \$ 4,750</b>	<b>= \$ 15,660</b>
<b>TAX BENEFITS &amp; DEDUCTIONS</b>						
Operating Expenses:	\$ 20,100	\$ 21,324	\$ 22,623	\$ 26,226	\$ 35,246	\$ 47,367
Loan Interest:	+ \$ 17,364	+ \$ 16,669	+ \$ 15,923	+ \$ 13,814	+ \$ 8,310	+ \$ 504
Depreciation:	+ \$ 18,661	+ \$ 18,661	+ \$ 18,661	+ \$ 18,661	+ \$ 18,661	+ \$ 0
<b>Total Deductions:</b>	<b>= \$ 56,125</b>	<b>= \$ 56,654</b>	<b>= \$ 57,207</b>	<b>= \$ 58,701</b>	<b>= \$ 62,217</b>	<b>= \$ 47,871</b>
<b>EQUITY ACCUMULATION</b>						
Property Value:	\$ 743,600	\$ 804,278	\$ 869,907	\$ 1,058,375	\$ 1,566,653	\$ 2,319,029
Loan Balance:	- \$ 490,895	- \$ 470,647	- \$ 448,934	- \$ 387,522	- \$ 227,279	- \$ 0
<b>Total Equity:</b>	<b>= \$ 252,705</b>	<b>= \$ 333,631</b>	<b>= \$ 420,973</b>	<b>= \$ 670,853</b>	<b>= \$ 1,339,374</b>	<b>= \$ 2,319,029</b>
<b>SALE ANALYSIS</b>						
Equity:	\$ 252,705	\$ 333,631	\$ 420,973	\$ 670,853	\$ 1,339,374	\$ 2,319,029
Selling Costs (6%):	- \$ 44,616	- \$ 48,257	- \$ 52,194	- \$ 63,503	- \$ 93,999	- \$ 139,142
<b>Sale Proceeds:</b>	<b>= \$ 208,089</b>	<b>= \$ 285,374</b>	<b>= \$ 368,779</b>	<b>= \$ 607,351</b>	<b>= \$ 1,245,375</b>	<b>= \$ 2,179,887</b>
Cumulative Cash Flow:	+ -\$ 8,880	+ -\$ 24,995	+ -\$ 38,807	+ -\$ 62,319	+ -\$ 53,318	+ \$ 51,534
Total Cash Invested:	- \$ 228,800	- \$ 228,800	- \$ 228,800	- \$ 228,800	- \$ 228,800	- \$ 228,800

	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
<b>Total Profit:</b>	<b>= -\$ 29,591</b>	<b>= \$ 31,579</b>	<b>= \$ 101,172</b>	<b>= \$ 316,232</b>	<b>= \$ 963,257</b>	<b>= \$ 2,002,621</b>

**INVESTMENT RETURNS**

Cap Rate (Purchase Price):	2.5%	2.7%	2.8%	3.3%	4.4%	6%
Cap Rate (Market Value):	2.4%	2.4%	2.3%	2.2%	2%	1.8%
Cash on Cash Return:	-3.9%	-3.4%	-2.9%	-1.5%	2.1%	6.8%
Return on Equity:	-3.5%	-2.3%	-1.6%	-0.5%	0.4%	0.7%
Return on Investment:	-12.9%	13.8%	44.2%	138.2%	421%	875.3%
Internal Rate of Return:	-12.9%	4.3%	7.2%	8.3%	7.9%	7.4%

**FINANCIAL RATIOS**

Rent to Value:	0.5%	0.4%	0.4%	0.4%	0.4%	0.3%
Gross Rent Multiplier:	18.5	18.86	19.23	20.18	22.22	24.48
Equity Multiple:	0.87	1.14	1.44	2.38	5.21	9.75
Break Even Ratio:	117.1%	113.2%	109.6%	101.4%	88.3%	78.5%
Debt Coverage Ratio:	0.67	0.71	0.75	0.88	1.18	1.58
Debt Yield:	3.7%	4.1%	4.5%	6.1%	14%	-

## Recent Comparable Sales

Average Sale Price

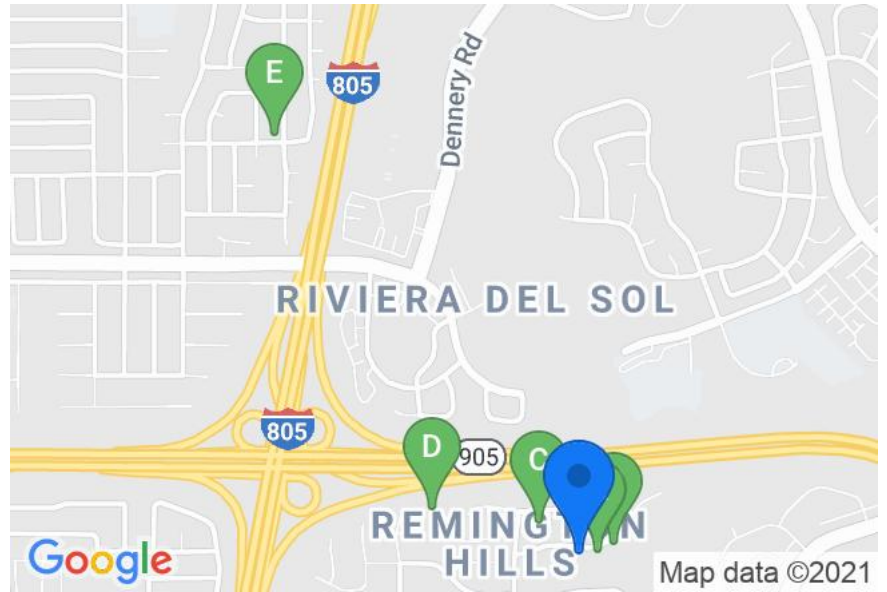
**\$ 656,778 (\$ 299/sq.ft.)**

\$ 620,000 - \$ 688,888

\$ 266/sq.ft. - \$ 324/sq.ft.

Estimated Property ARV Based on  
Average Price/Sq.Ft.

**\$ 696,662**



Property	Distance	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
<b>●</b> 5007 Cimarron Way San Diego, CA 92154	0 mi	House Built 2005	5	3	2,333	-	-
<b>A</b> 5023 Cimarron Way San Diego, CA 92154	0.06 mi	House	5	3	2,333	\$ 685,000 \$ 293.61/sq.ft.	04/20/2021
<b>B</b> 5039 Cimarron Way San Diego, CA 92154	0.11 mi	House	5	3	2,333	\$ 688,888 \$ 295.28/sq.ft.	03/06/2021
<b>C</b> 1482 Ridgeline Ct San Diego, CA 92154	0.15 mi	House	5	3	2,021	\$ 655,000 \$ 324.10/sq.ft.	12/10/2020
<b>D</b> 4761 Lemat Pl San Diego, CA 92154	0.46 mi	House	5	3	2,021	\$ 635,000 \$ 314.20/sq.ft.	10/23/2020
<b>E</b> 1086 Firethorn St San Diego, CA 92154	1.55 mi	House	5	3	2,332	\$ 620,000 \$ 265.87/sq.ft.	04/20/2021

## Recent Comparable Rental Listings

Average Listed Rent

**\$ 3,976 (\$ 1.39/sq.ft.)**

\$ 3,195 - \$ 5,850

\$ 1.13/sq.ft. - \$ 1.86/sq.ft.

Estimated Property Rent Based on  
Average Rent/Sq.Ft.

**\$ 3,251**



Property	Distance	Type	Beds	Baths	Sq.Ft.	Listed Rent	Listing Date
<b>●</b> 5007 Cimarron Way San Diego, CA 92154	0 mi	House Built 2005	5	3	2,333	-	-
<b>A</b> 1206 Sea Bird Way San Diego, CA 92154	1.23 mi	House	5	3	3,148	\$ 5,850 \$ 1.86/sq.ft.	02/21/2021
<b>B</b> 1485 Ridgeline Ct San Diego, CA 92154	0.11 mi	House	5	3	-	\$ 3,500	03/10/2021
<b>C</b> 1356 Surftide Ln San Diego, CA 92154	0.89 mi	House	4	3	2,685	\$ 3,195 \$ 1.19/sq.ft.	12/18/2020
<b>D</b> 1256 Riviera Point St San Diego, CA 92154	0.41 mi	House	4	3	3,092	\$ 3,495 \$ 1.13/sq.ft.	02/28/2021
<b>E</b> 5234 Topsail Dr San Diego, CA 92154	2.79 mi	House	5	3	-	\$ 3,840	10/22/2020



## Property Photos



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