

673 Parker St

Investment Property - Buy & Hold

673 Parker St
Oceanside, CA 92057

\$ 455,000 Purchase Price · \$ 455,000 ARV

\$ 108,650 Cash Needed · -\$ 591/mo Cash Flow · 3% Cap Rate · -6.5% COC



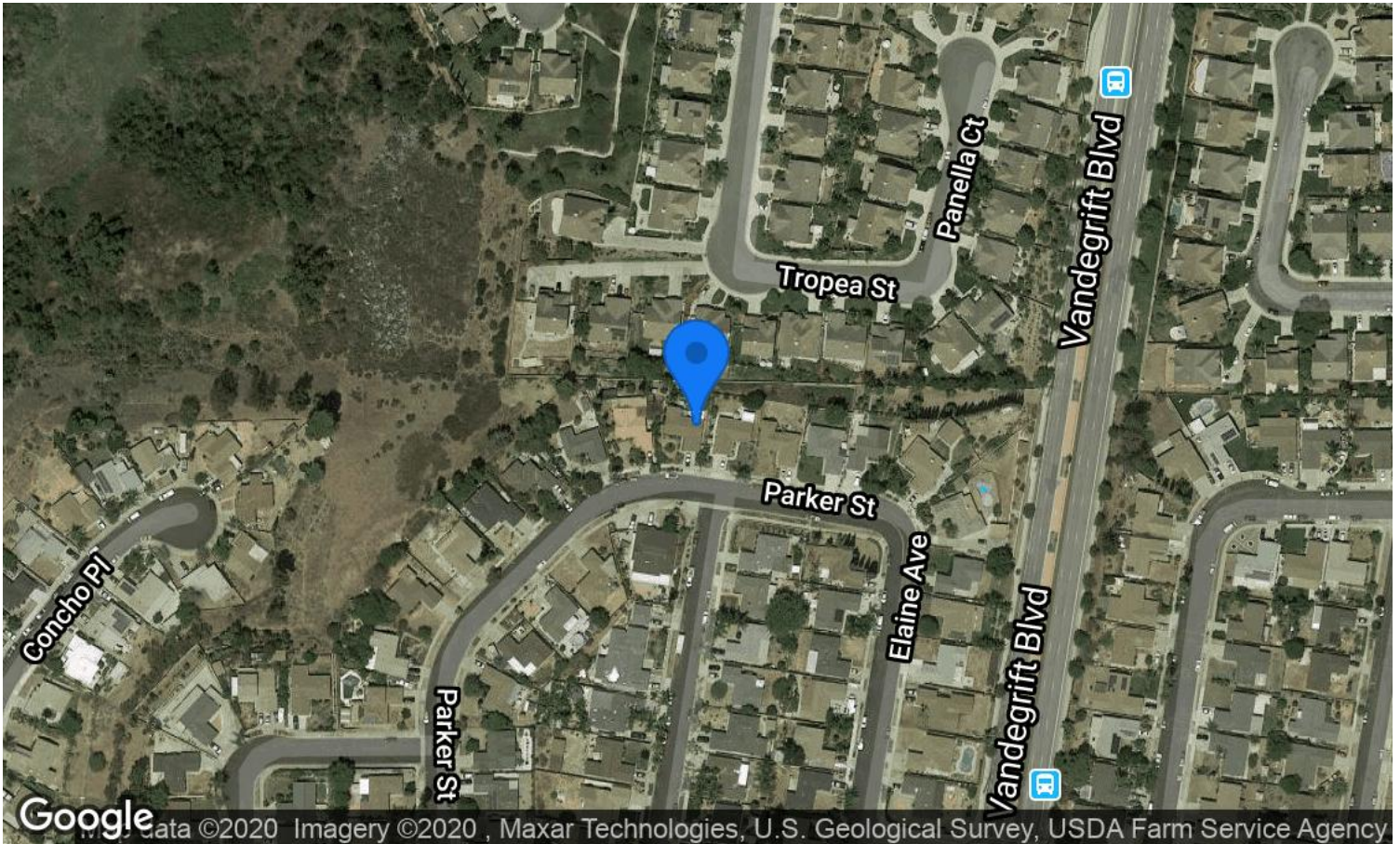
Property Description

ADDRESS

673 Parker St
Oceanside, CA 92057

DESCRIPTION

Property Type:	House
Beds / Baths:	4 BR / 2.0 BA
Square Footage:	1,192
Year Built:	1968
Parking:	
Lot Size:	7,601 sq.ft.
Zoning:	
MLS Number:	



Purchase Analysis & Returns

PURCHASE

Purchase Price:		\$ 455,000
Amount Financed:	-	\$ 364,000
Down Payment:	=	\$ 91,000
Purchase Costs:	+	\$ 13,650
Rehab Costs:	+	\$ 4,000
Total Cash Needed:	=	\$ 108,650
After Repair Value:		\$ 455,000
Price Per Square Foot:		\$ 381.7

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):		3% / 3%
Cash on Cash Return:		-6.5%
Return on Equity:		-6.1%
Return on Investment:		-26.3%
Internal Rate of Return:		-26.3%
Rent to Value:		0.6%
Gross Rent Multiplier:		14.87
Equity Multiple:		0.74
Break Even Ratio:		118.1%
Debt Coverage Ratio:		0.66
Debt Yield:		3.8%

PURCHASE COSTS

Total (3% of Price):		\$ 13,650
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FINANCING (PURCHASE)

Loan Type:	Amortizing
Loan Amount:	\$ 364,000
Loan to Cost (LTC):	80%
Loan to Value (LTV):	80%
Loan Term:	30 Years
Interest Rate:	4%
Finance Rehab Costs:	No
Loan Payments:	\$ 1,738 Per Month \$ 20,854 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:	\$ 4,000
Cost Overrun:	\$ 0 (0%)
Total:	\$ 4,000

Cash Flow (Year 1)

	Monthly	Yearly
CASH FLOW		
Gross Rent:	\$ 2,550	\$ 30,600
Vacancy (5%):	- \$ 128	\$ 1,530
Other Income:	+ \$ 0	\$ 0
Operating Income:	= \$ 2,422	\$ 29,070
Operating Expenses (52.6%):	- \$ 1,275	\$ 15,300
Net Operating Income:	= \$ 1,147	\$ 13,770
Loan Payments:	- \$ 1,738	\$ 20,854
Cash Flow:	= -\$ 591	-\$ 7,084

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

	Monthly	Yearly
EXPENSES		
Total (50% of Rent):	\$ 1,275	\$ 15,300

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
INCOME						
Gross Rent:	\$ 30,600	\$ 32,464	\$ 34,441	\$ 39,926	\$ 53,657	\$ 72,111
Vacancy (5%):	- \$ 1,530	- \$ 1,623	- \$ 1,722	- \$ 1,996	- \$ 2,683	- \$ 3,606
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Operating Income:	= \$ 29,070	= \$ 30,841	= \$ 32,719	= \$ 37,930	= \$ 50,974	= \$ 68,505
EXPENSES						
Total Expenses:	\$ 15,300	\$ 16,232	\$ 17,221	\$ 19,963	\$ 26,829	\$ 36,056
Operating Expenses:	= \$ 15,300	= \$ 16,232	= \$ 17,221	= \$ 19,963	= \$ 26,829	= \$ 36,056
CASH FLOW						
Operating Income:	\$ 29,070	\$ 30,841	\$ 32,719	\$ 37,930	\$ 50,974	\$ 68,505
Operating Expenses:	- \$ 15,300	- \$ 16,232	- \$ 17,221	- \$ 19,963	- \$ 26,829	- \$ 36,056
Net Operating Income:	= \$ 13,770	= \$ 14,609	= \$ 15,498	= \$ 17,967	= \$ 24,145	= \$ 32,449
Loan Payments:	- \$ 20,854	- \$ 20,854	- \$ 20,854	- \$ 20,854	- \$ 20,854	- \$ 20,854
Cash Flow:	= -\$ 7,084	= -\$ 6,245	= -\$ 5,356	= -\$ 2,887	= \$ 3,291	= \$ 11,595
TAX BENEFITS & DEDUCTIONS						
Operating Expenses:	\$ 15,300	\$ 16,232	\$ 17,221	\$ 19,963	\$ 26,829	\$ 36,056
Loan Interest:	+ \$ 14,443	+ \$ 13,910	+ \$ 13,333	+ \$ 11,671	+ \$ 7,164	+ \$ 445
Depreciation:	+ \$ 17,187	+ \$ 17,187	+ \$ 17,187	+ \$ 17,187	+ \$ 17,187	+ \$ 0
Total Deductions:	= \$ 46,931	= \$ 47,330	= \$ 47,741	= \$ 48,821	= \$ 51,180	= \$ 36,501
EQUITY ACCUMULATION						
Property Value:	\$ 473,200	\$ 511,813	\$ 553,577	\$ 673,511	\$ 996,961	\$ 1,475,746
Loan Balance:	- \$ 357,590	- \$ 343,975	- \$ 329,229	- \$ 286,774	- \$ 171,642	- \$ 0
Total Equity:	= \$ 115,610	= \$ 167,838	= \$ 224,348	= \$ 386,737	= \$ 825,319	= \$ 1,475,746
SALE ANALYSIS						
Equity:	\$ 115,610	\$ 167,838	\$ 224,348	\$ 386,737	\$ 825,319	\$ 1,475,746
Selling Costs (6%):	- \$ 28,392	- \$ 30,709	- \$ 33,215	- \$ 40,411	- \$ 59,818	- \$ 88,545
Sale Proceeds:	= \$ 87,218	= \$ 137,129	= \$ 191,133	= \$ 346,327	= \$ 765,501	= \$ 1,387,201
Cumulative Cash Flow:	+ -\$ 7,084	+ -\$ 20,000	+ -\$ 31,164	+ -\$ 50,684	+ -\$ 47,079	+ \$ 29,484
Total Cash Invested:	- \$ 108,650	- \$ 108,650	- \$ 108,650	- \$ 108,650	- \$ 108,650	- \$ 108,650

	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
Total Profit:	= -\$ 28,516	= \$ 8,479	= \$ 51,319	= \$ 186,993	= \$ 609,772	= \$ 1,308,035

INVESTMENT RETURNS

Cap Rate (Purchase Price):	3%	3.2%	3.4%	3.9%	5.3%	7.1%
Cap Rate (Market Value):	2.9%	2.9%	2.8%	2.7%	2.4%	2.2%
Cash on Cash Return:	-6.5%	-5.7%	-4.9%	-2.7%	3%	10.7%
Return on Equity:	-6.1%	-3.7%	-2.4%	-0.7%	0.4%	0.8%
Return on Investment:	-26.2%	7.8%	47.2%	172.1%	561.2%	1,203.9%
Internal Rate of Return:	-26.2%	2.4%	7.3%	9.3%	8.7%	8.1%

FINANCIAL RATIOS

Rent to Value:	0.5%	0.5%	0.5%	0.5%	0.4%	0.4%
Gross Rent Multiplier:	15.46	15.77	16.07	16.87	18.58	20.46
Equity Multiple:	0.74	1.08	1.47	2.72	6.61	13.04
Break Even Ratio:	118.2%	114.2%	110.6%	102.2%	88.9%	78.9%
Debt Coverage Ratio:	0.66	0.7	0.74	0.86	1.16	1.56
Debt Yield:	3.9%	4.2%	4.7%	6.3%	14.1%	-

Recent Comparable Sales

Average Sale Price

\$ 487,338 (\$ 400/sq.ft.)

\$ 442,690 - \$ 530,000

\$ 340/sq.ft. - \$ 428/sq.ft.

Estimated ARV Based on Average Price/
Sq.Ft.

\$ 477,038



Property	Distance	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
● 673 Parker St Oceanside, CA 92057	0 mi	House Built 1968	4	2.0	1,192	\$ 455,000 \$ 382/sq.ft.	09/16/2019
A 666 Michael St Oceanside, CA 92057	0.05 mi	House Built 1968	3	2.0	1,192	\$ 484,000 \$ 406/sq.ft.	11/21/2019
B 5008 El Mirlo Dr Oceanside, CA 92057	0.29 mi	House Built 1973	4	2.0	1,411	\$ 480,000 \$ 340/sq.ft.	03/20/2020
C 669 Elaine Ave Oceanside, CA 92057	0.05 mi	House Built 1968	4	2.0	1,239	\$ 530,000 \$ 428/sq.ft.	03/19/2020
D 4941 Concho Pl Oceanside, CA 92057	0.14 mi	House Built 1974	3	2.0	1,050	\$ 442,690 \$ 422/sq.ft.	01/31/2020
E 721 Rena Dr Oceanside, CA 92057	0.27 mi	House Built 1973	3	2.0	1,236	\$ 500,000 \$ 405/sq.ft.	06/01/2020

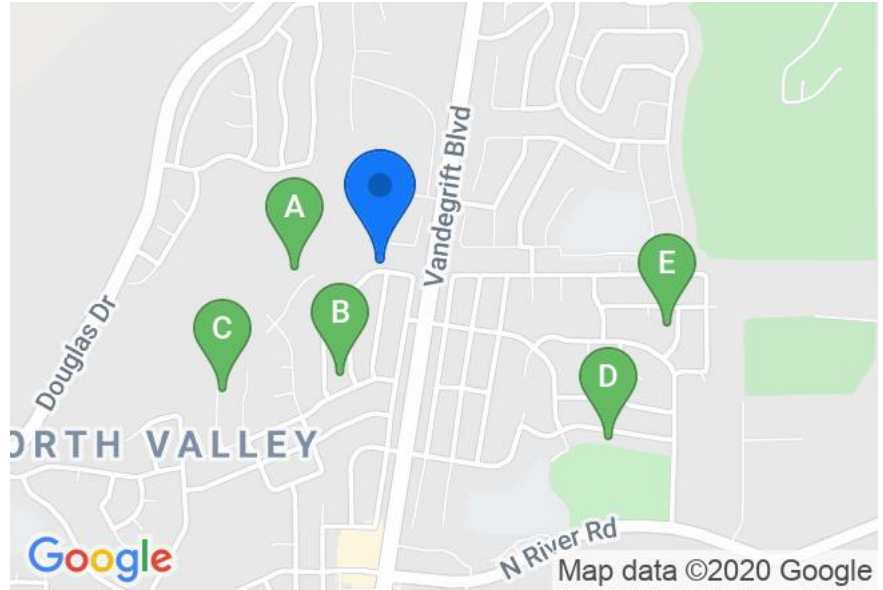
Recent Comparable Rental Listings

Average Listed Rent

\$ 2,518 (\$ 2.05/sq.ft.)







\$ 2,395 - \$ 2,700

\$ 1.92/sq.ft. - \$ 2.29/sq.ft.



Estimated Rent Based on Average Rent/
Sq.Ft.

\$ 2,444

Property	Distance	Type	Beds	Baths	Sq.Ft.	Listed Rent	Listing Date
 673 Parker St Oceanside, CA 92057	0 mi	House Built 1968	4	2.0	1,192	-	-
 4944 Concho Pl Oceanside, CA 92057	0.16 mi	House	4	2	1,180	\$ 2,450 \$ 2.08/sq.ft.	02/29/2020
 619 Parker St Oceanside, CA 92057	0.22 mi	House	4	2	1,239	\$ 2,395 \$ 1.93/sq.ft.	01/08/2020
 621 Carillo Cir Oceanside, CA 92057	0.38 mi	House	4	2	1,180	\$ 2,700 \$ 2.29/sq.ft.	03/26/2020
 5127 Barry St Oceanside, CA 92057	0.53 mi	House	4	2	1,279	\$ 2,450 \$ 1.92/sq.ft.	03/16/2020
 728 Butterfield Rd Oceanside, CA 92057	0.54 mi	House	4	2	1,279	\$ 2,595 \$ 2.03/sq.ft.	11/14/2019

Property Photos



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