

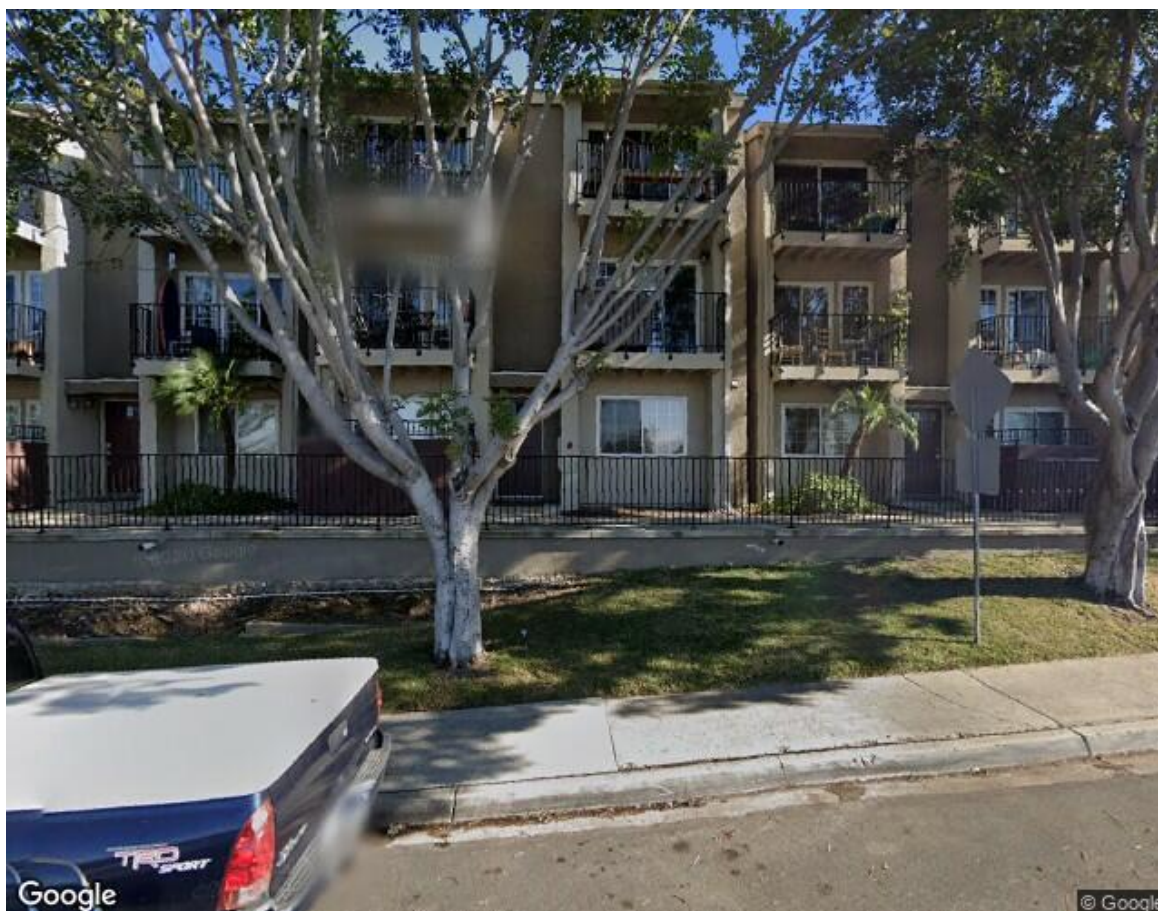
10272 Maya Linda Rd Apt 50

Investment Property - Buy & Hold

10272 Maya Linda Rd Apt 50
San Diego, CA 92126

\$ 369,000 Purchase Price · **\$ 369,000 ARV**

\$ 84,870 Cash Needed · **-\$ 464/mo Cash Flow** · **3.1% Cap Rate** · **-6.6% COC**



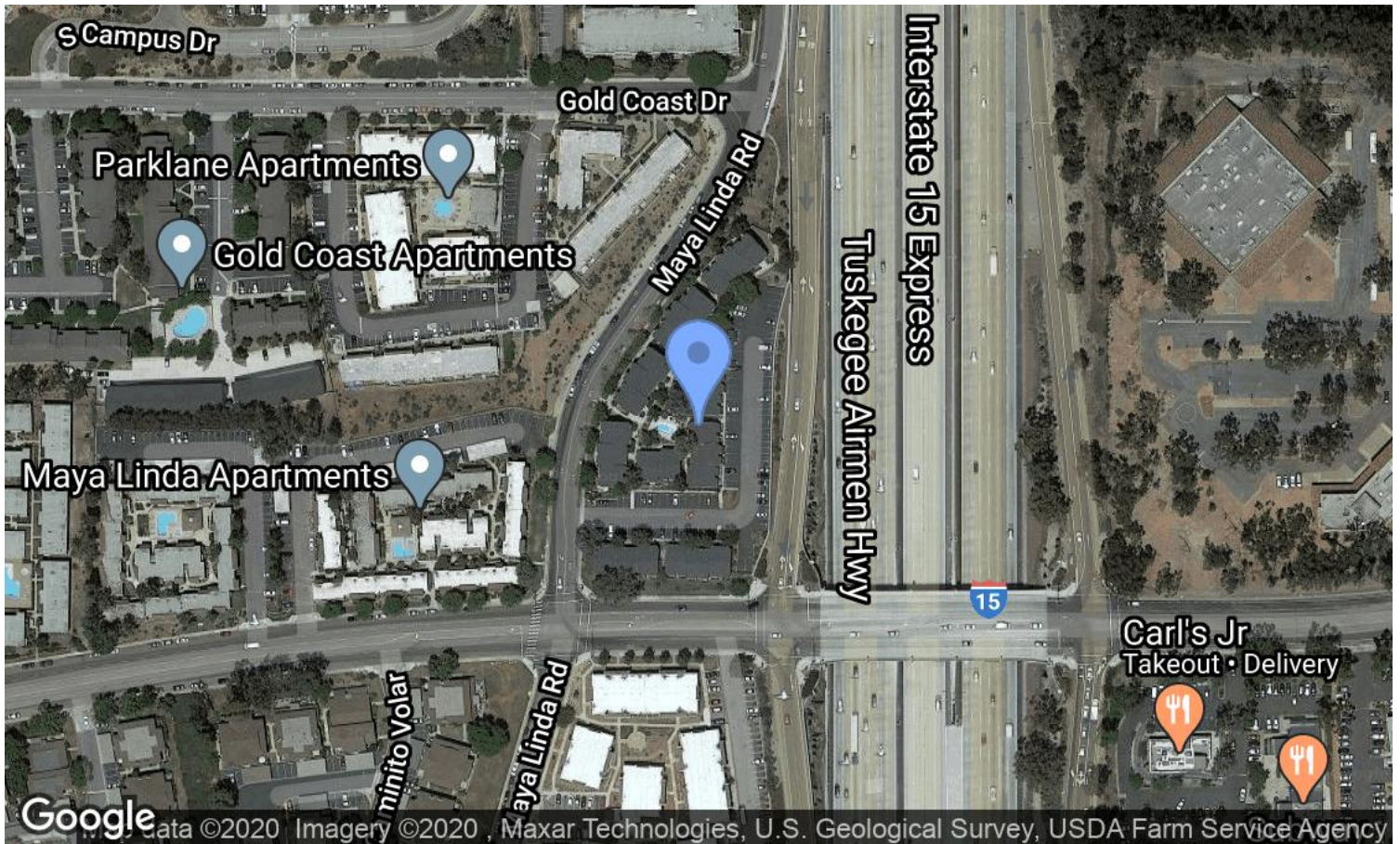
Property Description

ADDRESS

10272 Maya Linda Rd Apt 50
San Diego, CA 92126

DESCRIPTION

Property Type:	House
Beds / Baths:	2 BR / 1.5 BA
Square Footage:	884
Year Built:	1980
Parking:	
Lot Size:	
Zoning:	
MLS Number:	



Purchase Analysis & Returns

PURCHASE

Purchase Price:		\$ 369,000
Amount Financed:	-	\$ 295,200
Down Payment:	=	\$ 73,800
Purchase Costs:	+	\$ 11,070
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 84,870
After Repair Value:		\$ 369,000
Price Per Square Foot:		\$ 417.4

FINANCING (PURCHASE)

Loan Type:	Amortizing
Loan Amount:	\$ 295,200
Loan to Cost (LTC):	80%
Loan to Value (LTV):	80%
Loan Term:	30 Years
Interest Rate:	4%
Finance Rehab Costs:	No
Loan Payments:	\$ 1,409 Per Month \$ 16,912 Per Year

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	3.1% / 3.1%
Cash on Cash Return:	-6.6%
Return on Equity:	-5.7%
Return on Investment:	-19.1%
Internal Rate of Return:	-19.1%
Rent to Value:	0.6%
Gross Rent Multiplier:	14.64
Equity Multiple:	0.81
Break Even Ratio:	117.1%
Debt Coverage Ratio:	0.67
Debt Yield:	3.8%

ASSUMPTIONS & PROJECTIONS

Rehab Cost Overrun:	0%
Vacancy:	5%
Appreciation:	5% Per Year
Income Increase:	3% Per Year
Expenses Increase:	2% Per Year
Selling Costs:	6% of Sales Price
Land Value:	\$ 0

PURCHASE COSTS

Total (3% of Price):	\$ 11,070
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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:		\$ 2,100	\$ 25,200
Vacancy (5%):	-	\$ 105	\$ 1,260
Other Income:	+	\$ 0	\$ 0
<hr/>			
Operating Income:	=	\$ 1,995	\$ 23,940
Operating Expenses (52.6%):	-	\$ 1,050	\$ 12,600
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Net Operating Income:	=	\$ 945	\$ 11,340
Loan Payments:	-	\$ 1,409	\$ 16,912
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Cash Flow:	=	-\$ 464	-\$ 5,572

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

		Monthly	Yearly
EXPENSES			
Total (50% of Rent):		\$ 1,050	\$ 12,600

Buy & Hold Projections

	APPRECIATION 5% 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:	\$ 25,200	\$ 26,735	\$ 28,363	\$ 32,880	\$ 44,188	\$ 59,385
Vacancy (5%):	- \$ 1,260	- \$ 1,337	- \$ 1,418	- \$ 1,644	- \$ 2,209	- \$ 2,969
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Operating Income:	= \$ 23,940	= \$ 25,398	= \$ 26,945	= \$ 31,236	= \$ 41,979	= \$ 56,416
EXPENSES						
Total Expenses:	\$ 12,600	\$ 13,368	\$ 14,182	\$ 16,440	\$ 22,094	\$ 29,693
Operating Expenses:	= \$ 12,600	= \$ 13,368	= \$ 14,182	= \$ 16,440	= \$ 22,094	= \$ 29,693
CASH FLOW						
Operating Income:	\$ 23,940	\$ 25,398	\$ 26,945	\$ 31,236	\$ 41,979	\$ 56,416
Operating Expenses:	- \$ 12,600	- \$ 13,368	- \$ 14,182	- \$ 16,440	- \$ 22,094	- \$ 29,693
Net Operating Income:	= \$ 11,340	= \$ 12,030	= \$ 12,763	= \$ 14,796	= \$ 19,885	= \$ 26,723
Loan Payments:	- \$ 16,912	- \$ 16,912	- \$ 16,912	- \$ 16,912	- \$ 16,912	- \$ 16,912
Cash Flow:	= -\$ 5,572	= -\$ 4,882	= -\$ 4,149	= -\$ 2,116	= \$ 2,973	= \$ 9,811
TAX BENEFITS & DEDUCTIONS						
Operating Expenses:	\$ 12,600	\$ 13,368	\$ 14,182	\$ 16,440	\$ 22,094	\$ 29,693
Loan Interest:	+ \$ 11,713	+ \$ 11,281	+ \$ 10,813	+ \$ 9,465	+ \$ 5,810	+ \$ 361
Depreciation:	+ \$ 13,821	+ \$ 13,821	+ \$ 13,821	+ \$ 13,821	+ \$ 13,821	+ \$ 0
Total Deductions:	= \$ 38,134	= \$ 38,470	= \$ 38,816	= \$ 39,726	= \$ 41,725	= \$ 30,054
EQUITY ACCUMULATION						
Property Value:	\$ 387,450	\$ 427,164	\$ 470,948	\$ 601,062	\$ 979,067	\$ 1,594,797
Loan Balance:	- \$ 290,001	- \$ 278,960	- \$ 267,001	- \$ 232,570	- \$ 139,200	- \$ 0
Total Equity:	= \$ 97,449	= \$ 148,204	= \$ 203,947	= \$ 368,492	= \$ 839,867	= \$ 1,594,797
SALE ANALYSIS						
Equity:	\$ 97,449	\$ 148,204	\$ 203,947	\$ 368,492	\$ 839,867	\$ 1,594,797
Selling Costs (6%):	- \$ 23,247	- \$ 25,630	- \$ 28,257	- \$ 36,064	- \$ 58,744	- \$ 95,688
Sale Proceeds:	= \$ 74,202	= \$ 122,574	= \$ 175,690	= \$ 332,428	= \$ 781,123	= \$ 1,499,109
Cumulative Cash Flow:	+ -\$ 5,572	+ -\$ 15,686	+ -\$ 24,356	+ -\$ 39,123	+ -\$ 33,536	+ \$ 32,137
Total Cash Invested:	- \$ 84,870	- \$ 84,870	- \$ 84,870	- \$ 84,870	- \$ 84,870	- \$ 84,870

	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
Total Profit:	= -\$ 16,240	= \$ 22,018	= \$ 66,464	= \$ 208,435	= \$ 662,717	= \$ 1,446,376

INVESTMENT RETURNS

Cap Rate (Purchase Price):	3.1%	3.3%	3.5%	4%	5.4%	7.2%
Cap Rate (Market Value):	2.9%	2.8%	2.7%	2.5%	2%	1.7%
Cash on Cash Return:	-6.6%	-5.8%	-4.9%	-2.5%	3.5%	11.6%
Return on Equity:	-5.7%	-3.3%	-2%	-0.6%	0.4%	0.6%
Return on Investment:	-19.1%	25.9%	78.3%	245.6%	780.9%	1,704.2%
Internal Rate of Return:	-19.1%	7.6%	11.3%	11.8%	10.3%	9.3%

FINANCIAL RATIOS

Rent to Value:	0.5%	0.5%	0.5%	0.5%	0.4%	0.3%
Gross Rent Multiplier:	15.38	15.98	16.6	18.28	22.16	26.86
Equity Multiple:	0.81	1.26	1.78	3.46	8.81	18.04
Break Even Ratio:	117.1%	113.3%	109.6%	101.4%	88.3%	78.5%
Debt Coverage Ratio:	0.67	0.71	0.75	0.87	1.18	1.58
Debt Yield:	3.9%	4.3%	4.8%	6.4%	14.3%	-

Recent Comparable Sales

Average Sale Price

\$ 369,400 (\$ 363/sq.ft.)

\$ 355,000 - \$ 389,000

\$ 322/sq.ft. - \$ 412/sq.ft.



Estimated ARV Based on Average Price/
Sq.Ft.

\$ 321,069

Property	Distance	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
● 10272 Maya Linda Rd Apt 50 San Diego, CA 92126	0 mi	House Built 1980	2	1.5	884	\$ 300,000 \$ 339/sq.ft.	08/17/2016
A 10216 Maya Linda Rd Apt 9 San Diego, CA 92126	0.03 mi	House Built 1980	2	2.0	884	\$ 364,000 \$ 412/sq.ft.	11/04/2019
B 9505 Caminito Toga San Diego, CA 92126	0.26 mi	House Built 1975	2	1.0	930	\$ 356,000 \$ 383/sq.ft.	12/27/2019
C 9423 Gold Coast Dr Unit C6 San Diego, CA 92126	0.33 mi	House Built 1978	2	2.0	1,104	\$ 389,000 \$ 352/sq.ft.	04/29/2020
D 9439 Gold Coast Dr Unit D4 San Diego, CA 92126	0.33 mi	House Built 1978	2	2.0	1,104	\$ 383,000 \$ 347/sq.ft.	04/17/2020
E 9471 Gold Coast Dr Unit J3 San Diego, CA 92126	0.33 mi	House Built 1978	2	2.0	1,104	\$ 355,000 \$ 322/sq.ft.	07/26/2019

Recent Comparable Rental Listings

Average Listed Rent

\$ 2,049 (\$ 2.30/sq.ft.)

\$ 1,850 - \$ 2,200

\$ 2.01/sq.ft. - \$ 2.78/sq.ft.

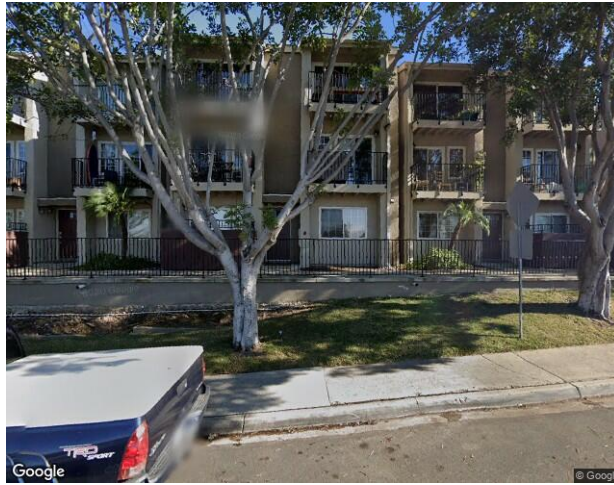
Estimated Rent Based on Average Rent/
Sq.Ft.

\$ 2,035



Property	Distance	Type	Beds	Baths	Sq.Ft.	Listed Rent	Listing Date
● 10272 Maya Linda Rd Apt 50 San Diego, CA 92126	0 mi	House Built 1980	2	1.5	884	-	-
A 10272 Maya Linda Rd, Apt 49 San Diego, CA 92126	0 mi	House	2	1.5	884	\$ 1,900 \$ 2.15/sq.ft.	01/08/2020
B 9516 Carroll Canyon Rd, Apt 112 San Diego, CA 92126	0.23 mi	House	2	1	838	\$ 1,850 \$ 2.21/sq.ft.	01/12/2020
C 9755 Mesa Springs Way, Unit 132 San Diego, CA 92126	0.24 mi	House	2	2	790	\$ 2,200 \$ 2.78/sq.ft.	09/27/2019
D 10535 Caminito Westchester San Diego, CA 92126	0.7 mi	House	2	1	932	\$ 2,200 \$ 2.36/sq.ft.	09/17/2019
E 9775 Mesa Springs Way, Unit 99 San Diego, CA 92126	0.27 mi	House	2	2	1,041	\$ 2,095 \$ 2.01/sq.ft.	03/15/2019

Property Photos



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