

10856 Eberly Ct

Investment Property - Buy & Hold

10856 Eberly Ct
San Diego, CA 92126

\$ 635,000 Purchase Price · \$ 635,000 ARV

\$ 146,050 Cash Needed · -\$ 1,213/mo Cash Flow · 2.3% Cap Rate · -10% COC



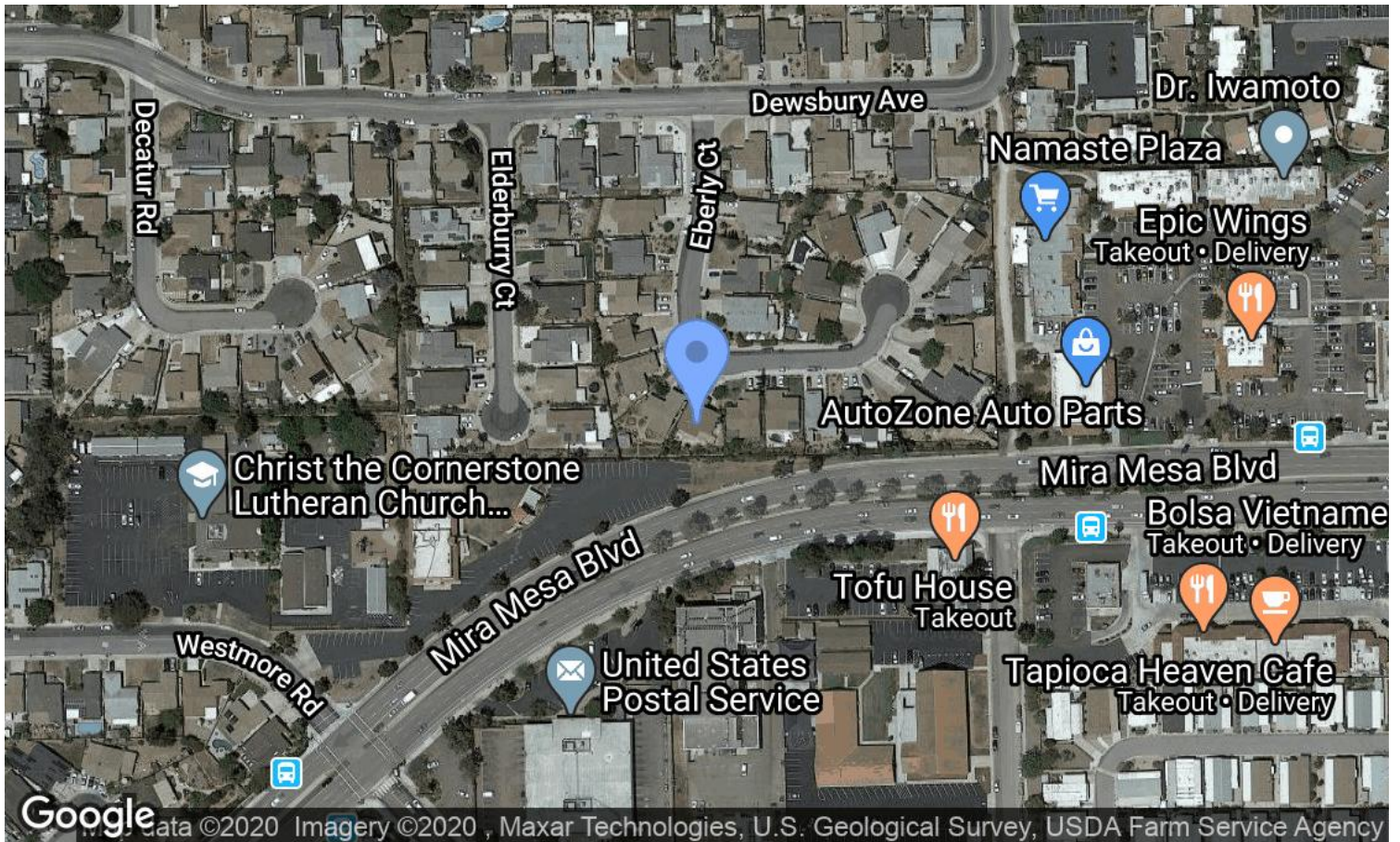
Property Description

ADDRESS

10856 Eberly Ct
San Diego, CA 92126

DESCRIPTION

Property Type:	House
Beds / Baths:	3 BR / 2.0 BA
Square Footage:	1,275
Year Built:	1976
Parking:	
Lot Size:	7,501 sq.ft.
Zoning:	
MLS Number:	



Purchase Analysis & Returns

PURCHASE

Purchase Price:		\$ 635,000
Amount Financed:	-	\$ 508,000
Down Payment:	=	\$ 127,000
Purchase Costs:	+	\$ 19,050
Rehab Costs:	+	\$ 0
Total Cash Needed:	=	\$ 146,050
After Repair Value:		\$ 635,000
Price Per Square Foot:		\$ 498

FINANCING (PURCHASE)

Loan Type:	Amortizing
Loan Amount:	\$ 508,000
Loan to Cost (LTC):	80%
Loan to Value (LTV):	80%
Loan Term:	30 Years
Interest Rate:	4%
Finance Rehab Costs:	No
Loan Payments:	\$ 2,425 Per Month \$ 29,103 Per Year

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	2.3% / 2.3%
Cash on Cash Return:	-10%
Return on Equity:	-8.7%
Return on Investment:	-22.5%
Internal Rate of Return:	-22.5%
Rent to Value:	0.4%
Gross Rent Multiplier:	19.64
Equity Multiple:	0.77
Break Even Ratio:	140%
Debt Coverage Ratio:	0.5
Debt Yield:	2.9%

ASSUMPTIONS & PROJECTIONS

Rehab Cost Overrun:	0%
Vacancy:	5%
Appreciation:	5% 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):	\$ 19,050
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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:		\$ 2,695	\$ 32,340
Vacancy (5%):	-	\$ 135	\$ 1,617
Other Income:	+	\$ 0	\$ 0
Operating Income:	=	\$ 2,560	\$ 30,723
Operating Expenses (52.7%):	-	\$ 1,348	\$ 16,170
Net Operating Income:	=	\$ 1,212	\$ 14,553
Loan Payments:	-	\$ 2,425	\$ 29,103
Cash Flow:	=	-\$ 1,213	-\$ 14,550

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

		Monthly	Yearly
EXPENSES			
Total (50% of Rent):		\$ 1,348	\$ 16,170

Buy & Hold Projections

	APPRECIATION 5% 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:	\$ 32,340	\$ 33,647	\$ 35,006	\$ 38,649	\$ 47,113	\$ 57,431
Vacancy (5%):	- \$ 1,617	- \$ 1,682	- \$ 1,750	- \$ 1,932	- \$ 2,356	- \$ 2,872
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0
Operating Income:	= \$ 30,723	= \$ 31,965	= \$ 33,256	= \$ 36,717	= \$ 44,757	= \$ 54,559
EXPENSES						
Total Expenses:	\$ 16,170	\$ 16,824	\$ 17,503	\$ 19,325	\$ 23,557	\$ 28,716
Operating Expenses:	= \$ 16,170	= \$ 16,824	= \$ 17,503	= \$ 19,325	= \$ 23,557	= \$ 28,716
CASH FLOW						
Operating Income:	\$ 30,723	\$ 31,965	\$ 33,256	\$ 36,717	\$ 44,757	\$ 54,559
Operating Expenses:	- \$ 16,170	- \$ 16,824	- \$ 17,503	- \$ 19,325	- \$ 23,557	- \$ 28,716
Net Operating Income:	= \$ 14,553	= \$ 15,141	= \$ 15,753	= \$ 17,392	= \$ 21,200	= \$ 25,843
Loan Payments:	- \$ 29,103	- \$ 29,103	- \$ 29,103	- \$ 29,103	- \$ 29,103	- \$ 29,103
Cash Flow:	= -\$ 14,550	= -\$ 13,962	= -\$ 13,350	= -\$ 11,711	= -\$ 7,903	= -\$ 3,260
TAX BENEFITS & DEDUCTIONS						
Operating Expenses:	\$ 16,170	\$ 16,824	\$ 17,503	\$ 19,325	\$ 23,557	\$ 28,716
Loan Interest:	+ \$ 20,157	+ \$ 19,413	+ \$ 18,608	+ \$ 16,288	+ \$ 9,998	+ \$ 621
Depreciation:	+ \$ 23,784	+ \$ 23,784	+ \$ 23,784	+ \$ 23,784	+ \$ 23,784	+ \$ 0
Total Deductions:	= \$ 60,111	= \$ 60,021	= \$ 59,894	= \$ 59,397	= \$ 57,339	= \$ 29,337
EQUITY ACCUMULATION						
Property Value:	\$ 666,750	\$ 735,092	\$ 810,439	\$ 1,034,348	\$ 1,684,844	\$ 2,744,433
Loan Balance:	- \$ 499,054	- \$ 480,054	- \$ 459,473	- \$ 400,223	- \$ 239,544	- \$ 0
Total Equity:	= \$ 167,696	= \$ 255,038	= \$ 350,966	= \$ 634,125	= \$ 1,445,300	= \$ 2,744,433
SALE ANALYSIS						
Equity:	\$ 167,696	\$ 255,038	\$ 350,966	\$ 634,125	\$ 1,445,300	\$ 2,744,433
Selling Costs (6%):	- \$ 40,005	- \$ 44,106	- \$ 48,626	- \$ 62,061	- \$ 101,091	- \$ 164,666
Sale Proceeds:	= \$ 127,691	= \$ 210,933	= \$ 302,339	= \$ 572,065	= \$ 1,344,209	= \$ 2,579,767
Cumulative Cash Flow:	+ -\$ 14,550	+ -\$ 42,771	+ -\$ 69,781	+ -\$ 131,680	+ -\$ 228,466	+ -\$ 282,713
Total Cash Invested:	- \$ 146,050	- \$ 146,050	- \$ 146,050	- \$ 146,050	- \$ 146,050	- \$ 146,050

	Year 1	Year 3	Year 5	Year 10	Year 20	Year 30
Total Profit:	= -\$ 32,909	= \$ 22,112	= \$ 86,508	= \$ 294,335	= \$ 969,693	= \$ 2,151,004

INVESTMENT RETURNS

Cap Rate (Purchase Price):	2.3%	2.4%	2.5%	2.7%	3.3%	4.1%
Cap Rate (Market Value):	2.2%	2.1%	1.9%	1.7%	1.3%	0.9%
Cash on Cash Return:	-10%	-9.6%	-9.1%	-8%	-5.4%	-2.2%
Return on Equity:	-8.7%	-5.5%	-3.8%	-1.8%	-0.5%	-0.1%
Return on Investment:	-22.5%	15.1%	59.2%	201.5%	663.9%	1,472.8%
Internal Rate of Return:	-22.5%	4.4%	8.5%	9.5%	8.5%	7.7%

FINANCIAL RATIOS

Rent to Value:	0.4%	0.4%	0.4%	0.3%	0.2%	0.2%
Gross Rent Multiplier:	20.62	21.85	23.15	26.76	35.76	47.79
Equity Multiple:	0.77	1.15	1.59	3.02	7.64	15.73
Break Even Ratio:	140%	136.5%	133.1%	125.3%	111.8%	100.7%
Debt Coverage Ratio:	0.5	0.52	0.54	0.6	0.73	0.89
Debt Yield:	2.9%	3.2%	3.4%	4.3%	8.9%	-

Recent Comparable Sales

Average Sale Price

\$ 624,700 (\$ 443/sq.ft.)

\$ 580,000 - \$ 669,000

\$ 354/sq.ft. - \$ 571/sq.ft.



Estimated ARV Based on Average Price/
Sq.Ft.

\$ 564,825

Property	Distance	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
● 10856 Eberly Ct San Diego, CA 92126	0 mi	House Built 1976	3	2.0	1,275	\$ 630,000 \$ 494/sq.ft.	03/29/2018
A 10931 Hyades Way San Diego, CA 92126	0.15 mi	House Built 1974	4	2.0	1,614	\$ 669,000 \$ 414/sq.ft.	11/12/2019
B 10975 Janice Ct San Diego, CA 92126	0.26 mi	House Built 1975	3	2.0	1,405	\$ 580,000 \$ 413/sq.ft.	08/09/2019
C 8876 Westmore Rd San Diego, CA 92126	0.36 mi	House Built 1970	3	2.0	1,121	\$ 640,000 \$ 571/sq.ft.	06/13/2019
D 11125 Crater Dr San Diego, CA 92126	0.43 mi	House Built 1974	3	2.0	1,405	\$ 650,000 \$ 463/sq.ft.	12/09/2019
E 9005 Chart House St San Diego, CA 92126	0.19 mi	House Built 1979	4	2.0	1,649	\$ 584,500 \$ 354/sq.ft.	12/06/2019

Recent Comparable Rental Listings

Average Listed Rent

\$ 2,677 (\$ 2.15/sq.ft.)

\$ 2,500 - \$ 2,895

\$ 1.96/sq.ft. - \$ 2.29/sq.ft.

Estimated Rent Based on Average Rent/
Sq.Ft.

\$ 2,746



Property	Distance	Type	Beds	Baths	Sq.Ft.	Listed Rent	Listing Date
● 10856 Eberly Ct San Diego, CA 92126	0 mi	House Built 1976	3	2.0	1,275	-	-
A 10945 Westonhill Dr San Diego, CA 92126	0.42 mi	House	3	2	1,275	\$ 2,600 \$ 2.04/sq.ft.	09/17/2019
B 8976 Libra Dr San Diego, CA 92126	0.35 mi	House	3	2	1,179	\$ 2,695 \$ 2.29/sq.ft.	12/14/2019
C 8786 Hillery Dr San Diego, CA 92126	0.55 mi	House	3	2	1,320	\$ 2,895 \$ 2.19/sq.ft.	08/21/2019
D 11087 Crater Dr San Diego, CA 92126	0.36 mi	House	3	2	1,179	\$ 2,695 \$ 2.29/sq.ft.	08/21/2019
E 8658 Keystone Ct San Diego, CA 92126	0.86 mi	House	3	2	1,275	\$ 2,500 \$ 1.96/sq.ft.	01/12/2020

Property Photos



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