Chavez Elementary School
Construction

Chavez Elementary School
12110 East Walnut St
8056-025-900

CONSTRUCTION ESTIMATE

Lot Size (SF)	365,805
Square Footage	
Net Rentable (SF)	488,100
Common Area/MSEE (SF)	121,359
Surface Parking Area (SF)	110,250
Roads (SF)	27,217
Landscaping (SF)	25,185
Lot Composition	
Building Footprint	55.5%
Surface Parking Footprint	30.1%
Roads	7.4%
Landscaping	6.9%
Residential	
No. of Units	980
Average Rentable Unit Size (SF)	498
Average Rent Per SF	$2,054
Parking	
No. of Stalls	735
Average Parking Stalls Size, Excl. Circulation (SF)	150
Development Cost Assumptions	
Cost of Entitlements	$1,500,000
Cost of Construction Per Residential Area (SF)	$431
Cost of Construction Per Common Area (SF)	$215
Cost of Construction Per Landscaping (SF)	$10
Cost of Construction Per Concrete/Asphalt (SF)	$15
Development Timeline	
Entitlements	18 Months
Construction	24 Months
Lease Up	12 Months
Hold Period	65 Months
Development Costs	
Total Development Costs, Ex Construction Interest	$263,594,220
Total Construction Interest	$14,584,812
Total Development Costs	$278,179,032
Total Development Costs Per Building SF	$456
Total Development Costs Per Residential Unit	$283,856
CONSTRUCTION FINANCING	
Equity	$105,437,688
Debt	$158,156,532
Interest	$14,584,812
Stabilized NOI	**$18,510,522**
Build to Cap	**6.65%**

Investment Analysis

Purchase Price	**$11,000,000**
Price / Unit	**$11,224**
Price / Lot AC	**$1,309,878**

Rent Roll	Units	SF Per Unit	Rental Rate	$ / SF	Annual Rent
Studio (MI)	48	300	$1,781	$5.94	$1,025,856
Studio (LI)	196	300	$1,766	$5.89	$4,153,632
1 Bed + 1 Bath (MI)	98	420	$2,035	$4.85	$2,393,160
1 Bed + 1 Bath (LI)	392	420	$2,019	$4.81	$9,497,376
2 Bed + 2 Bath (MI)	25	700	$2,289	$3.27	$686,700
2 Bed + 2 Bath (LI)	98	700	$2,271	$3.24	$2,670,696
3 Bed + 3 Bath (MI)	25	1,000	$2,544	$2.54	$763,200
3 Bed + 3 Bath (LI)	98	1,000	$2,523	$2.52	$2,967,048
Total / Average	**980**	**498**	**$2,054**	**$4.60**	**$24,157,668**

Residential Assumptions	
Pre-Lease	33.33%
Vacancy	3.00%
Rental Growth	4.00%
OpEx, Excl. Property Tax	25.00%
Other Income	
% of Residential and Commercial Income	2.50%
CapEx	
% of NOI	1.50%
NOI at Disposition	**$22,845,460**

		NOI	Exit Cap	$ / Unit	$ / SF
Sales Price	**$380,757,669**	$22,845,460	6.00%	$388,528	$625
Cost of Sales at 0.50% of Sales Price	**($1,903,788)**				
Net Sales Price	**$378,853,881**				
UNLEVERED IRR	**10.24%**				
LEVERED IRR	**14.65%**				
EQUITY MULTIPLE	**2.52**				

	Property Address	# Units	Price	Land AC	Land SF	Units / AC	$ / AC	$ / SF	$ / UNIT	Buyer	Entitled	Zoning	Notes	COE
1)	**10115 Garden Grove Blvd Garden Grove, CA 92844**	460	$24,000,000	10.90	474,804	42	$2,201,835	$50.55	$52,174	Kam Sang	No	PUD-123-09	https://product.costar.com/detail/sale-comps/default/Comp/6256632/summary/68582631	12/16/2022
2)	**3125 Firestone Blvd South Gate, CA 90280**	105	$5,000,000	1.32	57,600	80	$3,787,879	$86.81	$47,619	William Martinez	No	SGCM-R3	https://product.costar.com/detail/sale-comps/default/Comp/6465555/summary/72590221	7/21/2023
3)	**200 N Cabrillo Park Dr Santa Ana, CA 92705**	260	$6,500,000	2.79	121,532	93	$2,329,749	$53.48	$25,000	TA Partners	No	SD54	https://product.costar.com/detail/sale-comps/default/Comp/5830705/summary/62727861	12/27/2021
4)	**9637 Valley Blvd Rosemead, CA 91770**	100	$8,150,000	2.06	89,734	49	$3,956,311	$90.82	$81,500	Zifan Jiang	No	C-3, RC-MUDO, DO	https://product.costar.com/detail/sale-comps/default/Comp/6437886/summary/72058021	6/21/2023
5)	**4241 E Live Oak Ave Arcadia, CA 91006**	277	$45,000,000	11.45	498,762	24	$3,930,131	$90.22	$162,455	Brookfield	No	LCC3-P-RA	https://product.costar.com/detail/sale-comps/default/Comp/6418965/summary/71684241	6/1/2023
	AVERAGES	**240**	**$17,730,000**	**5.70**	**248,486**	**42**	**$3,241,181**	**$74.38**	**$73,750**					
	12110 East Walnut St Norwalk, CA 90650	980	$11,000,000	8.40	365,805	117	$1,309,878	$30.07	$11,224					