

MIXED-USE INVESTMENT OPPORTUNITY

\$1,399,000

Residential | Retail Space



4739 Point Loma Avenue, San Diego, CA 92107

Confidential Offering Memorandum

2

4739 Point Loma Ave

Pacific Coast Commercial* (hereinafter “PCC”) has been retained as exclusive advisor and broker to the Owner regarding the sale of (the “Property”) located in the county of San Diego at: **4739 Point Loma Avenue, San Diego, CA 92107.**

The Information contained in this Offering Memorandum (“Offering”) is confidential, furnished solely for the purpose of a review by a prospective purchaser of **4739 Point Loma Avenue, San Diego, CA 92107** (“Property”), and is not to be used for any other purpose or made available to any other person without the express written consent of Pacific Coast Commercial (“Broker”). The material is based in part upon information supplied by the Owner, and in part upon information obtained by Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, Broker or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communications transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering was prepared by Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers. In this Offering, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be completely accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute recommendations, endorsements or advice as to the value of the Property by Broker or the Owner. Each prospective purchaser is to rely upon its own investigation; evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to Owner obligation thereunder have been satisfied or waived. Broker is not authorized to make any representation or agreements on behalf of Owner.

The Information provided has been reviewed as to both form and content by the owner and/or broker, but its accuracy has not been confirmed by “Broker”. By your signature below you acknowledge that the information is derived entirely from the owner, and “Broker” does not warrant or guarantee the accuracy and advises you to undertake an Independent investigation of the facts and information contained therein.

In consideration for “Broker” to release the information, including address and location of said “Property”, you expressly agree that any and all such information, whether written, oral or electronic format, shall be kept strictly confidential and that you, your agents, employees, or assignees, shall not directly or indirectly disclose, release or give access to said information to any person or entity, except as may be necessary to have the Information reviewed as part of the analysis for the purpose of purchasing same. You further agree to return all the information and documents provided if a transaction is not consummated upon request of “Broker”.



Offering Summary

Pacific Coast Commercial is pleased to present the opportunity to acquire this 100% leased mixed-use income property located at 4739 Point Loma Avenue. Located within the Sunset Cliffs neighborhood of Point Loma and Ocean Beach neighborhood. The property is just a half a block away from the beautiful Sunset Cliffs beaches. Point Loma Avenue is nearby an abundance of delicious restaurants, coffee shops, fitness clubs, and office buildings with a fun night life, and great shopping.

3

4739 Point Loma Ave



Property Overview

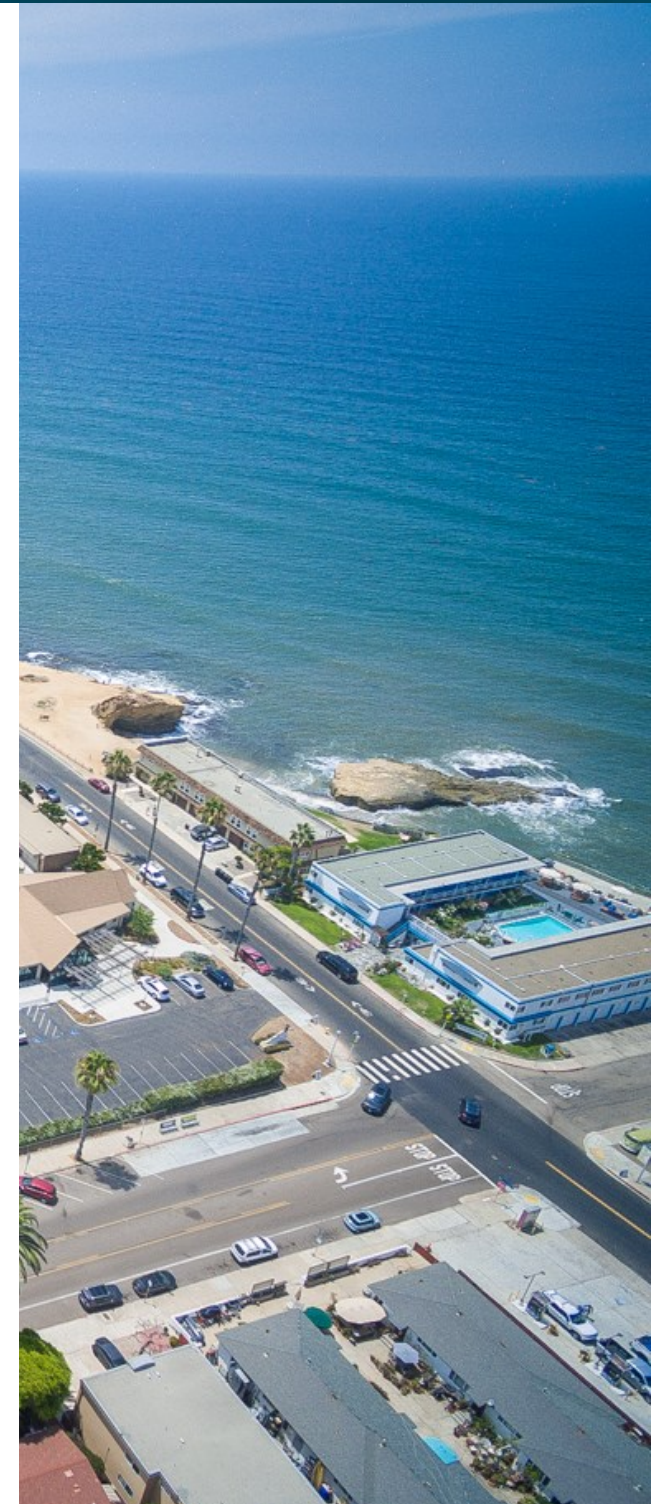
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4739 Point Loma Ave

PROPERTY TYPE:	Mixed-Use Investment - Retail / Residential
ADDRESS:	4739 Point Loma Ave, San Diego, CA 92107
BUILDING SIZE	+/- 2,280 Total Building Sq. Ft.
SUBMARKET:	Point Loma / Sunset Cliffs
# OF UNITS:	Two (2)
YEAR BUILT:	1968
PARCEL SIZE:	+/- 2,811 SF
APN:	448-342-07-00
SALE PRICE:	\$1,399,000
PRICE/UNIT:	\$699,500
PRICE/RSF:	\$613.60
PROFORMA CAP RATE:	4.1%

PROPERTY HIGHLIGHTS

- The property is commercially zoned (CC-4-2, San Diego) with heavy foot traffic.
- Perfect for owner/user, SBA loan, 2-4 residential financing and/or expansion for your perfect work/live property.
- The property is a stand alone building currently being used as residential units, however both units can be utilized for retail, residential, and mixed use.
- Each units has three (3) bedrooms / two (2) bathrooms.
- There can be up to four (4) parking spaces on-site.
- Upper units enjoys ocean views and a private deck.
- Both units are complete with granite countertops, tile and hardwood floors.
- Superb location in quickly growing neighborhood with new restaurants, coffee shops, fitness clubs, and office buildings.
- The building is just 1/2 block from Sunset Cliffs beaches and located within the Sunset Cliffs neighborhood of Point Loma and Ocean Beach.



SALE PRICE	GRM (CURRENT)	GRM (PROFORMA)	CAP RATE (CURRENT)	CAP RATE (PROFORMA)	\$/UNIT
\$1,399,000	17.9	16.7	3.6%	4.1%	\$699,500

INCOME MIX

UNITS	TYPE	APPROX. SQ. FT.	CURRENT RENTS	TENANT	PROFORMA RENTS
Upstairs	3bd/2ba	1,405	\$3,250	Residential	\$3,500
Downstairs	3bd/2ba	1,405	\$3,250	Residential	\$3,500
Total		2,280	\$6,500		\$7,000

FINANCIAL SUMMARY

Down Payment:	25%	\$350,000
Interest Rate:		4.00%
Amortized over:		30 Years
Proposed Loan Amount:		\$1,049,000

Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



ESTIMATED ANNUAL OPERATING PROFORMA

PROFORMA

Gross Scheduled Income	\$84,000
- Less: Vacancy Factor	\$0
Gross Operating Income	\$84,000
- Less: Expenses	\$27,228
Net Operating Income	\$56,773
Principal Reduction	\$18,473
Total Potential Return (End of Year One)	4%

ESTIMATED ANNUAL OPERATING EXPENSES

ACTUAL

Property Taxes	\$17,488
Insurance	\$1,400
Maintenance	\$1,200
Water / Sewer	\$2,100
Gas / Electric	\$0
Landscaping	\$0
Management Fee	\$5,040
Trash Removal	\$0
Pest Control	\$0
Total Operating Expenses	\$27,228
Total Operating Expense / Unit	\$13,614

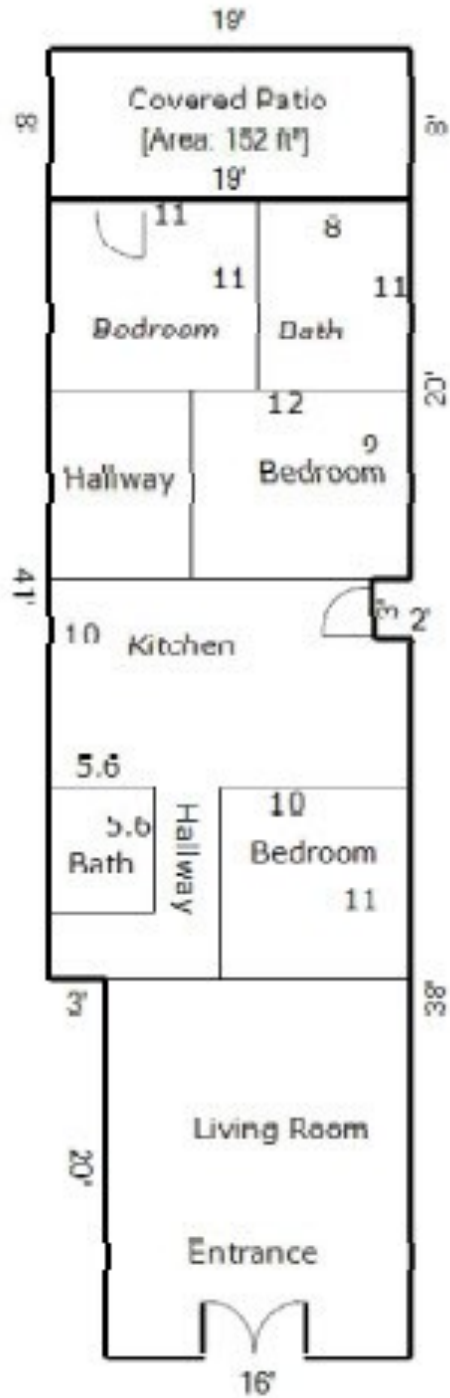
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Floor Plan

6

4739 Point Loma Ave









*Floor Plan Not Fit to Scale; for Reference Purposes Only.

Sale Comparables

8

4739 Point Loma Ave






			4739 Point Loma Avenue San Diego, CA 92107	Mixed-Use Commercial	+/- 2,280	2.0/1,000 SF	\$1,399,000	\$614
1			4741 Voltaire Street San Diego, CA 92107	Storefront Retail	+/- 2,410	1.68/1,000 SF	\$2,000,000	\$830
2			4705-411 Point Loma San Diego, CA 92107	Freestanding Retail	+/- 4,000	1/1,000 SF	\$1,675,000	\$419
3			4883 Voltaire Street San Diego, CA 92107	Retail Auto Repair	+/- 4,326	-	\$1,600,000	\$370
4			1868 Bacon Street San Diego, CA 92107	Office Building	+/- 2,425	2.89/1,000	\$1,250,000	\$515



Sale Comparables

9

4739 Point Loma Ave

		Address	Property Type	Square Feet	Parking Ratio	Price	Price/SF
6		4760 Voltaire Street San Diego, CA 92107	Storefront Retail	+/- 2,330	1.18/1,000 SF	\$1,200,000	\$515
7		4852 Voltaire Street San Diego, CA 92107	Storefront Retail	+/- 1,250	4/1,000 SF	\$599,999	\$480
8		4876 Santa Monica Avenue San Diego, CA 92107	Storefront Retail / Residential	+/- 3,936	-	\$1,530,000	\$389
9		5034 Santa Monica Avenue San Diego, CA 92107	2 Unit Duplex Zoned Commercial	+/- 1,022	-	\$1,074,000	\$1,050,88
		4852 - 4856 Santa Monica Avenue San Diego, CA 92107	Mixed-Use	+/- 2,500	3.2/1,000	\$1,799,000	\$720



Sale Comparables Map

10

4739 Point Loma Ave



4739 Point Loma Ave, San Diego, CA 92107

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4741 Voltaire Street, San Diego, CA 92107

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4705-411 Point Loma , San Diego, CA 92107

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1868 Bacon Street, San Diego, CA 92107

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4760 Voltaire Street, San Diego, CA 92107

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4852 Voltaire Street, San Diego, CA 92107

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4876 Santa Monica Avenue, San Diego, CA 92107

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5034 Santa Monica Avenue, San Diego, CA 92107

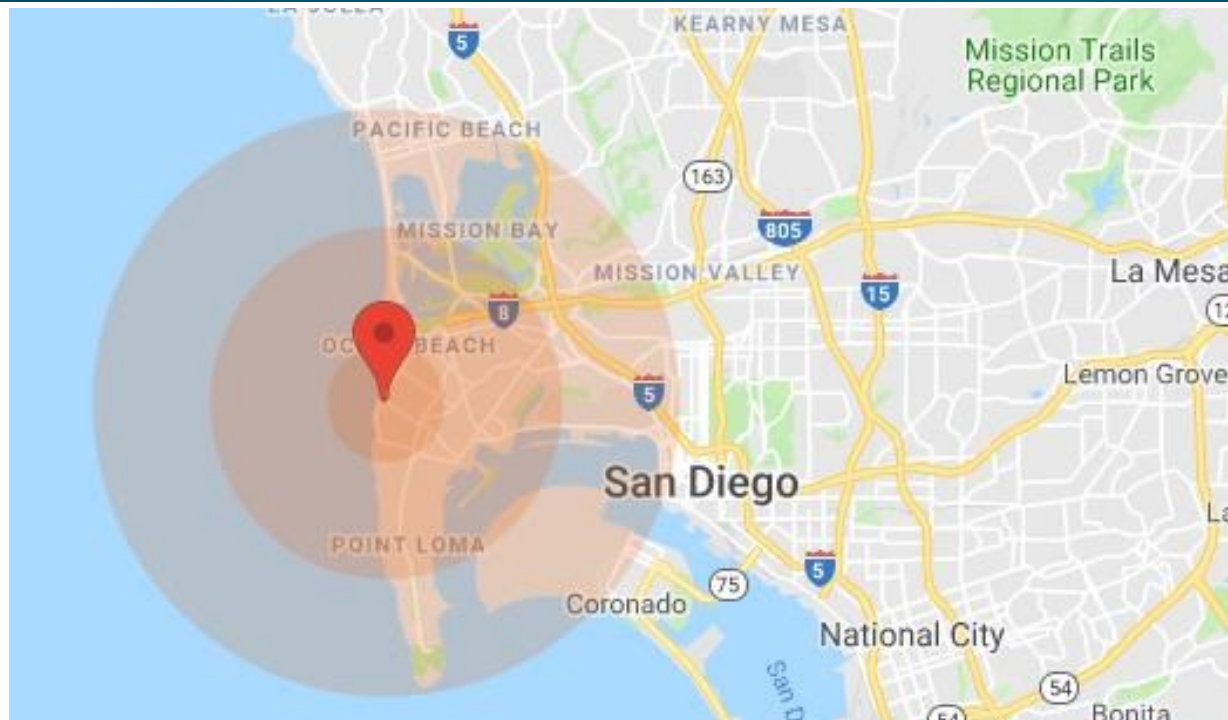
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4852-4856 Santa Monica Avenue, San Diego, CA 92107

Demographics

11

4739 Point Loma Ave



Population	1 Mile	3 Mile	5 Mile
Male	9,570	33,765	89,094
Female	8,418	31,966	81,160
Total Population	17,988	65,731	170,254
Age Breakdown	1 Mile	3 Mile	5 Mile
Ages 0-4	817	3,187	7,649
Ages 5-9	748	3,478	7,819
Ages 10-14	532	2,771	5,965
Ages 15-19	442	2,355	5,175
Ages 20-24	578	2,648	6,853
Ages 25-29	932	3,553	9,801
Ages 30-34	1,421	4,682	13,205
Ages 35-39	1,905	5,629	15,771
Ages 40-44	2,089	5,860	16,247
Ages 45-49	1,978	5,598	15,191
Ages 50-54	1,716	5,032	13,456
Ages 55-59	1,443	4,532	11,805
Ages 60-64	1,156	4,083	10,367
Ages 65-69	872	3,460	8,595
Ages 70-74	593	2,752	6,660
Ages 75-79	335	2,013	5,058
Ages 80-84	134	1,398	3,852
Ages 85+	297	2,700	6,785

Household Income	1 Mile	3 Mile	5 Mile
Median	\$62,272	\$62,278	\$65,645
< \$10000	336	1,581	4,104
\$10000-\$14999	508	1,457	3,147
\$15000-\$19999	406	1,639	3,073
\$20000-\$24999	583	1,275	2,893
\$25000-\$29999	328	1,132	2,936
\$30000-\$34999	437	1,148	3,166
\$35000-\$39999	436	1,205	2,947
\$40000-\$44999	610	1,524	3,760
\$45000-\$49999	305	1,218	3,275
\$50000-\$60000	846	2,243	5,916
\$60000-\$74000	1,016	3,109	7,765
\$75000-\$99999	1,576	4,089	10,385
\$100000-\$124999	754	2,427	6,428
\$125000-\$149999	463	1,492	4,306
\$150000-\$199999	408	1,873	5,026
> \$200000	302	2,142	5,535
Housing	1 Mile	3 Mile	5 Mile
Total Units	10,537	34,569	86,348
Occupied	9,702	31,269	78,985
Owner Occupied	2,471	12,773	31,860
Renter Occupied	7,231	18,496	47,125
Vacant	835	3,300	7,363

4739 POINT LOMA AVE AVE
SAN DIEGO, CA 92107

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AJ George &
Resimercial

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REAL ESTATE SERVICES

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a purchase.

