

4369

4369 51ST STREET
San Diego, CA 92115

8 UNITS

MULTIFAMILY OPPORTUNITY



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PROPERTY OVERVIEW

4369 51st Street, San Diego, CA 92115

Parcel Number	472-032-04
Units	8
Property Size	+/-5,520 SF (+/-6,251 SF Lot)
Year Built	1964
Price	\$2,300,000

INVESTMENT HIGHLIGHTS

Pleased to present 4369 51st St comprised of six (6) 2 bed one bath units and two (2) 1 bed one bath units. Centrally located in San Diego with easy access to public transportation along with interstate 15.

- Great Unit Mix, Mostly 2 Bedrooms with Ample Parking
- Value Add Opportunity
- Great Walk Score of 88
- Up and Coming Pocket of San Diego with Easy Access to El Cajon Blvd.
- A High Demand Rental Market in a Vibrant Community

DO NOT WALK ON THE PROPERTY OR DISTURB TENANTS.



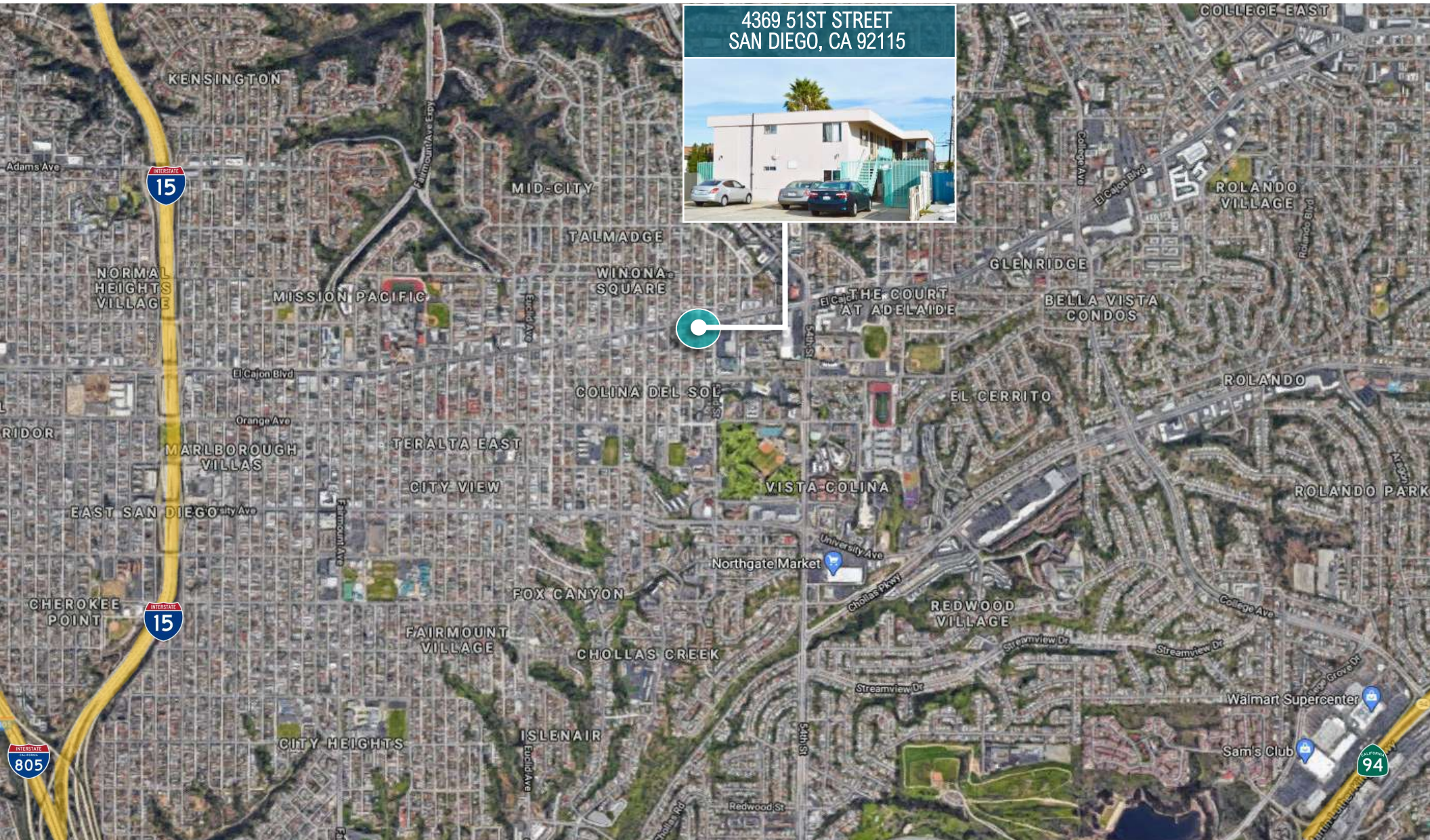
INVESTMENT ANALYSIS - 4369 51ST STREET

# Units	Address		City	Zip	Map Code
8	4369 51ST Street		San Diego	92115	472-032-04-00
Price	GRM	Market	CAP Rate	Market	\$/Unit
\$2,300,000	16.6	16.0	3.8%	4.0%	\$287,500
\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)	Year Built (Approx.)		
\$416.67	5,520	6,251	1964		
# Units	Type	Income Detail	Total	Rent Range	Estimated Annual Operating Expenses
		Rent			
<u>Estimated Actual Average Rents</u>					Management (On Site)
6	2Br/1Ba	\$1,521	\$9,125	\$1,475 - \$1,550	Management (Off Site) \$4,541
					Licenses & Fees \$800
2	1Br/1Ba	\$1,225	\$2,450	\$1,200 - \$1,250	Utilities \$4,719
					Landscaping \$1,250
					Trash Removal \$1,228
					Pest Control \$544
					Maintenance \$4,220
Other Income:			\$0		Miscellaneous \$1,700
Total Monthly Income			\$11,575		Reserves \$0
					Pool \$0
					Insurance \$3,500
					Taxes \$25,162
<u>Estimated Market Rents</u>					Total Annual Operating Expenses (estimated): \$47,664
6	2Br/1Ba	\$1,550	\$9,300		Expenses Per: Unit \$5,958
2	1Br/1Ba	\$1,350	\$2,700		GSI 34%
Other Income:			\$0		
Total Monthly Income			\$12,000		
Estimated Annual Operating Proforma		Actual	Market	Financing Summary	
Gross Scheduled Income		\$138,900	\$144,000	Down Payment:	\$1,010,000
Less: Vacancy Factor	3%	\$4,167	\$4,320		44%
Gross Operating Income		\$134,733	\$139,680	Interest Rate:	3.800%
Less: Expenses	34%	\$47,664	\$47,664	Amortized over:	30
Net Operating Income		\$87,069	\$92,016	Proposed Loan Amount:	Years
Less: 1st TD Payments		(\$72,130)	(\$72,130)		\$1,290,000
Pre-Tax Cash Flow		\$14,939	\$19,886	Debt Coverage Ratio:	
Cash On Cash Return		1.5%	2.0%	Current:	1.21
Principal Reduction		\$23,517	\$23,517	Market:	1.28
Total Potential Return (End of Year One)		4%	4%		
Comments					

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The information contained herein has been obtained from sources believed reliable. While Pacific Coast Commercial does 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.

LOCATION AERIAL



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	1 mile	3 mile	5 mile
POPULATION			
Total Population (2020)	49,530	253,828	622,959
Total Population (2025)	50,376	259,038	636,503
2010 Census	47,482	238,443	581,011
Change in Population (2020-2025)	0.3%	0.4%	0.4%
Average Age	32	34.1	34.9
HOUSEHOLDS			
Average Household Size	2.9	2.6	2.6
2020 Total Households	16,501	94,693	231,269
HH Growth (2020-2025)	0.3%	0.4%	0.4%
Owner Occupied Housing	4,330	35,821	94,098
Renter Occupied Housing	12,171	58,872	137,171
INCOME			
Average Household Income (2020)	\$64,448	\$80,049	\$85,894
Median Household Income (2020)	\$43,095	\$58,895	\$64,589
RACE/ETHNICITY			
White	30,133	172,464	434,051
African American	6,838	31,310	72,556
Asian	9,834	33,246	73,693
Other	25,715	117,869	290,364
REAL ESTATE MARKET SNAPSHOT			
Median Home Value	\$521,633	\$529,068	\$522,751
Median Year Built	1965	1964	1968
Total Businesses	1,169	9,488	28,886
Total Employees	6,568	79,467	255,989

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