FIRSTTEAM COMMERCIAL

630 N JUNIPER STREET

Escondido, CA 92025



2025 CONSTRUCTION | 4 UNITS | 2 BED, 2 BATH EACH | 10,018 SQ FT LOT

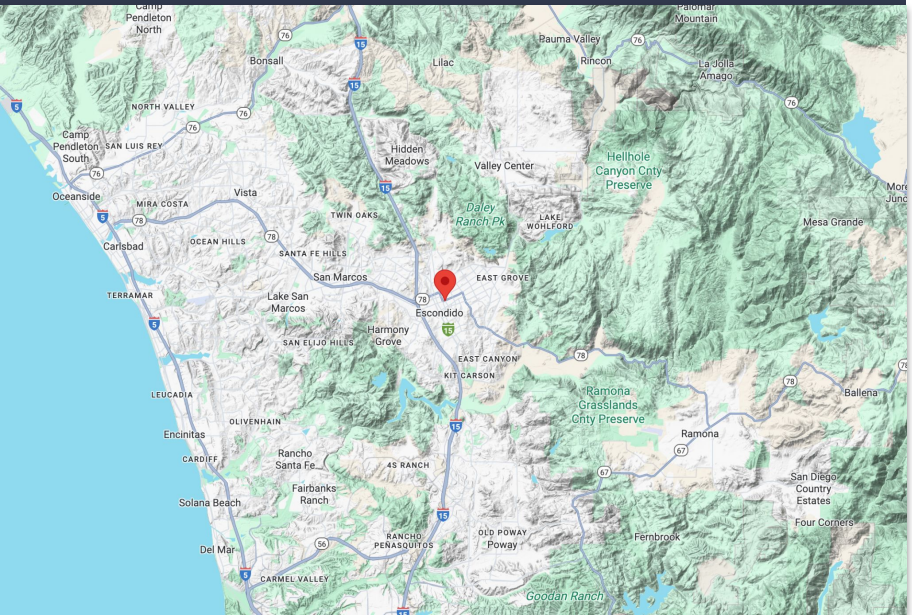
Overview

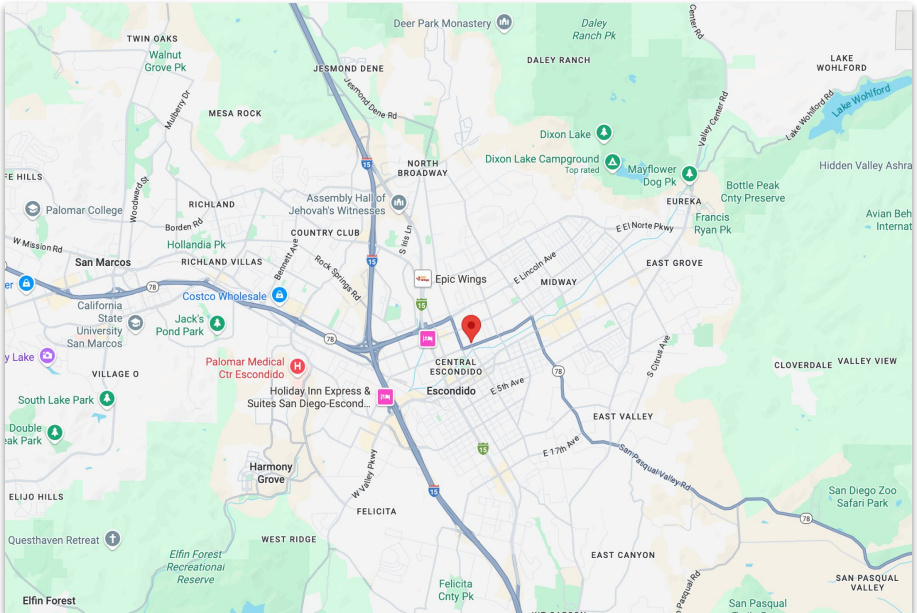


Price: $1,999,000
Property Type: Residential Multifamily
No. Units: 4
Building size: 3,784 SF
No. Stories: 2
Lot Size: 10,018 SF
Year Built: 2025
Parking Spaces: 8
Parking Ratio: 2.11/1,000 SF
APN: 229-220-07-00
Walk Score: 92 (Walker's Paradise)
Transit Score: 47 (Some Transit)

Location

630 N Juniper St is located near downtown in Central Escondido. It's a few blocks away from highways 78 and 15, which offer easy access west to the Pacific ocean, south to San Diego, Temecula to the north and San Pasqual Valley to the east. There are many local amenities such as the San Diego Zoo & Safari Park, universities, rec centers, parks, restaurants, breweries and more!





Highlights



General:

- 4 units, 2 bed/ 2 bath, approx 946 sq ft each
- Fully leased
- Tenants pay extra $50/mo each for water
- 8 parking spaces with 4 steel covered carports (1 ADA compliant)
- Upstairs units have large balconies and downstairs have patios

Interior features:

- Milgard windows, recessed lighting and 9’ & 10’ ceilings
- Oversized 8’ & 9’ interior doors
- Central heat & AC and tankless water heaters
- Full size washer & dryers in-unit
- Large, private outdoor storage closet
- Stainless steel appliances

Unit Mix



Rent Roll & Proforma

Unit	Beds	Baths	Sq Ft	Actual Rent	Market Rent
624 N Juniper St	2	2	946	$ 2,750/mo	$3,000/mo
626 N Juniper St	2	2	946	$ 2,750/mo	$3,000/mo
628 N Juniper St	2	2	946	$ 2,800/mo	$3,000/mo
630 N Juniper St	2	2	946	$ 2,800/mo	$3,000/mo
Total (4)	**8**	**8**	**3,784**	**$11,100/mo**	**$12,000/mo**
Other income (water)				$ 200/mo	$ 200/mo
Total income				**$11,300/mo**	**$12,200/mo**

Summary

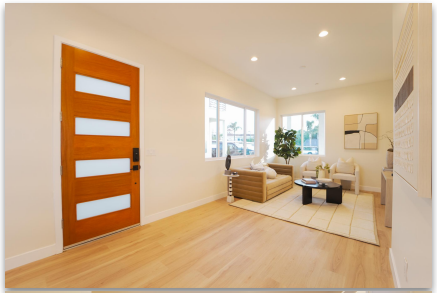
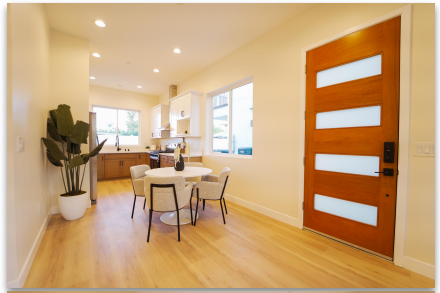


Income & Expenses

Item	Total Monthly	Total Annual	%
Rent	$11,100	$ 133,200	100.00%
- less vacancy:	$ 333	$ 3,996	3.00%
+ other income:	$ 200	$ 2,400	
Gross operating income	$10,967	$ 131,604	98.80%
Est. Property tax (1.14%)	$ 1,899	$ 22,788	17.10%
Operating expenses:	$ 1,422	$ 17,064	12.81%
Total expenses:	$ 3,321	$ 39,852	29.91%
NOI:	**$ 7,646**	**$ 91,752**	**68.88%**

Price: $1,999,000 | Cap Rate: 4.59% | GRM: 15.00









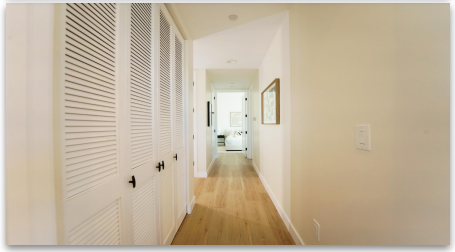














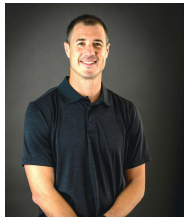




Contact



For more info contact:



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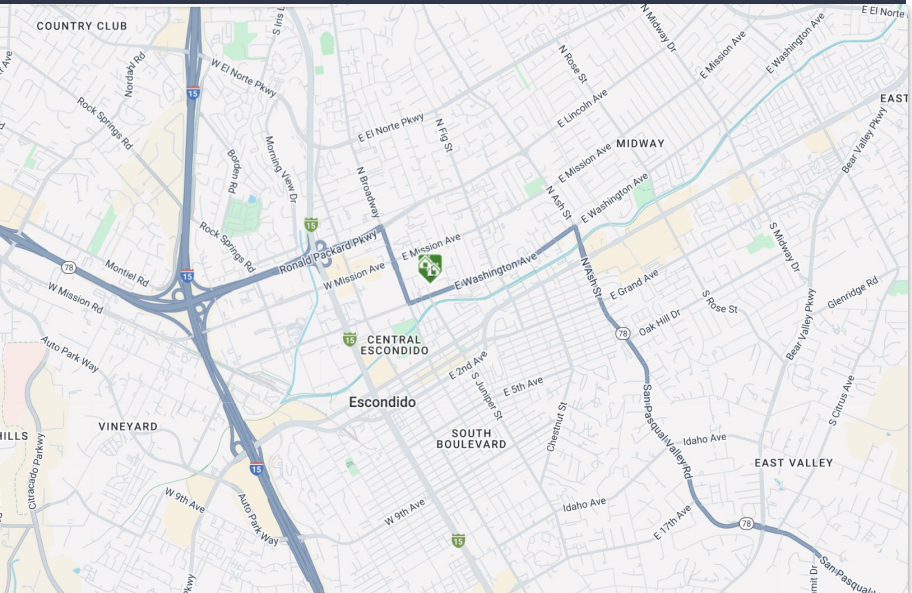
Due Diligence



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Broker/Agents are not inspectors and cannot guarantee accuracy of permits, square footage, lot size, zoning, rent control, use codes, schools, HOA information and/or other information concerning the condition or features of the property provided by the seller or obtained from public records. Agent strongly recommends Buyer to verify all systems including but not limited to, appliances, plumbing, sewer/septic, roof, taxes, schools, permits, easements, square footage and lot size, possible noise from traffic, aircraft and watercraft activities, appliances, neighbors and any other factors that may affect the property.