



4480-86 TEXAS STREET

SAN DIEGO, CA

Offering Memorandum

Multi-Family Residential

S & E

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III. Location Overview

4 4 8 0 - 8 6 T E X A S S T R E E T

Investment Summary

S A N D I E G O , C A



Property Profile



ADDRESS

4480-86 Texas St, San Diego, CA 92116

COUNTY

San Diego

YEAR BUILT

1925

APN

445-232-27-00

GROSS BUILDING SQFT

2,450

COUNTY USE

Multi-family

LAND AREA (SQFT)

6,996

Offering Summary

Operations Summary

	CURRENT	MARKET
SCHEDULED GROSS RENT	\$134,436	\$134,436
EFFECTIVE GROSS RENT	\$134,436	\$134,436
OTHER INCOME	\$0,000	\$0,000
TOTAL INCOME	\$134,436	\$134,436
OPERATING EXPENSES	\$34,502	\$34,502
NON-OPERATING EXPENSES	\$0,000	\$0,000
TOTAL EXPENSES	\$34,502	\$34,502
NET OPERATING INCOME	\$99,934	\$99,934

Property Details

ADDRESS	4480-86 Texas St
PRICE	\$1,995,000
UNITS	04
PRICE/UNIT	\$498,750
RENTABLE SQFT	5,500
YEAR BUILT	1925
LAND AREA (SQFT)	6,996
CURRENT CAP RATE	5.01%
MARKET CAP RATE	xx
CURRENT GRM	14.84
MARKET GRM	xx

Financing

The property may be well suited to a variety of financing strategies available through institutional and private lending sources. With four income-producing units and an established rental history, buyers may explore financing structures tailored to their individual investment objectives.

Loan availability, terms, rates, leverage, and underwriting requirements will vary by lender and borrower qualifications.

Rent Roll

UNIT 1

UNIT TYPE	OCCUPANCY	CURRENT RENT
4480 Texas	Tenant Occ	\$2,843

UNIT 2

UNIT TYPE	OCCUPANCY	CURRENT RENT
4482 Texas	Tenant Occ	\$2,820

UNIT 3

UNIT TYPE	OCCUPANCY	CURRENT RENT
4484 Texas	Tenant Occ	\$2,745

UNIT 4

UNIT TYPE	OCCUPANCY	CURRENT RENT
4486 Texas	Tenant Occ	\$2,795

MONTHLY	\$11,203
ANNUAL	\$134,436

Investment Highlights

A Four-Unit University Heights Investment

- Four-unit residential property in a high-demand North Park location
- \$134,436 in current annual gross rental income
- \$99,934 in annual net operating income
- 5.01% current cap rate at the \$1,995,000 offering price
- All four residences feature remodeled kitchens and baths
- Private fenced outdoor space and in-unit laundry for every residence
- Three off-street parking spaces, including EV charging
- Significant recent capital improvements, including plumbing, HVAC, roofing and exterior upgrades



4 4 8 0 - 8 6 T E X A S S T R E E T

Property Overview

S A N D I E G O , C A

4480-86 Texas St



DETAILS

ADDRESS

4480-86 Texas St,
San Diego, Ca

COUNTY

San Diego

APN

445-232-27-00

COUNTY USE

Commercial-Res

PROPERTY CONSULTATION

UNITS

4

LAND AREA (SQFT)

6,996

YEAR BUILT

1925

UTILITIES

1 WATER METER

Paid by Owner

1 ELECTRIC METER

Paid by Owner

GARBAGE

Paid by Owner

PROPERTY ATTRIBUTES

PATIO/BALCONY

Select Units

LAUNDRY FACILITIES

in-Unit

HVAC

Split

POOL/SPA

N/A

PARKING

4

4 4 8 0 - 8 6 T E X A S S T R E E T

Location Overview

S A N D I E G O , C A

Points of Interest

DINING & DRINKS

Madison
Fortunate Son
Madi
An's Dry Cleaning
Et Voilà! French Bistro
Polite Provisions
Blind Lady Ale House

PARKS & REC

Trolley Barn Park
North Park Community Park
Morley Field
Balboa Park
San Diego Zoo

COFFEE & CAFES

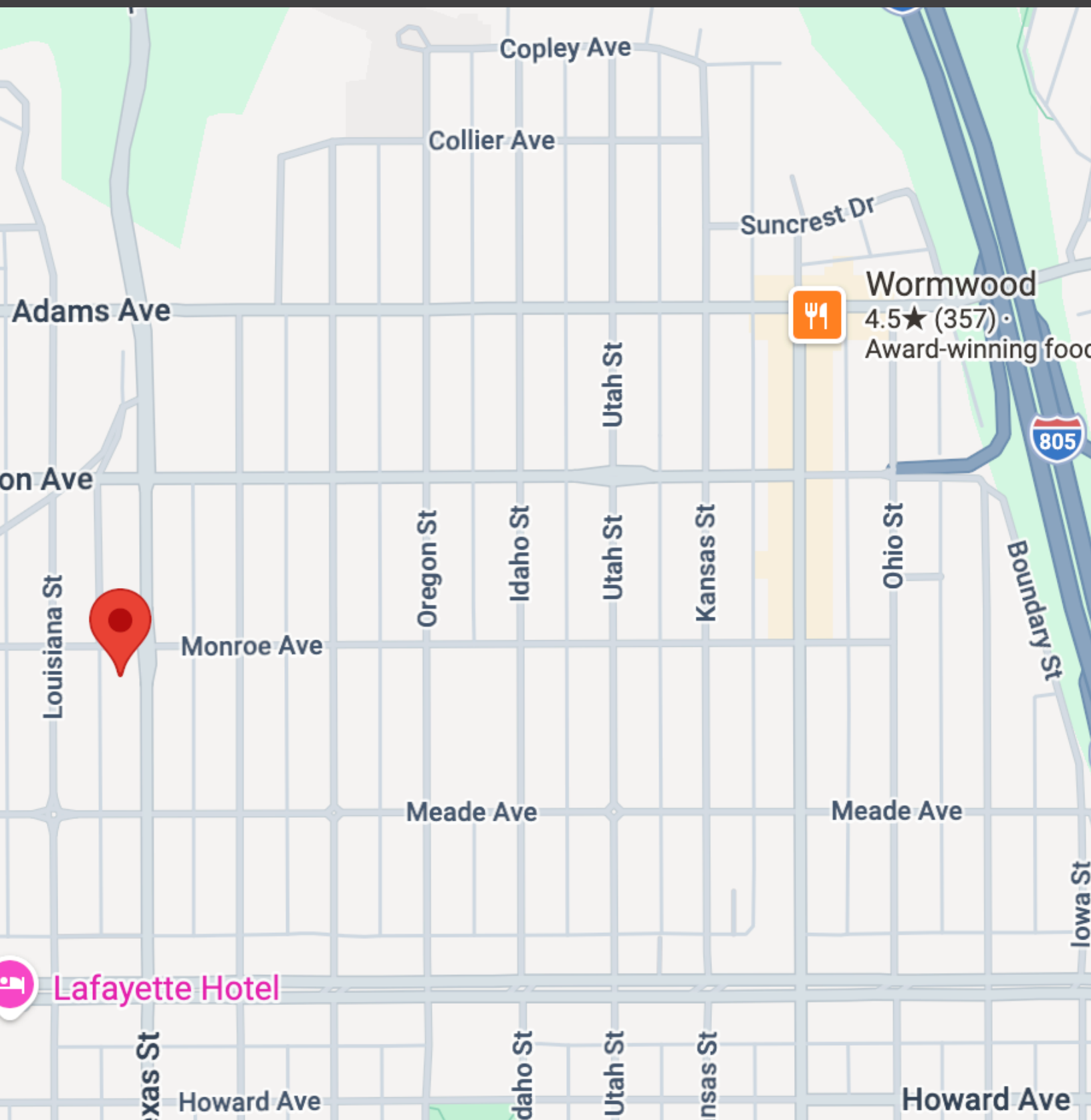
Dark Horse Coffee Roasters
Communal Coffee
Hawthorn Coffee
Mystic Mocha
Meráki Café

NEIGHBORHOODS & DESTINATIONS

University Heights
North Park
Normal Heights
Hillcrest
Mission Valley
Downtown San Diego

GROCERY & EVERYDAY

Sprouts Farmers Market
Vons
Trader Joe's
Stehly Farms Market



Area Overview



NEIGHBORHOOD

Located on a prominent corridor in South Park, the property benefits from one of San Diego's most desirable and supply-constrained urban neighborhoods. Known for its historic charm and strong sense of community, South Park offers a highly walkable environment centered around 30th Street's vibrant mix of over 20 boutique retail, dining, and neighborhood-serving businesses.

University Heights Highlights

HIGHLIGHT ONE

Positioned between North Park, Hillcrest, Normal Heights and Mission Valley, with convenient access to Downtown San Diego and Balboa Park.

HIGHLIGHT TWO

University Heights is known for its walkability and neighborhood character, with restaurants, cafés, shops and everyday conveniences concentrated along Park Boulevard and Adams Avenue.

HIGHLIGHT THREE

A desirable mix of historic homes and multifamily residences, paired with a central location and strong neighborhood amenities, supports the area's enduring appeal to renters.



Location Advantage

4480–86 Texas Street is positioned within University Heights, one of San Diego's established central neighborhoods. The location offers residents convenient access to the dining and retail corridors of Park Boulevard and Adams Avenue, while neighboring North Park, Hillcrest and Normal Heights further expand the area's lifestyle amenities.

Its central setting also provides connectivity to major employment, education, recreation and entertainment destinations throughout San Diego, including Downtown, Mission Valley, Balboa Park, the San Diego Zoo and San Diego State University. This combination of neighborhood walkability and regional accessibility contributes to University Heights' long-term appeal as a residential location.

San Diego Overview

San Diego is one of the most dynamic and desirable coastal markets in the United States, supported by a diverse economy anchored in technology, life sciences, defense, and tourism. The region benefits from a highly educated workforce, strong population growth, and a limited housing supply that continues to drive long-term real estate appreciation.

With its coastal lifestyle, year-round climate, and proximity to major employment centers, San Diego consistently ranks among the top markets for both residential demand and investment activity. Central neighborhoods such as South Park, North Park, and Downtown continue to experience strong renter demand driven by walkability, lifestyle amenities, and limited new development.



Demographics

2025 POPULATION	2025 HOUSEHOLDS	2025 MEDIAN AGE	2025 INCOME
3,288,000+	520K+	38	106K+
GROWTH YEAR-YEAR	GROWTH YEAR-YEAR	US MEDIAN	US MEDIAN
0.3%	0.8%	38	75K

High-income demographics and strong population fundamentals continue to support long-term demand for residential assets throughout San Diego.





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