

4847-53 Mansfield St

Offering Memorandum





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A photograph of a white single-story house with a green lawn and a wooden fence in the background. The house has a window with blinds and an air conditioning unit. The lawn is well-maintained, and there are some plants and a birdbath in the yard. The sky is clear and blue.

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01

INVESTMENT SUMMARY

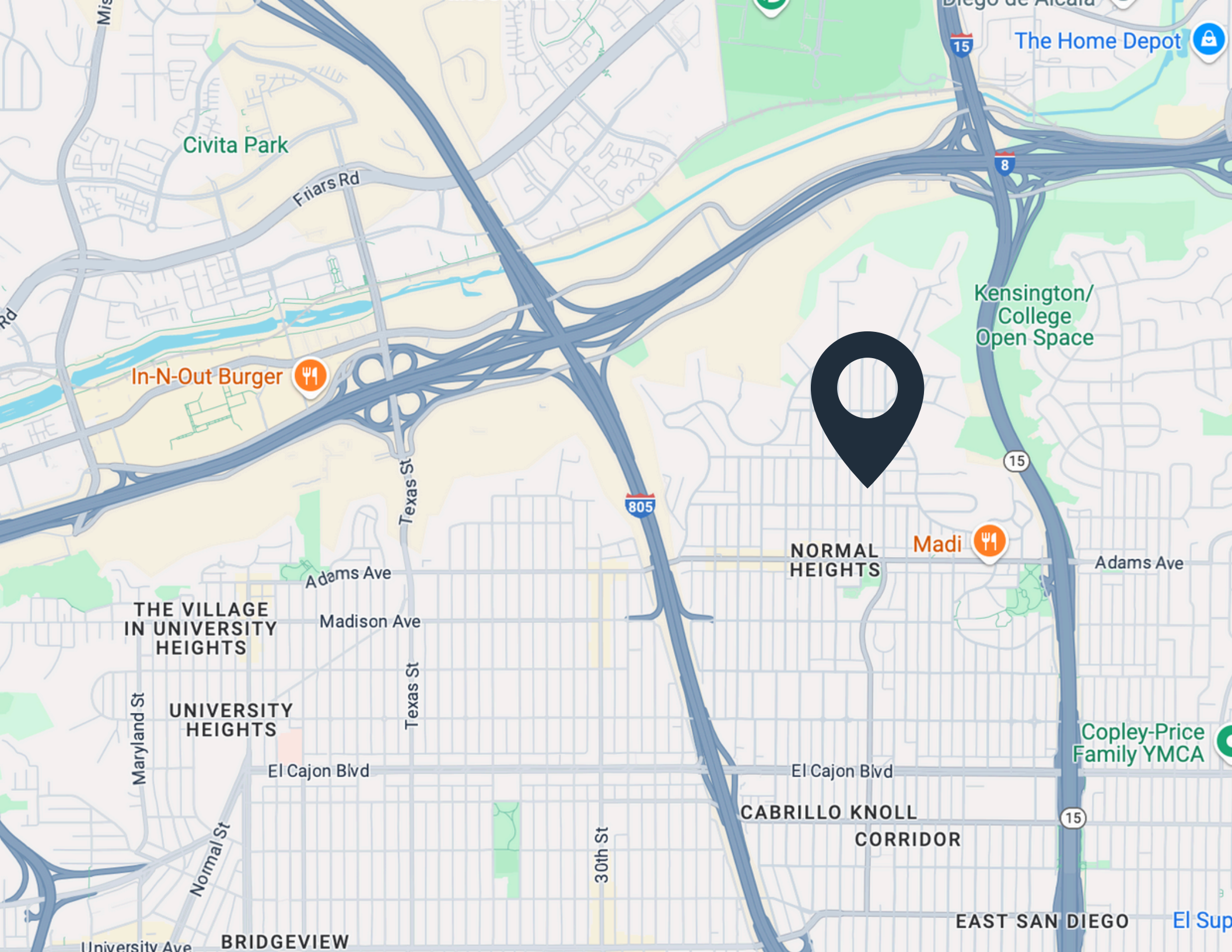
4 units

INVESTMENT SUMMARY

THE OFFERING

This 4-unit property at 4847-53 Mansfield, San Diego, priced at \$2,195,000, offers a prime investment opportunity. With a total of 2,402 sq. ft., the units include a 3-bed/2-bath, 2-bed/1-bath, 1-bed/1-bath, and a studio. Ideal for investors or owner-occupants, this property provides excellent rental income potential in a sought-after location.





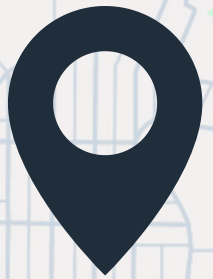
Civita Park

The Home Depot

Friars Rd

In-N-Out Burger

Kensington/
College
Open Space



805

Madi

NORMAL
HEIGHTS

Adams Ave

THE VILLAGE
IN UNIVERSITY
HEIGHTS

Adams Ave

Madison Ave

UNIVERSITY
HEIGHTS

Texas St

Maryland St

El Cajon Blvd

El Cajon Blvd

Copley-Price
Family YMCA

CABRILLO KNOLL
CORRIDOR

30th St

Normal St

EAST SAN DIEGO

BRIDGEVIEW

University Ave

El Sup









4 units



02
FINANCIALS



03
SALES
COMPARABLES

4 units



Sales Comparables



4837 34th St
San Diego, CA

SALE PRICE:	\$2,285,000
UNITS:	4
YEAR BUILT:	1925



3216-20 Copley Ave
San Diego, CA

SALE PRICE:	\$1,920,000
UNITS:	4
YEAR BUILT:	1936



4754-58 Bancroft Street
San Diego, CA

SALE PRICE:	\$1,740,000
UNITS:	4
YEAR BUILT:	1926