

# 4627 Park Drive

## Offering Memorandum

4627 Park Drive,  
Carlsbad, CA 92008

**\$3,799,999**

Waterfront  
Luxury

**COLDWELL  
BANKER** 

4627 Park Drive  
Carlsbad, CA, 92008  
[www.4627parkdrive.com](http://www.4627parkdrive.com)

**Paul Ragnvaldsson**  
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## 4627 Park Drive, Carlsbad, CA 92008



### **AVAILABLE:**

4 remodeled and furnished units. 2276 Sq/f

### **USES:**

Executive rentals: 30-day minimum stay. Owner's unit with separate gate, direct garage access, and a large patio. Suitable for vacation home or primary residence .

### **LEASE RATE:**

Annualized scheduled gross income \$186,000

### **LOCATION:**

Carlsbad, CA, Waterfront property, with boat dock and access to Carlsbad Lagoon. Ideal for an active lifestyle.

### **SUMMARY:**

Situated on Carlsbad Lagoon, this fully remodeled property offers four units meticulously crafted by Avi Ross Group. Each unit boasts modern elegance, with main floor units featuring large patios and upstairs units offering spacious balconies. Fully furnished by an interior decorator, these units promise strong cash flow, with \$16,000 a month in gross revenue. Explore the private boat dock with four slips.



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## PROPERTY PHOTOS



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## Area attractions, Carlsbad



**Carlsbad Village:** A charming downtown area with shops, restaurants, and cafes, perfect for strolling and exploring



**Carlsbad State Beach:** A beautiful stretch of coastline ideal for sunbathing, swimming, surfing, and picnicking.



**The Flower Fields at Carlsbad Ranch:** A stunning display of blooming flowers covering 50 acres, typically open from March to May, attracting visitors from around the



**LEGOLAND California Resort:** A popular theme park featuring interactive rides, shows, and attractions themed around LEGO bricks and characters.



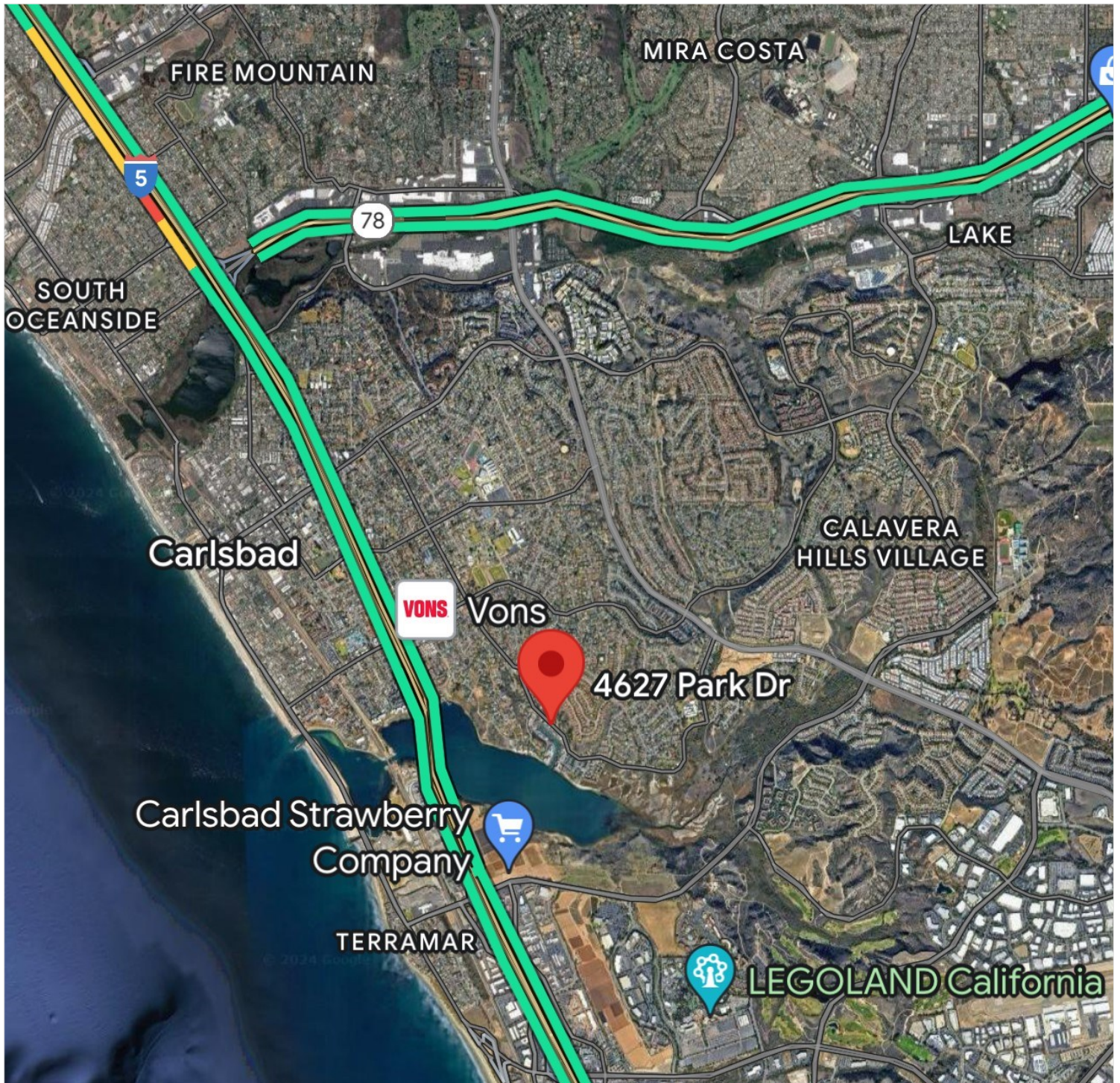
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## AERIAL MAP

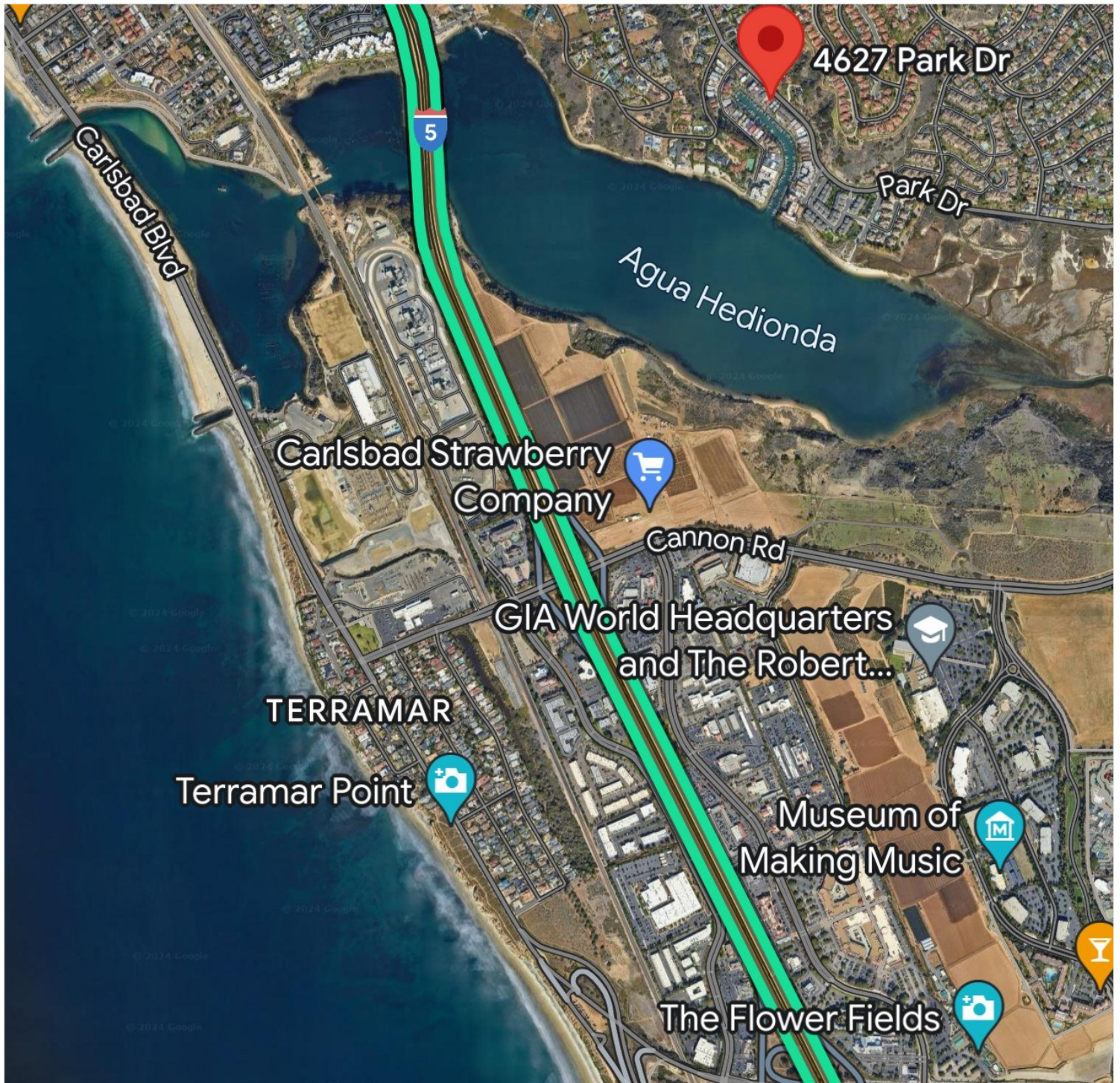


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## AERIAL MAP



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4627 Park Drive, Carlsbad, CA 92024

## FINANCIAL SUMMARY

Asking Price: **\$3,799,000**

# of units: **# 4**

Price / unit **\$949,999**

Occupancy: **% 100**

### ANNUALIZED FINANCIAL SUMMARY

GROSS MONTHLY: \$15,500  
GROSS ANNUALLY \$186,000  
TOTAL EXPENSES: \$57,120  
NET OPERATING INCOME \$126,040

### HISTORICAL ANNUALIZED FINANCIAL SUMMARY

GROSS MONTHLY: \$16,600  
GROSS ANNUALLY: \$199,200  
TOTAL EXPENSES: \$57,306  
NET OPERATING INCOME: \$141,894

### ANNUALIZED EXPENSES

TAXES: \$38,800  
INSURANCE: \$2,500  
HOA : \$1,700  
Gas & Electric: \$4,200  
WIFI: \$2,640  
WATER & SEWER: \$1,440  
TRASH: \$400  
LANDSCAPE: \$1,900  
MAINTENANCE: \$800  
VACANCY FACTOR: \$5,580  
TOTAL EXPENSES: \$57,120



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## RENT ROLL

TENANT	SUITE	Sq/F	MOVE IN	MOVE OUT	RENT	DEPOSIT
Tenant occupied	A1	625	10/01/2023	09/30/2024	\$4,400	\$5,000
Tenant occupied	A	550	12/04/2023	05/03/2024	\$4,000	\$4,000
Tenant occupied	B	550	09/01/2023	08/31/2024	\$3,400	\$3,800
Tenant occupied	C	550	04/27/2024	04/30/2025	\$3,700	\$4,000
<b>TOTAL</b>		<b>2175</b>			<b>\$15,500</b>	



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## COMMUNITY OVERVIEW

Situated between San Diego and Los Angeles, Carlsbad offers easy access to major attractions while maintaining its laid-back coastal charm, making it the perfect destination for a relaxing getaway or an action-packed adventure. Pristine shores like Carlsbad State Beach and Tamarack Beach offer sunbathing and surfing. Whether it's kayaking on the lagoon, hiking along coastal trails, or enjoying a round of beach volleyball, Carlsbad provides endless opportunities for outdoor adventure and recreation. Golf enthusiasts will appreciate world-class courses like The Crossings at Carlsbad, where challenging fairways meet stunning ocean views. Carlsbad Village exudes a charming coastal vibe, featuring boutique shops, cozy cafes, and art galleries tucked away in historic buildings. With a strategic location between San Diego and Los Angeles, Carlsbad's business parks attract innovation and industry, adding to its vibrant economy and lifestyle.

## DEMOGRAPHICS

POPULATION	116,000		
MEDIAN HH INCOME	\$ 105,000		
MEDIAN AGE	41		
HOUSEHOLDS	42,000		



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## COMPANY SUMMARY

Coldwell Banker Realty is a leading real estate brokerage firm with a rich history spanning over a century. Founded in 1906 by Colbert Coldwell and later joined by Benjamin Arthur Banker, the company has grown to become one of the most trusted names in the real estate industry. With a global network of over 92,000 affiliated agents across 3,000 offices in 49 countries and territories, Coldwell Banker Realty provides unparalleled expertise and service to clients worldwide.

The company's commitment to innovation, integrity, and exceptional customer service sets it apart in the competitive real estate market. Coldwell Banker Realty offers a comprehensive range of services, including residential and commercial real estate sales, property management, relocation assistance, and luxury home marketing. Whether buying, selling, or investing in real estate, clients can rely on Coldwell Banker Realty's extensive resources and expertise to navigate the complexities of the market with confidence.



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Paul Ragnvaldsson (pronounced Rang-vald-son) was born in Stromsund, a small village in the northern part of Sweden, not far from the Arctic Circle. Paul began competing in track and field as a hurdle runner from a very young age. The dedication to training and competitive spirit has been with him ever since. After service as a robotic group leader in the Swedish military, Paul left Stockholm to complete his MBA at the Umea School of Business.

Upon graduation Paul moved to San Diego to promote trade between Sweden and the United States, working with the Swedish American Chamber of Commerce. His marketing expertise also saw Paul sought after by Swedish icons, IKEA and SAAB Automobile although he soon found his calling in Real Estate. With San Diego as home base, it's easy for him to pursue leisure passions like pickleball and golf and to do what he loves most: spend time with his wife Sarah and daughter Sanna.



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