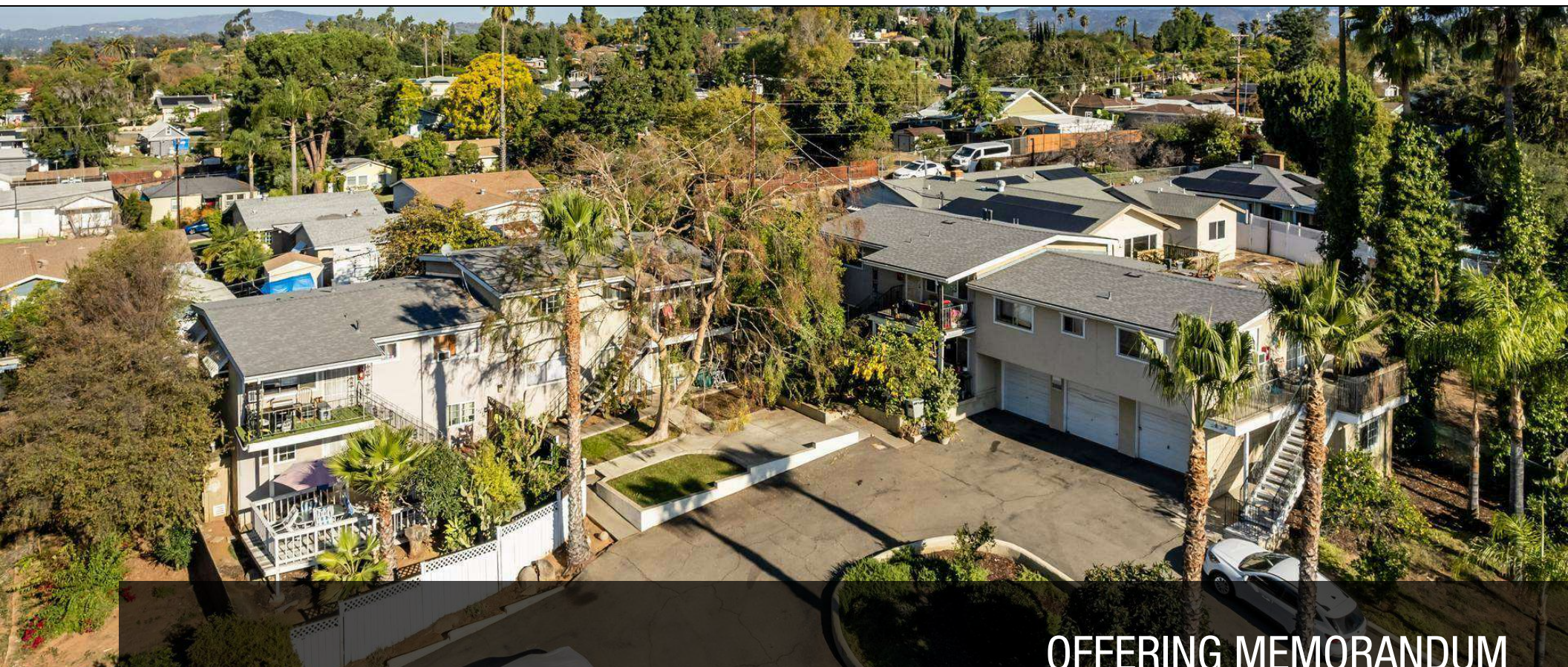




VALUE ADD | MULTI-FAMILY INVESTMENT OPPORTUNITY

ESCONDIDO, CA



OFFERING MEMORANDUM

KW COMMERCIAL
6005 HIDDEN VALLEY ROAD
SUITE 250
CARLSBAD, CA 92011

PRESENTED BY:

KYLE STONER
O: 760.207.9080
stonersells@kw.com
CA #01839034

Table Of Contents

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
PROPERTY DETAILS	6
ADDITIONAL PHOTOS	7
LOCATION INFORMATION	8
REGIONAL MAP	9
LOCATION MAP	10
AERIAL MAP	11
FINANCIAL ANALYSIS	12
FINANCIAL SUMMARY	13
INCOME & EXPENSES	14
RENT ROLL	15



406-416 E 10TH AVENUE

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

Prime investment opportunity in the heart of Escondido, a vibrant city known for its rich history, cultural attractions, and scenic surroundings. This 7-unit multi-family property presents an excellent chance for investors seeking both stability and growth in their portfolio. Nestled in a desirable neighborhood, this well-maintained multi-family property boasts units that are strategically positioned to optimize privacy while offering residents easy access to local amenities. The property is enhanced by parking for each unit, communal green space, convenient on-site laundry facilities, and limited storage availability. These features contribute to the overall appeal of the property, ensuring tenant satisfaction and retention. The property's strong financial performance and potential for further growth make it a compelling investment option in the Escondido real estate market. Whether you're a seasoned investor or exploring new opportunities, this property represents a solid foundation for long-term success in the dynamic Escondido real estate market.

PROPERTY HIGHLIGHTS



OFFERING SUMMARY

Sale Price:	\$2,395,000
Number of Units:	7
Lot Size:	20,093 SF
Building Size:	5,376 SF
NOI:	\$129,435.92
Cap Rate:	5.4%

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	558	2,311	8,838
Total Population	1,930	7,233	26,732
Average HH Income	\$92,093	\$78,014	\$68,209

Property Description



PROPERTY DESCRIPTION

Prime investment opportunity in the heart of Escondido, a vibrant city known for its rich history, cultural attractions, and scenic surroundings. This 7-unit multi-family property presents an excellent chance for investors seeking both stability and growth in their portfolio. Nestled in a desirable neighborhood, this well-maintained multi-family property boasts units that are strategically positioned to optimize privacy while offering residents easy access to local amenities. The property is enhanced by parking for each unit, communal green space, convenient on-site laundry facilities, and limited storage availability. These features contribute to the overall appeal of the property, ensuring tenant satisfaction and retention. The property's strong financial performance and potential for further growth make it a compelling investment option in the Escondido real estate market. Whether you're a seasoned investor or exploring new opportunities, this property represents a solid foundation for long-term success in the dynamic Escondido real estate market.

LOCATION DESCRIPTION

Lot 6 & Lot 8 in Aldine Square, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 560, filed in the Office of the County Recorder of San Diego County, August 16, 1898.

PARKING DESCRIPTION

Onsite parking spaces for each unit

UTILITIES DESCRIPTION

Landlord pays water, and common electricity, tenants pay unit electric and gas

CONSTRUCTION DESCRIPTION

Wood Frame

POWER DESCRIPTION

SDGE



Property Details

Sale Price **\$2,395,000**

LOCATION INFORMATION

Street Address 406-416 E 10th Avenue
 City, State, Zip Escondido, CA 92025
 County San Diego
 Market North County Inland
 Sub-market Escondido
 Cross-Streets Juniper
 Side of the Street North
 Signal Intersection No
 Road Type Paved
 Market Type Large

BUILDING INFORMATION

Building Size 5,376 SF
 NOI \$129,435.92
 Cap Rate 5.4
 Occupancy % 100.0%
 Tenancy Multiple
 Number of Floors 2
 Year Built 1965
 Gross Leasable Area 5,376 SF
 Construction Status Existing

PROPERTY INFORMATION

Property Type Multifamily
 Property Subtype Low-Rise/Garden
 Lot Size 20,093 SF
 APN # 233-550-13-00 & 233-550-14-00
 Power Yes

PARKING & TRANSPORTATION

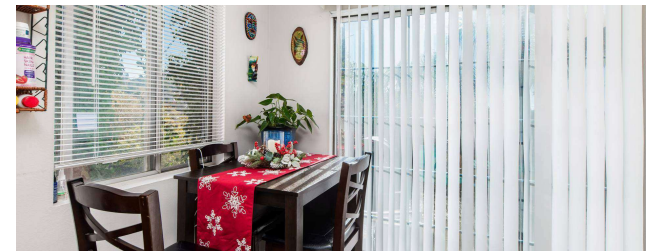
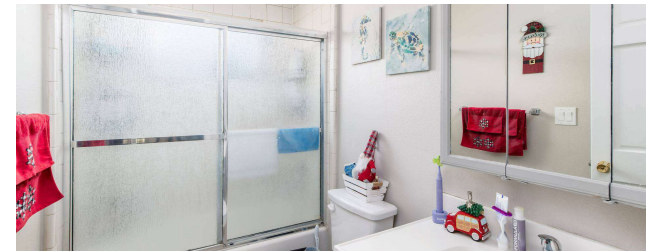
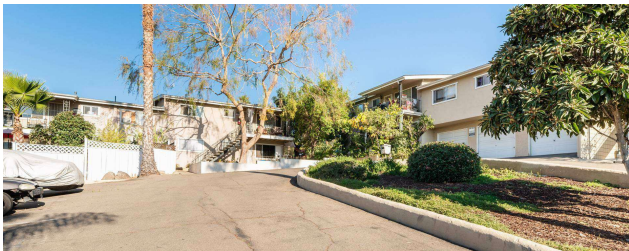
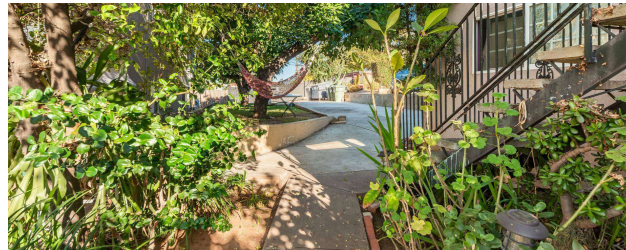
Street Parking Yes
 Parking Type Surface
 Number of Parking Spaces 8

UTILITIES & AMENITIES

Security Guard No
 Gas / Propane Yes



Additional Photos



406-416 E 10TH AVENUE

LOCATION INFORMATION

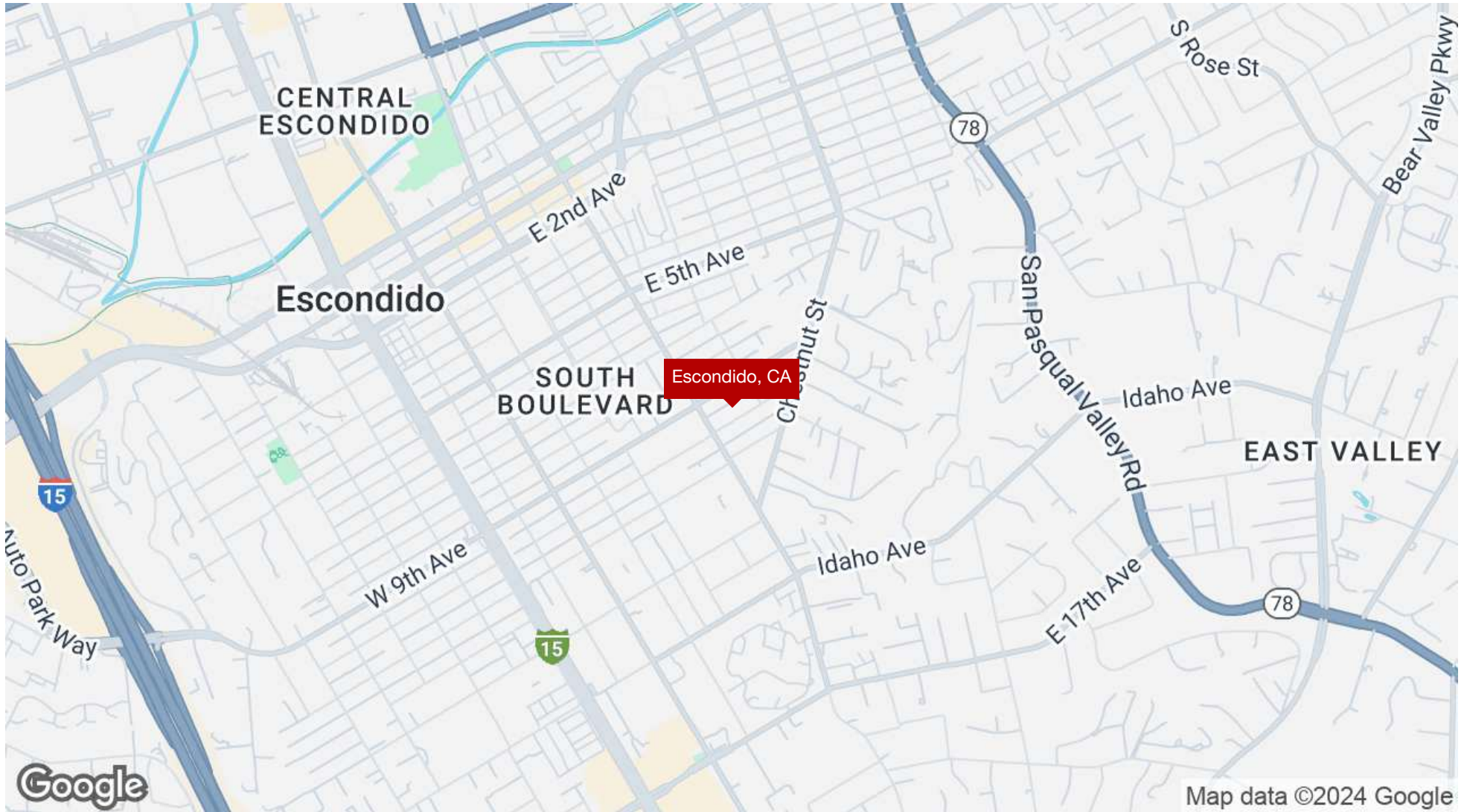
2

REGIONAL MAP

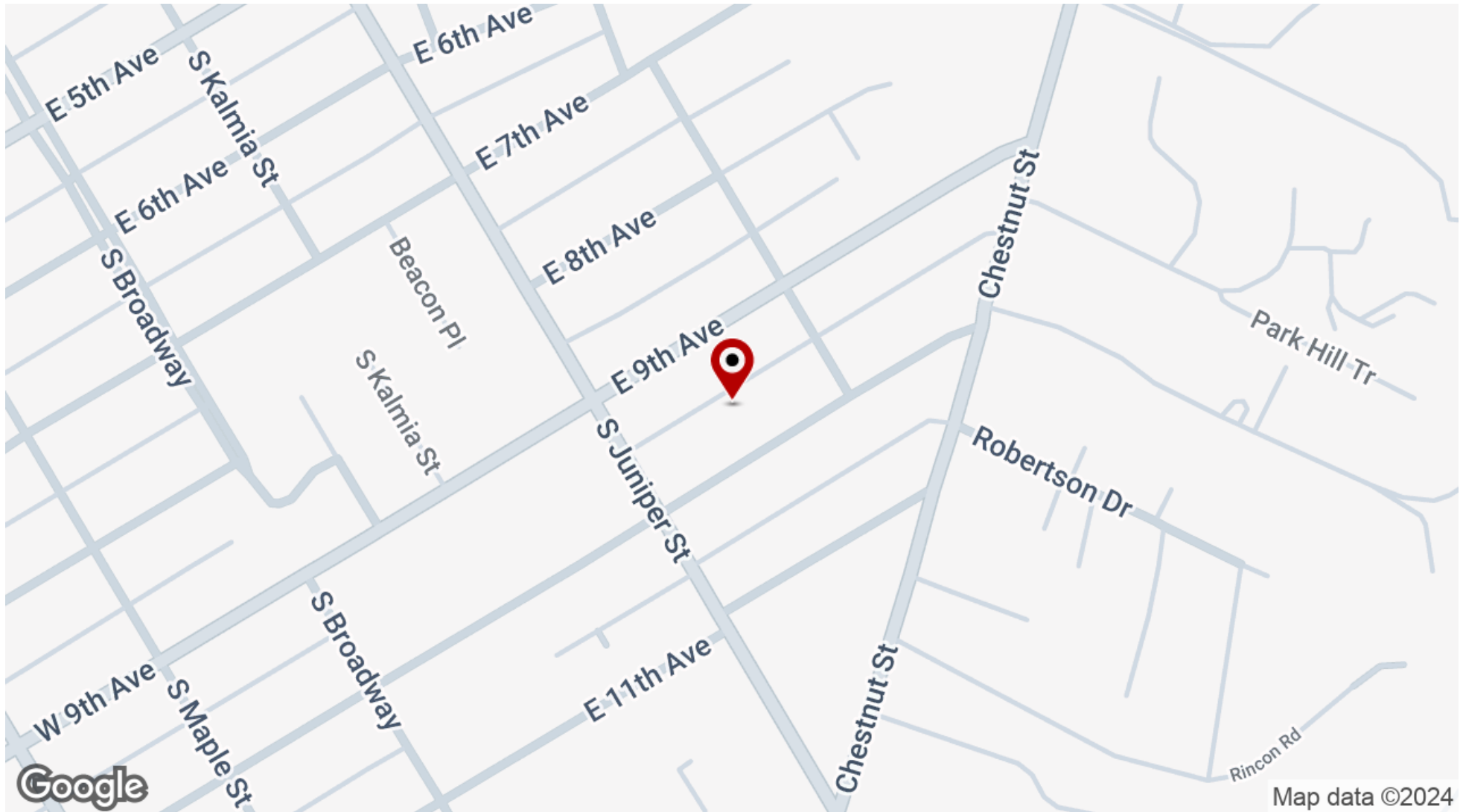
LOCATION MAP

AERIAL MAP

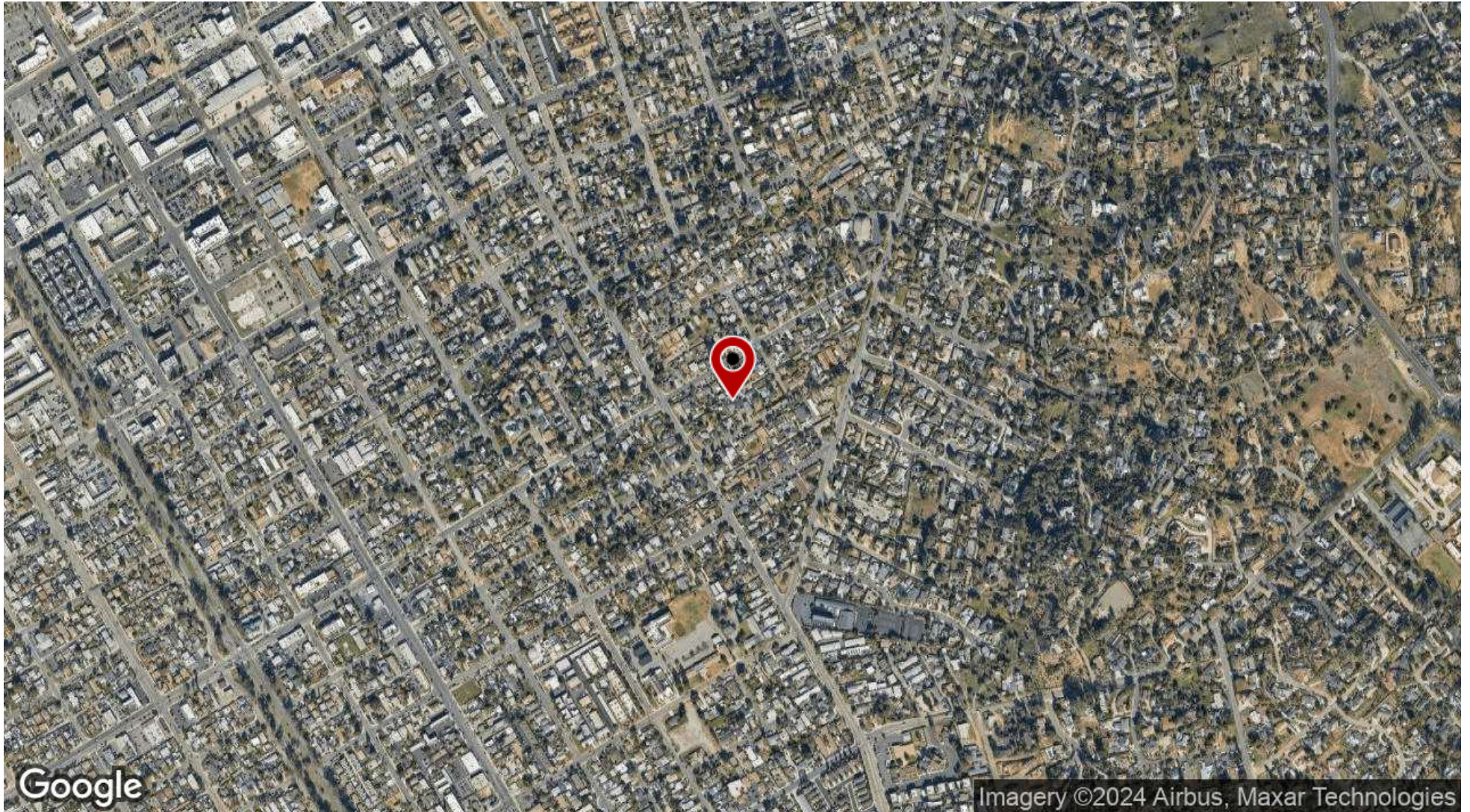
Regional Map



Location Map



Aerial Map



406-416 E 10TH AVENUE

FINANCIAL ANALYSIS

3

FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

UNIT MIX SUMMARY

Financial Summary

INVESTMENT OVERVIEW

Price	\$2,395,000	\$2,395,000
Price per SF	\$445	\$445
Price per Unit	\$342,143	\$342,143
CAP Rate	5.40%	5.89%
Cash-on-Cash Return (yr 1)	5.40%	5.89%
Total Return (yr 1)	\$129,436	\$141,007

OPERATING DATA

Total Scheduled Income	\$167,100	\$193,500
Gross Income	\$167,100	\$193,500
Operating Expenses	\$37,664	\$52,493
Net Operating Income	\$129,436	\$141,007
Pre-Tax Cash Flow	\$129,436	\$141,007

FINANCING DATA

Down Payment	\$2,395,000	\$2,395,000
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Income & Expenses

INCOME SUMMARY

Rental Income	\$167,100	-
Market Rental Income	-	\$193,500
GROSS INCOME	\$167,100	\$193,500

EXPENSES SUMMARY

SDGE - Gas / Electric	\$4,654	\$4,654
Trash	\$2,060	\$2,060
Water	\$6,030	\$6,030
Insurance	\$3,500	\$3,500
Property Taxes	\$13,921	\$28,750
Repairs & Maintenance	\$7,500	\$7,500
OPERATING EXPENSES	\$37,664	\$52,493

NET OPERATING INCOME	\$129,436	\$141,007
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Rent Roll

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
406	2	1.5	800 SF	\$1,925	\$2.41	\$1,925	\$2.41	-	MTM	MTM
408	2	1.5	800 SF	\$1,900	\$2.38	\$2,500	\$3.13	-	MTM	MTM
410	2	1.5	800 SF	\$2,050	\$2.56	\$2,500	\$3.13	-	MTM	MTM
410A	1	1	600 SF	\$1,700	\$2.83	\$1,700	\$2.83	-	MTM	MTM
412	2	1.5	896 SF	\$2,000	\$2.23	\$2,500	\$2.79	-	MTM	MTM
414	2	1.5	896 SF	\$2,100	\$2.34	\$2,500	\$2.79	-	MTM	MTM
416	2	1.5	896 SF	\$2,250	\$2.51	\$2,500	\$2.79	-	MTM	MTM
TOTALS			5,688 SF	\$13,925	\$17.26	\$16,125	\$19.87	\$0		
AVERAGES			813 SF	\$1,989	\$2.47	\$2,304	\$2.84	\$NAN		



Unit Mix Summary

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL
2BR	2	2	6	85.70%
1BR	1	1	1	14.30%
TOTALS/AVERAGES			7	100%

