

8930 Kenwood Dr

Spring Valley, CA 91977



Virtual Tour & More:
bit.ly/8930KenwoodDr

**4 UNIT APARTMENT BUILDING IN SPRING VALLEY NEIGHBORHOOD
EXCLUSIVELY LISTED BY DOUG TABER, CCIM
KELLER WILLIAMS REALTY**

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EXCLUSIVELY LISTED BY:

Doug Taber, CCIM

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8930 Kenwood Dr, Spring Valley 91977

4 UNIT RENTAL PROPERTY

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APN:	499-374-63-00
No. of Units:	4
Year Built:	1972
NRSF:	3,288 SF ¹
Lot Size:	0.16 AC (7,012 SF)
Price:	\$1,100,000
Price / Unit:	\$275,000
Price / SQ:	\$335 ¹
Unit Mix:	(3) 2 bed, 1 bath (1) 3 bed, 1 bath
Parking:	4 Uncovered Spots
Occupancy:	100%
Market:	San Diego
Submarket:	Spring Valley

¹SF Based on CRS Data. Buyer to verify.

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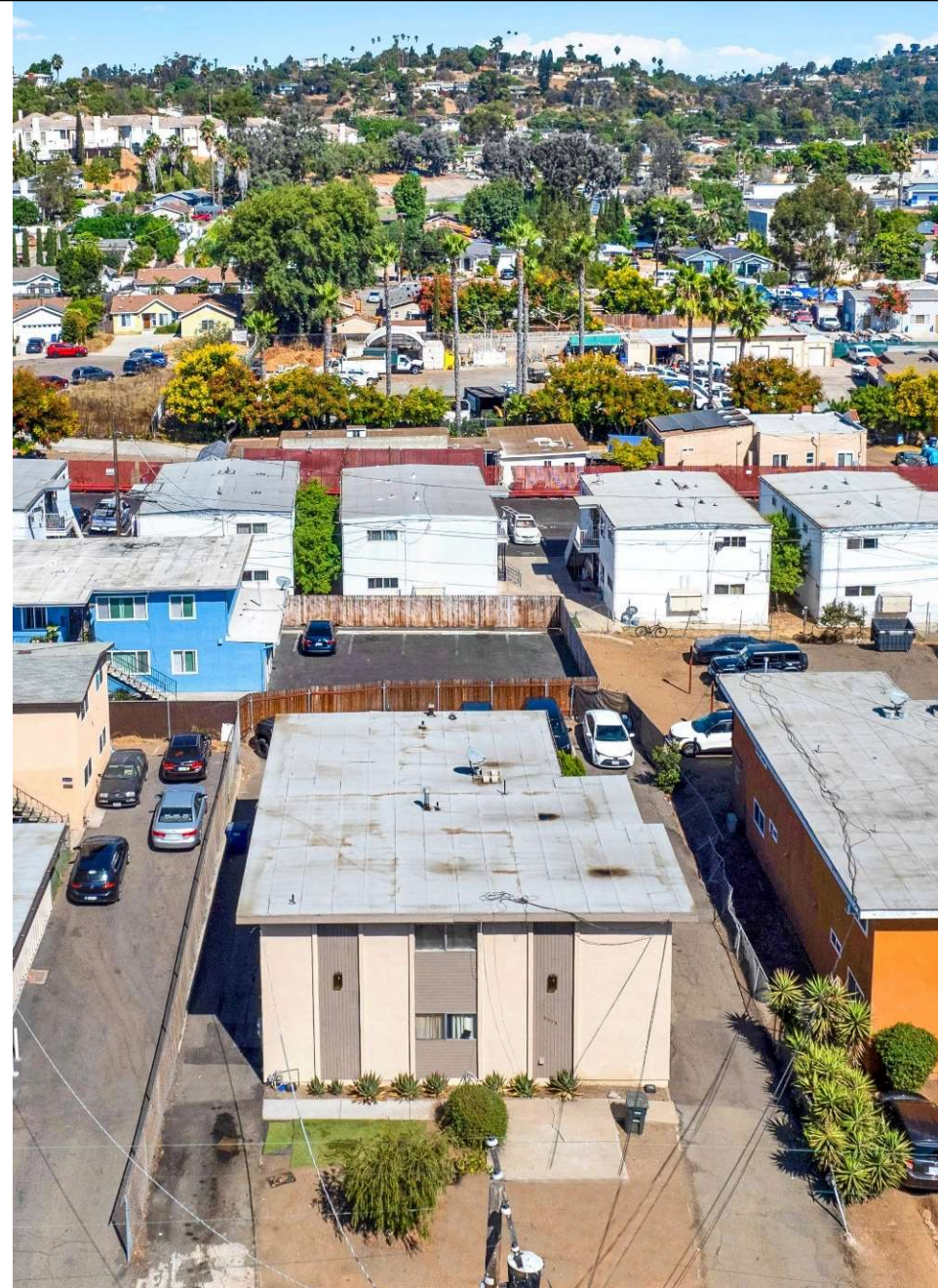
PRIME INVESTMENT OPPORTUNITY: FULLY OCCUPIED FOURPLEX IN PRIME SPRING VALLEY LOCATION

We are proud to present an exceptional investment opportunity to acquire a fully occupied fourplex in Spring Valley, positioned just eleven miles east of Downtown San Diego. This property offers an attractive mix of both a three-bedroom and several two-bedroom units, catering to a diverse tenant base. Situated on a 7,012-square-foot lot, the property includes off-street parking, and an onsite laundry room with owned machines. Its strategic location provides easy access to major freeways and nearby shopping centers, enhancing convenience for residents and making the property particularly appealing to prospective tenants. This fourplex is well-suited for local investors aiming to expand their portfolio in a prime San Diego County location.

Contact us today at (619) 483-1031 or through DougTaber.com to learn more about this incredible opportunity to own this gem!

HIGHLIGHTS

- **Fully Occupied Fourplex:** The property's unit mix, caters to a broad tenant base, ensuring a steady rental income stream.
- **Prime Location Near Major Amenities:** Located just eleven miles from Downtown San Diego with easy freeway and shopping center access, the property offers excellent convenience for tenants, boosting occupancy stability and demand.
- **Added Value with Onsite Amenities:** Off-street parking and an onsite laundry room with owned machines enhance tenant satisfaction and provide additional revenue potential, increasing the property's overall appeal and return on investment.



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PROPERTY PHOTOS

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EXTERIOR PHOTOS

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INTERIOR PHOTOS | 2 BEDROOM

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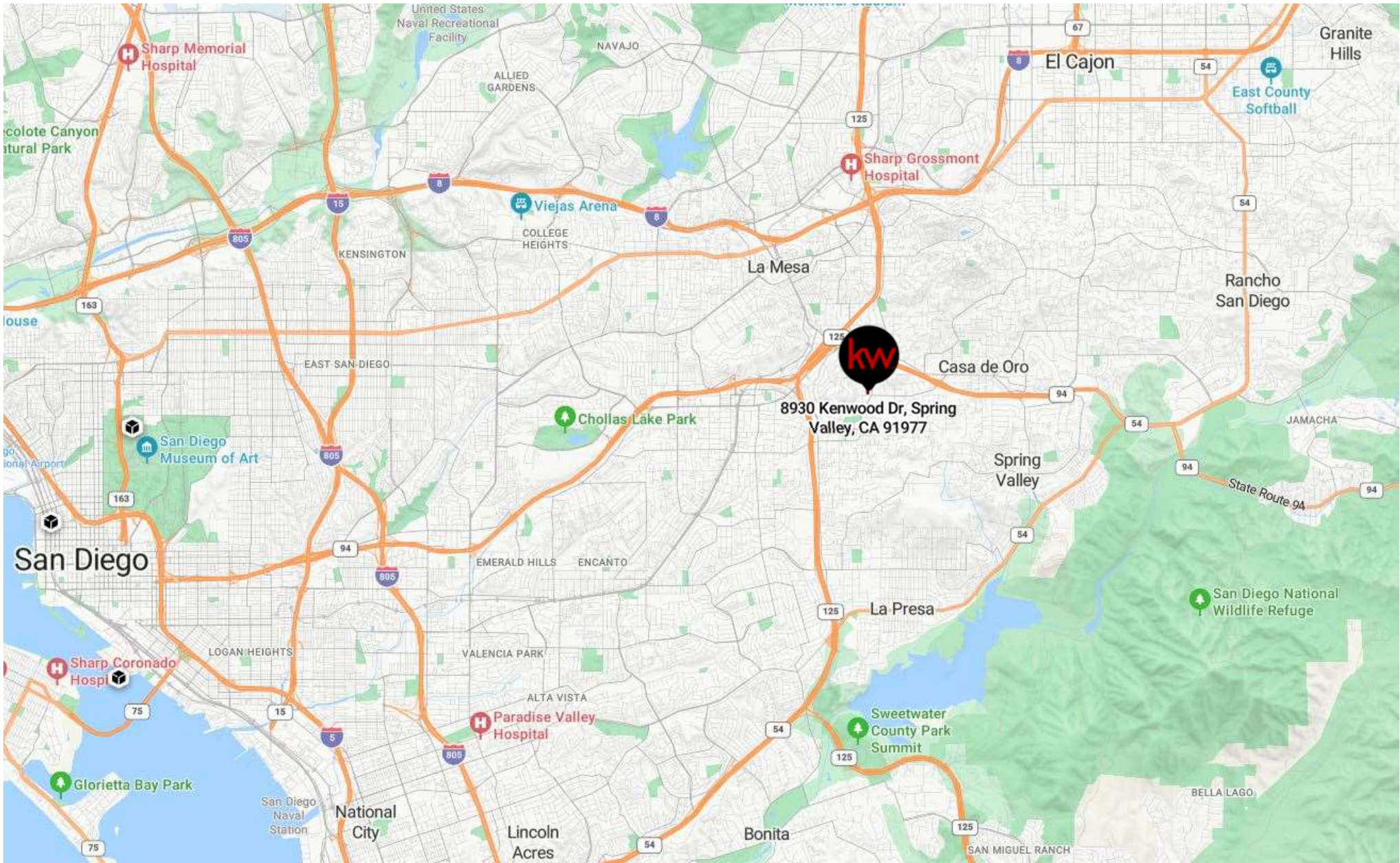
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LOCATION

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LOCATION MAP



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LOCATION MAP

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Spring Valley

Spring Valley is home to the beautiful Sweetwater Reservoir, a key feature of the area that offers scenic views and recreational activities. The reservoir provides locals with opportunities for hiking, birdwatching, and enjoying the natural landscape, making it a peaceful retreat in the heart of the community. Beyond Sweetwater Reservoir, Spring Valley has a range of parks and open spaces, like Lamar County Park, where residents enjoy picnics, sports, and outdoor activities. It's a community focused on healthy, active living.



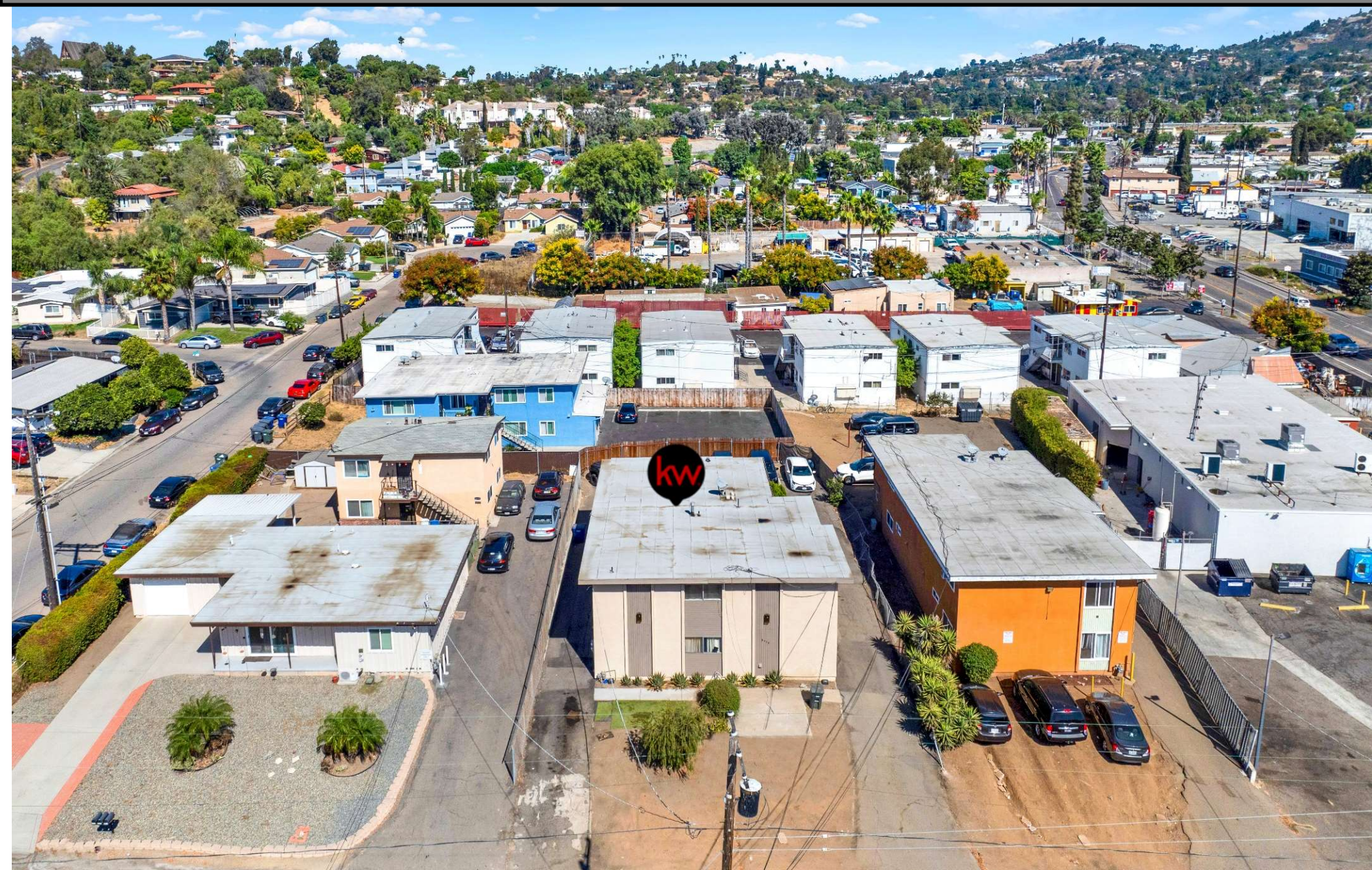
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Spring Valley's diverse population is reflected in its variety of restaurants, festivals, including the notable, Spring Valley Days, and other community events.

This diversity contributes to a vibrant, inclusive community atmosphere.

The community has seen some exciting new additions, including The Hub and Fred's Urban Farm, which are enhancing the community's appeal.





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FINANCIALS

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PRICING ANALYSIS

# Units	Address	City	State	Zip	Yr Built (Aprx.)	Gross Sq. Ft.	Parcel Size	Acres	APN	
4	8930 Kenwood Dr,	Spring Valley	CA	91977	1972	3,328	7,012	0.16	499-374-63-00	
GRM			CAP Rate %			Rentable				
Price	Current	Potential	Current	Potential	\$ / Unit	\$ / Sq Ft	Sq Ft			
\$1,100,000	20.7	11.1	2.1%	6.1%	\$275,000	\$331	3,328			
Estimated Average Monthly Income Analysis					Estimated Annual Operating Expenses					
Units	Bed	Bath	Current Rent	Total	Potential Rent	Total	Advertising	\$0	Management (Off-Site)	\$0
1	3	1.0	\$1,250	\$1,250	\$2,500	\$2,500	Cleaning/ Turnover	\$0	Miscellaneous	\$736
1	2	1.0	\$1,100	\$1,100	\$1,900	\$1,900	Credit Check/Bank	\$0	Painting	\$800
1	2	1.0	\$1,000	\$1,000	\$1,900	\$1,900	Gardener	\$900	Repairs/Replacements	\$4,000
1	2	1.0	\$1,000	\$1,000	\$1,900	\$1,900	Gas & Electric	\$1,076	Salaries	\$0
0	Garage Spaces - Income		\$0	\$0	\$0	\$0	Insurance	\$1,791	Taxes*	\$11,550
no	Laundry Income			\$73		\$73	Legal / Accounting	\$0	*Based upon sale price	
no	RUBS			\$0		\$0	Management (On-Site)	\$0	Trash Collection	\$2,848
no	Other Income			\$0		\$0			Water & Sewer	\$3,252
Total Rental & Other Income			\$4,423	\$8,273						
6 Total Parking Spaces										
0 Garage			6 Open							
Annual Operating Proforma										
			Actual	Potential						
Gross Rental Income			\$52,200	\$98,400						
Plus Other Income			\$873	\$876						
Gross Scheduled Income			\$53,073	\$99,276						
Less: Vacancy Factor			5%	\$2,654	\$4,964					
Gross Operating Income			\$50,419	\$94,312						
Less: Operating Expenses			50.8%	\$26,953	\$26,953					
Net Operating Income			\$23,466	\$67,359						
Less: First TD Payments			\$23,361	\$23,361						
Pre-Tax Cash Flow			\$105	\$43,998						
							Financing Information			
Down Payment							72%	Amount	\$792,000	
Interest Rate							6.50%			
# of Years Amortized Over							30			
Proposed Financing							28%	Amount	\$308,000	
Existing Financing							\$0			
Debt Coverage Ratio							Current	1.00		

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RENT ROLL 10.15.2024

Unit	Floorplan	Current Rent	Market Rent	Security Deposit	Lease expire date OR is unit month to month	Date Last Rent Increase	Previous Rent Amount	% Rent Increase	Section 8 Y or N	Move-In Date
1	2/1	\$1,000	\$1,900	\$1,050	MTM	2020	\$950	5.26%	N	10/1/2009
2	2/1	\$1,100	\$1,900	\$1,100	MTM	n/a	n/a	n/a	N	11/1/2020
3	3/1	\$1,250	\$2,500	\$1,200	MTM	unknown	\$1,200	4.16%	N	3/8/2013
4	2/1	\$1,000	\$1,900	\$900	MTM	unknown	\$950	5.26%	N	4/1/2009
TOTALS		\$4,350	\$8,200	\$4,250						



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2 BEDROOM RENT COMPS

Your rent seems to be a good deal!

Unless your rental is in poor condition or has fewer amenities than most.



[Toggle Street View](#)

8930 Kenwood Drive Spring Valley, CA



Results based on 9, 2-bedroom, single bath rentals seen within 6 months in a 1.00 mile radius.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,938 ±9%	\$2,184	\$1,580	\$2,296

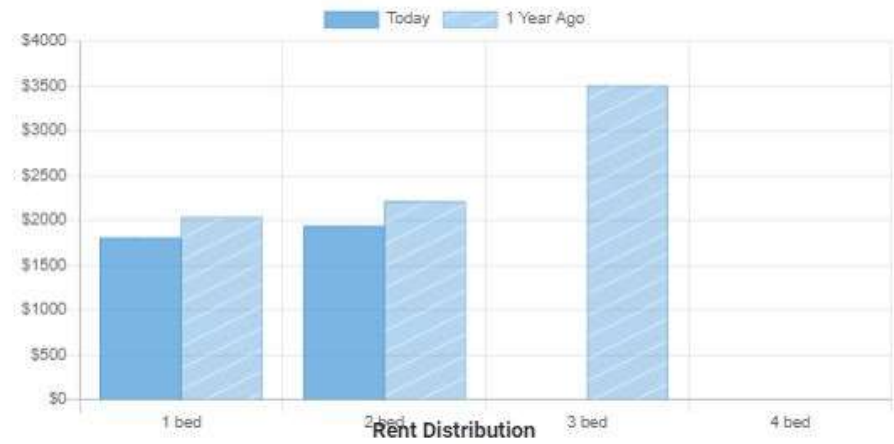
Historical Trend Line



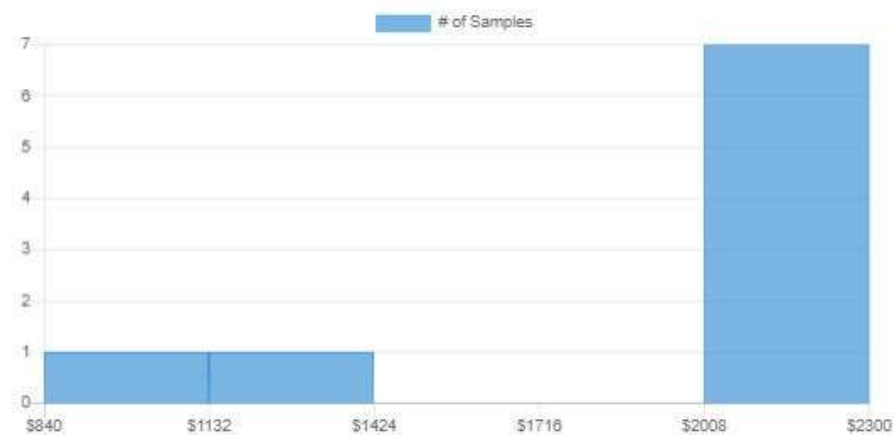
Summary Statistics

Sample Size	9
Sample Min	\$840
Sample Max	\$2,295
Sample Median	\$2,184
Sample Mean	\$1,938
Sample Standard Deviation	\$531
25th - 75th Percentile	\$1,580 - 2,296
10th - 90th Percentile	\$1,258 - 2,618
5th - 95th Percentile	\$1,065 - 2,811

Average Rent by Bedroom Type

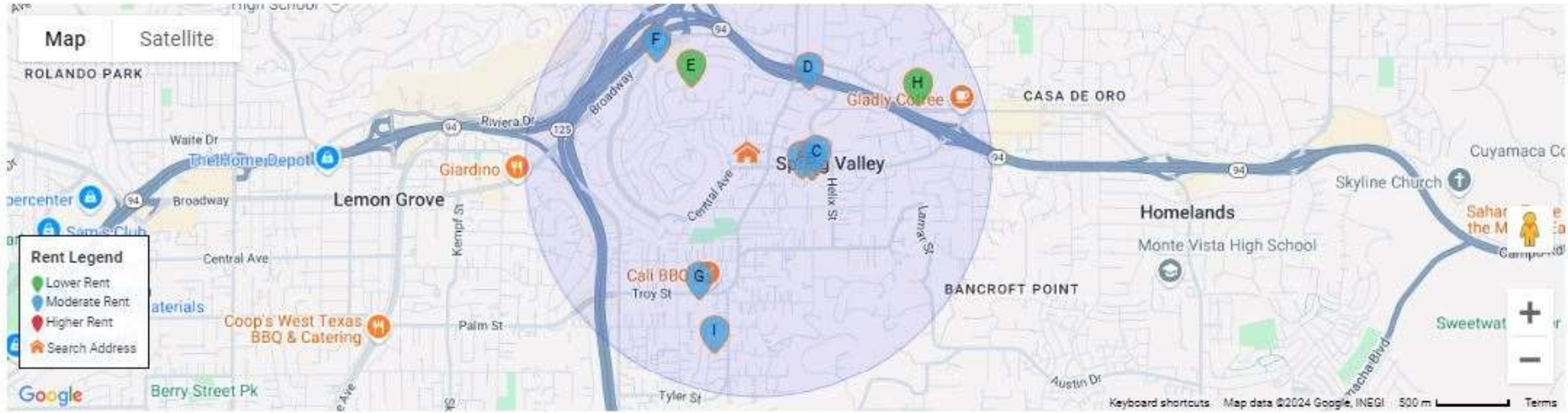


Rent Distribution



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2 BEDROOM RENT COMPS



Download Comps

	Address	Distance	Rent	Size	\$/ft ²	Beds	Baths	Bldg Type	Last Seen
A	9121 Kenwood Dr, Spring Valley, CA 91977 G ⓘ Property Details	0.24 mi	\$2,208	850 ft ²	\$2.60/ft ²	2 bed	1ba	Apartment	Oct 2024
B	9209 Kenwood Dr, Spring Valley, CA 91977 G ⓘ Property Details	0.29 mi	\$2,175	850 ft ²	\$2.56/ft ²	2 bed	1ba	Apartment	May 2024
C	9215 Kenwood Dr, Spring Valley, CA 91977 G ⓘ Property Details	0.3 mi	\$2,245	850 ft ²	\$2.64/ft ²	2 bed	1ba	Apartment	Sep 2024
D	3968 Helix St, Spring Valley, CA 91977 G ⓘ Property Details	0.46 mi	\$2,095	700 ft ²	\$2.99/ft ²	2 bed	1ba	Apartment	Aug 2024
E	3909 Nereis Dr, LA Mesa, CA 91941 G ⓘ Property Details	0.52 mi	\$1,200	1,000 ft ²	\$1.20/ft ²	2 bed	1ba	Apartment	May 2024
F	3743 55 Fairway Dr, LA Mesa, CA 91941 G ⓘ	0.74 mi	\$2,184	825 ft ²	\$2.65/ft ²	2 bed	1ba	Apartment	Oct 2024

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3 BEDROOM RENT COMPS

Your rent seems to be a good deal!

Unless your rental is in poor condition or has fewer amenities than most.



[Toggle Street View](#)

8930 Kenwood Drive Spring Valley, CA



Results based on 15, 3-bedroom, single bath rentals seen within 6 months in a 3.00 mile radius.

AVERAGE \$2,958 ±9%	MEDIAN \$3,199	25TH PERCENTILE \$2,235	75TH PERCENTILE \$3,682
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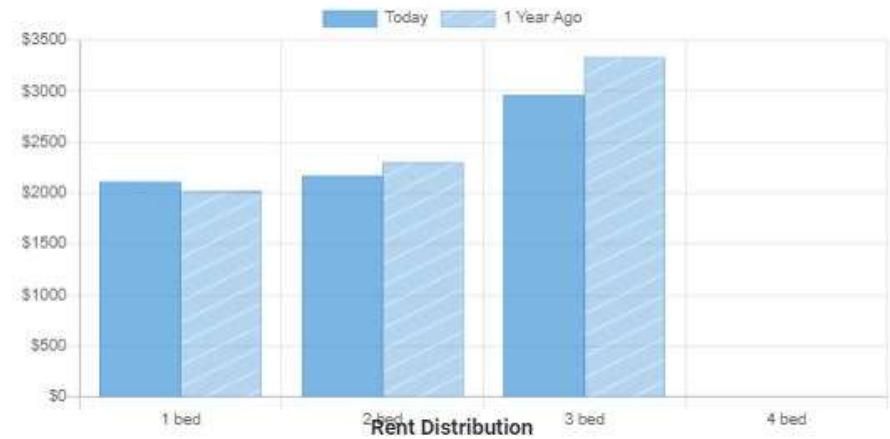
Historical Trend Line



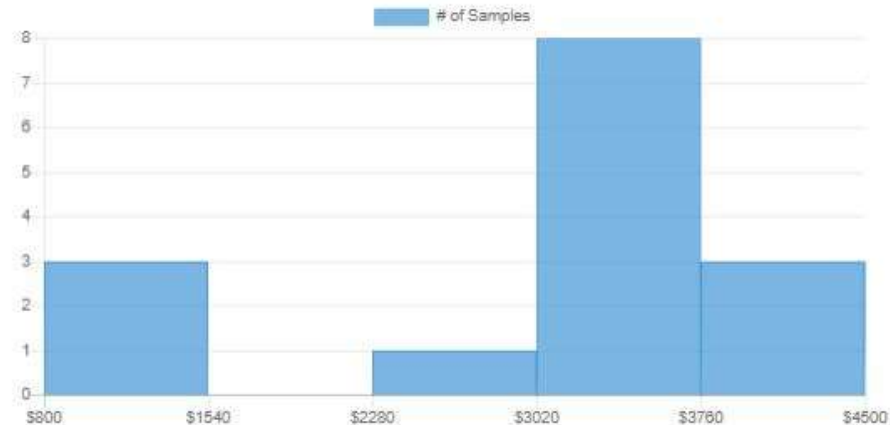
Summary Statistics

Sample Size	15
Sample Min	\$800
Sample Max	\$4,495
Sample Median	\$3,199
Sample Mean	\$2,958
Sample Standard Deviation	\$1,072
25th – 75th Percentile	\$2,235 – 3,682
10th – 90th Percentile	\$1,585 – 4,331
5th – 95th Percentile	\$1,196 – 4,721

Average Rent by Bedroom Type

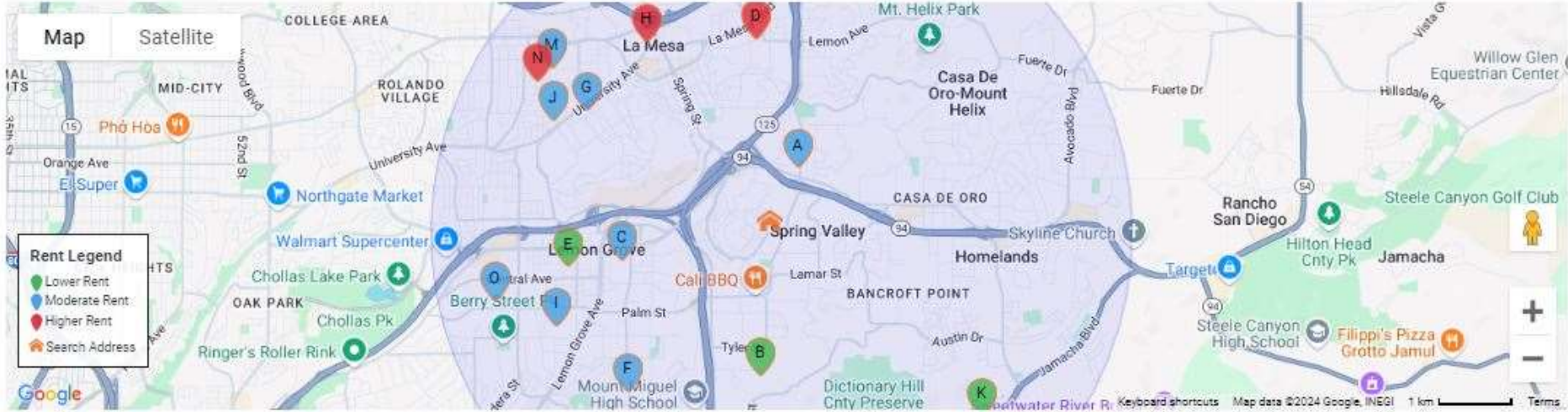


Rent Distribution



8930 Kenwood Dr, Spring Valley 91977

3 BEDROOM RENT COMPS



[Download Comps](#)

	Address	Distance	Rent	Size	\$/ft ²	Beds	Baths	Bldg Type	Last Seen
A	4060 Bancroft Dr, LA Mesa, CA 91941 G 📍 📄 Property Details	0.66 mi	\$3,150	1,250 ft ²	\$2.52/ft ²	3 bed	1ba	House	Jun 2024
B	2022 Terraspiro Ave, Spring Valley, CA 91977 G 📍 📄 Property Details	1.48 mi	\$990			3 bed	1ba	Apartment	May 2024
C	3253 Acacia St, Lemon Grove, CA 91945 G 📍 📄 Property Details	1.65 mi	\$3,200	1,250 ft ²	\$2.56/ft ²	3 bed	1ba	House	Apr 2024
D	8806 Madison Ave, LA Mesa, CA 91941 G 📍 📄 Property Details	1.99 mi	\$4,495	1,200 ft ²	\$3.75/ft ²	3 bed	1ba	House	Jun 2024
E	7542 Church St, Lemon Grove, CA 91945 G 📍 📄 Property Details	2.2 mi	\$1,458	1 ft ²	\$1,458.00/ft ²	3 bed	1ba	Apartment	Aug 2024
F	1796 Skyline Dr, Lemon Grove, CA 91945 G 📍 📄 Property Details	2.26 mi	\$3,050	1,182 ft ²	\$2.58/ft ²	3 bed	1ba	House	Apr 2024

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Property Improvements

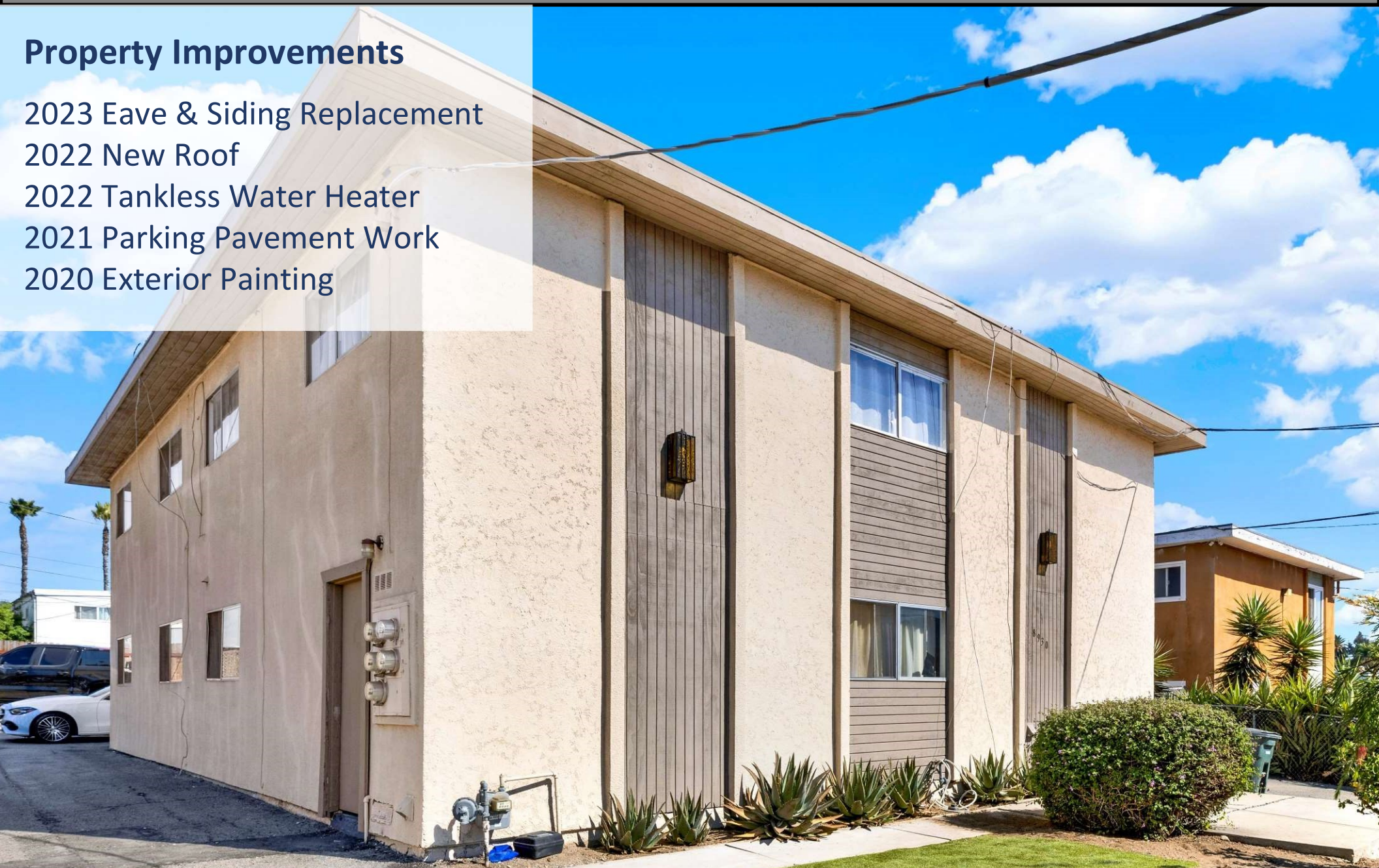
2023 Eave & Siding Replacement

2022 New Roof

2022 Tankless Water Heater

2021 Parking Pavement Work

2020 Exterior Painting



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