

4627 Park Drive

Offering Memorandum

4627 Park Drive,
Carlsbad, CA 92008

\$3,899,000

Waterfront Luxury

**COLDWELL
BANKER** 

4627 Park Drive
Carlsbad, CA, 92008
www.4627parkdrive.com

Paul Ragnvaldsson
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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 \$195,600

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 \$16,300 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.



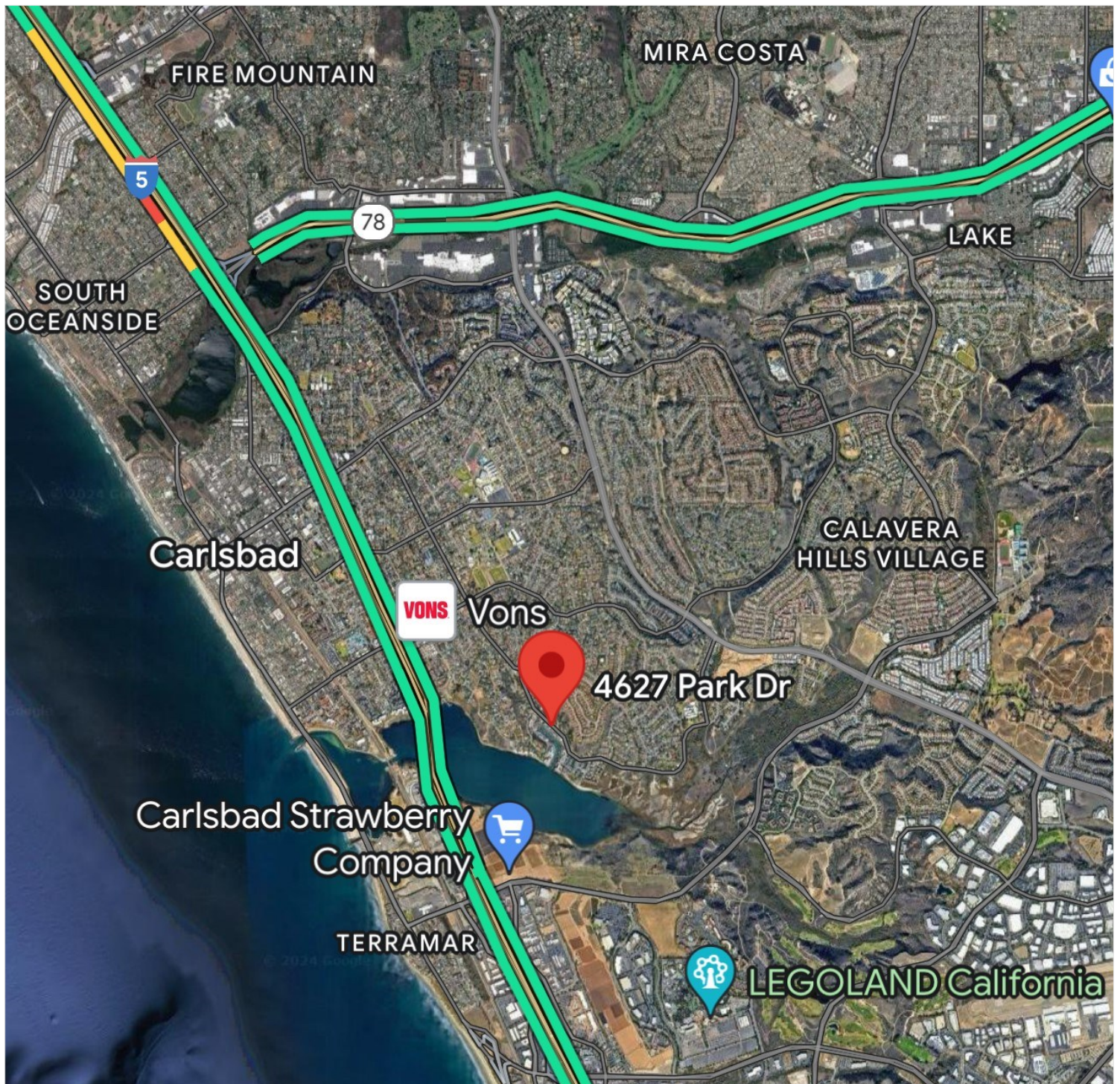
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AERIAL MAP



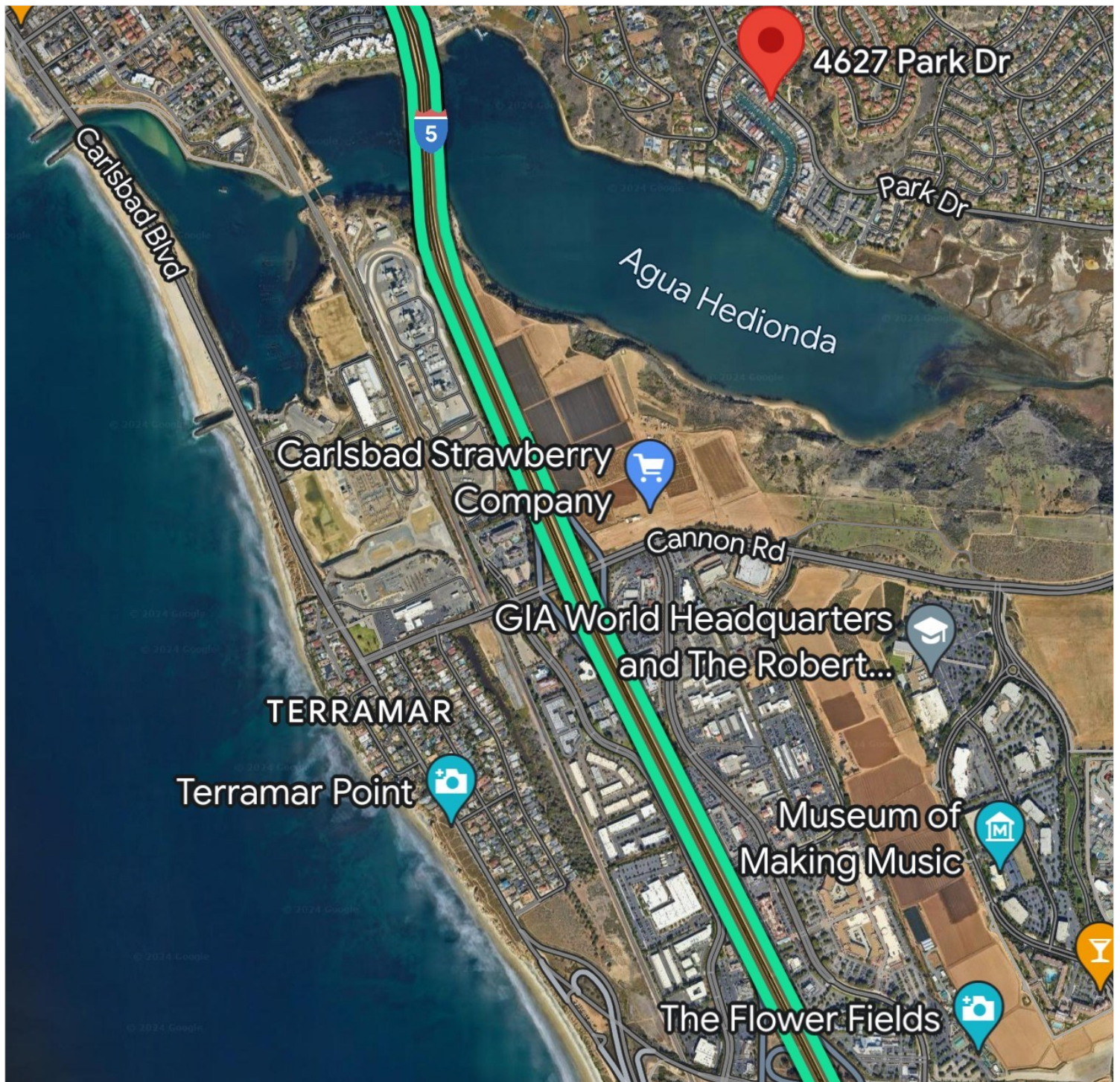
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AERIAL MAP



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FINANCIAL SUMMARY

Asking Price: \$3,899,000

of units: # 4

Price / unit \$974,750

Occupancy: % 100

ANNUALIZED FINANCIAL SUMMARY

GROSS MONTHLY: \$16,300

GROSS ANNUALLY \$195,600

TOTAL EXPENSES: \$58,208

NET OPERATING INCOME \$137,392

HISTORICAL ANNUALIZED FINANCIAL SUMMARY

GROSS MONTHLY:

GROSS ANNUALLY:

TOTAL EXPENSES:

NET OPERATING INCOME:

ANNUALIZED EXPENSES

TAXES: \$41,800

INSURANCE: \$2,500

HOA : \$1,700

Gas & Electric: \$1,200

WIFI: \$600

WATER & SEWER: \$1,440

TRASH: \$400

LANDSCAPE: \$1,900

MAINTENANCE: \$800

VACANCY FACTOR: \$5,868

TOTAL EXPENSES: \$58,208



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RENT ROLL

TENANT	SUITE	Sq/F	MOVE IN	MOVE OUT	RENT	DEPOSIT
Tenant occupied	A1	625	08/01/2025	08/01/2026	\$4,600	\$4,600
Tenant occupied	A	550	09/01/2025	09/01/2026	\$3,900	\$3,900
Tenant occupied	B	550	09/01/2025	01/01/2026	\$4,000	\$4,000
Tenant occupied	C	550	09/01/2025	09/01/2026	\$3,800	\$3,800
TOTAL		2175			\$16,300	



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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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