

5378 BROCKBANK PL

San Diego



JLM Real Estate

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Table of **CONTENTS**

Listed by

Dan Sipher

Multifamily Advisor

(408) 368-5225

dan@jlmcre.com

Lic: 02043589

01 *Property Overview*

02 *Financial Analysis*

03 *Company profile*

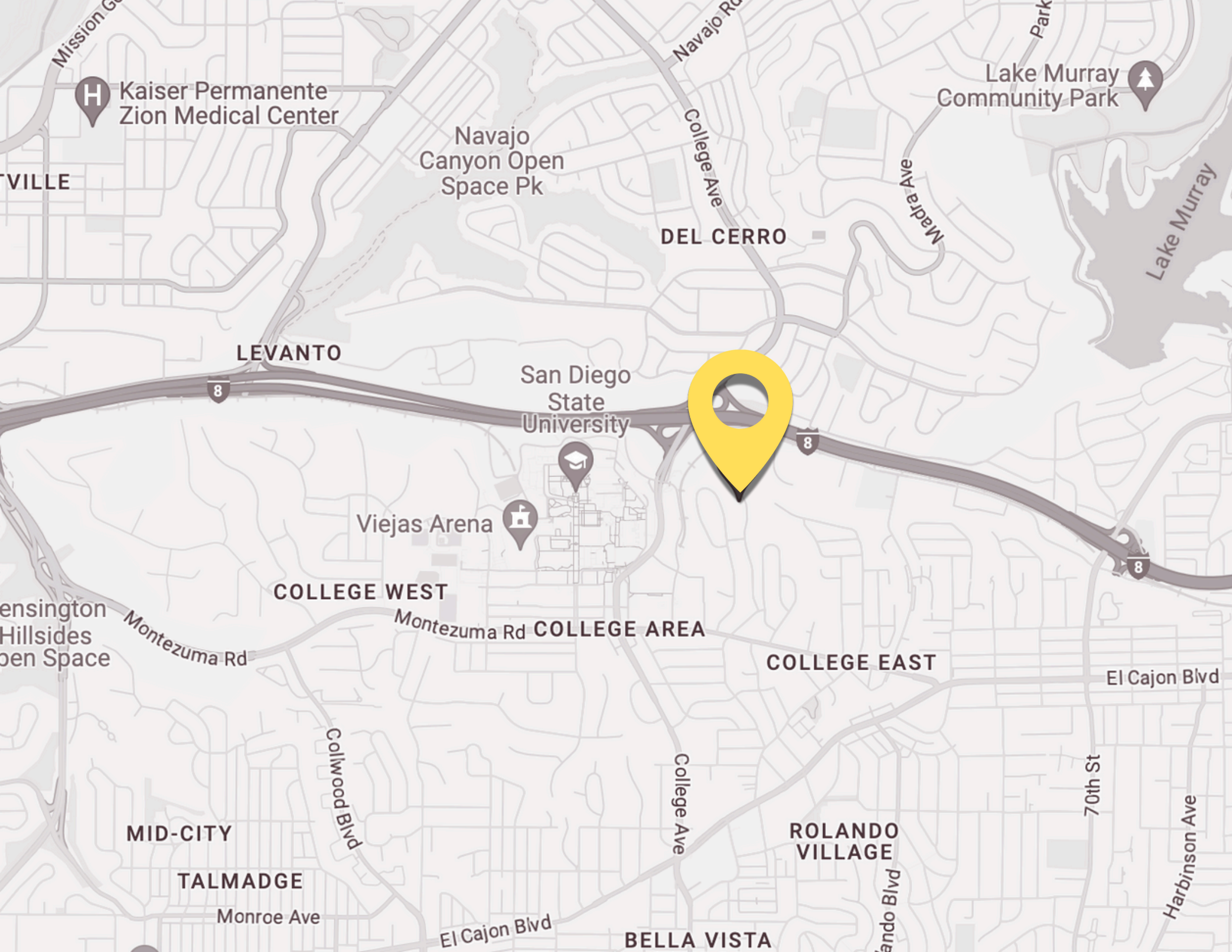


Property
OVERVIEW

Property **OVERVIEW**

5378 Brockbank Place is a 2-unit property in San Diego, comprising one 4-bed, 2-bath unit and one 6-bed, 3-bath units. The estimated market rents are \$5,200 for the 2-bedroom unit and \$7,295 for each bedroom unit. Situated in a desirable location near the coast, close to local attractions, dining, shops, and entertainment, this property benefits from high demand. With a varied tenant base and the added value of garages, this investment offers steady rental income and potential for long-term appreciation in San Diego's robust rental market.

Listing Price	<i>\$1,799,000</i>
Cap Rate	<i>5.4%</i>
Proforma Cap Rate	<i>6.0%</i>
GRM	<i>12.9</i>
Proforma GRM	<i>12.0</i>
Price per unit	<i>\$899,500</i>
Price per square foot	<i>\$650.87</i>



Kaiser Permanente
Zion Medical Center

Navajo
Canyon Open
Space Pk

Lake Murray
Community Park

DEL CERRO

LEVANTO

San Diego
State
University

Viejas Arena

COLLEGE WEST

COLLEGE AREA

COLLEGE EAST

MID-CITY

TALMADGE

ROLANDO
VILLAGE

BELLA VISTA

Lake Murray



Collwood Blvd

College Ave

70th St

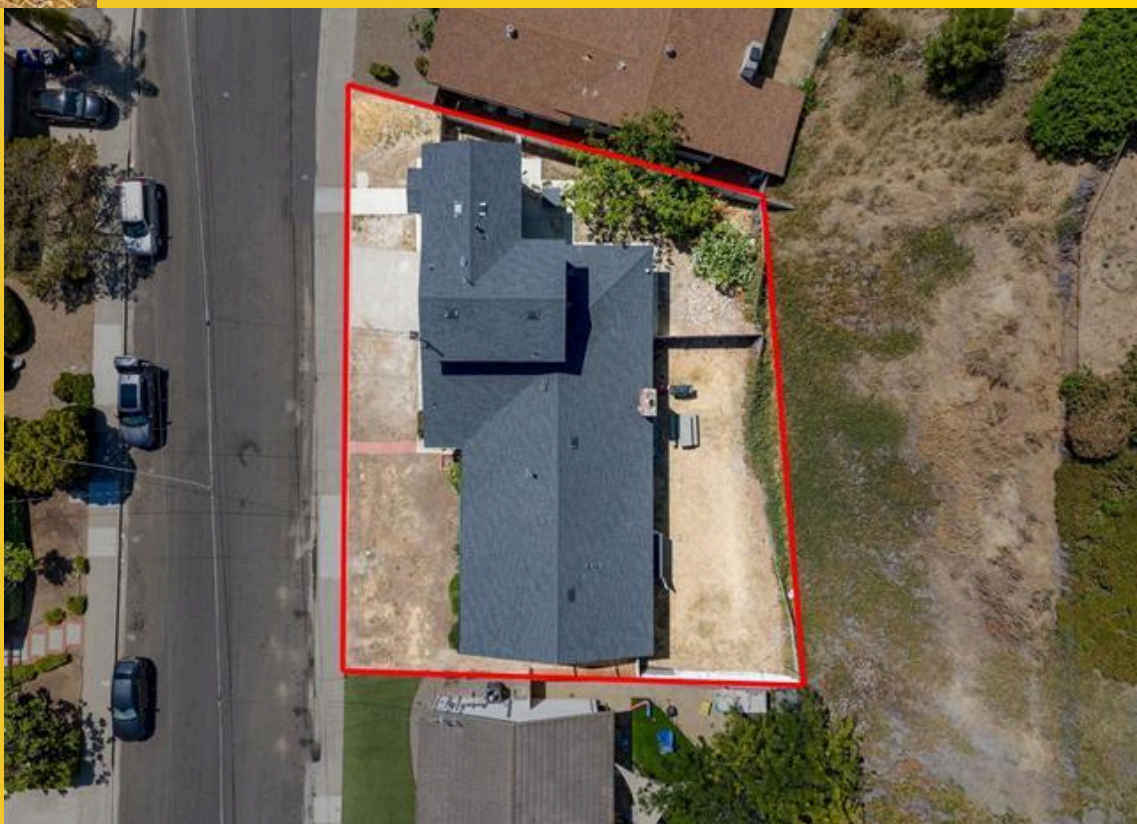
Harbinson Ave

Monroe Ave

El Cajon Blvd

Rolando Blvd









Financial
ANALYSIS

Financial ANALYSIS

ADDRESS	UNITS	CITY	ZIP
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5378 Brockbank Pl

2

San Diego

92115

GRM			CAP RATE		
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Price	Current	Market	Current	Market	\$/Unit
\$1,799,000	12.9	12.0	5.4%	6.0%	\$899,500

\$/Square Foot	Gross Sq. Ft	Parcel Size	Year built
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\$650.87

2,764

9,600

1964

Financial ANALYSIS

Income detail

Rents by close of Escrow

Units	Type	Rent	Total
1	4Bed/2ba	\$4,700	\$4,700
1	6Bed/3ba	\$6,900	\$6,900

Total income

\$11,600

Estimated market rents

Units	Type	Rent	Total
1	4Bed/2ba	\$5,200	\$5,200
1	6Bed/3ba	\$7,295	\$7,295

Total income

\$12,495

Estimated monthly operating expenses

Gas & Electric	\$0
Utilities	\$42.5
Landscape	\$12.5
Trash Removal	\$15
Maintenance	\$37.5
Pest	\$10

Total Monthly Operating Expenses (estimated):

\$117.5

Financial ANALYSIS

Estimated annual operating expenses

Gas & Electric	\$0	Insurance	\$1,600
Utilities	\$2,040	Taxes	\$22,488
Landscape	\$600	Pest	\$480
Trash Removal	\$720	Management	\$7,497
Maintenance	\$1,800		

**Total Annual Operating Expenses
(estimated):**

\$37,225

Expenses per unit

\$18,612

% of actual GSI

27%

Estimated Annual Operating Proforma

	Actual	Market
Gross Scheduled Income	\$139,200	\$149,940
Less: Vacancy Factor	\$4,176	\$4,498
Gross Operating Income	\$135,024	\$145,442
Less: Expenses	\$37,225	\$37,225
Net Operating Income	\$97,800	\$108,217

SDSU College Area

SDSU College Area, located in the vibrant city of San Diego, California, is a lively neighborhood known for its youthful energy and academic influence. Anchored by San Diego State University, the area is a hub for students, faculty, and professionals, creating a dynamic and diverse community. The neighborhood features a mix of residential options, from student apartments to charming family homes. Residents enjoy a plethora of amenities, including eclectic dining options, lively bars, and unique shops. With its proximity to public transportation, the area offers convenient access to downtown San Diego and nearby beaches. SDSU College Area's strong community spirit, frequent events, and cultural vibrancy make it an exciting place to live, study, and socialize.





Company
PROFILE



JLM Real Estate Inc. Is a commercial real estate team focusing on the sale of multifamily and commercial investment properties. At JLM, we are focused on our clients' best interest above anything else. We help clients acquire, sell, and 1031 exchange into apartment complexes and warehouses in San Diego County. We are one of the top producing teams in all of San Diego and have sold over \$350,000,000 worth of real estate in the last 3 years.

Dan Sipher

Dan is an agent on the JLM Real Estate Team, and provides clients with exceptional service through his honesty, integrity, determination and dedication to his craft. He grew up in the San Francisco Bay Area, where he started his real estate career in 2017. He has seasoned experience in both commercial and residential aspects of real estate with an emphasis on investment properties.

Dan has personally helped 50+ clients buy, sell and invest in San Diego Real estate and has sold \$50,000,000 over the past few years.



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