

Crestline Drive Apartments

2555-2571 CRESTLINE DRIVE, LEMON GROVE, CA 91945



OFFERING MEMORANDUM

Crestline Drive Apartments ✨

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TABLE OF Contents

N^o.04
THE ASSET

N^o.12
FINANCIAL ANALYSIS

N^o.16
MARKET COMPARABLES



Crestline Drive Apartments

2555-2571 CRESTLINE DRIVE, LEMON GROVE, CA 91945



THE ASSET

Property Description

2555-71 Crestline Drive is a commercial property located in a quiet residential neighborhood in Lemon Grove with 16 units situated on a 28,749 square foot lot.

The 3 residential structures total 5,836 square feet including one 2 Bedroom / 1 Bath, two 1 Bedroom / 1 Baths, two studios, and eleven SRO units. There are additional large, detached storage units. The main structure has large common areas including the shared kitchen, a TV/living area, and patio space. The SRO units are located at different wings of the structure and the pods have a bathroom for each grouping of SROs for a total of 3 shared bathrooms. Five of the units are sub-metered for electric and there is solar on the property. One unit is sub-metered for water. The property has ample parking, some of which is covered. There is onsite laundry and internet provided to tenants.

SALE PRICE: \$2,350,000



STRONG
CASH FLOW



5.77%
CAP RATE ON CURRENT
INCOME



16 UNITS
WITH TOTAL MONTHLY
INCOME OF \$18,586



GREAT
RENTAL LOCATION

PROPERTY SUMMARY

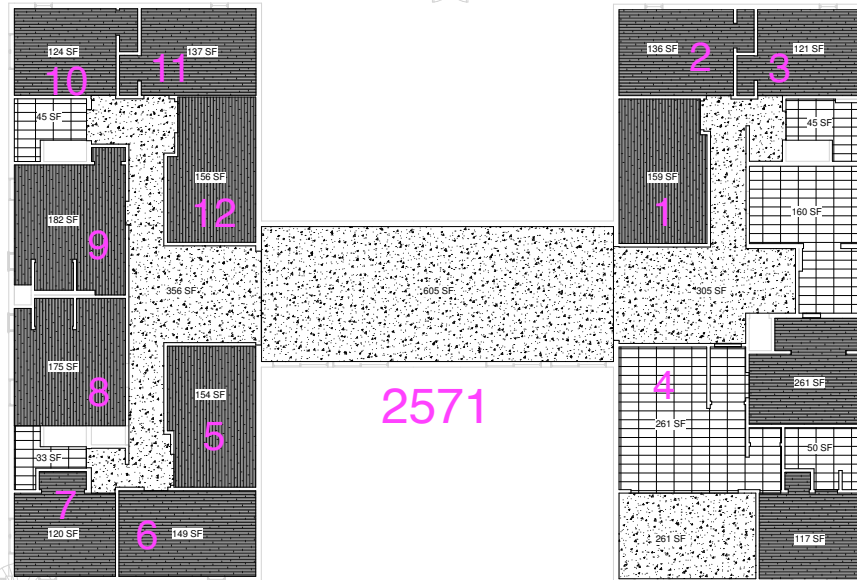
UNITS	16
LOCATION	Lemon Grove
METERING	Individually metered for gas, electric and water.
PARKING	8 spaces



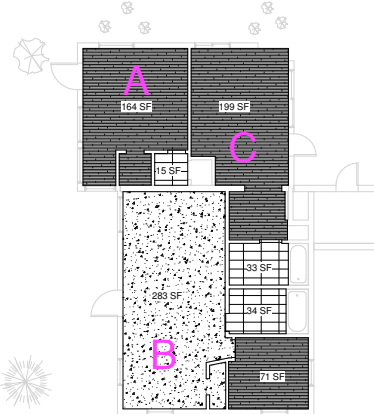
Priced to sell at 10.1 GRM and \$140,625 per unit.



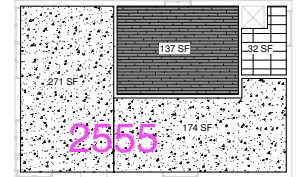
SITE PLAN



1,2,3,5,6,7,8,9,10,11,12 = SRO
4 = 2BR



A = SRO
B = 1BR
C = Studio



2555 = 1BR

LOCATION DESCRIPTION

Lemon Grove & Surrounding Submarkets

Lemon Grove is conveniently located 9 miles from Downtown San Diego and 12 miles from the airport. Lemon Grove has a plethora of local restaurants, coffee shops, entertainment options, and landmarks. The College Grove Shopping Center, a split-level open-air power center with 650,000 square feet of total retail floor area, is nearby. Lemon Grove Plaza, a 157,000 square foot shopping center anchored by Albertsons, is even closer. Convenient commuter options exist with quick access to State Route 94 which leads to Interstate 5 in Downtown San Diego. The Lemon Grove Depot (MTS) trolley stop is within walking distance. Lemon Grove is concentrated along the major transportation routes, affording residents and businesses easy access to major San Diego employment centers.

Nearby activities include Reading Cinemas, SDCCU Stadium, Lemon Grove Park, and Berry Street Park. Popular Restaurants include DZ Akins, Rubio's Coastal Grill, Lido's Italian Foods, Sportsman's Pub and Islander's Grill. Educational facilities in close proximity include San Miguel Elementary School, San Altos Elementary School, Lemon Grove Academy, Liberty Charter High School, San Diego State University, and Grossmont College.

Just east of San Diego lies the community of Lemon Grove, a mix of more than 27,000 residents who enjoy all the charm of small-town living with the conveniences of big-city proximity.

LEMON GROVE NEIGHBORHOOD QUICK FACTS



27K
POPULATION
WITHIN 5 MILES



47%
RENTER-OCCUPIED HOUSING
UNITS WITHIN 5 MILES



\$731M
MEDIAN HOUSING UNIT
VALUE WITHIN 5 MILES

CENTRALLY LOCATED WITH EASY ACCESS TO MAIN THOROUGHFARES

Socially and economically, Central San Diego has a high concentration businesses and households. Businesses tend to be smaller and wider spread than to the north and east. Like other urban mesa neighborhoods north of Balboa Park, Central San Diego has a high rate of pedestrian activity, relative to the rest of San Diego. Central San Diego is located next to many of the major highways with close access to the coast, beaches, business districts, downtown, and Mexico.

Major thoroughfares include University Avenue and Fairmount Avenue. The property is located East of the I-15 and I-805 and North of the 94 freeway.



9,114
HOUSEHOLDS
WITHIN 5 MILES



\$71K
MEDIAN HOUSEHOLD
INCOME WITHIN 5 MILES



3.5%*
CITY UNEMPLOYMENT RATE
*PRELIMINARY FOR JUNE 2023

NEIGHBORHOOD SHOPPING | FASHION VALLEY

12MILES

FROM THE PROPERTY

LUXURY

SHOPS & DINING

200+

TOTAL STORES

APPLE | NORDSTROM | LULULEMON

NEIGHBORHOOD CONVENIENCES



WITHIN A FIVE TO TEN-MINUTE DRIVE FROM THE PROPERTY



PRIMARY EDUCATION

98K

STUDENTS SERVED

200+

SCHOOLS & CENTERS

15K

JOBS SUPPORTED

JOHN MARSHALL ELEMENTARY | HORACE MANN MIDDLE SCHOOL | WILL C. CRAWFORD HIGH

DEMAND DRIVERS

SDSU

6MILES

FROM THE PROPERTY

6K+

JOBS SUPPORTED

400K+

STUDENTS



11MILES

FROM THE PROPERTY

10K+

JOBS SUPPORTED

500+

FLIGHTS/DAY



10MILES

FROM THE PROPERTY

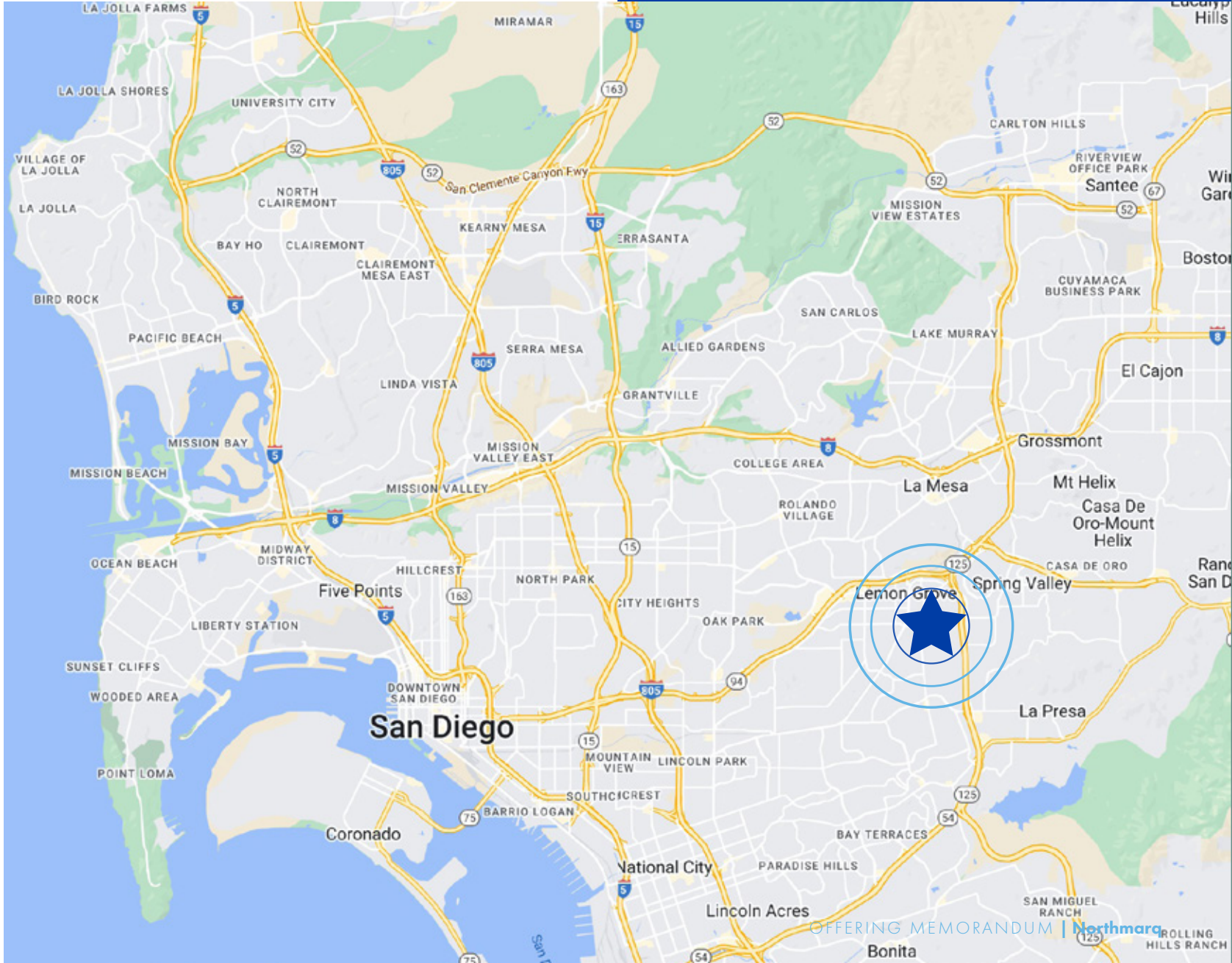
100+

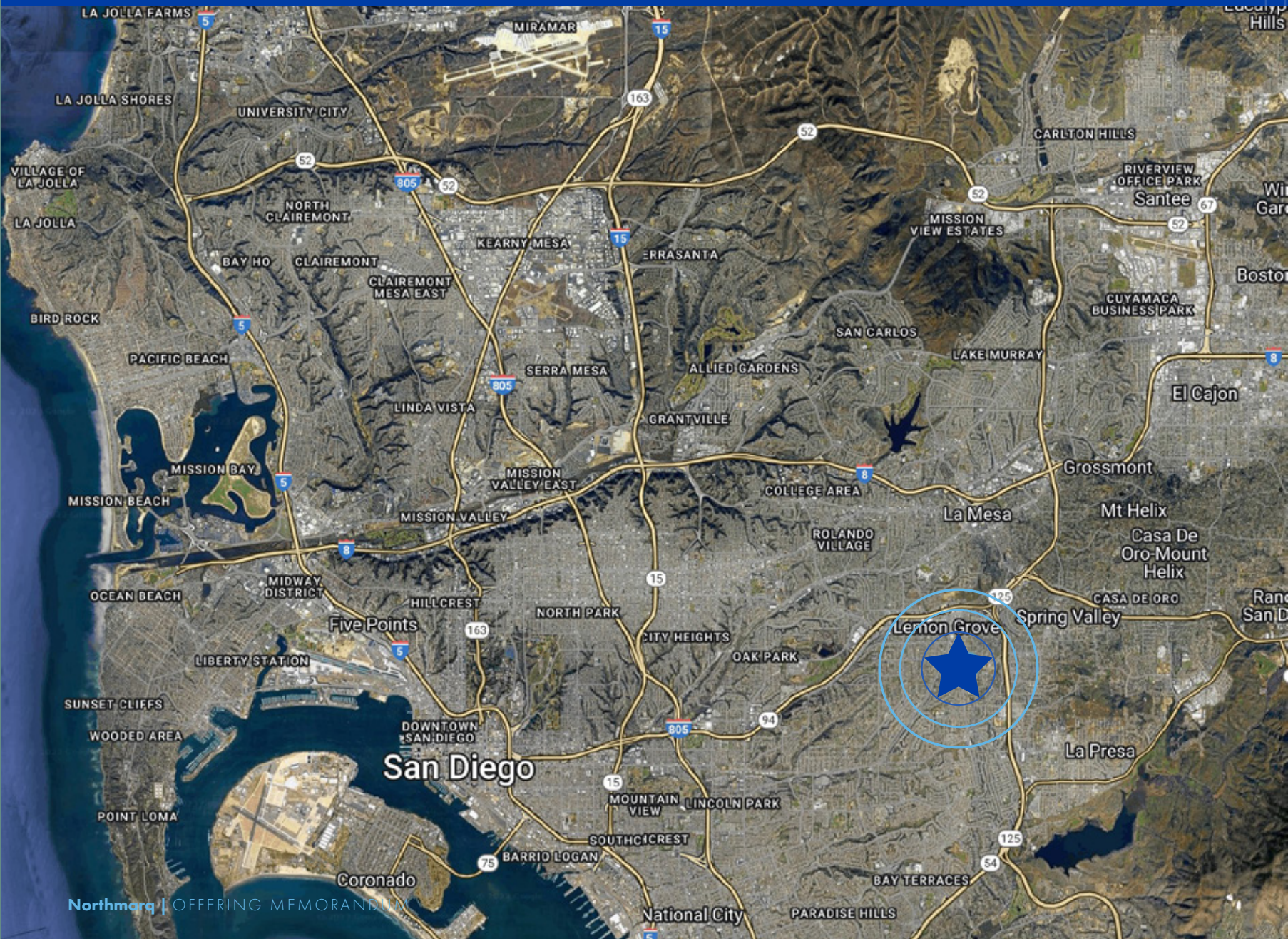
JOBS SUPPORTED

8K

SF OF SPACE

LOCATION MAPS







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FINANCIAL ANALYSIS

16

2555 2571 CRESTLINE DRIVE



UNITS	ADDRESS	CITY	ZIP
16	2555-2571 Crestline Drive	Lemon Grove	91945

PRICE	GRM		CAP RATE		\$/UNIT
	CURRENT	MARKET	CURRENT	MARKET	
\$2,250,000	10.1	6.4	5.77%	11.34%	\$140,625

\$/SF (APPROX.)	GROSS SF (APPROX.)	PARCEL SIZE (APPROX.)	YEAR BUILT (APPROX.)
\$385.54	5,836	28,750	1961

INCOME DETAIL			
# UNITS	TYPE	RENT	TOTAL
Estimated Actual Average Rents			
1	2BR/1BA	\$1,800	\$1,800
2	1BR/1BA	\$1,775	\$3,550
2	STUDIOS	\$1,150	\$2,300
11	SRO	\$986	\$10,846
Storage and Laundry (leased) Income			\$90
Total Monthly Income			\$18,586

Estimated Market Rents			
1	MASTER LEASE	\$20,000	\$20,000
1	2Br/1Ba	\$2,200	\$2,200
2	1Br/1Ba	\$2,000	\$4,000
1	Studios	\$1,350	\$1,350
1	SRO	\$1,300	\$1,300
Storage and Laundry (leased) Income			\$490
Total Monthly Income			\$29,340

ESTIMATED ANNUAL OPERATING PROFORMA			
		Actual	Market
Gross Scheduled Income		\$223,032	\$352,080
Less: Vacancy Factor	3%	\$6,691	\$10,562
Gross Operating Income		\$216,341	\$341,518
Less: Expenses	39%	\$86,420	\$86,420
Net Operating Income		\$129,921	\$255,098
Less: 1st TD Payments		(\$102,395)	(\$102,395)
Pre-Tax Cash Flow		\$27,526	\$152,702
Cash On Cash Return		3.1%	17.0%
Principal Reduction		\$15,089	\$15,089
Total Potential Return (End of Year One)		5%	19%

ESTIMATED ANNUAL OPERATING EXPENSES			
Advertising	\$1,000	Management (Off Site)	\$11,152
Elevator	\$0	Management (On Site)	\$12,000
Other	\$2,500	Licenses & Fees	\$125
Utilities	\$10,000	Miscellaneous	\$0
Landscaping	\$1,200	Reserves	\$0
Trash Removal	\$2,500	Pool	\$4,011
Pest Control	\$960	Insurance	\$6,400
Maintenance	\$8,000	Taxes	\$26,573

Total Annual Operating Expenses (estimated):		\$86,420
Expenses Per:	Unit	\$5,401
	% of Actual GSI	39%

FINANCING SUMMARY		
Downpayment:		\$900,000
		40%
Interest Rate:	6.500%	
Amortized over:	30	Years
Proposed Loan Amount:		\$1,350,000
Debt Coverage Ratio:		
	Current:	1.27
	Market:	2.49



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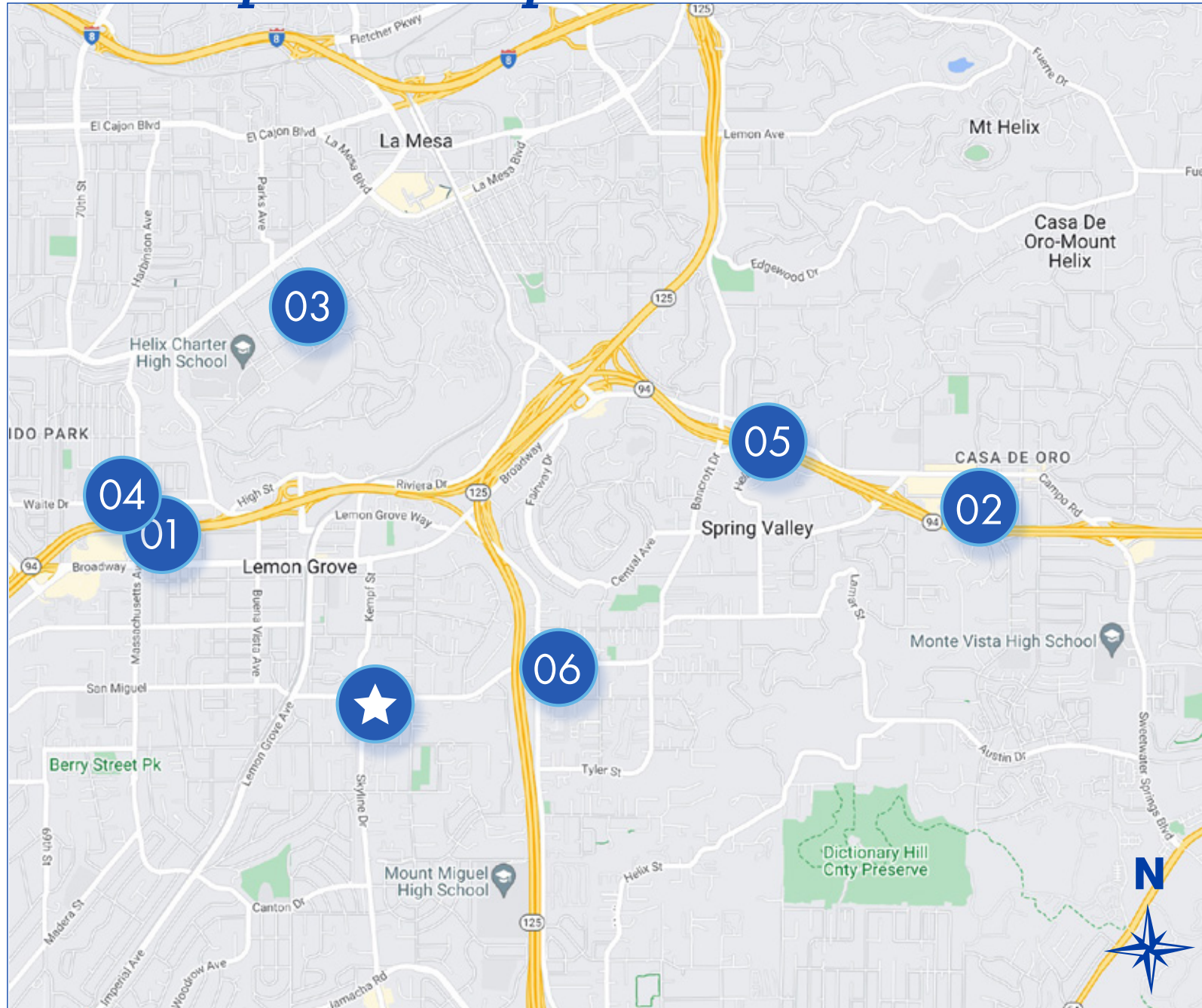
MARKET COMPARABLES

Sales Comparables

#	Address	Year Built	Units	Size SF	Sale Date	Sale Price	Price/Unit	Price/SF
1	7271 NORTH AVE	-	6	4,956 SF	OCT 2023	\$1,175,000	\$195,833	\$237.09
2	3629 S BONITA ST	1987	7	8,000 SF	SEPT 2023	\$1,910,000	\$272,857	\$238.75
3	4376 ROSEBUD LN	-	5	4,544 SF	AUG 2023	\$1,600,000	\$320,000	\$352.11
4	3680-3690 VISTA AVE	1966	5	5,806 SF	AUG 2023	\$1,705,000	\$341,000	\$293.66
5	3955 HELIX LN	-	6	3,975 SF	MAY 2023	\$1,525,000	\$254,167	\$383.65
6	8707 TROY ST - VISTA DE HELIX	1978	28	27,300 SF	MAY 2023	\$6,315,000	\$225,536	\$231.32



Sales Comparables Map



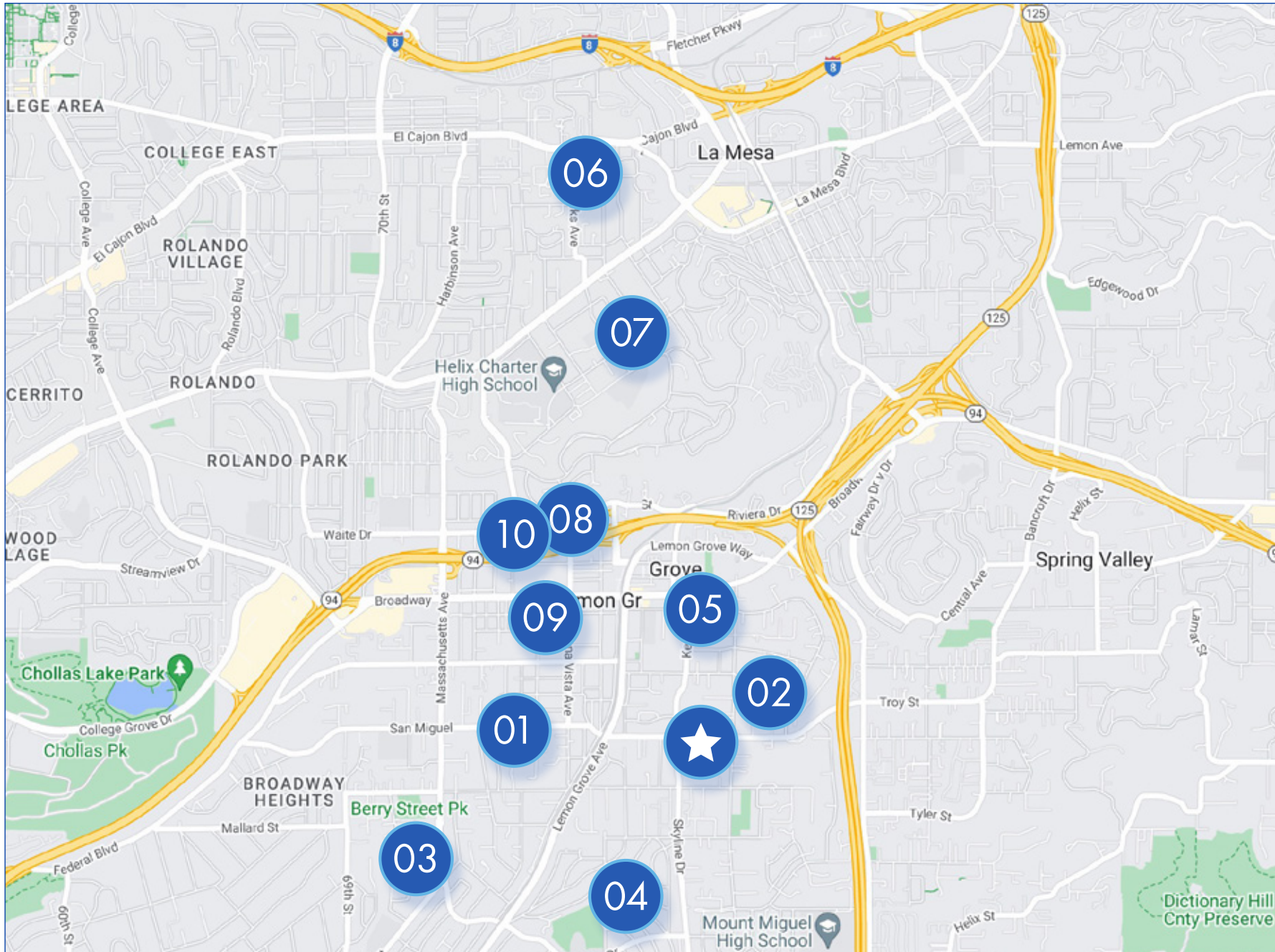
Rent Comparables

#	Address	Submarket	Units	Year Built	Avg. SF	\$/Unit	\$/SF
SRO (ROOM FOR RENT)							
1	7435 SAN MIGUEL AVE	LEMON GROVE	1	1953	135	\$1,500	\$11.11
2	8315 LINCOLN ST	LEMON GROVE	1	1947	150	\$1,300	\$8.67
3	7055 RUSSAN LANE	LEMON GROVE	1	1972	170	\$1,200	\$7.06
STUDIO							
4	1790 DAYTON DRIVE	LEMON GROVE	15	1996	305	\$1,450	\$4.75
5	8058 GOLDEN AVE	LEMON GROVE	5	1996	350	\$1,435	\$4.10
6	4841 PARKS AVE	LA MESA	1	1969	475	\$1,495	\$3.15
1 BEDROOM							
5	8058 GOLDEN AVE	LEMON GROVE	20	2014	515	\$1,750	\$3.40
7	4349 ROSEBUD LANE	LA MESA	4	1969	657	\$1,868	\$2.84
8	7555 HIGH STREET	LA MESA	3	1971	640	\$1,900	\$2.97
2 BEDROOM							
9	7525 PACIFIC AVE	LEMON GROVE	1	1970	1000	\$2,500	\$2.50
7	4349 ROSEBUD LN	LA MESA	4	1969	921	\$2,200	\$2.39
10	7425 WAITE DRIVE	LA MESA	2	1973	850	\$2,450	\$2.88

22

2555-2571 CRESTLINE DRIVE

Rent Comparables Map





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