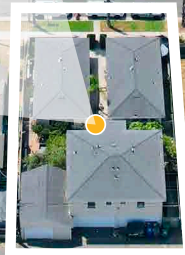


1814-1816 S TREMONT ST
OCEANSIDE, CA 92054

FOR
SALE



PRIME 5-UNIT BEACH COMMUNITY

Significant Immediate Rental Upside

CBRE

An aerial photograph of a coastal town, likely in California, showing a mix of residential and commercial buildings, palm trees, and a beach area. A specific property is highlighted with a white rectangular border. The property is a large, multi-story building with a flat roof, situated in a commercial area near a major road and a parking lot. The ocean is visible in the upper left corner, and a railway line runs through the middle of the town.

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OFFERING OVERVIEW

CBRE is pleased to offer for sale 1814-1816 S Tremont, a 5-unit residential community steps from the beach with craftsman style architecture and well-manicured landscaping enclosed by a 3-foot-high natural stacked stone wall to create the perfect living environment. An excellent investment opportunity, 1814-1816 S Tremont offers a new investor significant immediate rental upside. The property features spacious floor plans, including two craftsman style houses in front and three one-bedroom units in the back, built over garages with ally access. The garages provide future ADU potential. The property also offers a private laundry facility for the tenant’s convenience.

The area attracts young professionals, families, and affluent individuals seeking a beach lifestyle with a strong sense of community. The property enjoys proximity to employment, world class dining, entertainment, shopping, parks, schools, and the beach. All of which makes Oceanside ideal for residential real estate investment.



\$2,450,000

Offering Price



\$490,000

Price Per Unit



\$730

Price Per SF

2

INVESTMENT HIGHLIGHTS



Premier Oceanside location steps from the beach with significant rental upside



Ideal unit mix with spacious floor plans including two craftsman houses in front and three one-bedrooms in the rear



Convenient access to Interstate 5 and Highway 78



Private laundry facility and 3 garages with ADU potential



Walking distance to the beach, employment, restaurants, shopping, cafes, schools, parks, and entertainment



Extremely competitive housing market ideal for multifamily investment

3

PROPERTY DESCRIPTION



ADDRESS

1814-1816 S Tremont Street,
Oceanside, CA 92054



UNITS

5 Apartment Homes



PARKING

3 Garages



BUILT

N/A



APN

153-271-03-00



RENTABLE AREA

3,350 Square Feet



LOT AREA

6,000 Square Feet



BUILDINGS

One-story and two-story
wood frame with stucco



ROOFS

Pitched

4

FINANCIAL OVERVIEW



| INVESTMENT SUMMARY | ACTUAL | MARKET |
|--------------------|-------------|-------------|
| Price: | \$2,450,000 | \$2,450,000 |
| Number of Units: | 5 | 5 |
| Price Per Unit: | \$490,000 | \$490,000 |
| Price Per SF: | \$731 | \$731 |
| GRM: | 23.3 | 15.5 |
| Cap Rate: | 2.1% | 4.4% |
| Year Built: | N/A | N/A |
| Lot Size: | 6,000 | 6,000 |
| Building Size: | 3,350 | 3,350 |

| SCHEDULED INCOME | | | ACTUAL | | MARKET | |
|-----------------------|-----------|-----|----------|-------------|----------|-------------|
| UNIT # | UNIT TYPE | SF | CURRENTS | MONTHLY INC | YR1 RENT | MONTHLY INC |
| 3 | 1+1 | 550 | \$1,597 | \$4,791 | \$2,395 | \$7,185 |
| 2 | 2+1 | 850 | \$1,995 | \$3,990 | \$2,995 | \$5,990 |
| Monthly Gross Income: | | | | \$8,781 | | \$13,175 |

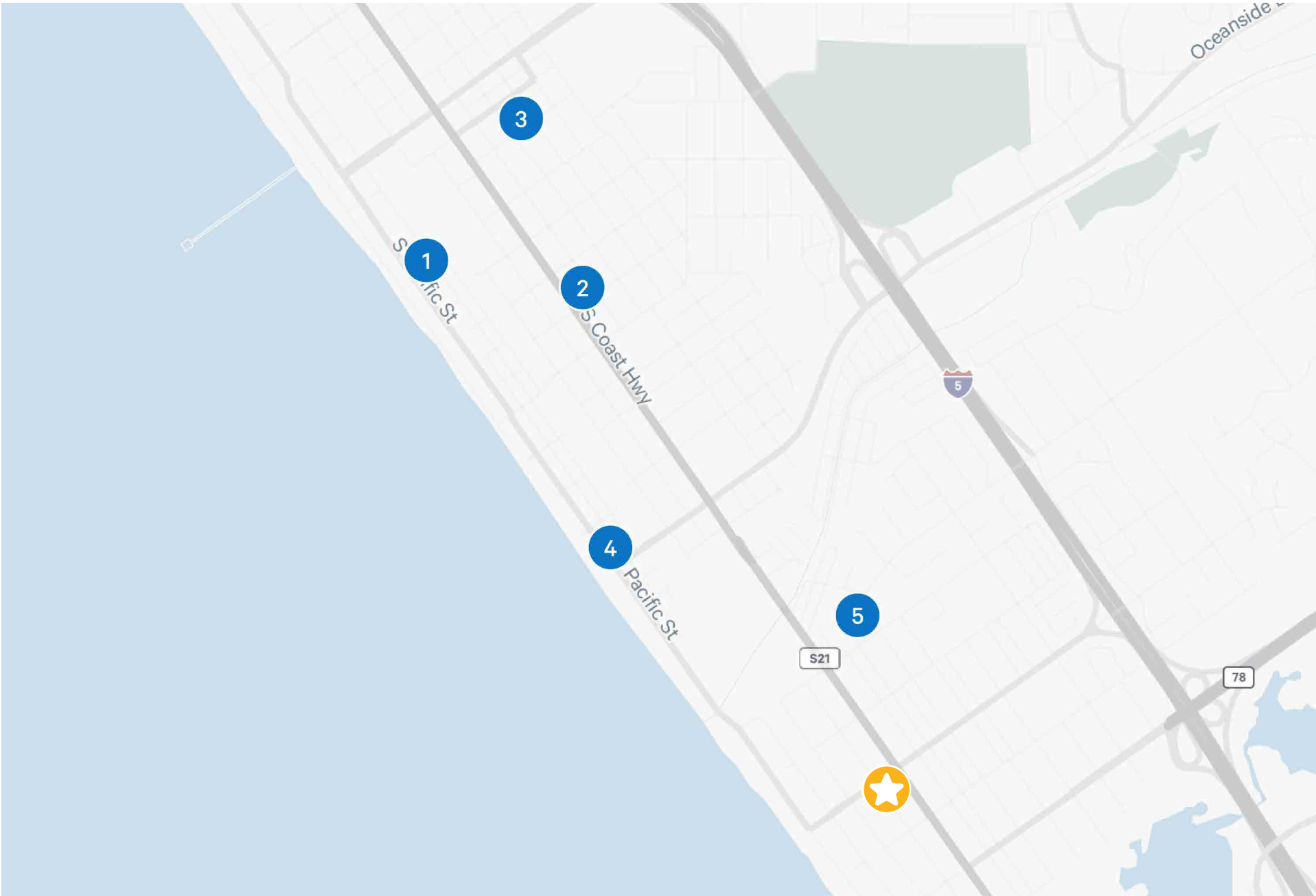
| FINANCIAL SUMMARY | | ACTUAL | | MARKET | |
|---------------------------|-----------------------------|------------|-----------|------------|-----------|
| Annual Gross Income: | | \$105,372 | | \$158,100 | |
| Vacancy: | | 3% | (\$3,161) | 3% | (\$4,743) |
| Rubs: | | \$0 | | \$3,900 | |
| Laundry & Garage Income: | | \$158 | | \$3,750 | |
| Effective Gross Income: | | \$102,369 | | \$161,007 | |
| Operating Expenses: | | | | | |
| | Repairs & Maintenance | \$4,250 | | \$4,250 | |
| | Utilities | \$5,927 | | \$6,000 | |
| | Trash | \$2,600 | | \$2,600 | |
| | Property Management @ 5% | \$5,118 | | \$8,050 | |
| | Landscape | \$2,400 | | \$2,400 | |
| | Property Insurance | \$3,500 | | \$3,500 | |
| | Property Taxes | \$26,950 | | \$26,950 | |
| | Operating Expenses Per Unit | (\$10,149) | | (\$10,750) | |
| | Operating Expenses % of EGI | 50% | | 33% | |
| Total Operating Expenses: | | (\$50,745) | | (\$53,750) | |
| Net Operating Income: | | \$51,623 | | \$107,257 | |

SALES COMPARISON



| | ADDRESS | YEAR BUILT | UNITS | BUILDING SF | LOT SF | STUDIO | 1 BED | 2 BED | SALE PRICE | PRICE/UNIT | PRICE/SF | CAP RATE | SALE DATE |
|----------------|--------------------------------------|-------------|-------|-------------|--------|----------|-----------|----------|-------------|------------------|--------------|--------------|-----------|
| 1 | 203-205 S Myers, Oceanside, CA 92054 | 1928 | 5 | 2462 | 4615 | 0 | 5 | 0 | \$2,450,000 | \$490,000 | \$995 | 3.83% | 4/19/24 |
| 2 | 521 S Freeman, Oceanside, CA 92054 | 1980 | 5 | 2686 | 4792 | 0 | 5 | 0 | \$2,300,000 | \$460,000 | \$856 | N/A | 6/28/24 |
| 3 | 710 Topeka, Oceanside, CA 92054 | 1960 | 5 | 2804 | 7662 | 0 | 3 | 2 | \$2,050,000 | \$410,000 | \$731 | 4.72% | 8/30/24 |
| 4 | 1120 S Pacific, Oceanside, CA 92054 | 1964 | 9 | 8541 | 7050 | 3 | 3 | 3 | \$4,612,500 | \$512,500 | \$540 | 4.34% | 2/15/24 |
| 5 | 711 California, Oceanside, CA 92054 | 1964 | 6 | 4254 | 7405 | 0 | 2 | 4 | \$3,470,000 | \$578,333 | \$816 | 3.75% | 10/13/23 |
| AVERAGE | | 1959 | | | | 3 | 18 | 9 | | \$490,167 | \$788 | 4.16% | |
| ★ | 1814-16 Tremont, Oceanside, CA 92054 | N/A | 5 | 3350 | 6000 | 0 | 3 | 2 | \$2,450,000 | \$490,000 | \$731 | 2.1% | |

SALES COMPARISON



5

SUBMARKET OVERVIEW

Coastal Oceanside

Coastal Oceanside, California, is a charming seaside town nestled on the Southern California coast. Renowned for its pristine beaches, laid-back atmosphere, and vibrant surf culture, Oceanside offers a picturesque escape from the bustling metropolis. Visitors can enjoy leisurely strolls along the sandy shores, indulge in fresh seafood at local eateries, or explore the historic Oceanside Pier, a beloved landmark that stretches out into the Pacific Ocean. With its stunning natural beauty and welcoming community, Oceanside is a captivating destination for those seeking a coastal paradise.



OCEANSIDE DEMOGRAPHICS



OCCUPATIONAL STATISTICS

- White Collar
- Services
- Blue Collar



EDUCATIONAL STATISTICS

- High School Diploma
- GED or Alternative Credential
- Some College - No Degree
- Associate's Degree
- Bachelor's Degree
- Graduate or Professional Degree

POPULATION DEMOGRAPHICS

| | |
|---|--------|
| Total Population | 37,927 |
| Male Population | 19,307 |
| Female Population | 18,620 |
| 2020-2024 Annual Population Growth Rate | -0.33% |
| 2024-2029 Annual Population Growth Rate | 0.61% |
| Median Age | 37.5 |

NUMBER OF HOUSEHOLDS

| | |
|---|--------|
| Total Households | 15,727 |
| 2029 Households - Five Year Projection | 16,577 |
| 2010 Households - Census | 14,580 |
| 2020-2024 Compound Annual Household Growth Rate | 0.65% |
| 2024-2029 Annual Household Growth Rate | 0.25% |
| 2024 Average Household Size | 1.06% |

OCCUPATIONAL EMPLOYMENT

| | |
|--|--------|
| 2024 Employees | 20,679 |
| White Collar | 12,350 |
| Services | 4,513 |
| Blue Collar | 3,816 |
| 2024 Employed Civillian Population 16+ | 93% |
| 2024 Unemployed Population 16+ | 7% |

EDUCATIONAL STATISTICS

| | |
|---------------------------------|-------|
| High School Diploma | 4,815 |
| GED or Alternative Credential | 682 |
| Some College - No Degree | 6,232 |
| Associate's Degree | 2,073 |
| Bachelor's Degree | 7,655 |
| Graduate or Professional Degree | 3,939 |



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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