

CCG
REAL ESTATE ADVISORS

902-4 Pacific St

902-4 S Pacific St, Oceanside, CA 92054

4-UNIT MULTIFAMILY
OPPORTUNITY IN OCEANSIDE

OFFERING MEMORANDUM

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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902-4 Pacific St

OCEANSIDE, CA

4-UNIT MULTIFAMILY
OPPORTUNITY

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MARKET OVERVIEW



EXECUTIVE SUMMARY

Purchase Price:	\$2,699,000
Address	902-904 Pacific St, San Diego, CA, 92054
Number of Units	4
Square Feet:	2,363
Lot Size Sqft:	4,485
Year Built:	1937
Zoning:	RT
Overlay Zoning:	Coastal

This ocean-view 4-plex in Oceanside combines the allure of beachfront living with the strength of a high-demand rental market. Just steps from the water, the property's prime location appeals to both long-term tenants and short-term renters. Currently, two units hold STR Licenses, underscoring the property's flexibility and earning potential. For investors, this is an asset that combines consistent cash flow with value-add possibilities, while remaining insulated by the increasing demand for coastal living in Southern California.

Don't miss the chance to own a piece of this dynamic and growing community. **Contact us today to schedule a viewing and explore the limitless potential of this property.**

INVESTMENT HIGHLIGHTS

- **Attractive Seller Financing Available**
- **Value Add Opportunity:** Three units currently sit vacant, allowing for immediate value-add potential to increase rental income.
- **Short Term Rental (STR) Licenses:** With two of the units holding STR Licenses, the property has upside flexibility and earning potential.
- **Development & Growth Potential:** Oceanside is experiencing rapid development and appreciation, making it an attractive area for both rental growth and property value increases.
- **Prime Location:** Steps from the ocean, residents enjoy the tranquility of coastal living with easy access to the city's vibrant amenities and job opportunities.
- **RT Zoning:** RT zoning in Oceanside allows investors to maximize income through short-term rentals and flexible uses in high-demand coastal areas, with added density and development incentives.

LOCATION HIGHLIGHTS

Capture the Coastal Appeal of Oceanside

Oceanside's blend of scenic beauty, historic charm, and a vibrant local community sets it apart as one of Southern California's most desirable investment markets. Known for its beautiful beaches, classic pier, and flourishing arts and food scenes, Oceanside is a true coastal gem. With the city's commitment to redevelopment and a growing influx of businesses and cultural events, Oceanside is attracting a new generation of residents and visitors, creating strong, year-round rental demand and excellent potential for appreciation.

FINANCIAL ANALYSIS: Long-Term Rental



PROFORMA NOI (LTR)
\$117,720



CAP RATE (LTR)
4.14%

MONTHLY INCOME POTENTIAL

Unit	Unit Type	Monthly
902	1 Bed/ 1 Bath	\$3,295
902A(STR)	Studio + Loft	\$2,950
902B (STR)	1 Bed/ 1 Bath	\$3,295
904	1 Bed/ 1 Bath	\$3,295
Total		\$12,835

MONTHLY EXPENSES

Expense	Cost
Electricity & Gas	\$0
Water & Sewer	\$175
Garbage	\$75
Landscape	\$150
HOA fees	\$0
Insurance	\$150
Property Taxes	\$2,475
Total	\$3,025

902 Pacific St provides enticing rental income potential with long-term proforma gross annual income of \$154,020. With three of the four units currently vacant, this four-plex offers immediate value add opportunity with the ability of acquiring consistent, steady income.

FINANCIAL ANALYSIS: Short Term Rental



1BD/1BTH ADR:
\$333.50



AVG OCCUPANCY:
70%



CAP RATE (STR)
7.9%

MONTHLY INCOME POTENTIAL

Unit	Unit Type	Monthly
902	1 Bed/ 1 Bath	\$7,005
902A(STR)	Studio + Loft	\$5,190
902B (STR)	1 Bed/ 1 Bath	\$7,005
904	1 Bed/ 1 Bath	\$7,005
Total		\$26,205

MONTHLY EXPENSES

Expense	Cost
Electricity & Gas	\$0
Water & Sewer	\$175
Garbage	\$75
Landscape	\$150
STR Expenses (20%)	\$5,241
Insurance	\$150
Property Taxes	\$2,475
Total	\$8,266

902 Pacific St offers exceptional short-term rental income potential, with a projected gross annual income of \$314,460. Zoned as RT, this property benefits from the city's most flexible regulations for short-term rentals, maximizing its potential for lucrative returns.

UNIT FEATURES

This property maximizes rental income potential through its location, views, and versatile rental setup, catering to both seasonal tourists and long-term tenants in a high-demand area. With three units currently sitting vacant, it provides the new owner with the potential to further improve the property and capture increased rents, making this investment both stable and value-driven.

Each unit boasts a spacious and thoughtfully classic layout, providing comfort and convenience for residents. Complemented by ocean views, natural light, and refreshing coastal breezes, the units' historic charm and proximity to Oceanside's attractions make them a perfect blend of relaxation and accessibility.

- **Ocean views from every unit**
- **In-unit laundry**
- **Flexible zoning (RT) for Short-Term Rentals**
- **Outdoor spaces for relaxation and enjoyment**
- **3 garages and corner lot offers an abundance of parking options**

EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS




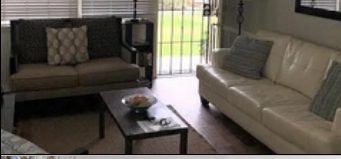

SALE COMPARABLES

Property	Address	Sold	Units	Sales Price	Cap Rate	GRM	Year Built
	1123-25 S Pacific St, Oceanside, CA 92054	04/05/23	1	\$4.25M	1.57%	44.5	1962
	211 S Myers St, Oceanside, CA 92054	04/02/24	7	\$3M	4.04%	17.32	1979
	1734 S Pacific St, Oceanside, CA 92054	01/06/23	5	\$2.9M	1.85%	25.05	1975
	1028 Tait Street, Oceanside, CA 92054	11/07/23	4	\$3.112M	3.62%	18.52	1962

ACTIVE COMPARABLES

	834 S Pacific St, Oceanside, CA 92054	N/A	4	\$4.70M	3.25%	11.75	2010
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RENT COMPARABLES

Property	Address	Unit Mix	SQFT	Rent
	834 S Pacific St, Oceanside, CA 92054	1 Bd / 1 Ba	670	\$3,100
	1224 S Pacific St, Oceanside, CA 92054	1 Bd / 1 Ba	600	\$3,295
	812 S Pacific St, Oceanside, CA 92054	1 Bd / 1 Ba	690	\$3,600





Oceanside Market Overview

Oceanside's rental market is experiencing notable growth, spurred by increased demand from both locals and new residents attracted to the city's coastal appeal and proximity to San Diego.

With a population that has grown by nearly 10% in the past decade, Oceanside has seen steady rental rate increases, **averaging 5-7% annually**, while **vacancy rates remain low at around 4%**.

This strong demand is further fueled by Oceanside's desirable location, mild climate, variety of job opportunities, and active push toward revitalization, which has made it a hot spot for renters and owners alike.

The city benefits from a diverse economic base, with sectors including tourism, military, and retail, as well as close proximity to the thriving San Diego job market.

Oceanside's **median home price is ~\$880,000**, significantly higher than the national average, which has created barriers to homeownership and pushed demand toward the rental market.

Oceanside offers investors flexibility to capitalize on both seasonal tourism and year-round demand. With these dynamics, Oceanside stands out as a highly attractive market for investors looking for stable, long-term rental income in a city positioned for growth.

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