



## **7201 AMHERST STREET, LA MESA, CA 91942**

4 Units / Detached Luxury Residences / BRAND NEW CONSTRUCTION / Turn Key

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7201 AMHERST ST  
MULTIFAMILY PROPERTY FOR SALE

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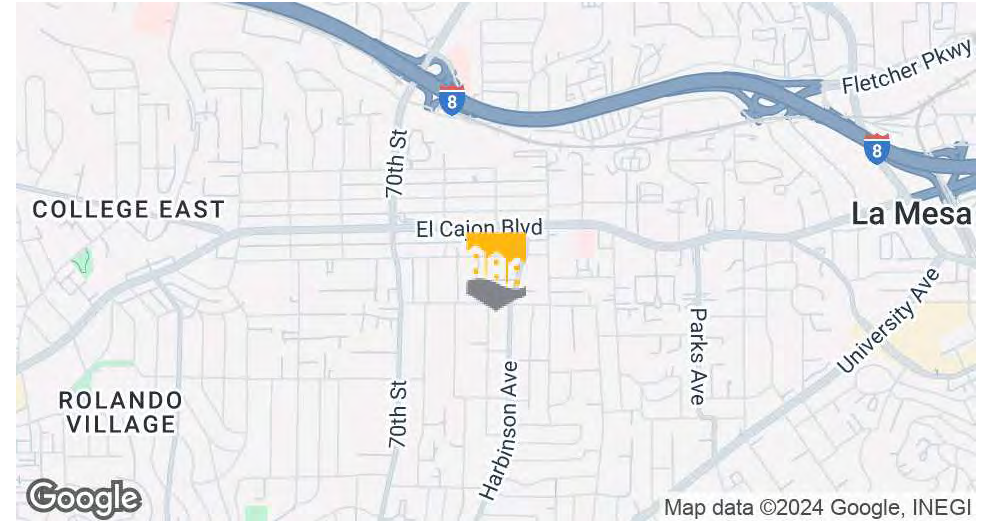
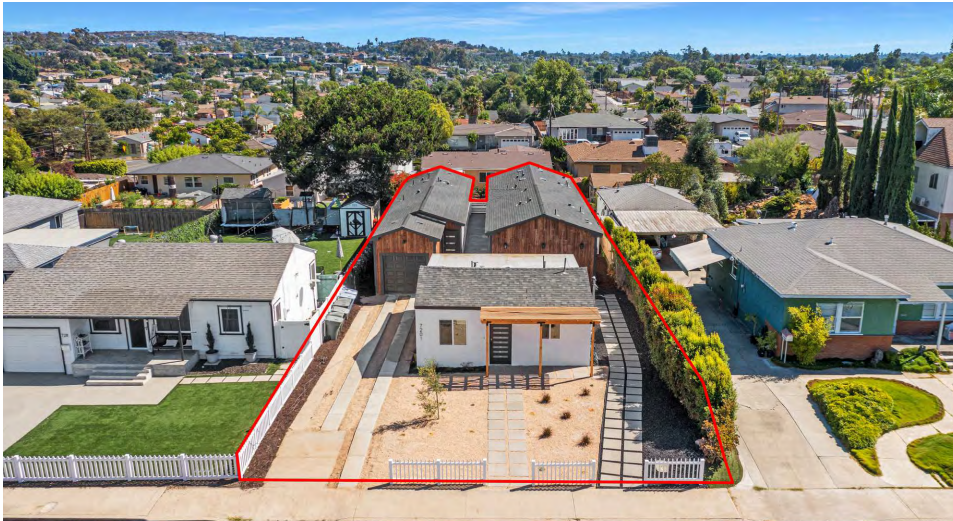
PROPERTY  
INFORMATION

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# EXECUTIVE SUMMARY

7201 AMHERST ST  
MULTIFAMILY PROPERTY FOR SALE



## OFFERING SUMMARY

Sale Price:	\$1,999,999
Building Size:	2,688 SF
Lot Size:	6,888 SF
Number of Units:	4
Price / SF:	\$744.05
Cap Rate:	4.5%
NOI:	\$89,916
Zoning:	R2
Market:	La Mesa

## PROPERTY OVERVIEW

We are proud to present 7201 Amherst Street, an absolute 'turn-key', low-maintenance investment property professional constructed in 2023. Immediately notice the designer touch throughout these four (4), two-bedroom two-bathroom units. These are not your average rental units ... All aspects of this property were thoughtfully curated to attract the best and brightest of tenants while keeping operating costs at a minimum. For example, the coastal inspired drought tolerant landscaping keeps curb appeal high, and water costs Low. Walk into open concept living, high pitched ceilings, and hardwood flooring flowing into custom built kitchens well-appointed with light wood flat panel cabinetry, black quartz countertops, and stainless-steel appliance packages. These two-bedroom models include a primary bedroom and on-suite bathroom, custom built vanities and floor to ceiling tiled walk-in showers. All units come with washer and dryer hookups, and cost of water can be billed back to tenants, or built into a premium asking rent.

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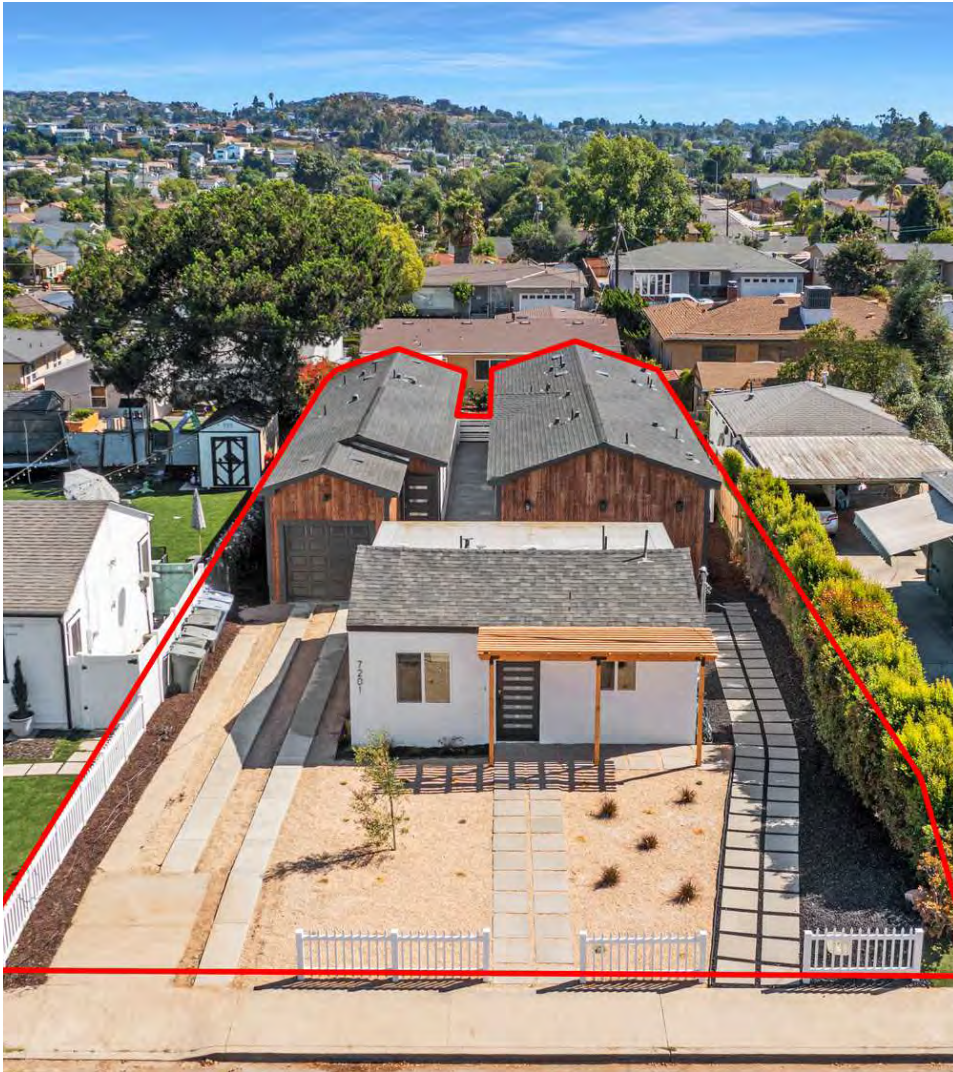
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## LOCATION INFORMATION

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## PROPERTY DESCRIPTION

7201 AMHERST ST  
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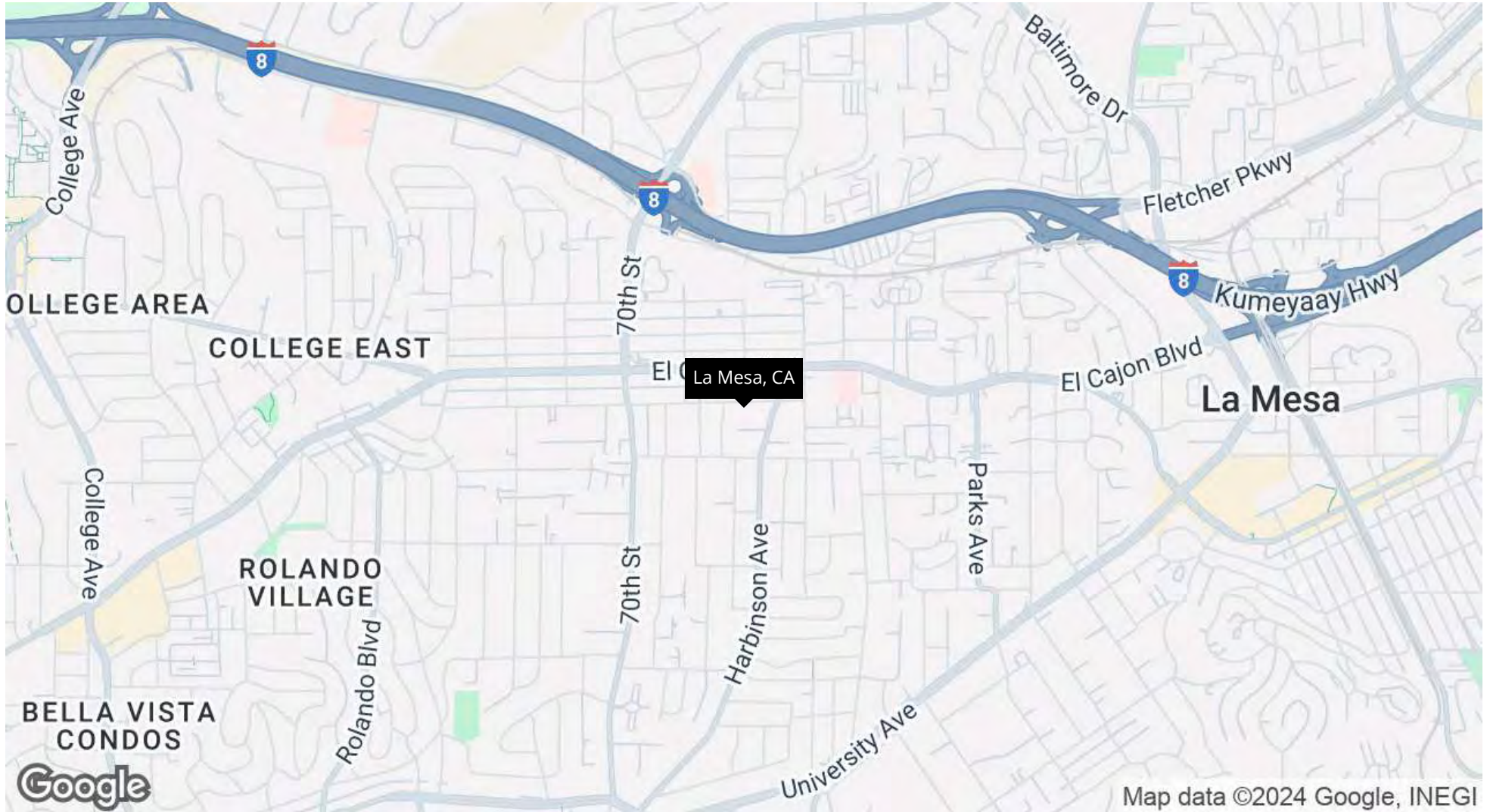
## LOCATION DESCRIPTION

Discover the thriving commercial hub surrounding the property in La Mesa, CA. Situated in a prime location, this area offers a unique blend of convenience and lifestyle amenities. Just minutes from the historic downtown district, businesses have access to an array of popular dining spots, boutique shops, and local services. With easy commuter access to major highways, the area attracts a steady flow of professionals seeking a dynamic work environment. Nearby attractions such as Lake Murray and Mission Trails Regional Park provide opportunities for outdoor activities, making this an appealing destination for tenants looking to balance work and leisure.

## LOCATION DETAILS

County	San Diego
APN	469-192-04-00

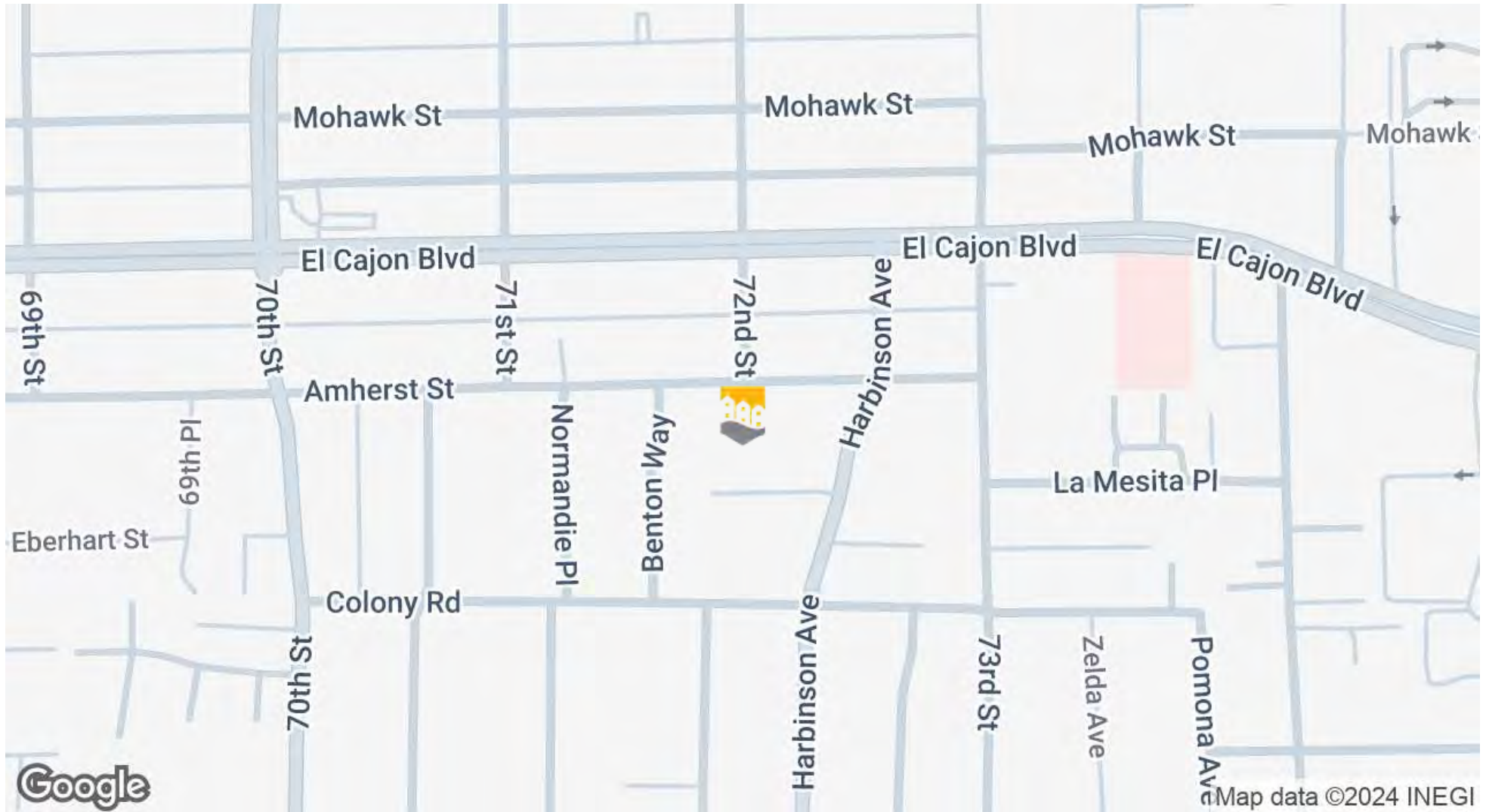
• The property is advantageously located 5 minutes from both San Diego State University & downtown La Mesa.



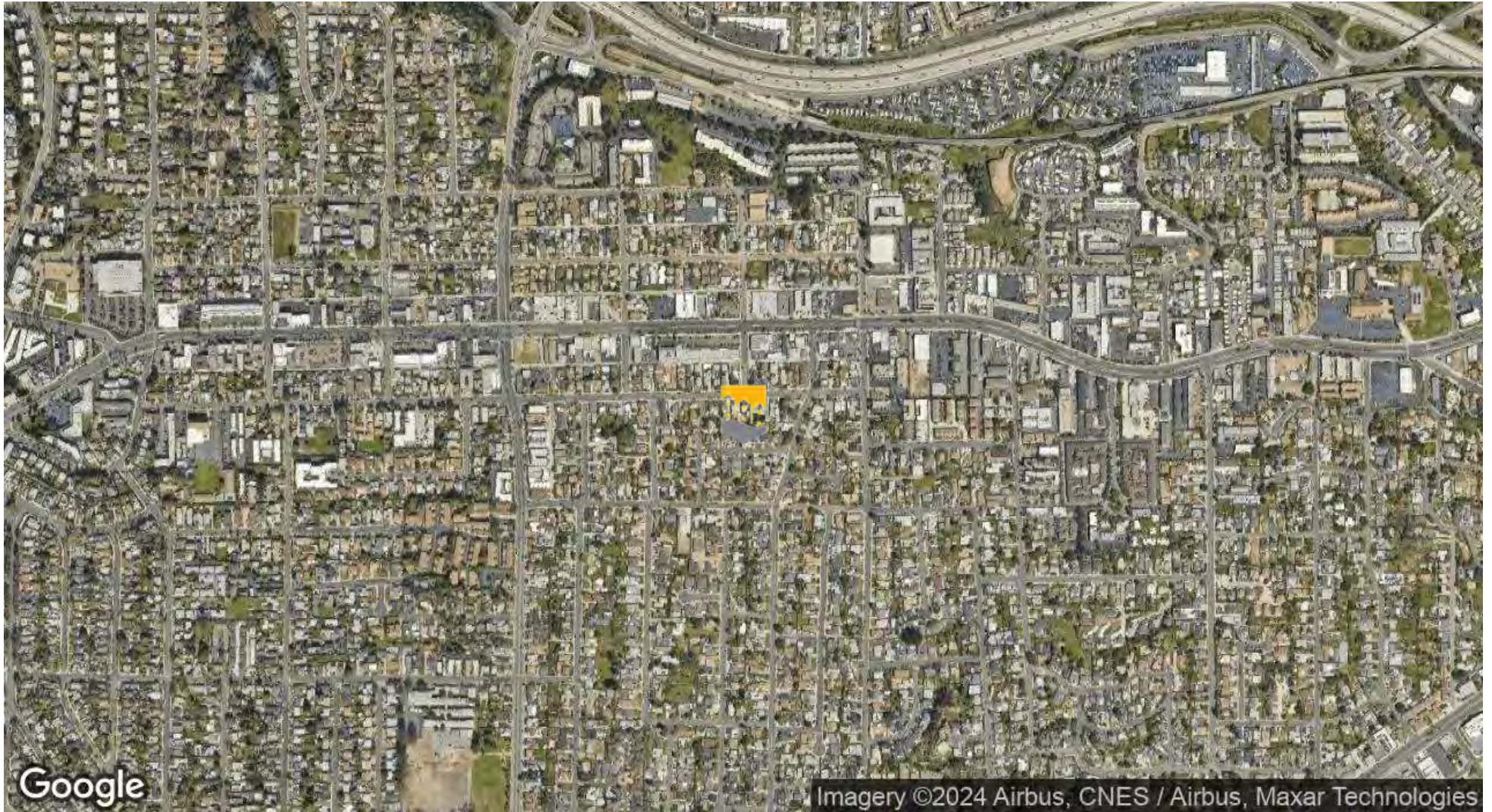
Map data ©2024 Google, INEGI

LOCATION MAP

7201 AMHERST ST  
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## FINANCIAL ANALYSIS

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# FINANCIAL SUMMARY

7201 AMHERST ST  
MULTIFAMILY PROPERTY FOR SALE

<b>INVESTMENT OVERVIEW</b>	<b>CURRENT</b>	<b>PROFORMA</b>
Price	\$1,999,999	\$1,999,999
Price per SF	\$744	\$744
Price per Unit	\$500,000	\$500,000
GRM	14.62	14.43
CAP Rate	4.50%	4.58%
Cash-on-Cash Return (yr 1)	2.18%	2.35%
Total Return (yr 1)	\$35,252	\$36,998
Debt Coverage Ratio	1.32	1.35
<b>OPERATING DATA</b>	<b>CURRENT</b>	<b>PROFORMA</b>
Gross Scheduled Income	\$136,800	\$138,600
Total Scheduled Income	\$136,800	\$138,600
Vacancy Cost	\$4,104	\$4,158
Gross Income	\$132,696	\$134,442
Operating Expenses	\$42,780	\$42,780
Net Operating Income	\$89,916	\$91,662
Pre-Tax Cash Flow	\$21,781	\$23,527
<b>FINANCING DATA</b>	<b>CURRENT</b>	<b>PROFORMA</b>
Down Payment	\$1,000,000	\$1,000,000
Loan Amount	\$999,999	\$999,999
Debt Service	\$68,135	\$68,135
Debt Service Monthly	\$5,677	\$5,677
Principal Reduction (yr 1)	\$13,471	\$13,471

# INCOME & EXPENSES

7201 AMHERST ST  
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<b>INCOME SUMMARY</b>	<b>CURRENT</b>	<b>PROFORMA</b>
Vacancy Cost	(\$4,104)	(\$4,158)
<b>GROSS INCOME</b>	<b>\$132,696</b>	<b>\$134,442</b>
<b>EXPENSES SUMMARY</b>	<b>CURRENT</b>	<b>PROFORMA</b>
Water & Sewer	\$2,640	\$2,640
Landscaping	\$1,200	\$1,200
Pest Control	\$500	\$500
Maintenance	\$4,000	\$4,000
Management (Off Site)	\$6,840	\$6,840
Insurance	\$3,000	\$3,000
Taxes	\$24,600	\$24,600
<b>OPERATING EXPENSES</b>	<b>\$42,780</b>	<b>\$42,780</b>
<b>NET OPERATING INCOME</b>	<b>\$89,916</b>	<b>\$91,662</b>

# UNIT MIX SUMMARY

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UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	RENT	MARKET RENT
2Bd 2Ba	2	2	3	75%	\$2,800	\$2,850
2Bd 2Ba Gar	2	2	1	25%	\$3,000	\$3,000
<b>TOTALS/AVERAGES</b>			<b>4</b>	<b>100%</b>	<b>\$2,850</b>	<b>\$2,888</b>



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ADDITIONAL  
PHOTOS













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## DEMOGRAPHICS

# DEMOGRAPHICS MAP & REPORT

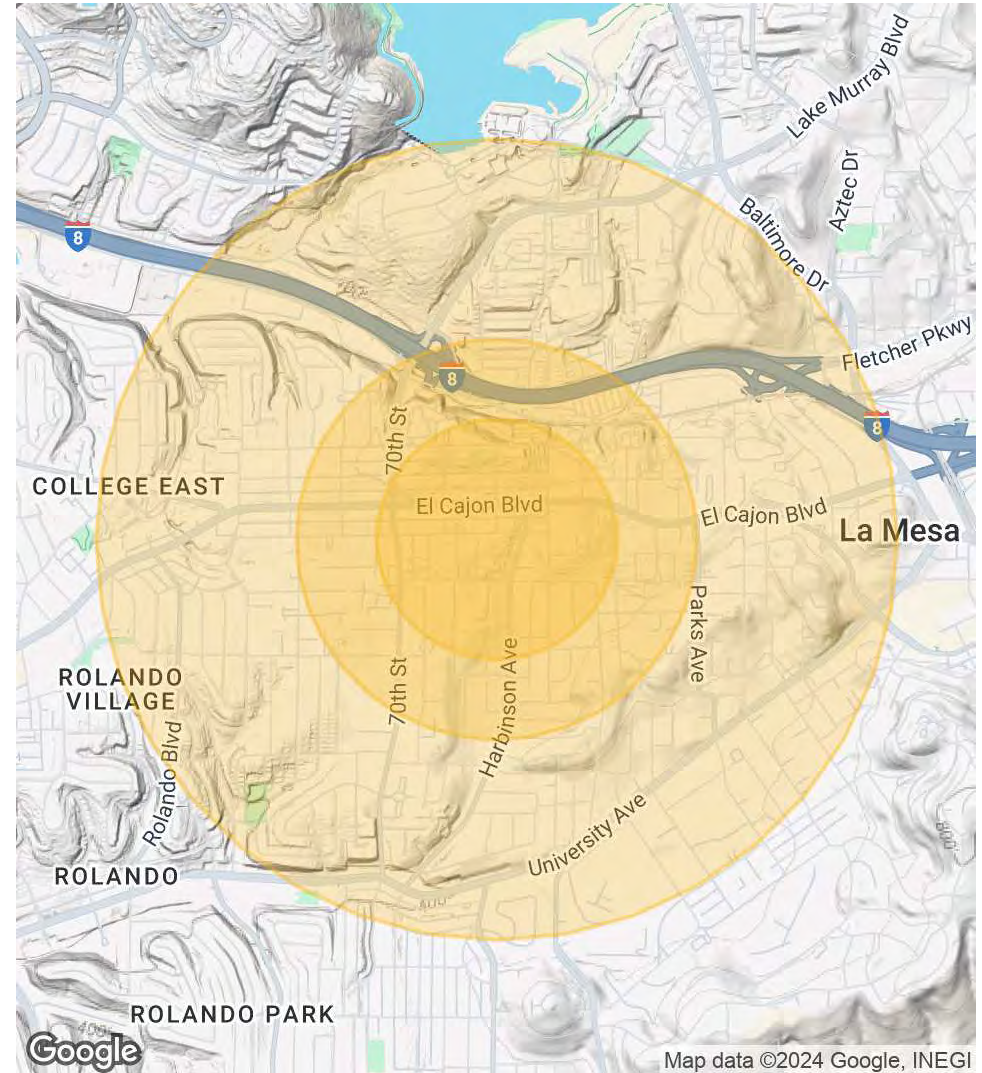
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	3,015	8,811	27,061
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	38	39	39

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	1,204	3,613	11,204
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$92,025	\$93,821	\$97,303
Average House Value	\$751,405	\$698,492	\$727,367

Demographics data derived from AlphaMap



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## ADVISOR BIOS

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**JEFF DILLER**

Vice President

diller@scc1031.com  
Direct: **714.474.4495**

CalDRE #01959483

**PROFESSIONAL BACKGROUND**

Jeff Diller joined South Coast Commercial in June of 2014 after working in commercial asset association management and graduating with honors from San Diego State University in Real Estate Finance. Specializing in 5-50 unit multifamily properties located throughout San Diego County, Jeff has an extremely intimate knowledge of all local submarkets from serving both private and institutional clients alike. During his career, Jeff has personally listed, closed, and represented buyers on well over \$300,000,000.00 dollars in real estate transactions to date.

Jeff prioritizes his clients' interests above all else, with an understanding that his success is solely dependent on his client's success. By combining his extensive market experience, comprehensive knowledge of capital markets, and innovative and aggressive marketing strategies, Jeff consistently achieves superior results for his clients.

**South Coast Commercial**

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**ABE PEAY**

Vice President

peay@scc1031.com

Direct: **858.284.0371**

CalDRE #01935689

**PROFESSIONAL BACKGROUND**

Abe Peay specializes in the sale of multifamily buildings in San Diego County. He joined South Coast Commercial, INC in 2017 as a Senior Associate, and was promoted to Vice President of Investment Sales in the company's San Diego office, with responsibility for multifamily acquisitions, dispositions, opinions of value and market insights. With more than 15 years of commercial real estate experience in investment sales & acquisitions, Abe has established himself as one of the region's top producing multifamily brokers, working with local private investors and national institutional groups alike. His decades of experience in the field of commercial real estate, as well as his keen eye for a good deal, ensure that his clients receive exceptional results for their investments.

In addition, Mr. Peay's multifamily team—including a financial analyst, administrative assistant, and three agents—provides his clients with a solid base of support to help guide them through each step of the transaction process. Whether assessing the value of a property, or brokering the right deal tailored to their specific personal and financial needs, Mr. Peay's knowledge, enthusiasm, confidence, and negotiating skills ensure his place as one of San Diego's leading apartment brokers.

See what my clients say about me –

“Abe is terrific to work with — always available, he picks up the phone at night or on weekends.”

**South Coast Commercial**

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