

MULTIFAMILY PROPERTY FOR SALE

748 CALLA AVE

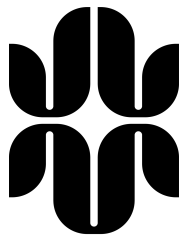
748 Calla Ave, Imperial Beach, CA 91932



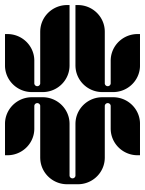
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PROPERTY INFORMATION

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PROPERTY DESCRIPTION

Pleased to present 748 Calla Ave, a four unit investment property in Imperial Beach consisting of all 960 SF, 2 bedroom and 1.5 bath units featuring private front and backyards. The property is two stories and contains upgraded units, in unit laundry, and a parking space per unit. The property's prime location offers unparalleled convenience with easy access to Imperial Beach, parks, schools, shopping centers, and major transportation routes.

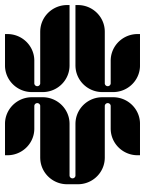
PROPERTY HIGHLIGHTS

- This property offers spacious units at 960 sq ft each
- Each unit has its own parking space
- Each unit has its own front and back yard
- Property is in proximity to Imperial Beach Pier, only about a 5 minute drive

OFFERING SUMMARY

Sale Price:	\$1,995,000
Number of Units:	4
Lot Size:	7,448 SF
Building Size:	3,840 SF
NOI:	\$75,934.00
Cap Rate:	3.81%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	8,447	77,108	242,075
Total Population	21,374	244,094	731,194
Average HH Income	\$72,579	\$70,250	\$84,005



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748 CALLA AVE
IMPERIAL BEACH, CALIFORNIA

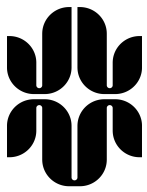


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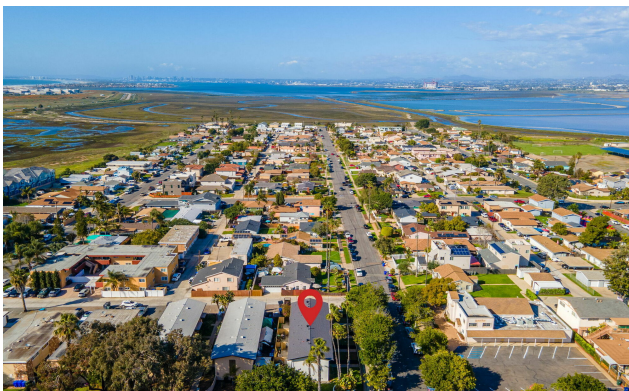
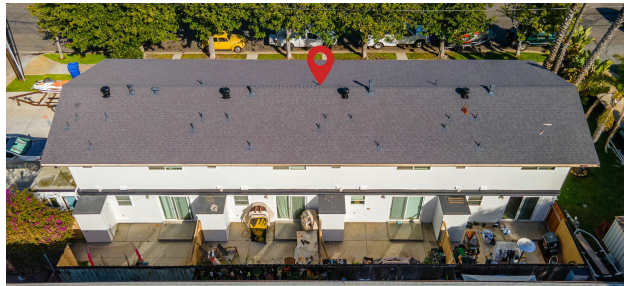
LOCATION DESCRIPTION

Located in Dolphin Bay, this property offers an ideal blend of coastal living and convenience. Situated just a five-minute drive from the pristine shores of Imperial Beach, residents can easily access the sun, sand, and surf at their leisure. Moreover, the property is conveniently positioned near shopping centers and major transportation routes.



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IMPERIAL BEACH, CALIFORNIA

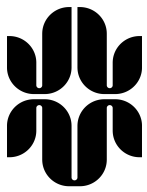


LOCATION INFORMATION

Section 2

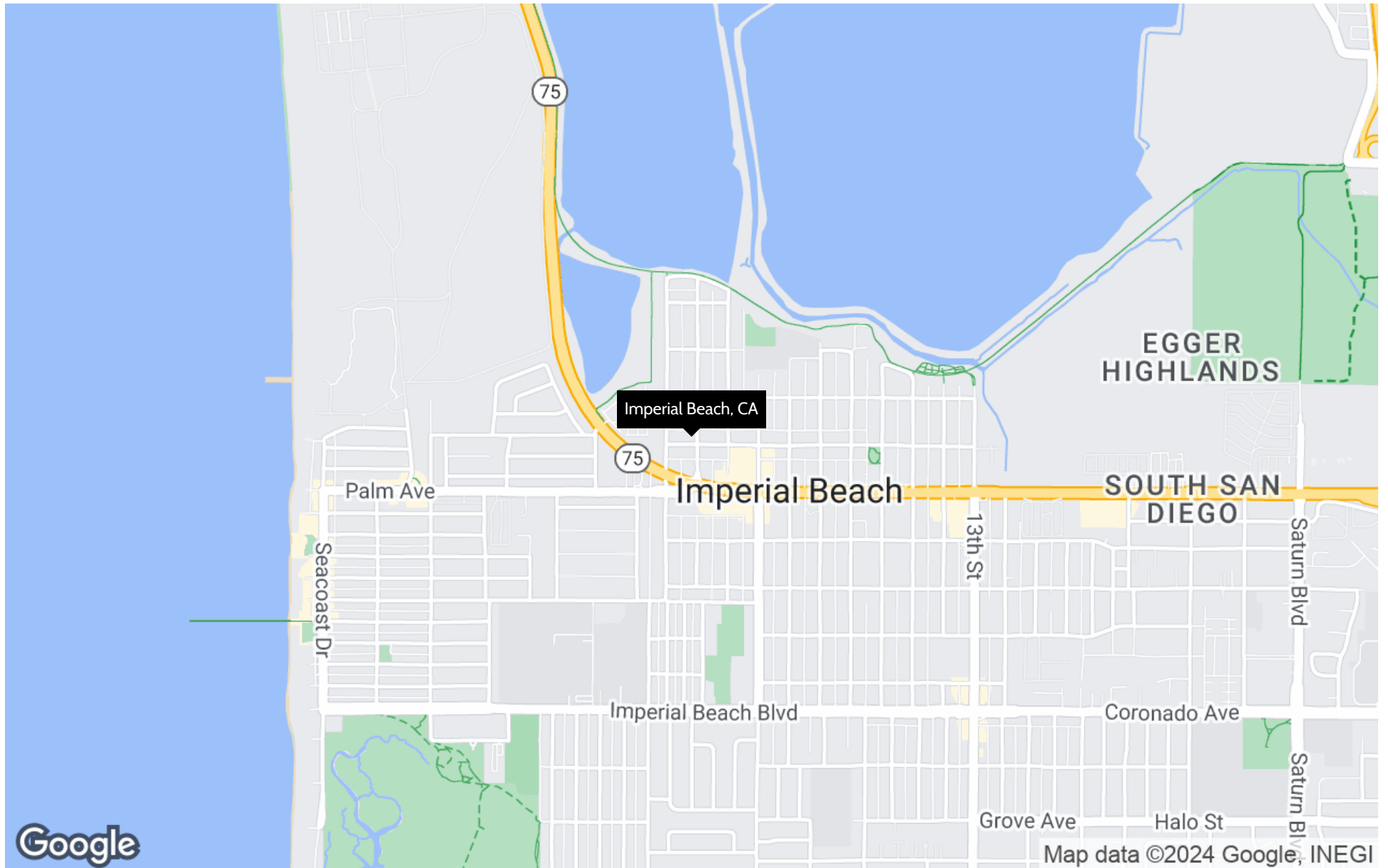


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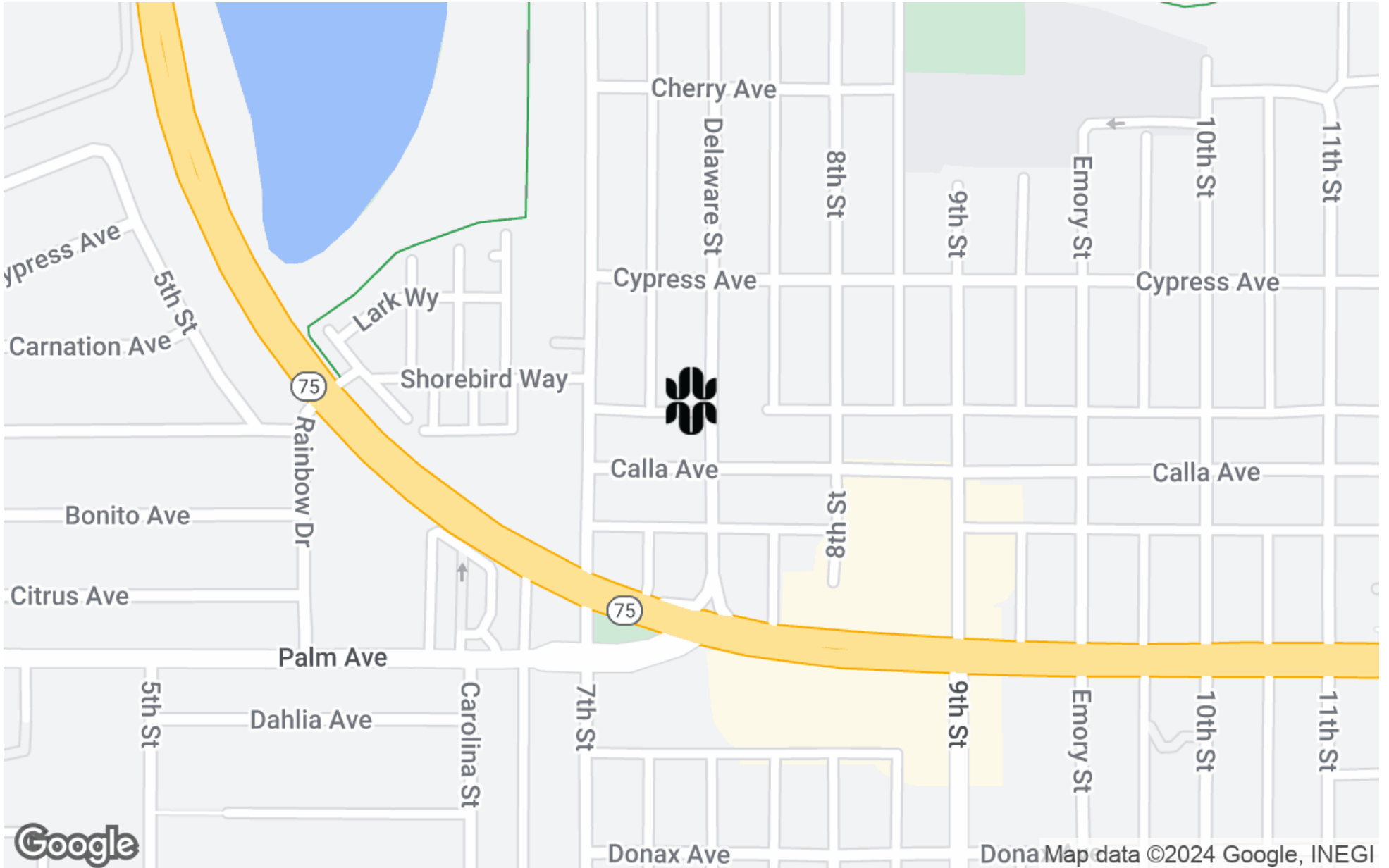
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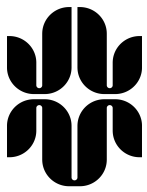




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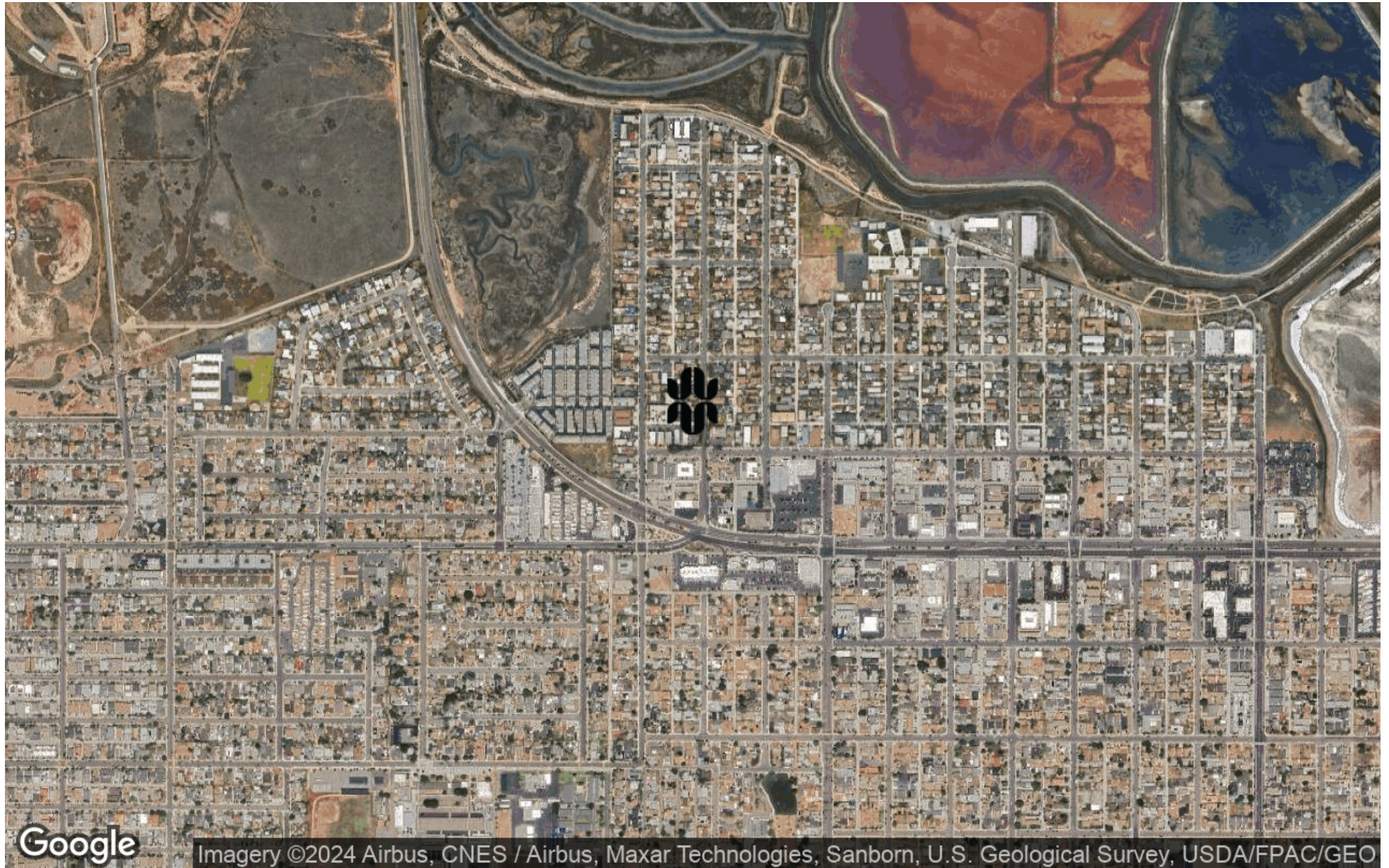
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IMPERIAL BEACH, CALIFORNIA





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748 CALLA AVE
IMPERIAL BEACH, CALIFORNIA



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FINANCIAL ANALYSIS

Section 3



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748 CALLA AVE
IMPERIAL BEACH, CALIFORNIA

INVESTMENT OVERVIEW

Price	\$1,995,000
Price per SF	\$520
Price per Unit	\$498,750
GRM	19
CAP Rate	3.81%
Cash-on-Cash Return (yr 1)	12.69%
Total Return (yr 1)	\$75,934

OPERATING DATA

Gross Scheduled Income	\$102,385
Total Scheduled Income	\$102,385
Vacancy Cost	\$3,072
Gross Income	\$99,313
Operating Expenses	\$25,691
Net Operating Income	\$75,934
Pre-Tax Cash Flow	\$75,934

FINANCING DATA

Down Payment	\$598,500
Loan Amount	\$1,396,500



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748 CALLA AVE
IMPERIAL BEACH, CALIFORNIA

INCOME SUMMARY

Vacancy Cost	(\$3,072)
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GROSS INCOME	\$99,313
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EXPENSES SUMMARY

Management Service Fee	\$7,198
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Water & Sewer	\$238
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Gas & Electric	\$2,164
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Water	\$5,416
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Trash	\$3,870
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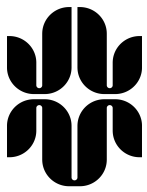
Gardener	\$360
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Plumbing	\$3,444
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Painting	\$3,000
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OPERATING EXPENSES	\$25,691
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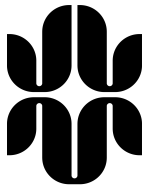
NET OPERATING INCOME	\$75,934
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IMPERIAL BEACH, CALIFORNIA

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
-	2	1.5	960 SF	\$2,500	\$2.60	\$2,850	\$2.97	-	-	-
-	2	1.5	960 SF	\$2,100	\$2.19	\$2,850	\$2.97	-	-	-
-	2	1.5	960 SF	\$2,035	\$2.12	\$2,850	\$2.97	-	-	-
-	2	1.5	960 SF	\$2,106	\$2.19	\$2,850	\$2.97	-	-	-
TOTALS			3,840 SF	\$8,741	\$9.10	\$11,400	\$11.88	\$0		
AVERAGES			960 SF	\$2,185	\$2.27	\$2,850	\$2.97			



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IMPERIAL BEACH, CALIFORNIA

UNIT TYPE	BEDS	BATHS	SIZE SF	RENT	RENT/SF	MARKET RENT	MARKET RENT/SF
A	2	1.5	960 SF	\$2,500	\$2.60	\$2,850	\$2.97
B	2	1.5	960 SF	\$2,100	\$2.19	\$2,850	\$2.97
C	2	1.5	960 SF	\$2,035	\$2.12	\$2,850	\$2.97
D	2	1.5	960 SF	\$2,106	\$2.19	\$2,850	\$2.97

SALE COMPARABLES

Section 4



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IMPERIAL BEACH, CALIFORNIA

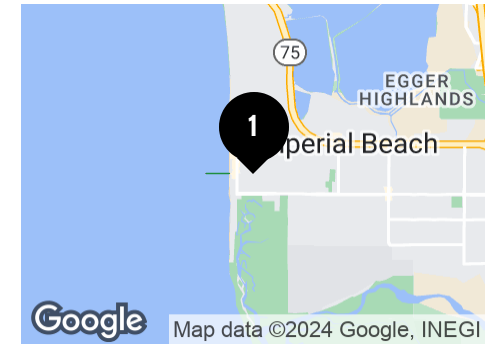
1



217 EVERGREEN AVE

217-23 Evergreen Ave , Imperial Beach, CA 91932

Price:	\$1,925,000	Bldg Size:	2,640 SF
Lot Size:	4,756 SF	No. Units:	4



2

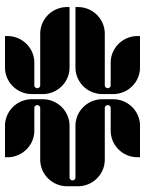


306-308 ELM AVE

306-308 Elm Ave, Imperial Beach, CA 91932

Price:	\$1,955,400	Bldg Size:	2,784 SF
Lot Size:	5,889 SF	No. Units:	4

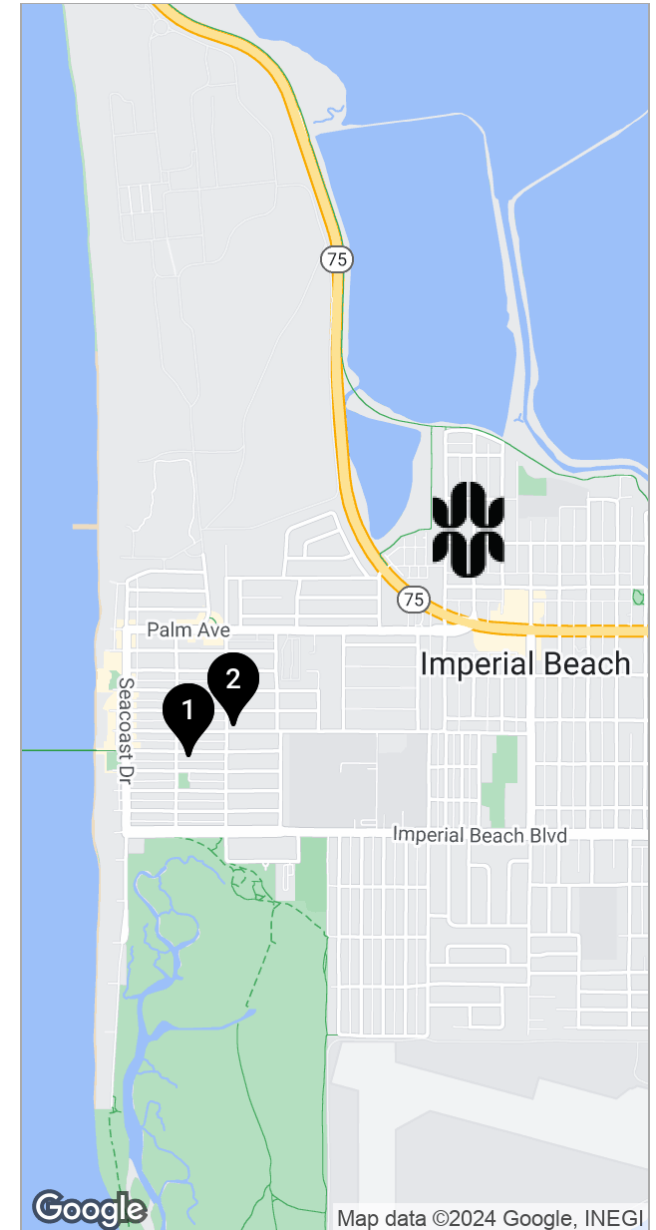




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748 CALLA AVE
IMPERIAL BEACH, CALIFORNIA

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
	748 Calla Ave 748 Calla Ave Imperial Beach, CA	\$1,995,000	3,840 SF	7,448 SF	4	3.81%
1	217 Evergreen Ave 217-23 Evergreen Ave Imperial Beach, CA	\$1,925,000	2,640 SF	4,756 SF	4	-
2	306-308 Elm Ave 306-308 Elm Ave Imperial Beach, CA	\$1,955,400	2,784 SF	5,889 SF	4	-
	AVERAGES	\$1,940,200	2,712 SF	5,323 SF	4	NAN%

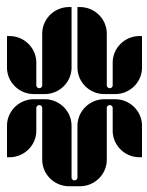


DEMOGRAPHICS

Section 5



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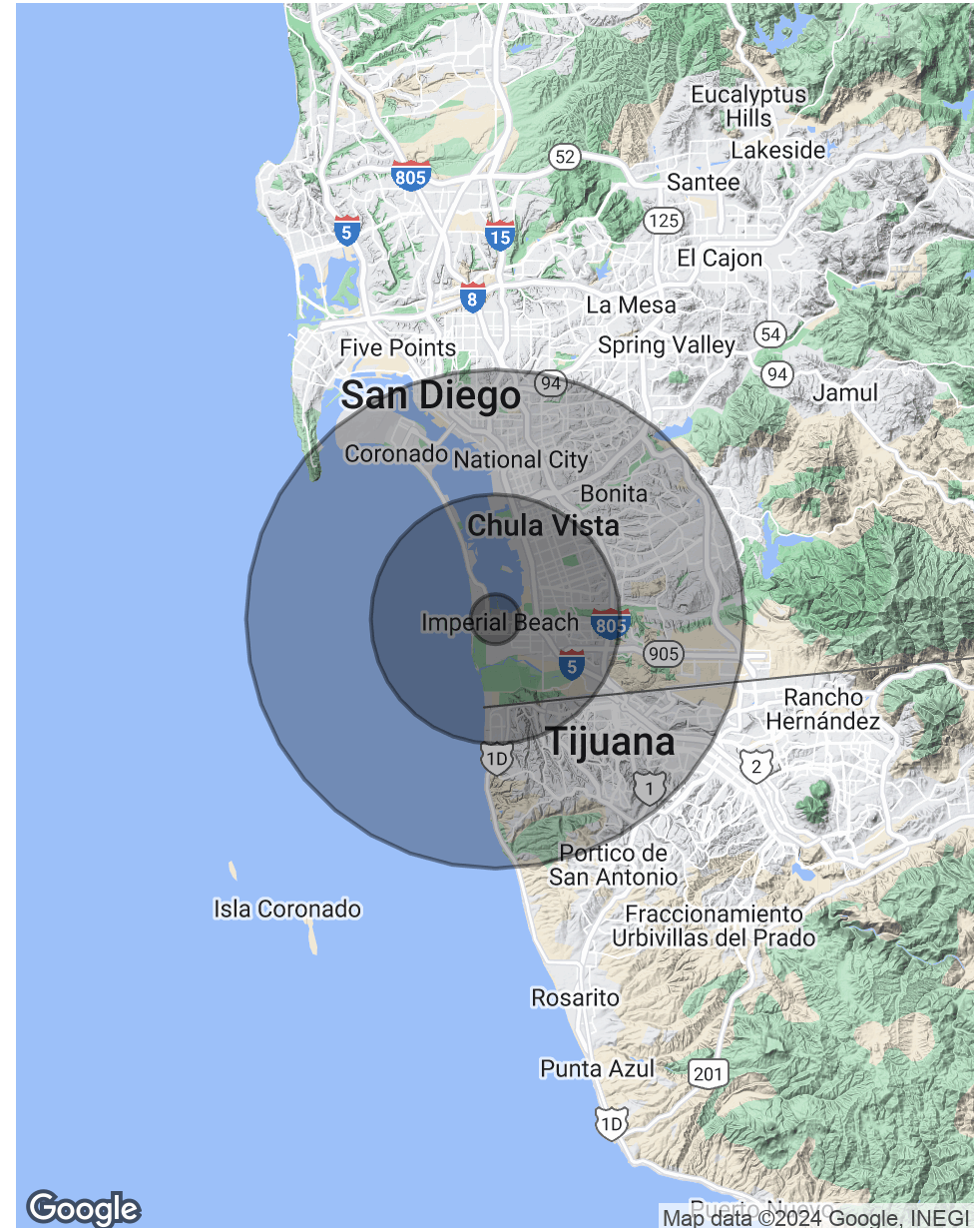
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IMPERIAL BEACH, CALIFORNIA

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	21,374	244,094	731,194
Average Age	35.5	35.3	36.2
Average Age (Male)	34.9	34.1	34.9
Average Age (Female)	37.2	37.3	37.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,447	77,108	242,075
# of Persons per HH	2.5	3.2	3.0
Average HH Income	\$72,579	\$70,250	\$84,005
Average House Value	\$493,912	\$369,895	\$467,030

* Demographic data derived from 2020 ACS - US Census



ADVISOR BIOS

Section 6



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IMPERIAL BEACH, CALIFORNIA

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