ACRE
Investment Real Estate Services

CHERRY APARTMENTS

141-145 CHERRY AVENUE / CARLSBAD, CA 92008



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CHERRY APARTMENTS

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I | INVESTMENT SUMMARY

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EXECUTIVE SUMMARY

CHERRY APARTMENTS





OFFERING SUMMARY

Sale Price:	$11,050,000
Number Of Units:	13
Price / Unit:	$850,000
Price / SF:	$1,861.84
Cap Rate:	1.51%
Building Size:	5,935
Lot Size:	0.29 Acres
Year Built:	1959





INVESTMENT OVERVIEW

ACRE Investment Real Estate Services is proud to present the Cherry Apartments located in the desirable beach community of Carlsbad, California. This 13 unit apartment investment was built in 1959 and consists of 11 one bedroom/one bath units, 1 two bedroom/one bath house, and 1 non-conforming studio.

These units are located on two adjoining parcels. The property amenities include off-street parking, lush tropical landscaping, and small yards/patios in select units, balconies, and on-site laundry. The interiors feature gas appliances and dual pane windows. There are storage closets in the carport area, and ocean views from some of the units.

The property has been well maintained and professionally managed and shows a true pride of ownership. The property's proximity to the ocean is a great draw for potential renters and results in premium rental rates for each unit. The location of the property is less than 1/2 a block from one of the most desirable beaches in Southern California. It is also a short distance to restaurants, premier shopping malls, and major employers. The Cherry Apartments is a rare investment asset that will provide future appreciation opportunity and steady cash flow for years to come.

There are several opportunities for an investor looking to add value:

* Remodel and update the interiors of the units and raise rents by $300/$400 per unit.

* Remodel the units in rent some or all as short-term vacation rentals.

* Scrape the existing structures and build 4-8 multi-million dollar townhomes

* Leave as is and enjoy future appreciation due to proximity to the beach.

INVESTMENT HIGHLIGHTS

CHERRY APARTMENTS

PROPERTY HIGHLIGHTS

- 2 Separate Parcels
- Ocean Views from Select Units
- Amazing Location - Less than 1/2 Block to the Beach
- Several Units Have Yards & Patios
- Perfect Candidate for Conversion to Vacation Rentals
- No Deferred Maintenance
- Under-Market Rents - Room for Revenue Growth





PROPERTY PHOTOS

CHERRY APARTMENTS



VALUE ADD OPPORTUNITY

Cherry Apartments offers potential buyers a rare opportunity to acquire a “value-add” apartment community in the thriving area of Carlsbad, CA. As a top rental sub-market of San Diego County, Cherry Apartments is centrally located close to beaches, downtown Carlsbad, shopping, restaurants, and entertainment. A new owner could benefit from these advantageous market fundamentals by upgrading the interior and exterior to a more contemporary standard as well adding additional amenities to make Cherry Apartments “best-in-class” within its direct market competitors. ****Photos shown on this page are examples of the suggested improvements. They are not actual photos of the subject property.****



SUGGESTED "VALUE-ADD" IMPROVEMENTS TO THE EXTERIOR:

- Rebrand the property with new exterior paint and modern color accents
- Upgrade common area with new arbor and barbecue area or dog run area
- Upgrade the exterior with drought-resistant landscaping



SUGGESTED "VALUE-ADD" IMPROVEMENTS TO THE INTERIOR:

- New espresso color or white-paneled modern cabinets
- New interior two-tone paint color schemes
- Create space to add stackable, in-unit washer/dryer
- Stainless-steel appliance package that includes built-in microwave
- New modern light fixtures in the kitchen and bath



PROPERTY PHOTOS

CHERRY APARTMENTS



II | PROPERTY DESCRIPTION

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PROPERTY DETAILS

CHERRY APARTMENTS

SALE PRICE	$11,050,000

LOCATION INFORMATION

Building Name	Cherry Apartments
Street Address	141-145 Cherry Avenue
City, State, Zip	Carlsbad, CA 92008
County/Township	San Diego
Cross Streets	Carlsbad Blvd.

BUILDING INFORMATION

Building Size	5,935 SF
Occupancy %	100.0
Number Of Floors	2
Year Built	1959
Load Factor	Yes
Free Standing	Yes

PROPERTY DETAILS

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	R-3
Lot Size	12,511 SF
APN#	204-232-15-00/204-232-16-00
Waterfront	No

PARKING & TRANSPORTATION

Covered Parking	Yes

PROPERTY PHOTOS

CHERRY APARTMENTS





PROPERTY PHOTOS

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PROPERTY PHOTOS

CHERRY APARTMENTS





PROPERTY PHOTOS

CHERRY APARTMENTS





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III | LOCATION INFORMATION

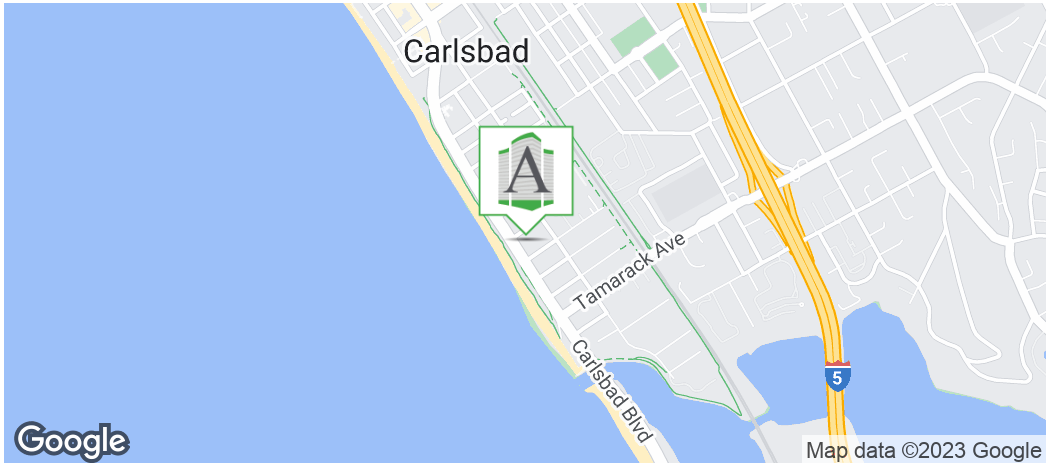
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LOCATION OVERVIEW

CHERRY APARTMENTS





LOCATION OVERVIEW

Carlsbad, California is a beautiful coastal city located in San Diego County, Southern California. Known for its stunning beaches, scenic coastal views, and mild Mediterranean climate, Carlsbad is a popular destination for tourists and a desirable place to live. The city of Carlsbad stretches along a 7-mile stretch of the Pacific Ocean coastline, providing residents and visitors with access to pristine sandy beaches and breathtaking sunsets. Popular beaches in Carlsbad include Carlsbad State Beach, also known as Tamarack Beach, and South Carlsbad State Beach, which offers camping facilities.

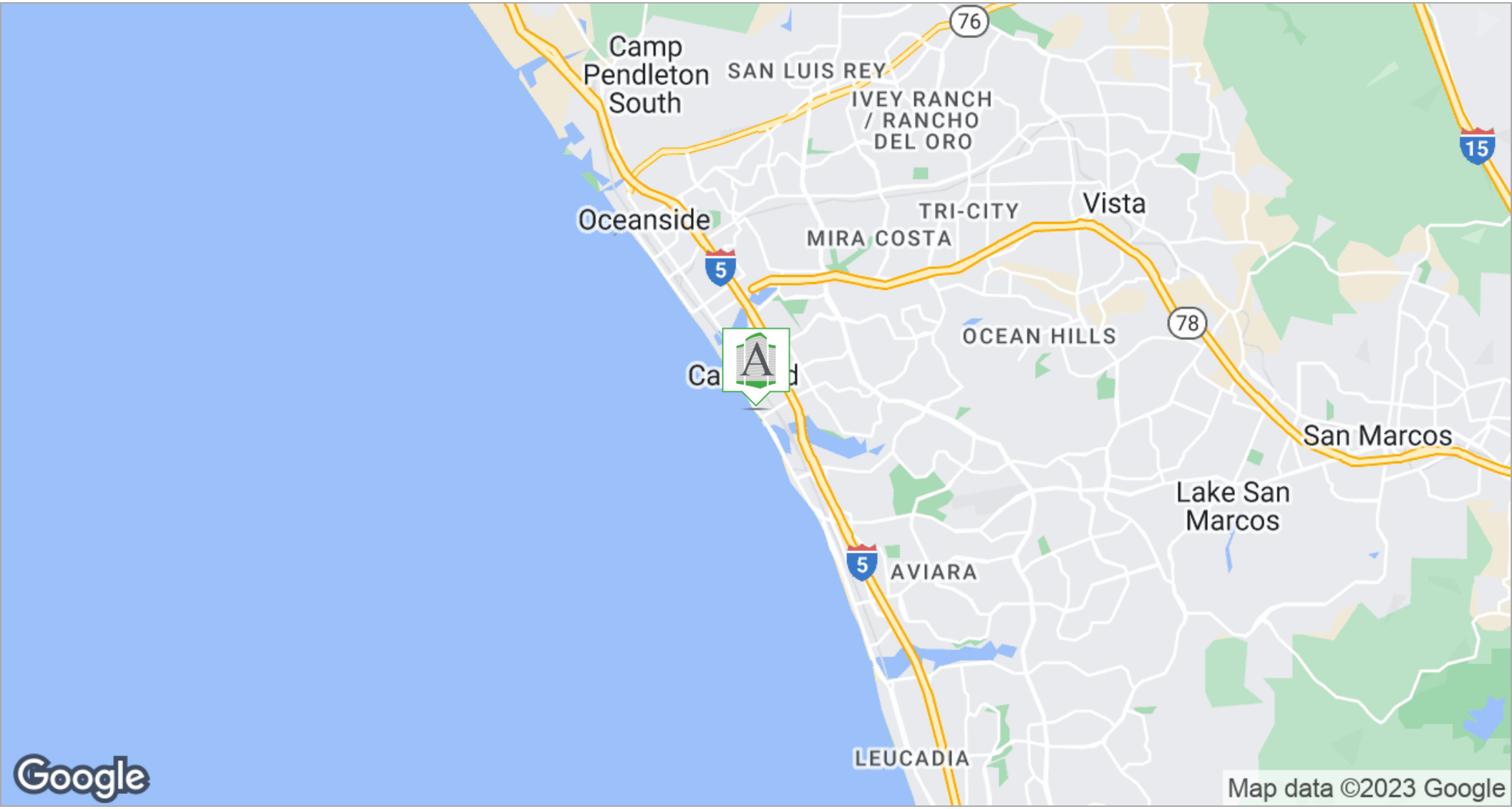
Carlsbad is home to several notable attractions and landmarks. One of the most famous is LEGOLAND California Resort, a theme park that caters to families with children and features numerous LEGO-themed rides, shows, and exhibits. Another prominent destination is the Flower Fields at Carlsbad Ranch, where visitors can witness colorful displays of blooming ranunculus flowers during the spring season. The city has a vibrant downtown area known as Carlsbad Village, which offers a mix of charming shops, boutiques, restaurants, and art galleries. It's a great place to explore, shop, and dine while enjoying the relaxed coastal atmosphere. Additionally, the Carlsbad Premium Outlets provide a wide range of shopping options for those looking for discounted designer brands.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,242	22,127	55,146
Total Population	9,044	52,605	142,365
Average HH Income	$68,005	$86,627	$82,011

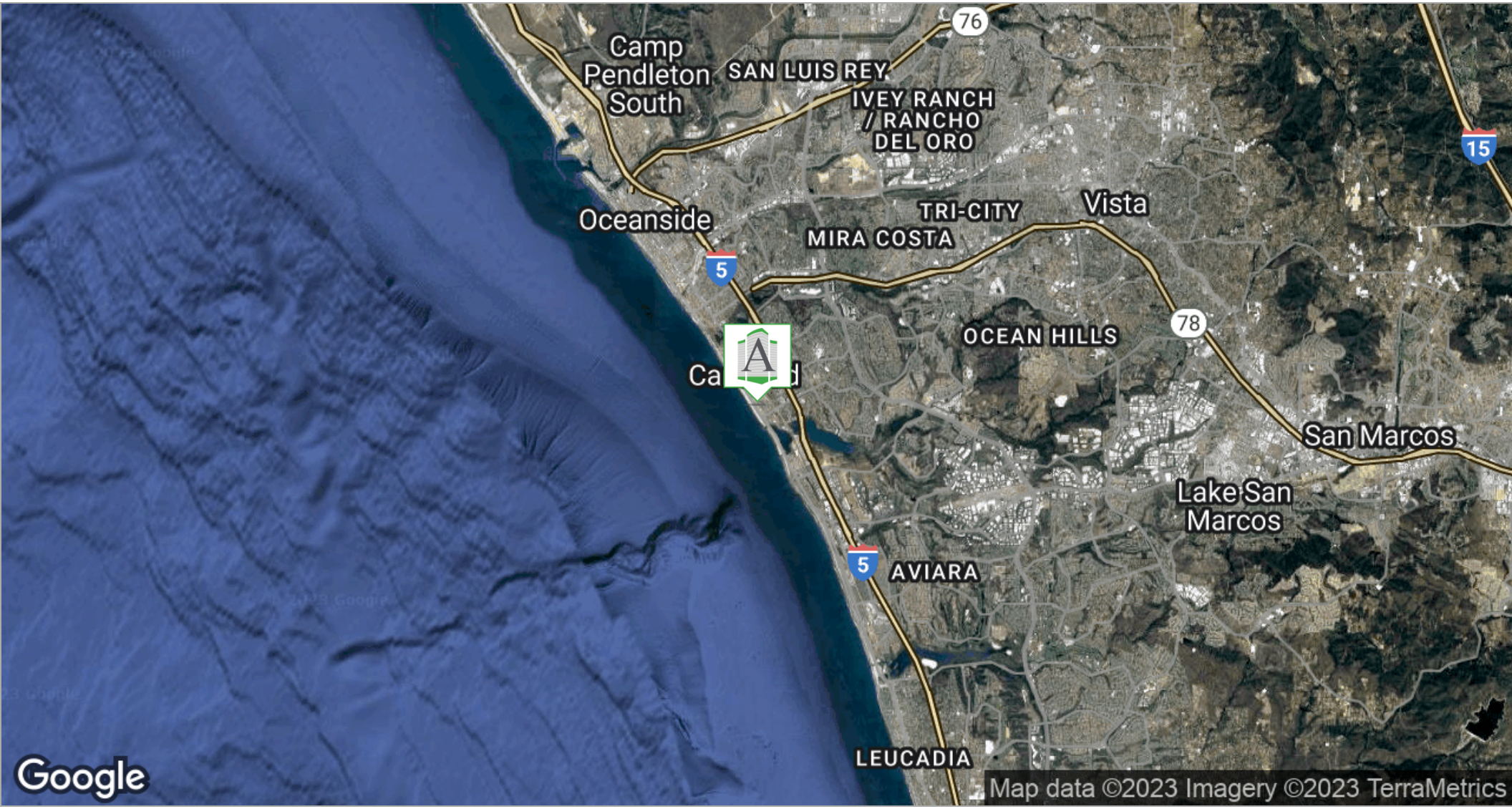
REGIONAL MAP

CHERRY APARTMENTS



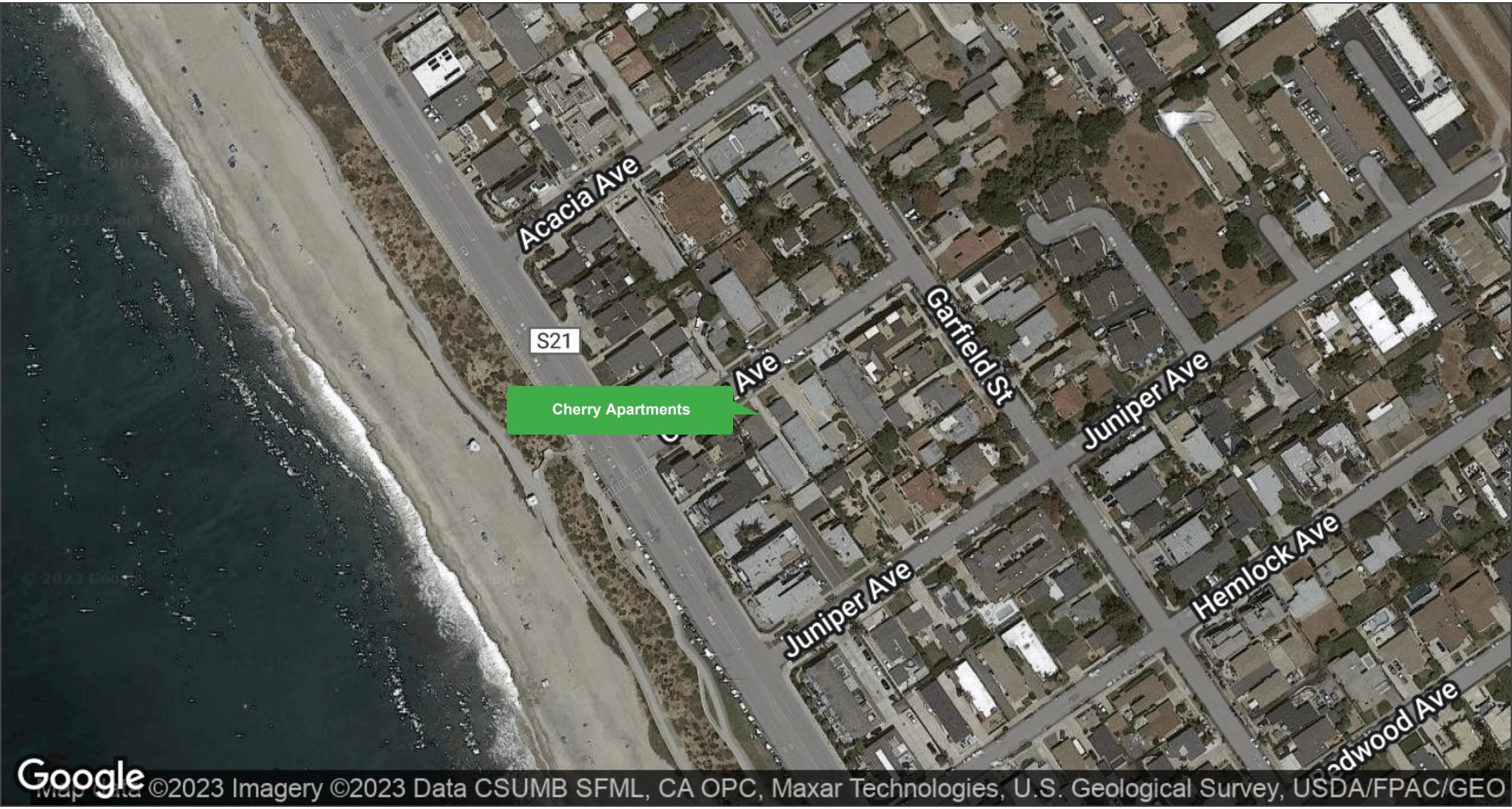
LOCATION MAPS

CHERRY APARTMENTS



AERIAL MAP

CHERRY APARTMENTS



IV | FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

CHERRY APARTMENTS

INVESTMENT OVERVIEW

Price	$11,050,000
Price per Unit	$850,000
GRM	33.07
CAP Rate	1.51%
Cash-on-Cash Return (yr 1)	1.51 %
Total Return (yr 1)	$167,167
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	$334,140
Other Income	$7,545
Total Scheduled Income	$341,685
Vacancy Cost	$6,072
Gross Income	$335,613
Operating Expenses	$168,446
Net Operating Income	$167,167
Pre-Tax Cash Flow	$167,167

FINANCING DATA

Down Payment	$11,050,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

INCOME & EXPENSES

CHERRY APARTMENTS

INCOME SUMMARY		PER SF
Rental Income	$334,140	$56.30
Laundry Income	$1,748	$0.29
Convenience Fee	$264	$0.04
Cleaning Fee	$5,532	$0.93
Gross Income	**$341,685**	**$57.57**

EXPENSE SUMMARY		PER SF
Repairs & Maintenance	$14,693	$2.48
Janitorial	$3,030	$0.51
Licenses & Permits	$188	$0.03
Utilities - Gas & Electric	$4,446	$0.75
Utilities - Water/Sewer	$4,575	$0.77
Insurance	$3,000	$0.51
Property Taxes	$117,903	$19.87
Trash Removal	$2,200	$0.37
Landscaping	$2,900	$0.49
Property Management	$15,510	$2.61
Gross Expenses	**$168,446**	**$28.38**

Net Operating Income	**$167,167**	**$28.17**

RENT ROLL

CHERRY APARTMENTS

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF
141-A	1	1	454	$2,115	$4.66	$2,300	$5.07
141-B	1	1	454	$2,050	$4.52	$2,300	$5.07
141-C	1	1	454	$2,040	$4.49	$2,300	$5.07
141-D	1	1	454	$2,200	$4.85	$2,300	$5.07
141-E	1	1	454	$2,150	$4.74	$2,300	$5.07
141-F	1	1	454	$1,925	$4.24	$2,300	$5.07
141-G	0	1	120	$1,375	$11.46	$1,400	$11.67
145-1	1	1	454	$2,400	$5.29	$2,450	$5.40
145-2	1	1	454	$2,300	$5.07	$2,300	$5.07
145-3	1	1	454	$2,300	$5.07	$2,300	$5.07
145-4	1	1	454	$2,000	$4.41	$2,300	$5.07
145-5	1	1	475	$2,040	$4.29	$2,400	$5.05
145-6	2	1	800	$2,950	$3.69	$3,400	$4.25
Totals/Averages			**5,935**	**$27,845**	**$4.69**	**$30,350**	**$5.54**

V | DEMOGRAPHICS

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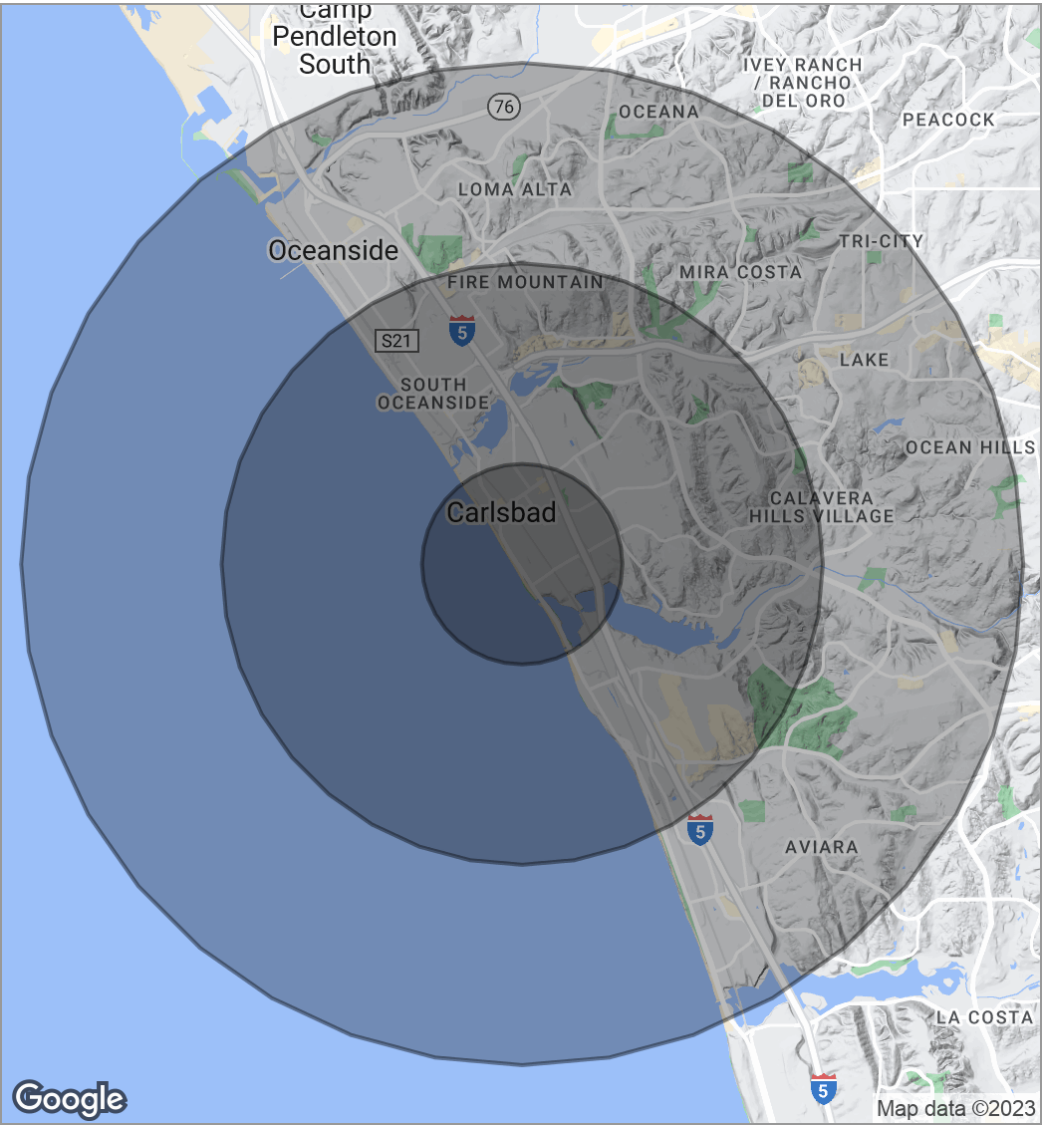
DEMOGRAPHICS REPORT

CHERRY APARTMENTS

	1 MILE	3 MILES	5 MILES
Total population	9,044	52,605	142,365
Median age	37.4	39.7	37.0
Median age (male)	36.4	38.8	35.8
Median age (female)	38.4	40.4	38.4
Total households	4,242	22,127	55,146
Total persons per HH	2.1	2.4	2.6
Average HH income	$68,005	$86,627	$82,011
Average house value	$636,553	$640,299	$580,620
Total Population - White	7,751	43,363	104,985
% White	85.7%	82.4%	73.7%
Total Population - Black	30	935	4,053
% Black	0.3%	1.8%	2.8%
Total Population - Asian	247	2,105	7,823
% Asian	2.7%	4.0%	5.5%
Total Population - Hawaiian	0	107	360
% Hawaiian	0.0%	0.2%	0.3%
Total Population - American Indian	1	119	477
% American Indian	0.0%	0.2%	0.3%
Total Population - Other	754	3,562	18,060
% Other	8.3%	6.8%	12.7%
Total Population - Hispanic	2,813	10,953	42,144
% Hispanic	31.1%	20.8%	29.6%

DEMOGRAPHICS MAP

CHERRY APARTMENTS



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,044	52,605	142,365
Median age	37.4	39.7	37.0
Median age (male)	36.4	38.8	35.8
Median age (Female)	38.4	40.4	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,242	22,127	55,146
# of persons per HH	2.1	2.4	2.6
Average HH income	$68,005	$86,627	$82,011
Average house value	$636,553	$640,299	$580,620

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	31.1%	20.8%	29.6%

RACE (%)			
White	85.7%	82.4%	73.7%
Black	0.3%	1.8%	2.8%
Asian	2.7%	4.0%	5.5%
Hawaiian	0.0%	0.2%	0.3%
American Indian	0.0%	0.2%	0.3%
Other	8.3%	6.8%	12.7%

** Demographic data derived from 2020 ACS - US Census*

CHERRY APARTMENTS

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