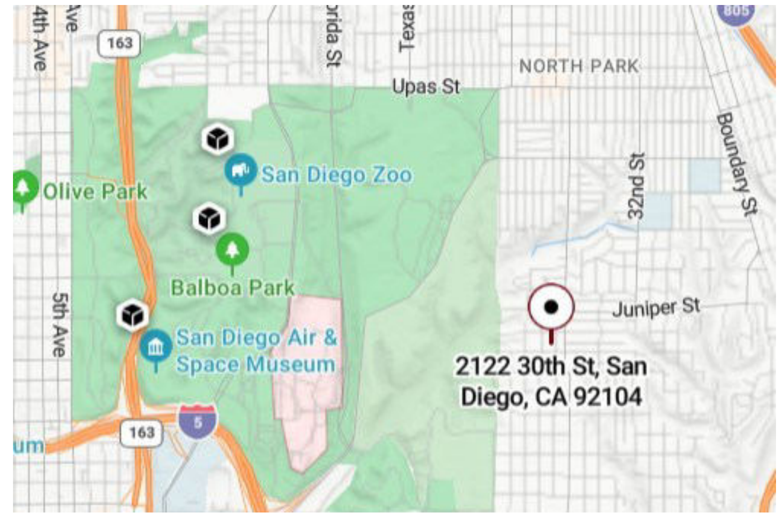
4 Units in North Park

2122 30th St, San Diego 92104

$1,675,000



- *Situated in a quiet low density area.*
- *All easy to rent 1 bed/ 1 bath units.*
- *Seller spent $35k to upgrade vacant unit “D” which will be rent ready by close of escrow.*
- *Vacant unit “C” will require renovation by buyer.*
- *Seller expects to pay a portion of the buyers closing costs.*
- *Seller has 2 adjacent 5 & 10 unit properties for sale to make 3 contiguous parcels.*

Video Tour:

https://vimeo.com/1114537117

Exclusively Listed By:

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2122 30th St SUMMARY

APARTMENT INVESTMENT INFORMATION

# Units	Address	City	State	Zip	Yr Built (Aprx.)	Gross Sq. Ft.	Parcel Size	Acres	APN
4	2122 30th St	San Diego	CA	92104	1950s	3,640	5,114	0.12	539-152-10-00

	GRM		CAP Rate %				Rentable
Price	Current	Potential	Current	Potential	$ / Unit	$ / Sq Ft	Sq Ft
$1,675,000	16.8	16.8	3.8%	3.8%	$418,750	$460	3,640

- Situated in a quiet, low density neighborhood. This block has minimal traffic, which adds to the tranquility for residents.
- While some areas have 4-10 story towers but quite limited parking, these apartments are perceived as friendlier, calmer, more congruent with its neighborhood.
- Seller spent $35k to upgrade currently vacant downstairs unit "D" which is expected to be rent ready by close of escrow.
- Currently vacant unit "C" will require renovation by buyer.
- Four storage spaces could be an opportunity to convert to garages.
- The seller expects to pay a portion of the buyers closing costs.
- The adjacent 5 units at 2126-34 30th St and 10 units at 2144 30th St are also for sale by the same seller making 3 contiguous parcels a possibility.

Estimated Average Monthly Income Analysis

Units	Bed	Bath	Rent as of 11/1/25	Total	Potential Rent	Total
1	1	1.0	$2,135	$2,135	$2,350	$2,350
2	1	1.0	$2,500 *	$5,000	$2,750	$5,500
1	1	1.0	$1,195	$1,195	$1,315	$1,315
Rents shown are as of November 1, 2025.						
* Two units are currently vacant so values are anticipated rent.						
0	Garage Spaces - Income		*$0*	$0	*$0*	$0
no	Laundry Income			$0		$0
no	RUBS			$0		$0
no	Other Income			$0		$0
Total Rental & Other Income				**$8,330**		**$9,165**
2	Total Parking Spaces					
0	*Garage*	2	*Open*			

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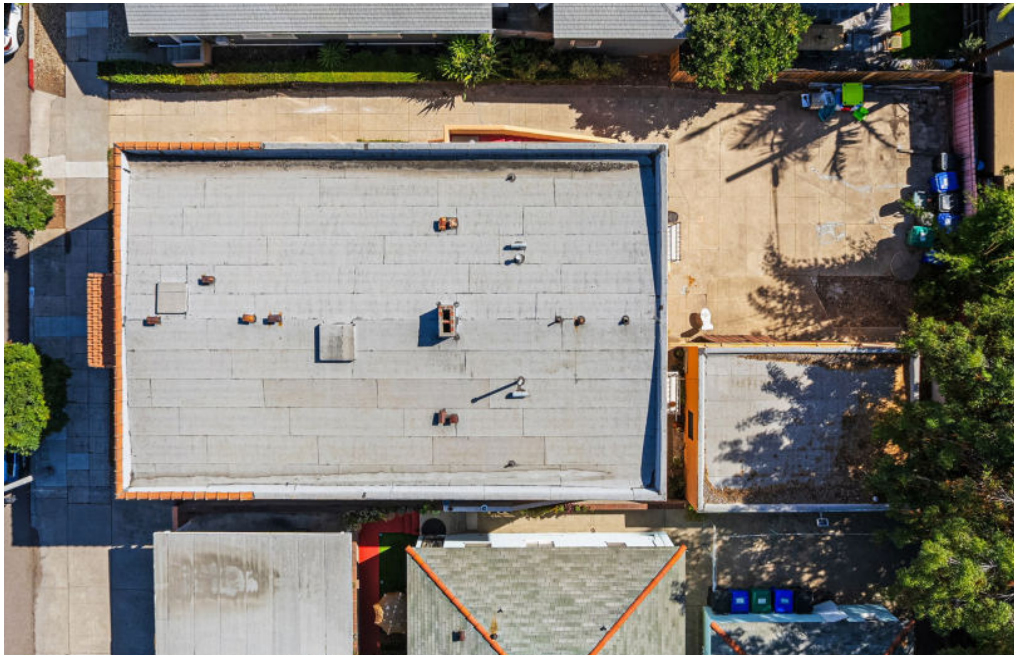
2122 30th St Marketing

2122 30th St Marketing



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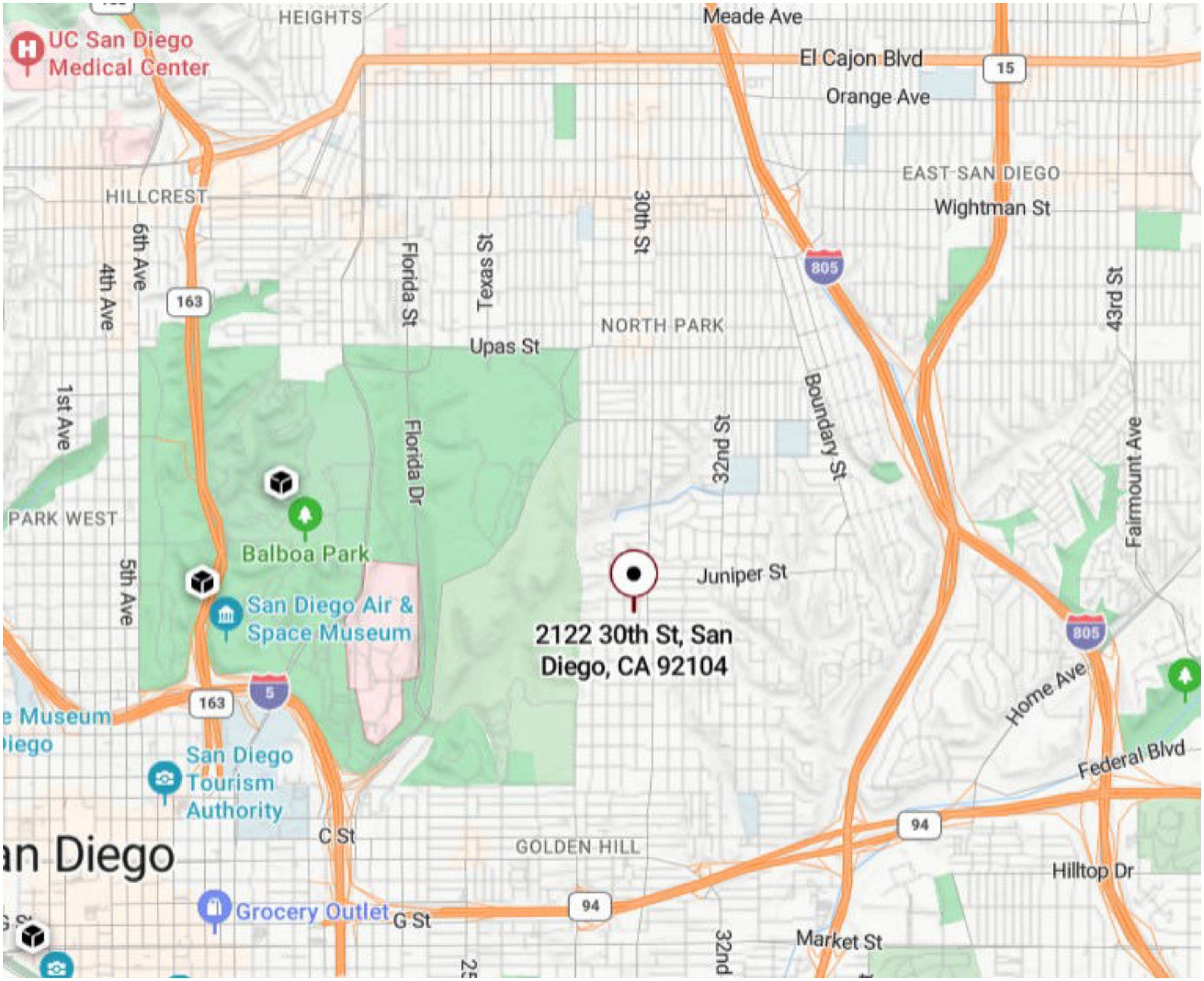
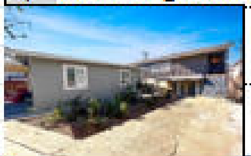
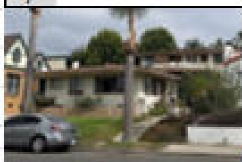
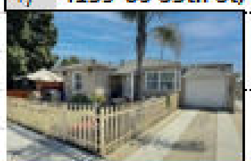
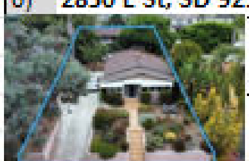
2122 30th St Marketing

2122 30th St MAP



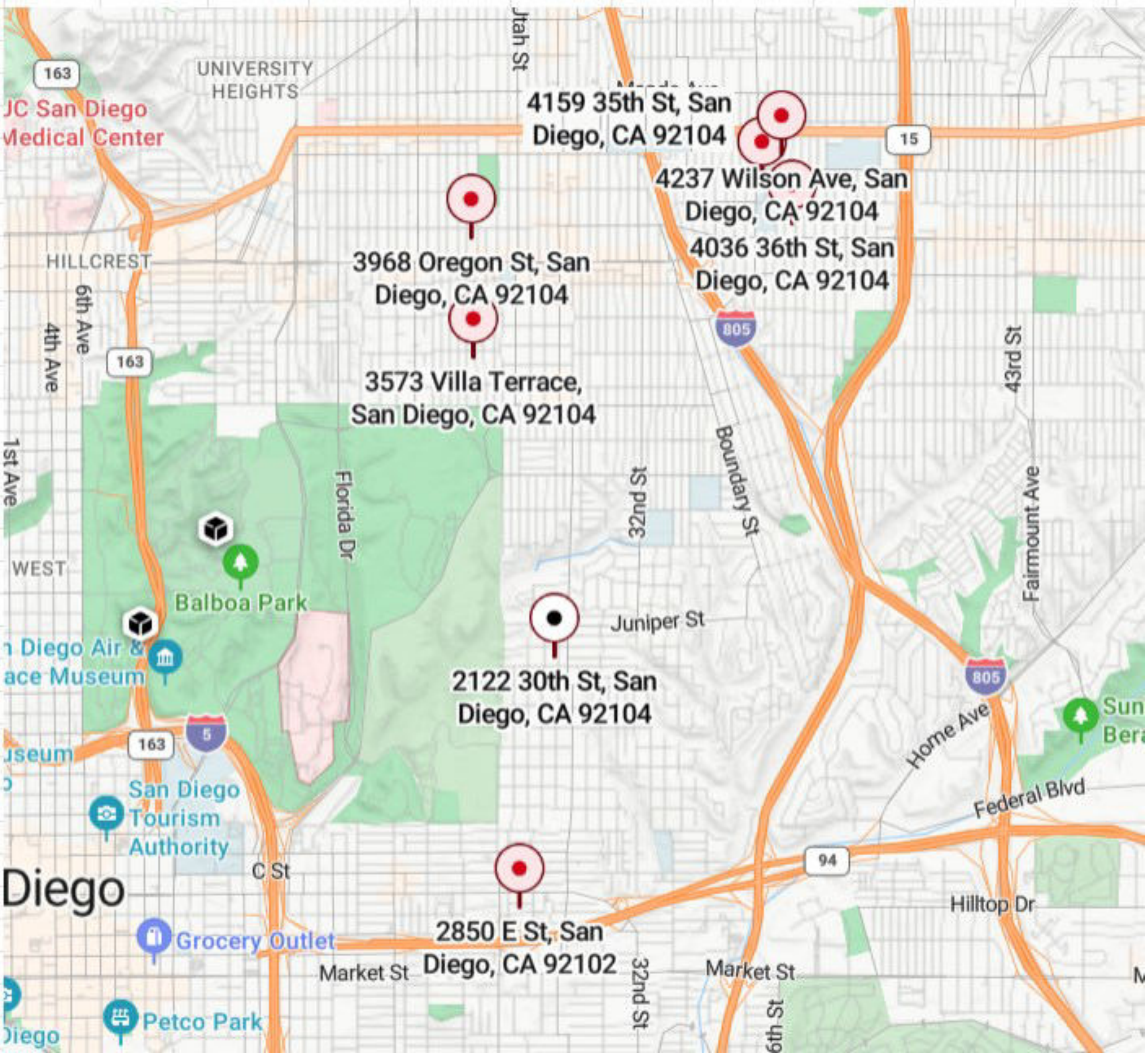
Building Your Wealth Through Apartment Investments

2122 30th St COMPARABLE SALES

Property Address	Sale Price	# of Units	$/Unit	$/SqFt	GRM	Year Built	Close of Escrow	Unit Mix: Studio	Unit Mix: 1BR	Unit Mix: 2BR	Unit Mix: 3BR
1) 3968 Oregon St, SD 2104 	$1,975,000	4	$493,750	$572	N/M	1935	Nov-24	1		3	
2) 3573-79 Villa Terrace, SD 92104 	$1,725,000	4	$431,250	$666	N/A	1951	Jan-25		2	2	
3) 4237 Wilson Ave, SD 92104 	$1,705,000	4	$426,250	$658	N/A	1924	Dec-24		1	3	
4) 4159-63 35th St, SD 92104 	$1,226,000	4	$306,500	$515	15.2	1946	Jul-25		3	1	
5) 4036-42 36th St, SD 92104 	$1,235,000	4	$308,750	$528	15.4	1939	Jan-25		4		
6) 2850 E St, SD 92102 	$1,476,000	4	$369,000	$603	N/A	1952	Dec-24		3	1	

Building Your Wealth Through
Apartment Investments

2122 30th St COMPARABLE SALES MAP



2122 30th St FINANCIALS

APARTMENT INVESTMENT INFORMATION

# Units	Address	City	State	Zip	Yr Built (Aprx.)	Gross Sq. Ft.	Parcel Size	Acres	APN
4	2122 30th St	San Diego	CA	92104	1950s	3,640	5,114	0.12	539-152-10-00

Price	GRM Current	GRM Potential	CAP Rate % Current	CAP Rate % Potential	$ / Unit	$ / Sq Ft	Rentable Sq Ft
$1,675,000	16.8	15.2	3.8%	4.3%	$418,750	$460	3,640

Estimated Average Monthly Income Analysis

Units	Bed	Bath	Rent as of 11/1/25	Total	Potential Rent	Total
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1	1	1.0	$1,195	$1,195	$1,315	$1,315

Rents shown are as of November 1, 2025.
* Two units are currently vacant so values are anticipated rent.

		Actual	Total	Potential	Total
0	Garage Spaces - Income	*$0*	$0	*$0*	$0
no	Laundry Income		$0		$0
no	RUBS		$0		$0
no	Other Income		$0		$0
Total Rental & Other Income			**$8,330**		**$9,165**

2 Total Parking Spaces
0 Garage *2 Open*

Estimated Annual Operating Expenses

Advertising	$0	Mgt-Off Site	self
Cleaning / Turnover	$0	Miscellaneous	$0
Credit Check / Bank	$0	Painting	$0
Gardener	$1,500	Repairs/Maintenance	$4,400
Gas & Electric	tenant	Salaries	$0
Insurance	$2,200	Taxes*	$20,519
		*Based upon sale price	
Legal / Accounting	$0	Trash Collection	$1,060
Mgt-On Site	$0	Water & Sewer	$3,200
		Total Annual Expenses	**$32,879**
	Expenses per:	**Est Sq Ft:**	**$9**
		Unit:	**$8,220**
		GSI:	**32.89%**

Annual Operating Proforma

		Actual	Potential
Gross Rental Income		$99,960	$109,974
Plus Other Income		$0	$0
Gross Scheduled Income		$99,960	$109,974
Less: Vacancy Factor	4%	$3,998	$4,399
Gross Operating Income		$95,962	$105,575
Less: Operating Expenses	32.9%	$32,879	$32,879
Net Operating Income		**$63,083**	**$72,696**
Less: First TD Payments		$88,932	$88,932
Pre-Tax Cash Flow		**($25,849)**	**($16,236)**

Financing Information

Down Payment	30%	Amount	$502,500
Interest Rate	6.50%		
# of Years Amortized Over	30		
Proposed Financing	**$1,172,500**	Amount	**$1,172,500**
Existing Financing	**$0**		
Debt Coverage Ratio	Current	**0.71**	