Van Dyke Apartments



OFFERING MEMORANDUM

4133-37 Van Dyke Ave
San Diego, CA 92105

THE BROWAR GROUP

Van Dyke Apartments

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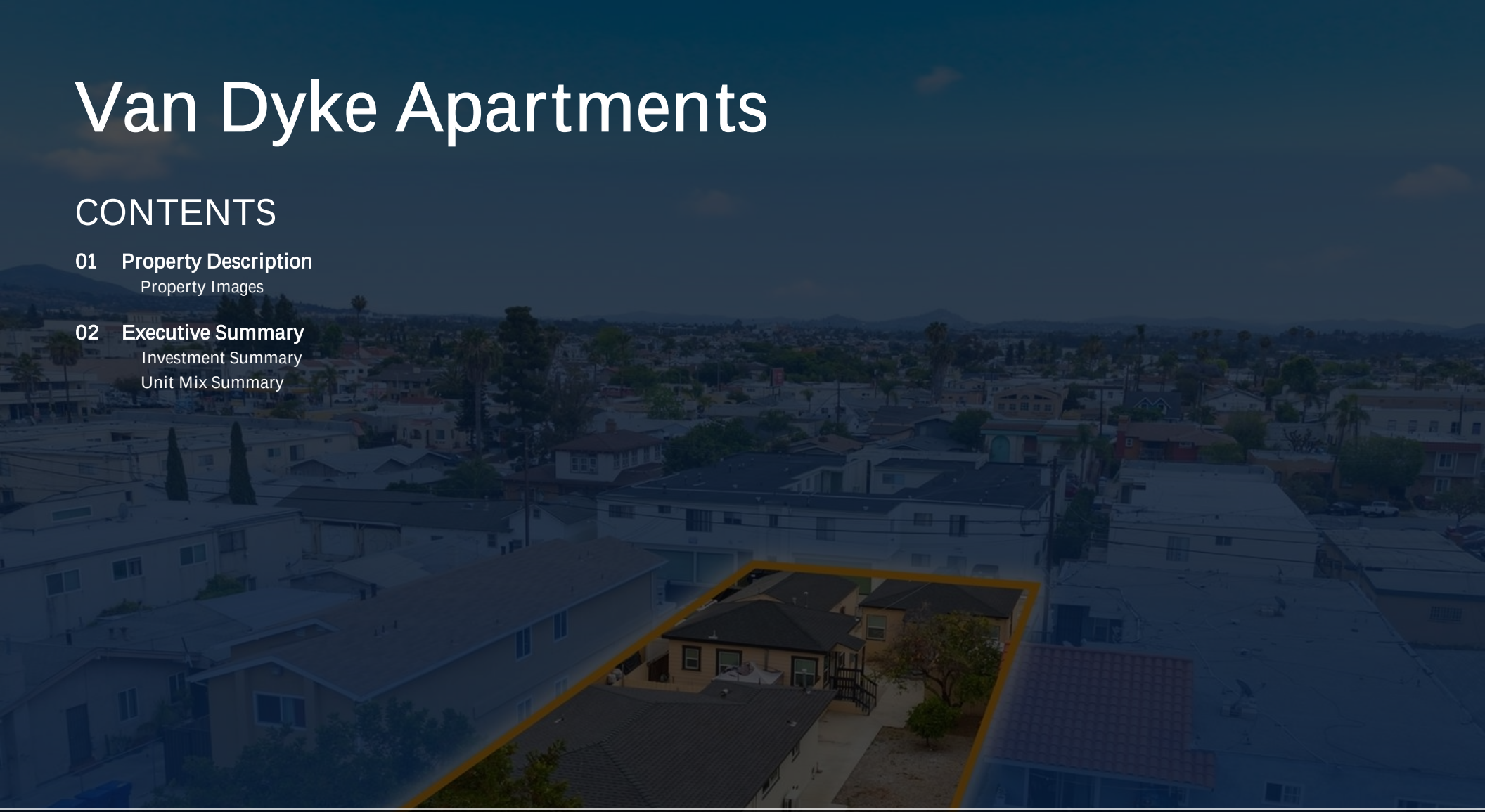

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01 **Property Description**

Property Images
























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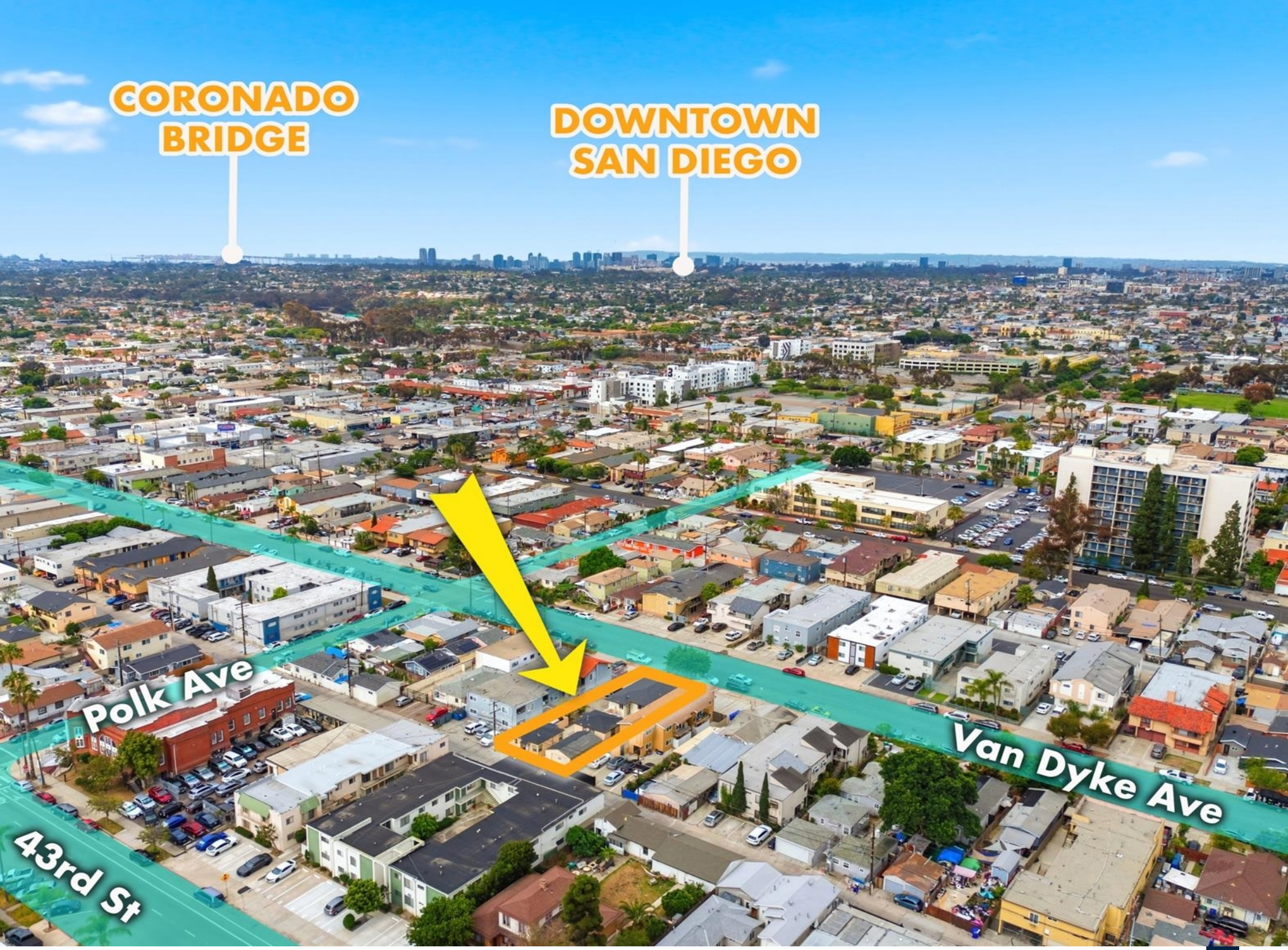
CORONADO BRIDGE
DOWNTOWN SAN DIEGO
Polk Ave
Van Dyke Ave
43rd St


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DOWNTOWN SAN DIEGO
Polk Ave
Van Dyke Ave
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VAN DYKE APARTMENTS

02 **Executive Summary**

Investment Summary
Unit Mix Summary

Photo is Virtually Staged

OFFERING SUMMARY

ADDRESS	4133-37 Van Dyke Ave San Diego CA 92105
COUNTY	San Diego
MARKET	City Heights
BUILDING SF	2,076 SF
LAND SF	7,091 SF
NUMBER OF UNITS	3
YEAR BUILT	1950
YEAR RENOVATED	2021
APN	471-361-10-00

FINANCIAL SUMMARY

PRICE	$1,199,000
PRICE PSF	$577.55
PRICE PER UNIT	$399,667

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	52,673	256,743	637,919
2026 Median HH Income	$69,019	$86,333	$89,449
2026 Average HH Income	$91,610	$113,384	$117,833



Exception Owner Occupant Opportunity in City Heights

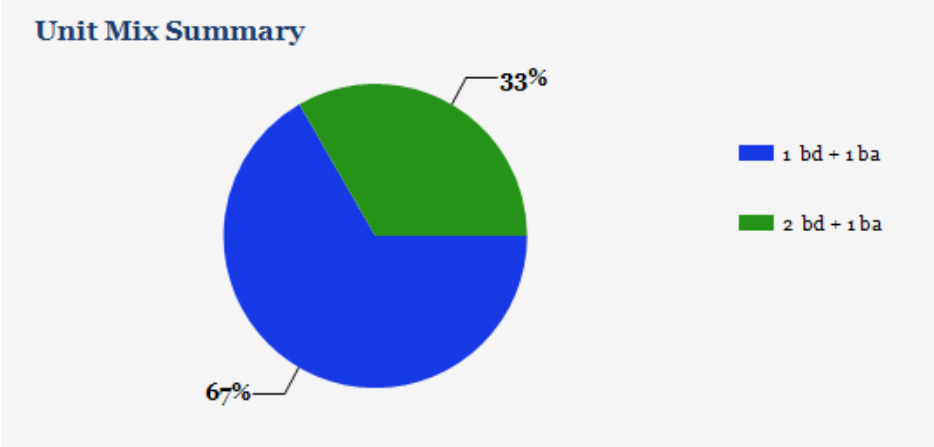
- 4133–37 Van Dyke Avenue presents a rare opportunity to acquire a fully renovated cottage-style triplex in the heart of Central San Diego. The property consists of three detached units, including a vacant 2 bed / 1 bath residence approximately 1,100 SF and two 1 bed / 1 bath cottages approximately 500 SF each. All units feature private yard space, individual utility meters, mini split systems, and ample on-site parking, creating an attractive setup for both tenants and owner-occupants alike. The 2 bedroom unit also includes an in-unit washer and dryer, further enhancing its owner-user appeal.

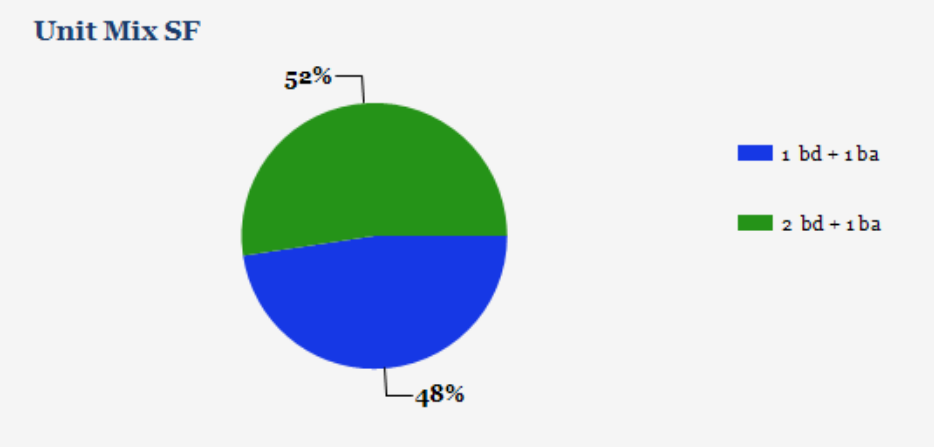
- The property underwent an extensive renovation in 2021, including significant interior and exterior improvements. Major upgrades completed during the renovation include electrical, plumbing, roof, stucco, and foundation work, offering a low-maintenance investment opportunity with strong long-term fundamentals. The vacant 2 bedroom unit provides immediate flexibility for an owner-user or the ability to lease at current market rents.

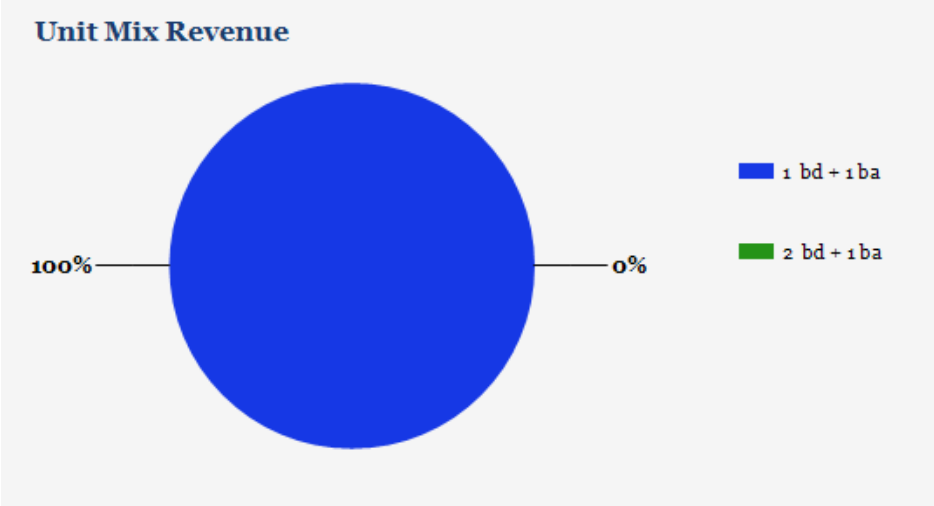
- The property also includes an approximately 460 SF detached two-car garage, which may offer future ADU conversion potential for an investor looking to maximize the site. Centrally located with convenient access to major freeways, employment centers, shopping, and dining, 4133–37 Van Dyke Avenue offers a compelling combination of functionality, privacy, and long-term upside.

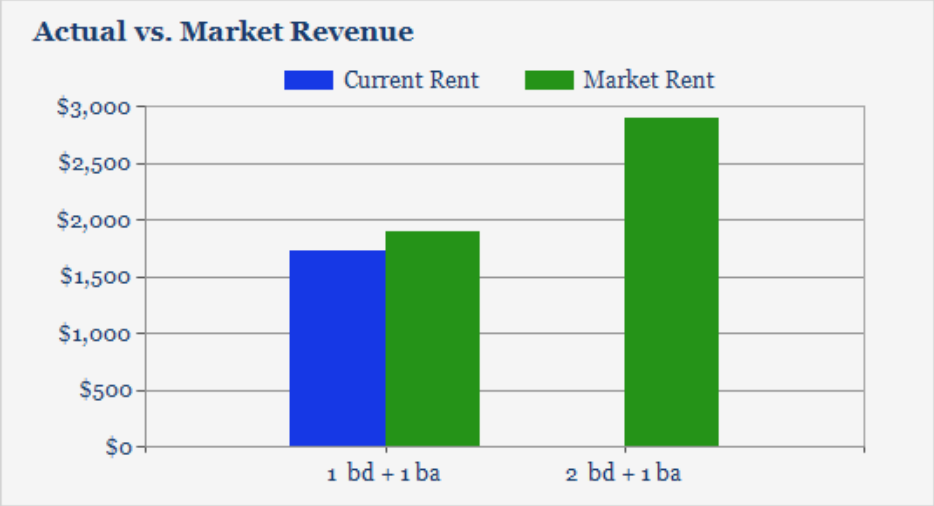


			Actual			Market		
Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	2	500	$1,734	$3.47	$3,468	$1,895	$3.79	$3,790
2 bd + 1 ba	1	1,100	$0		$0	$2,895	$2.63	$2,895
Totals/Averages	**3**	**700**	**$1,156**	**$2.31**	**$3,468**	**$2,228**	**$3.40**	**$6,685**









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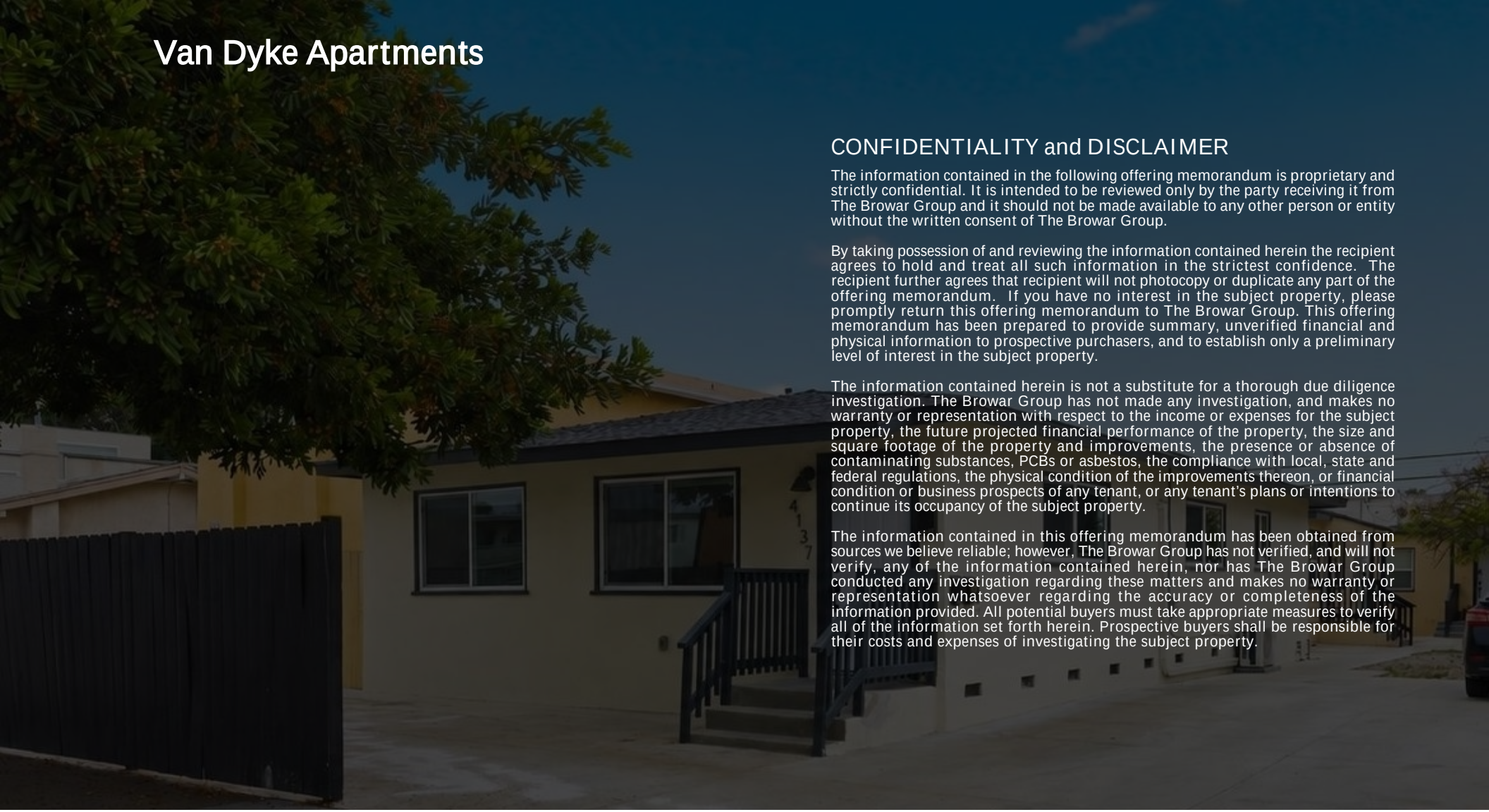

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