



4526 HAINES ST

SAN DIEGO, CA 92109

COLIN DARVILLE

858.302.5247

DRE 02108003

darville@scc1031.com



TABLE OF CONTENTS

4526 HAINES ST
MULTIFAMILY PROPERTY FOR SALE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from South Coast Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither South Coast Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. South Coast Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. South Coast Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. South Coast Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by South Coast Commercial in compliance with all applicable fair housing and equal opportunity laws.

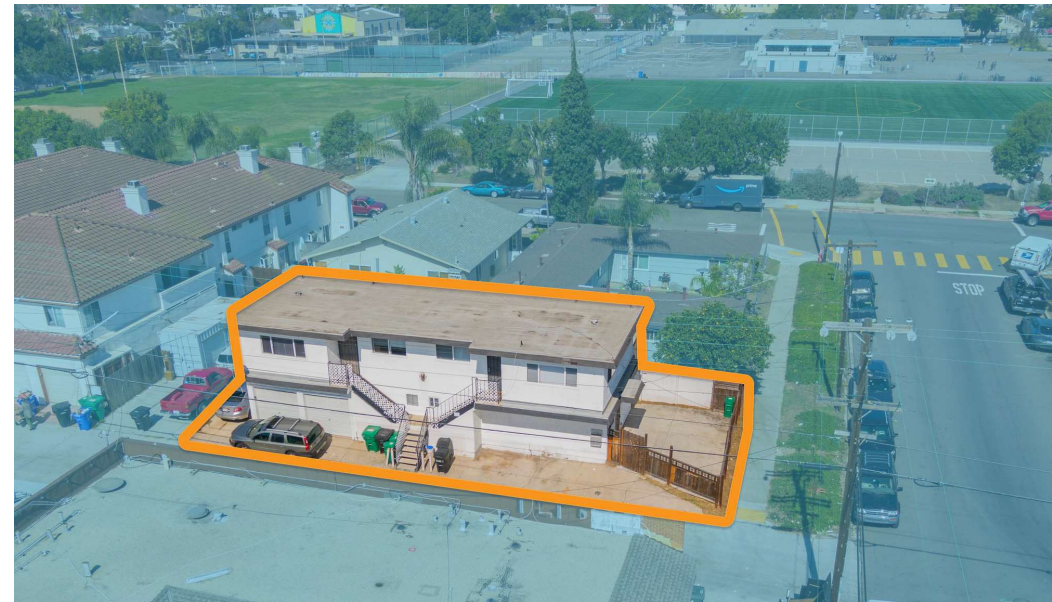
TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	5
FINANCIAL ANALYSIS	10
LEASE COMPARABLES	14
ADDITIONAL PHOTOS	18
DEMOGRAPHICS	25
ADVISOR BIOS	27

1

PROPERTY
INFORMATION





OFFERING SUMMARY

Sale Price:	\$1,700,000
Building Size:	1,952 SF
Lot Size:	2,490 SF
Number of Units:	3
Price / SF:	\$870.90
Cap Rate:	3.17%
NOI:	\$53,929
Year Built:	1973
Zoning:	RM-2-5
City:	San Diego
APN:	423-091-11-00

PROPERTY OVERVIEW

Lowest-Priced Triplex in Pacific Beach – Strong Income-Generating with ADU Potential!

Welcome to 4526 Haines St., San Diego, CA, a rare investment opportunity in a quiet, highly desirable section of Pacific Beach! This well-maintained triplex offers strong rental income with significant upside and future expansion potential.

Unit Breakdown:

Ground Floor: Spacious 2 bed, 1 bath unit

Second Floor: Two 1 bed, 1 bath units

Parking: Two single-car garages, convertible to an ADU for added income

Current Gross Income: \$91,200/year with room for increases

List Price: \$1,700,000

Perfect for investors, house-hackers, or multi-generational living, this property is positioned for long-term appreciation in one of San Diego's most sought-after coastal neighborhoods.

2

LOCATION INFORMATION

PROPERTY DESCRIPTION

4526 HAINES ST
MULTIFAMILY PROPERTY FOR SALE

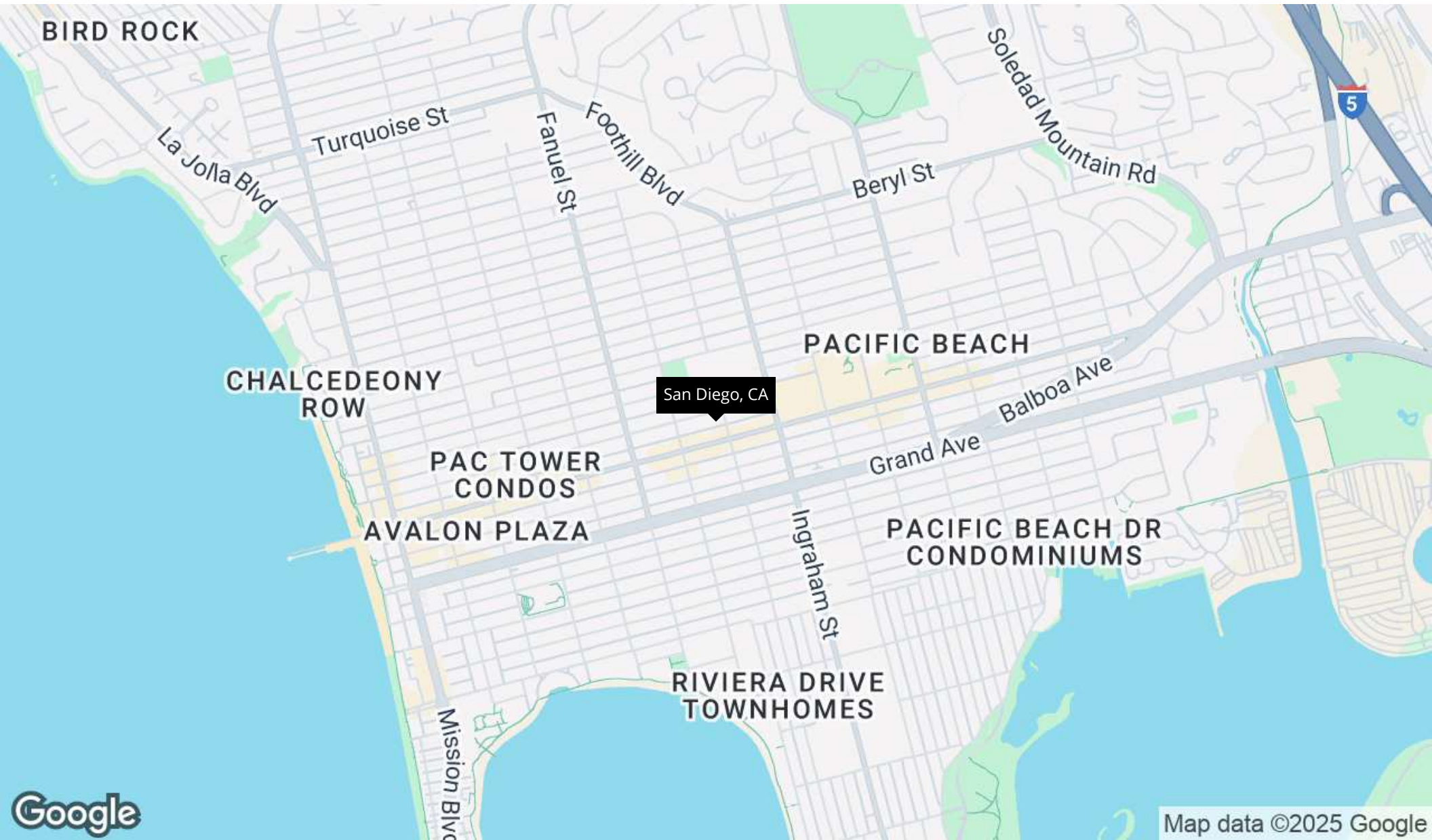


LOCATION DESCRIPTION

Discover the vibrant neighborhood surrounding this prime San Diego location, known for its blend of bustling urban energy and laid-back coastal charm. Situated in a thriving commercial district, the area is surrounded by a diverse array of dining, shopping, and entertainment options, perfectly catering to the needs of office professionals and employees. With its proximity to renowned attractions such as Mission Bay Park, the vibrant Pacific Beach boardwalk, and the dynamic Mission Beach community, the area offers a perfect balance of work and leisure. This sought-after locale presents an enticing opportunity for office building investors looking to capitalize on the allure of coastal California living while tapping into the thriving commercial real estate market.

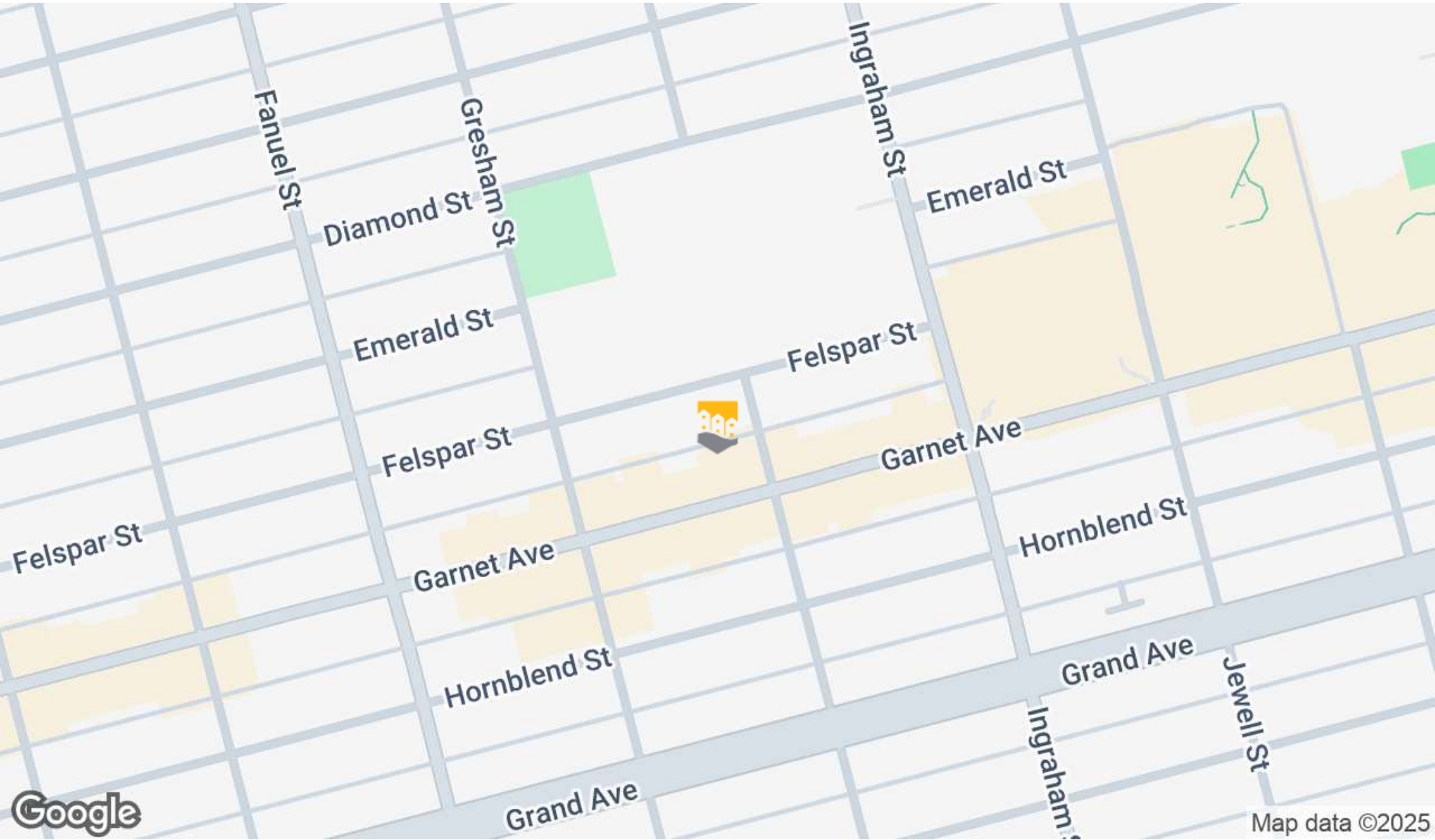
LOCATION DETAILS

Market	San Diego
Submarket	Pacific Beach



LOCATION MAP

4526 HAINES ST
MULTIFAMILY PROPERTY FOR SALE







3

FINANCIAL ANALYSIS



FINANCIAL SUMMARY

4526 HAINES ST
MULTIFAMILY PROPERTY FOR SALE

INVESTMENT OVERVIEW	CURRENT	PROPOSED
Price	\$1,700,000	\$1,700,000
Price per SF	\$871	\$871
Price per Unit	\$566,667	\$566,667
GRM	18.64	16.1
CAP Rate	3.17%	4%
Cash-on-Cash Return (yr 1)	0.08%	1.49%
Total Return (yr 1)	\$8,659	\$22,771
Debt Coverage Ratio	1.02	1.28

OPERATING DATA	CURRENT	PROPOSED
Gross Scheduled Income	\$91,200	\$105,600
Total Scheduled Income	\$91,200	\$105,600
Vacancy Cost	\$1,824	\$2,112
Gross Income	\$89,376	\$103,488
Operating Expenses	\$35,447	\$35,447
Net Operating Income	\$53,929	\$68,041
Pre-Tax Cash Flow	\$835	\$14,947

FINANCING DATA	CURRENT	PROPOSED
Down Payment	\$1,000,000	\$1,000,000
Loan Amount	\$700,000	\$700,000
Debt Service	\$53,094	\$53,094
Debt Service Monthly	\$4,424	\$4,424
Principal Reduction (yr 1)	\$7,824	\$7,824

INCOME & EXPENSES

4526 HAINES ST
MULTIFAMILY PROPERTY FOR SALE

INCOME SUMMARY	CURRENT	PROPOSED
Vacancy Cost	(\$1,824)	(\$2,112)
GROSS INCOME	\$89,376	\$103,488
EXPENSES SUMMARY	CURRENT	PROPOSED
Gas & Electric	\$275	\$275
Water & Sewer	\$1,740	\$1,740
Landscaping	\$600	\$600
Trash Removal	\$0	\$0
Pest Control	\$450	\$450
Maintenance	\$3,000	\$3,000
Management (Off Site)	\$5,472	\$5,472
Insurance	\$3,000	\$3,000
Taxes	\$20,910	\$20,910
OPERATING EXPENSES	\$35,447	\$35,447
NET OPERATING INCOME	\$53,929	\$68,041

UNIT MIX SUMMARY

4526 HAINES ST
MULTIFAMILY PROPERTY FOR SALE

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	RENT	MARKET RENT
1Bd 1Ba	1	1	2	66.70%	\$2,200	\$2,600
2Bd 1Ba	2	1	1	33.30%	\$3,200	\$3,600
TOTALS/AVERAGES			3	100%	\$2,533	\$2,933

4

LEASE
COMPARABLES



LEASE COMPS

4526 HAINES ST
MULTIFAMILY PROPERTY FOR SALE



4526 HAINES ST

San Diego, CA 92109

Lease Term: Negotiable No. Units: 3

Rent: \$2,200 - \$3,200

Size: 1Bd 1Ba - 2Bd 1Ba



4445 FANUEL ST

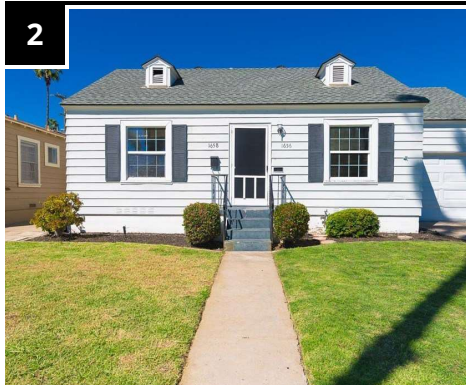
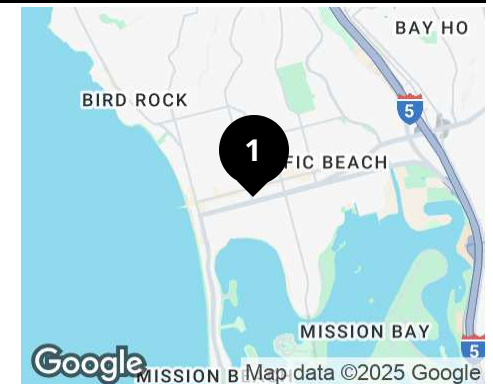
San Diego, CA 92109

Rent: \$3,100

SQFT: 770

Size: 2Bd 1Ba

Price/Sqft: \$4.03



1656 MISSOURI ST

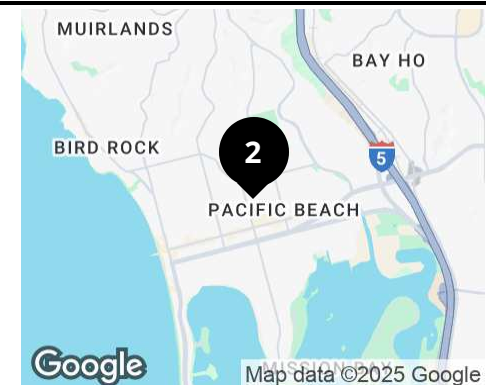
San Diego, CA 92109

Rent: \$5,500

SQFT: 760

Size: 2Bd 1Ba

Price/Sqft: \$7.24



LEASE COMPS

4526 HAINES ST
MULTIFAMILY PROPERTY FOR SALE



3

1645 EMERALD ST
San Diego, CA 92109

Rent: \$2,300

SQFT: 650

Size: 1Bd 1Ba

Price/Sqft: \$3.54



4

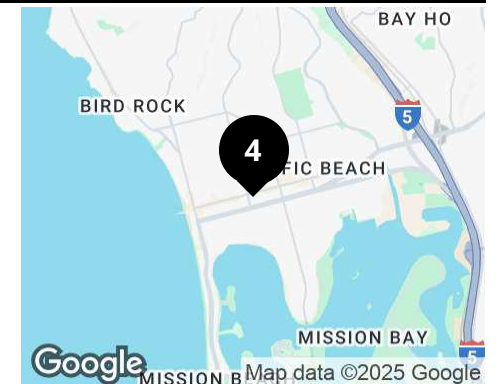
1332 HORNBLEND ST
San Diego, CA 92109

Rent: \$2,250

SQFT: 400

Size: 1Bd 1Ba

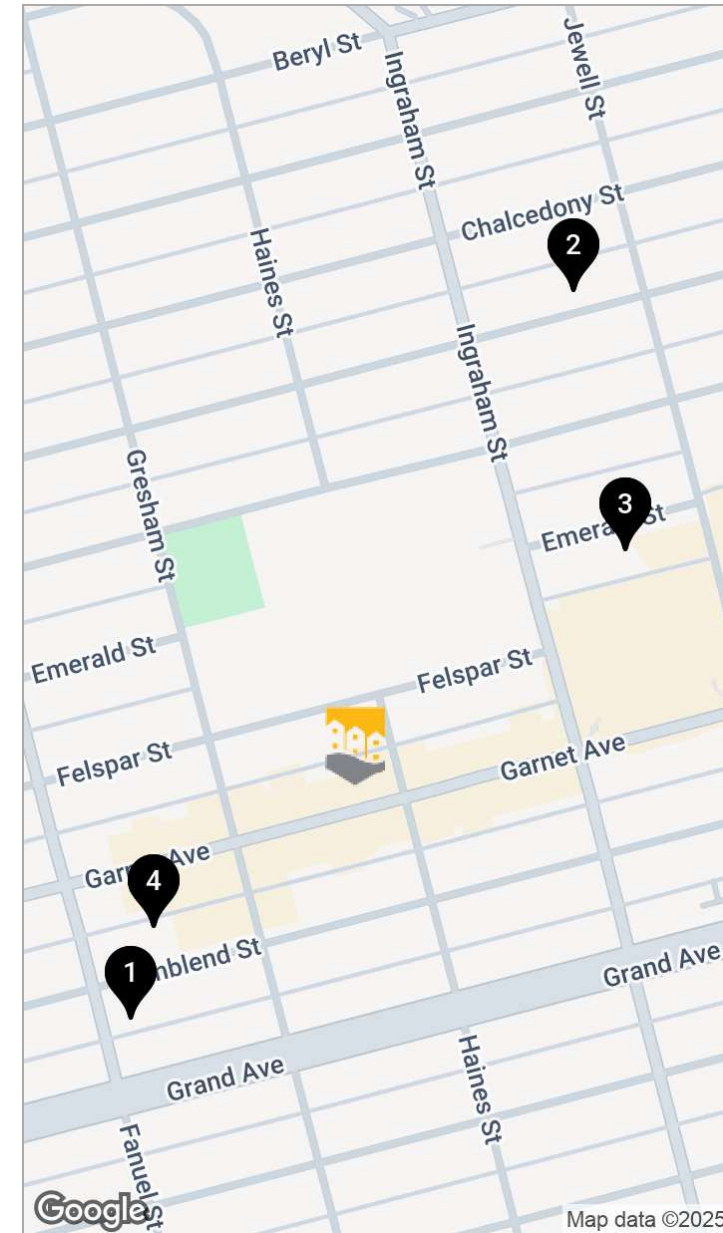
Price/Sqft: \$5.63

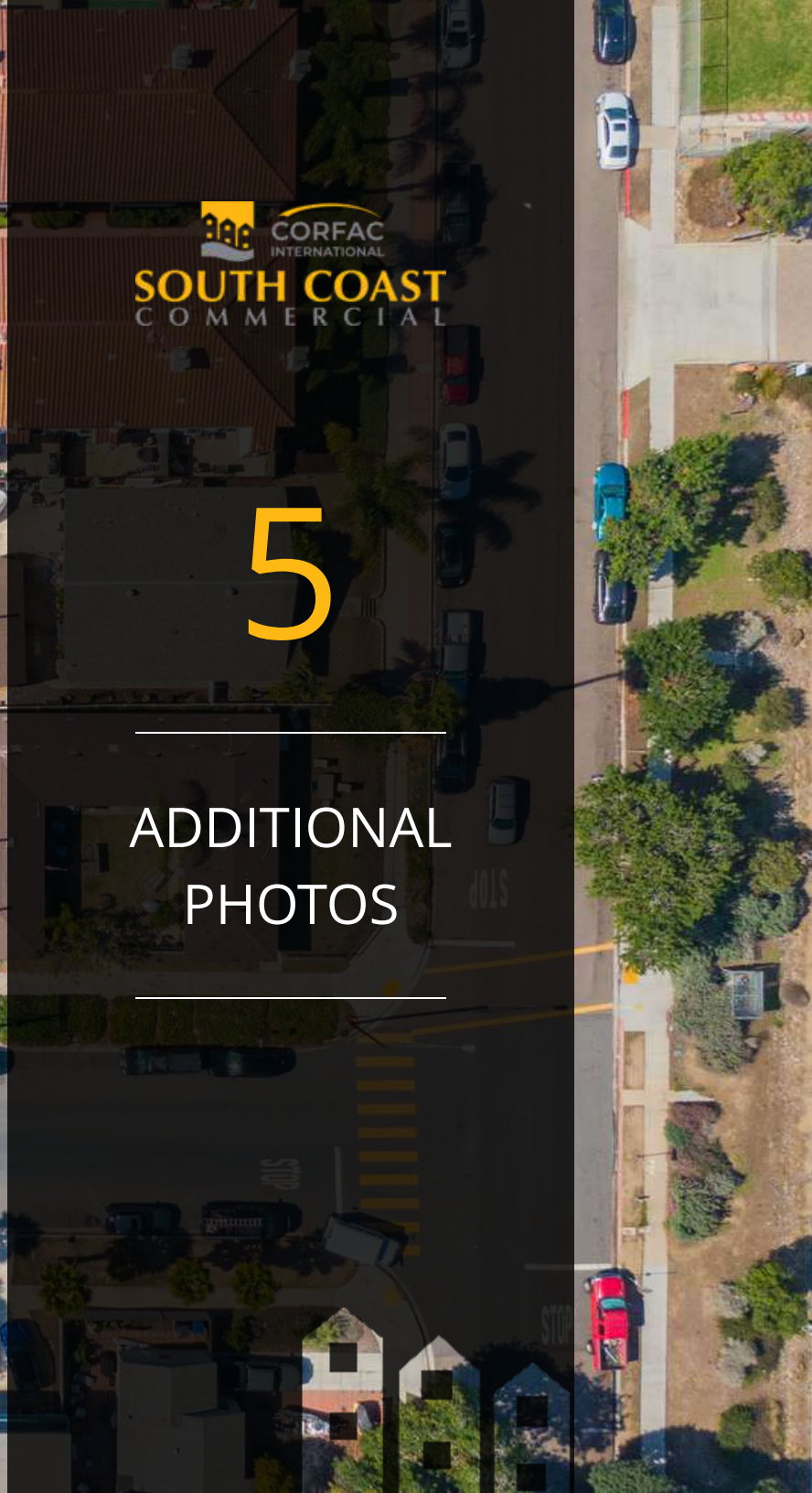
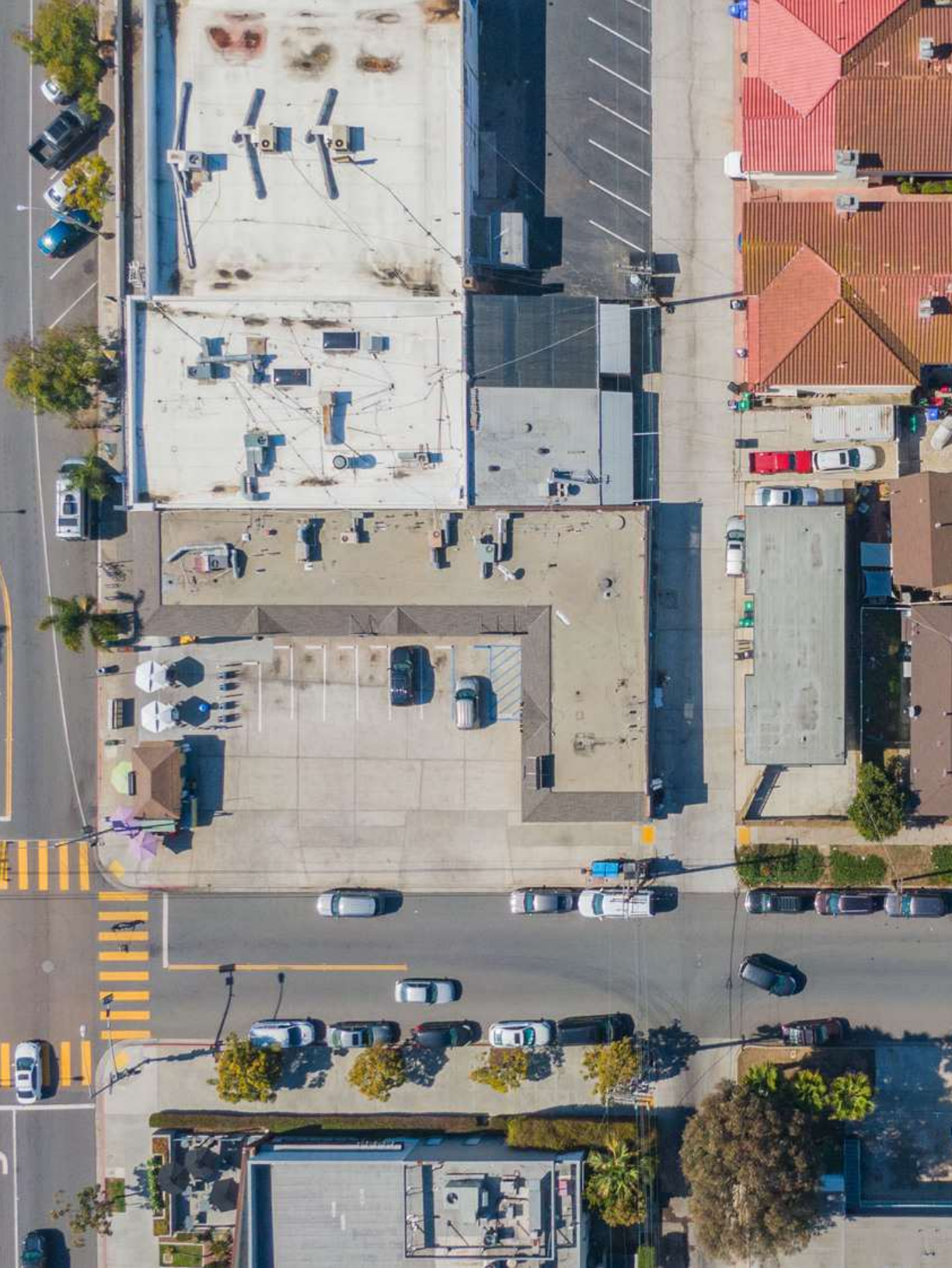


LEASE COMPS MAP & SUMMARY

4526 HAINES ST
MULTIFAMILY PROPERTY FOR SALE

	NAME/ADDRESS	RENT	SIZE	SQFT	\$/SQFT
★	4526 Haines St San Diego, CA	\$2,200 - \$3,200	1Bd 1Ba - 2Bd 1Ba	--	--
1	4445 Fanuel St San Diego, CA	\$3,100	2Bd 1Ba	770	\$4.03
2	1656 Missouri St San Diego, CA	\$5,500	2Bd 1Ba	760	\$7.24
3	1645 Emerald St San Diego, CA	\$2,300	1Bd 1Ba	650	\$3.54
4	1332 Hornblend St San Diego, CA	\$2,250	1Bd 1Ba	400	\$5.63





 CORFAC
INTERNATIONAL
SOUTH COAST
COMMERCIAL

5

ADDITIONAL
PHOTOS







ADDITIONAL PHOTOS

4526 HAINES ST
MULTIFAMILY PROPERTY FOR SALE



ADDITIONAL PHOTOS

4526 HAINES ST
MULTIFAMILY PROPERTY FOR SALE



ADDITIONAL PHOTOS

4526 HAINES ST
MULTIFAMILY PROPERTY FOR SALE





ADDITIONAL PHOTOS

4526 HAINES ST
MULTIFAMILY PROPERTY FOR SALE



6

DEMOGRAPHICS

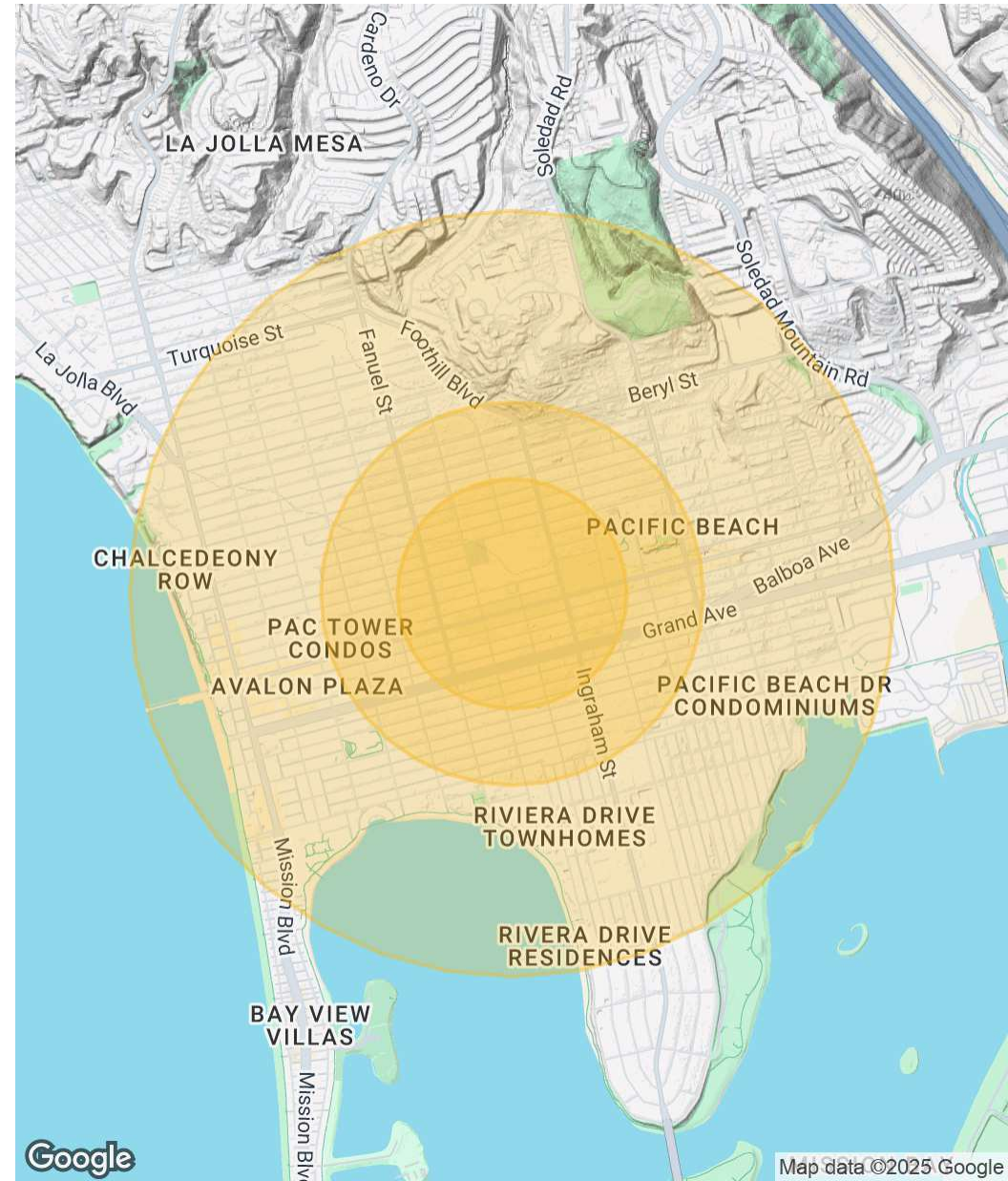
DEMOGRAPHICS MAP & REPORT

4526 HAINES ST
MULTIFAMILY PROPERTY FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,392	10,365	31,804
Average Age	36	37	38
Average Age (Male)	37	37	38
Average Age (Female)	35	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,783	5,431	16,409
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$131,637	\$131,985	\$142,825
Average House Value	\$1,178,652	\$1,167,670	\$1,281,278

Demographics data derived from AlphaMap



Map data ©2025 Google

7

ADVISOR BIOS



COLIN DARVILLE

Associate

darville@scc1031.com

Direct: **858.302.5247**

CalDRE #02108003

PROFESSIONAL BACKGROUND

Colin Darville (DRE# 02108003) is a Real Estate Agent specializing in the acquisition and disposition of Multi-Family product. Colin has helped clients Buy/Sell and 1031 exchange throughout and outside of San Diego County.

Colin has always had an affinity towards Investments starting at 18 years old when he attended his first shareholder meeting for a Santa Barbara based energy company. While working at an Engineering firm running the day to day operations and overlooking several employees of the small business Colin learned the care and energy that must go into satisfying customers needs while solving bottlenecks, managing cash-flow and following strict governmental guidelines for the sensitive nature of the products involved. Colin pursued his passion for all things finance by underwriting publicly traded businesses and staying aware of macroeconomic trends for his personal portfolio on his time off.

Colin's natural progression led him to Multi-Family Real Estate because of its scarcity, tax benefits and importance of housing in one of the safest and most rapidly appreciating markets in the world: San Diego. Colin strives to help clients with their specific wants and needs and believes in treating each and every person with the utmost integrity.

South Coast Commercial

3405 Kenyon St #411
San Diego, CA 92110
619.226.6011