

Five Units on Logan

3643-49 Logan Avenue | San Diego, CA 92113



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New 2023
Construction Triplex



New 2023
Construction Triplex



New 2023
Construction Triplex



New Construction Living Room



New Construction Kitchen



New Construction Bathroom



Owned Solar



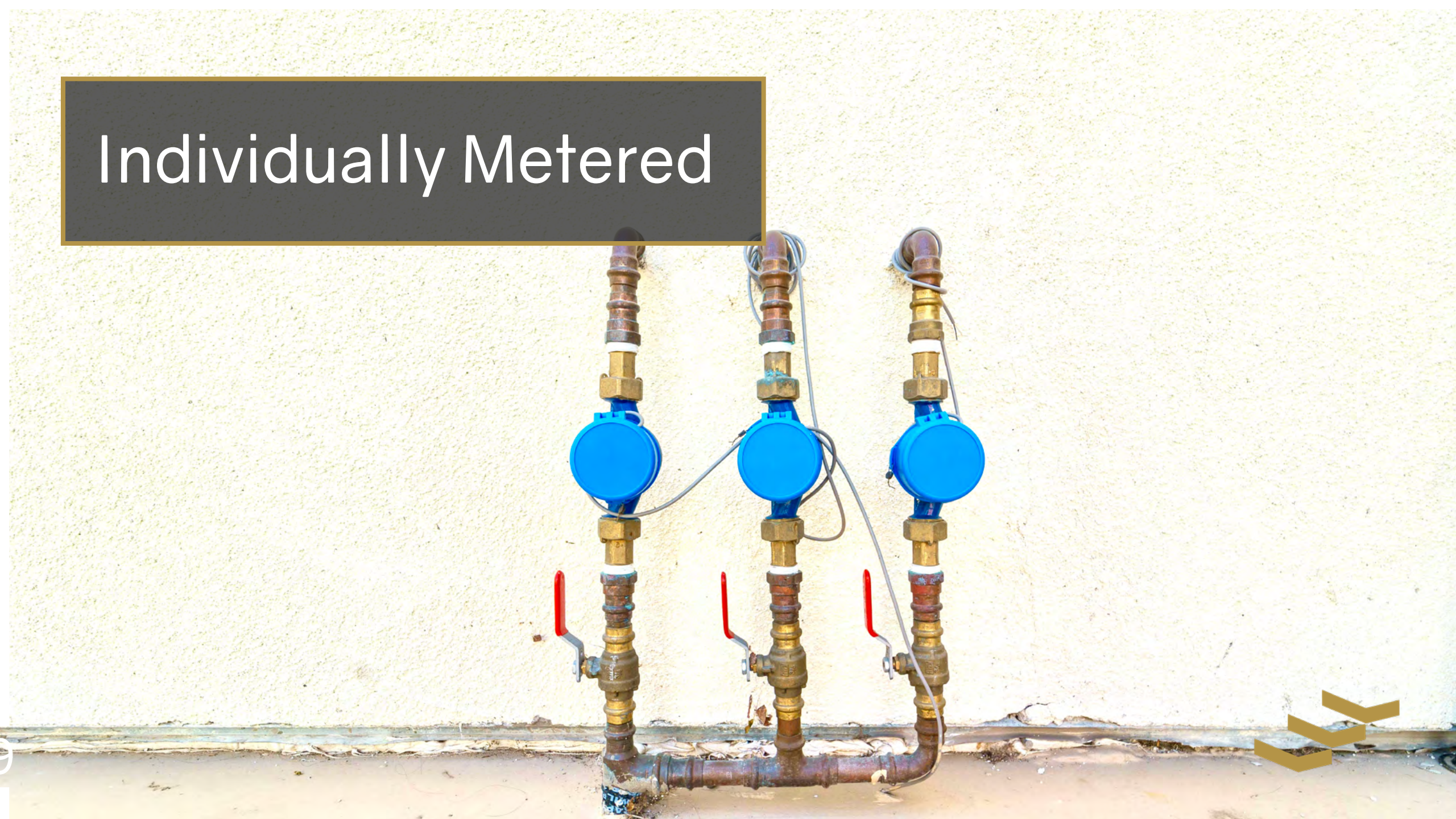
Modern Electrical



On-Site Laundry



Individually Metered



Value-Add Duplex
3Bd/1Ba & 1Bd/1Ba



Value-Add Duplex
3Bd/1Ba & 1Bd/1Ba



3643-49 Logan Ave Investment Overview

Presenting **3643-49 Logan Avenue**, a multifamily investment gem comprising five units within a newly constructed building on a 6,956 square foot lot. With a favorable 6.1% CAP rate and a low down payment financing option, this property offers an accessible entry point and promising returns for investors.

The newly built structure is designed for modern living, featuring separately metered utilities, solar panels, and a detached laundry facility to minimize operational costs and maximize profitability. Notably, the new construction units are exempt from AB 1482 Rent Control Restrictions for the next 15 years.

Each unit is thoughtfully equipped with practical amenities such as stainless steel appliances, mini-split A/C units, and individual water heaters, all within a secure gated complex. Additionally, two original units present opportunities for further value optimization, providing a diverse mix of rental income streams.

Strategically located on Logan Avenue, this property offers both stability and growth potential in a desirable market. With its attractive cap rate and financing options tailored for a low down payment, 3643-49 Logan Avenue presents an enticing opportunity for investors seeking to expand their multifamily portfolio



3643-49 Logan Ave Financial Summary

PRICE **\$1,750,000**

BUILDING SF **3,520 SF +/-**

LAND SF **6,956 SF +/-**

YEAR BUILT **1958 & 2023**

YEAR RENOVATED **2023**

NOI (CURRENT) **\$108,925**

CAP RATE (CURRENT) **6.1%**

NOI (PROJ.) **\$121,273**

CAP RATE (PROJ.) **6.8%**

Investment Summary

OWNERSHIP TYPE	FEE SIMPLE
PRICE PSF	\$509.94
PRICE PER UNIT	\$359,000
OCCUPANCY	100%
GRM (CURRENT)	11.9
GRM (MARKET)	11.0
APN	550-092-07-00

Unit Summary

UNIT MIX	# OF UNITS	CURRENT RENT	MONTHLY INCOME	MARKET RENT	MARKET INCOME	NOTES
3 BD / 1 BA	2	\$3,100	\$6,200	\$3,100	\$6,200	NEW CONSTRUCTION
3 BD / 1 BA	1	\$2,600	\$2,600	\$2,700	\$2,700	EXISTING
1 BD / 1 BA	1	\$1,600	\$1,600	\$1,850	\$1,850	NEW CONSTRUCTION
1 BD / 1 BA	1	\$1,700	\$1,700	\$2,200	\$2,200	EXISTING
LAUNDRY + SOLAR	-	-	\$450	-	\$650	-
TOTAL / AVERAGES	5	\$2,420	\$12,550	\$2,590	\$13,600	-

Proposed Financing

LOAN TYPE	30 YR. AMORTIZED
DOWNPAYMENT	\$600,000
LOAN AMOUNT	\$1,195,000
INTEREST RATE	6.25%
ANNUAL DEBT SERVICE	\$88,294
LOAN TO VALUE	67%



3643-49 Logan Ave Area Demographics

PRICE **\$1,795,000**

BUILDING SF **3,520 SF +/-**

LAND SF **6,956 SF +/-**

YEAR BUILT **1958 & 2023**

YEAR RENOVATED **2023**

NOI (CURRENT) **\$110,989**

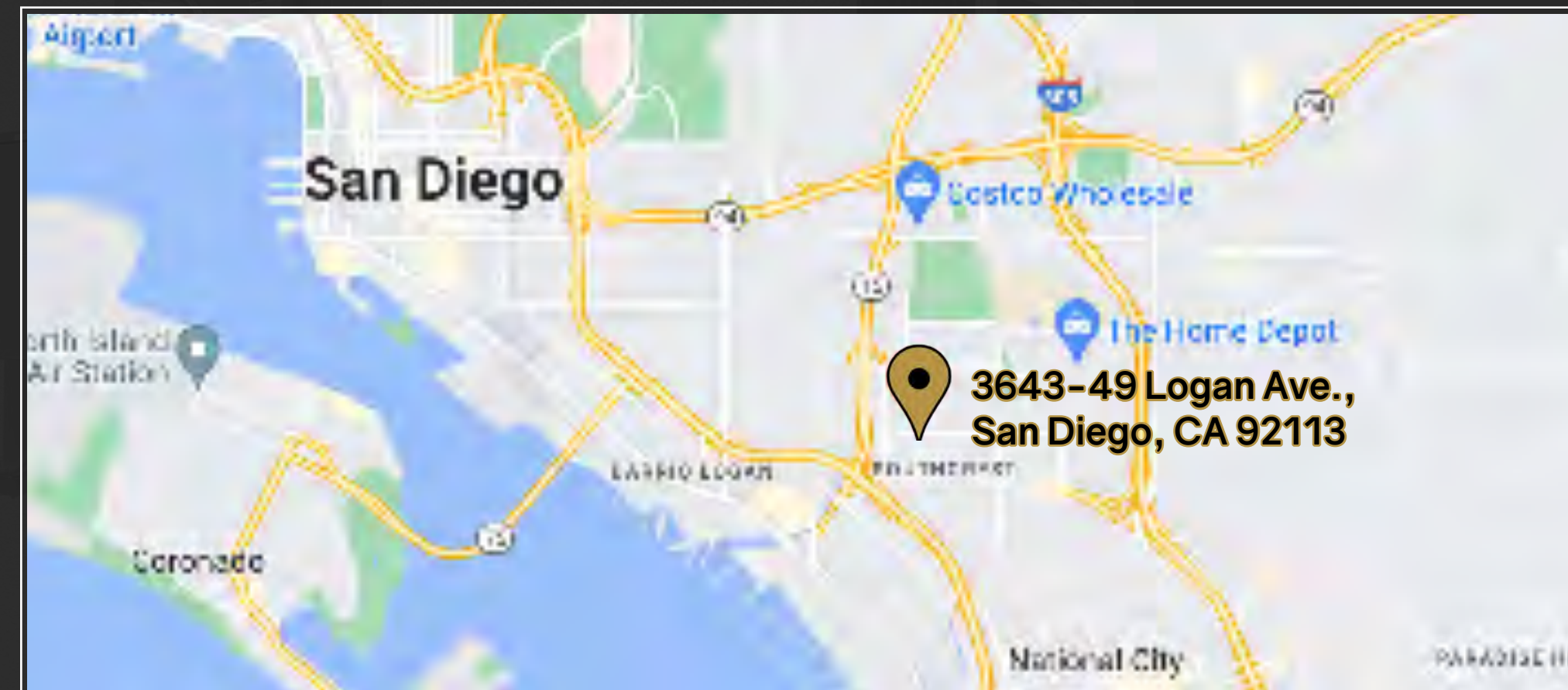
CAP RATE (CURRENT) **6.3%**

NOI (PROJ.) **\$125,219**

CAP RATE (PROJ.) **7.2%**

Surrounding Area

	1-MILE	3-MILE	5-MILE
POPULATION (2020)	39,317	213,629	517,675
PROJECTED POPULATION (2025)	43,536	225,347	517,193
AVERAGE HOUSEHOLD SIZE	3.43	2.50	2.59
AVERAGE HOUSEHOLD INCOME	\$52,269	\$90,376	\$82,366
MEDIAN AGE	30	33	33



[CLICK TO VIEW IN GOOGLE MAPS](#)



\$623,187
MEDIAN HOME VALUE



78,327
HOUSEHOLDS



\$49,651
AVG HH INCOME



3643-49 Logan Ave Location Highlights

Its one of San Diego's most historic neighborhoods, enjoying a central location convenient to many of the city's best loved amenities and attractions. Adjacent to Naval Base San Diego and right at the foot of the Coronado Bridge, Logan Heights is an excellent location for military personnel or civilian military employees.

While the community is almost entirely residential, folks have easy access to small grocery stores scattered around the neighborhood as well as the many shops and cafes lining Imperial Avenue on the north side. Numerous schools at the center of the neighborhood (around Memorial Park) make it easy for students to walk to class quickly and safely.



56+

RESTAURANTS, BARS & CAFÉS



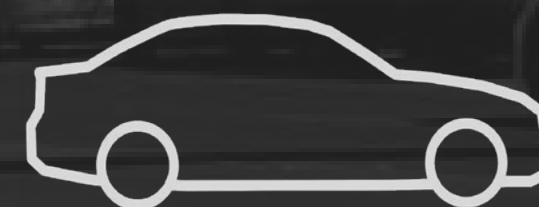
23+

SHOPS & GALLERIES



513k+

POPULATION (5-MILE RADIUS)



Path of Progress Location in One San Diego's Premier Hubs for Art & Culture. Recent Renovations Have Been Completed in a Majority of the Units Offering Lower Future Maintenance and the Ability to Capture Market Rents.

Neighborhood Layout is Very Conducive for Carless Travel Featuring an 88 Walk Score. Walkable to Numerous Trendy Restaurants, Craft Breweries, and Shops in the Barrio Logan Cultural District (See [Local Attractions Page](#)).

Situated Minutes Outside of Downtown San Diego and the Coronado Naval Base. Property also Offers Convenient Access to Growing Business Centers such as UTC and Mission Valley to the North & National City to the South via the CA I-5 Freeway.



LOCAL ATTRACTIONS



Barrio Dogg Restaurant

arts-rec Skate Shop

Sew Loka Retail

Chicano Park

Thorn Brewing

Border X Brewing

Hayes Burger

Mujeres Brew House

iSalud! Restaurant

Por Vida Cafe



3643-49 Logan Ave Location Highlights



Subject Aerial

SQUARE FOOTAGE
3,520 SQ. FT. +/-

LOT SIZE
6,956 SQ. FT. +/-



Coronado Island

Sherman Heights

Downtown San Diego

Barrio Logan



**Emerson
Elementary School**



**Mountain View
Middle School**



S37th St

Logan Ave

Confidentiality & Disclaimers

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT STARKER WEST INC. FOR MORE DETAILS.

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