

# 3738-3740 Van Dyke Ave



## OFFERING MEMORANDUM

NORTHMARQ SAN DIEGO 12230 EL CAMINO REAL #200, SAN DIEGO CA 92130



**3738-3740 Van Dyke Ave** ✨  
San Diego, CA 92105



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**3738-3740 Van Dyke Ave** ✨

San Diego, CA 92105



# THE ASSET





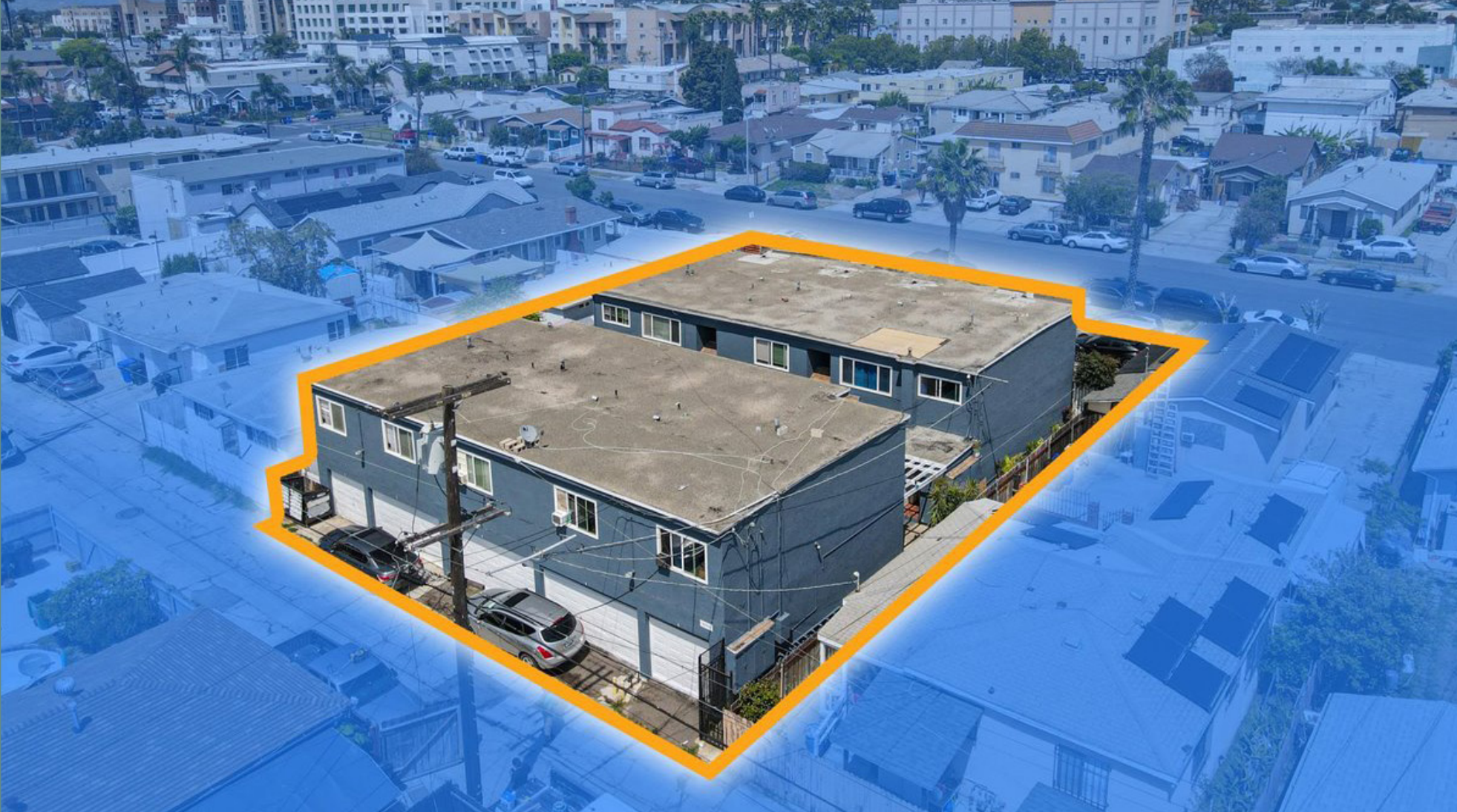


# The Offering

*3738-3740 Van Dyke Avenue*

**3738-3740 Van Dyke Avenue** is an 11-unit apartment complex that consists of 7,584 rentable square feet situated on a 10,497 square foot lot with ample parking. The unit mix consists of six well laid out 2 Bedroom / 1 Bathroom units and five spacious 1 Bedroom / 1 Bathroom units. The property was built in 1980 and features three double car and two single car garages, common laundry facilities, and plenty of parking in the front. The property has been well-maintained and seven of the units have been remodeled. There is 2.98% assumable debt available due in December 2025.





The property is located on a quiet residential street. This property is located a few hundred feet from the shopping and transit on University Avenue and blocks from the new retail center in Fairmount Village with El Super, Starbucks, Chase and Wells Fargo banks, as well as numerous restaurants. The City Heights Library and new Police Station are nearby.

Socially and economically, Central San Diego has a high concentration of businesses

and households. Businesses tend to be smaller and wider spread than to the north and east. Like other urban mesa neighborhoods north of Balboa Park, Central San Diego has a high rate of pedestrian activity, relative to the rest of San Diego. Central San Diego is located next to many of the major highways with close access to the coast, beaches, business districts, downtown, and Mexico.











**CORONADO  
BRIDGE**

**DOWNTOWN  
SAN DIEGO**





## LOCATION DESCRIPTION

# San Diego & Surrounding Submarkets

The property is located on a main thoroughfare in Fairmount Village. This property is located a few hundred feet from the shopping and transit on University Avenue and blocks from the new retail center in Fairmount Village with El Super, Starbucks, Chase and Wells Fargo banks, as well as numerous restaurants. The City Heights Library and new Police Station are nearby. There is easy access to the 15 freeway.

Socially and economically, Central San Diego has a high concentration of businesses and households. Businesses tend to be smaller and wider spread than to the north and east. Like other urban mesa neighborhoods north of Balboa Park, Central San Diego has a high rate of pedestrian activity, relative to the rest of San Diego. Central San Diego is located next to many of the major highways with close access to the coast, beaches, business districts, downtown, and Mexico.

*Central San Diego is a high demand rental market and attracts a diverse and vibrant community.*

## CENTRAL SAN DIEGO NEIGHBORHOOD QUICK FACTS



**141K**

POPULATION  
WITHIN 2 MILES



**46K**

HOUSEHOLDS  
WITHIN 2 MILES



**61%**

RENTER-OCCUPIED  
UNITS WITHIN 5 MILES



**\$52K**

MEDIAN HOUSEHOLD  
INCOME WITHIN 2 MILES



**\$480K**

MEDIAN HOUSING UNIT  
VALUE WITHIN 2 MILES



**3.5%\***

CITY UNEMPLOYMENT RATE  
\*PRELIMINARY FOR JUNE 2023



**3738-3740 Van Dyke Ave** ✨

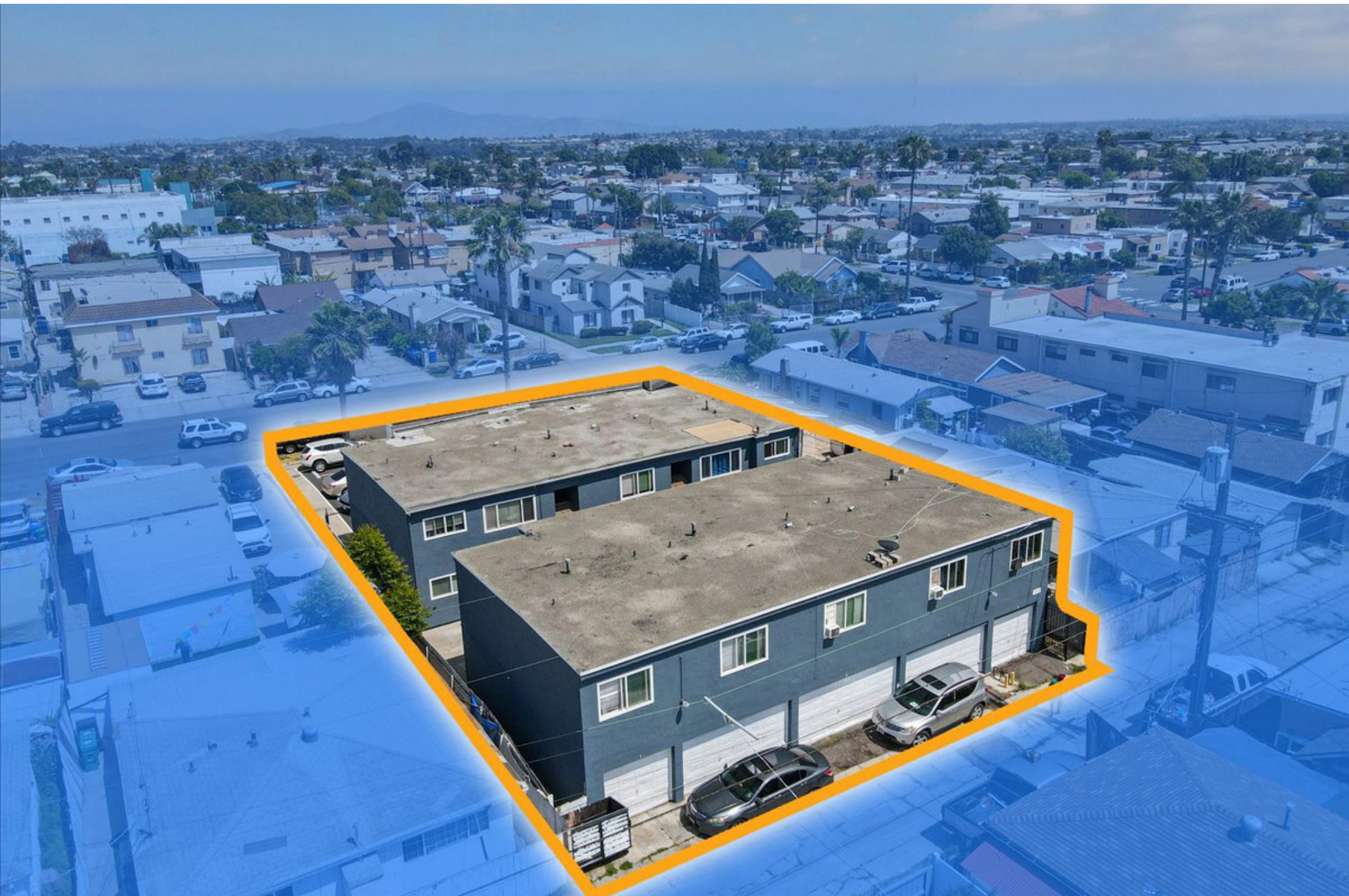
San Diego, CA 92105





# FINANCIAL ANALYSIS







UNITS	ADDRESS	CITY	ZIP
11	3738-3740 Van Dyke Avenue	San Diego	92105

PRICE	GRM		CAP RATE		\$/UNIT
	CURRENT	MARKET	CURRENT	MARKET	
\$2,995,000	12.0	9.0	5.15%	7.87%	\$272,273

\$/SF (APPROX.)	GROSS SF (APPROX)	PARCEL SIZE (APPROX.)	YEAR BUILT (APPROX.)
\$394.91	7,584	10,497	1980

INCOME DETAIL			
# UNITS	TYPE	RENT	TOTAL
<b>Estimated Actual Average Rents</b>			
6	2BR/1BA	\$2,029	\$12,174
5	1Br/1Ba	\$1,650	\$8,250
3	Garages	\$0	\$0
2	Garages	\$0	\$0
	Laundry Income		\$402
<b>Total Monthly Income</b>			<b>\$20,826</b>

Estimated Market Rents			
# UNITS	TYPE	RENT	TOTAL
6	2BR/1BA	\$2,195	\$13,170
5	1Br/1Ba	\$1,895	\$9,475
3	ADUs	\$1,595	\$4,785
	Laundry Income		\$402
<b>Total Monthly Income</b>			<b>\$27,832</b>

**ESTIMATED ANNUAL OPERATING PROFORMA**

	Actual	Market
Gross Scheduled Income	\$249,912	\$333,984
Less: Vacancy Factor	3% \$7,497	\$10,020
Gross Operating Income	\$242,415	\$323,964
Less: Expenses	35% \$88,259	\$88,259
Net Operating Income	\$154,156	\$235,705
Less: 1st TD Payments	(\$123,390)	(\$123,390)
Pre-Tax Cash Flow	\$30,766	\$112,316
Cash On Cash Return	2.3%	8.5%
Principal Reduction	\$19,569	\$19,569
Total Potential Return (End of Year One)	4%	10%

**ESTIMATED ANNUAL OPERATING EXPENSES**

Advertising	\$0	Management (Off Site)	\$12,496
Elevator	\$0	Management (On Site)	\$0
SDGE	\$5,539	Licenses & Fees	\$156
Water & Sewer	\$12,483	Miscellaneous	\$0
Landscaping	\$1,320	Reserves	\$0
Trash Removal	\$4,404	Pool	\$0
Pest Control	\$1,228	Insurance	\$4,010
Maintenance	\$9,785	Taxes	\$36,839

**Total Annual Operating Expenses (estimated): \$87,880**

**Expenses Per: Unit \$7,989**  
**% of Actual GSI 36%**

**FINANCING SUMMARY**

<b>Downpayment:</b>	<b>\$1,325,000</b>
	<b>44%</b>
<b>Interest Rate:</b>	<b>6.250%</b>
<b>Amortized over:</b>	<b>30</b>
	<b>Years</b>
<b>Proposed Loan Amount:</b>	<b>\$1,670,000</b>
<b>Debt Coverage Ratio:</b>	
Current:	1.25
Market:	1.91



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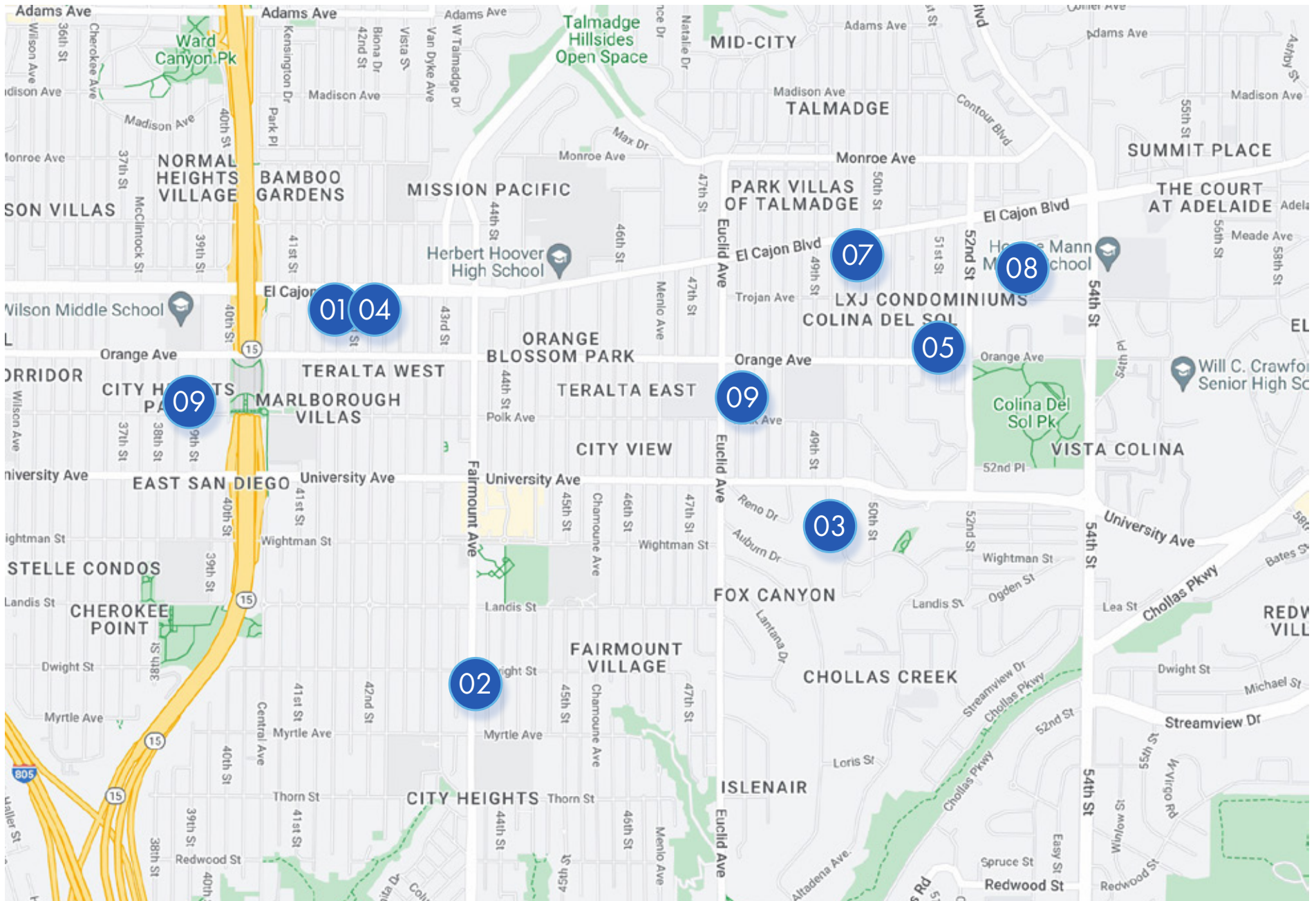
# MARKET COMPARABLES



# Sale Comparables

#	Address	Built	Units	Price	Pr./Unit	Pr./SF	Cap	Sq. Ft.	Sold
1	4264 42ND ST	1969	7	\$1,775,000	\$253,571	\$353.87	4.51%	5,016 SF	MARCH 24
2	3565-3579 FAIRMOUNT AVE - FAIRMOUNT COTTAGES	1927	6	\$1,495,000	\$249,167	\$362.34	4.90%	4,126 SF	JAN 24
3	3826 WINONA AVE	1961	6	\$1,670,000	\$278,333	\$648.29	5.10%	2,576 SF	JAN 24
4	4263 42ND ST	1967	8	\$1,765,000	\$220,625	\$337.73	4.50%	5,226 SF	DEC 23
5	4201 51 ST ST	1986	23	\$5,250,000	\$228,261	\$464.44	5.25%	11,304 SF	NOV 23
6	4144-4152 N 48TH ST	1991	8	\$2,500,000	\$312,500	\$372.52	4.99%	6,711 SF	OCT 23
7	4364 50TH ST	1987	9	\$2,350,000	\$261,111	\$522.22	5.08%	4,500 SF	OCT 23
8	4330 53RD ST - 4330 53RD APARTMENTS	1972	22	\$5,835,000	\$265,227	\$380.01	4.79%	15,355 SF	JULY 23
9	4114 39TH ST	1941	5	\$1,350,000	\$270,000	\$442.62	-	3,050 SF	DEC 23



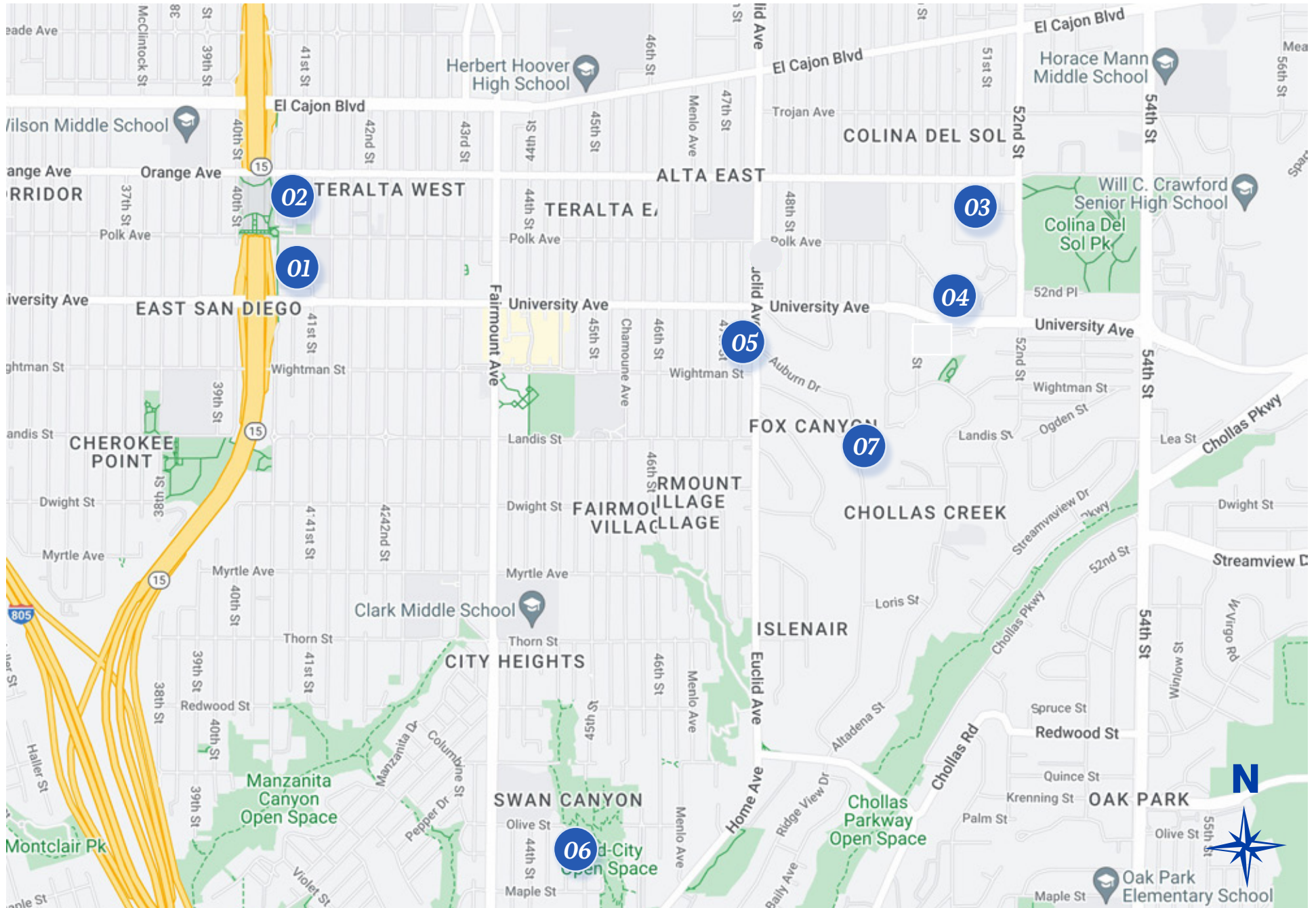


# Rent Comparables



#	ADDRESS	SUBMARKET	UNITS	YEAR BUILT	STUDIO	1 BEDROOM	2/1
1	CENTRAL CHALET 4141-49 Central Ave San Diego, CA 92105	City Heights	17	1969	\$1,699	\$1,899	\$2,199
2	4161 CENTRAL AVE San Diego, CA 92105	Teralta West	4	1950			\$2,295
3	4150 41 ST STREET San Diego, CA 92105	Teralta West	14	1970		\$1,995	\$2,095
4	PACIFIC COVE 4025 Oakcrest Drive San Diego, CA 92105	Colina Del Sol	81	1988	\$1,550	\$1,824	\$2,299
5	3834 EUCLID AVE San Diego, CA 92105	Fairmount Village	6	1953			\$2,300
6	HIGHLAND APARTMENTS 2707 Highland Ave San Diego, CA 92105	Swan Canyon	24	1985		\$1,799	
7	AUBURN APARTMENTS 4968 Auburn Drive San Diego, CA 92105	Fox Canyon	45	1986			\$2,099
<b>Averages</b>					<b>\$1,723</b>	<b>\$1,928</b>	<b>\$2,197</b>







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