



BASSWOOD BEACH HOMES

786 BASSWOOD AVENUE / IMPERIAL BEACH, CA 91932



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BASSWOOD BEACH HOMES



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I | PROPERTY INFORMATION

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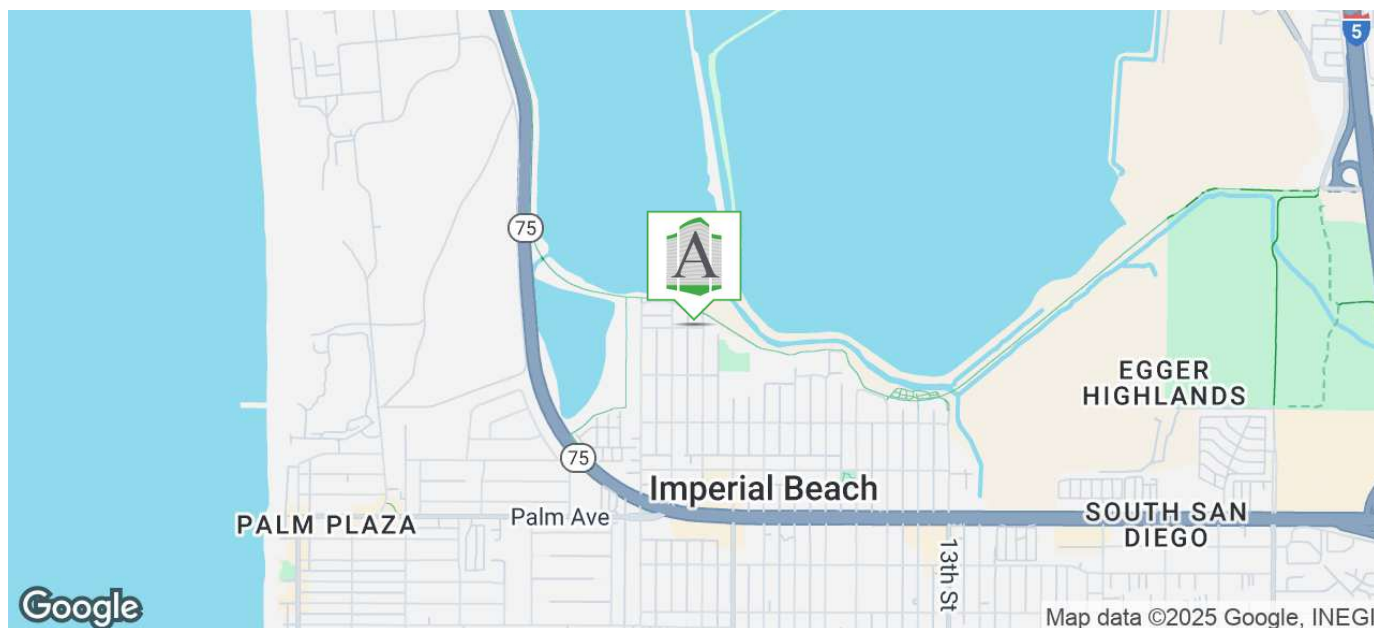
EXECUTIVE SUMMARY

BASSWOOD BEACH HOMES



OFFERING SUMMARY

Sale Price:	\$3,550,000
Number Of Units:	8
Price / Unit:	\$443,750
Price / SF:	\$558.18
Cap Rate/Market:	4.82% / 5.57%
Building Size:	6,360
Lot Size:	8,724 SF / 0.2 Acres
Year Built/Renovated:	1973 /2019



INVESTMENT OVERVIEW

BASSWOOD BEACH HOMES



PROPERTY OVERVIEW

Basswood Beach Apartments are ideally situated at the north end of Imperial Beach, offering direct access to the Silver Strand and Bayshore Bikeway with stunning views overlooking the San Diego National Wildlife Refuge. Nestled in a quiet, beach-town neighborhood with abundant street parking, the property provides a peaceful yet convenient coastal living experience.

The community consists of two-bedroom, one-bath units, each featuring in-unit washers and dryers. Originally built in 1973, Basswood Beach Apartments underwent an extensive renovation in 2019, including fully upgraded interiors, a refreshed exterior, a new roof, and upgraded electrical panels. The turnkey units showcase high-end finishes, modern fixtures, and premium appliances, making this an exceptional investment opportunity for those seeking a low-maintenance, pride-of-ownership asset with strong cash flow potential.

The prime location enhances walkability, with convenient retail options along Palm Avenue, less than half a mile away. Nearby businesses include Grocery Outlet, Starbucks, CVS, Dollar Tree, and Five Guys Burgers, among others. Additionally, the property is just minutes from Seacoast Drive, where residents can enjoy beachfront dining, lively bars, and the weekly farmers' market.

INVESTMENT HIGHLIGHTS

BASSWOOD BEACH HOMES



PROPERTY HIGHLIGHTS

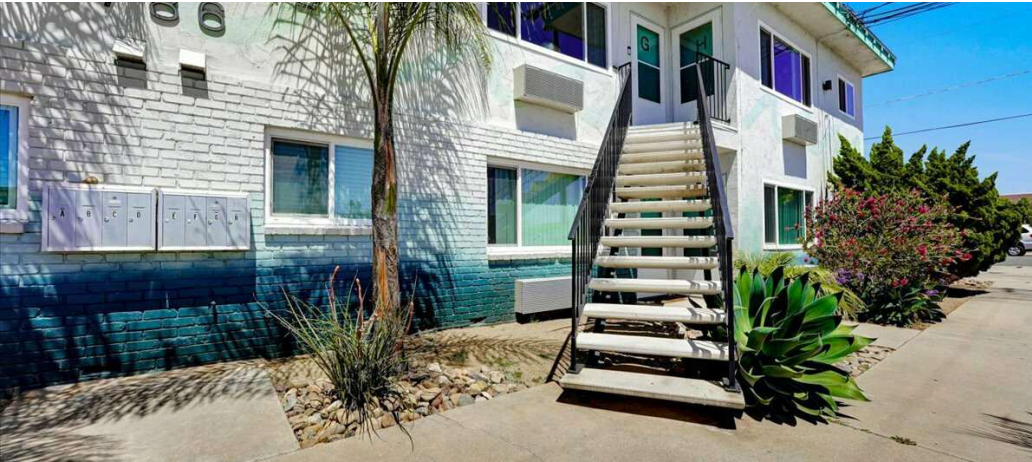
- 8 fully renovated two-bedroom, one-bath units
- Half a block from the Bayshore Bikeway, providing direct access to Coronado and Downtown San Diego
- In-unit washers and dryers for tenant convenience
- Desirable north Imperial Beach location on a quiet residential street
- Strong renter demand from the nearby Navy Base
- Walking distance to CVS, Grocery Outlet, Starbucks, Dollar Tree, and other retail and dining options
- Fully renovated unit interiors featuring high-end finishes and thoughtful design
- Over \$450,000 invested in renovations and capital expenditures
- Low-maintenance landscaping for reduced upkeep costs
- Rapidly improving submarket with new commercial projects and business openings
- Turn-key property with recent upgrades to major building systems
- 3.96% assumable Chase loan, fixed until November 2026





AMENITIES

BASSWOOD BEACH HOMES



PROPERTY AMENITIES

- 11 Surface parking spaces
- Custom branding – Unique identity with a modern touch
- Newer exterior paint with mural – A fresh, vibrant look that stands out
- Newer low-maintenance landscaping – Drought-tolerant plants for beauty and efficiency
- Upgraded exterior light fixtures – Stylish and practical for enhanced curb appeal
- Newer staircases & railings – A refined, secure, and modern upgrade Private Yards for Downstairs Units – Added outdoor space for relaxation



UNIT AMENITIES

- Spacious floor plans averaging nearly 800 square feet
- Fully equipped kitchens with stainless steel appliances, dishwashers, and built-in microwaves
- Quartz countertops and custom soft-close cabinetry for a modern, high-end finish
- Oversized single-basin stainless steel kitchen sinks for added functionality
- In-unit washers and dryers for ultimate convenience
- Air conditioning and ceiling fans for year-round comfort
- Wood-style flooring and custom paint for a contemporary feel
- Large double-pane windows to maximize natural light and energy efficiency
- Select units feature large private patios for outdoor enjoyment

II | PROPERTY DESCRIPTION

PROPERTY DETAILS

BASSWOOD BEACH HOMES



SALE PRICE

\$3,550,000

LOCATION INFORMATION

BUILDING NAME	Basswood Beach Homes
STREET ADDRESS	786 Basswood Avenue
CITY, STATE, ZIP	Imperial Beach, CA 91932
COUNTY	San Diego
SUB-MARKET	Imperial Beach

BUILDING INFORMATION

BUILDING SIZE	6,360 SF
NOI	\$171,109.20
CAP RATE	4.82
OCCUPANCY %	100.0%
NUMBER OF FLOORS	2
YEAR BUILT	1973
YEAR LAST RENOVATED	2019

PROPERTY INFORMATION

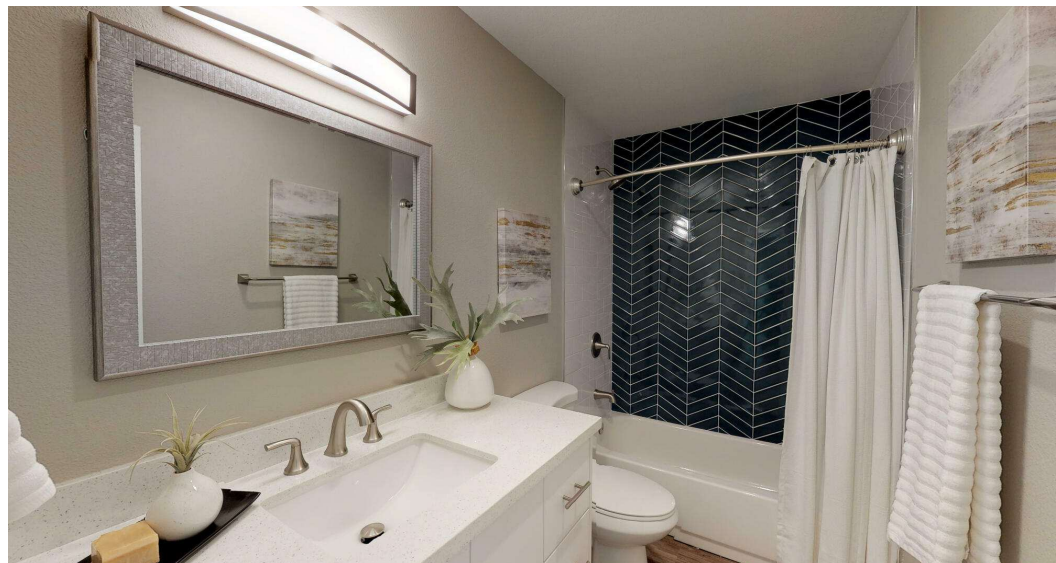
PROPERTY TYPE	Multifamily
PROPERTY SUBTYPE	Low-Rise/Garden
ZONING	R1
LOT SIZE	0.2 Acres
APN #	626-022-12-00
UTILITIES	Separately metered for gas & electricity. Master metered for water and sewer.

PARKING

PARKING TYPE	Surface
NUMBER OF PARKING SPACES	11

PROPERTY PHOTOS

BASSWOOD BEACH HOMES



PROPERTY PHOTOS

BASSWOOD BEACH HOMES



PROPERTY PHOTOS

BASSWOOD BEACH HOMES





III | FINANCIAL ANALYSIS

FINANCIAL SUMMARY

BASSWOOD BEACH HOMES



INVESTMENT OVERVIEW	CURRENT	PROFORMA
Price	\$3,550,000	\$3,550,000
Price per Unit	\$443,750	\$443,750
GRM	14.73	12.98
CAP Rate	4.82%	5.57%
Cash-on-Cash Return (yr 1)	4.82 %	5.57 %
Total Return (yr 1)	\$171,109	\$197,604
OPERATING DATA	CURRENT	PROFORMA
Gross Scheduled Income	\$244,680	\$273,600
Other Income	\$7,800	\$7,800
Total Scheduled Income	\$252,480	\$281,400
Vacancy Cost	\$7,228	\$8,208
Gross Income	\$245,251	\$273,192
Operating Expenses	\$74,142	\$75,588
Net Operating Income	\$171,109	\$197,604
Pre-Tax Cash Flow	\$171,109	\$197,604
FINANCING DATA	CURRENT	PROFORMA
Down Payment	\$3,550,000	\$3,550,000

Assumable Chase Loan: \$1,800,00 @ 3.96% fixed until 11/1/2026

INCOME & EXPENSES

BASSWOOD BEACH HOMES



INCOME SUMMARY	CURRENT	PER SF	PROFORMA	PER SF
Gross Scheduled Income	\$244,680	\$38.47	\$273,600	\$43.02
RUBS	\$7,800	\$1.23	\$7,800	\$1.23
Gross Income	\$252,480	\$39.70	\$281,400	\$44.25

EXPENSE SUMMARY	CURRENT	PER SF	PROFORMA	PER SF
Property Taxes	\$41,565	\$6.54	\$41,565	\$6.54
Insurance	\$4,068	\$0.64	\$4,068	\$0.64
Off-Site Management	\$12,624	\$1.98	\$14,070	\$2.21
Repairs & Maintenance	\$4,000	\$0.63	\$4,000	\$0.63
Gas & Electric	\$1,453	\$0.23	\$1,453	\$0.23
Water & Sewer	\$3,648	\$0.57	\$3,648	\$0.57
Rubbish	\$4,064	\$0.64	\$4,064	\$0.64
Pest	\$320	\$0.05	\$320	\$0.05
Landscape	\$2,400	\$0.38	\$2,400	\$0.38
Gross Expenses	\$74,142	\$11.66	\$75,588	\$11.88

Net Operating Income	\$171,109	\$26.90	\$197,604	\$31.07
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RENT ROLL

BASSWOOD BEACH HOMES

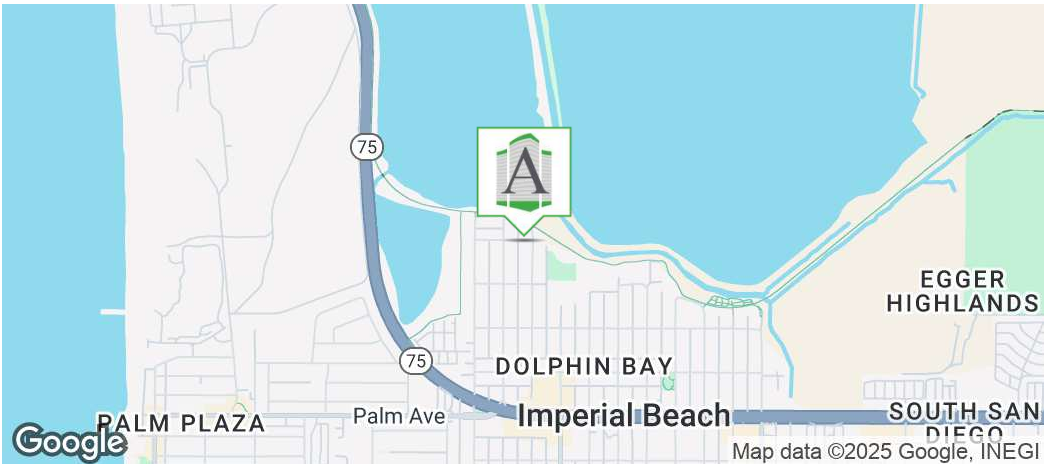


UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
A	2	1	814 SF	\$2,510	\$3.08	\$2,850	\$3.50
B	2	1	814 SF	\$2,510	\$3.08	\$2,850	\$3.50
C	2	1	814 SF	\$2,445	\$3.00	\$2,850	\$3.50
D	2	1	814 SF	\$2,760	\$3.39	\$2,850	\$3.50
E	2	1	776 SF	\$2,560	\$3.30	\$2,850	\$3.67
F	2	1	776 SF	\$2,550	\$3.29	\$2,850	\$3.67
G	2	1	776 SF	\$2,560	\$3.30	\$2,850	\$3.67
H	2	1	776 SF	\$2,495	\$3.22	\$2,850	\$3.67
TOTALS			6,360 SF	\$20,390	\$25.66	\$22,800	\$28.68
AVERAGES			795 SF	\$2,549	\$3.21	\$2,850	\$3.59

IV | LOCATION INFORMATION

LOCATION OVERVIEW

BASSWOOD BEACH HOMES



LOCATION OVERVIEW

Imperial Beach, the southernmost beach town in California, is a vibrant coastal community in San Diego's South Bay region, just 14.1 miles south of Downtown San Diego and 5 miles northwest of Downtown Tijuana, Mexico. Known for its four miles of pristine beaches, it offers world-class surfing, sport fishing, beach volleyball, and horseback riding along the coast. Consistently ranked among the Top 10 Best Weather Cities in America by The Farmer's Almanac, Imperial Beach provides an ideal year-round climate for residents and visitors alike.

In recent years, Imperial Beach has undergone a remarkable transformation, attracting new businesses, restaurants, and public investments that have revitalized its coastal charm. The iconic Seacoast Drive has become a lively hub for oceanfront dining, boutique shops, and recreational spaces, while the historic Imperial Beach Pier remains a beloved landmark. Major infrastructure improvements and sustainable development initiatives have enhanced the city's appeal, making it a more walkable and visitor-friendly destination.

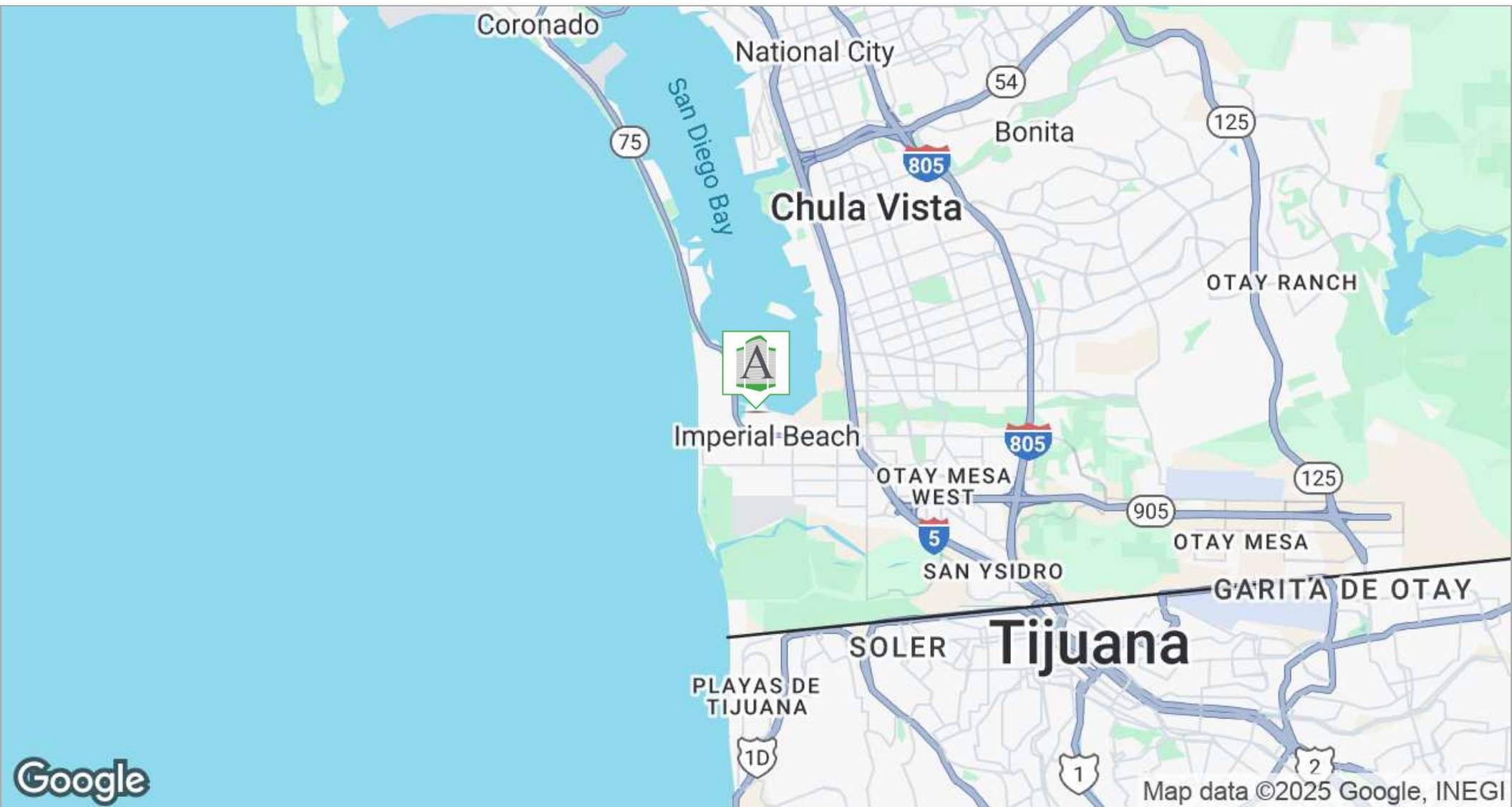
Connectivity is a key advantage of Imperial Beach, with direct access to Coronado via the Silver Strand and Downtown San Diego via the 24-mile Bayshore Bikeway. The Imperial Beach Eco-Bikeway links residents to scenic waterfront routes, while Interstate 5, State Route 75, and public transit options provide seamless transportation to employment hubs and entertainment destinations. With its growing economy, coastal beauty, and strategic location, Imperial Beach continues to emerge as one of San Diego's most desirable beachfront communities.

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	481	1,309	5,267
Total Population	1,317	3,628	14,674
Average HH Income	\$116,295	\$103,277	\$98,678

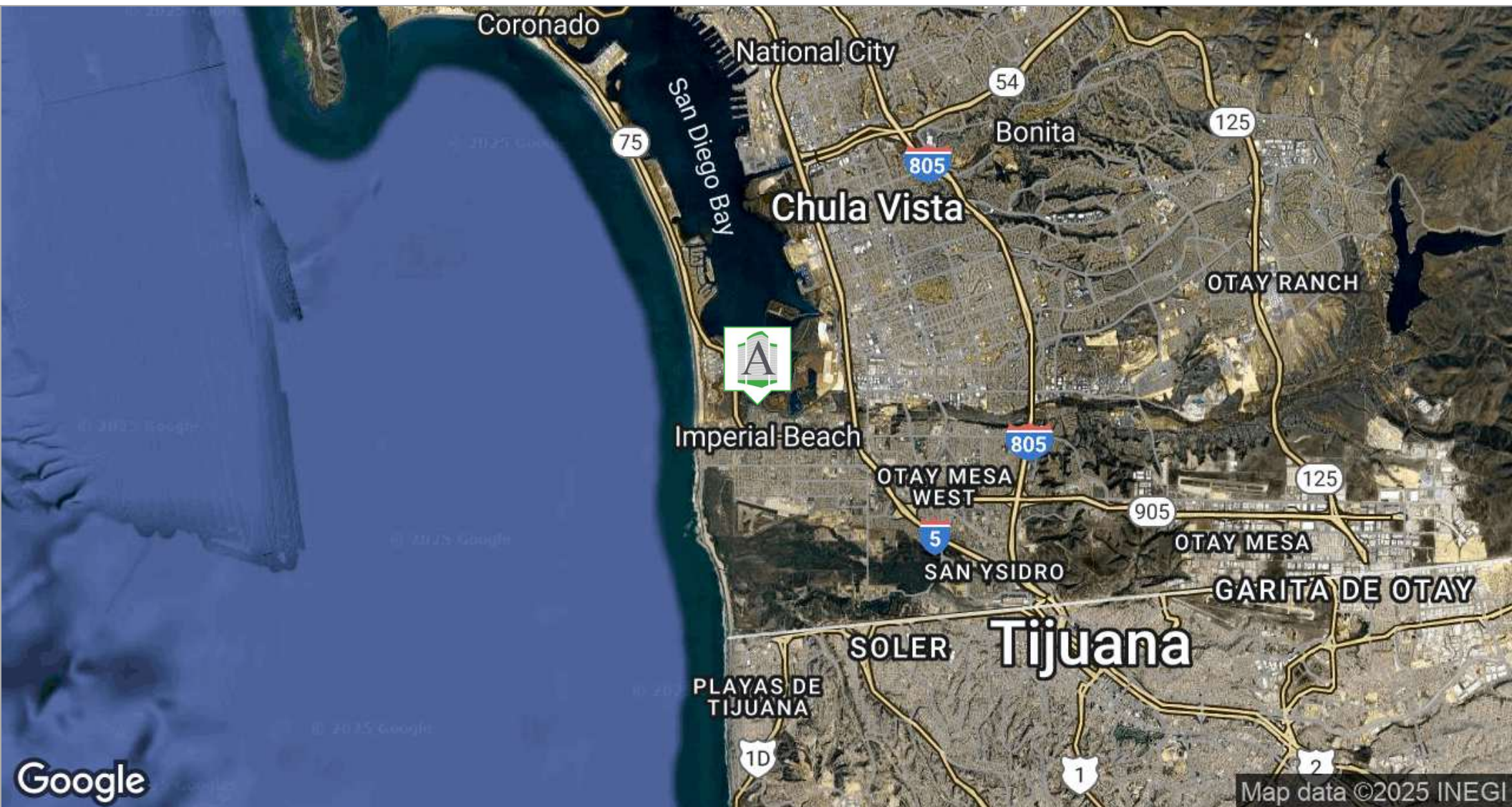
REGIONAL MAP

BASSWOOD BEACH HOMES



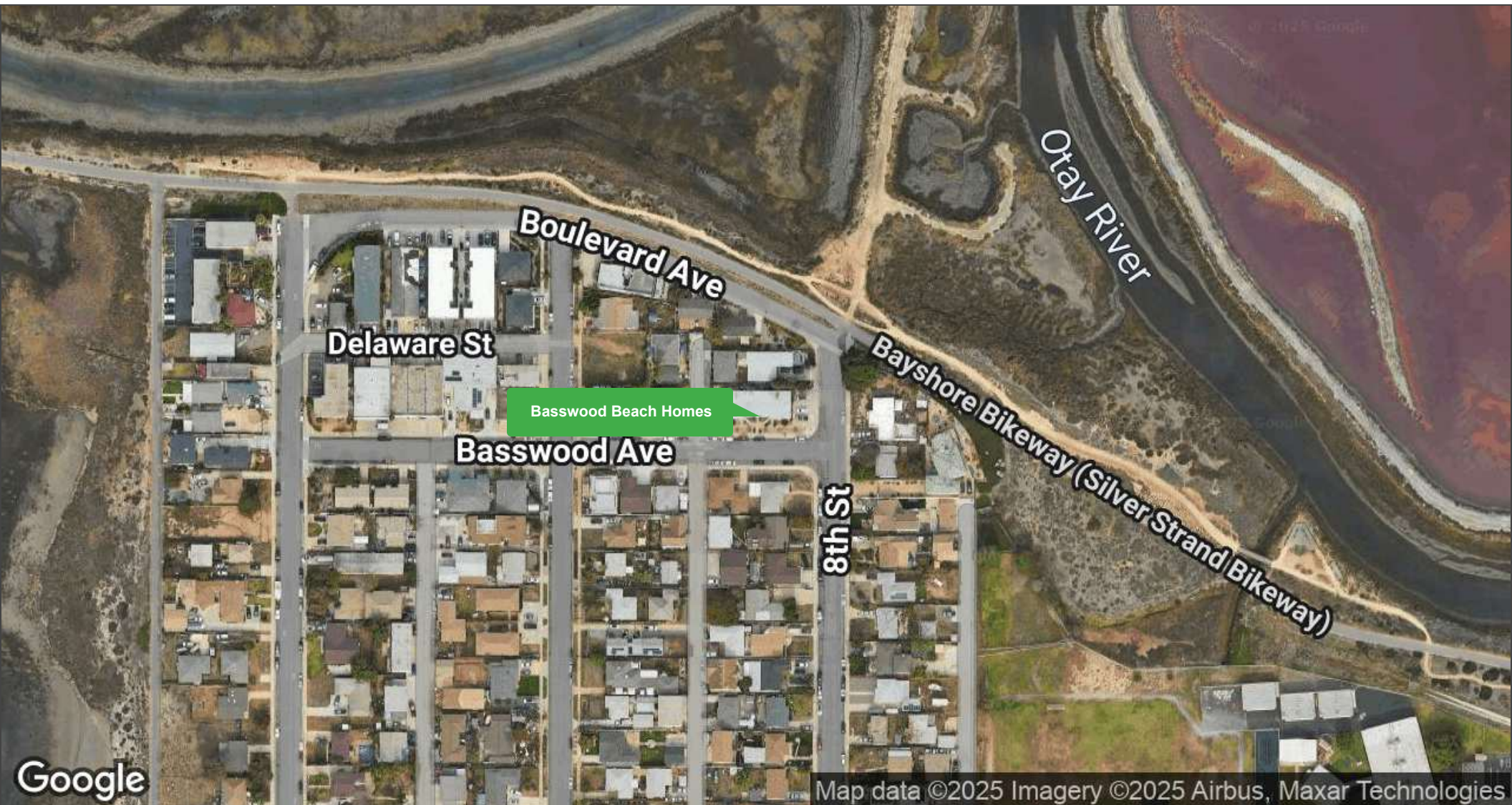
LOCATION MAPS

BASSWOOD BEACH HOMES



AERIAL MAP

BASSWOOD BEACH HOMES





V | DEMOGRAPHICS

DEMOGRAPHICS REPORT

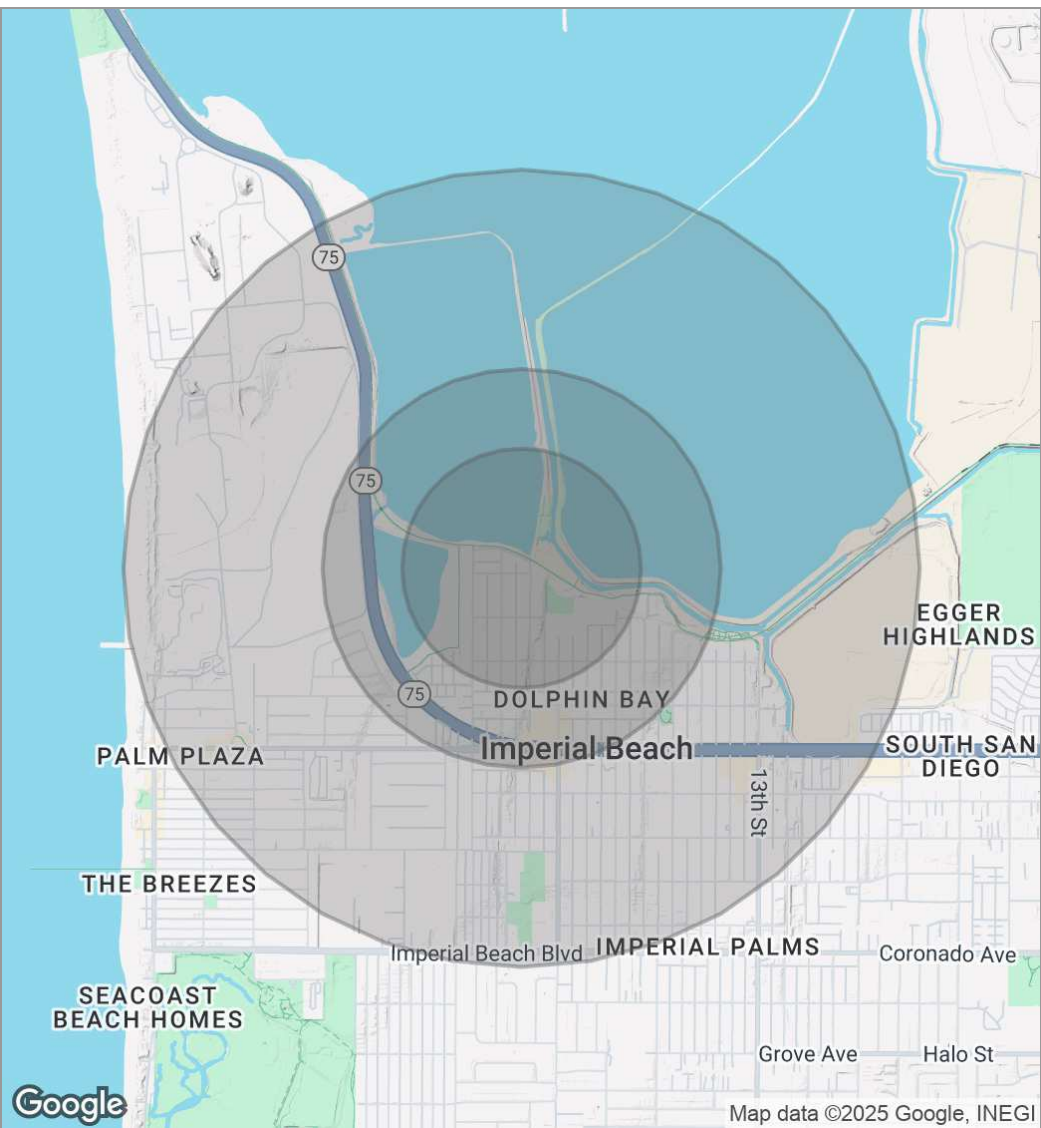
BASSWOOD BEACH HOMES



	0.3 MILES	0.5 MILES	1 MILE
Total population	1,317	3,628	14,674
Median age	37	37	38
Median age (male)	36	36	37
Median age (female)	38	38	40
Total households	481	1,309	5,267
Total persons per HH	2.7	2.8	2.8
Average HH income	\$116,295	\$103,277	\$98,678
Average house value	\$958,999	\$911,190	\$876,331
Total Population - White	637	1,478	5,948
% White	48.4%	40.7%	40.5%
Total Population - Black	48	146	558
% Black	3.6%	4.0%	3.8%
Total Population - Asian	53	210	733
% Asian	4.0%	5.8%	5.0%
Total Population - Hawaiian	9	32	78
% Hawaiian	0.7%	0.9%	0.5%
Total Population - American Indian	8	31	167
% American Indian	0.6%	0.9%	1.1%
Total Population - Other	286	929	3,951
% Other	21.7%	25.6%	26.9%
Total Population - Hispanic	645	1,950	8,126
% Hispanic	49.0%	53.7%	55.4%

DEMOGRAPHICS MAP

BASSWOOD BEACH HOMES



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	1,317	3,628	14,674
Median age	37	37	38
Median age (male)	36	36	37
Median age (Female)	38	38	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	481	1,309	5,267
# of persons per HH	2.7	2.8	2.8
Average HH income	\$116,295	\$103,277	\$98,678
Average house value	\$958,999	\$911,190	\$876,331
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	49.0%	53.7%	55.4%
RACE (%)	0.3 MILES	0.5 MILES	1 MILE
White	48.4%	40.7%	40.5%
Black	3.6%	4.0%	3.8%
Asian	4.0%	5.8%	5.0%
Hawaiian	0.7%	0.9%	0.5%
American Indian	0.6%	0.9%	1.1%
Other	21.7%	25.6%	26.9%

** Demographic data derived from 2020 ACS - US Census*

BASSWOOD BEACH HOMES

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