



4862-64 Pescadero Ave



San Diego, California 92107

Exclusively Marketed by:

Jason Lee

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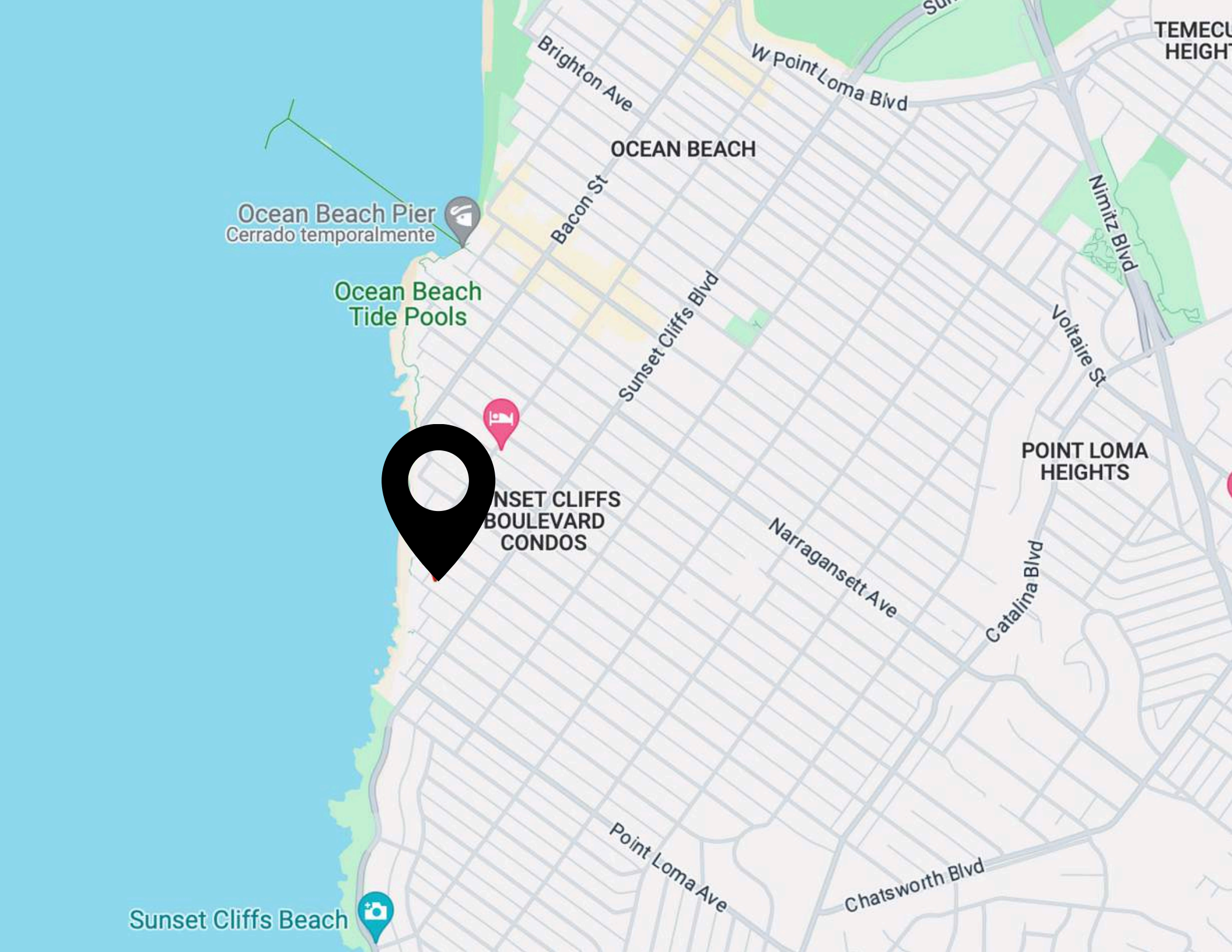


Property overview



4862-64 Pescadero Ave is a 2-unit property in San Diego, comprising one 2-bed, 1-bath unit and one 1-bed, 1-bath units, and a garage. The estimated market rents are \$3,400 for the 2-bedroom unit and \$3,200 for each 1-bedroom unit. Situated in a desirable location near the coast, close to local attractions, dining, shops, and entertainment, this property benefits from high demand. With a varied tenant base and the added value of garages, this investment offers steady rental income and potential for long-term appreciation in San Diego's robust rental market.

Listing Price	\$1,495,000
Cap Rate	0.3%
Proforma Cap Rate	3.7%
GRM	49.8
Proforma GRM	18.2
Price per unit	\$747,500
Price per square foot	\$1,344.42



TEMECU
HEIGHTS

Brighton Ave

W Point Loma Blvd

OCEAN BEACH

Ocean Beach Pier
Cerrado temporalmente

Ocean Beach
Tide Pools

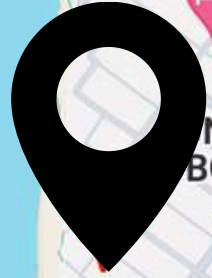
Bacon St

Sunset Cliffs Blvd

Nimitz Blvd

Voltaire St

POINT LOMA
HEIGHTS



SUNSET CLIFFS
BOULEVARD
CONDOS

Narragansett Ave

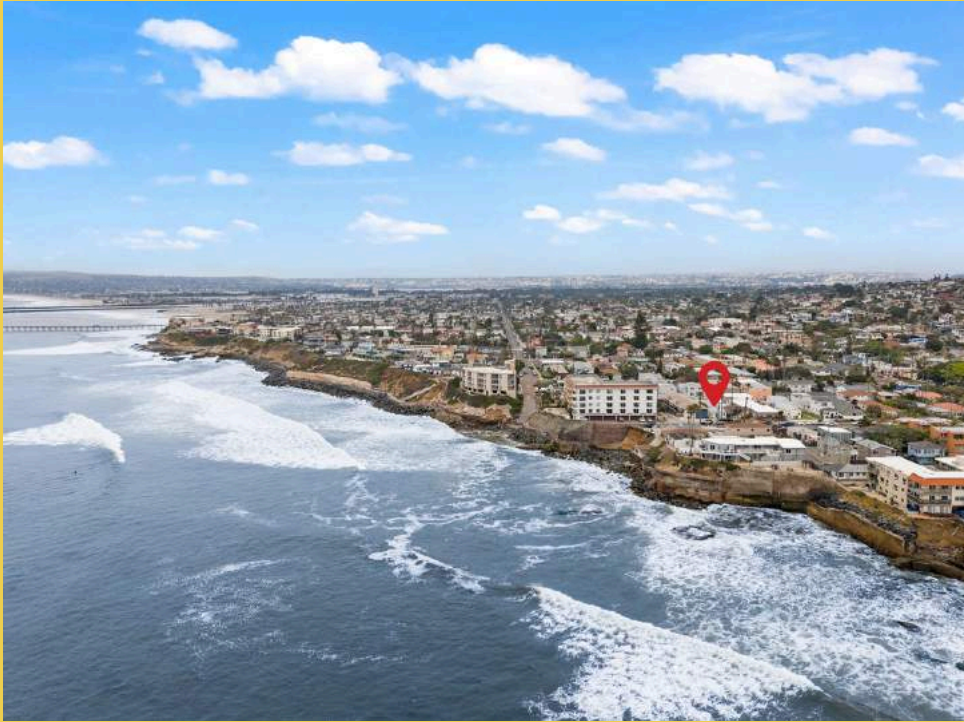
Catalina Blvd

Point Loma Ave

Chatsworth Blvd

Sunset Cliffs Beach









Financial Analysis



Financial analysis

ADDRESS	UNITS	CITY	ZIP
4862-64 Pescadero Ave	2	San Diego	92107

GRM			CAP RATE		
Price	Current	Market	Current	Market	\$/Unit
\$1,495,000	49.8	18.2	0.3%	3.7%	\$747,500

\$/Square Foot	Gross Sq. Ft	Parcel Size	Year built
\$1,344.42	1,112	3,915	1949

Income detail

Rents by close of Escrow

Units	Type	Rent	Total
1	2Bed/1ba	\$1,500	\$1,500
1	1Bed/1ba	\$1,000	\$1,000

Total income	\$2,500
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Estimated market rents

Units	Type	Rent	Total
1	2Bed/1ba	\$3,400	\$3,400
1	1Bed/1ba	\$3,200	\$3,200
4	Garages	\$250	\$250

Total income	\$6,850
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Estimated monthly operating expenses

Gas & Electric	\$25
Water	\$32.5
Landscape	\$17.5
Trash Removal	\$15
Maintenance	\$37.5
Pest	\$8.5

Total Monthly Operating Expenses (estimated):

\$136



Estimated annual operating expenses

Gas & Electric	\$1,200	Insurance	\$1,300
Water	\$1,560	Taxes	\$17,193
Landscape	\$840	Pest	\$408
Trash Removal	\$720		
Maintenance	\$1,800		

Total Annual Operating Expenses (estimated):	\$25,021
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Expenses per unit	\$12,510
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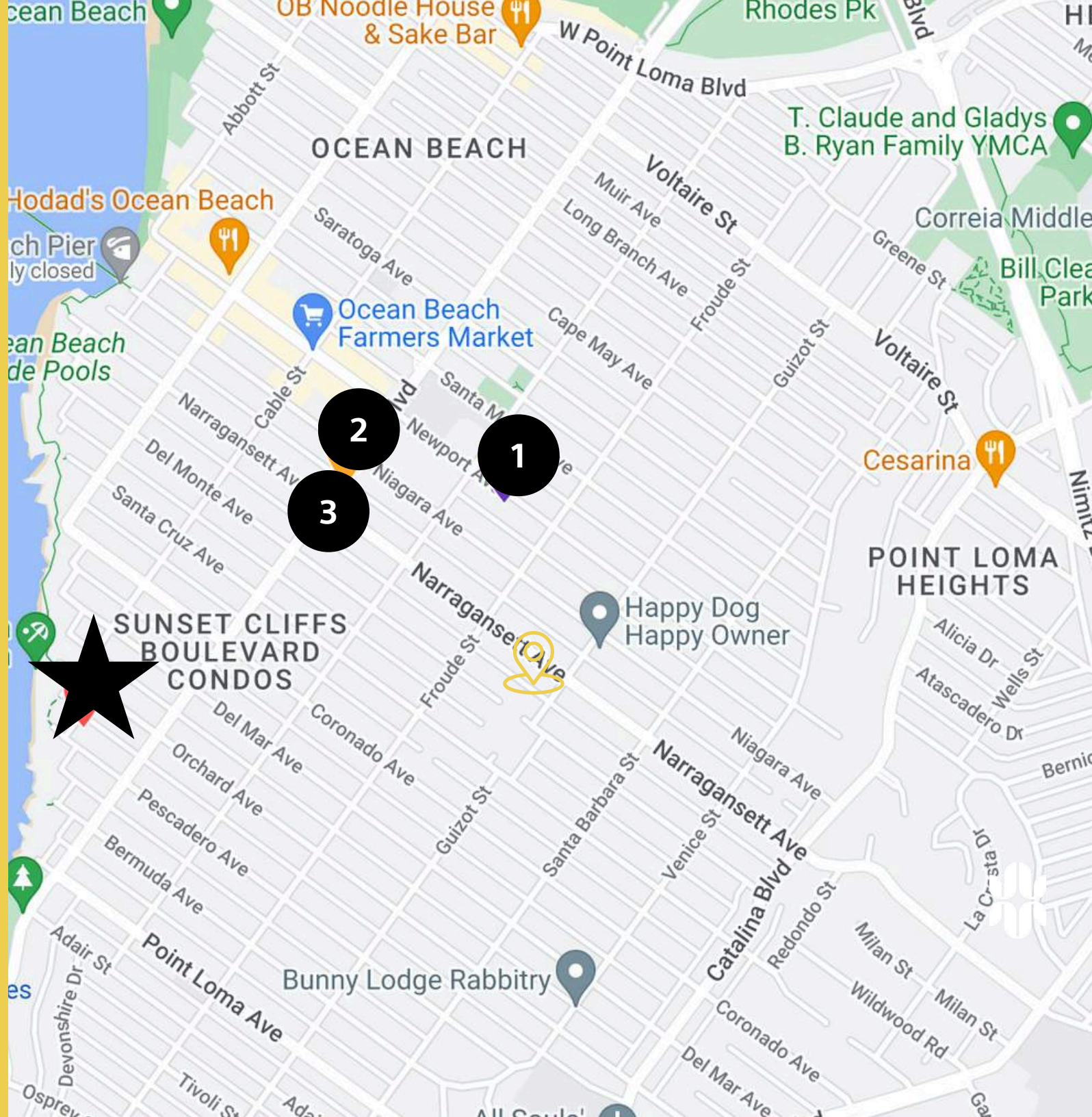
% of actual GSI	83%
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Estimated Annual Operating Proforma

	Actual	
Gross Scheduled Income	\$30,000	\$82,200
Less: Vacancy Factor	\$900	\$2,466
Gross Operating Income	\$29,100	\$79,734
Less: Expenses	\$25,021	\$25,021
Net Operating Income	\$4,080	\$54,714



Sales comparables



1

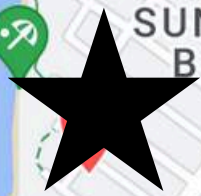
4655 Newport Ave

2

1819 Sunset Cliffs Blvd

3

4776-78 Del Monte Ave



**SUNSET CLIFFS
BOULEVARD
CONDOS**

PROPERTY	SALE PRICE	# OF UNITS	UNIT MIX	CAP RATE	PRICE SQFT	VACANT/ OCCUPIED
4655 Newport Ave	\$1,527,777	2	3 Bed / 1 Bath	5.0	\$1,018	OCCUPIED
1819 Sunset Cliffs Blvd	\$1,695,000	2	2 Bed / 1 Bath	NA	\$1,668	VACANT
4776-78 Del Monte Ave	\$1,825,000	2	3 Bed / 2 Bath	NA	\$997	VACANT



4655 Newport Ave

SALE PRICE	\$1,527,777
# OF UNITS	2
UNIT MIX	3 Bed / 1 Bath
CAP RATE	5.0
PRICE SQFT	\$1,018
VACANT/OCCUPIED	OCCUPIED



1819 Sunset Cliffs Blvd

SALE PRICE	\$1,695,000
# OF UNITS	2
UNIT MIX	2 Bed / 1 Bath
CAP RATE	NA
PRICE SQFT	\$1,668
VACANT/OCCUPIED	VACANT



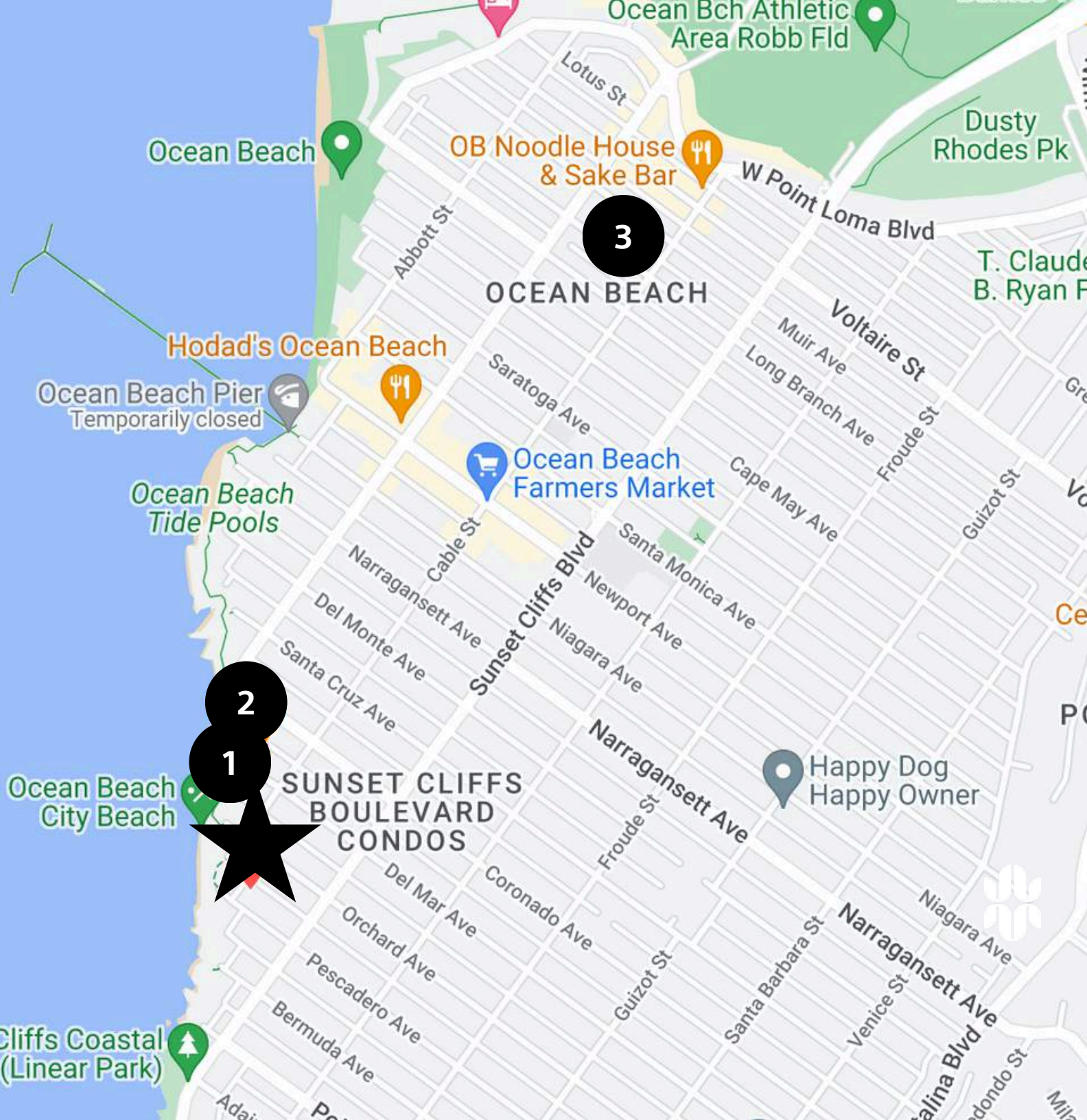
4776-78 Del Monte Ave

SALE PRICE	\$1,825,000
# OF UNITS	2
UNIT MIX	3 Bed / 2 Bath
CAP RATE	NA
PRICE SQFT	\$997
VACANT/OCCUPIED	VACANT



Rent comparables

1 Bed / 1 Bathroom



1

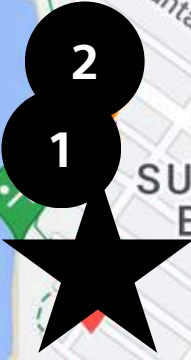
4925 Del Mar Ave

2

4930 Del Mar Ave

3

4921 Long Branch Ave



SUNSET CLIFFS BOULEVARD CONDOS

SUBJECT PROPERTY**SQFT****LISTING RENT****TYPE****UNIT MIX**

4925 Del Mar Ave

27

\$2,695

Apartment

1 Bed / 1 Bath

4930 Del Mar Ave

616

\$2,850

Apartment

1 Bed / 1 Bath

4921 Long Branch Ave

700

\$3,200

Apartment

1 Bed / 1 Bath



4925 Del Mar Ave

SQFT	27
LISTING RENT	\$2,695
TYPE	APARTMENT
UNIT MIX	1 BED / 1 BATH



4930 Del Mar Ave

SQFT	616
LISTING RENT	\$2,850
TYPE	APARTMENT
UNIT MIX	1 BED / 1 BATH



4921 Long Branch Ave

SQFT	700
LISTING RENT	\$3,200
TYPE	Apartment
UNIT MIX	1 BED / 1 BATH

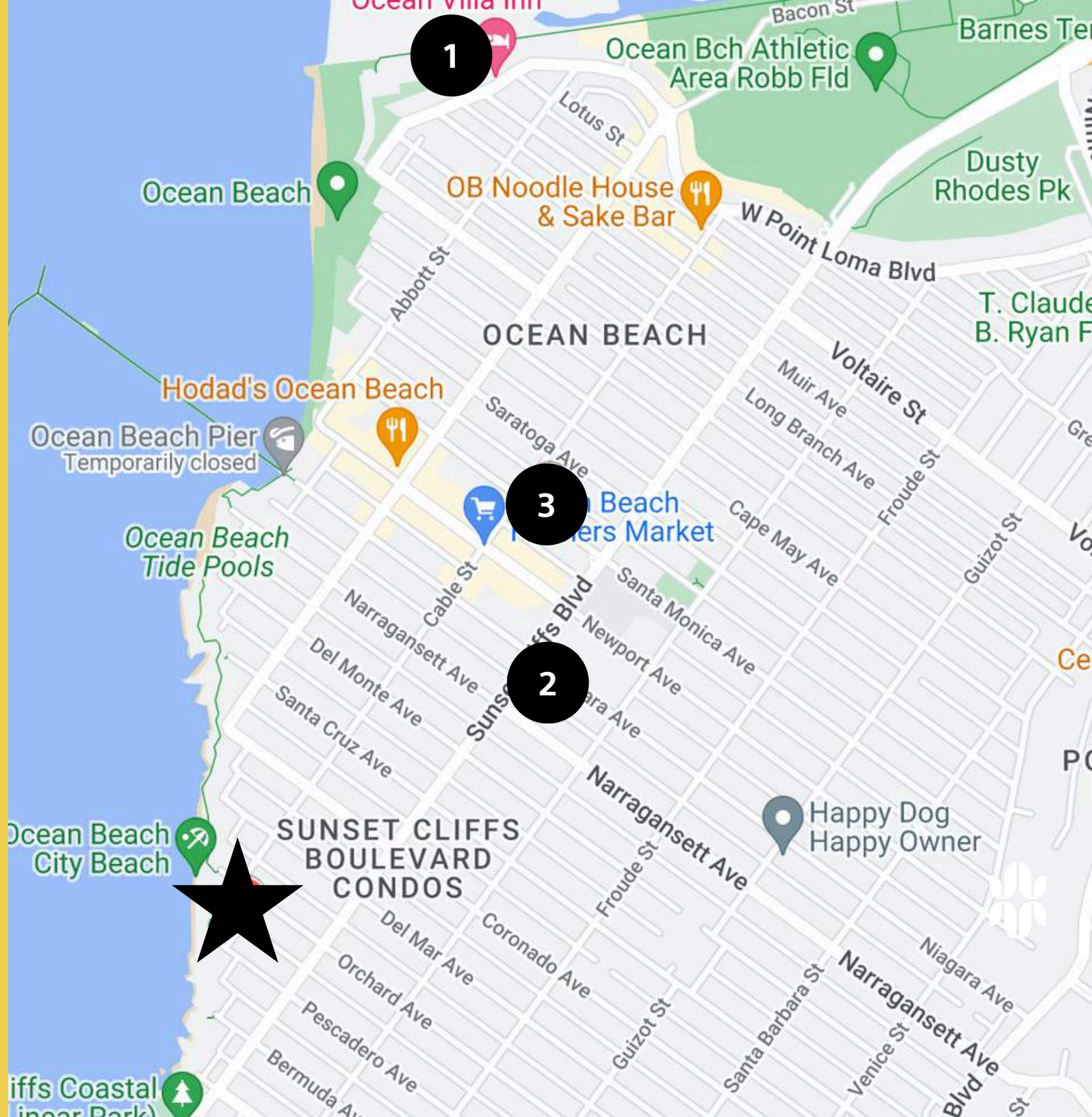




Rent comparables

2 Bed / 1 Bathroom

- 1 5160 W Point Loma Blvd
- 2 4752 Narragansett Ave
- 3 4855 Santa Monica Ave



SUBJECT PROPERTY	SQFT	LISTING RENT	TYPE	UNIT MIX
5160 W Point Loma Blvd	755	\$3,200	Apartment	2 Bed / 1 Bath
4752 Narragansett Ave	728	\$3,295	Apartment	2 Bed / 1 Bath
4855 Santa Monica Ave	800	\$3,400	Apartment	2 Bed / 1 Bath



5160 W Point Loma Blvd

SQFT	755
LISTING RENT	\$3,200
TYPE	APARTMENT
UNIT MIX	2 BED / 1 BATH



4752 Narragansett Ave

SQFT	728
LISTING RENT	\$3,295
TYPE	APARTMENT
UNIT MIX	2 BED / 1 BATH



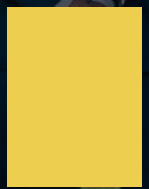
4855 Santa Monica Ave

SQFT	800
LISTING RENT	\$3,400
TYPE	Apartment
UNIT MIX	2 BED / 1 BATH





Ocean Beach, situated along the coast of San Diego, California, embodies a beach community lifestyle. Known for its laid-back atmosphere, Ocean Beach offers stunning ocean views, a picturesque pier, and sandy shores ideal for surfing, swimming, and sunbathing. The neighborhood boasts a vibrant mix of eclectic shops, restaurants, and entertainment venues, all within walking distance from its residential areas. With its rich history, diverse community, and strong sense of community spirit, Ocean Beach captures the essence of Southern California beach living.



Company profile





Jason Lee

President/CEO

Jason Lee is a highly recognized real estate broker in the multifamily real estate industry. He has worked with several eight to ten figure real estate investors in San Diego County, helping them acquire, dispose, and 1031 exchange in order to improve their portfolio.

In the last couple of years, Jason has represented over 100 investors and sold over \$350,000,000 worth of real estate in San Diego County.

In 2021 and 2022, Jason Lee sold more apartment buildings (102) in San Diego than any other commercial real estate broker in San Diego County.

He is well respected by his investors and he is currently one of the top producing commercial real estate agents in San Diego County.

His transactions & insights have been shared in the San Diego Business Journal and Costar. He also currently owns 125 apartment units himself, so he can offer advice from a broker standpoint and from an investor point of view.

Jason is the president & managing broker at JLM Real Estate Inc. and has a team of 15 agents and assistants ready to help you maximize your wealth in real estate and sell for the highest price possible in any given market.

Jason's drive and hard work comes from the love of helping his family, friends, and clients. He always puts his clients before anything else, because he is grateful and humbled whenever he is selected to help a client buy or sell a property. JLM Real Estate will work tirelessly for our clients until they achieve their goals.





Kyle Connor

Multifamily Advisor

Kyle is a distinguished real estate agent specializing in Multi-Family Assets within San Diego County, and across all of Southern California. With a passion for prioritizing client needs, Kyle navigates his clients through transactions with precision and transparency, ensuring their goals are met effectively.

Kyle's dedication to client satisfaction is evident in his commitment to developing and nurturing relationships. By understanding their unique requirements, he provides tailored solutions that exceed expectations. His adept negotiation skills ensure favorable outcomes for his clients in every deal.

In the competitive realm of real estate, Kyle stands out as a trusted advisor, consistently delivering exceptional service and results. Whether it's acquiring or selling multi-family properties, clients rely on Kyle's expertise and professionalism to guide them through successful transactions.



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