



**COLDWELL BANKER
COMMERCIAL**

4424 51ST STREET

\$4,200,000

4424 51st Street
San Diego, CA 92115

11 UNITS



Michael McCaffery
619.787.3466
mccafferym@hotmail.com
DRE#: 00985444

Daniella Wiseman
858.922.3392
daniella@18doors.com
DRE#: 01966153

SALE

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether they wish to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made the actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdrawal the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Michael McCaffery
619.787.3466
mccafferym@hotmail.com
DRE#: 00985444

Daniella Wiseman
858.922.3392
daniella@18doors.com
DRE#: 01966153



**E
L
A
S**

4424 51ST STREET

San Diego, CA 92115

- Property Overview
- Location Map
- Aerial Map
- Financial Summary
- Rent Roll
- Additional Photos



SALE

Michael McCaffery
619.787.3466
mccafferym@hotmail.com
DRE#: 00985444

Daniella Wiseman
858.922.3392
daniella@18doors.com
DRE#: 01966153



**COLDWELL BANKER
COMMERCIAL**

4424 51ST STREET

San Diego, CA 92115

SALE



OFFERING SUMMARY

Sale Price: **\$4,200,000**
Number of Units: **11**
Cap Rate: **4.6%**
NOI: **\$191,402**
Rentable SF: **8,440**
Lot Size: **9,372**
Year Built: **1965**
Renovated: **2018**
Zoning: **R-4**

PROPERTY OVERVIEW

Well located north of El Cajon Blvd in the exclusive area of Talmadge, the residents of 4424 51st St. enjoy the walkability to eateries, bars, shops, and public transportation access.

Coupled with the close proximity to SDSU, easy freeway access, 15 minute drive to the beaches, 10 minute drive to Downtown San Diego, the residents enjoy the central San Diego location of 4434 51st Street.

Talmadge is a neighborhood located in the central area of San Diego, CA. Its borders are defined by Fairmount Avenue to the West, Montezuma Road/Collwood Boulevard to the Northeast, and El Cajon Blvd. to the South. Founded in 1927 by the Talmadge sisters, stars of silent films, Talmadge Park opened with streets named after them.

The architecture in Talmadge is eclectic, with styles including Spanish Revival, Craftsman, Cape Cod, and Normandy Style homes. Kensington and Talmadge are sometimes grouped together as they are part of the same community planning group.

Michael McCaffery
619.787.3466
mccafferym@hotmail.com
DRE#: 00985444

Daniella Wiseman
858.922.3392
daniella@18doors.com
DRE#: 01966153



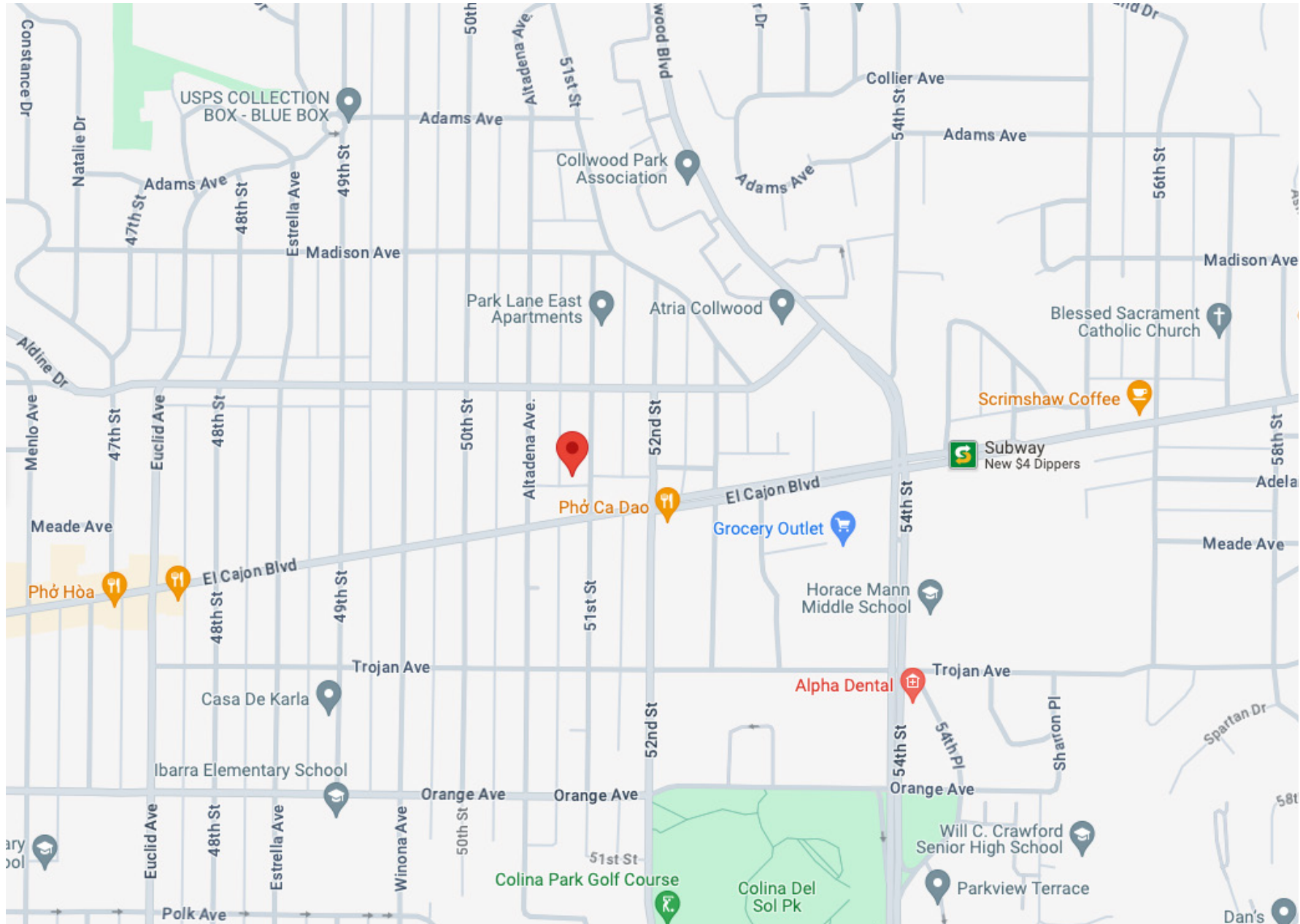
**COLDWELL BANKER
COMMERCIAL**

4424 51ST STREET

San Diego, CA 92115



**COLDWELL BANKER
COMMERCIAL**



SALE

4424 51ST STREET

San Diego, CA 92115



**COLDWELL BANKER
COMMERCIAL**



SALE

4424 51ST STREET

San Diego, CA 92115

**S
A
L
E**

POPULATION

1 MILE

3 MILES

Total Population
Average Age
Average Age (Male)
Average Age (Female)

25,452
35.5
33.2
31.8

113,987
38.5
37.2
40.2

HOUSEHOLDS & INCOME

1 MILE

3 MILES

Total Households
Of persons per HH
Average HH income
Average house value

13,409
1.9
\$92,803
\$580,914

52,122
2.2
\$114,112
\$811,244

Michael McCaffery
619.787.3466
mccafferym@hotmail.com
DRE#: 00985444

Daniella Wiseman
858.922.3392
daniella@18doors.com
DRE#: 01966153



**COLDWELL BANKER
COMMERCIAL**

4424 51ST STREET

San Diego, CA 92115

INVESTMENT OVERVIEW

Price	\$4,200,000
Price per Unit	\$382,000
CAP Rate	4.6%

OPERATING DATA

Gross Scheduled Income	\$266,880
Pet & Parking Rent	\$3,180
Total Scheduled Income	\$270,060
Operating Expenses	\$78,658
Net Operating Income	\$191,402

EXPENSES

Insurance	\$3,600
Landscaping	\$1,920
Pest Control	\$480
Trash Removal	\$4,104
SDGE	\$4,800
Water	\$5,700
Repairs&Maintenance	\$6,600
Taxes (1.225090)	\$51,454 (Based on \$4,200,000)

Assumable Financing	(1% Fee)
APRX (due OCT 2028)	\$1,900,000 at 3.15%

Michael McCaffery
619.787.3466
mccafferym@hotmail.com
DRE#: 00985444

Daniella Wiseman
858.922.3392
daniella@18doors.com
DRE#: 01966153



**COLDWELL BANKER
COMMERCIAL**

**S
A
L
E**

4424 51ST STREET

San Diego, CA 92115



UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	CURRENT RENT	CURRENT RENT(PER SF)	SECURITY DEPOSIT
#1	2	1	825	10/17	-	\$2,090	2.53	\$2,175
#2	2	1	825	4/16	7/24	\$1,965	2.38	\$2,135
#3	1	1	650	7/17	-	\$1,665	2.56	\$1,875
#4	1	1	650	3/24	3/25	\$1,825	2.80	\$1,800
#5	2	1	825	12/23	12/24	\$2,280	2.76	\$2,250
#6	2	1	825	8/23	9/24	\$2,390	2.89	\$2,300
#7	2	1	825	5/21	5/25	\$2,095	2.53	\$2,075
#8	1	1	650	2/24	2/25	\$1,670	2.56	\$1,670
#9	1	1	650	11/20	11/24	\$1,700	2.61	\$1,825
#10	2	2	890	11/22	11/24	\$2,350	2.64	\$2,250
#11	2	1	825	6/24	6/25	\$2,210	2.67	\$2,150

Michael McCaffery
619.787.3466
mccafferym@hotmail.com
DRE#: 00985444

Daniella Wiseman
858.922.3392
daniella@18doors.com
DRE#: 01966153

**S
A
L
E**

4424 51ST STREET

San Diego, CA 92115



Michael McCaffery
619.787.3466
mccafferym@hotmail.com
DRE#: 00985444

Daniella Wiseman
858.922.3392
daniella@18doors.com
DRE#: 01966153



**COLDWELL BANKER
COMMERCIAL**

4424 51ST STREET

PROPERTY IMPROVEMENTS

San Diego, CA 92115

EXTERIOR

- New Poured Concrete Parking Area (front)
- New Drought Tolerant Landscaping
- New Contemporary Redwood Façade
- New Poured Concrete Entry Monument
- New Redwood Fencing
- New 3-toned Exterior Paint
- New Dual Paned Windows
- Complete Roof Repair
- New Rain Gutters
- New Stainless Steel Bullet Lighting
- New Stainless Steel Address Numbers
- New Exterior Tile Landings

COMMON AREA

- New Stainless Steel BBQ
- New Metal Bike Rack
- Refurbished Laundry Room
- All New Laundry Equipment (owned)
- New Concrete Walkway Coating
- New Yard Enclosures

Michael McCaffery
619.787.3466
mccafferym@hotmail.com
DRE#: 00985444

Daniella Wiseman
858.922.3392
daniella@18doors.com
DRE#: 01966153



**COLDWELL BANKER
COMMERCIAL**

4424 51ST STREET

PROPERTY IMPROVEMENTS

San Diego, CA 92115

INTERIOR

- New Custom Entry Doors
- New Wood Laminate Floors Throughout
- New Wall Heaters
- New Contemporary Ceiling Fans
- New 2-Toned Designer Paint
- New Baseboards
- New Window Treatments
- New Light Fixtures

INTERIOR - KITCHENS

- New Custom Cabinets and Hardware
- New GE Stainless Steel Refrigerators
- New GE Stainless Steel Range/Ovens
- New GE Stainless Steel Dishwashers
- New GE Stainless Steel Microwaves
- New White Quartz Countertops
- New Stainless Undermount Sinks
- New Light Fixtures
- New Contemporary Faucet Hardware

Michael McCaffery
619.787.3466
mccafferym@hotmail.com
DRE#: 00985444

Daniella Wiseman
858.922.3392
daniella@18doors.com
DRE#: 01966153



**COLDWELL BANKER
COMMERCIAL**

4424 51ST STREET

PROPERTY IMPROVEMENTS

San Diego, CA 92115

INTERIOR - BATHROOMS

- New Showers/Tubs
- New Shower/Tub Hardware
- New Glass Shower Doors
- New Tile Shower Surrounds
- New Tile Floors
- New Contemporary Vanities
- New Modern Light Fixtures
- New Sink Faucets
- New Toilets
- New Mirrors
- New White Stone Vanity Tops
- New Designer Paint

Michael McCaffery
619.787.3466
mccafferym@hotmail.com
DRE#: 00985444

Daniella Wiseman
858.922.3392
daniella@18doors.com
DRE#: 01966153



**COLDWELL BANKER
COMMERCIAL**

4424 51ST STREET

San Diego, CA 92115



SALE



**Michael
McCaffery**

619.787.3466
mccafferym@hotmail.com
DRE#: 00985444



**Daniella
Wiseman**

858.922.3392
daniella@18doors.com
DRE#: 01966153

