



4867 Santa Cruz Ave

San Diego, CA 92107

OCEAN BEACH

Brooks Howard

DRE # 01806487

858-692-6601

b.howard@bkbinc.com

KRONE & BUSHARD, INC.
Real Estate Brokerage
&
Property Management Services

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PROPERTY **OVERVIEW**



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Apartment Investment INFORMATION

# Units	Address	City	Zip	Map Code
9	4867 Santa Cruz Avenue	San Diego	92107	
GRM		CAP Rate		
Price	Current	Market	Current	Market
\$4,050,000	17.8	13.8	3.47%	4.93%
				\$/Unit
				\$450,000
\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)	Yr. Built (Approx.)	
\$619.96	6,452	7,000	1971	

Income Detail				Estimated Annual Operating Expenses				
# Units	Type	Rent	Total					
Estimated Actual Average Rents				SF				
3	2bed/2bath	\$2,200	\$6,600	Electricity	\$2,100	Management (Off Site)	\$11,260	
6	1bed/1bath	\$2,011	\$12,066	Water	\$8,000	Insurance	\$3,978	
				Landscape	\$2,160	Taxes	\$49,200	
				Trash Removal	\$0			
				Pest Control	\$0			
				Maintenance	\$7,500			
	Laundry/Misc Income		\$100					
	Total Monthly Income		\$18,766					
Estimated Market Rents - Conservative no remodel assumptions				Total Annual Operating Expenses (estimated):				
3	2bed/2bath	\$3,295	\$9,885				\$84,198	
6	1bed/1bath	\$2,350	\$14,100	Expenses Per:	Unit		\$9,355	
					% of Actual GSI		37%	
	Laundry/Misc Income		\$200					
	Total Monthly Income		\$24,185					
Estimated Annual Operating Proforma				Financing Summary				
			Actual	Market				
	Gross Scheduled Income		\$225,192	\$290,220	Downpayment:		\$2,200,000	
	Less: Vacancy Factor (currently 0% vacant)	3%	\$2,252	\$8,707			55%	
	Gross Operating Income		\$222,940	\$281,513	Interest Rate:	5.880%		
	Less: Expenses	37%	\$84,198	\$84,198	Amortized over:	I.O.	Years	
	Net Operating Income		\$138,742	\$197,316	Proposed Loan Amount:		\$1,800,000	
	Less: 1st TD Payments	interest only	(\$105,840)	(\$105,840)	Debt Coverage Ratio:			
					Current:	1.31		
	Pre-Tax Cash Flow		\$32,902	\$91,476	Market:	1.86		
	Cash On Cash Return		1.5%	4.2%				
	Principal Reduction		\$0	\$0				
	Total Potential Return (End of Year One)		1.5%	4.2%				

Apartment RENT ROLL

Rent Roll

Properties: 373 - 4867 Santa Cruz Ave San Diego, CA 92107

Units: Active: Include Non-

Revenue Units

No

Unit	Tags	BD/BA	Status	Rent	Deposit	Lease From	Lease To	Move-in	Move-out	Past Due	NSF Count	Late Count	Last Rent Increase Date
373 - 4867 Santa Cruz Ave San Diego, CA 92107													
Apt 1		2/2.00	Current	2,270.00	1,400.00	05/01/2018		05/01/2018		0.00	2	0	03/01/2024
Apt 2		1/1.00	Current	1,995.00	1,700.00	11/15/2022	11/14/2023	11/15/2022		0.00	0	0	12/01/2023
Apt 3		1/1.00	Current	2,000.00	1,900.00	07/07/2024	07/06/2025	07/07/2024		0.00	0	0	
Apt 4		1/1.00	Current	2,000.00	1,900.00	01/01/2025	12/31/2025	01/01/2025		0.00	0	0	
Apt 5		2/2.00	Current	2,300.00	2,000.00	11/01/2022	10/31/2023	11/01/2022		0.00	0	0	03/01/2024
Apt 6		1/1.00	Current	1,975.00	1,875.00	09/22/2023	09/21/2024	09/22/2023		1,975.00	0	0	
Apt 7		1/1.00	Current	1,975.00	1,450.00	12/30/2019	12/29/2020	12/30/2019		1,975.00	6	0	03/01/2024
Apt 8		1/1.00	Current	2,050.00	1,950.00	06/17/2024	06/16/2025	06/17/2024		0.00	0	0	
Apt 9		2/2.00	Current	2,100.00	400.00	07/01/2019		12/20/2015		0.00	0	0	03/01/2024
9 Units			100.0% Occupied	18,665.00	14,575.00					3,950.00	8	0	
Total 9 Units			100.0% Occupied	18,665.00	14,575.00					3,950.00	8	0	

PROPERTY PHOTOS

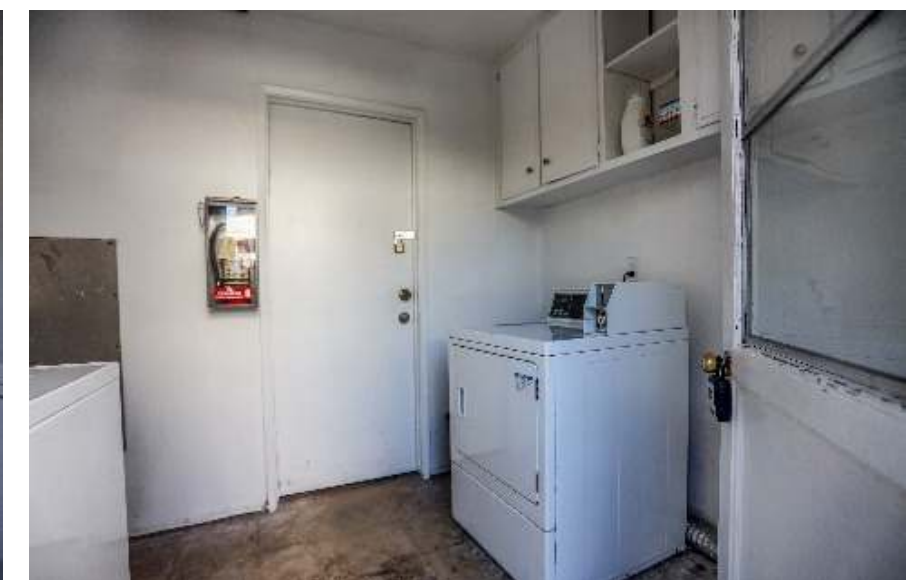
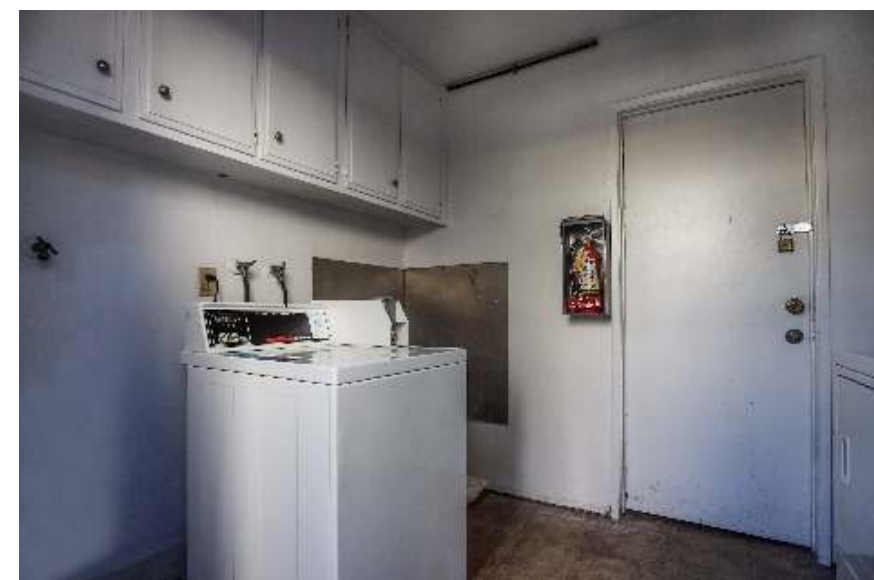


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Property **PHOTOS**



Property **PHOTOS**

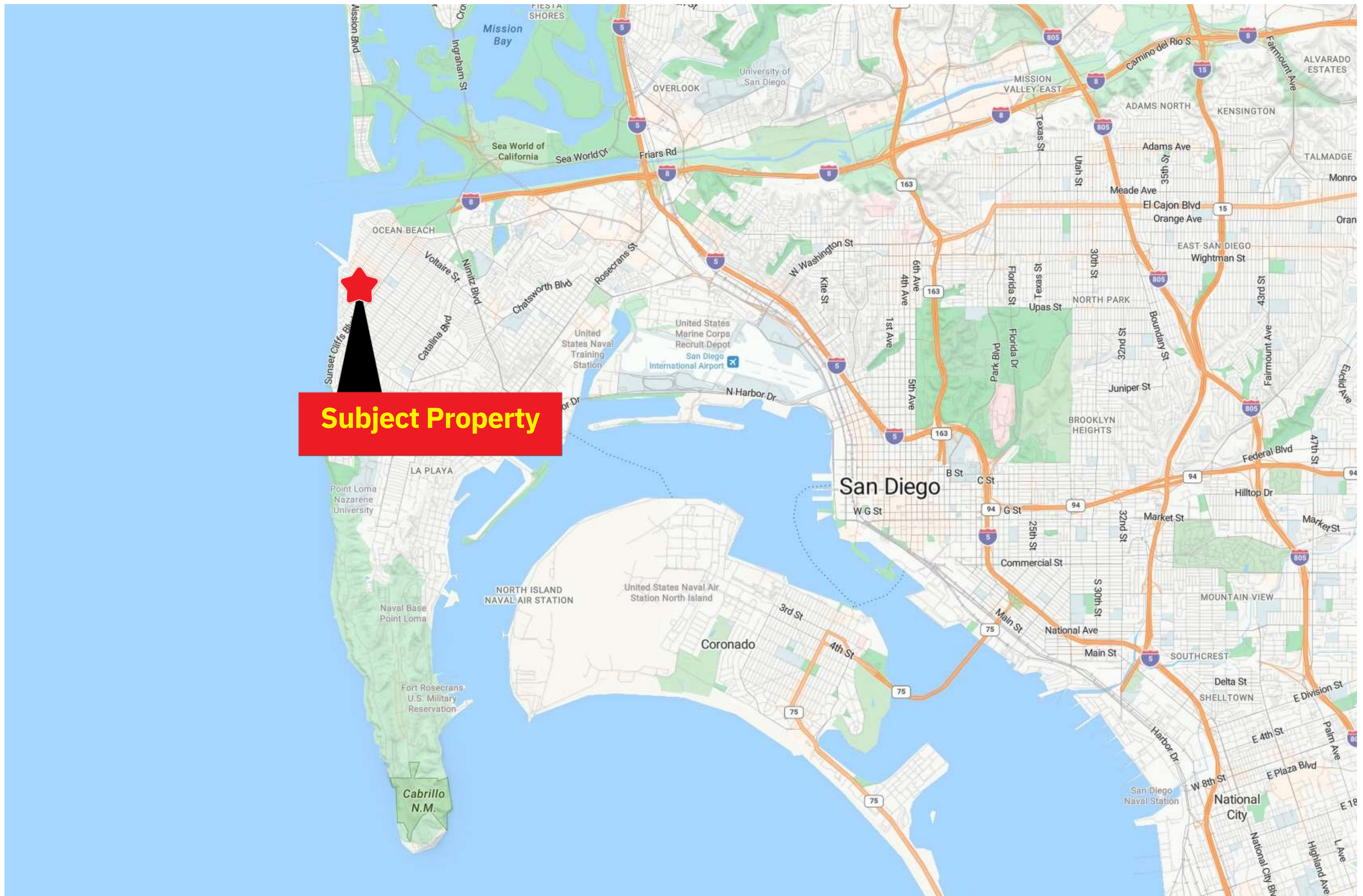


LOCATION **OVERVIEW**



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Property LOCATION



About **SAN DIEGO**



Balboa Park This expansive urban park is home to numerous museums, gardens, and cultural institutions. It features the renowned San Diego Zoo, the Botanical Building, the Museum of Man, and the Fleet Science Center, among others.

Located within Balboa Park, the San Diego Zoo is one of the most famous zoos in the world. It houses over 3,700 animals from various species and is known for its commitment to conservation and educational programs.

San Diego Zoo



Gaslamp Quarter

This historic district in downtown San Diego is known for its lively nightlife, diverse dining options, and Victorian-era architecture. It offers a vibrant atmosphere with bars, restaurants, shops, and entertainment venues.

SAN DIEGO Ocean Beach

Ocean Beach is a popular coastal community known for its eccentric demographic surrounded by the typical amenities (sun, sand, and surf) . Other than its lively surfing scene, you can bring your furry friends to the dog-friendly beach, or take a stroll along the pier to watch the waves and try your hand at fishing—it's one of the only places in San Diego where you can fish without a license. During low tide, head down to the tide pools and see what creatures you can spot, or check out the cool shops along Newport Avenue and Voltaire Street. Explore Ocean Beach and other spots on a beach tour in San Diego, hop on a whale-watching tour, or drive through the neighborhood on a go-car adventure. There is also a plethora of food, drink, and entertainment options. Including new tasting rooms and award-winning breweries adding to the unique mix of old and new. Overall Ocean beach has a bohemian vibe that attracts good people with share ideals for community growth that helps everyone including investors / builders of housing.



Retail Aerial

MAP



4867 Santa Cruz Ave

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EXCLUSIVELY PRESENTED BY

Brooks Howard

DRE # 01806487

📞 858-692-6601

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