

Four Units on Eagle Street

3829 Eagle Street | San Diego, CA 92103



Table of Contents



STARKER WEST, INC.

TYLER HADZICKI

DRE #02080349
(619) 992-5836
Hadzicki@StarkerWest.com

STARKERWEST.COM

PROPERTY PHOTOS	3 - 8
LOCATION HIGHLIGHTS	9
FINANCIAL ANALYSIS	10
AREA DEMOGRAPHICS	11
AERIAL VIEWS	12 - 15
DISCLAIMER	16





3829 EAGLE STREET

3

3







1
A





2B







HILLCREST

SAN DIEGO

3829 Eagle Street offers a well located, value-add opportunity on the cusp of the Hillcrest and Mission Hills neighborhoods.

The Property consists of **Four Units & One Nonconforming Unit** in a single structure on a 6,771 square foot lot. The unit mix comprises **One 2Bd/1Ba Unit, One 1Bd+Den/1Ba Unit, Two 1Bd/1Ba Units** and **One Studio Unit**. Additional Amenities include On-Site Laundry, Three Off-Street Parking Spaces and Private Patios for select units.

This property offers a solid base for an investor or owner occupant to capitalize on the rents this excellent location may produce.



119+

RESTAURANTS, BARS & CAFÉS



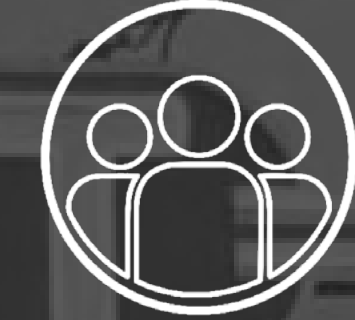
76+

SHOPS, SELF CARE & GALLERIES



114k+

HOUSEHOLDS (5-MILE RADIUS)



547k+

POPULATION (5-MILE RADIUS)

Notable Attractions

FARMER'S BOTTEGA

"FARM-TO-FORK" CULINARY APPROACH WHERE THE FOOD IS AS ORGANIC AS THE VINTAGE, RECLAIMED DÉCOR.

LESTAT'S COFFEE

CLASSIC COFFEE SHOP BEVERAGES & CAFE FARE WITH VIBES INSPIRED BY THE FRENCH QUARTER IN NEW ORLEANS.

THE LAMPLIGHTER

A STAPLE NEIGHBORHOOD BAR WITH WELL-PRICED DRINKS AND NIGHTLY KARAOKE.

BREAD & CIE

BAKERY OFFERING ARTISANAL FRENCH BREADS & PASTRIES, PLUS SANDWICHES, SALADS & BREAKFAST FARE.



Farmer's Bottega



3829 Eagle Street Financial Summary

PRICE **\$1,800,000**

BUILDING SF **3,224 SF +/-**

LAND SF **6,771 SF +/-**

YEAR BUILT (APPROX.) **1920**

NOI (CURRENT) **\$74,013**

CAP RATE (CURRENT) **4.11%**

NOI (PROJ.) **\$104,335**

CAP RATE (PROJ.) **5.8%**

Investment Summary

OWNERSHIP TYPE	FEE SIMPLE
PRICE PSF	\$558.31
PRICE PER UNIT	\$360,000
OCCUPANCY	100%
GRM (CURRENT)	16.2
GRM (MARKET)	12.7
APN	451-101-08-00

Unit Summary

UNIT MIX	# OF UNITS	SQ. FT. EST.	CURRENT RENT	MONTHLY INCOME	MARKET RENT	MARKET INCOME
1 BD+DEN / 1 BA	1	806 SF	\$2,400	\$2,400	\$2,895	\$2,895
2 BD / 1 BA* (NONCONFORMING)	1	992 SF	\$2,450*	\$2,450*	\$2,695	\$2,695
1 BD / 1 BA	2	530 SF	\$1,585	\$3,170	\$2,245	\$4,490
STUDIO	1	336 SF	\$1,250	\$1,250	\$1,795	\$1,795
AVERAGES/TOTALS	4+1	3,224 SF	\$1,854	\$9,270	\$2,375	\$11,875

*VACANT. PROJECTED RENT.

Proposed Financing

LOAN TYPE	30 YR. AMORTIZED
DOWNPAYMENT	\$540,000
LOAN AMOUNT	\$1,260,000
INTEREST RATE	6.50%
ANNUAL DEBT SERVICE	\$96,488
LOAN TO VALUE	70%



Area Demographics

PRICE **\$1,800,000**

BUILDING SF **3,224 SF +/-**

LAND SF **6,771 SF +/-**

YEAR BUILT (APPROX.) **1920**

NOI (CURRENT) **\$74,013**

CAP RATE (CURRENT) **4.11%**

NOI (PROJ.) **\$104,335**

CAP RATE (PROJ.) **5.8%**

Surrounding Area

	1 - MILE	3 - MILE	5 - MILE
POPULATION (2020)	31,384	236,592	565,823
PROJECTED POPULATION (2025)	33,724	242,854	578,190
AVERAGE HOUSEHOLD SIZE	1.65	1.92	2.33
AVERAGE HOUSEHOLD INCOME	\$99,427	\$91,347	\$89,426
MEDIAN AGE	39	36	34



\$1,146,510

AVG. HOME VALUE



88%

COLLEGE EDUCATED



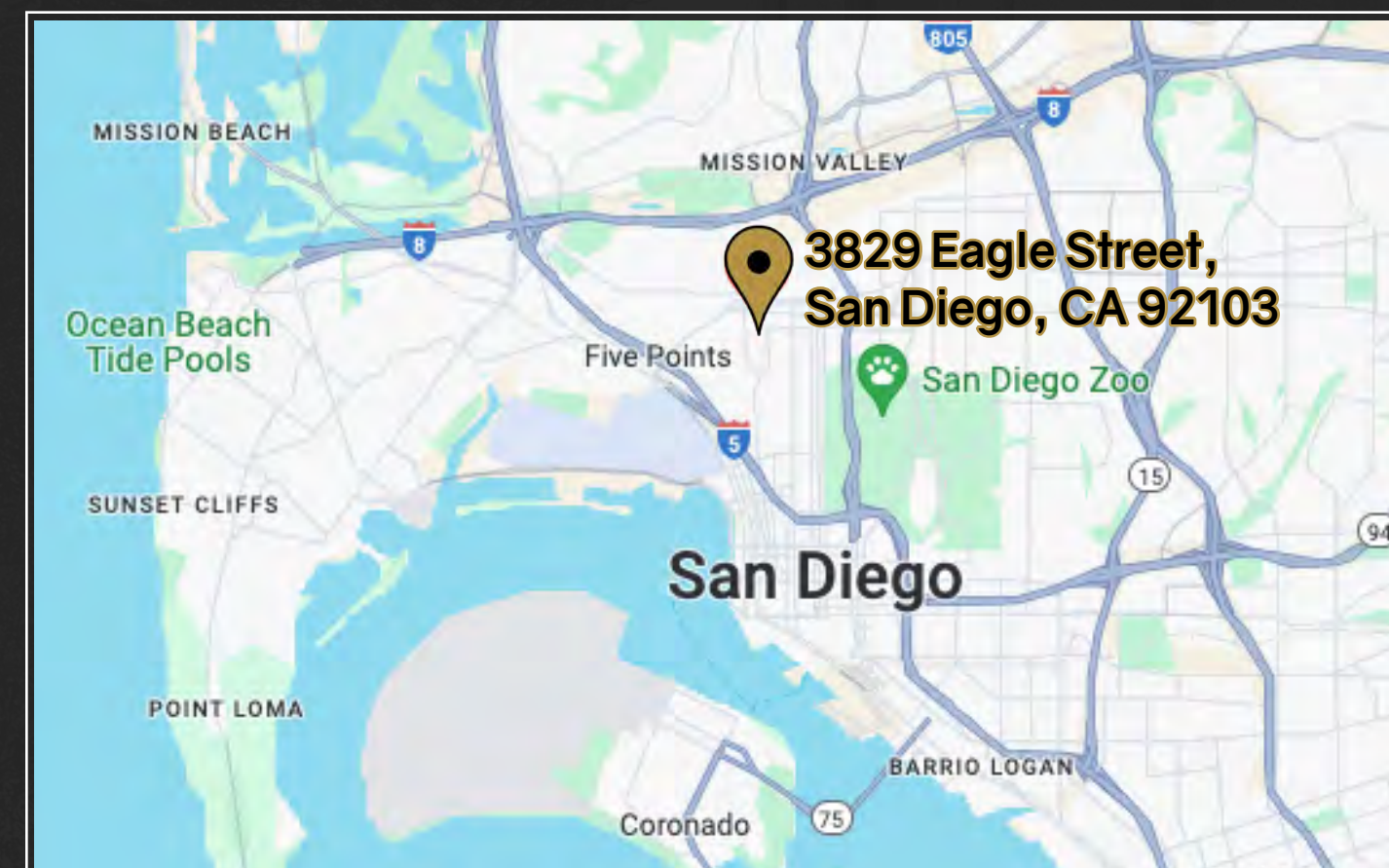
109,530

HOUSEHOLDS
(3-MILE RADIUS)



\$91,347

AVG. HH INCOME
(3-MILE RADIUS)



[CLICK TO VIEW IN GOOGLE MAPS](#)







Eagle Street



Subject Aerial

SQUARE FOOTAGE
3,224 SQ. FT. +/-

14

LOT SIZE
6,771 SQ. FT. +/-



**DOWNTOWN
SAN DIEGO**

CORONADO

POINT LOMA

3829 EAGLE STREET

Dove Street

University Avenue

Eagle Street

15



Confidentiality & Disclaimers

THE INFORMATION CONTAINED IN THE OFFERING MEMORANDUM IS PROPRIETARY AND STRICTLY CONFIDENTIAL. IT IS INTENDED TO BE REVIEWED ONLY BY THE PARTY RECEIVING IT FROM STARKER WEST INC. AND IT SHOULD NOT BE MADE AVAILABLE TO ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF STARKER WEST INC..

BY TAKING POSSESSION OF AND REVIEWING THE INFORMATION CONTAINED HEREIN THE RECIPIENT AGREES TO HOLD AND TREAT ALL SUCH INFORMATION IN THE STRICTEST CONFIDENCE. THE RECIPIENT FURTHER AGREES THAT RECIPIENT WILL NOT PHOTOCOPY OR DUPLICATE ANY PART OF THE OFFERING MEMORANDUM. IF YOU HAVE NO INTEREST IN THE SUBJECT PROPERTY, PLEASE PROMPTLY RETURN THIS OFFERING MEMORANDUM TO STARKER WEST INC.. THIS OFFERING MEMORANDUM HAS BEEN PREPARED TO PROVIDE SUMMARY, UNVERIFIED FINANCIAL AND PHYSICAL INFORMATION TO PROSPECTIVE PURCHASERS, AND TO ESTABLISH ONLY A PRELIMINARY LEVEL OF INTEREST IN THE SUBJECT PROPERTY.

THE INFORMATION CONTAINED HEREIN IS NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION. STARKER WEST INC. HAS NOT MADE ANY INVESTIGATION, AND MAKES NO WARRANTY OR REPRESENTATION WITH RESPECT TO THE INCOME OR EXPENSES FOR THE SUBJECT PROPERTY, THE FUTURE PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY, THE SIZE AND SQUARE FOOTAGE OF THE PROPERTY AND IMPROVEMENTS, THE PRESENCE OF ABSENCE OF CONTAMINATING SUBSTANCES, PCBS OR ASBESTOS, THE COMPLIANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS, THE PHYSICAL CONDITION OF THE IMPROVEMENTS THEREON, OR FINANCIAL CONDITION OR BUSINESS PROSPECTS OF ANY TENANT, OR ANY TENANT'S PLANS OR INTENTIONS TO CONTINUE ITS OCCUPANCY OF THE SUBJECT PROPERTY.

THE INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM HAS BEEN OBTAINED FROM SOURCES WE BELIEVE RELIABLE; HOWEVER, STARKER WEST INC. HAS NOT VERIFIED, AND WILL NOT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN, NOR HAS STARKER WEST INC. CONDUCTED ANY INVESTIGATION REGARDING THESE MATTERS AND MAKES NO WARRANTY OR REPRESENTATION WHATSOEVER REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. ALL POTENTIAL BUYERS MUST TAKE APPROPRIATE MEASURES TO VERIFY ALL OF THE INFORMATION SET FORTH HEREIN. PROSPECTIVE BUYERS SHALL BE RESPONSIBLE FOR THEIR COSTS AND EXPENSES OF INVESTIGATING THE SUBJECT PROPERTY.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT STARKER WEST INC. FOR MORE DETAILS.

Four Units on Eagle Street



STARKER WEST, INC.

TYLER HADZICKI

DRE #02080349

(619) 992-5836

Hadzicki@StarkerWest.com

STARKERWEST.COM