



SUNSET CLIFFS, SAN DIEGO

1476-80 Pescadero Drive

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INTERNATIONAL REALTY



## *Rare Oceanfront Investment Property on Sunset Cliffs*

Nestled directly on the iconic Sunset Cliffs, this exceptional oceanfront property offers an unparalleled investment opportunity in one of San Diego's most coveted coastal neighborhoods. Featuring a desirable mix of four 2-bedroom/1-bathroom units and two studios, the property is designed to cater to a range of rental strategies, from long-term tenants to short-term vacation stays. Two premier units stand out with private oceanfront deck space and dedicated laundry rooms, offering a lifestyle and income potential that is second to none. The property's recent remodeling ensures a modern, turn-key investment, while features like private garages and individual utility meters add to its appeal for tenants and investors alike. With its breathtaking panoramic ocean views, reinforced and permitted seawall, and proven rental income, this property provides both immediate returns and lasting value. Beyond the numbers, this property captures the essence of coastal living—where residents and guests alike are drawn to the soothing sounds of crashing waves, the endless blue horizon, and the peace and inspiration that only the ocean can provide. Sunset Cliffs is not just a location; it's a lifestyle, offering a daily connection to the natural beauty and tranquility of the Pacific Ocean. For investors and ocean lovers, this is a rare opportunity to own a property that delivers both a rewarding lifestyle and financial potential.

## *Profit & Loss Statement* 1/1/2024 THROUGH 12/31/2024

<b>INCOME</b>	
RENTAL INCOME (BUSINESS)	445,100.00
<b>TOTAL INCOME</b>	<b>445,100.00</b>
<b>EXPENSES</b>	
ADVERTISING (BUSINESS)	1,500.000
INSURANCE (BUSINESS)	13,166.000
OFFICE EXPENSES (BUSINESS)	850.00
SUPPLIES & CLEANING	34,958.00
MAINTENANCE	9,757.00
PROPERTY TAX	2,640.00
TOTAL INCOME	445,100.00
<b>TOTAL EXPENSES</b>	<b>62,689.00</b>
<b>OVERALL TOTAL</b>	<b>382,411.00</b>

# Income & Property Overview

*1476-80 Pescadero Drive San Diego, CA 92107*

APN: 448-242-03-00

## **3 VACATION RENTALS**

### **1476 Pescadero Drive**

- Downstairs, Premium Ocean Front unit with large private patio
- 2 Bedrooms, 1 Bathroom, Private Laundry Room, 1100SF, 1-Car garage
- Renovated in January 2023
- 2024 Total Annual Income for this unit: \$125,807

### **1478 Pescadero Drive**

- Upstairs, Premium Ocean Front unit with private deck
- 2 Bedrooms, 1 Bathroom, Private Laundry Room, 1100SF, 1-Car garage
- Renovated in January 2025
- 2024 Total Annual Income for this unit: \$127,514

### **1478 1/2 Pescadero Drive**

- Upstairs, Premium View Unit
- 2 Bedrooms, 1 Bathroom, 750SF, use of common laundry room, 1-Car garage
- Complete Renovation in 2020
- 2024 Total Annual Income for this unit: \$95,779

## **3 LEASES**

### **1476 1/2 Pescadero Drive**

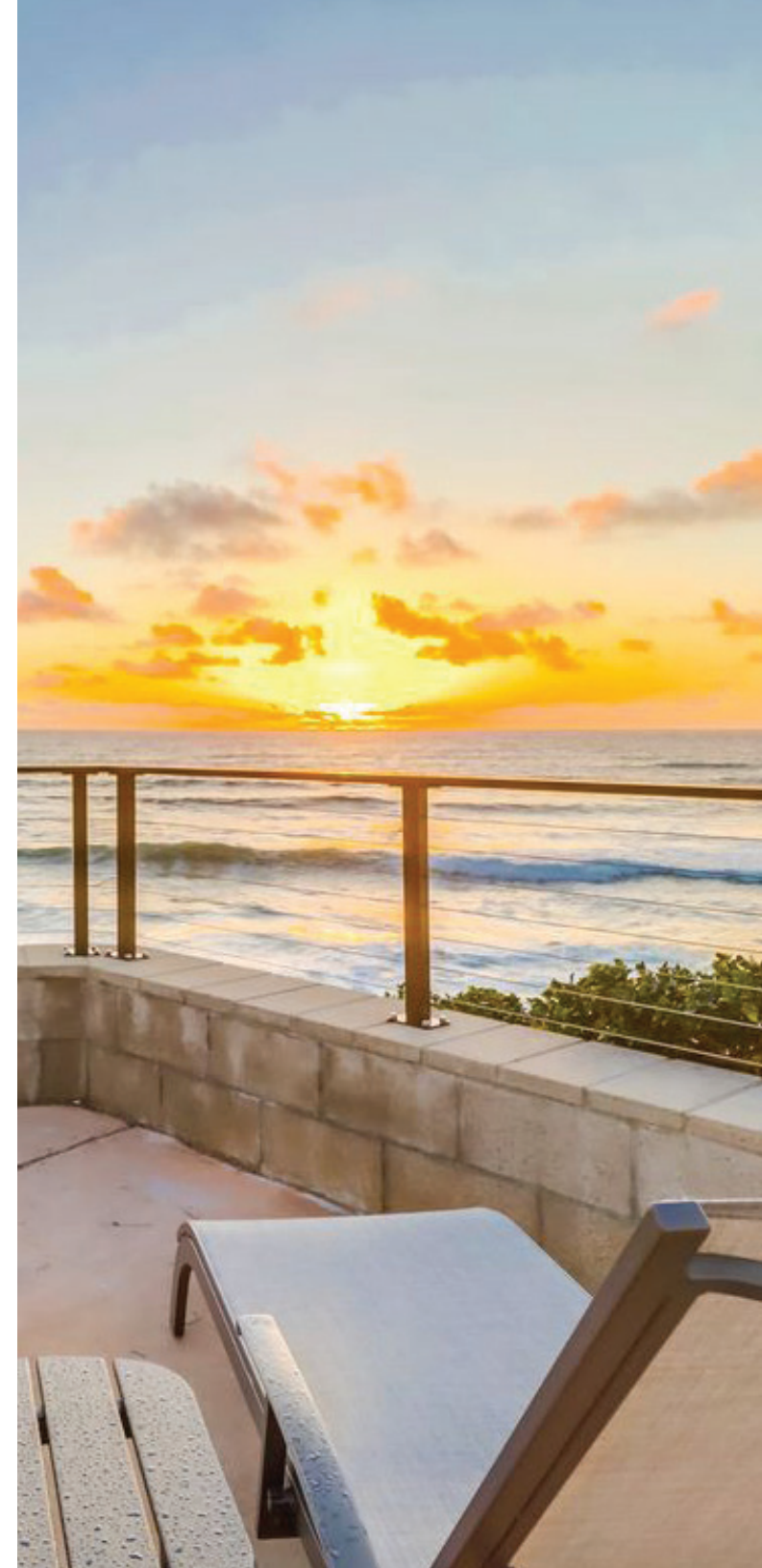
- Downstairs, Premium Unit with patio access
- 2 Bedrooms, 1 Bathroom, 750SF, use of common laundry room, 1-Car garage
- Complete Renovation completed in March 2023
- 2024 Total Annual Income for this unit: \$45,600

### **1480 Pescadero Drive**

- Upstairs, Studio with Private View Deck
- Studio with 350SF, use of common area laundry room
- Complete renovation completed February 2023
- 2024 Total Annual Income for this unit: \$30,000

### **1480 1/2 Pescadero Drive**

- Upstairs Studio with lofted bedroom area
- 350SF, use of common area laundry room
- Complete renovation March 2023
- 2024 Total Annual Income for this unit: \$20,400







## Dawn Leahy

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