

# 3628 S Cordoba Ave

Spring Valley, CA 91977



*Virtual Tour & More:*  
[bit.ly/3628SCordobaAve](https://bit.ly/3628SCordobaAve)

**10 UNIT APARTMENT BUILDING IN CASA DE ORO NEIGHBORHOOD  
EXCLUSIVELY LISTED BY DOUG TABER, CCIM  
KELLER WILLIAMS REALTY**

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**EXCLUSIVELY LISTED BY:**

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**3628 S Cordoba Ave, Spring Valley 91977**

# 10 UNIT RENTAL PROPERTY | CASA DE ORO

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APN:	501-247-10-00
No. of Units:	10
Year Built:	1976
NRSF:	8,126 SF <sup>1</sup>
Lot Size:	0.35 AC (15,250 SF)
Price:	\$2,250,000
Price / Unit:	\$225,000
Price / SQ:	\$277 <sup>1</sup>
Unit Mix:	(1) 1 bed, 1 bath (9) 2 bed, 1 bath
Parking:	18 Uncovered Spots
Occupancy:	100%
Market:	San Diego
Submarket:	Casa De Oro Spring Valley



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<sup>1</sup>SF Based on CRS Data. Buyer to verify.

# PROPERTY SUMMARY

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## INVESTMENT OPPORTUNITY: WELL-MAINTAINED 10-UNIT PROPERTY IN CASA DE ORO, SAN DIEGO COUNTY

We are pleased to bring to market this well-maintained, ten-unit apartment building located in the desirable Casa De Oro submarket of San Diego County. The property comprises nine spacious two-bedroom units, each featuring large kitchens, and one well-appointed one-bedroom unit. Situated on a generous 15,250-square-foot lot, the building offers eighteen off-street parking spaces and on-laundry room. This well-maintained, two-story property boasts a new roof installed in 2024, along with several other recent capital improvements, making it an attractive investment opportunity.

Contact us today at (619) 483-1031 or through [DougTaber.com](http://DougTaber.com) to learn more about this incredible opportunity to own this Casa De Oro gem!

### HIGHLIGHTS

- **Prime Location:** Located in the desirable Casa De Oro submarket of San Diego County, known for strong rental demand.
- **Tenant Convenience:** Offers eighteen off-street parking spaces and on-site laundry facilities, providing added convenience for residents.
- **Well-Maintained and Low-Upkeep:** This property is designed for low upkeep, with recent capital improvements, including a new roof installed in 2024, reducing future maintenance needs.
- **Diverse Unit Mix:** Comprising nine spacious two-bedroom units with larger kitchens and one one-bedroom unit, catering to a variety of tenant needs.



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# PROPERTY PHOTOS

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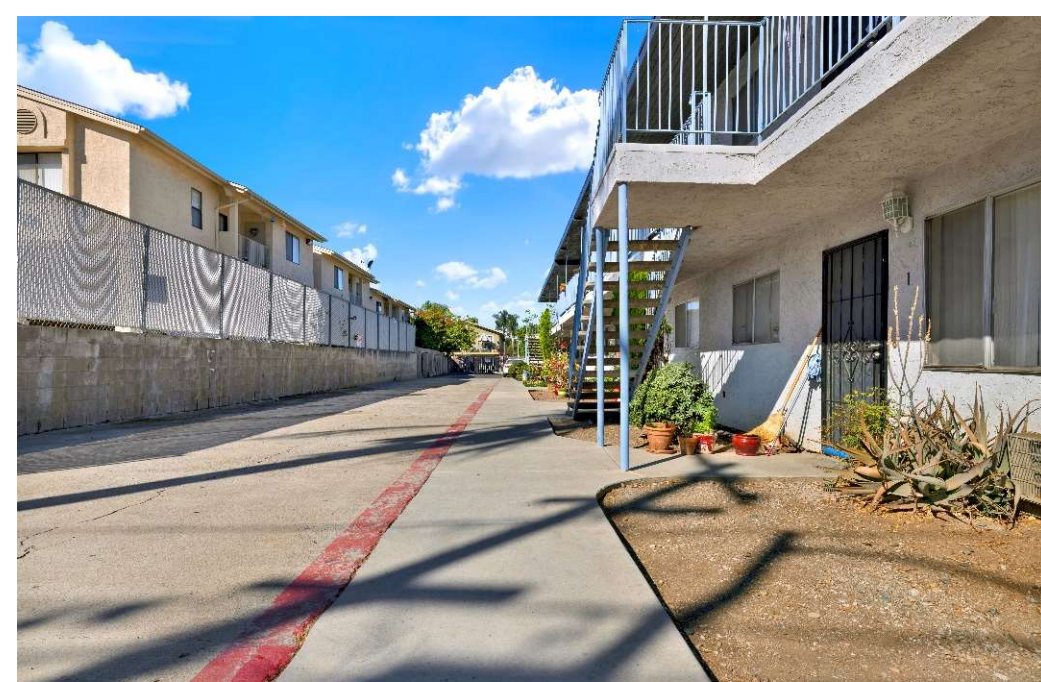




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# EXTERIOR PHOTOS

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# INTERIOR PHOTOS | 2 BEDROOM

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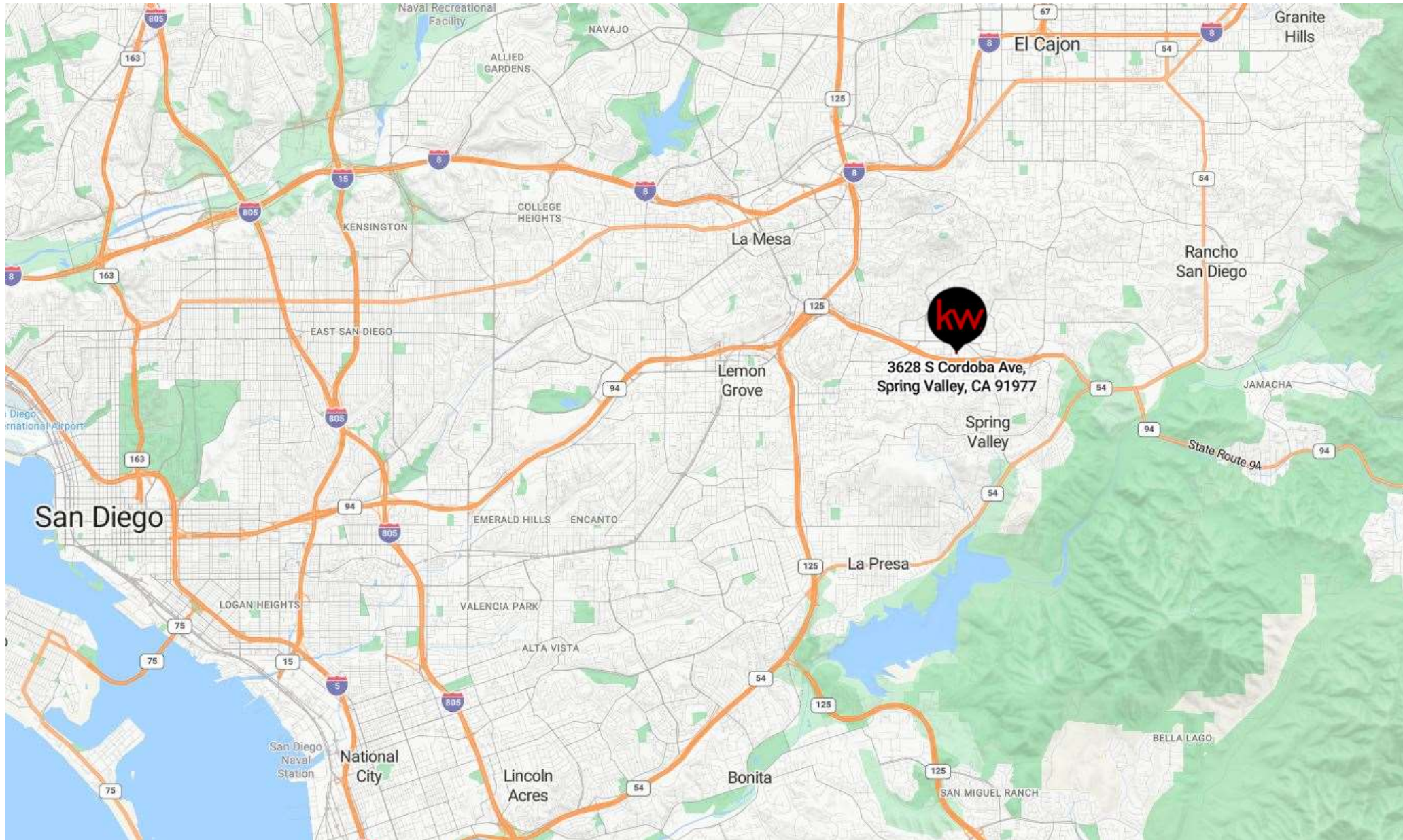


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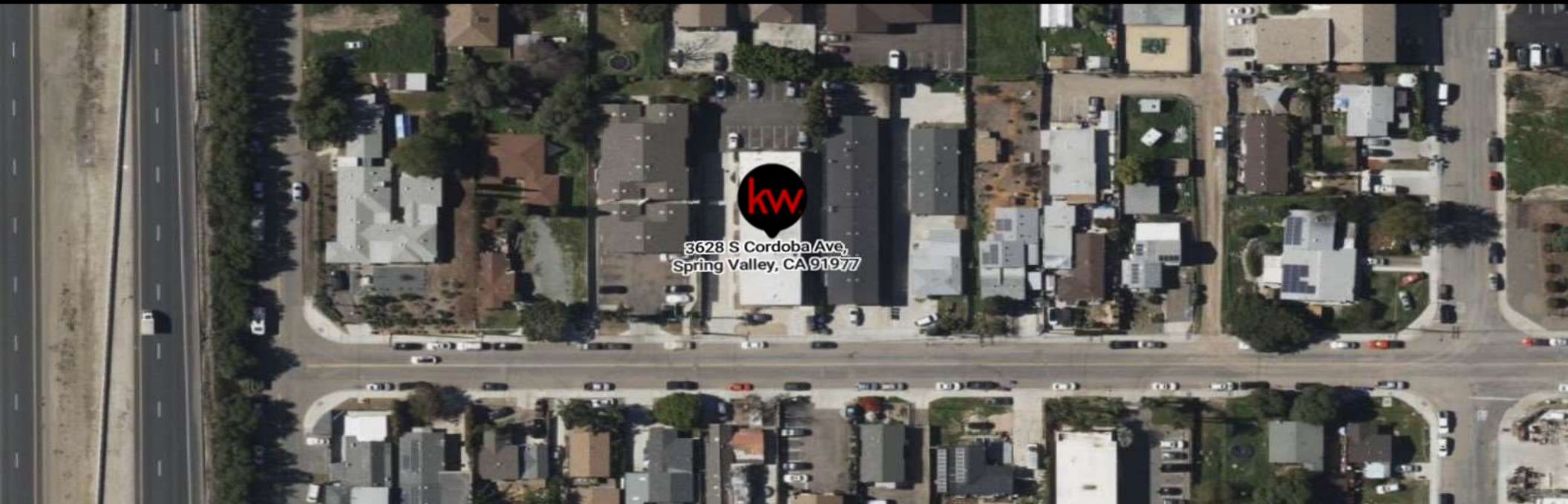
# LOCATION

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# Spring Valley

Spring Valley is home to the beautiful Sweetwater Reservoir, a key feature of the area that offers scenic views and recreational activities. The reservoir provides locals with opportunities for hiking, birdwatching, and enjoying the natural landscape, making it a peaceful retreat in the heart of the community. Beyond Sweetwater Reservoir, Spring Valley has a range of parks and open spaces, like Lamar County Park, where residents enjoy picnics, sports, and outdoor activities. It's a community focused on healthy, active living.



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Spring Valley's diverse population is reflected in its variety of restaurants, festivals, including the notable, Spring Valley Days, and other community events.

*This diversity contributes to a vibrant, inclusive community atmosphere.*

The community has seen some exciting new additions, including The Hub and Fred's Urban Farm, which are enhancing the community's appeal.





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# FINANCIALS

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# PRICING ANALYSIS

# Units	Address	City	State	Zip	Yr Built (Aprx.)	Gross Sq. Ft.	Parcel Size	Acres	APN			
10	3628 S Cordoba Ave.	Spring Valley	CA	91977	1976	8,126	15,250	0.35	501-247-10-00			
GRM			CAP Rate %			Rentable						
Price	Current	Potential	Current	Potential	\$ / Unit	\$ / Sq Ft	Sq Ft					
\$2,250,000	16.7	9.1	3.3%	8.1%	\$225,000	\$277	8,126					
Estimated Average Monthly Income Analysis					Estimated Annual Operating Expenses							
Units	Bed	Bath	Current Rent	Total	Potential Rent	Total	Advertising	\$0	Management (Off-Site)	\$0		
9	2	1.0	\$1,110	\$9,990	\$2,100	\$18,900	Cleaning/ Turnover	\$0	Pest Control	\$900		
1	1	1.0	\$1,150	\$1,150	\$1,650	\$1,650	Credit Check/Bank	\$0	Painting	\$2,000		
0	Garage Spaces - Income		\$0	\$0	\$0	\$0	Gardener	\$1,200	Repairs/Replacements	\$10,000		
yes	Laundry Income		\$83	\$83	\$115	\$115	Gas & Electric	\$1,486	Salaries	\$0		
no	RUBS		\$0	\$0	\$0	\$0	Insurance	\$4,550	Taxes*	\$26,325		
no	Other Income		\$0	\$0	\$0	\$0	Legal / Accounting	\$0	*Based upon sale price			
<b>Total Rental &amp; Other Income</b>			<b>\$11,223</b>	<b>\$11,223</b>	<b>\$20,665</b>	<b>\$20,665</b>	Management (On-Site)	\$0	Water & Sewer	\$4,373		
18 Total Parking Spaces							<b>Total Annual Expenses</b>				<b>\$54,397</b>	
0 Garage							<b>Expenses per: Est Sq Ft:</b>				<b>\$6.69</b>	
18 Open							<b>Unit:</b>				<b>\$5,440</b>	
Annual Operating Proforma												
			Actual	Potential			<b>GSI:</b>				<b>40.39%</b>	
Gross Rental Income			\$133,680	\$246,600								
Plus Other Income			\$996	\$1,380								
Gross Scheduled Income			\$134,676	\$247,980								
Less: Vacancy Factor			5%	\$6,734	\$12,399							
Gross Operating Income			\$127,942	\$235,581								
Less: Operating Expenses			40.4%	\$54,397	\$54,397			Financing Information				
<b>Net Operating Income</b>			<b>\$73,545</b>	<b>\$181,184</b>			Down Payment	61%	Amount	<b>\$1,372,500</b>		
Less: First TD Payments			\$61,785	\$61,785			Interest Rate	5.80%				
Pre-Tax Cash Flow			<b>\$11,760</b>	<b>\$119,399</b>			# of Years Amortized Over	30				
							Proposed Financing	39%	Amount	<b>\$877,500</b>		
							Existing Financing	0				
							Debt Coverage Ratio	Current	<b>1.19</b>			

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# RENT ROLL 10.15.2024

Unit	Floorplan	Current Rent	Market Rent	Security Deposit	Lease expire date OR is unit month to month	Date Last Rent Increase	Previous Rent Amount	% Rent Increase	Section 8 Y or N	Move-In Date
1	1/1	\$1,150	\$1,650	\$1,200	MTM	n/a	\$1,200	-4.17%	N	11/29/2017
2	2/1	\$1,100	\$2,100	\$1,100	MTM	n/a	n/a	n/a	N	11/1/2019
3	2/1	\$1,100	\$2,100	\$1,000	MTM	n/a	n/a	n/a	N	4/28/2018
4	2/1	\$1,100	\$2,100	\$900	MTM	unknown	\$990	unknown	N	10/11/2007
5	2/1	\$1,100	\$2,100	\$800	MTM	unknown	\$990	unknown	N	8/1/2007
6	2/1	\$1,150	\$2,100	\$990	MTM	unknown	990	unknown	N	12/7/2016
7	2/1	\$0	\$2,100	\$0						unknown
8	2/1	\$1,100	\$2,100	\$725	MTM	unknown	990	unknown	N	4/26/2012
9	2/1	\$1,100	\$2,100	\$950	MTM	unknown	990	unknown	N	8/1/2002
10	2/1	\$1,150	\$2,100	\$1,150	MTM	n/a	n/a	n/a	N	6/15/2020
<b>TOTALS</b>		<b>\$10,050</b>	<b>\$20,550</b>	<b>\$8,815</b>						

\*Unit 7 family member unit. Will be vacant at close of escrow.



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1 BEDROOM RENT COMPS

**Your rent seems to be a great deal!**

*Unless your rental is in poor condition or has fewer amenities than most.*



[Toggle Street View](#)

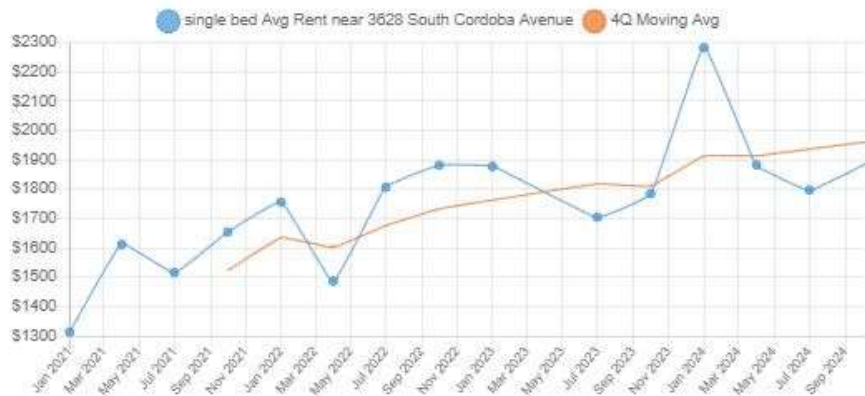
**3628 South Cordoba Avenue** Spring Valley, CA



Results based on 5, single bedroom, single bath rentals seen within 3 months in a 0.75 mile radius.

AVERAGE <b>\$1,896 ±4%</b>	MEDIAN <b>\$1,976</b>	25 <sup>TH</sup> PERCENTILE <b>\$1,781</b>	75 <sup>TH</sup> PERCENTILE <b>\$2,012</b>
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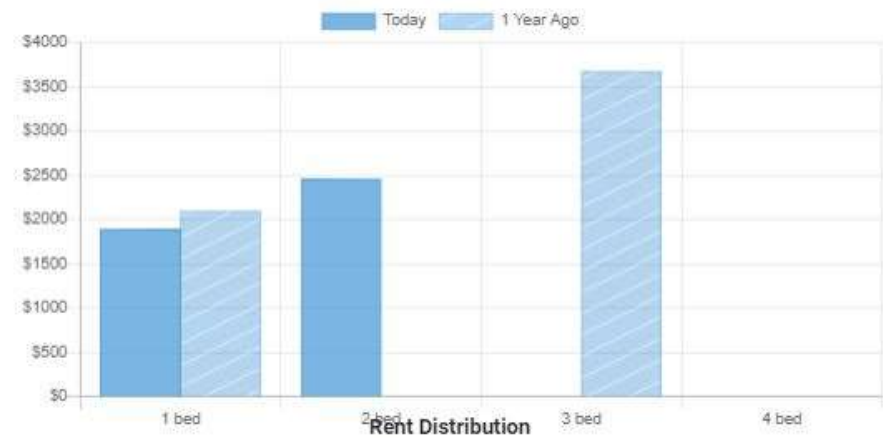
**Historical Trend Line**



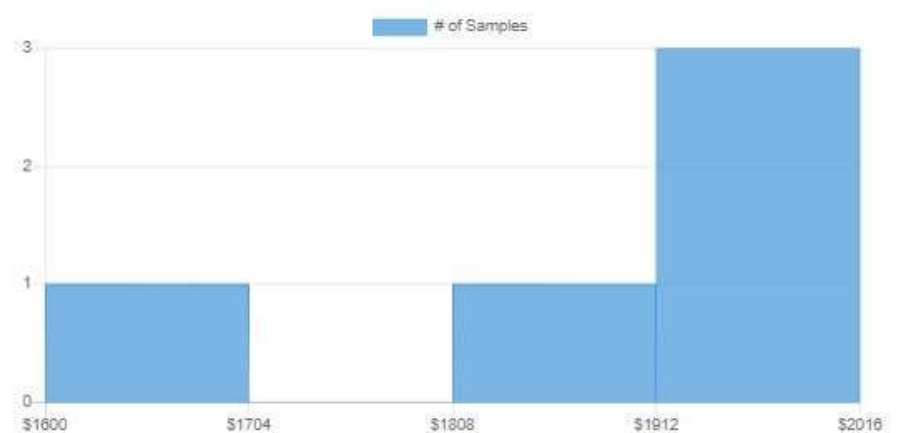
**Summary Statistics**

Sample Size	5
Sample Min	\$1,600
Sample Max	\$2,011
Sample Median	\$1,976
Sample Mean	\$1,896
Sample Standard Deviation	\$172
25th - 75th Percentile	\$1,781 - 2,012
10th - 90th Percentile	\$1,677 - 2,116
5th - 95th Percentile	\$1,615 - 2,178

**Average Rent by Bedroom Type**



**Rent Distribution**



**3628 S Cordoba Ave, Spring Valley 91977**

# 1 BEDROOM RENT COMPS



Download Comps

	Address	Distance	Rent	Size	\$/ft <sup>2</sup>	Beds	Baths	Bldg Type	Last Seen
A	10030 San Juan St, Spring Valley, CA 91977 G   Property Details	0.29 mi	\$1,600	500 ft <sup>2</sup>	\$3.20/ft <sup>2</sup>	1 bed	1ba	Apartment	Aug 2024
B	9830 Dale Ave, Spring Valley, CA 91977 G   Property Details	0.33 mi	\$1,898	630 ft <sup>2</sup>	\$3.01/ft <sup>2</sup>	1 bed	1ba	Apartment	Sep 2024
C	3903 Conrad Dr, Spring Valley, CA 91977 G   Property Details	0.51 mi	\$1,995	800 ft <sup>2</sup>	\$2.49/ft <sup>2</sup>	1 bed	1ba	Apartment	Sep 2024
D	3827 Conrad Dr, Spring Valley, CA 91977 G   Property Details	0.51 mi	\$1,976	700 ft <sup>2</sup>	\$2.82/ft <sup>2</sup>	1 bed	1ba	House	Aug 2024
E	3917 Conrad Dr, Spring Valley, CA 91977 G   Property Details	0.55 mi	\$2,011	760 ft <sup>2</sup>	\$2.65/ft <sup>2</sup>	1 bed	1ba	Apartment	Oct 2024

3628 S Cordoba Ave, Spring Valley 91977

2 BEDROOM RENT COMPS

**Your rent seems to be a great deal!**

*Unless your rental is in poor condition or has fewer amenities than most.*



[Toggle Street View](#)

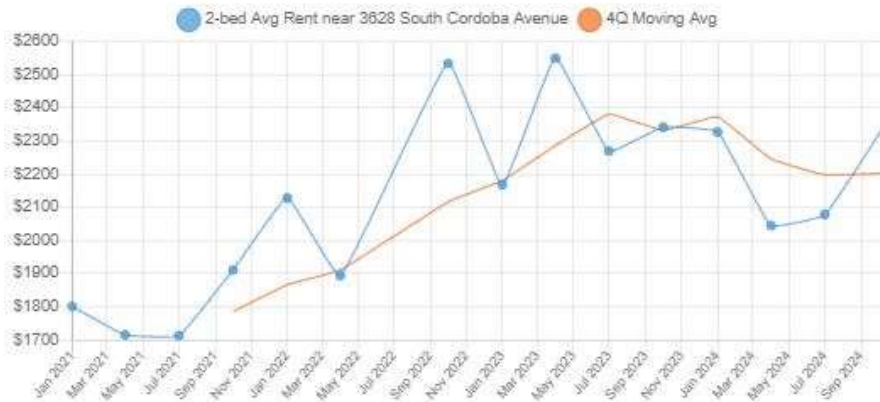
**3628 South Cordoba Avenue** Spring Valley, CA



Results based on 6, 2-bedroom, single bath rentals seen within 3 months in a 1.50 mile radius.

AVERAGE <b>\$2,362</b> ±4%	MEDIAN <b>\$2,336</b>	25 <sup>TH</sup> PERCENTILE <b>\$2,213</b>	75 <sup>TH</sup> PERCENTILE <b>\$2,511</b>
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**Historical Trend Line**



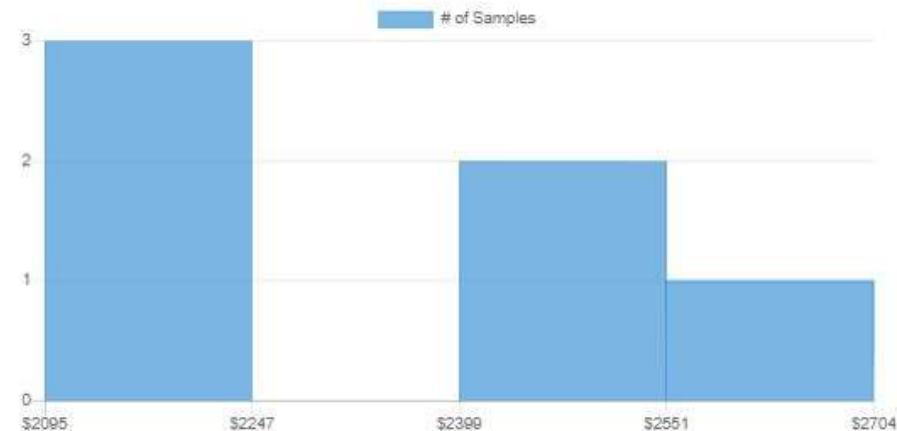
**Summary Statistics**

Sample Size	6
Sample Min	\$2,095
Sample Max	\$2,699
Sample Median	\$2,336
Sample Mean	\$2,362
Sample Standard Deviation	\$221
25th - 75th Percentile	\$2,213 - 2,511
10th - 90th Percentile	\$2,079 - 2,645
5th - 95th Percentile	\$1,998 - 2,725

**Average Rent by Bedroom Type**



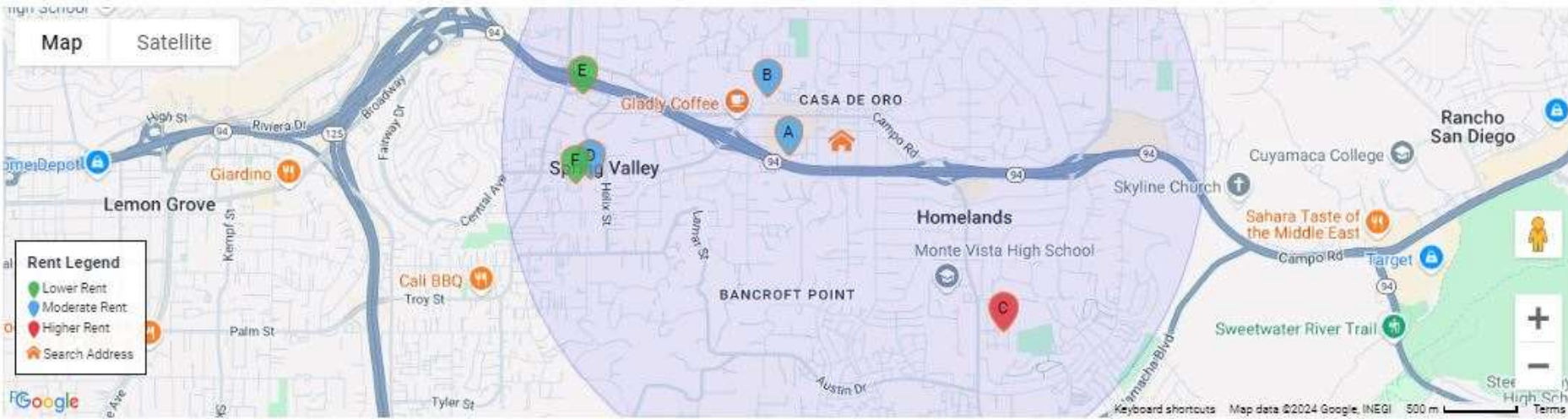
**Rent Distribution**



**3628 S Cordoba Ave, Spring Valley 91977**



## 2 BEDROOM RENT COMPS



[Download Comps](#)

	Address	Distance	Rent	Size	\$/ft <sup>2</sup>	Beds	Baths	Bldg Type	Last Seen
<b>A</b>	9830 Dale Ave, Spring Valley, CA 91977 <a href="#">G</a> <a href="#">i</a> <a href="#">Property Details</a>	0.33 mi	\$2,495	730ft <sup>2</sup>	\$3.42/ft <sup>2</sup>	2 bed	1ba	Apartment	Sep 2024
<b>B</b>	3827 Conrad Dr, Spring Valley, CA 91977 <a href="#">G</a> <a href="#">i</a> <a href="#">Property Details</a>	0.51 mi	\$2,426	900ft <sup>2</sup>	\$2.70/ft <sup>2</sup>	2 bed	1ba	Apartment	Aug 2024
<b>C</b>	3115 Sweetwater Springs Blvd, Spring Valley, CA 91977 <a href="#">G</a> <a href="#">i</a> <a href="#">Property Details</a>	1.19 mi	\$2,699	910ft <sup>2</sup>	\$2.97/ft <sup>2</sup>	2 bed	1ba	Apartment	Oct 2024
<b>D</b>	9215 Kenwood Dr, Spring Valley, CA 91977 <a href="#">G</a> <a href="#">i</a> <a href="#">Property Details</a>	1.34 mi	\$2,245	850ft <sup>2</sup>	\$2.64/ft <sup>2</sup>	2 bed	1ba	Apartment	Sep 2024
<b>E</b>	3968 Helix St, Spring Valley, CA 91977 <a href="#">G</a> <a href="#">i</a> <a href="#">Property Details</a>	1.4 mi	\$2,095	700ft <sup>2</sup>	\$2.99/ft <sup>2</sup>	2 bed	1ba	Apartment	Aug 2024
<b>F</b>	9121 Kenwood Dr, Spring Valley, CA 91977 <a href="#">G</a> <a href="#">i</a> <a href="#">Property Details</a>	1.41 mi	\$2,208	850ft <sup>2</sup>	\$2.60/ft <sup>2</sup>	2 bed	1ba	Apartment	Oct 2024

3628 S Cordoba Ave, Spring Valley 91977

## Property Improvements

2024 New Roof

2024 Balcony Work

2024 New Mailboxes

2024 Unit 4 Kitchen & Bath Cabinet Update

2024 Unit 4 Flooring

2021 Paving Overlay

2020 Exterior Painting

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**kw**

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