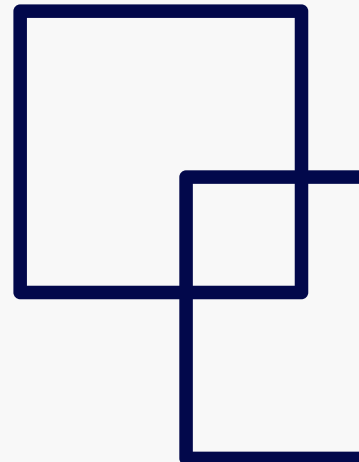


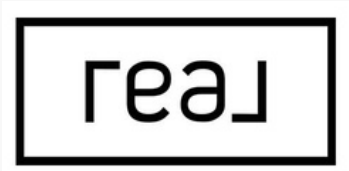
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806-812 W Brookes Ave

San Diego, CA 92103





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Property Overview



806 - 812 W Brookes Ave

San Diego, CA 92103



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806 - 812 W Brookes Ave

San Diego, CA 92103

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The property was professionally appraised at \$2.4 million as of August 2024, reflecting its strong market position and investment value.

- **4 Units**
- **2 Beds 1 Full Bath each unit**
- **Year Built: 1958**
- **6,255 Lot Sq Ft**
- **2 Story Building**

Pro Forma Overview

# of Units	Address	City	Zip	Year Built	Zoning
4	806-812 W Brookes Ave	San Diego	92103	1958	RM-3-7 + OR-1-1

Price	GRM		CAP Rate		\$/Unit
	Current	Market	Current	Market	
\$2,300,000.00	10.6	-	6.27%	-	\$575,000.00

Parcel SF (approx)	Gross SF (approx)	\$/SF (approx)
6,251	2,940	\$782.31

Income Breakdown (Short Term Rental Projections)			
#/Units	Style	Rent	Total
1	2 bed 1 ba	\$4,500.00	\$4,500.00
1	2 bed 1 ba	\$4,500.00	\$4,500.00
1	2 bed 1 ba	\$4,500.00	\$4,500.00
1	2 bed 1 ba	\$4,500.00	\$4,500.00
RUBS/Pet/W+D Income			\$0.00
Total Monthly Income			\$18,000.00

Estimated Market Rents (Long Term Rental Projections)			
#/Units	Style	Rent	Total
1	2 bed 1 ba	\$3,200.00	\$3,200.00
1	2 bed 1 ba	\$3,200.00	\$3,200.00
1	2 bed 1 ba	\$3,200.00	\$3,200.00
1	2 bed 1 ba	\$3,200.00	\$3,200.00
RUBS/Pet/W+D Income			\$0.00
Total Monthly Income			\$12,800.00

Estimated Annual Operating Proforma	
	Actual
Gross Scheduled Income	\$216,000.00
Less: Vacancy Factor	
Gross Operating Income	\$216,000.00
Less: OpEx	\$ (71,744.92)
Net Operating Income	\$144,255.08
Less: 1st TD Payments	\$ (115,860.00)
Cash Flow	\$28,395.08
Cash-on-Cash Return	4.06%
Principal Reduction (Avg first 3 years)	\$19,976.67
Total Potential Return (End of Yr 1)	\$48,371.75
Total Potential Return %	6.91%

Estimated Annual Operating Expenses (OpEx)			
Advertising	\$0.00	Maintenance	\$6,480.00
Marketing	\$0.00	Licenses	\$500.00
Landscape	\$1,200.00	Fees	\$0.00
Pest Control	\$600.00	Reserves	\$0.00
Trash	\$0.00	Management (12%)	\$25,920.00
Water	\$5,000.00	Taxes	\$28,244.92
Sewer	\$0.00	Insurance	\$3,800.00
On-Site Staff	\$0.00	Pool	\$0.00
Total Annual Operating Expenses (Est)			\$71,744.92
Expenses Per Unit			\$17,936.23
% of Actual GSI			33.22%

Financing Summary			
		LTV	69.57%
		Down Payment	\$700,000.00
		Interest Rate	6.05%
		Amortized Over (years)	30
		Fixed For (years)	5
		I.O. Only For (years)	0
		Proposed Loan Amount	\$1,600,000.00
		Debt Coverage Ratio	
		Current	1.25



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Sales Comparables Map



806 - 812 W Brookes Ave
San Diego, CA 92103

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Map of Comparable Properties









LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

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Summary of Comparable Properties

Comps Selected by Agent					
Address	806 W Brookes Ave, #12 San Diego, CA 92103	512 W Juniper St, #14 San Diego, CA 92101	1218 W Spruce St San Diego, CA 92103	801 Torrance St, #7 San Diego, CA 92103	1204 Lincoln Ave San Diego, CA 92103
Status	 Subject Property	1  Closed	2  Closed	3  Off Market	4  Closed
Amount	\$2,300,000 Est. Value	\$2,006,000 Closed Price	\$2,089,000 Closed Price	\$1,993,000 Est. Value	\$2,325,000 Closed Price
Recording Date		5/3/2024	3/4/2024	2/2/2024	5/20/2024
Days in RPR	---	-	-	-	-
Price Per Sq. Ft.	\$782	\$593	\$881	\$741	\$702
Bedrooms	8	6	7	8	7
Total Baths	4	4	4	4	4
Partial Baths	-	-	-	-	-
Total Rooms	-	-	-	-	-
Living Area	2,940	3,385	2,372	2,688	3,312
Building Area	2,940	3,385	2,372	2,688	3,312
Lot Size	6,251 sq ft	4,953 sq ft	5,554 sq ft	0.46 acres	6,889 sq ft
Year Built	1958	1939	1925	1958	1924

Summary of Comparable Properties

Comps Selected by Agent			
Address	806 W Brookes Ave, #12 San Diego, CA 92103	2863 State St, #65 San Diego, CA 92103	4095 Front St San Diego, CA 92103
Status	 Subject Property	5  Closed	6  Off Market
Amount	\$2,300,000 Est. Value	\$2,650,000 Closed Price	\$2,049,000 Est. Value
Recording Date	9/6/2024	4/23/2024	1/15/2020
Days in RPR	-	76	-
Price Per Sq. Ft.	\$782	\$967	\$580
Bedrooms	8	6	7
Total Baths	4	6	3
Partial Baths	-	1	-
Total Rooms	-	-	-
Living Area	2,940	2,740	3,534
Building Area	2,940	2,740	3,534
Lot Size	6,251 sq ft	6,622 sq ft	5,199 sq ft
Year Built	1958	1932	2000

Seller Improvements

806 – 812 W Brookes Ave, San Diego, CA 92103

Property-Wide Enhancements (Past 2 Years)

- Flooring: All units upgraded with modern, durable flooring.
- Painting: Fresh paint applied throughout all units for a cohesive, updated look.

Kitchen Upgrades:

- 2 out of 4 units: New countertops and cabinets installed.
- Remaining 2 units: Tile countertops regouted for a refreshed finish.
- Unit 810: Granite countertops added for an elevated look and increased durability.
- Countertop Care: All countertops in every unit have been professionally resurfaced and regouted.
- Appliances: Brand-new appliances installed in each unit for improved functionality and energy efficiency.

Exterior & Building Improvements

- Landscaping (2024): Comprehensive landscaping updates planned to enhance curb appeal and outdoor functionality.
- Stucco Repair (2024): Scheduled repairs to maintain exterior durability and aesthetics.
- Electrical Upgrades: 400-amp total electrical capacity installed (100 amps per unit) at a \$16,000 investment, supporting modern electrical demands.
- Deck Rebuild: Floating deck rebuilt up to unit 812 for enhanced outdoor living space.

Structural & Utility Enhancements

- Sewer Line Maintenance: Descaled and flushed, with 25 ft replaced and an additional 100 ft descaled; estimated investment of \$14,000 for optimized plumbing.

Furnishing Upgrade

- Complete Furnishing: Estimated \$180,000 investment in quality furnishings across units, offering move-in readiness and improved tenant experience.

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Thank you!



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San Diego, CA