



3658-60 EUCLID AVE

SAN DIEGO, CA 92105

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3658-60 EUCLID AVE
MULTIFAMILY PROPERTY FOR SALE

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 CORFAC
INTERNATIONAL
SOUTH COAST
COMMERCIAL

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PROPERTY
INFORMATION



EXECUTIVE SUMMARY

3658-60 EUCLID AVE
MULTIFAMILY PROPERTY FOR SALE



OFFERING SUMMARY

Sale Price:	\$999,000
Building Size:	2,000 SF Estimated
Lot Size:	5,008 SF
Number of Units:	3
Price / SF:	\$499.50
Cap Rate:	0.76%
NOI:	\$7,624
Year Built:	1950 Estimated
Zoning:	CUPD-CU-1-
Market:	San Diego
APN	471-772-18-00

PROPERTY OVERVIEW

Subject property is three units over two structures on one commercially zoned lot. Property consists of two (2) attached one bed one bath units and one (1) large two-bedroom front house. Bottom one bed unit currently vacant. The property has major rental upside.

**DOWNTOWN
SAN DIEGO**

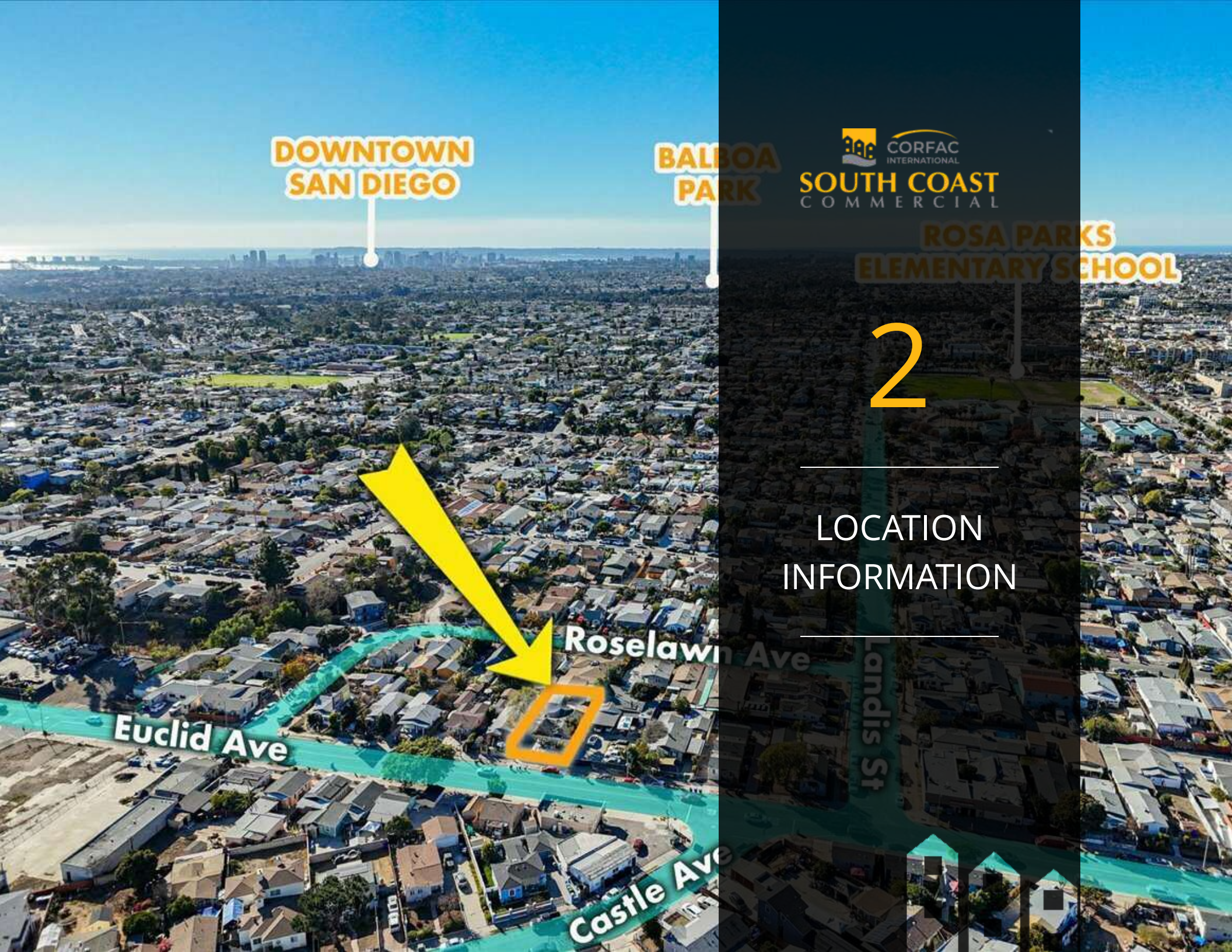
**BALBOA
PARK**

 **CORFAC
INTERNATIONAL**
**SOUTH COAST
COMMERCIAL**

**ROSA PARKS
ELEMENTARY SCHOOL**

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LOCATION
INFORMATION



LOCATION DESCRIPTION

3658-60 EUCLID AVE
MULTIFAMILY PROPERTY FOR SALE

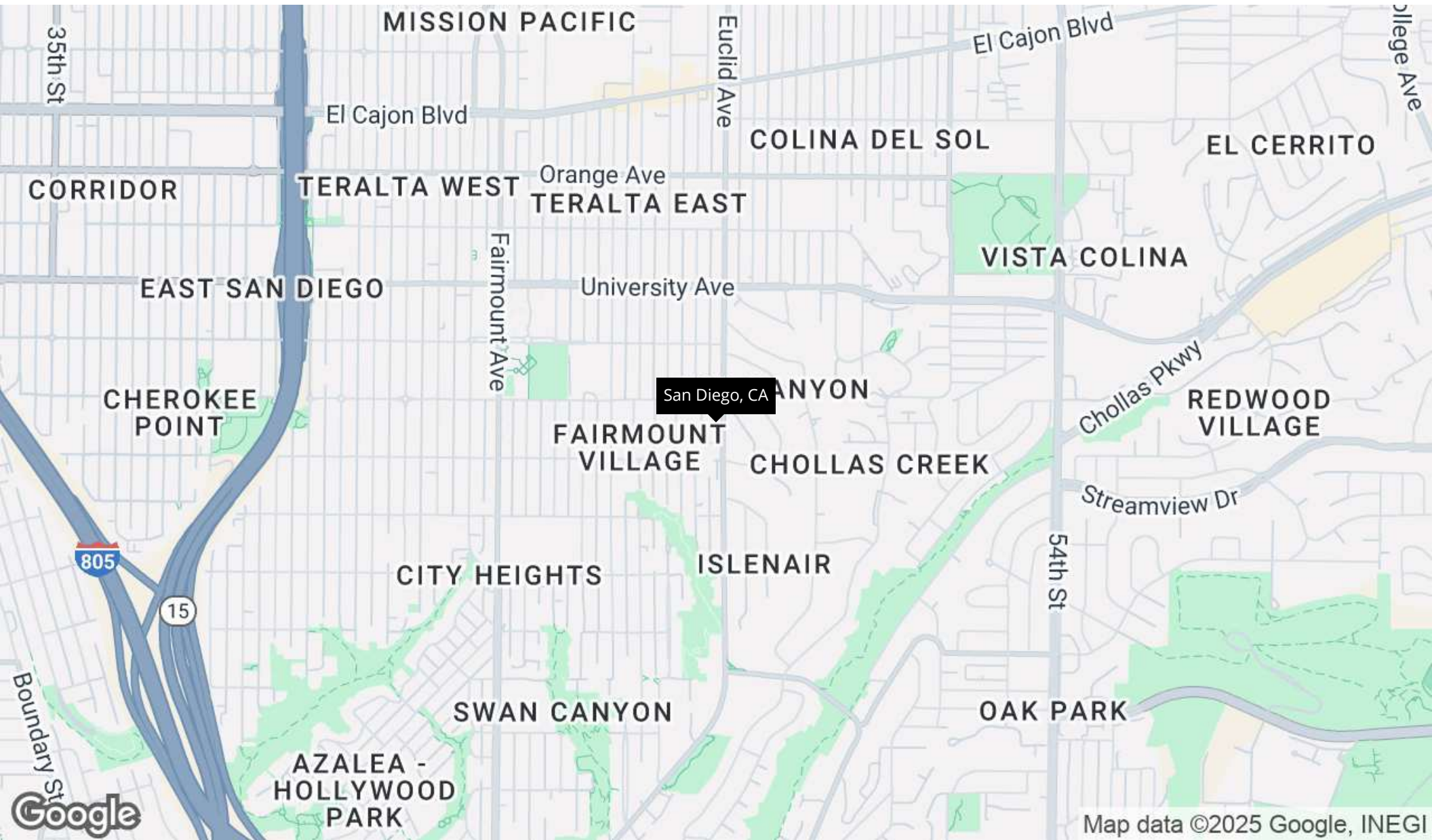


LOCATION DESCRIPTION

Discover the vibrant neighborhood surrounding this prime location in San Diego, CA. Situated in the heart of the city, the area is bustling with a rich array of dining, retail, and entertainment options. Just moments away, indulge in the cultural attractions of Balboa Park, explore the trendy shops and eateries in North Park, or enjoy the stunning views at the San Diego Zoo. With easy access to major highways and public transportation, this area provides an ideal blend of convenience and urban lifestyle, making it a standout choice for professionals seeking an inspiring environment for their office space.

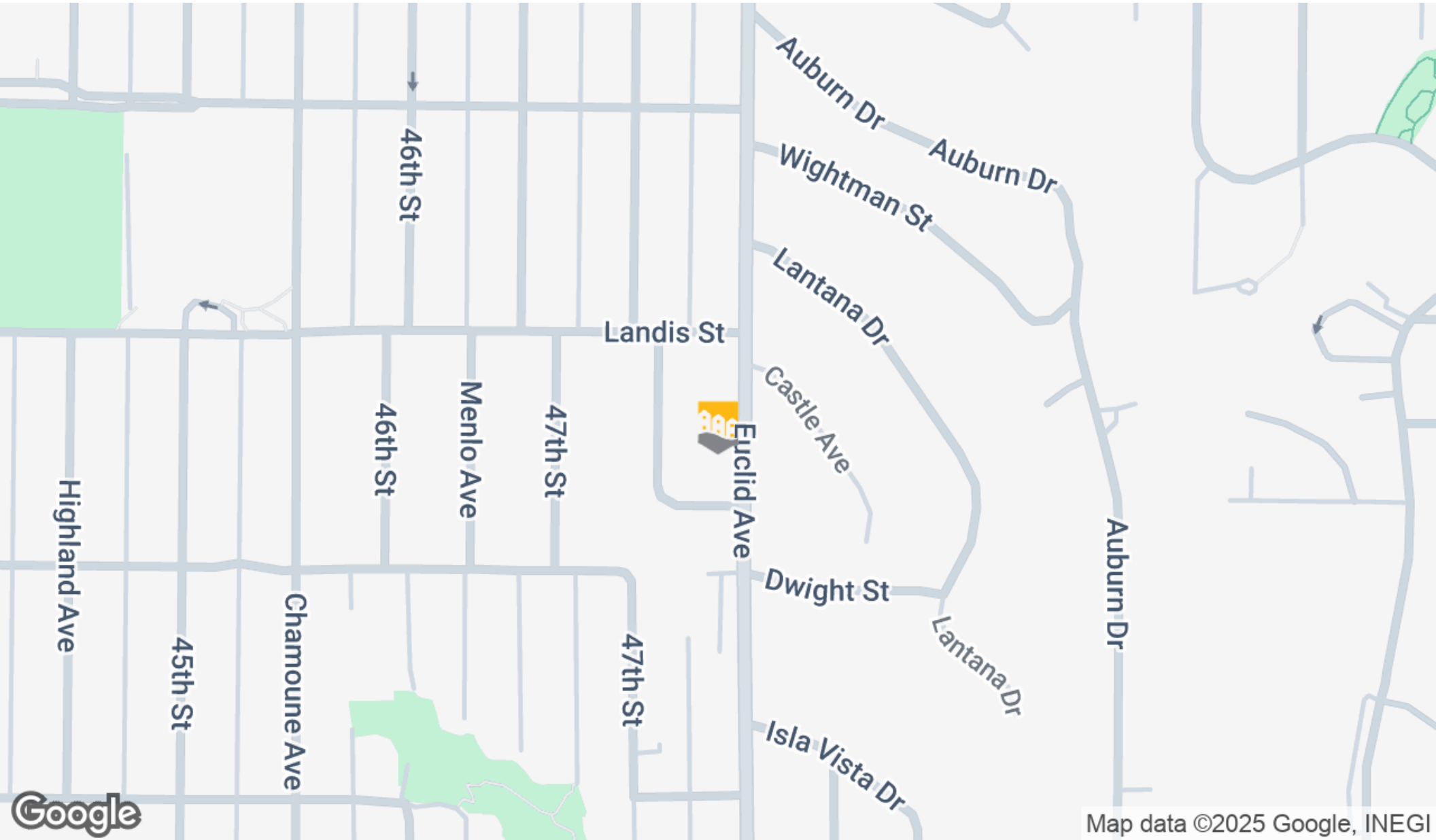
LOCATION DETAILS

County	San Diego
Submarket	City Heights



LOCATION MAP

3658-60 EUCLID AVE
MULTIFAMILY PROPERTY FOR SALE







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FINANCIAL ANALYSIS



FINANCIAL SUMMARY

3658-60 EUCLID AVE
MULTIFAMILY PROPERTY FOR SALE

INVESTMENT OVERVIEW	CURRENT	PROPOSED
Price	\$999,000	\$999,000
Price per SF	\$500	\$500
Price per Unit	\$333,000	\$333,000
GRM	32.65	13.01
CAP Rate	0.76%	5.25%
Cash-on-Cash Return (yr 1)	0.76%	5.25%
Total Return (yr 1)	\$7,624	\$52,438

OPERATING DATA	CURRENT	PROPOSED
Gross Scheduled Income	\$30,600	\$76,800
Total Scheduled Income	\$30,600	\$76,800
Vacancy Cost	\$918	\$2,304
Gross Income	\$29,682	\$74,496
Operating Expenses	\$22,058	\$22,058
Net Operating Income	\$7,624	\$52,438
Pre-Tax Cash Flow	\$7,624	\$52,438

FINANCING DATA	CURRENT	PROPOSED
Down Payment	\$999,000	\$999,000

INCOME & EXPENSES

3658-60 EUCLID AVE
MULTIFAMILY PROPERTY FOR SALE

INCOME SUMMARY	CURRENT	PROPOSED
Vacancy Cost	(\$918)	(\$2,304)
GROSS INCOME	\$29,682	\$74,496
EXPENSES SUMMARY	CURRENT	PROPOSED
Gas & Electric	\$1,080	\$1,080
Water & Sewer	\$1,620	\$1,620
Landscaping	\$360	\$360
Trash Removal	\$360	\$360
Pest Control	\$144	\$144
Maintenance	\$1,500	\$1,500
Management (Off Site)	\$1,530	\$1,530
Insurance	\$750	\$750
Taxes	\$11,289	\$11,289
Advertising	\$600	\$600
License & Fees	\$2,000	\$2,000
Miscellaneous	\$300	\$300
Reserves	\$525	\$525
OPERATING EXPENSES	\$22,058	\$22,058
NET OPERATING INCOME	\$7,624	\$52,438

UNIT MIX SUMMARY

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UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	RENT	MARKET RENT
1Bd 1Ba	1	1	1	33.30%	-	\$1,800
1Bd 1Ba	1	1	1	33.30%	\$1,025	\$1,800
2Bd 1Ba	2	1	1	33.30%	\$1,525	\$2,800
TOTALS/AVERAGES			3	99.90%	\$1,275	\$2,133

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SALE
COMPARABLES



SALE COMPS

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3658-60 EUCLID AVE

San Diego, CA 92105

Price:	\$999,000	Bldg Size:	2,000 SF
Lot Size:	5,008 SF	No. Units:	3
Cap Rate:	0.76%	Year Built:	1950



3707 EUCLID AVE

San Diego, CA 92105

Price:	\$795,000	Bldg Size:	1,948 SF
Lot Size:	5,519 SF	No. Units:	3
Cap Rate:	5.71%	Year Built:	1948



3851 42ND ST

San Diego, CA 92105

Price:	\$1,138,000	Bldg Size:	1,728 SF
Lot Size:	4,544 SF	No. Units:	3
Cap Rate:	4.69%	Year Built:	1955



SALE COMPS

3658-60 EUCLID AVE
MULTIFAMILY PROPERTY FOR SALE



4376 41ST ST
San Diego, CA 92105

Price:	\$1,200,000	Bldg Size:	1,328 SF
Lot Size:	6,256 SF	No. Units:	3
Cap Rate:	4.31%	Year Built:	1925



2842 FAIRMOUNT AVE
San Diego, CA 92105

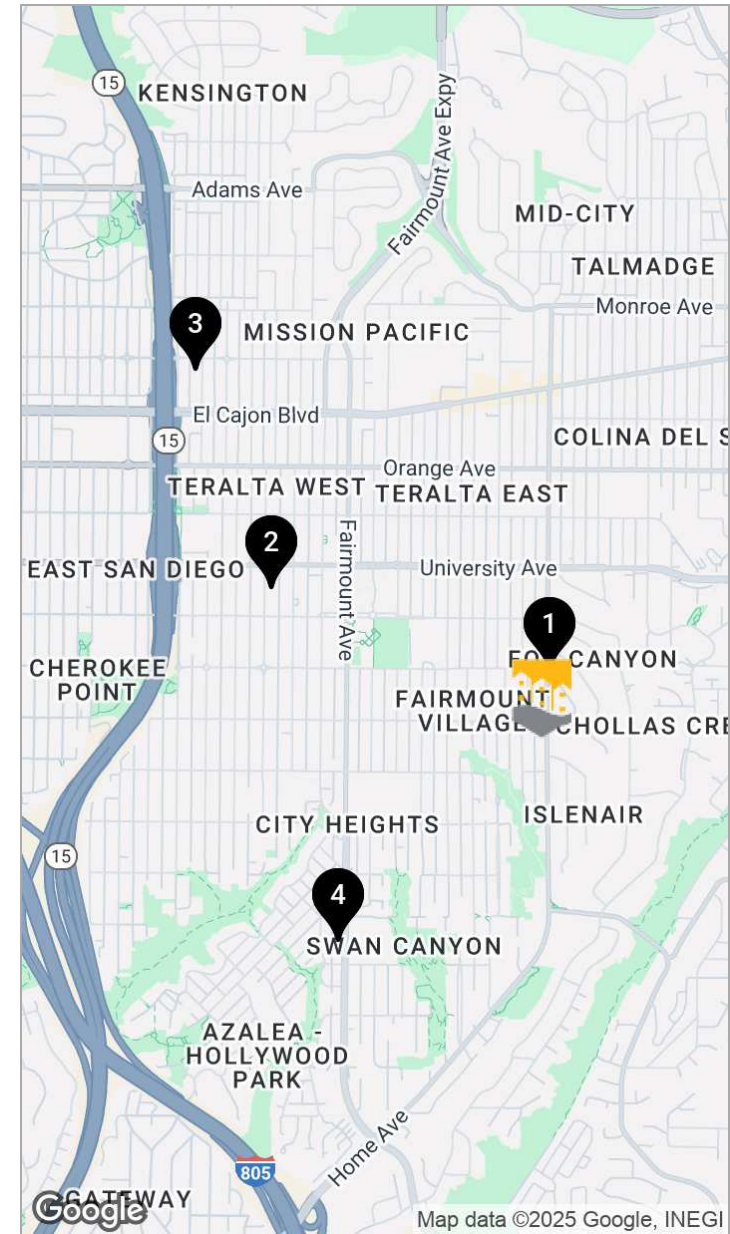
Price:	\$1,385,000	Bldg Size:	2,268 SF
Lot Size:	4,810 SF	No. Units:	4
Cap Rate:	5.26%	Year Built:	1970



SALE COMPS MAP & SUMMARY

3658-60 EUCLID AVE
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	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	3658-60 Euclid Ave San Diego, CA	\$999,000	2,000 SF	5,008 SF	3	0.76%
1	3707 Euclid Ave San Diego, CA	\$795,000	1,948 SF	5,519 SF	3	5.71%
2	3851 42nd St San Diego, CA	\$1,138,000	1,728 SF	4,544 SF	3	4.69%
3	4376 41st St San Diego, CA	\$1,200,000	1,328 SF	6,256 SF	3	4.31%
4	2842 Fairmount Ave San Diego, CA	\$1,385,000	2,268 SF	4,810 SF	4	5.26%
	AVERAGES	\$1,129,500	1,818 SF	5,282 SF	3	4.99%



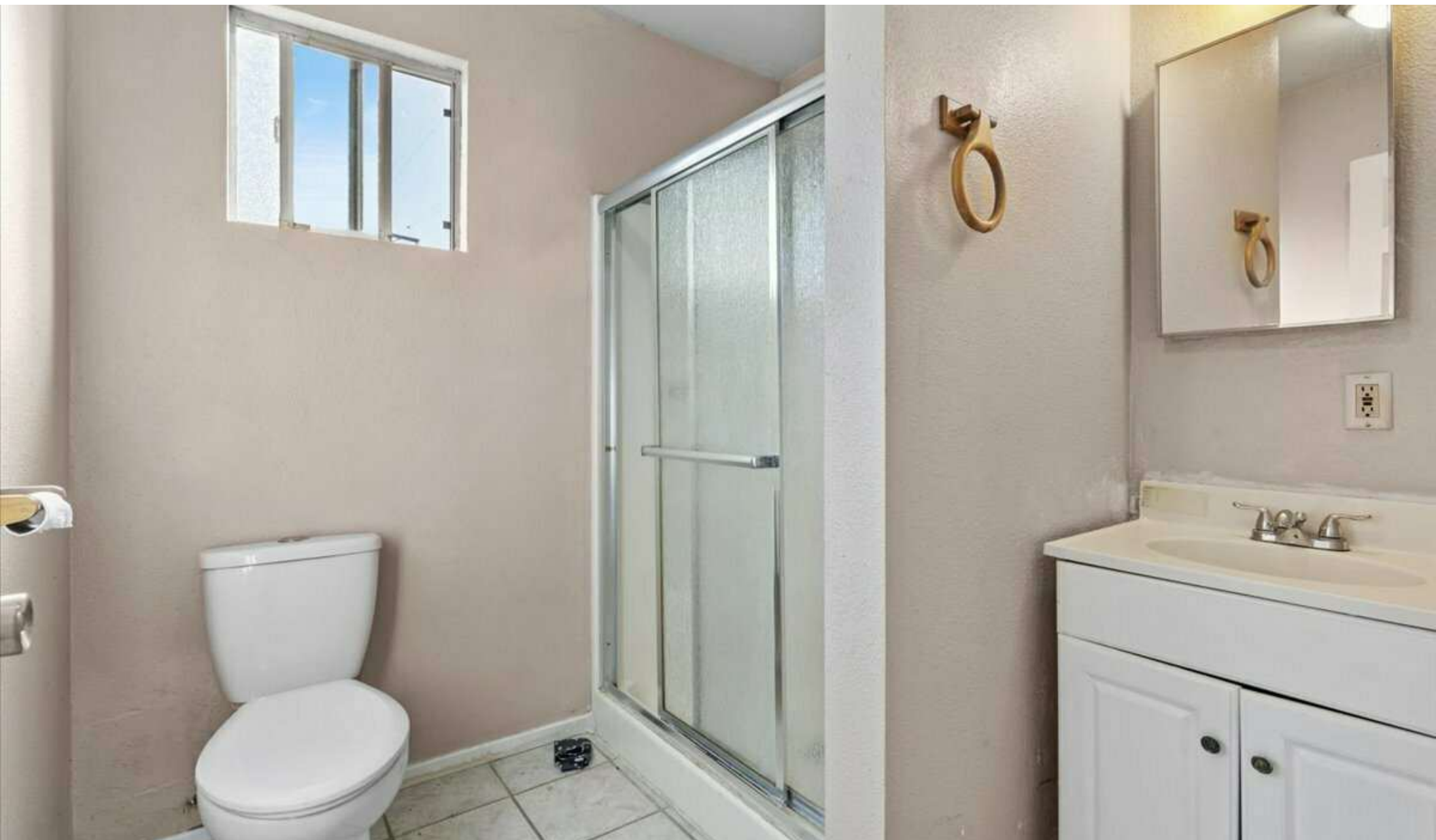
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ADDITIONAL
PHOTOS



ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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MULTIFAMILY PROPERTY FOR SALE





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DEMOGRAPHICS



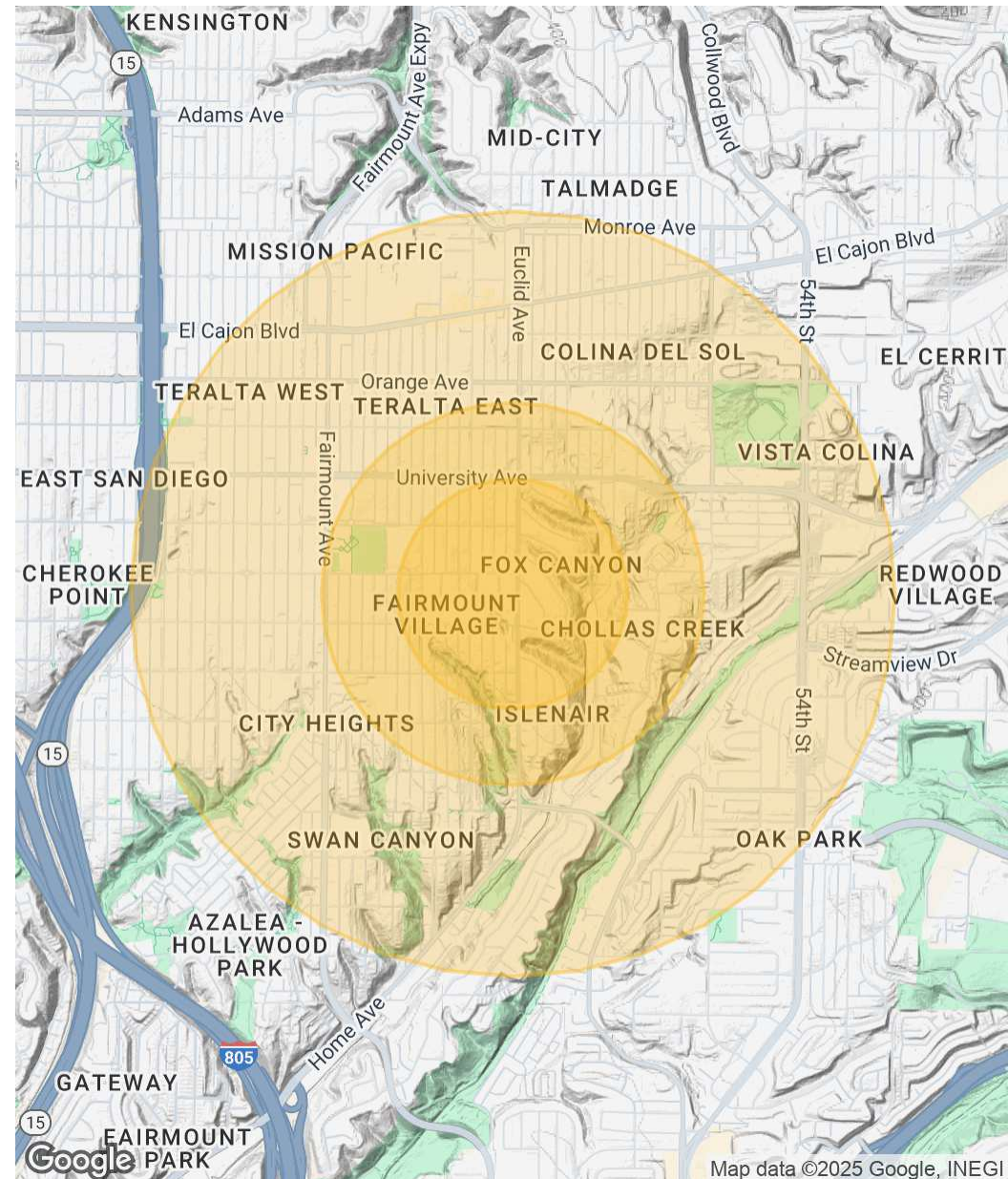
DEMOGRAPHICS MAP & REPORT

3658-60 EUCLID AVE
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,862	13,334	56,251
Average Age	36	35	36
Average Age (Male)	35	34	36
Average Age (Female)	37	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,511	4,137	18,769
# of Persons per HH	3.2	3.2	3
Average HH Income	\$59,698	\$61,874	\$68,939
Average House Value	\$629,253	\$631,660	\$660,399

Demographics data derived from AlphaMap



Map data ©2025 Google, INEGI

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ADVISOR BIOS



ALEX KOHL

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CalDRE #02024212

PROFESSIONAL BACKGROUND

Alex Kohl (DRE# 02024212) is a San Diego native and military veteran. As a graduate with a Bachelor of Science in Business Management – Finance from San Diego State University, Alex is passionate about assisting clients in the sale, purchase, and exchange of real estate. He is acknowledged for his work ethic, winning South Coast Commercial's 2017 Rookie of the Year award for outstanding service in assuring his clients a better financial position. He joined the US Navy after high school, serving four years stationed in Yokosuka, Japan, aboard the aircraft carrier George Washington. His time in the military has taught him professionalism and the importance of hard work and excellence in all things.

Alex specializes in facilitating the sale of property for tax-deferred 1031 exchanges. Over the past year, Alex has brokered the sale of two properties, exchanging 19 units into 89 units while almost tripling his client's net operating income and deferring capital gains taxes. Alex is passionate about helping his clients build wealth through acquisition, management, and disposition of real estate investment properties.

South Coast Commercial

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