CONFIDENTIAL OFFERING MEMORANDUM

810
Acacia Ave

OCEANSIDE, CA 92058

CBRE

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Acacia Ave

CONFIDENTIAL OFFERING MEMORANDUM

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CBRE

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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Acacia Ave

1 EXECUTIVE SUMMARY

Executive Summary

CBRE is pleased to present our opinion of value of 810 Acacia Ave in Oceanside, CA. The property boasts a unit mix of four (4) 2-bedroom / 1-bathrooms.

Located in a quiet pocket across the street from Jefferson Middle School, this 4-unit investment property offers a compelling opportunity in one of San Diego County's most rapidly developing suburban markets. Oceanside, a coastal gem nestled between San Diego and Los Angeles, provides residents with a perfect blend of suburban comfort and urban accessibility via nearby Interstate 5 and State Route 76, making commutes to San Diego's major employment hubs very easy. The property benefits from its central location, being just one mile from Oceanside's iconic pier, where the weekly farmers' market and other popular events draw visitors throughout the year. Local dining options within minutes include authentic Italian cuisine at Allmine, classic American fare at Rose Cafe, and numerous other choices reflecting Oceanside's variety. The property is conveniently positioned near major retail centers, including Mission Marketplace and Oceanside Plaza Shopping Center, both within a 5-minute drive. With Oceanside's population of approximately 180,000 residents and a steady annual growth rate, the area continues to attract both families and young professionals seeking more affordable housing options compared to coastal San Diego communities.

810 Acacia Ave is the ideal opportunity for first-time multifamily investors targeting bite-sized deals with easily rentable units, seasoned multifamily investors seeking the ease of management provided by the property's strong unit mix or owner-users looking for long-term equity gains.

OFFERING SUMMARY

Address	810 Acacia Ave	**Number of Units**	4
Building SF	3,570 SF	**Year Built**	1963
Land SF	6,197 SF	**APN**	145-162-07-00
Land Acres	0.35 AC	**Ownership Type**	Fee Simple

INVESTMENT HIGHLIGHTS

STRONG UNIT MIX
All 2-Bedroom / 1-Bathroom Units

FULLY PARKED
4 Open Stalls

STRONG RENT UPSIDE
25% Rent Upside

NEW ROOF
Recently Replaced

NEW ELECTRICAL PANEL
Recently Replaced

NEW PLUMBING LINES
Recently Replaced

RENOVATED INTERIORS
3 of 4 Units

ONSITE LAUNDRY FACILITIES
Landlord Owned

EXTREMELY APPEALING PRICE/UNIT
Under $400,000/Unit

CONSTRUCTION

Foundation	Concrete Slab
Framing	Wood Frame
Exterior	Wood/Stucco
Parking Surface	Concrete
Roof	Pitched

UTILITIES

Water	Tenant
Trash	Tenant
Gas	Tenant
Electric	Tenant

FINANCIAL SUMMARY

Price	$1,595,000
Price PSF	$447
Price Per Unit	$398,750
Occupancy	100%
NOI (Current)	$62,100
Cap Rate (Current)	3.89%
GRM (Current)	16.50
NOI (Pro Forma)	$84,752
Cap Rate (Pro Forma)	5.31%
GRM (Pro Forma)	13.19

INTERIOR PHOTOS

EXTERIOR PHOTOS




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FINANCIAL ANALYSIS

Unit Mix & Rent Roll

UNIT MIX

Unit Mix	# Units	Square Feet	Actual Current Rent	Actual Rent PSF	Actual Monthly Income	Market Rent (As-is)	Market Income
2 bd + 1 ba	4	893	$1700-$2,000	$2.02	$7,200	$2,400	$9,600
Total/Averages	**4**	**893**	**$1,800**	**$2.02**	**$7,200**	**$2,400**	**$9,600**

RENT ROLL

	Unit Mix	# Units	Square Feet	Rent PSF	Current Rent	Market Rent (As-is)
Unit A	2 bd + 1 ba	1	893	$2.24	$2,000	$2,400
Unit B	2 bd + 1 ba	1	893	$2.02	$1,800	$2,400
Unit C	2 bd + 1 ba	1	893	$1.90	$1,700	$2,400
Unit D	2 bd + 1 ba	1	893	$1.90	$1,700	$2,400
Average/Total	-	**4**	**893**	**$2.02**	**$7,200**	**$9,600**

Financial Analysis

Income	Current	Pro Forma As-Is
Gross Scheduled Rent	$86,400	$110,400
Laundry Income	$2,400	$2,460
RUBS	$7,864	$8,061
Gross Potential Income	**$96,664**	**$120,921**
General Vacancy	-3.7%	-3.7%
Effective Gross Income	**$93,087**	**$116,447**
Less Expenses	$31,367	$32,084
Net Operating Income	**$61,720**	**$84,363**
Annual Debt Service	$61,447	$61,447
Cash Flow	**$273**	**$22,916**
Debt Coverage Ratio	1.00	1.37

Operating Expenses	Current		Pro Forma	
	As-Is	Per Unit	As-Is	Per Unit
Real Estate Taxes	$17,823	$4,456	$18,179	$4,545
Fixed Assessments	$101	$25	$101	$25
Insurance	$2,386	$597	$2,470	$618
Repair & Maintenance	$3,193	$798	$3,273	$818
Water & Sewer	$4,824	$1,206	$4,945	$1,236
Gas & Electric	$1,872	$468	$1,919	$480
Trash	$1,168	$292	$1,197	$299
Total Operating Expense	**$31,367**	**$7,842**	**$32,084**	**$8,021**
Annual Debt Service	$61,447		$61,447	
Expense / SF	$8.79		$8.99	
% of EGI	33.70%		27.55%	

Cash Flow

Calendar Year	Current	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	$86,400	$110,400	$114,264	$118,263	$122,402	$126,687	$131,121	$135,710	$140,460	$145,376
Laundry Income	$2,400	$2,460	$2,522	$2,585	$2,649	$2,715	$2,783	$2,853	$2,924	$2,997
RUBS	$7,864	$8,061	$8,263	$8,469	$8,681	$8,898	$9,120	$9,348	$9,582	$9,822
Gross Potential Income	**$96,664**	**$120,921**	**$125,049**	**$129,317**	**$133,732**	**$138,300**	**$143,024**	**$147,911**	**$152,966**	**$158,195**
General Vacancy	-3.70%	-3.70%	-3.70%	-3.70%	-3.70%	-3.70%	-3.70%	-3.70%	-3.70%	-3.70%
Effective Gross Income	**$93,087**	**$116,447**	**$120,422**	**$124,532**	**$128,784**	**$133,183**	**$137,732**	**$142,438**	**$147,306**	**$152,342**

Calendar Year	Current	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Operating Expenses										
Real Estate Taxes	$17,823	$18,179	$18,543	$18,913	$19,292	$19,678	$20,071	$20,473	$20,882	$21,300
Fixed Assessments	$101	$101	$101	$101	$101	$101	$101	$101	$101	$101
Insurance	$2,386	$2,470	$2,556	$2,646	$2,739	$2,834	$2,934	$3,036	$3,143	$3,253
Repairs & Maintenance	$3,193	$3,273	$3,355	$3,439	$3,525	$3,613	$3,703	$3,796	$3,891	$3,988
Water & Sewer	$4,824	$4,945	$5,069	$5,195	$5,325	$5,458	$5,595	$5,735	$5,878	$6,025
Gas & Electric	$1,872	$1,919	$1,967	$2,016	$2,067	$2,118	$2,171	$2,225	$2,281	$2,338
Trash	$1,168	$1,197	$1,227	$1,258	$1,289	$1,321	$1,354	$1,388	$1,423	$1,458
Total Operating Expense	**$31,367**	**$32,084**	**$32,818**	**$33,568**	**$34,338**	**$35,123**	**$35,929**	**$36,754**	**$37,599**	**$38,463**
Net Operating Income	**$61,720**	**$84,363**	**$87,604**	**$90,964**	**$94,446**	**$98,060**	**$101,803**	**$105,684**	**$109,707**	**$113,879**
Annual Debt Service	$61,447	$61,447	$61,447	$61,447	$61,447	$61,447	$61,447	$61,447	$61,447	$61,447
Cash Flow	**$273**	**$22,916**	**$26,157**	**$29,517**	**$32,999**	**$36,613**	**$40,356**	**$44,237**	**$48,260**	**$52,432**

Underwriting Notes: *Laundry Income considers buyer furnishing of laundry equipment on-site. RUBS is currently enforceable on all four leases. Real Estate Taxes are adjusted to asking price. All other expenses are based on actual T12 Operating Expenses.*

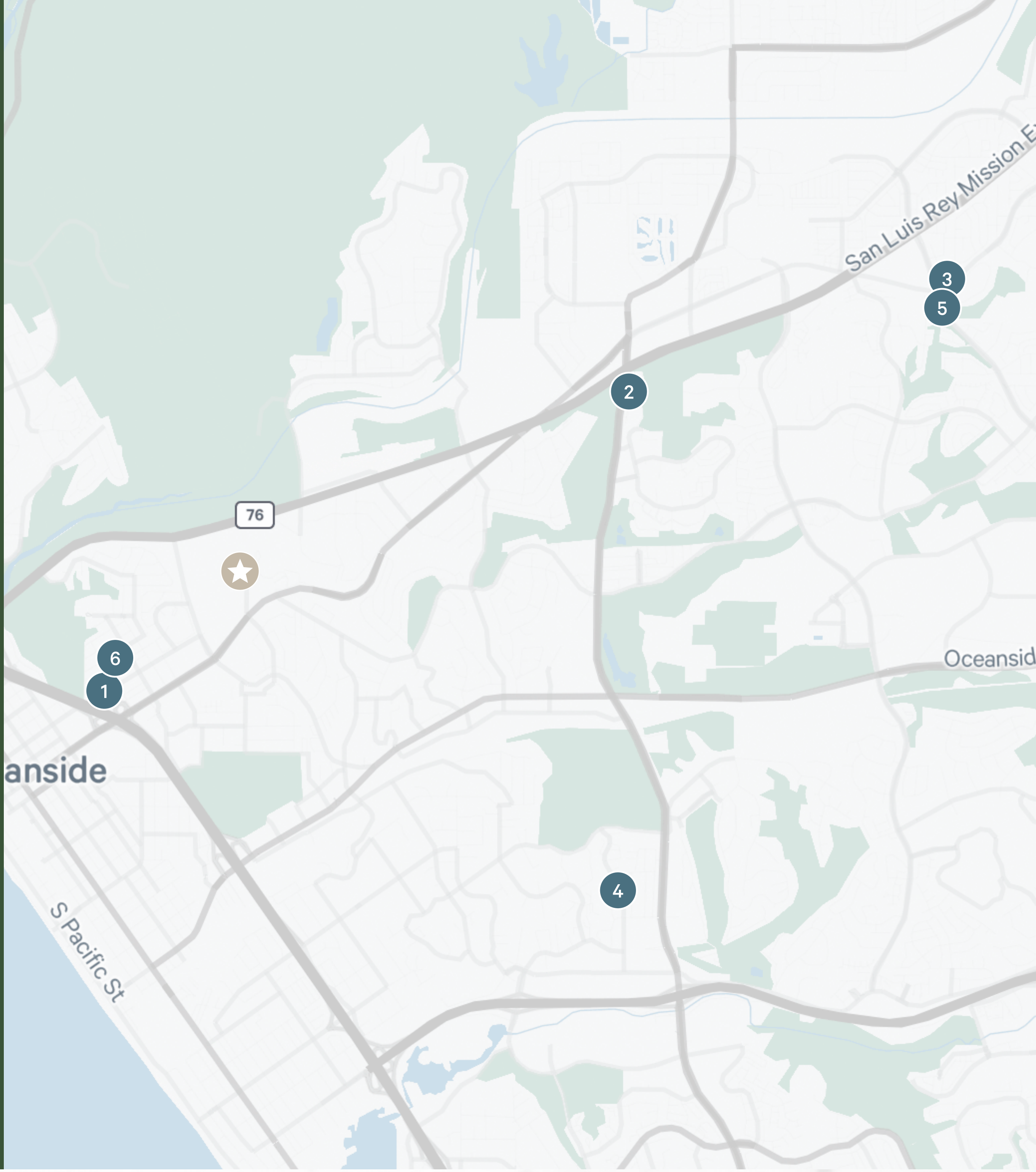
Financial Metrics

Calendar Year	Current	Year 2	Year 3	Year 4	Year 5	Year 6	Year 6	Year 6	Year 6	Year 10
Cash on Cash Return b/t	0.08%	2.89%	3.30%	3.72%	4.15%	4.60%	5.06%	5.55%	6.05%	6.57%
CAP Rate	3.89%	5.31%	5.52%	5.73%	5.95%	6.17%	6.41%	6.65%	6.91%	7.17%
Debt Coverage Ratio	1.01	1.38	1.43	1.49	1.54	1.6	1.66	1.73	1.79	1.86
Operating Expense Ratio	33.55%	27.46%	27.16%	26.86%	26.57%	26.28%	26.00%	25.72%	25.44%	25.16%
Gross Multiplier (GRM)	16.5	13.19	12.76	12.33	11.93	11.53	11.15	10.78	10.43	10.08
Loan to Value	49.46%	48.94%	48.42%	47.81%	47.16%	46.42%	45.71%	44.89%	44.09%	43.17%
Breakeven Ratio	96.02%	77.35%	75.38%	73.47%	71.62%	69.83%	68.08%	66.39%	64.75%	63.16%
Price / SF	$446.78	$446.78	$446.78	$446.78	$446.78	$446.78	$446.78	$446.78	$446.78	$446.78
Price / Unit	$398,750	$398,750	$398,750	$398,750	$398,750	$398,750	$398,750	$398,750	$398,750	$398,750
Income / SF	$26.18	$32.72	$33.84	$34.99	$36.19	$37.42	$38.70	$40.02	$41.39	$42.80
Expense / SF	$8.78	$8.98	$9.19	$9.40	$9.61	$9.83	$10.06	$10.29	$10.53	$10.77

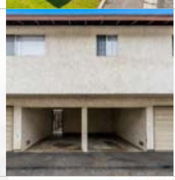
3 SALE COMPARABLES

Sale Comparables Map

#	Address
★	810 Acacia Ave Oceanside, CA 92058
1	1320 Bush St Oceanside, CA 92058
2	104 Avenida Las Brisas Oceanside, CA 92057
3	2139 Via Esmarca Oceanside, CA 92054
4	101 Avenida Las Brisas Oceanside, CA 92054
5	1417 Lemon St Oceanside, CA 92054



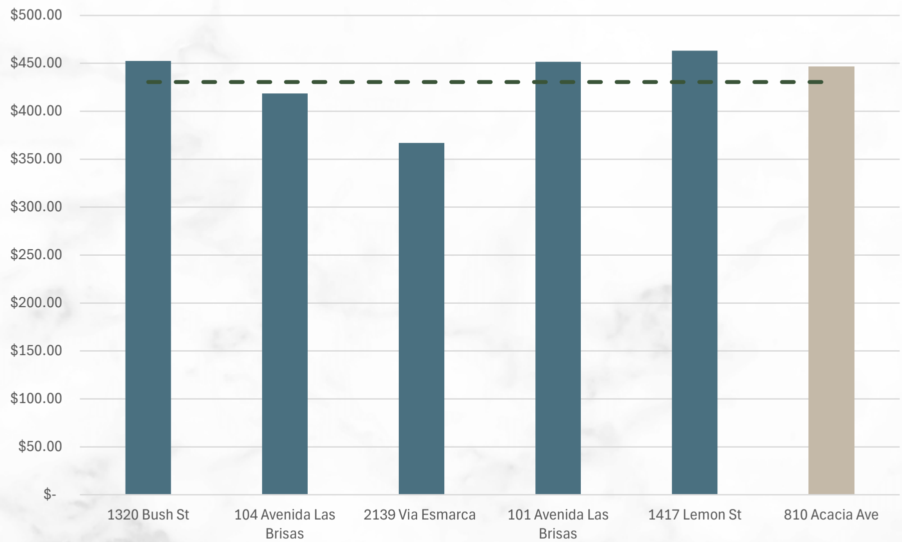
Sale Comparables

		Address	Units	Building Size	Year Built	Sale Price	Price/Unit	Price/SF	Cap Rate	GRM	Close Date
1		1320 Bush St Oceanside, CA 92058	4	3,570 SF	1963	$1,615,000	$403,750	$452.38	-	-	8/12/2024
2		104 Avenida Las Brisas Oceanside, CA 92057	4	4,097 SF	1979	$1,715,100	$428,775	$418.62	4.85%	13.27	4/25/2025
3		2139 Via Esmarca Via Oceanside, CA 92054	4	4,497 SF	1975	$1,650,000	$412,500	$366.91	3.60%	16.10	9/1/2025
4		101 Avenida Las Brisas Oceanside, CA 92054	4	4,097 SF	1979	$1,850,000	$462,500	$451.55	5.21%	14.21	3/17/2026
5		1417 Lemon St Oceanside, CA 92054	3	3,940 SF	2025	$1,825,000	$608,333	$463.20	-	-	6/25/2026
		AVERAGES	**4**	**4,040 SF**	**1984**	**$1,731,020**	**$463,172**	**$430.53**	**4.55%**	**14.53**	**-**
★		810 Acacia Ave Oceanside, CA 92054	4	3,570	1963	$1,595,000	$398,750	$446.78	3.89%	16.50	-

Sale Comparables

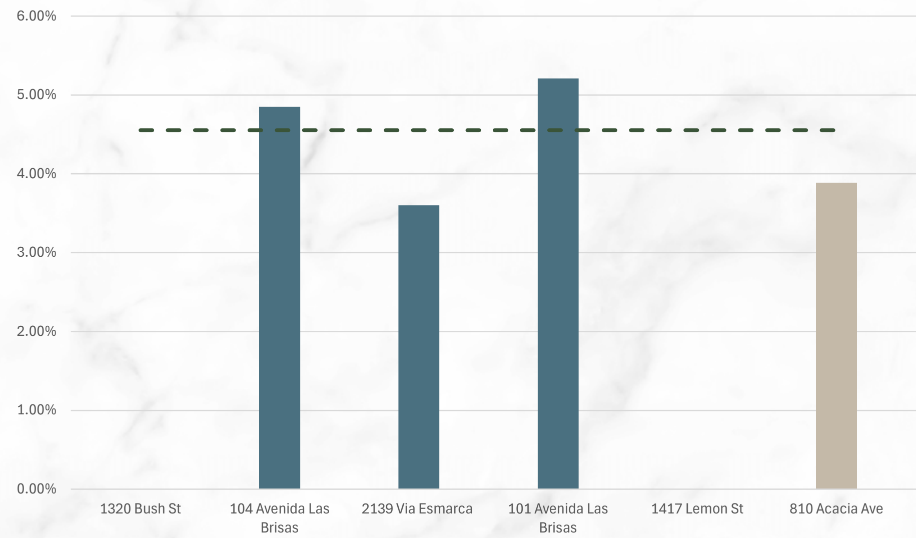
Price/SF

Avg: $430.53



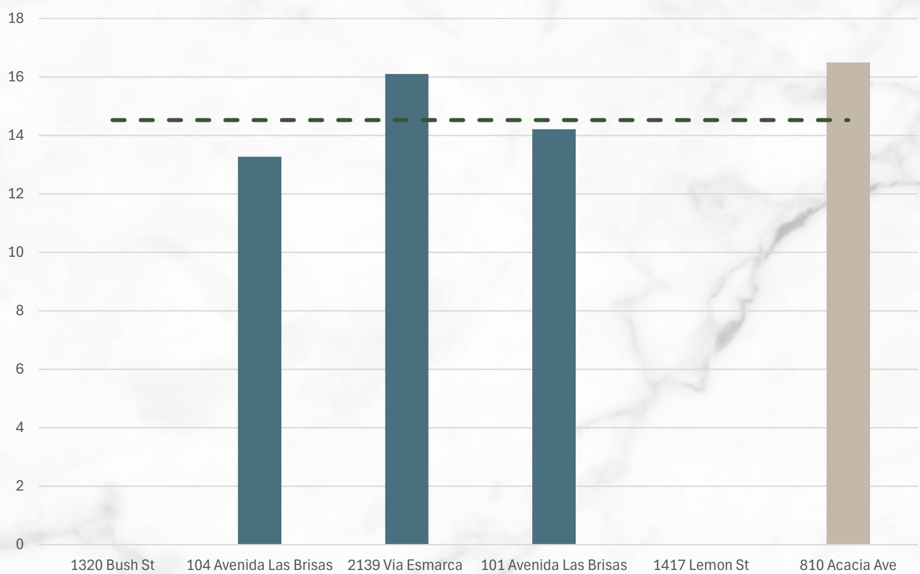
Cap Rate

Avg: 4.55%



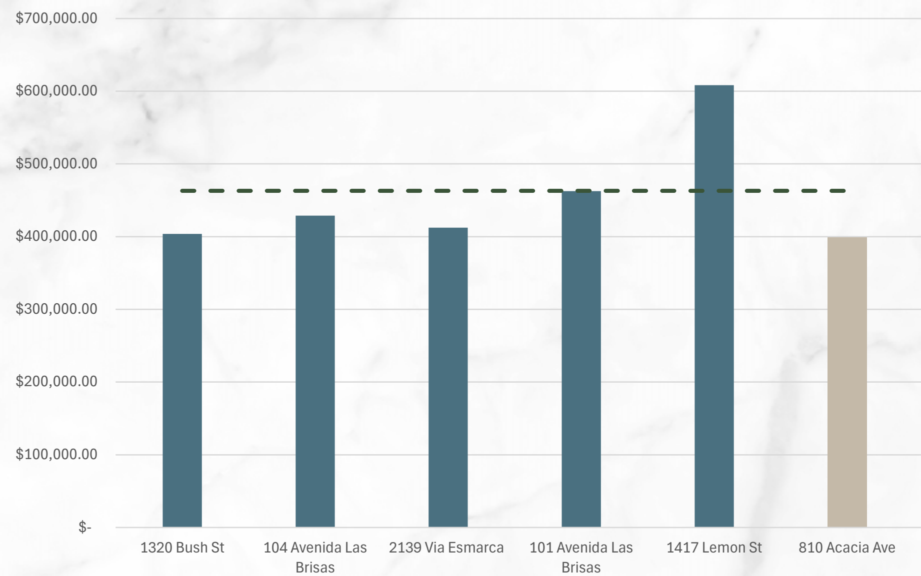
GRM

Avg: 14.53



Price/Unit

Avg: $463,172



4 MARKET OVERVIEW

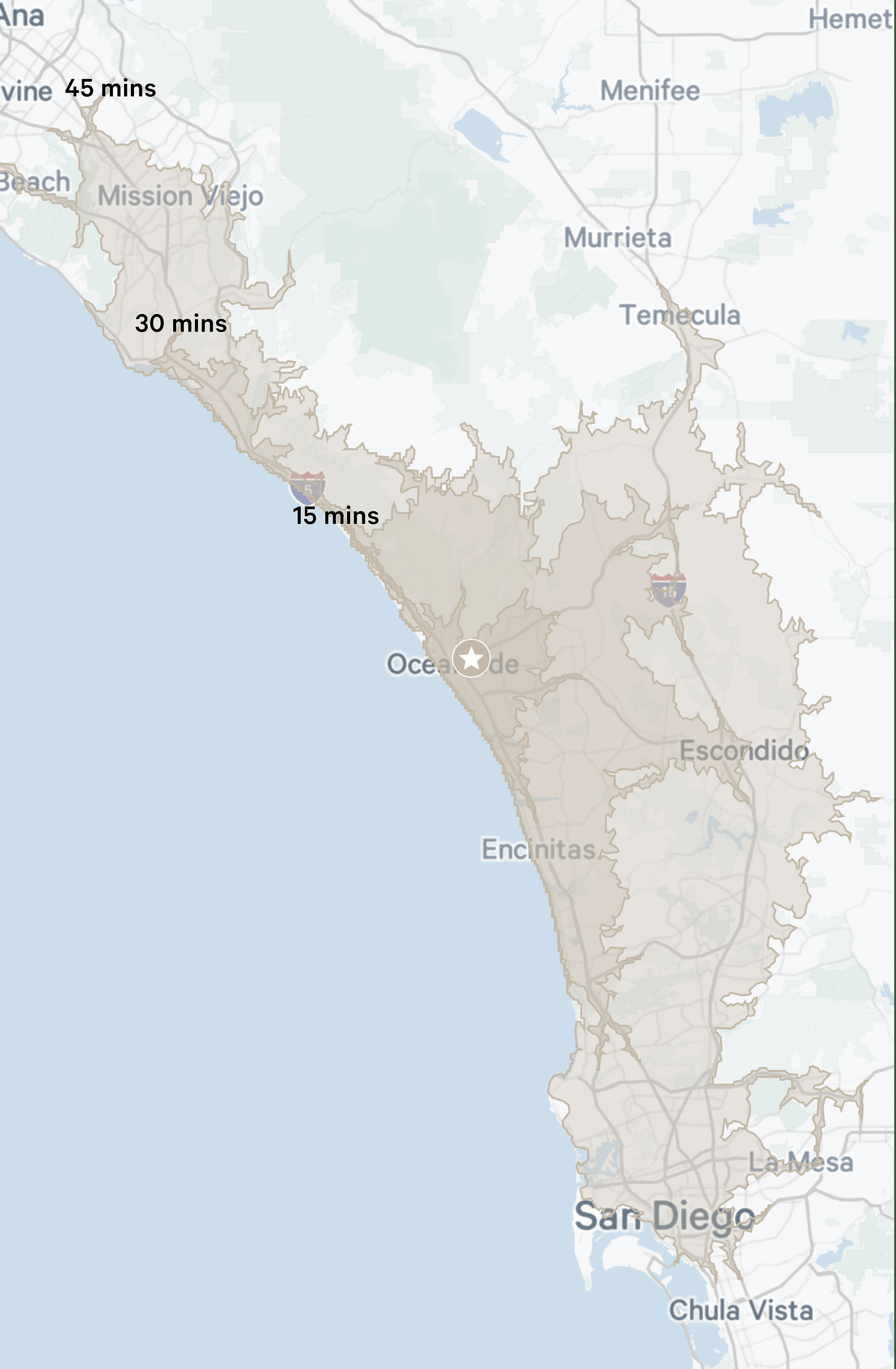
Oceanside Overview

Oceanside is a thriving coastal city of 167,000 residents located at the northern gateway to San Diego County, offering direct access to I-5, SR-76, and the Coaster rail line. Its strategic location adjacent to Camp Pendleton and proximity to Orange County make it a key hub for regional connectivity and growth.

The city is undergoing a major transformation, with a General Plan Update focused on smart growth, increased density, and revitalization of key corridors. Recent high-density developments and luxury beachfront resorts have redefined the Downtown District, signaling strong public-private momentum.

Oceanside offers a rare combination of coastal lifestyle and affordability, with median home prices and rents below neighboring beach cities. Its vibrant downtown, iconic pier, and cultural attractions like the Oceanside Museum of Art and Mission San Luis Rey enhance its appeal to residents and visitors alike.

Key economic drivers include Camp Pendleton, MiraCosta College, and a growing tourism and light industrial base, supported by a business-friendly climate and access to a skilled regional workforce. Oceanside is well-positioned for long-term investment across residential, hospitality, and mixed-use sectors.



DEMOGRAPHICS

Demographic Brief	15 Mins	30 Mins	45 Mins
POPULATION			
2025 Population - Current Year Estimate	224,762	881,260	2,777,498
2030 Population - Five Year Projection	226,163	890,259	2,800,288
2020-2025 Annual Population Growth Rate	-0.07%	0.00%	0.13%
2025-2030 Annual Population Growth Rate	0.12%	0.20%	0.16%
HOUSEHOLDS			
2025 Households - Current Year Estimate	85,058	320,519	1,060,997
2030 Households - Five Year Projection	86,805	327,688	1,085,718
2025-2030 Annual Household Growth Rate	0.41%	0.44%	0.46%
2025 Average Household Size	2.58	2.65	2.53
HOUSEHOLD INCOME			
2025 Average Household Income	$148,229	$175,109	$169,131
2030 Average Household Income	$167,893	$196,011	$188,322
2025 Per Capita Income	$56,276	$63,920	$64,897
2030 Per Capita Income	$64,611	$72,364	$73,308
HOUSING UNITS			
2025 Housing Units	92,673	344,845	1,140,372
2025 Owner Occupied Housing Units	46,391	187,346	567,384
2025 Renter Occupied Housing Units	38,667	133,173	493,613
EDUCATION			
2025 Population 25 and Over	160,654	612,789	1,972,838
Bachelor's Degree or Higher	69,470	310,857	1,059,771

Source: ESRI

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