

4349-55 50th Street ✦

San Diego, CA 92115



OFFERING MEMORANDUM

NORTHMARQ SAN DIEGO 12230 EL CAMINO REAL #200, SAN DIEGO CA 92130



4349-55 50th Street

San Diego, CA 92115



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San Diego, CA 92115



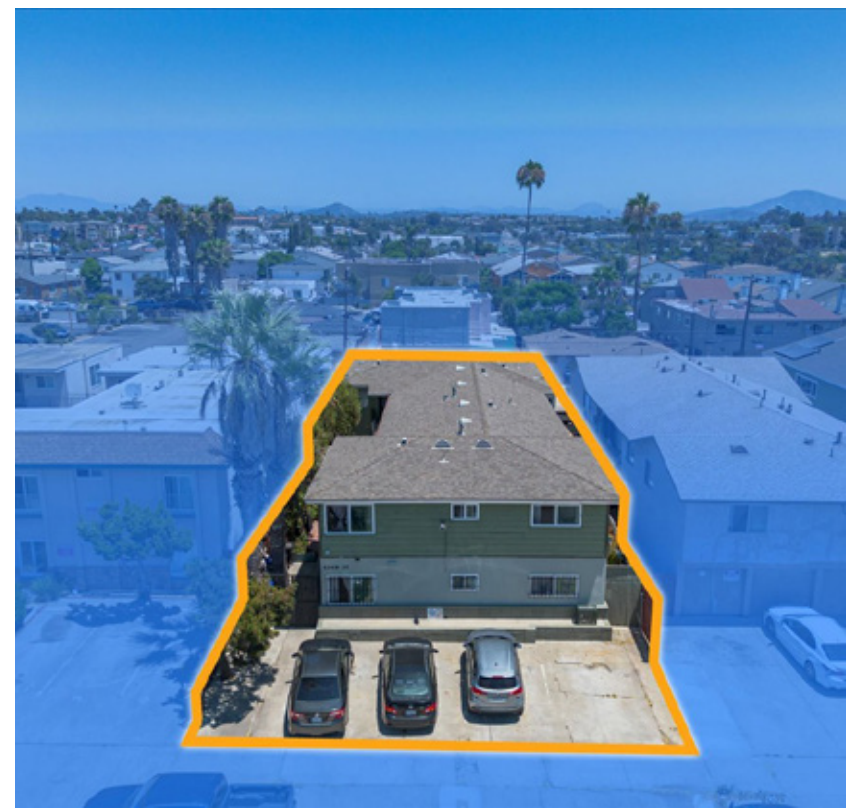
THE ASSET

The Offering

4349-4355 50th Street is a 6-unit garden-style apartment complex that consists of 4,850 rentable square feet built in 1957 and situated on a 6,251 square foot lot. The unit mix consists of five well laid out, large 2 Bedroom / 1 Bathroom units that are approximately 850 square feet and one spacious 1 Bedroom / 1 Bathroom unit that is approximately 600 square feet. The property features four large single car garages with walk-in access doors to the interior of the property, common washer and dryer hookups, and nine surface parking spaces. The property has been well-maintained with a new roof, new sewer main, new windows and new flooring in the units. There is new LED lighting and push-code gate entrances. Maximum rent increases can go into effect in March of 2025 making immediate upside possible without heavy renovation. Currently, the owner bills-back the tenants for utilities and rents are 30% below market. The garages have large footprints and could be converted to approximately 780 square foot and 520 square foot ADUs with entry to the courtyard. Buyer to investigate and verify. The property runs with low expenses and uses city trash and recycling. The property is located in the Complete Communities Housing Solution Overlay Zone which are special areas the city has focused their efforts to improve housing, mobility, parks and infrastructure. Properties in these designated areas are positioned well for long term property-value appreciation.

The property is located on a quiet residential street in the Teralta East submarket of City Heights just south of Talmadge. The 'Colina del Sol' neighborhood is named after the large park and recreation area that is a half mile walking distance away. It is located a few hundred feet from the shopping and transit on El Cajon Boulevard and blocks from the new retail center in Fairmount Village with El Super, Starbucks, Chase and Wells Fargo banks, as well as numerous restaurants. The City Heights Library and new Police Station are nearby. The College Area with the San Diego State University Campus is just 3 miles away as are the popular urban areas of Kensington, North Park, Hillcrest, and Normal Heights.

Socially and economically, Central San Diego has a high concentration of businesses and households. Businesses tend to be smaller and wider spread than to the north and east. Like other urban mesa neighborhoods north of Balboa Park, Central San Diego has a high rate of pedestrian activity, relative to the rest of San Diego. Central San Diego is located next to many of the major highways including the Interstates 8 and 15 with close access to the coast, beaches, business districts, downtown, and Mexico.







El Cajon Blvd

Altadena Ave

50th St

LOCATION DESCRIPTION

San Diego & Surrounding Submarkets

The property is located on a main thoroughfare in Fairmount Village. This property is located a few hundred feet from the shopping and transit on University Avenue and blocks from the new retail center in Fairmount Village with El Super, Starbucks, Chase and Wells Fargo banks, as well as numerous restaurants. The City Heights Library and new Police Station are nearby. There is easy access to the 15 freeway.

Socially and economically, Central San Diego has a high concentration of businesses and households. Businesses tend to be smaller and wider spread than to the north and east. Like other urban mesa neighborhoods north of Balboa Park, Central San Diego has a high rate of pedestrian activity, relative to the rest of San Diego. Central San Diego is located next to many of the major highways with close access to the coast, beaches, business districts, downtown, and Mexico.

Central San Diego is a high demand rental market and attracts a diverse and vibrant community.

CENTRAL SAN DIEGO NEIGHBORHOOD QUICK FACTS



141K

POPULATION
WITHIN 2 MILES



46K

HOUSEHOLDS
WITHIN 2 MILES



61%

RENTER-OCCUPIED
UNITS WITHIN 5 MILES



\$52K

MEDIAN HOUSEHOLD
INCOME WITHIN 2 MILES



\$480K

MEDIAN HOUSING UNIT
VALUE WITHIN 2 MILES



3.5%*

CITY UNEMPLOYMENT RATE
*PRELIMINARY FOR JUNE 2023

4349-55 50th Street ✨

San Diego, CA 92115



FINANCIAL ANALYSIS



UNITS	ADDRESS	CITY	ZIP
6	4349-55 50th Street	San Diego	92115

PRICE	GRM		CAP RATE		\$/UNIT
	CURRENT	MARKET	CURRENT	MARKET	
\$1,675,000	14.1	7.5	4.2%	10.3%	\$279,167

\$/SF (APPROX.)	GROSS SF (APPROX)	PARCEL SIZE (APPROX.)	YEAR BUILT (APPROX.)
\$345.36	4,850	6,251	1957

INCOME DETAIL			
# UNITS	TYPE	RENT	TOTAL
Estimated Actual Average Rents			
4	GARAGES	\$0	\$0
1	2Br/1Ba	\$1,525	\$1,525
4	2Br/1Ba	\$1,575	\$6,300
1	1Br/1Ba	\$1,265	\$1,265
	RUBS/Pet Income		\$825
Total Monthly Income			\$9,915

Estimated Market Rents			
# UNITS	TYPE	RENT	TOTAL
1	2BR/1BA	\$2,275	\$2,275
1	1Br/1Ba	\$1,975	\$1,975
5	2Br/1Ba	\$2,275	\$11,375
1	1Br/1Ba	\$1,975	\$1,975
	RUBS/Pet Income		\$1,100
Total Monthly Income			\$18,700

ESTIMATED ANNUAL OPERATING PROFORMA

	Actual	Market
Gross Scheduled Income	\$118,980	\$224,400
Less: Vacancy Factor	3% \$3,569	\$6,732
Gross Operating Income	\$115,411	\$217,668
Less: Expenses	38% \$45,455	\$45,455
Net Operating Income	\$69,956	\$172,214
Less: 1st TD Payments	(\$55,857)	(\$55,857)
Pre-Tax Cash Flow	\$14,099	\$116,356
Cash On Cash Return	1.5%	12.7%
Principal Reduction	\$8,990	\$8,990
Total Potential Return (End of Year One)	3%	14%

ESTIMATED ANNUAL OPERATING EXPENSES

Advertising	\$0	Management (Off Site)	\$5,949
Elevator	\$0	Management (On Site)	\$0
SDGE	\$2,388	Licenses & Fees	\$150
Water & Sewer	\$6,238	Miscellaneous	\$0
Trash	\$0	Reserves	\$0
Groundskeeping	\$1,320	Pool	\$0
Pest Control	\$0	Insurance	\$4,220
Repairs & Maintenance	\$4,587	Taxes	\$20,603

Total Annual Operating Expenses (estimated): \$45,455

Expenses Per: Unit \$7,576
% of Actual GSI 38%

FINANCING SUMMARY

Downpayment:	\$915,000
	55%
Interest Rate:	6.200%
Amortized over:	30
	Years
Proposed Loan Amount:	\$760,000
Debt Coverage Ratio:	
Current:	1.25
Market:	3.08

4349-55 50th Street ✨

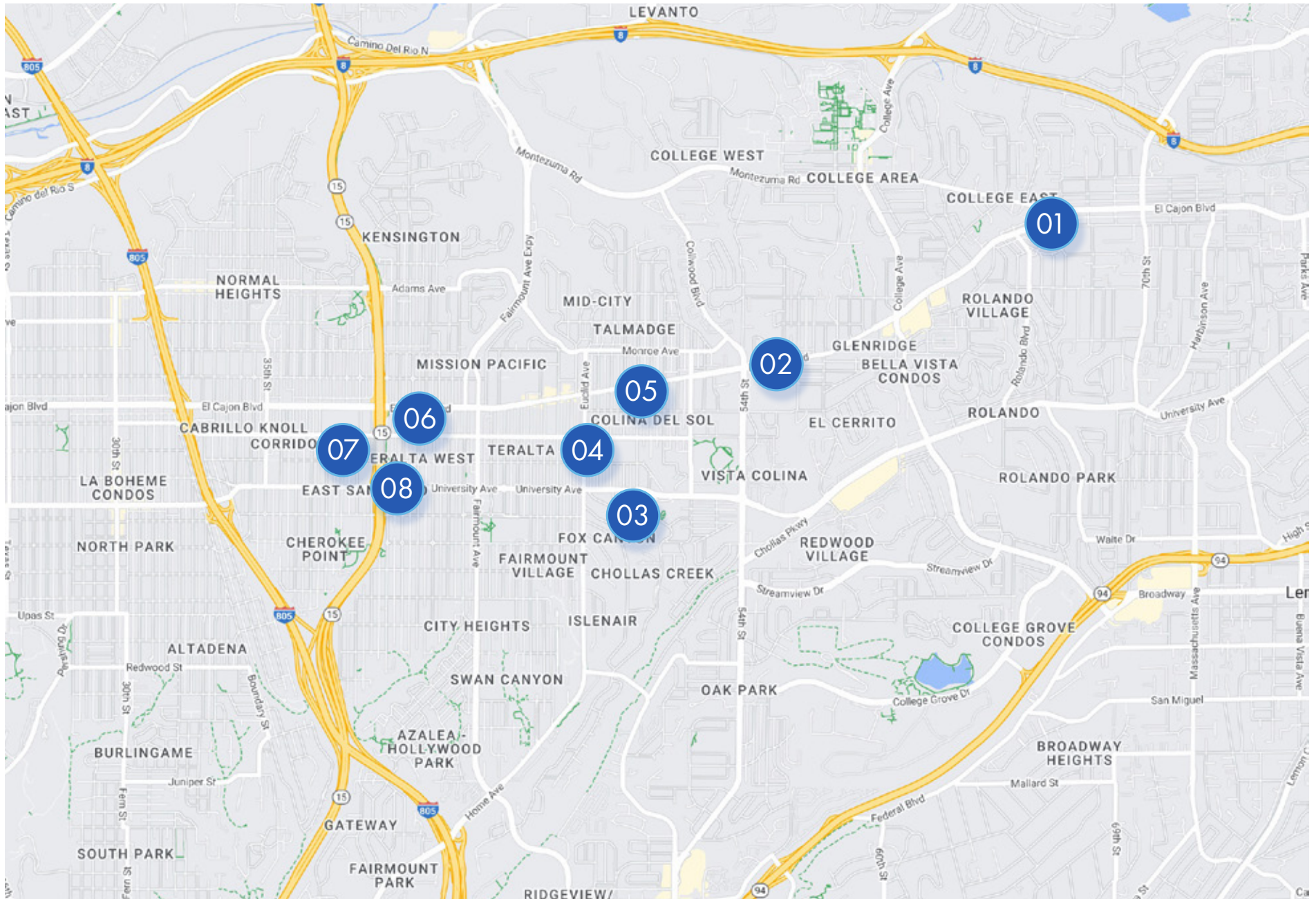
San Diego, CA 92115



MARKET COMPARABLES

Sale Comparables

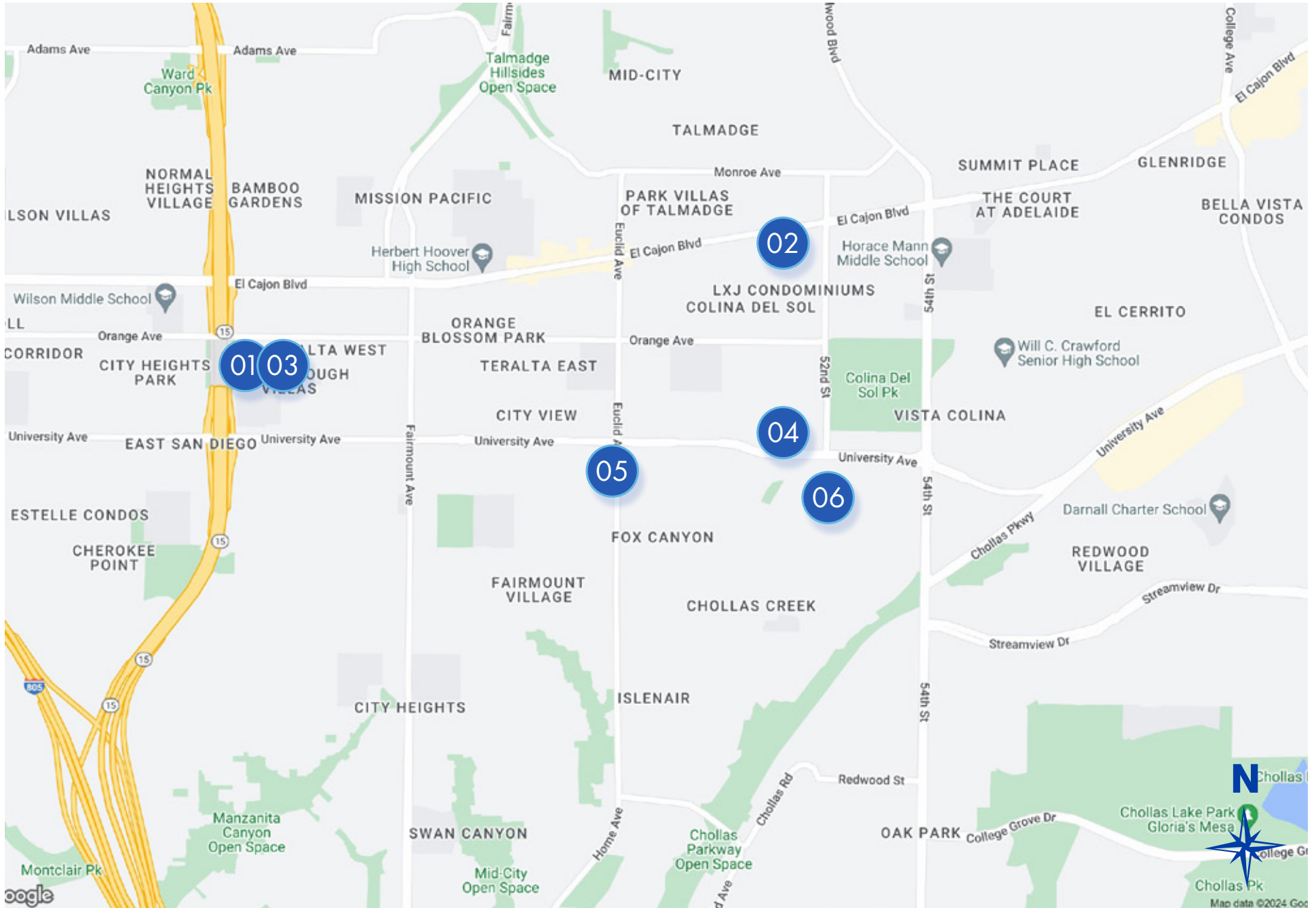
#	Address	Built	Units	Price	Pr./Unit	Pr./SF	Cap	Sq. Ft.	Sold
1	4902-4912 67TH ST - MERIDIAN APARTMENTS	1963	18	\$5,065,000	\$281,389	\$328.90	6.50%	15,400 SF	APRIL 22
2	5502 ADELAIDE AVE	1989	8	\$2,500,000	\$312,500	\$433.13	6.00%	5,772 SF	APRIL 24
3	3826 WINONA AVE	1961	6	\$1,670,000	\$278,333	\$648.29	5.10%	2,576 SF	JAN 24
4	4144-4152 N 48TH ST	1991	8	\$2,500,000	\$312,500	\$372.52	4.99%	6,711 SF	OCT 23
5	4364 50TH ST	1987	9	\$2,350,000	\$261,111	\$522.22	5.08%	4,500 SF	OCT 23
6	4264 42ND ST	1969	7	\$1,775,000	\$253,571	\$353.87	4.51%	5,016 SF	MAR 24
7	4114 39TH ST	1941	5	\$1,350,000	\$270,000	\$442.62	-	3,050 SF	DEC 23
8	3874-3880 41 ST ST	1947	5	\$1,800,000	\$360,000	\$530.04	6.69%	3,396 SF	AUG 23
Averages		1969	8	\$2,376,250	\$291,176	\$453.95	5.55%	5,803 SF	



Rent Comparables



#	ADDRESS	SUBMARKET	UNITS	YEAR BUILT	STUDIO	1 BEDROOM	2/1
1	CENTRAL CHALET 4141-49 Central Ave San Diego, CA 92105	City Heights	17	1969	\$1,699	\$1,899	\$2,199
2	4361-65 ALTADENA AVE San Diego, CA 92105	Colina Del Sol	10	1950		\$1,950	\$2,500
3	4150 41 ST STREET San Diego, CA 92105	Teralta West	14	1970		\$1,995	\$2,095
4	PACIFIC COVE 4025 Oakcrest Drive San Diego, CA 92105	Colina Del Sol	81	1988	\$1,550	\$1,824	\$2,299
5	3834 EUCLID AVE San Diego, CA 92105	Fairmount Village	6	1953			\$2,300
6	3802-4 52ND STREET San Diego, CA 92105	Fox Canyon	7	1960		\$2,000	\$2,500
Averages					\$1,625	\$1,934	\$2,316





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