

# Five Units on Eagle Street

3829 Eagle Street | San Diego, CA 92103



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3829 EAGLE STREET







1  
A





2B









# HILLCREST

SAN DIEGO

3829 Eagle Street offers a well located, value-add opportunity on the cusp of the Hillcrest and Mission Hills neighborhoods.

The Property consists of **Four Units & One Nonconforming Unit** in a single structure on a 6,771 square foot lot. The unit mix comprises **One 2Bd/1Ba Unit, One 1Bd+Den/1Ba Unit, Two 1Bd/1Ba Units** and **One Studio Unit**. Additional Amenities include On-Site Laundry, Three Off-Street Parking Spaces and Private Patios for select units.

This property offers a solid base for an investor or owner occupant to capitalize on the rents this excellent location may produce.



119+

RESTAURANTS, BARS & CAFÉS



76+

SHOPS, SELF CARE & GALLERIES



114k+

HOUSEHOLDS (5-MILE RADIUS)



547k+

POPULATION (5-MILE RADIUS)

## Notable Attractions

FARMER'S BOTTEGA

"FARM-TO-FORK" CULINARY APPROACH WHERE THE FOOD IS AS ORGANIC AS THE VINTAGE, RECLAIMED DÉCOR.

LESTAT'S COFFEE

CLASSIC COFFEE SHOP BEVERAGES & CAFE FARE WITH VIBES INSPIRED BY THE FRENCH QUARTER IN NEW ORLEANS.

THE LAMPLIGHTER

A STAPLE NEIGHBORHOOD BAR WITH WELL-PRICED DRINKS AND NIGHTLY KARAOKE.

BREAD & CIE

BAKERY OFFERING ARTISANAL FRENCH BREADS & PASTRIES, PLUS SANDWICHES, SALADS & BREAKFAST FARE.



Farmer's Bottega



# 3829 Eagle Street Financial Summary

PRICE **\$1,799,000**

BUILDING SF **3,224 SF +/-**

LAND SF **6,771 SF +/-**

YEAR BUILT (APPROX.) **1920**

NOI (CURRENT) **\$74,549**

CAP RATE (CURRENT) **4.14%**

NOI (PROJ.) **\$104,347**

CAP RATE (PROJ.) **5.80%**

## Investment Summary

OWNERSHIP TYPE	FEE SIMPLE
PRICE PSF	\$558.00
PRICE PER UNIT	\$359,800
OCCUPANCY	100%
GRM (CURRENT)	16.1
GRM (MARKET)	12.6
APN	451-101-08-00

## Unit Summary

UNIT MIX	# OF UNITS	SQ. FT. EST.	CURRENT RENT	MONTHLY INCOME	MARKET RENT	MARKET INCOME
1 BD+DEN / 1 BA	1	806 SF	\$2,400	\$2,400	\$2,895	\$2,895
2 BD / 1 BA* (NONCONFORMING)	1	992 SF	\$2,495*	\$2,495*	\$2,695	\$2,695
1 BD / 1 BA	2	530 SF	\$1,585	\$3,170	\$2,245	\$4,490
STUDIO	1	336 SF	\$1,250	\$1,250	\$1,795	\$1,795
<b>AVERAGES/TOTALS</b>	<b>4+1</b>	<b>3,224 SF</b>	<b>\$1,863</b>	<b>\$9,315</b>	<b>\$2,375</b>	<b>\$11,875</b>

\*VACANT. PROJECTED RENT.

## Proposed Financing

LOAN TYPE	30 YR. AMORTIZED
DOWNPAYMENT	\$540,000
LOAN AMOUNT	\$1,259,000
INTEREST RATE	6.50%
ANNUAL DEBT SERVICE	\$96,411
LOAN TO VALUE	70%



# Area Demographics

PRICE **\$1,799,000**

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LAND SF **6,771 SF +/-**

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## Surrounding Area

	1 - MILE	3 - MILE	5 - MILE
POPULATION (2020)	31,384	236,592	565,823
PROJECTED POPULATION (2025)	33,724	242,854	578,190
AVERAGE HOUSEHOLD SIZE	1.65	1.92	2.33
AVERAGE HOUSEHOLD INCOME	\$99,427	\$91,347	\$89,426
MEDIAN AGE	39	36	34



**\$1,146,510**

AVG. HOME VALUE



**88%**

COLLEGE EDUCATED



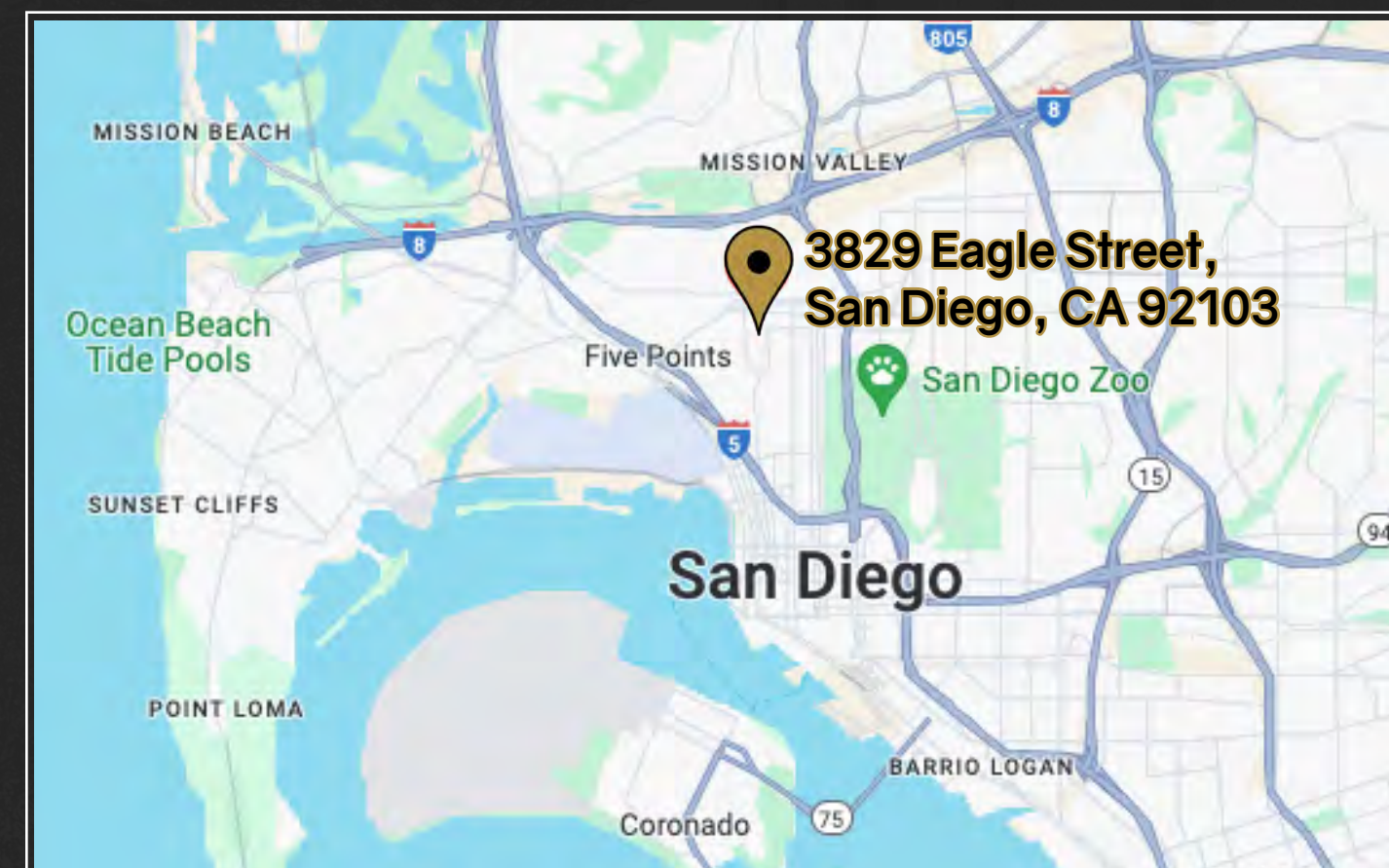
**109,530**

HOUSEHOLDS  
(3-MILE RADIUS)



**\$91,347**

AVG. HH INCOME  
(3-MILE RADIUS)



CLICK TO VIEW IN GOOGLE MAPS







**Eagle Street**



**Subject Aerial**

SQUARE FOOTAGE  
3,224 SQ. FT. +/-

14

LOT SIZE  
6,771 SQ. FT. +/-



**DOWNTOWN  
SAN DIEGO**

**CORONADO**

**POINT LOMA**

**3829 EAGLE STREET**

**Dove Street**

**University Avenue**

**Eagle Street**

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT STARKER WEST INC. FOR MORE DETAILS.

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