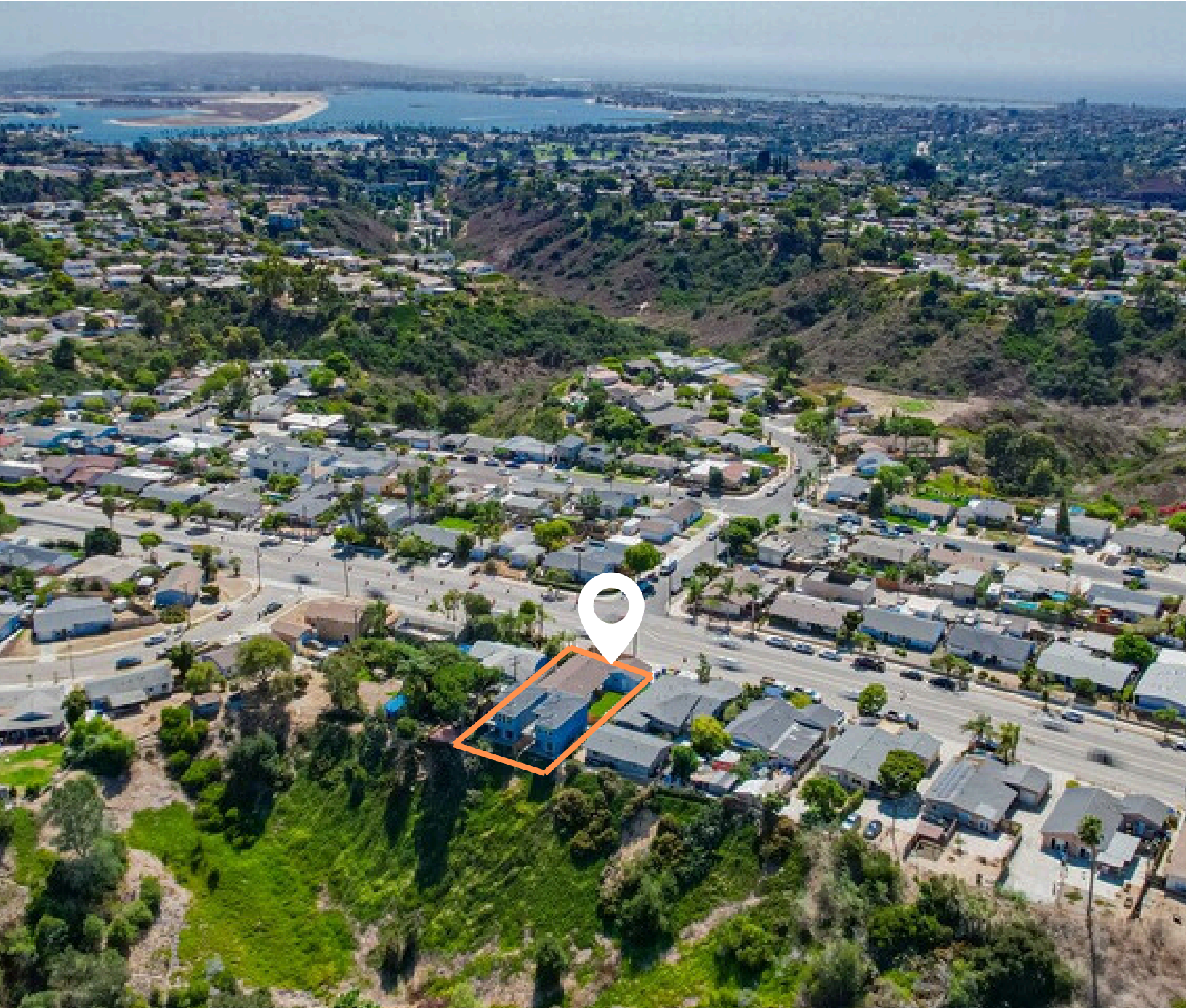


OFFERING MEMORANDUM

4329-4331

CLAIREMONT DR
SAN DIEGO, CA 92117



REGAL PROPERTIES

501 W Broadway Ste A206, San Diego CA 92101

Investment Summary

OFFERING PRICE

\$2,650,000

NOI

\$140,000

UNITS

4 Units

2 - 2 bed 1 bath

2 - 3 bed 2 bath

BUILDING SQ FT

3,700 SF

NUMBER OF BUILDINGS

3

NUMBER OF STORIES

2

PARKING

2 single car garage

2 parking spaces drive way

YEAR BUILD

2023 New Build

1957- Remodel 2023

LOT SIZE

11,701 SF

UTILITIES / METERING

Individually Metered

WATER

Master Metered

TRASH

City

Investment Highlights

4-plex bordering Northwest Clairemont/Bayho!

This prime coastal investment includes two newly built, modern 3-bed, 2-bath homes with scenic Tecolote Canyon views and two updated, single-level 2-bed, 1-bath units. Together, they generate over \$180,000 in gross rents annually. Each unit features private yards, in-unit washers and dryers, and access to community space. With a 2-car driveway and two garages for storage or additional income, this high-demand property offers modern living with easy access to Coastal San Diego.

4325- 4331 Clairemont Dr. is perfectly situated for students, faculty, and professionals alike. Its close proximity to major educational institutions like the University of San Diego (USD), the University of California San Diego (UCSD), and San Diego Mesa College makes it an ideal residence for those connected to these campuses. UCSD's ongoing hospital expansion also adds significant employment opportunities in the area. In addition to the short commute to these universities, professionals working in two of San Diego's largest employment hubs, Downtown San Diego and UTC, will appreciate the easy access, both of which are just minutes away. With the beach and Mission Bay nearby, residents can enjoy coastal recreation and San Diego's famous year-round great weather. This prime location offers the perfect balance of convenience, career opportunities, and lifestyle

New Construction, Renovations

The newly constructed homes offer a perfect blend of modern design, energy efficiency, and stunning outdoor views. Equipped with a solar installation and energy-efficient appliances, it's designed for sustainability and cost savings. High ceilings and large windows throughout the home flood the space with natural light, creating a bright and airy atmosphere. The cohesive modern design includes a sleek galley kitchen with stainless steel appliances and dark wood cabinetry, while the open living spaces feature light wood-look flooring, providing a clean, stylish look. The homes overlooks a serene canyon, offering peaceful views, with private yards and low-maintenance landscaping, including a combination of concrete, gravel, and artificial grass. Ideal for yielding higher-end rents and low costs upkeep







LOCAL HIGHLIGHTS

- 0.9 Miles Clairemont High School
- 3.2 Miles San Diego Mesa College
- 3.7 Miles Mission Bay
- 4.4 Miles UTC
- 5.5 Miles USD
- 6.1 Miles UCSD
- 9 Miles Downtown San Diego
- 8.4 Miles San Diego Int. Airport



4325-4331
Clairemont Dr

Clairemont Dr

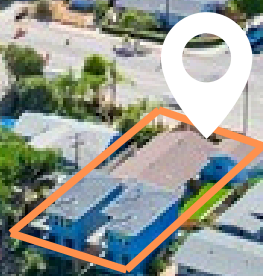


USD

Mission Bay

Mission Beach

Mesa College



Clairemont Dr

Financial Overview

| PROPERTY SUMMARY | |
|---------------------|-------------|
| Price | \$2,650,000 |
| Number of Units | 4 |
| Price/Unit | \$662,500 |
| Rentable SF | 3700 |
| Price/SF | \$716.21 |
| Cape Rate - Current | 5.26% |
| Cape Rate - Market | 5% |
| GRM - Current | 14.48 |
| GRM - Market | |
| Year Build | 1957/2023 |
| Lot Size | 11,701SF |



| INCOME | | |
|-------------------------------|--------------|------------------|
| | | CURRENT |
| Gross Potential Rate | | \$183,600 |
| Gross Potential Income | | \$183,600 |
| Vac./Deds./Empl. Units | 1.0% | \$1,000 |
| Effective Gross Income | | \$179,928 |
| Expenses | | \$40,500 |
| Net Operating Income | | \$139,428 |
| Acquistion CAP | 5.26% | |

| EXPENSES | | |
|---------------------------------|-------|-----------------|
| | | CURRENT |
| Property Tax | 1.20% | \$28,800 |
| Property Insurance | | \$3,000 |
| Pest Control | | \$660 |
| Maintenance and Repairs | | \$3,000 |
| Landscaping | | \$1,440 |
| Water | | \$3,600 |
| Total Operating Expenses | | \$40,500 |

You are solely responsible for independently verifying the information in this Memorandum. **Any Reliance on It is solely at your own risk.**

Unit Mix Summary

| CURRENT | | | | | | MARKET | | |
|------------|-----------|-----------------|--------------|-----------------|-----------------|--------------|-----------------|-----------------|
| # of Units | Unit Type | Approx. Unit SF | Monthly Rent | Monthly Rent/SF | Monthly Income | Monthly Rent | Monthly Rent/SF | Monthly Income |
| 2 | 2B/1B | 700 | \$2,900 | \$4 | \$2,900 | \$2,800 | \$4.57 | \$3,000 |
| 2 | 3B/2B | 1,150 | \$4,750 | \$4.13 | \$4,750 | \$4,400 | \$3.82 | \$4,400 |
| 4 | | 3,700 | | \$4.07 | \$15,300 | | \$4 | \$14,800 |

Rent Roll

| CURRENT | | | | | | MARKET | | |
|---------------|-----------|--------------|-----------------|-----------------|------------------|-----------------|-----------------|-----------------|
| Unit # | Unit Type | Unit SF | Monthly Rent | Monthly Rent/SF | Annual Rent | Monthly Rent | Monthly Rent/SF | Annual Rent |
| 4325 | 3B/2B | 1,150 | \$4,750 | \$4.13 | \$57,000 | \$4,400 | \$3.82 | \$1,000 |
| 4327 | 3B/2B | 1,150 | \$4,750 | \$4.13 | \$57,000 | \$4,400 | \$3.82 | \$1,000 |
| 4329 | 2B/1B | 700 | \$3,000 | \$4.28 | \$36,000 | \$2,800 | \$4.57 | \$1,000 |
| 4331 | 2B/1B | 700 | \$2,800 | \$4 | \$33,600 | \$2,800 | \$4.57 | \$1,000 |
| TOTALS | | 3,700 | \$15,300 | \$4.07 | \$183,600 | \$14,400 | \$4 | \$10,000 |

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Sale Comparables

| Address | Units | Built | SF | Price | Price/Unit | Price/SF | Cap Rate | GRM | Unit Mix |
|--|-------|-----------|------|-------------|------------|----------|----------|-------|-------------------------------------|
| 4329-31 Clairemont Dr. San Diego, CA | 4 | 1957/2023 | 3700 | \$2,650,000 | \$662,500 | \$716 | 5.26% | 14.48 | 2 - 2B/1B 2 - 3B/2B |
| 1 3401-3407 Jemez Dr. San Diego, CA 92117 | 4 | 1954/2024 | 2800 | \$2,275,000 | \$568,750 | \$812.50 | 0% | 7 | 2 - 2B/2B 1 - 2B/1B 1 - 1B/1B |
| Sale 09/10/2024 | | | | | | | | | |



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THANK YOU



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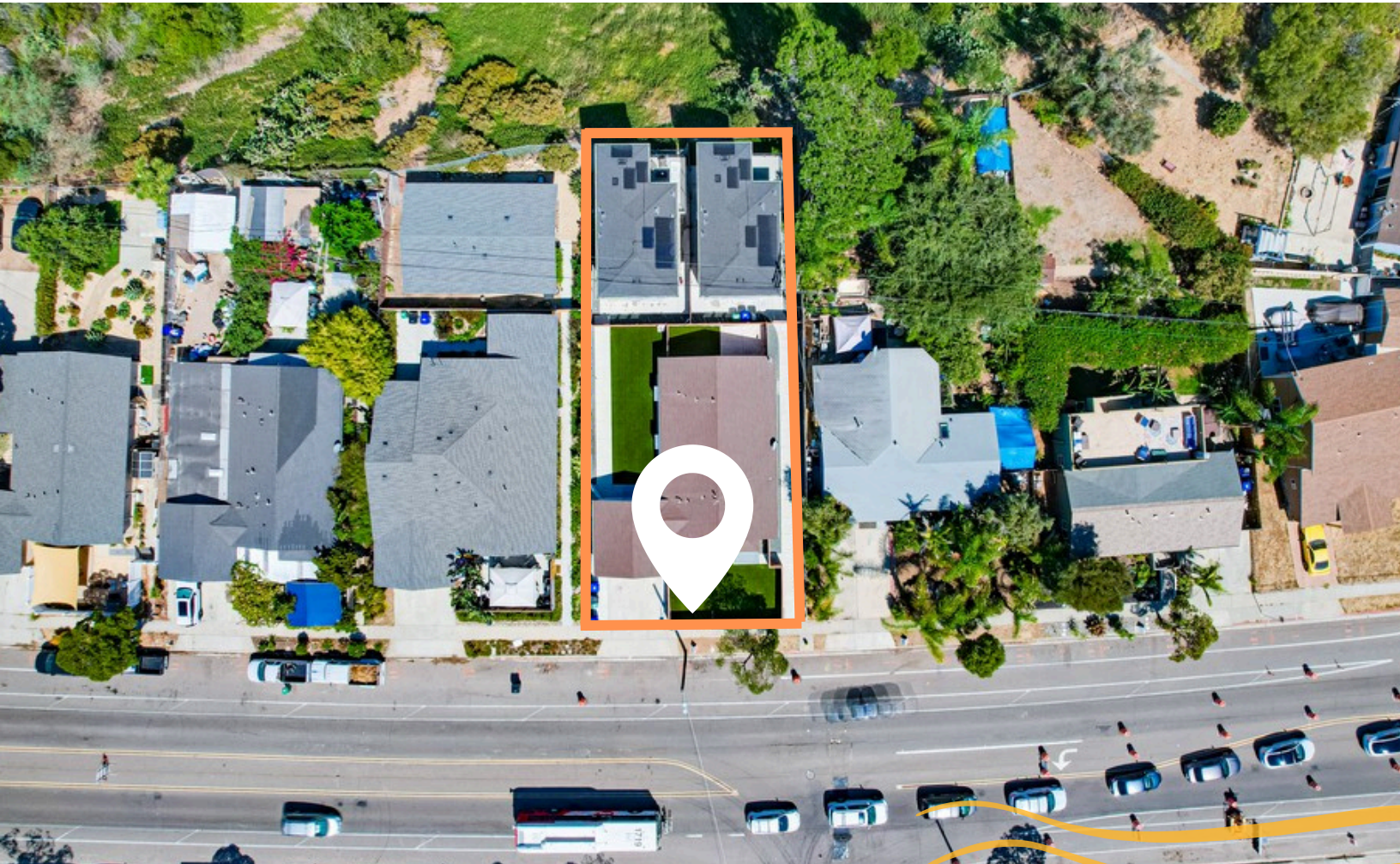


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REGAL PROPERTIES

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