



SOUTH COAST
COMMERCIAL

CORFAC
INTERNATIONAL



3726-28 GARGIELD ST
CARLSBAD, CA 92008

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3726-28 GARFIELD ST
MULTIFAMILY PROPERTY FOR SALE

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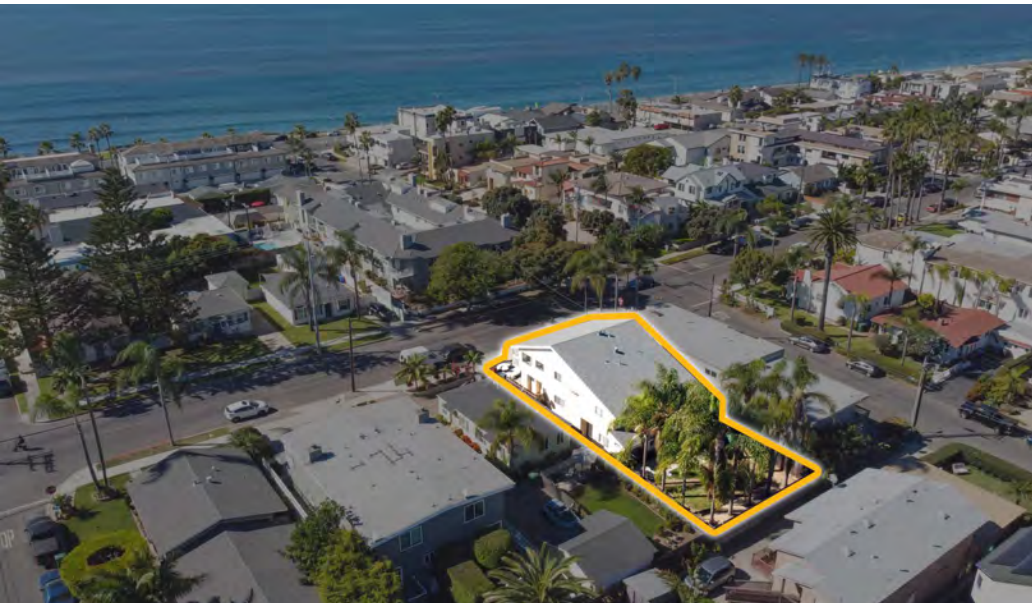
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PROPERTY
INFORMATION

EXECUTIVE SUMMARY

3726-28 GARFIELD ST
MULTIFAMILY PROPERTY FOR SALE



OFFERING SUMMARY

Sale Price:	\$2,400,000
Building Size:	3,371 SF
Lot Size:	5,521 SF
Number of Units:	2
Price / SF:	\$711.95
Cap Rate:	1.93%
NOI:	\$46,414
Year Built:	1984
Zoning:	R-3
Market:	San Diego
APN	204-240-48-00

PROPERTY OVERVIEW

We are proud to present for sale, a rare opportunity to own an investment property in one of the best locations in all of San Diego. Sitting in the desirable 92008 zip code, 3726-28 Garfield comprises of 2 large units. These units are both 4 bedroom, 2 and a half bathroom and both have a 1 car garage. The interior of both units are in good condition.

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LOCATION INFORMATION

PROPERTY DESCRIPTION

3726-28 GARFIELD ST
MULTIFAMILY PROPERTY FOR SALE

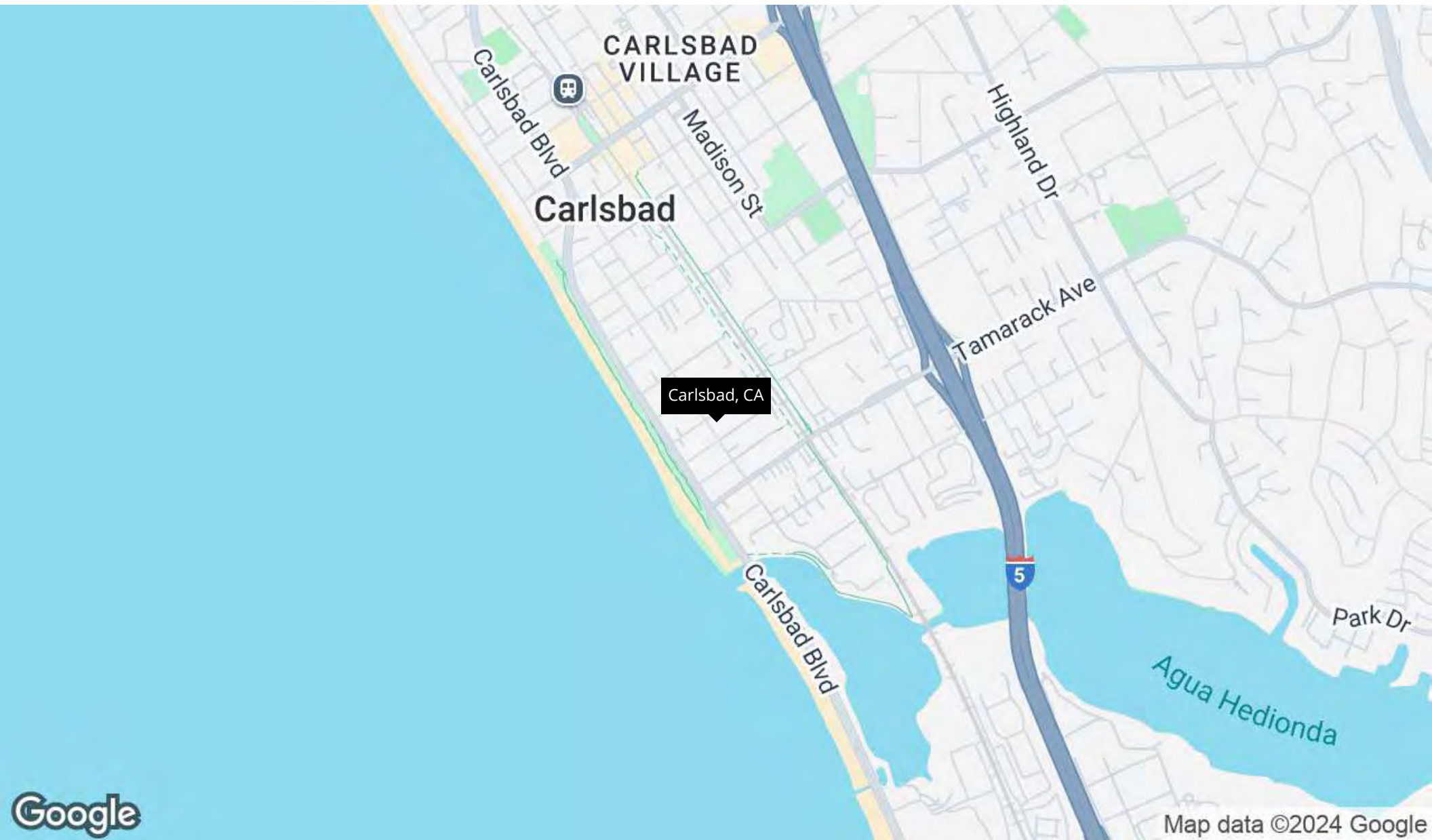


LOCATION DESCRIPTION

Discover the thriving commercial landscape of Carlsbad, CA, a hub for innovation and business located in the San Diego market. Within close proximity to the property, find the vibrant Carlsbad Village offering an appealing mix of dining, shopping, and entertainment options. With convenient access to major highways and public transportation, the location provides seamless connectivity to San Diego's downtown area and major business centers, including the biotech and technology industries. The area's proximity to prestigious universities and research institutions further reinforces its desirability for office and office building investors seeking a dynamic and forward-thinking environment.

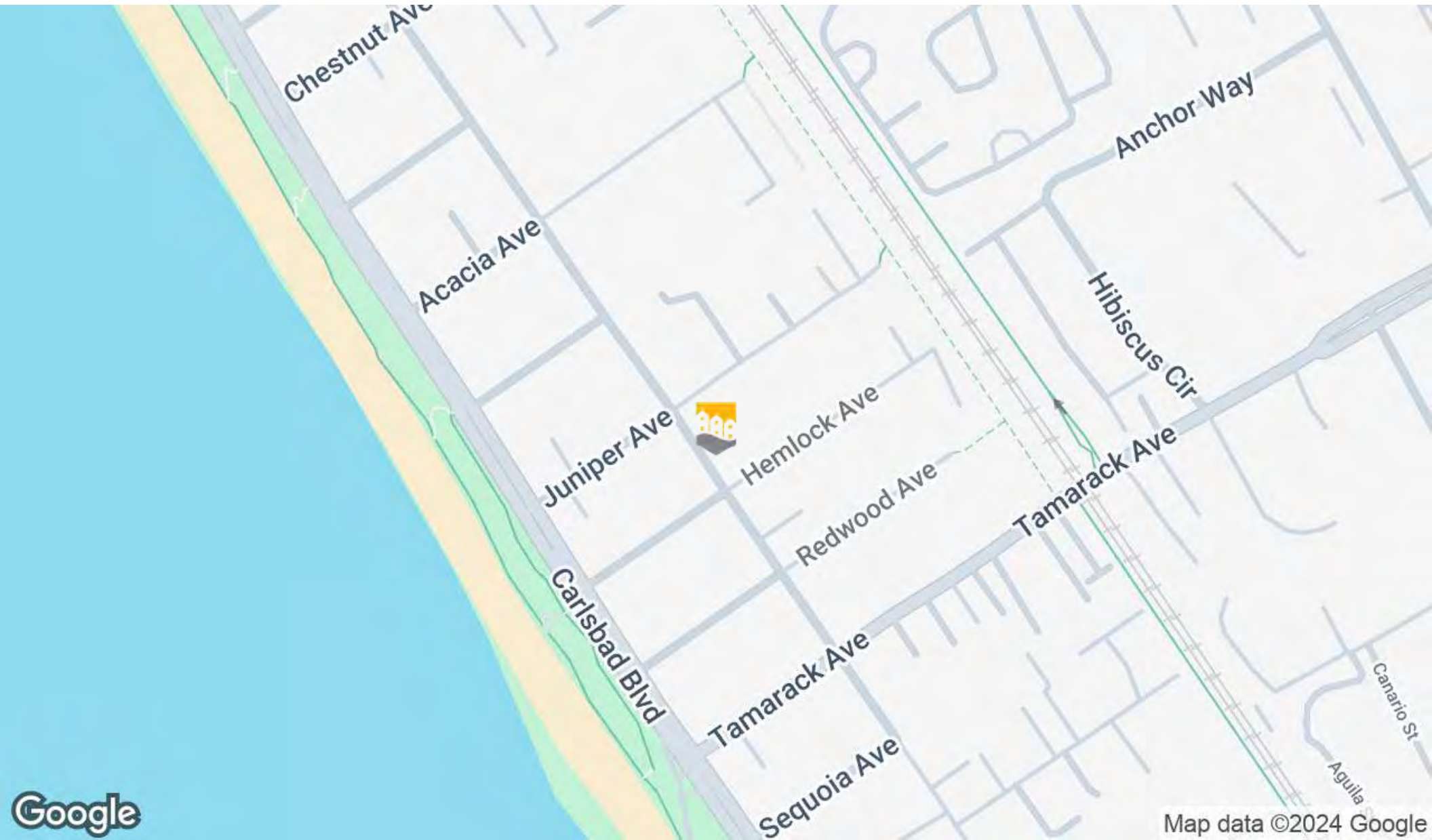
LOCATION DETAILS

County	San Diego
Sub Market	Carlsbad



LOCATION MAP

3726-28 GARFIELD ST
MULTIFAMILY PROPERTY FOR SALE



Tamarack Beach

Garfield St

Juniper Ave

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FINANCIAL
ANALYSIS

FINANCIAL SUMMARY

3726-28 GARFIELD ST
MULTIFAMILY PROPERTY FOR SALE

INVESTMENT OVERVIEW	CURRENT	PROFORMA
Price	\$2,400,000	\$2,400,000
Price per SF	\$712	\$712
Price per Unit	\$1,200,000	\$1,200,000
GRM	29.15	19.05
CAP Rate	1.93%	3.70%
Cash-on-Cash Return (yr 1)	-3.33%	0.20%
Total Return (yr 1)	-\$25,185	\$17,185
Debt Coverage Ratio	0.54	1.03
OPERATING DATA	CURRENT	PROFORMA
Gross Scheduled Income	\$82,320	\$126,000
Total Scheduled Income	\$82,320	\$126,000
Vacancy Cost	\$2,470	\$3,780
Gross Income	\$79,850	\$122,220
Operating Expenses	\$33,436	\$33,436
Net Operating Income	\$46,414	\$88,784
Pre-Tax Cash Flow	-\$39,921	\$2,449
FINANCING DATA	CURRENT	PROFORMA
Down Payment	\$1,200,000	\$1,200,000
Loan Amount	\$1,200,000	\$1,200,000
Debt Service	\$86,335	\$86,335
Debt Service Monthly	\$7,194	\$7,194
Principal Reduction (yr 1)	\$14,736	\$14,736

INCOME & EXPENSES

3726-28 GARFIELD ST
MULTIFAMILY PROPERTY FOR SALE

INCOME SUMMARY	CURRENT	PROFORMA
Vacancy Cost	(\$2,470)	(\$3,780)
GROSS INCOME	\$79,850	\$122,220
EXPENSES SUMMARY	CURRENT	PROFORMA
Gas & Electric	\$720	\$720
Water & Sewer	\$1,080	\$1,080
Trash Removal	\$240	\$240
Pest Control	\$96	\$96
Maintenance	\$1,000	\$1,000
Insurance	\$1,500	\$1,500
Taxes	\$28,800	\$28,800
OPERATING EXPENSES	\$33,436	\$33,436
NET OPERATING INCOME	\$46,414	\$88,784

UNIT MIX SUMMARY

3726-28 GARFIELD ST
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UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	RENT	MARKET RENT
4Bd 2.5Ba	4	2.5	1	50%	\$2,860	\$5,250
4Bd 2.5Ba	4	2.5	1	50%	\$4,000	\$5,250
TOTALS/AVERAGES			2	100%	\$3,430	\$5,250



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SALE
COMPARABLES



SALE COMPS

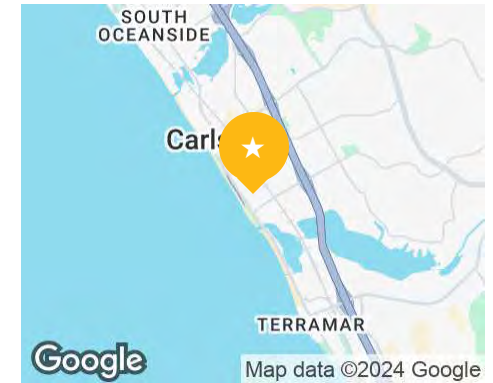
3726-28 GARFIELD ST
MULTIFAMILY PROPERTY FOR SALE



3726-28 GARFIELD ST

Carlsbad, CA 92008

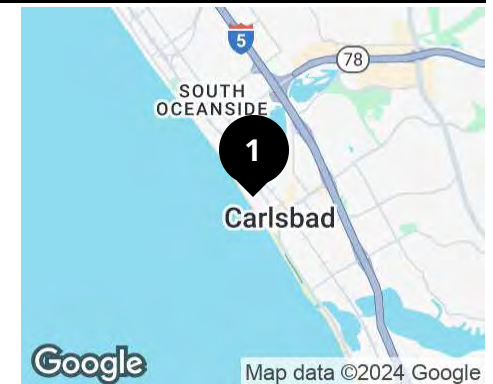
Price:	\$2,400,000	Bldg Size:	3,371 SF
Lot Size:	5,521 SF	No. Units:	2
Cap Rate:	1.93%	Year Built:	1984



2661 GARFIELD STREET

Carlsbad, CA 92008

Price:	\$2,500,000	Bldg Size:	2,550 SF
Lot Size:	3,395 SF	No. Units:	3
Cap Rate:	N/A	Year Built:	1985



157 MAPLE AVENUE

Carlsbad, CA 92008

Price:	\$2,300,000	Bldg Size:	1,474 SF
Lot Size:	6,017 SF	No. Units:	2
Cap Rate:	2.08%	Year Built:	1968



SALE COMPS

3726-28 GARFIELD ST
MULTIFAMILY PROPERTY FOR SALE



2715 MADISON AVE

Carlsbad, CA 92008

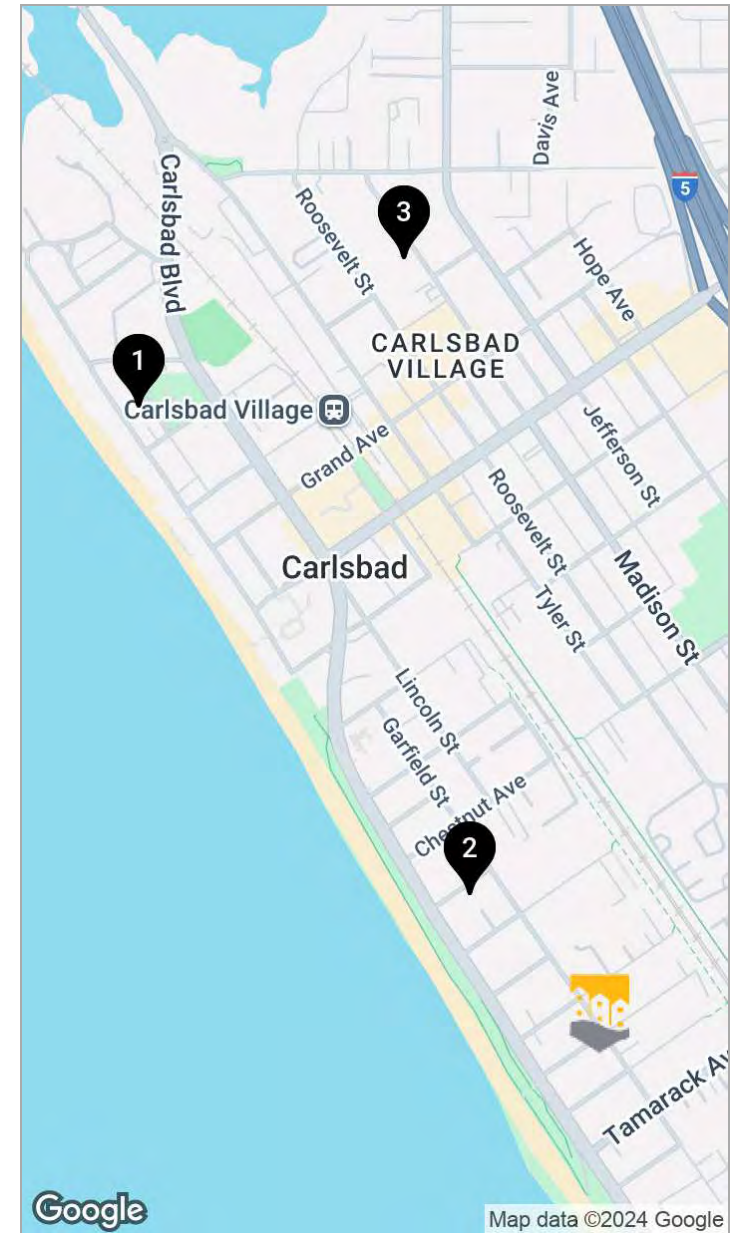
Price:	\$2,300,000	Bldg Size:	2,328 SF
Lot Size:	8,812 SF	No. Units:	3
Cap Rate:	N/A	Year Built:	1978



SALE COMPS MAP & SUMMARY

3726-28 GARFIELD ST
MULTIFAMILY PROPERTY FOR SALE

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	3726-28 Garfield St Carlsbad, CA	\$2,400,000	3,371 SF	5,521 SF	2	1.93%
1	2661 Garfield Street Carlsbad, CA	\$2,500,000	2,550 SF	3,395 SF	3	-
2	157 Maple Avenue Carlsbad, CA	\$2,300,000	1,474 SF	6,017 SF	2	2.08%
3	2715 Madison Ave Carlsbad, CA	\$2,300,000	2,328 SF	8,812 SF	3	-
AVERAGES		\$2,366,667	2,117 SF	6,075 SF	2	2.08%



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LEASE
COMPARABLES

LEASE COMPS

3726-28 GARFIELD ST
MULTIFAMILY PROPERTY FOR SALE



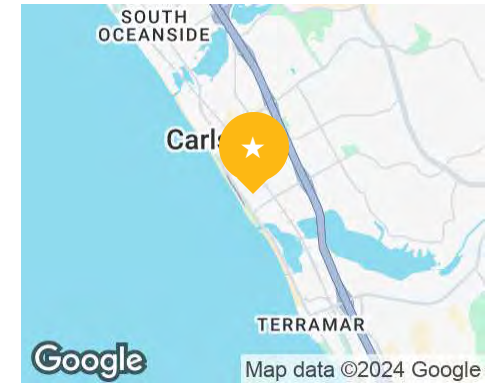
3726-28 GARFIELD ST
Carlsbad, CA 92008

Rent: \$1,500

Bd/Ba:

\$/SQFT:

Size (SF):



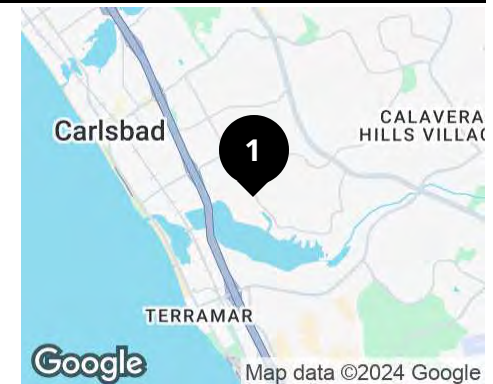
4415 PARK DR
Carlsbad, CA 92008

Rent: \$5,990

Bd/Ba: 4Bd 4Ba

\$/SQFT: \$2.07

Size (SF): 2900



4827 PARSLEY LN
Carlsbad, CA 92008

Rent: \$5,250

Bd/Ba: 4Bd 4Ba

\$/SQFT: \$2.36

Size (SF): 2413



LEASE COMPS

3726-28 GARFIELD ST
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4928 LOMA WAY
Carlsbad, CA 92008

Rent: \$5,695

Bd/Ba: 4Bd 3Ba

\$/SQFT: \$2.36

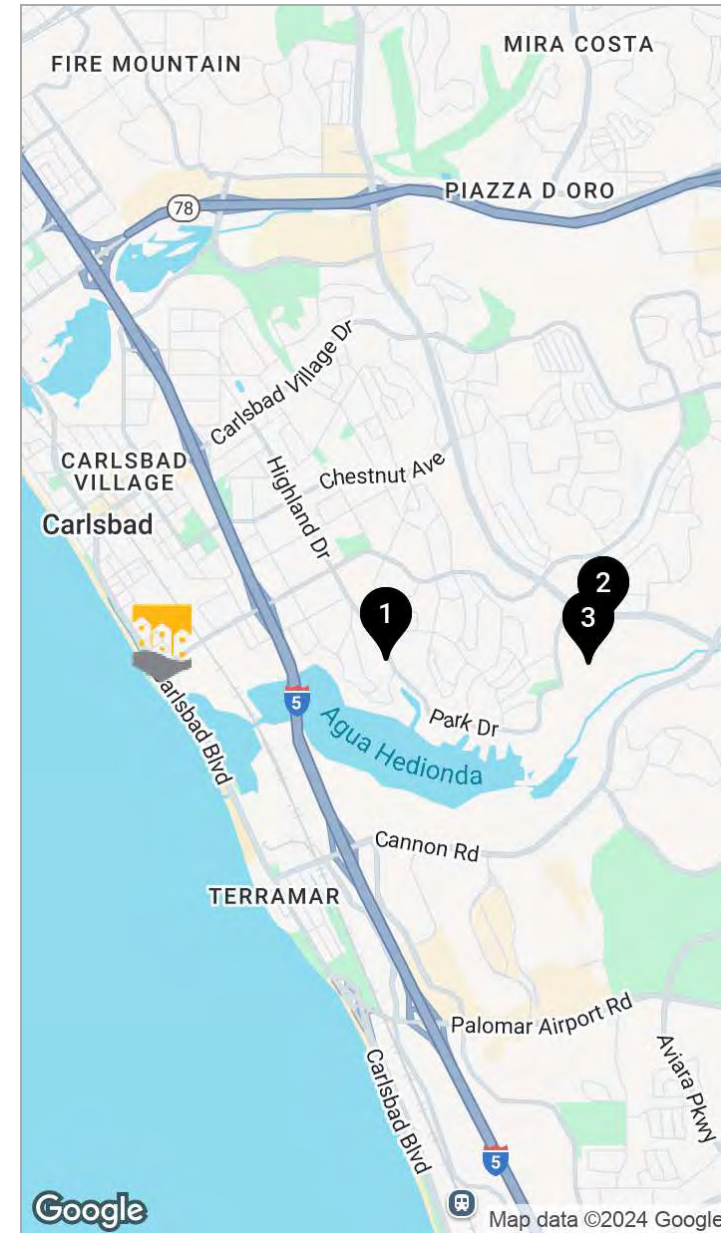
Size (SF): 2413



LEASE COMPS MAP & SUMMARY

3726-28 GARFIELD ST
MULTIFAMILY PROPERTY FOR SALE

	NAME/ADDRESS	RENT	SIZE	\$/SQFT	BD/BA
★	3726-28 Garfield St Carlsbad, CA	\$1,500			
1	4415 Park Dr Carlsbad, CA	\$5,990	2900	2.07	4Bd 4Ba
2	4827 Parsley Ln Carlsbad, CA	\$5,250	2070	2.54	4Bd 4Ba
3	4928 Loma Way Carlsbad, CA	\$4,928	2413	2.36	4Bd 4Ba



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ADDITIONAL
PHOTOS

ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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MULTIFAMILY PROPERTY FOR SALE



ADDITIONAL PHOTOS

3726-28 GARFIELD ST
MULTIFAMILY PROPERTY FOR SALE





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DEMOGRAPHICS



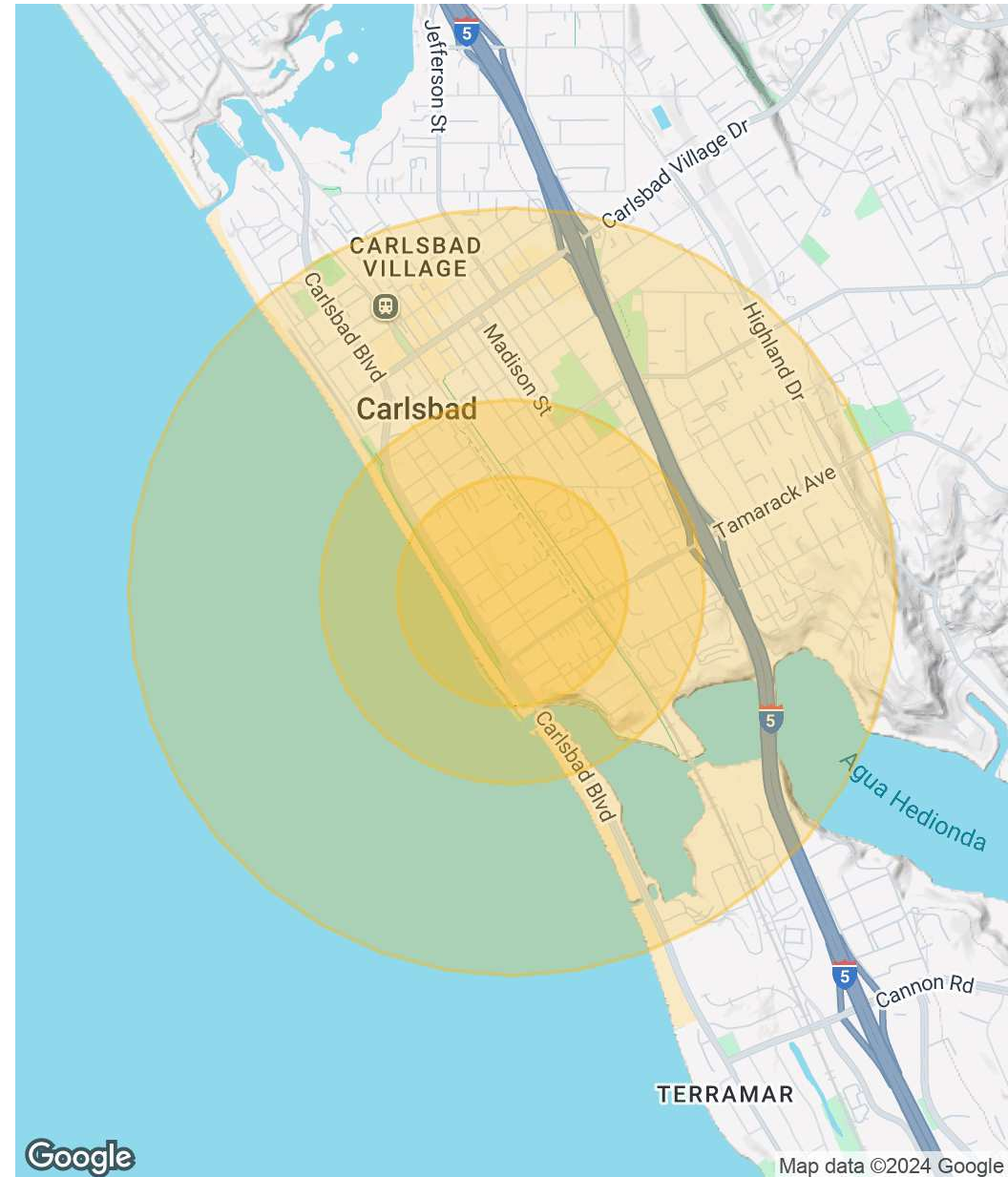
DEMOGRAPHICS MAP & REPORT

3726-28 GARFIELD ST
MULTIFAMILY PROPERTY FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,051	4,255	10,582
Average Age	41	41	43
Average Age (Male)	40	41	42
Average Age (Female)	42	42	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,052	2,055	4,899
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$114,240	\$115,093	\$126,904
Average House Value	\$1,461,736	\$1,427,618	\$1,359,770

Demographics data derived from AlphaMap



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ADVISOR BIOS



KEVIN HEMSTREET

Managing Principal

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Direct: **619.309.9296**

CalDRE #01490629

PROFESSIONAL BACKGROUND

As a co-founder of South Coast Commercial, Inc. and founding member of our sister company, North Coast Commercial, Inc., Kevin Hemstreet (DRE# 01490629) has been an integral player on our team from the very beginning. Prior to forming South Coast Commercial, Inc. in 2007, Kevin was a tour de force in real estate, spending over 20 years as a regional manager and working as a top-producing sales manager at two Fortune 500 companies. Today, he continues to apply his skills and expertise as our Senior Vice President and Managing Principal. Kevin brings not only extensive experience to the team, but also exceptionally strong communication skills and an understanding of how to effectively lead others to produce real results.

In addition to his leadership role, Kevin also oversees daily operations and management of over 3,000 multifamily and commercial assets throughout California. With over one billion dollars in sales of investment property over the past twenty years, his track record speaks for itself. Kevin takes a progressive sales approach that melds a unique style of asset management with a solid emphasis on portfolio development. A nationally recognized expert in the single-tenant triple-net arena, he's an invaluable resource for those who wish to invest in real estate without actively managing a property. He is also skilled at crafting individualized 1031 exchange packages, which take into account provisions in the tax law to increase cash flow, optimize tax shelter opportunities, and create tremendous wealth for his clients.

Kevin is a member of the local San Diego chapter of the Certified Commercial Investment Member (CCIM) organization, a national body that certifies recognized experts in the disciplines of commercial and investment real estate. He is also a member of the Urban Land Institute (ULI), which provides leadership in responsible use of land and creating sustainable communities worldwide. In his free time, Kevin loves to go backpacking and sport fishing. He has a passion for travel, and has also been known to play to SRO crowds as percussionist in a local band.

South Coast Commercial

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619.226.6011



ELLIS JOLLY

Associate

jolly@scc1031.com

Direct: **619.415.5736**

CalDRE #02088017

PROFESSIONAL BACKGROUND

Ellis Jolly (DRE# 02088017) is a dedicated real estate professional with a Bachelor's Degree in Economics from Northern Arizona University. Specializing in multifamily sales, triple net leases, and 1031 exchanges, Ellis works tirelessly to build lasting relationships and deliver exceptional results for his clients.

With a background in project management, Ellis possesses a comprehensive understanding of the construction process and the intricacies of running successful projects. His expertise ranges from navigating permits to budgeting and assembling skilled construction teams. This knowledge allows him to accurately understand the cost of adding value to a property.

In his free time, Ellis enjoys Brazilian Jiu Jitsu, researching private investment deals and continuing to expand his knowledge of the real estate industry.

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