



# 5181 LA DORNA ST

SAN DIEGO, CA 92115

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5181 LA DORNA ST  
MULTIFAMILY PROPERTY FOR SALE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by South Coast Commercial in compliance with all applicable fair housing and equal opportunity laws.

## PROPERTY INFORMATION

## LOCATION INFORMATION

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PROPERTY  
INFORMATION

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# EXECUTIVE SUMMARY

5181 LA DORNA ST  
MULTIFAMILY PROPERTY FOR SALE



Sale Price	<b>\$1,199,000</b>
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## OFFERING SUMMARY

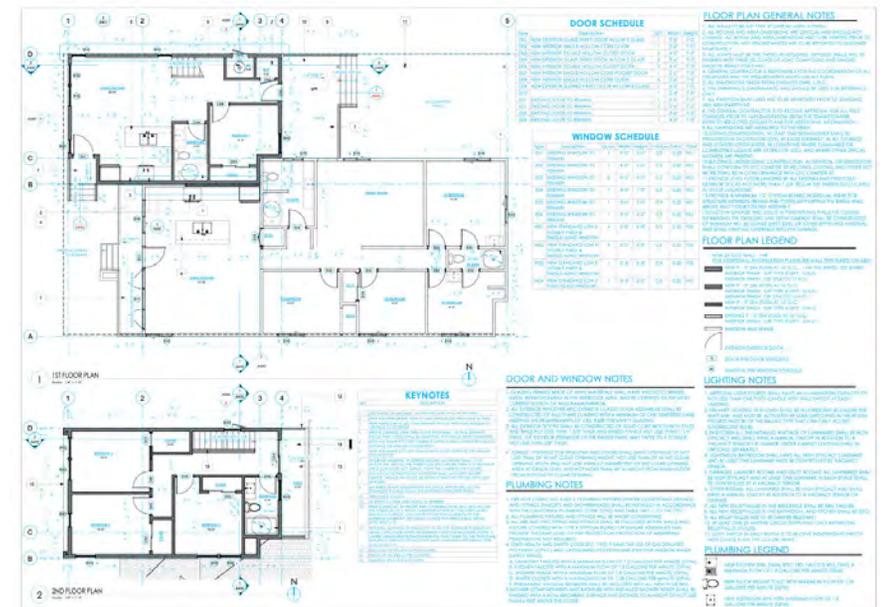
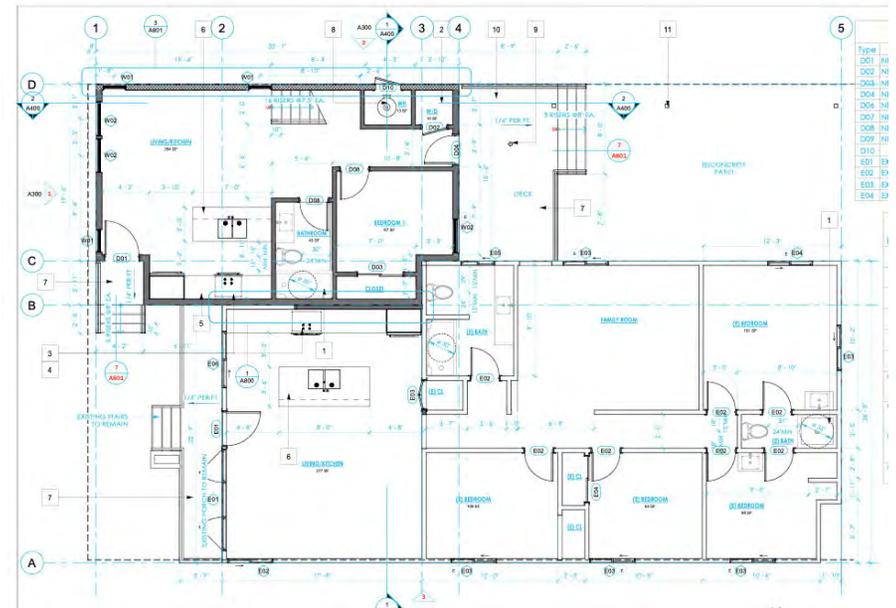
Building Size:	1,394 SF
With ADU:	2,580 SF
Lot Size:	7,100 SF
Number of Units:	1
Price / SF:	\$860.83
Cap Rate:	4.2%
With ADU:	7.3%
NOI:	\$50,527
Year Built:	1955

## PROPERTY OVERVIEW

POOL HOUSE! Pleased to present this well-located student rental property with ADU PLANS APPROVED by end of May. Capture immediate value add potential just a short walk to the center of the San Diego State University campus. 5181 La Dorna is a 7100 sf lot comprised of an existing 6bed/2.5 ba main house and plans to add a 1200 SF ADU in the side yard. The 6 bedroom main house is under-rented through May '24 to students for \$6,400 per month. Students pay a massive premium for properties with pools. Estimated 7.3% CAP rate after costs with ADU build-out and 3rd party management! Student rental properties circumnavigate CA Rent control as they typically have new student groups each year. Shown with accepted offer only – virtual walk through link available. Call or email agent for details, building plans, and management/contractor referrals.

# SITE PLANS

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# ADDITIONAL PHOTOS

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MULTIFAMILY PROPERTY FOR SALE



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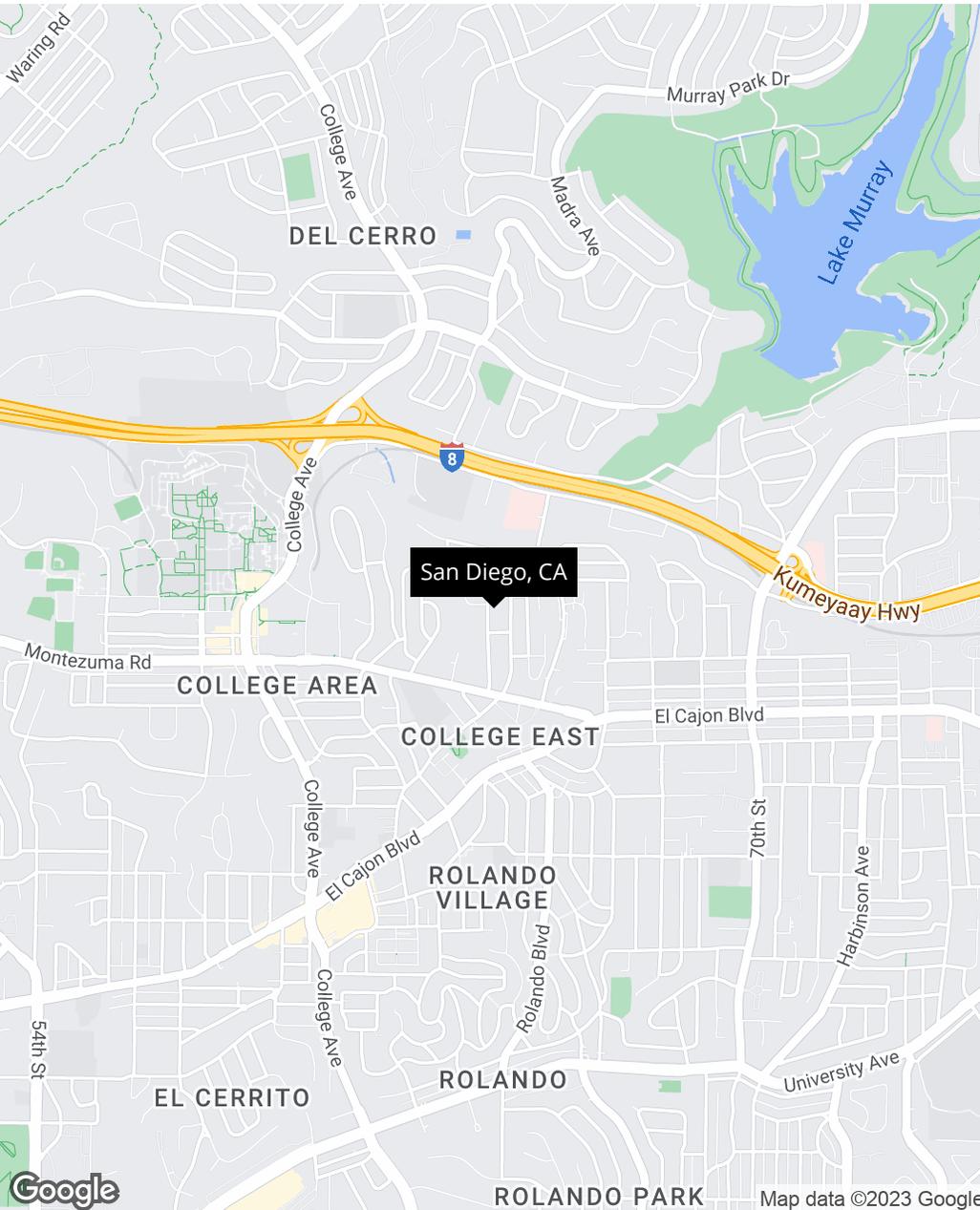
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## LOCATION INFORMATION

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# CITY INFORMATION

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## LOCATION DESCRIPTION

The SDSU College East neighborhood is a bustling community located in eastern San Diego, California, and is home to San Diego State University's (SDSU) main campus. The neighborhood is known for its vibrant student life, eclectic dining and shopping options, and beautiful natural surroundings. Visitors can take a stroll through the SDSU campus and admire its stunning architecture, or catch a game at the Viejas Arena, which hosts a range of sporting events and concerts throughout the year. The neighborhood is also home to the Art Institute of California and the Copley-Price Family YMCA, which offers a range of fitness and wellness programs for residents and visitors alike.

In addition to its academic and sports offerings, the SDSU College East neighborhood offers a range of dining and shopping options that reflect its diverse student population. Visitors can enjoy authentic Middle Eastern cuisine at local eateries like Alforon and Mama's Bakery, or shop for vintage clothing and unique gifts at the Teros Gallery and Boutique. The neighborhood is also home to several beautiful parks, including the Harry Griffen Regional Park and Lake Murray, which offer opportunities for hiking, biking, and water sports. With its vibrant student life, diverse dining and shopping options, and beautiful natural surroundings, the SDSU College East neighborhood is a must-visit destination for anyone looking to experience the best of San Diego.

## LOCATION DETAILS

County	San Diego
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SAN DIEGO STATE  
UNIVERSITY

Montezuma Rd

La Dorna St





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## FINANCIAL ANALYSIS



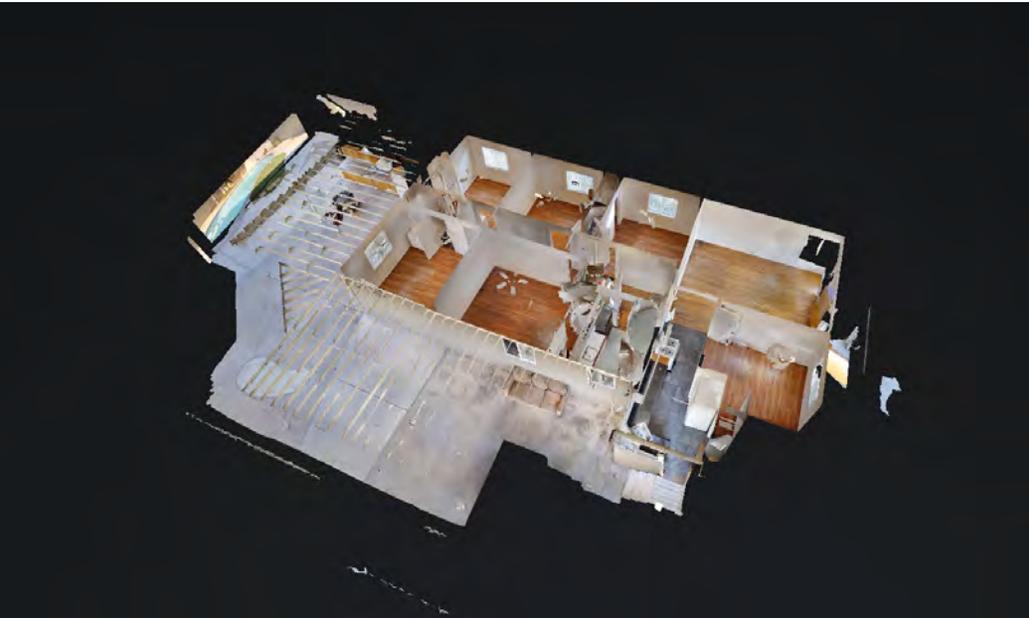
# FINANCIAL SUMMARY

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# Units	City		Zip		Map Code
1	5181 La Dorna		San Diego		92115
GRM			CAP Rate		
Price	Current	Market	Current	Market	S/Unit
\$1,549,000 Price with CAP X	15.9	11.1	4.2%	7.3%	\$1,199,000
<b>\$1,199,000</b> Purchase Price					\$1,549,000
\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)		Yr. Built (Approx.)	
\$860.11	1,394	existing		1955	
\$600.39	2580	with ADU (per plans)			
Income Detail			Estimated Annual Operating Expenses		
# Units	Type	Rent	Total		
<b>Estimated Actual Average Rents</b>					
1	6br/2.5ba	\$6,300	\$6,300		
	leased to May 1st 2024				
				<b>Rent Range</b>	
				main house	
				with Pool	
				Gas & Electric	\$0
				Water & Sewer	\$0
				Landscaping	Tenant \$150
				Trash Removal	Tenant \$200
				Pest Control	\$850
				Maintenance & Reserves	\$0
					\$1,500
Laundry Income			\$0		\$14,988
<b>Total Monthly Income</b>			<b>\$6,300</b>		
<b>Estimated Market Rents</b>					
1	5bed/2.5ba	\$6,600	\$6,600		
1	4bed/2ba	\$5,000	\$5,000	ADU	
	With Pool and large back yard				
Laundry Income			\$0		
<b>Total Monthly Income</b>			<b>\$11,600</b>		
				<b>Total Annual Operating Expenses (estimated):</b>	<b>\$23,940</b>
				<b>Expenses Per:</b>	<b>Unit \$23,940</b>
					<b>% of Actual GSI 32%</b>
					<b>% of Market GSI 17%</b>
Estimated Annual Operating Proforma			Financing Summary		
		<b>Actual</b>	<b>Market</b>	<b>Cap X (ESTIMATED BUDGET)</b>	
Gross Scheduled Income		\$75,600	\$139,200	<b>Downpayment:</b>	25.0% <b>\$299,750</b>
Less: Vacancy Factor	1.5%	\$1,134	\$2,088	<b>Total Investment</b>	41.9% <b>\$649,750</b>
Gross Operating Income		\$74,466	\$137,112	<b>Amortized over:</b>	<b>30 Years</b>
Less: Expenses	32%	\$23,940	\$23,940	<b>Proposed Loan Amount:</b>	<b>6.00% \$899,250</b>
Net Operating Income		\$50,527	\$113,173	<b>Proposed 2nd Loan AMT:</b>	<b>10.00%</b>
Less: 1st TD Payments		(\$64,697)	(\$64,697)	<b>Debt Coverage Ratio:</b>	
Less: 2nd TD Payments	I only	\$0	\$0	Current:	0.78
Pre-Tax Cash Flow		-\$14,171	\$48,475	Market:	1.75
Cash On Cash Return		-4.7%	7.5%		
Principal Reduction		\$11,043	\$11,043		
Total Potential Return (End of Year One)		-1.0%	9.2%		

ADDITIONAL PHOTOS

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DEMOGRAPHICS

# DEMOGRAPHICS MAP & REPORT

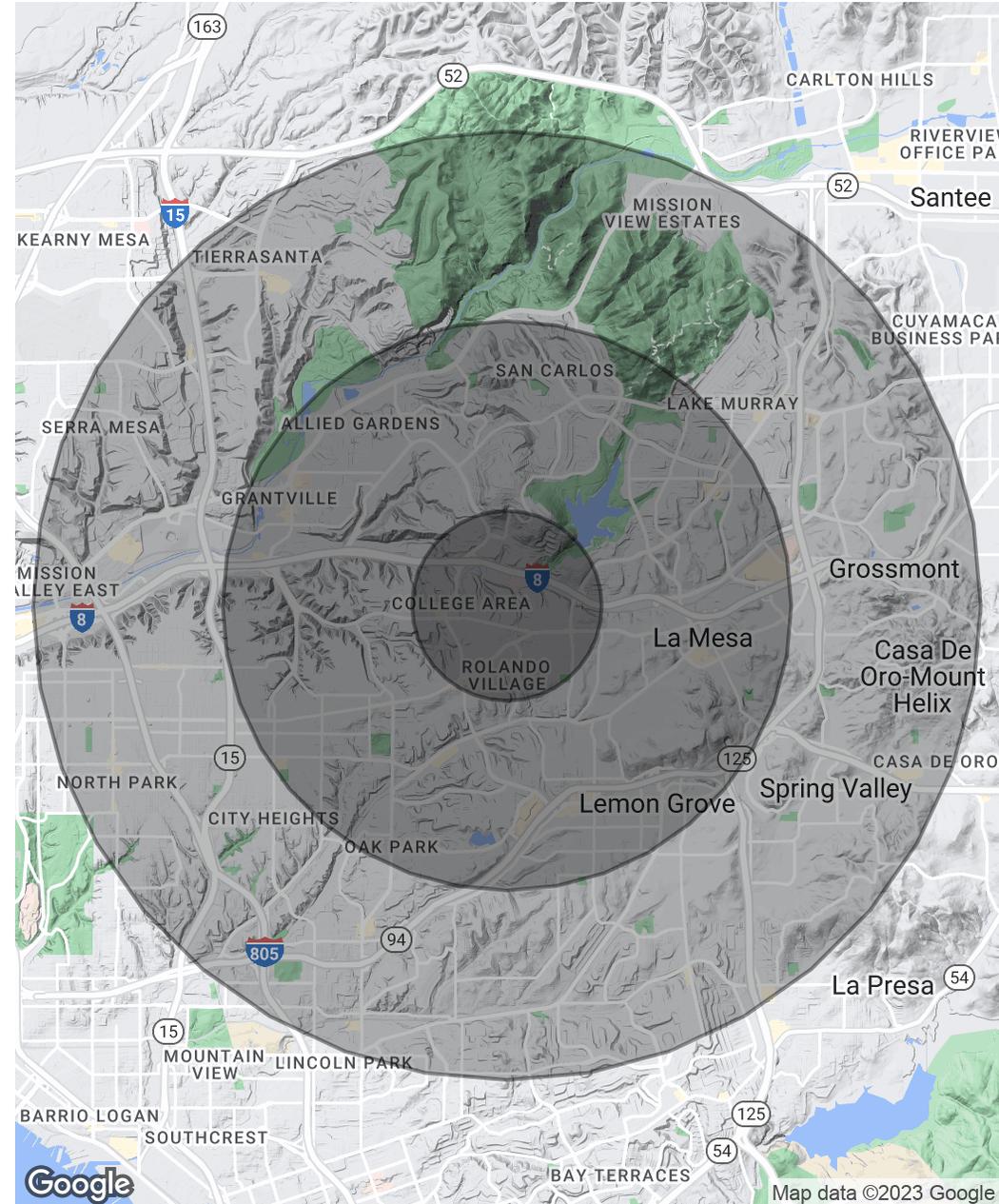
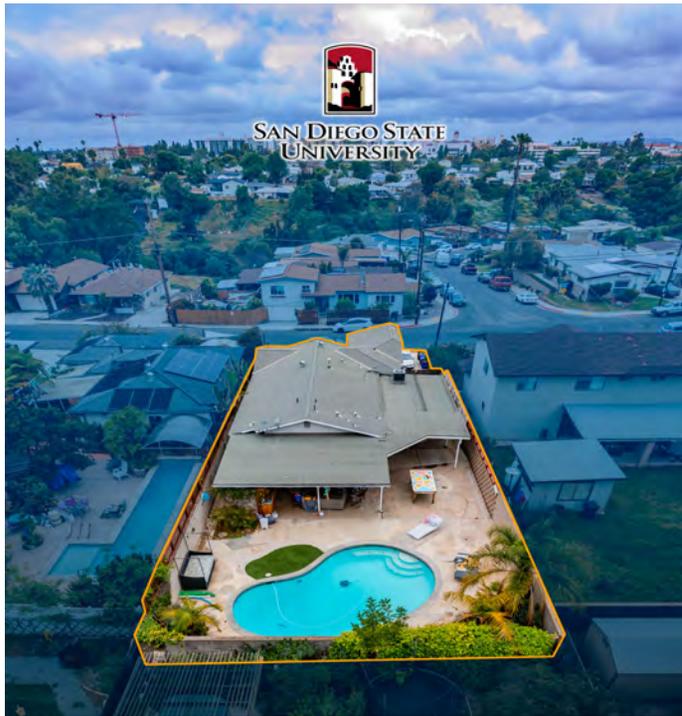
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,523	204,113	513,645
Average Age	27.6	35.9	35.6
Average Age (Male)	27.3	35.1	34.8
Average Age (Female)	28.4	37.2	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,763	77,719	195,554
# of Persons per HH	3.0	2.6	2.6
Average HH Income	\$74,020	\$86,318	\$86,204
Average House Value	\$524,088	\$493,356	\$468,752

\* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIOS





## ALEXIO BARBARA

Vice President

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Direct: **760.419.1343**

CalDRE #01992393

### PROFESSIONAL BACKGROUND

Alexio Barbara (DRE# 01992393) is a San Diego native and a third-generation real estate professional. Having grown up in the world of property management and real estate development, Alexio learned very early about the amazing potential to compound wealth in SoCal. As a UC Santa Cruz Graduate with a degree in Business Management – Economics, Alexio is a passionate digital marketer, creative communicator and superior relationship builder who inspires trust, honesty and integrity in all aspects of business.

He grew up in a bilingual French-American home, worked as a Beach Lifeguard for 5 summers, won 2 National Waterpolo championships and has traveled to 5 of the 7 world continents.

Alexio specializes in multifamily income properties in the San Diego area and single tenant Net-Leased properties nation-wide. Alexio and Adrian Gonzalez teamed up in 2019 and together have transacted over \$500M.

“My husband and I were very pleased with the service provided by Alexio and his team. We were impressed with their approach to selling our property. The marketing materials were excellent and their strategy worked well in reaching customers for our unusual property. During the process, Alexio was great to work with and kept us consistently informed as to the progress. The very best part is that they were able to find the right buyer in a very short amount of time. We highly recommend them!” – Nancy S

#### South Coast Commercial

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**ADRIAN GONZALEZ**

Vice President

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CalDRE #01844618

**PROFESSIONAL BACKGROUND**

In Adrian's ten years of business, he has personally transacted over \$300 million in property sales. Through his persistence and dedication to the multifamily real estate industry, Adrian has built a vast network of buyers and sellers. He's been recognized with various awards for his successes and is well respected in the San Diego brokerage community. Clients appreciate his steadfast personality, business ethic, and personal dedication to seeing each transaction through.

Adrian believes the most important thing about Real Estate brokerage is the client-relationships that he cultivates. His track record and expertise have empowered him to facilitate complicated exchanges & transactions where other agents may fail.

"I take pride in providing the highest level of success to my clients. Their business is important to me, and I go above and beyond to deliver unparalleled value to every stage of their investment journey." – Adrian

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