



2567 A ST

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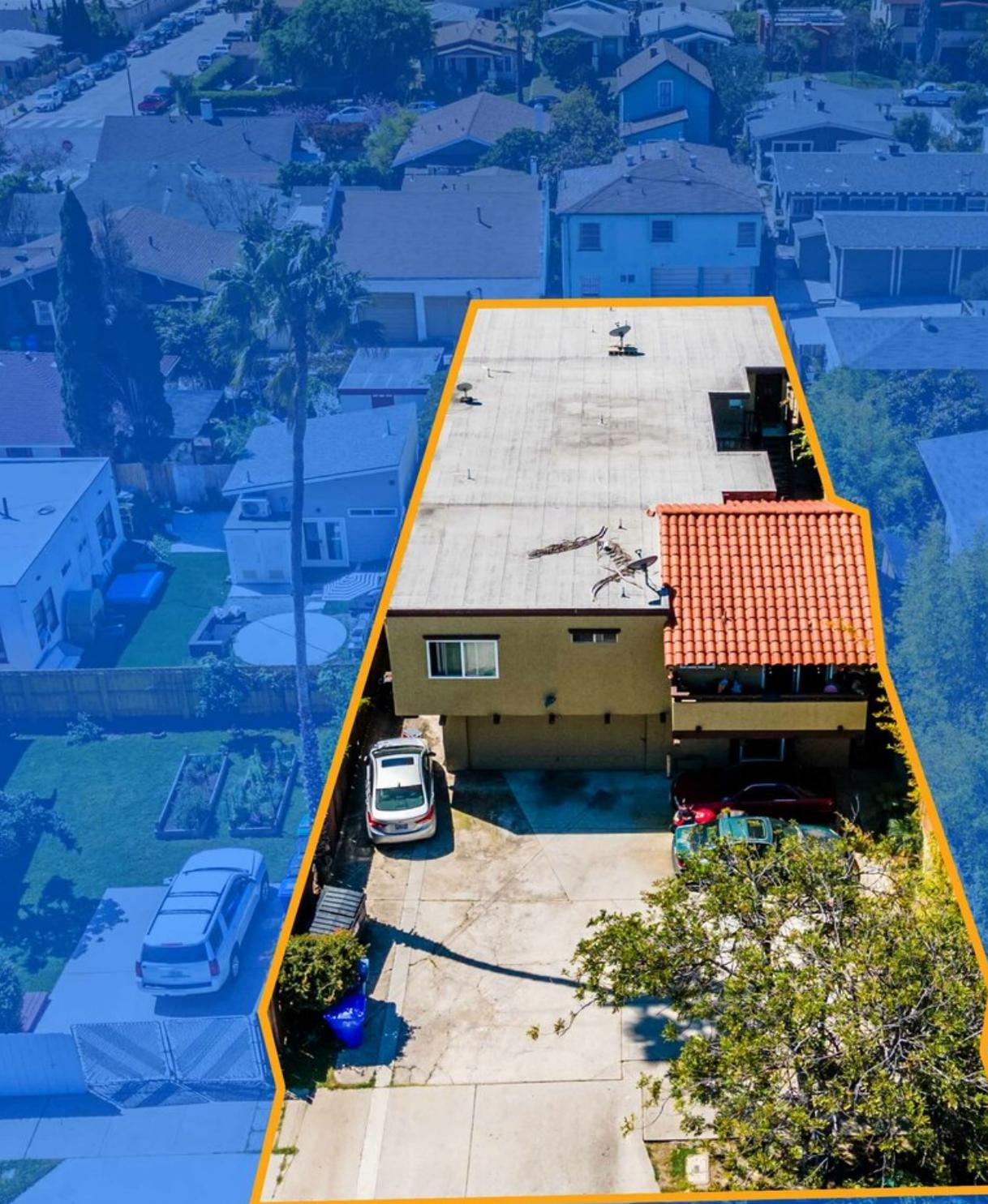
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PROPERTY
INFORMATION





Sale Price	\$3,000,000
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OFFERING SUMMARY

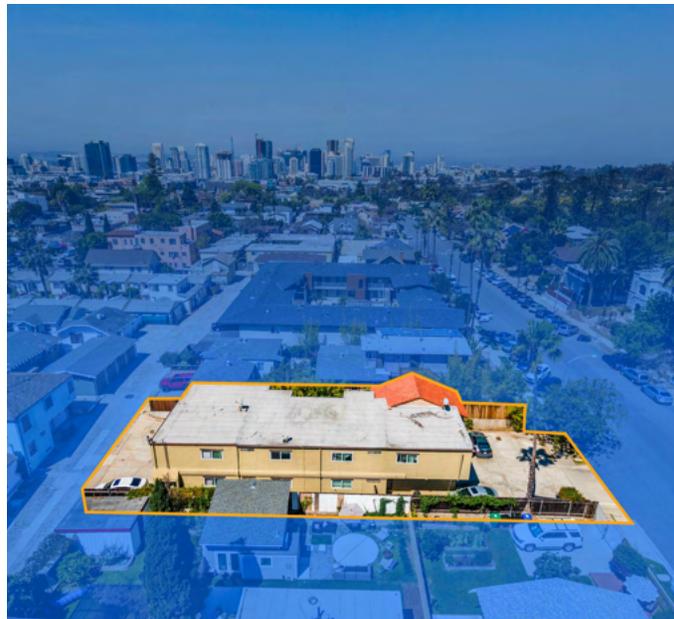
Building Size:	5,452 SF
Lot Size:	7,228 SF
Number of Units:	7
Price / SF:	\$550.26
Cap Rate:	3.27%
NOI:	\$98,077
Year Built:	1980

PROPERTY OVERVIEW

Pleased to present 2567 A St — 7 unit apartment building in the highly desirable Golden Hill neighborhood, one block from Balboa Park. Comprised of (1) 3 Bed/2Bath, (2) 2Bed/1.5Bath, (4) 1Bed/1Bath units and (1) 2-car garage. The property accounts for a total of 5,452 SqFt on a 7,228 SqFt lot and features a 2-car garage + 10 off-street parking spaces in addition to laundry facilities. This asset is currently generating a gross rental income of \$12,603/mo with huge upside on market rate income pushing upwards of \$20,000+/mo. Upside includes a potential ADU opportunity with a garage conversion. There may also be an opportunity to split the two-story, 3 Bed/2 Bath unit into two separate units. The property is within walking distance to Balboa Park and several restaurants. Renters can quickly access Downtown San Diego, the beautiful beaches of San Diego and more.

EXTERIOR PHOTOS

2567 A ST
MULTIFAMILY PROPERTY FOR SALE



INTERIOR PHOTOS

2567 A ST
MULTIFAMILY PROPERTY FOR SALE

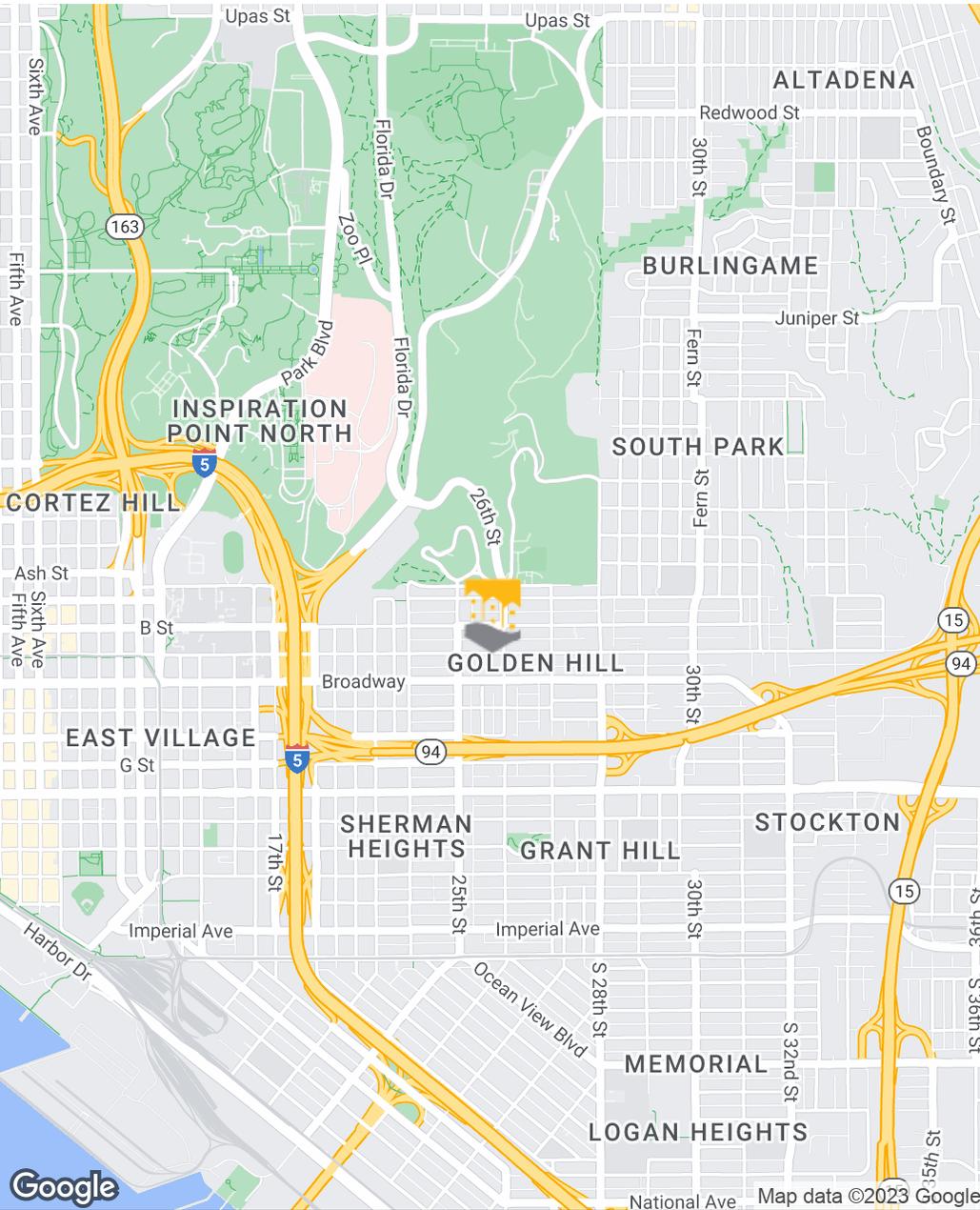


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LOCATION INFORMATION

LOCATION DESCRIPTION

2567 A ST
MULTIFAMILY PROPERTY FOR SALE



GOLDEN HILL

Golden Hill is a neighborhood of San Diego, California. It is located south of Balboa Park, north of Sherman Heights/Highway 94 (M. L. King, Jr. Freeway), and east of Downtown.

Golden Hill is known for its beautiful Victorian-era homes, tree-lined streets, and stunning panoramic views of the city skyline. The neighborhood's central location makes it a convenient base for exploring all that San Diego has to offer, including its world-renowned beaches, vibrant nightlife, and cultural attractions. Visitors can take a stroll through the neighborhood and admire its stunning architecture or relax in one of its many parks and green spaces, such as Golden Hill Park or Balboa Park, which is just a short drive away.

In addition to its picturesque surroundings, Golden Hill offers a range of dining and shopping options that reflect the neighborhood's diverse cultural heritage. Visitors can sample authentic Mexican cuisine at local eateries like El Comal and La Vecindad or enjoy craft beers and live music at the Turf Supper Club, a local institution that has been serving up drinks and entertainment since the 1940s. With its charming historic homes, stunning views, and vibrant culture, Golden Hill is an ideal location for anyone looking to experience the best that San Diego has to offer.

LOCATION DETAILS

County	San Diego
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FINANCIAL
ANALYSIS



FINANCIAL SUMMARY

2567 A ST
MULTIFAMILY PROPERTY FOR SALE

INVESTMENT OVERVIEW	CURRENT	PRO FORMA
Price	\$3,000,000	\$3,000,000
Price per SF	\$550	\$550
Price per Unit	\$428,571	\$428,571
GRM	18.4	12.25
CAP Rate	3.27%	5.94%
Cash-on-Cash Return (yr 1)	1.96%	6.07%
Total Return (yr 1)	\$56,833	\$136,919
Debt Coverage Ratio	1.64	2.98

OPERATING DATA	CURRENT	PRO FORMA
Gross Scheduled Income	\$163,080	\$244,800
Total Scheduled Income	\$163,080	\$244,800
Vacancy Cost	\$3,262	\$4,896
Gross Income	\$159,818	\$239,904
Operating Expenses	\$61,741	\$61,741
Net Operating Income	\$98,077	\$178,163
Pre-Tax Cash Flow	\$38,213	\$118,299

FINANCING DATA	CURRENT	PRO FORMA
Down Payment	\$1,950,000	\$1,950,000
Loan Amount	\$1,050,000	\$1,050,000
Debt Service	\$59,864	\$59,864
Debt Service Monthly	\$4,988	\$4,988
Principal Reduction (yr 1)	\$18,620	\$18,620

INCOME & EXPENSES

2567 A ST
MULTIFAMILY PROPERTY FOR SALE

INCOME SUMMARY	CURRENT	PRO FORMA
Vacancy Cost	(\$3,262)	(\$4,896)
GROSS INCOME	\$159,818	\$239,904
EXPENSES SUMMARY	CURRENT	PRO FORMA
SDG&E	\$1,260	\$1,260
Water	\$5,460	\$5,460
Landscaping	\$840	\$840
Trash Removal	\$0	\$0
Pest Control	\$800	\$800
Maintenance	\$5,250	\$5,250
Management (Off Site)	\$7,991	\$7,991
Insurance	\$3,150	\$3,150
Taxes	\$36,990	\$36,990
OPERATING EXPENSES	\$61,741	\$61,741
NET OPERATING INCOME	\$98,077	\$178,163

UNIT MIX SUMMARY

2567 A ST
MULTIFAMILY PROPERTY FOR SALE

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	RENT	MARKET RENT
3Br/2Ba	3	2	1	12.50%	\$2,200	\$3,450
2Br/1.5Ba	2	1.5	2	25%	\$2,118	\$2,995
1Br/1Ba	1	1	4	50%	\$1,699	\$2,150
Garage to ADU	-	-	1	12.50%	-	\$2,000
TOTALS/AVERAGES			8	100%	\$1,890	\$2,505



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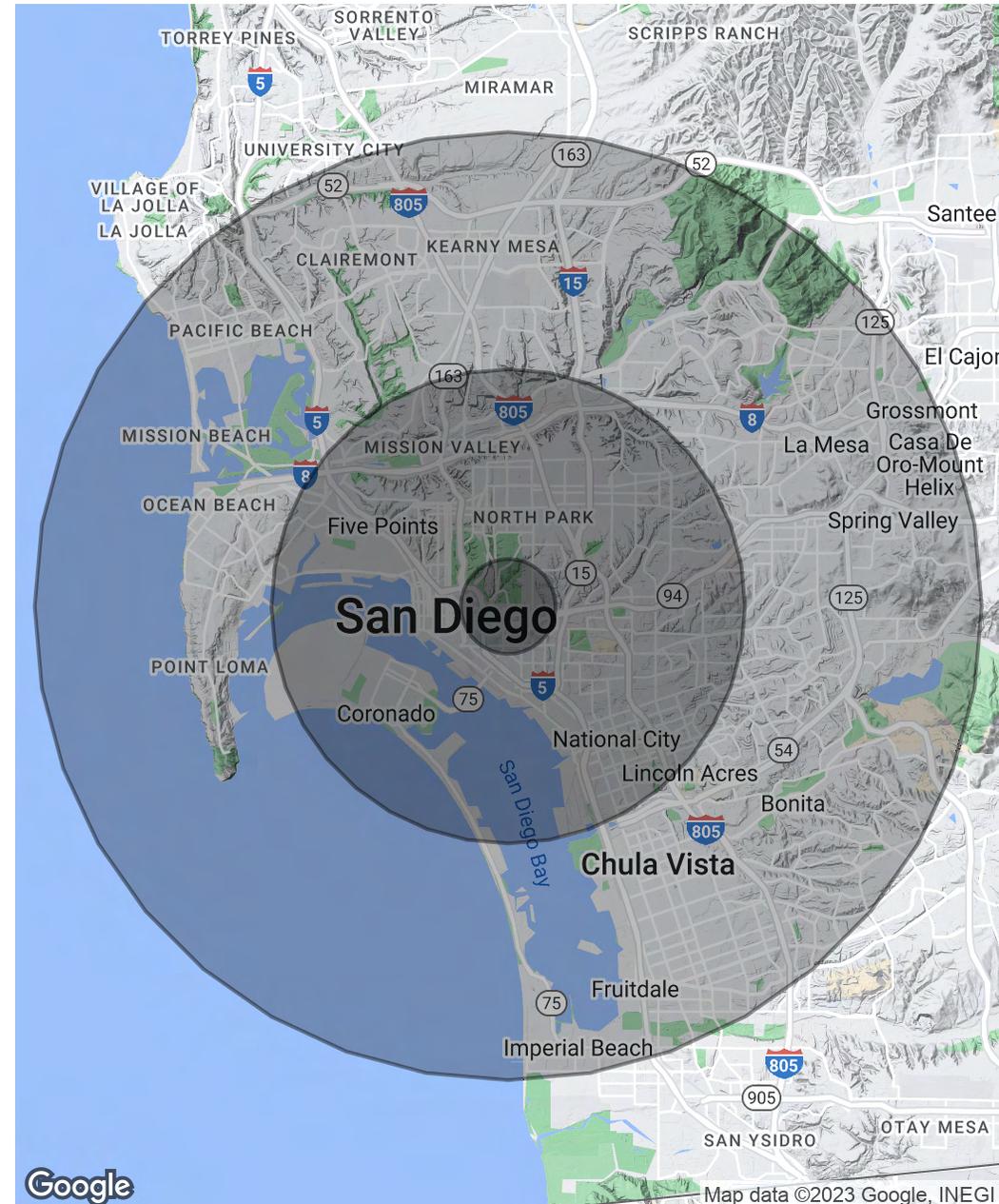
DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

2567 A ST
MULTIFAMILY PROPERTY FOR SALE

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	32,449	542,632	1,346,297
Average Age	34.8	35.2	36.5
Average Age (Male)	35.6	35.1	35.8
Average Age (Female)	34.3	35.8	37.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	16,611	222,073	520,552
# of Persons per HH	2.0	2.4	2.6
Average HH Income	\$67,778	\$82,538	\$89,916
Average House Value	\$463,437	\$501,533	\$534,755

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO





ERIC FELDMAN

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PROFESSIONAL BACKGROUND

Eric Feldman is a San Diego native who received a Bachelor's of Finance from SDSU. There he was a member of the Real Estate Society and Financial Planning Association. His professional career has covered Property Development and Investments where he strategically analyzed markets for highest & best use and project positioning.

Eric brought his real estate expertise to South Coast Commercial in 2018 where he works with Buyers and Sellers in Property Investments, Sales, Development, and 1031 Exchanges. He aims to build long-lasting relationships with his clients and assist in building their real estate portfolios.

South Coast Commercial

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