

# 12 Units | La Mesa

5121 Dailey Ct, La Mesa CA 91941



OFFERING MEMORANDUM

# 12 Units | La Mesa

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*Exclusively Marketed by:*

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01

Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

# 12 UNITS | LA MESA

## OFFERING SUMMARY

ADDRESS	5121 Dailey Ct La Mesa CA 91941
COUNTY	San Diego
MARKET	San Diego
SUBMARKET	La Mesa
BUILDING SF	9,280 SF
LAND SF	13,242
NUMBER OF UNITS	12
YEAR BUILT	1957
YEAR RENOVATED	2020
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

OFFERING PRICE	\$3,600,000
PRICE PSF	\$387.93
PRICE PER UNIT	\$300,000
OCCUPANCY	97.00 %
NOI (CURRENT)	\$154,303
NOI (Pro Forma)	\$202,089
CAP RATE (CURRENT)	4.29 %
CAP RATE (Pro Forma)	5.61 %
GRM (CURRENT)	16.55
GRM (Pro Forma)	12.96

## PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$1,440,000
LOAN AMOUNT	\$2,160,000
INTEREST RATE	3.25 %
ANNUAL DEBT SERVICE	\$112,807
LOAN TO VALUE	60 %
AMORTIZATION PERIOD	30 Years

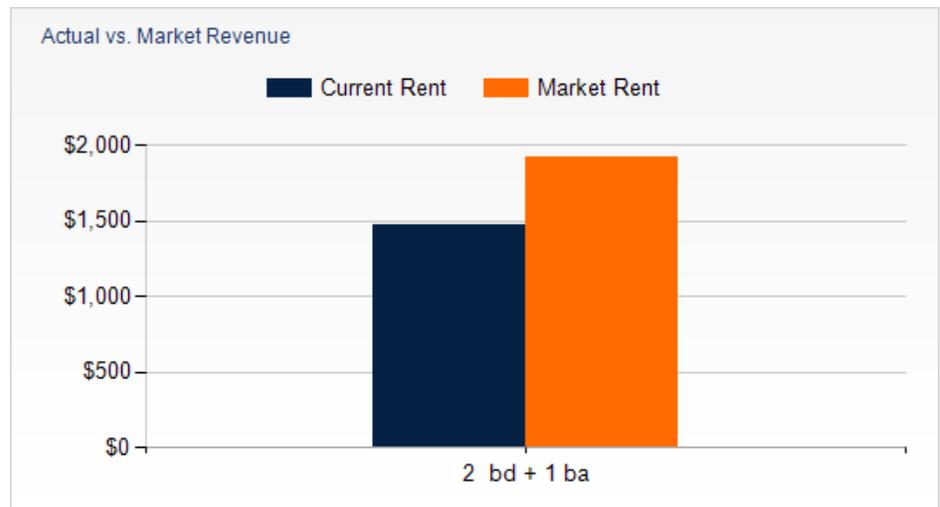
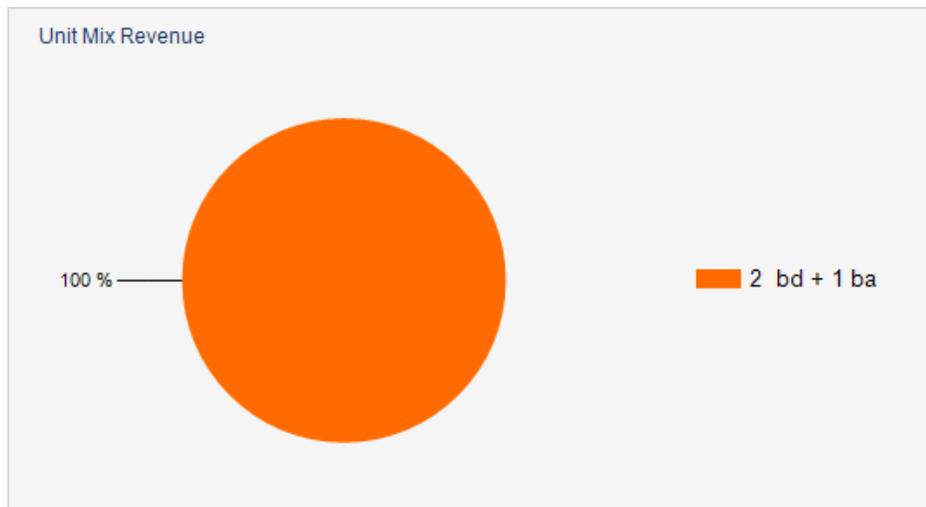
## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Population	13,523	159,861	433,957
2020 Median HH Income	\$74,257	\$71,357	\$67,167
2020 Average HH Income	\$102,120	\$94,369	\$89,686



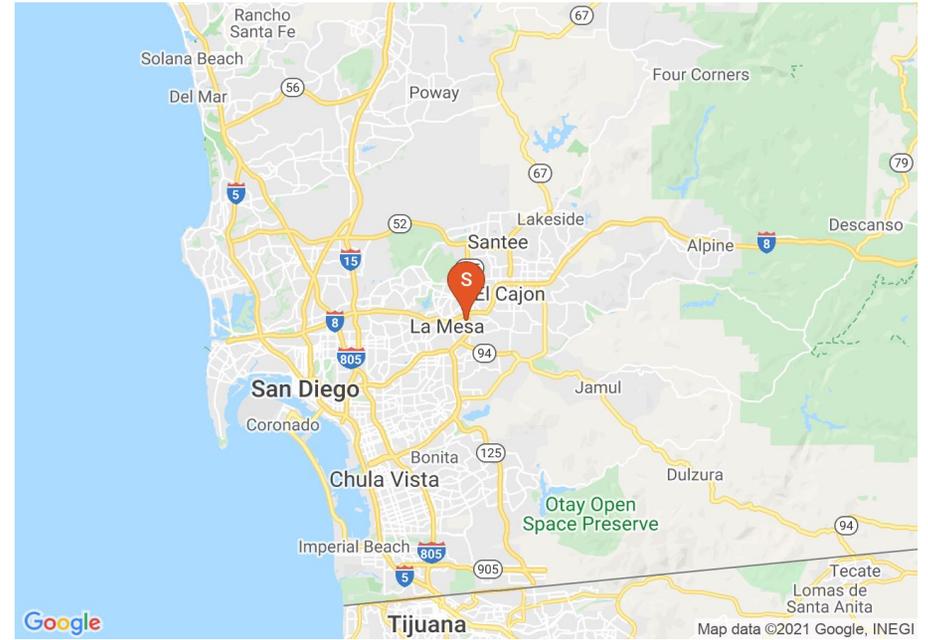
- 5121 Dailey Court consists of 12 apartment units in the highly desired community of La Mesa. Totalling approximately 9,280 square feet of structure, the property is situated on a 13,242 square foot lot. The property features a superior unit mix of 100% 2 Bedroom / 1 Bath units averaging 773 square feet. Recent property renovations include 4 upgraded units including one with W/D in-unit, new exterior paint, repaved parking, upgraded plumbing, new double pane windows and rain gutters. The property has a low cost of operation and maintenance as well as significant upside in rental income. Possibility of adding W/D in-unit to significantly increase cash flow. The property features off street parking and coin laundry for additional income.

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 1 ba	12	773	\$1,473	\$1.91	\$17,676	\$1,925	\$2.49	\$23,100
<b>Totals/Averages</b>	<b>12</b>	<b>773</b>	<b>\$1,473</b>	<b>\$1.91</b>	<b>\$17,676</b>	<b>\$1,925</b>	<b>\$2.49</b>	<b>\$23,100</b>

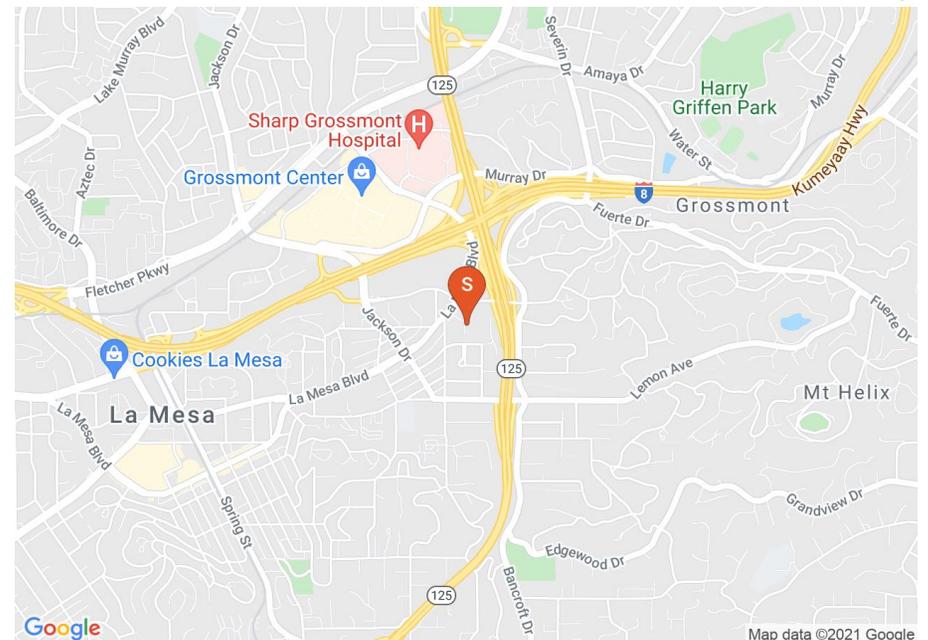


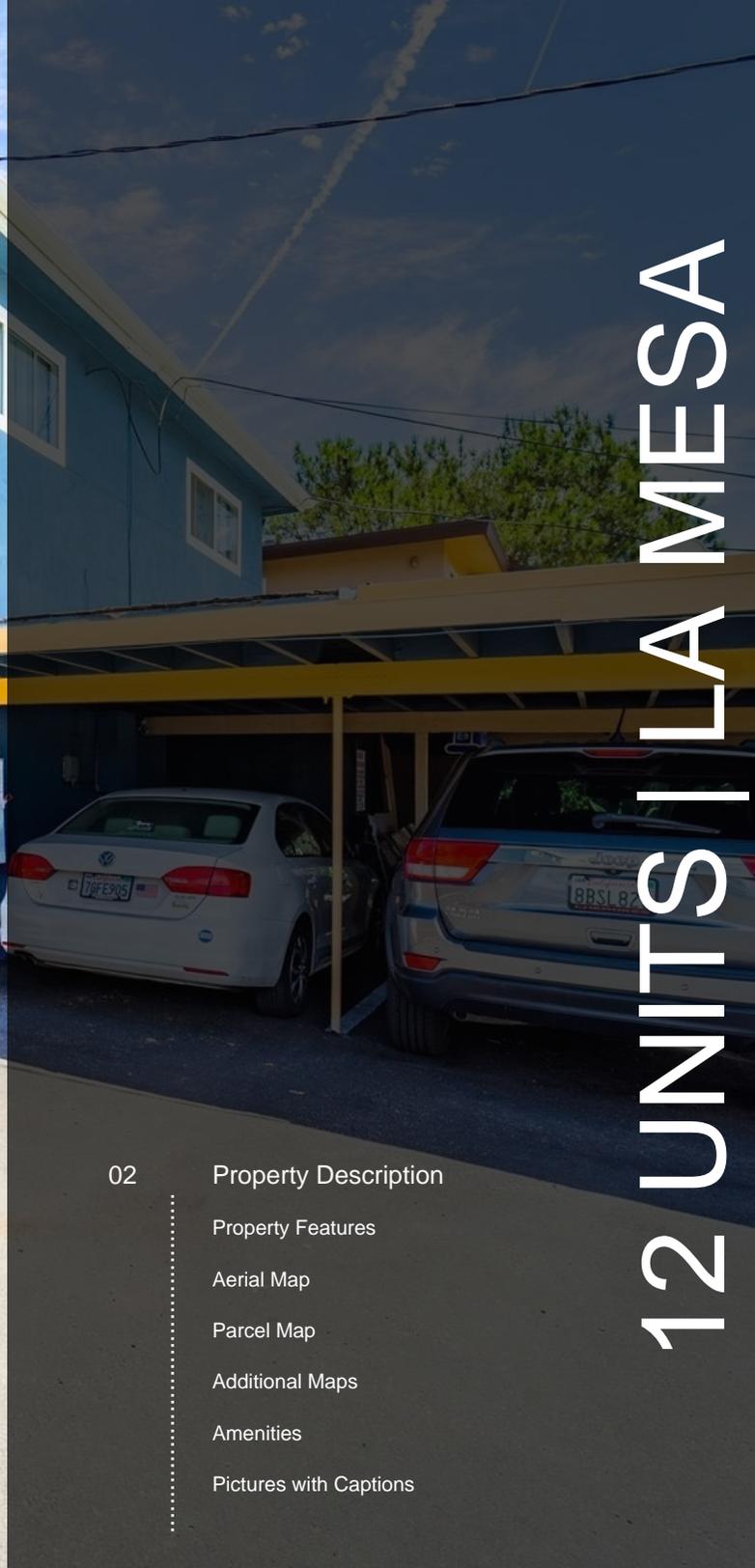
- Centrally located in the rolling hills of San Diego County, La Mesa is known as the Jewel of the Hills. A near perfect climate, tree-lined streets, walkable neighborhoods, easy access to retail and commercial areas, and a quaint downtown village make La Mesa a highly desirable community in which to live and work.

Regional Map



Locator Map





# 12 UNITS | LA MESA

- 02 Property Description
- Property Features
- Aerial Map
- Parcel Map
- Additional Maps
- Amenities
- Pictures with Captions

## PROPERTY FEATURES

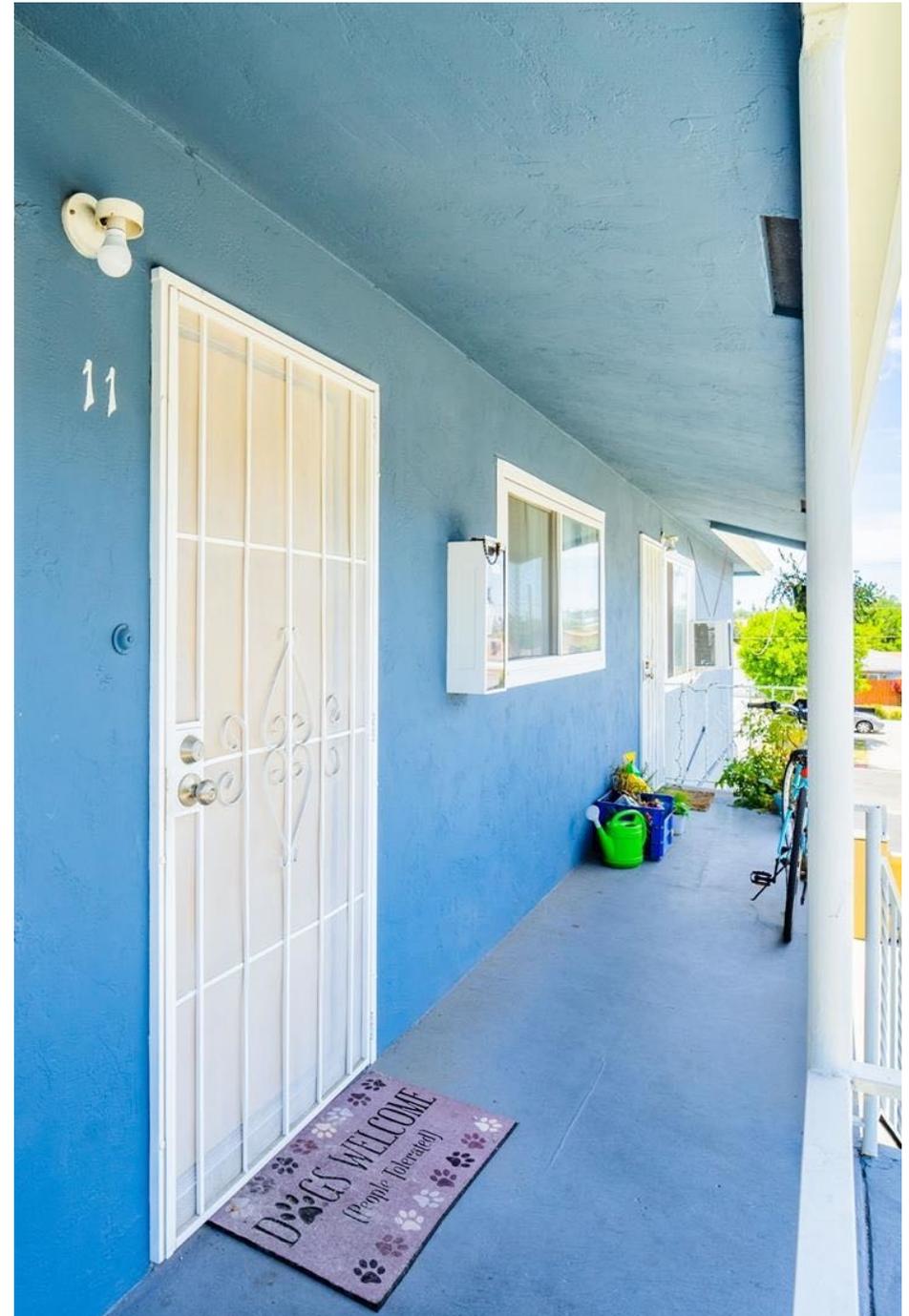
NUMBER OF UNITS	12
BUILDING SF	9,280
LAND SF	13,242
YEAR BUILT	1957
YEAR RENOVATED	2020
# OF PARCELS	1
ZONING TYPE	R-4
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	14
PARKING RATIO	1.2:1
WASHER/DRYER	Coin Opp

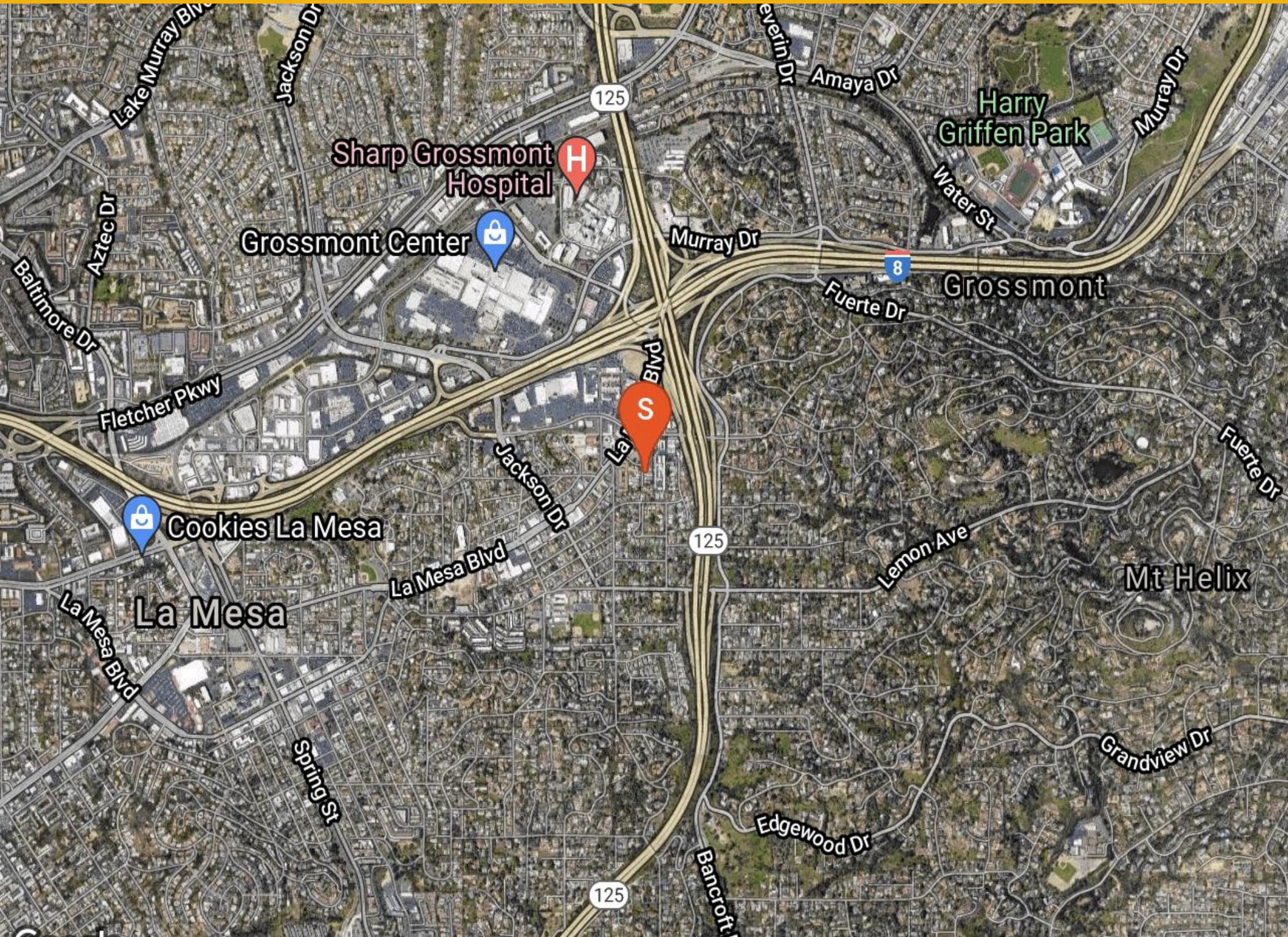
## UTILITIES

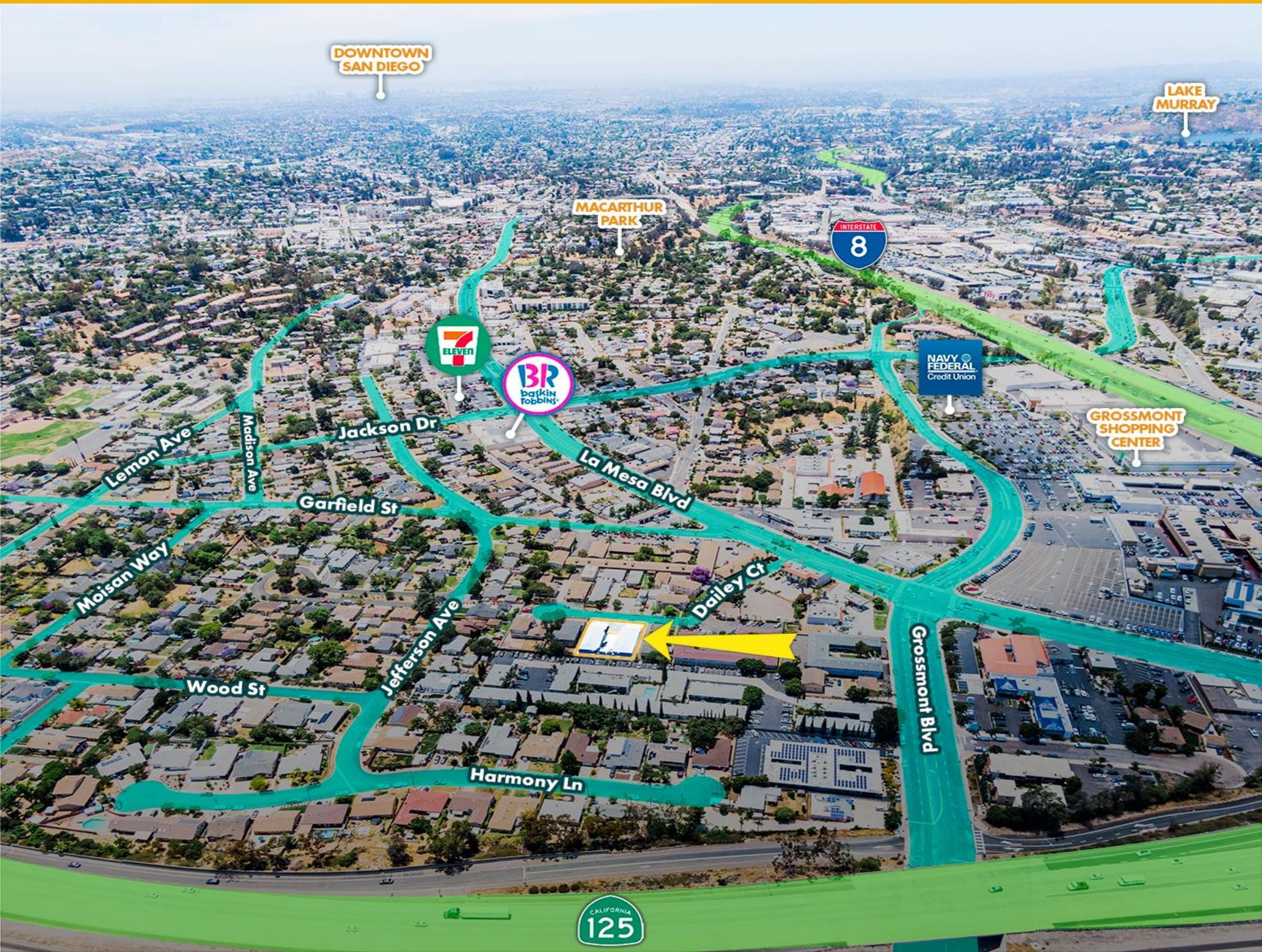
WATER	Owner
TRASH	Owner
GAS	Tenant
ELECTRIC	Tenant

## CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Stucco / Wood
PARKING SURFACE	Asphalt
ROOF	Pitched/Composite







DOWNTOWN  
SAN DIEGO

LAKE  
MURRAY

MACARTHUR  
PARK



GROSSMONT  
SHOPPING  
CENTER



Lemon Ave  
Madison Ave

Jackson Dr

Garfield St

La Mesa Blvd

Moisan Way

Dailey Ct

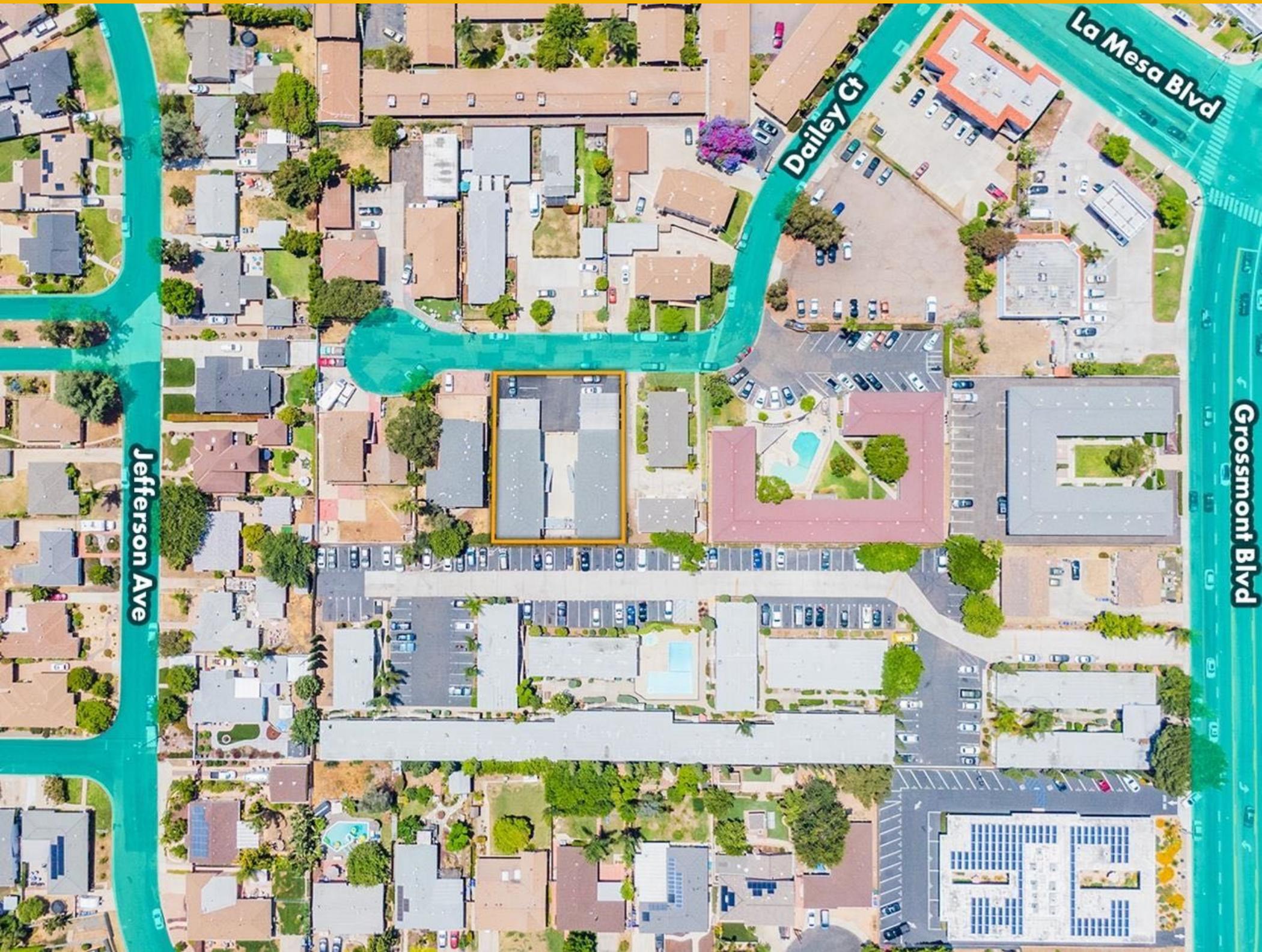
Grossmont Blvd

Wood St

Jefferson Ave

Harmony Ln



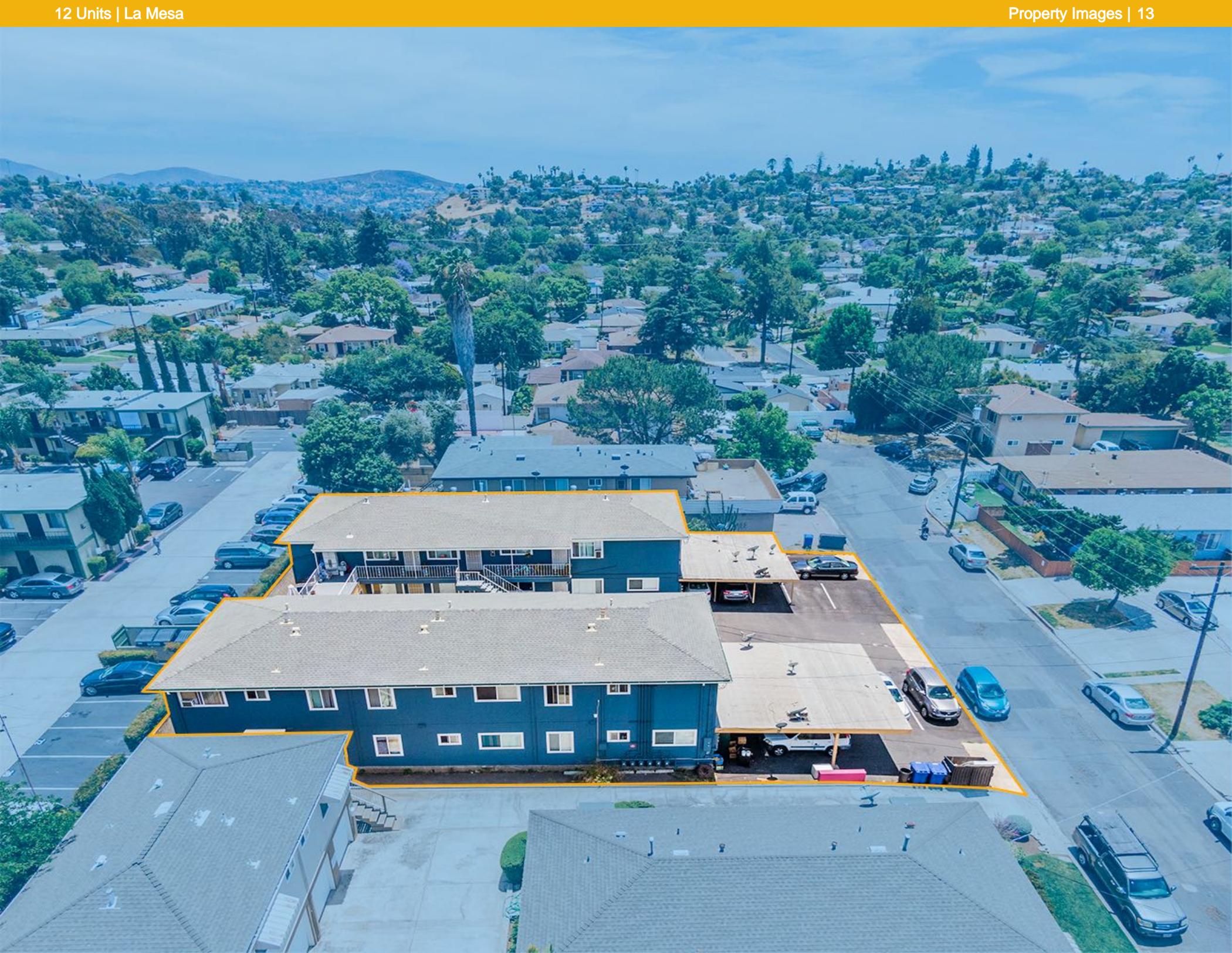


**Jefferson Ave**

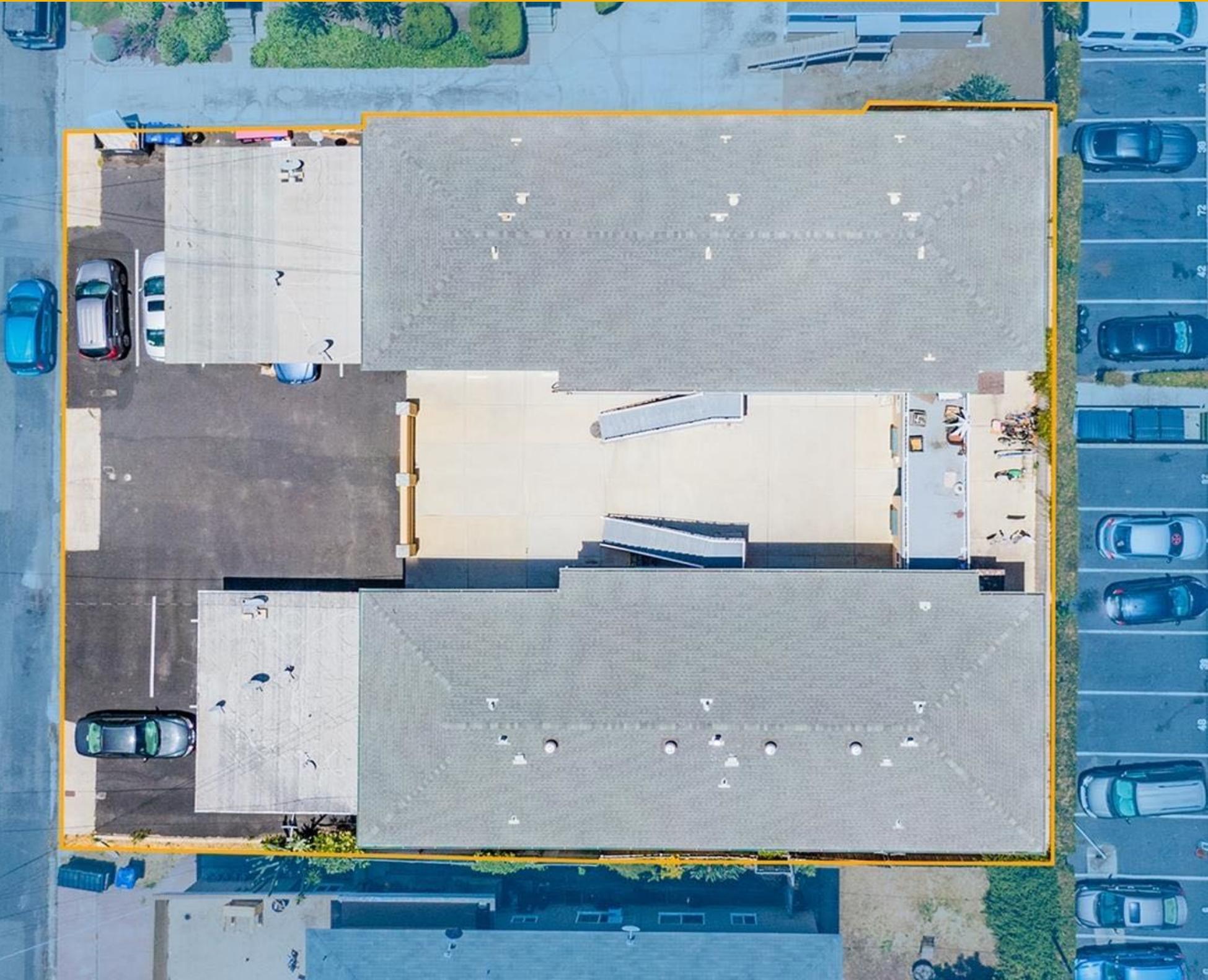
**Dailey Ct**

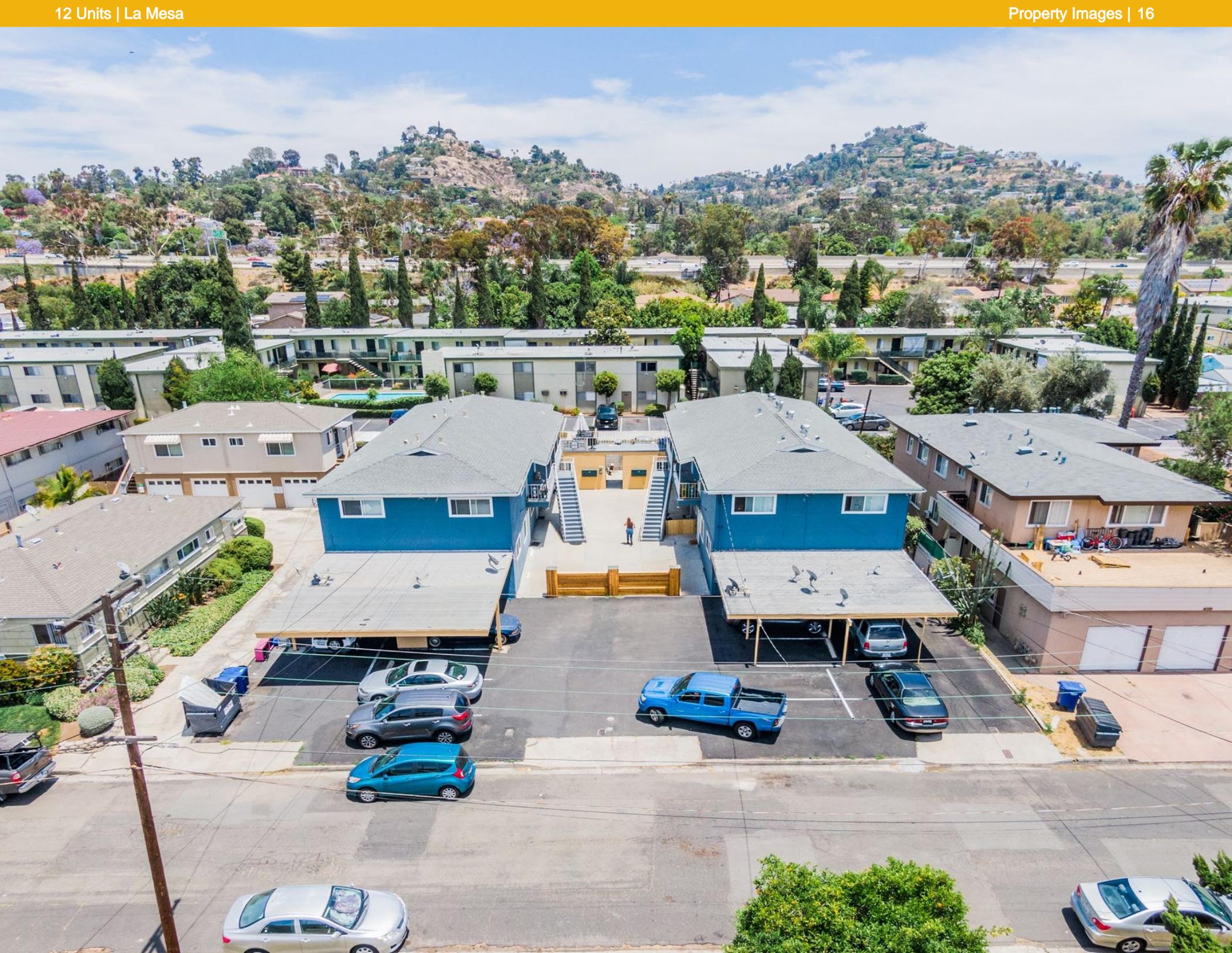
**La Mesa Blvd**

**Grossmont Blvd**













































03

Financial Analysis

Income & Expense

Multiyear Cash Flow Assumptions

Multiyear Cash Flow Projections

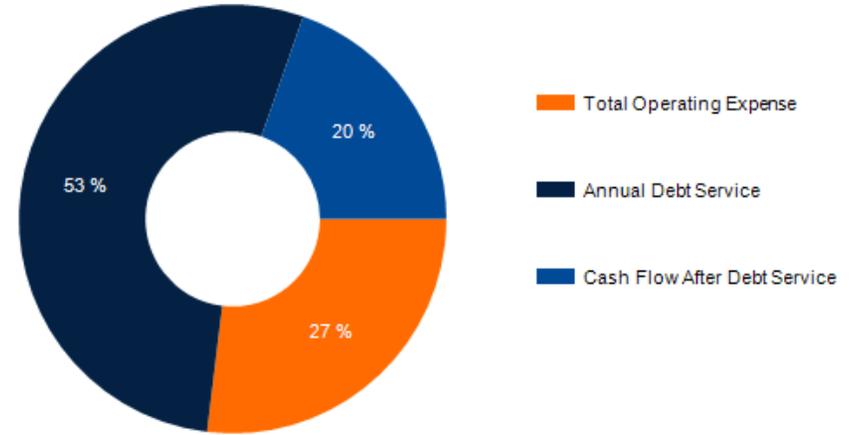
Disposition Sensitivity Analysis

Dailey Ct

12 UNITS | LA MESA

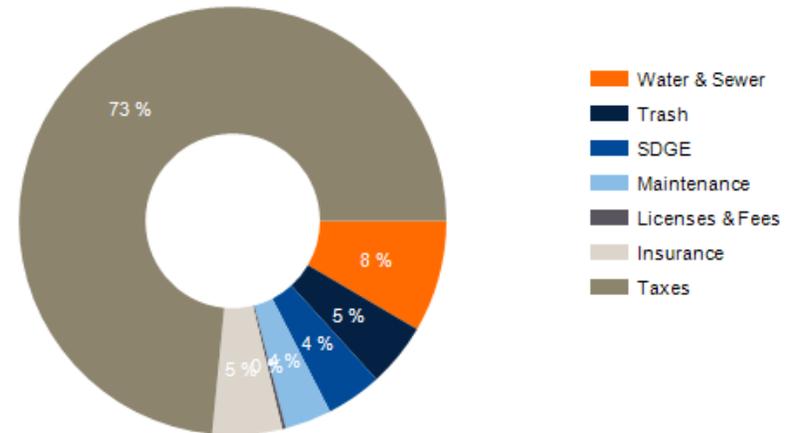
INCOME		CURRENT		PRO FORMA
Gross Potential Rent		\$212,112		\$277,200
Laundry Income		\$4,800		
Parking		\$600		\$600
<b>Gross Potential Income</b>		<b>\$217,512</b>		<b>\$277,800</b>
Less: General Vacancy		\$6,363		\$8,316
<b>Effective Gross Income</b>		<b>\$211,149</b>		<b>\$269,484</b>
Less: Expenses		\$56,846		\$67,395
<b>Net Operating Income</b>		<b>\$154,303</b>		<b>\$202,089</b>
Annual Debt Service		\$112,807		\$112,807
Debt Coverage Ratio		1.37		1.79
<b>Cash Flow After Debt Service</b>		<b>\$41,495</b>		<b>\$89,282</b>
Principal Reduction		\$42,608		\$42,608
<b>Total Return</b>	<b>5.8 %</b>	<b>\$84,104</b>	<b>9.2 %</b>	<b>\$131,890</b>

REVENUE ALLOCATION  
CURRENT



EXPENSES	Per Unit	CURRENT	Per Unit	PRO FORMA
Water & Sewer	\$400	\$4,800	\$400	\$4,800
Trash	\$228	\$2,736	\$228	\$2,736
SDGE	\$200	\$2,400	\$200	\$2,400
Maintenance	\$167	\$2,000	\$167	\$2,000
Management (Off Site)			\$879	\$10,549
Licenses & Fees	\$13	\$150	\$13	\$150
Insurance	\$250	\$3,000	\$250	\$3,000
Taxes	\$3,480	\$41,760	\$3,480	\$41,760
<b>Total Operating Expense</b>	<b>\$4,737</b>	<b>\$56,846</b>	<b>\$5,616</b>	<b>\$67,395</b>
Annual Debt Service	\$9,401	\$112,807	\$9,401	\$112,807
Expense / SF		\$6.12		\$7.26
% of EGI		26.92 %		25.01 %

DISTRIBUTION OF EXPENSES  
CURRENT



**GLOBAL**

Offering Price	<b>\$3,600,000</b>
Analysis Period	<b>10 year(s)</b>
Consumer Price Index	<b>5.00 %</b>
Millage Rate (not a growth rate)	<b>5.00000 %</b>
Exit Cap Rate	<b>4.75 %</b>

**INCOME - Growth Rates**

Gross Potential Rent	<b>5.00 %</b>
Laundry Income	<b>5.00 %</b>
Parking	<b>5.00 %</b>

**EXPENSES - Growth Rates**

Water & Sewer	<b>3.00 %</b>
Trash	<b>3.00 %</b>
Maintenance	<b>3.00 %</b>
Licenses & Fees	<b>3.00 %</b>
Insurance	<b>3.00 %</b>
Taxes	<b>3.00 %</b>

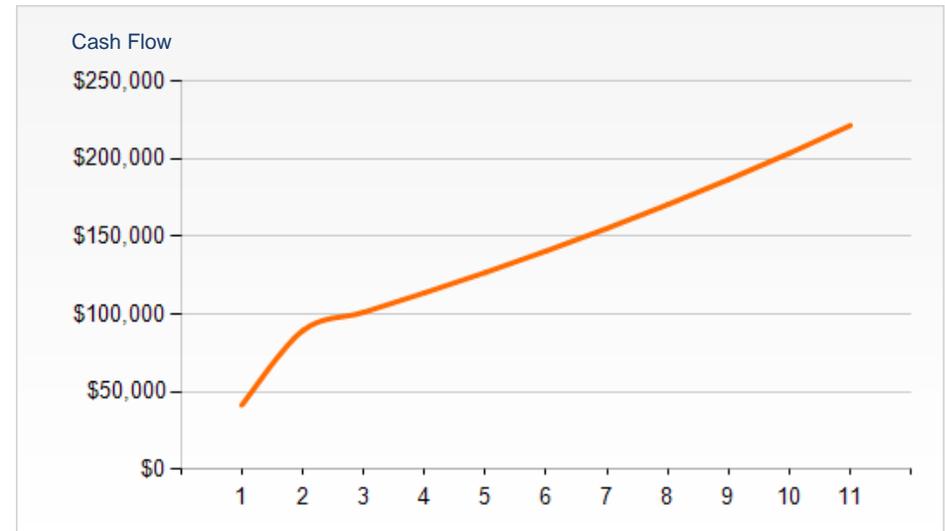
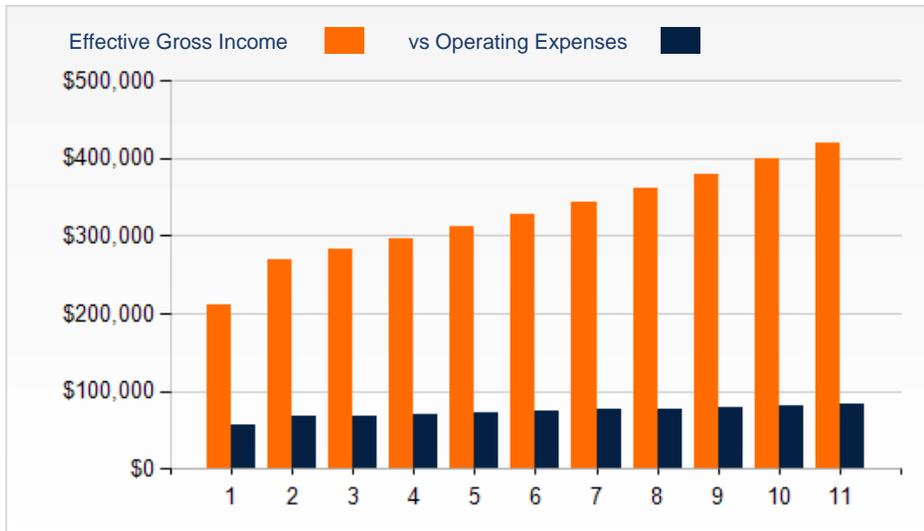
**PROPOSED FINANCING**

Loan Type	<b>Amortized</b>
Down Payment	<b>\$1,440,000</b>
Loan Amount	<b>\$2,160,000</b>
Interest Rate	<b>3.25 %</b>
Annual Debt Service	<b>\$112,807</b>
Loan to Value	<b>60 %</b>
Amortization Period	<b>30 Years</b>

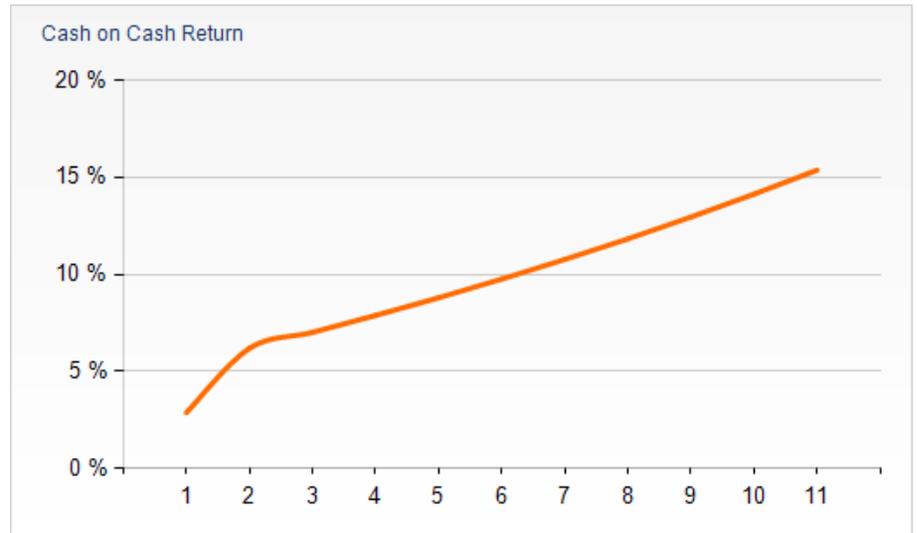
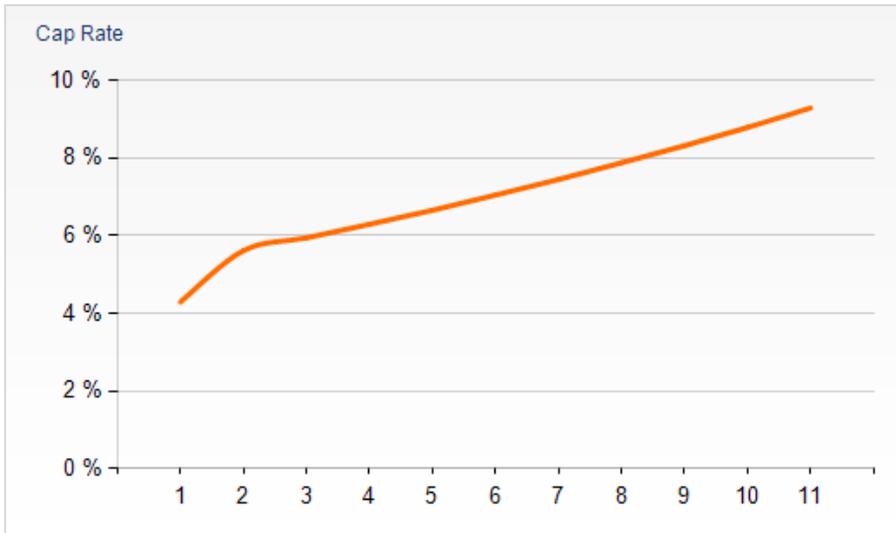


**CASH FLOW**

Calendar Year	CURRENT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Gross Potential Revenue</b>											
Gross Rental Income	\$212,112	\$277,200	\$291,060	\$305,613	\$320,894	\$336,938	\$353,785	\$371,475	\$390,048	\$409,551	\$430,028
Laundry Income	\$4,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parking	\$600	\$600	\$630	\$662	\$695	\$729	\$766	\$804	\$844	\$886	\$931
Gross Potential Income	\$217,512	\$277,800	\$291,690	\$306,275	\$321,588	\$337,668	\$354,551	\$372,279	\$390,892	\$410,437	\$430,959
General Vacancy	-\$6,363	-\$8,316	-\$8,732	-\$9,168	-\$9,627	-\$10,108	-\$10,614	-\$11,144	-\$11,701	-\$12,287	-\$12,901
<b>Effective Gross Income</b>	<b>\$211,149</b>	<b>\$269,484</b>	<b>\$282,958</b>	<b>\$297,106</b>	<b>\$311,961</b>	<b>\$327,559</b>	<b>\$343,937</b>	<b>\$361,134</b>	<b>\$379,191</b>	<b>\$398,151</b>	<b>\$418,058</b>
<b>Operating Expenses</b>											
Water & Sewer	\$4,800	\$4,800	\$4,944	\$5,092	\$5,245	\$5,402	\$5,565	\$5,731	\$5,903	\$6,080	\$6,263
Trash	\$2,736	\$2,736	\$2,818	\$2,903	\$2,990	\$3,079	\$3,172	\$3,267	\$3,365	\$3,466	\$3,570
SDGE	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
Maintenance	\$2,000	\$2,000	\$2,060	\$2,122	\$2,185	\$2,251	\$2,319	\$2,388	\$2,460	\$2,534	\$2,610
Management (Off Site)		\$10,549	\$10,549	\$10,549	\$10,549	\$10,549	\$10,549	\$10,549	\$10,549	\$10,549	\$10,549
Licenses & Fees	\$150	\$150	\$155	\$159	\$164	\$169	\$174	\$179	\$184	\$190	\$196
Insurance	\$3,000	\$3,000	\$3,090	\$3,183	\$3,278	\$3,377	\$3,478	\$3,582	\$3,690	\$3,800	\$3,914
Taxes	\$41,760	\$41,760	\$43,013	\$44,303	\$45,632	\$47,001	\$48,411	\$49,864	\$51,360	\$52,900	\$54,487
Total Operating Expense	\$56,846	\$67,395	\$69,028	\$70,711	\$72,444	\$74,228	\$76,067	\$77,960	\$79,911	\$81,920	\$83,989
<b>Net Operating Income</b>	<b>\$154,303</b>	<b>\$202,089</b>	<b>\$213,930</b>	<b>\$226,395</b>	<b>\$239,518</b>	<b>\$253,331</b>	<b>\$267,871</b>	<b>\$283,174</b>	<b>\$299,280</b>	<b>\$316,231</b>	<b>\$334,069</b>
Annual Debt Service	\$112,807	\$112,807	\$112,807	\$112,807	\$112,807	\$112,807	\$112,807	\$112,807	\$112,807	\$112,807	\$112,807
Cash Flow	\$41,495	\$89,282	\$101,122	\$113,588	\$126,710	\$140,524	\$155,063	\$170,367	\$186,473	\$203,424	\$221,262



Calendar Year	CURRENT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Financial Metrics</b>											
Cash on Cash Return b/t	2.88 %	6.20 %	7.02 %	7.89 %	8.80 %	9.76 %	10.77 %	11.83 %	12.95 %	14.13 %	15.37 %
CAP Rate	4.29 %	5.61 %	5.94 %	6.29 %	6.65 %	7.04 %	7.44 %	7.87 %	8.31 %	8.78 %	9.28 %
Debt Coverage Ratio	1.37	1.79	1.90	2.01	2.12	2.25	2.37	2.51	2.65	2.80	2.96
Operating Expense Ratio	26.92 %	25.00 %	24.39 %	23.79 %	23.22 %	22.66 %	22.11 %	21.58 %	21.07 %	20.57 %	20.09 %
Gross Multiplier (GRM)	16.55	12.96	12.34	11.75	11.19	10.66	10.15	9.67	9.21	8.77	8.35
Loan to Value	60.05 %	58.76 %	57.53 %	56.28 %	54.92 %	53.60 %	52.15 %	50.73 %	49.17 %	47.61 %	46.02 %
Breakeven Ratio	80.35 %	66.87 %	64.26 %	61.77 %	59.38 %	57.10 %	54.92 %	52.82 %	50.82 %	48.91 %	47.07 %
Price / SF	\$387.93	\$387.93	\$387.93	\$387.93	\$387.93	\$387.93	\$387.93	\$387.93	\$387.93	\$387.93	\$387.93
Price / Unit	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Income / SF	\$22.75	\$29.03	\$30.49	\$32.01	\$33.61	\$35.29	\$37.06	\$38.91	\$40.86	\$42.90	\$45.04
Expense / SF	\$6.12	\$7.26	\$7.43	\$7.61	\$7.80	\$7.99	\$8.19	\$8.40	\$8.61	\$8.82	\$9.05



## 5 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/UNIT	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	IRR
3.75%	\$6,755,494	\$562,958	\$728	\$4,836,782	26.45%
4.00%	\$6,333,276	\$527,773	\$682	\$4,414,564	24.75%
4.25%	\$5,960,730	\$496,728	\$642	\$4,042,018	23.15%
4.50%	\$5,629,579	\$469,132	\$607	\$3,710,867	21.63%
<b>4.75%</b>	<b>\$5,333,285</b>	<b>\$444,440</b>	<b>\$575</b>	<b>\$3,414,573</b>	<b>20.17%</b>
5.00%	\$5,066,621	\$422,218	\$546	\$3,147,909	18.78%
5.25%	\$4,825,353	\$402,113	\$520	\$2,906,641	17.45%
5.50%	\$4,606,019	\$383,835	\$496	\$2,687,307	16.16%
5.75%	\$4,405,757	\$367,146	\$475	\$2,487,045	14.91%

## 10 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/UNIT	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	IRR
3.75%	\$8,908,519	\$742,377	\$960	\$7,170,158	20.13%
4.00%	\$8,351,736	\$695,978	\$900	\$6,613,376	19.43%
4.25%	\$7,860,458	\$655,038	\$847	\$6,122,097	18.78%
4.50%	\$7,423,766	\$618,647	\$800	\$5,685,405	18.16%
<b>4.75%</b>	<b>\$7,033,041</b>	<b>\$586,087</b>	<b>\$758</b>	<b>\$5,294,681</b>	<b>17.58%</b>
5.00%	\$6,681,389	\$556,782	\$720	\$4,943,029	17.03%
5.25%	\$6,363,228	\$530,269	\$686	\$4,624,867	16.50%
5.50%	\$6,073,990	\$506,166	\$655	\$4,335,630	16.00%
5.75%	\$5,809,904	\$484,159	\$626	\$4,071,543	15.52%

## CASH FLOW ANALYSIS



### APARTMENT INVESTMENT INFORMATION

# Units	Address		City	Zip	Map Code
12	5121 Dailey Ct		La Mesa	91941	
		<b>GRM</b>		<b>CAP Rate</b>	
<b>Price</b>	<b>Current</b>	<b>Market</b>	<b>Current</b>	<b>Market</b>	<b>\$/Unit</b>
\$3,600,000	16.6	13.0	4.0%	5.6%	\$300,000
<b>\$/Square Foot (Approx.)</b>	<b>Gross Sq. Ft. (Approx.)</b>		<b>Parcel Size (Approx.)</b>		<b>Yr. Built (Approx.)</b>
\$387.93	9280 773		13,242		1957
<b>Income Detail</b>			<b>Estimated Annual Operating Expenses</b>		
# Units	Type	Rent	Total		
<b>Actual Average Rents</b>				<b>Notes</b>	
12	2Br/1Ba	\$1,473	\$17,675	SDGE	Management (Off Site) \$10,549
	Laundry		\$400	Water & Sewer	Management (On Site)
	Parking		\$50	Trash	Licenses & Fees \$150
				Laundry	Miscellaneous \$0
				Maintenance	Reserves \$0
					Pool
					Insurance \$3,000
					Taxes \$41,760
<b>Total Monthly Income</b>			<b>\$18,125</b>	<b>Total Annual Operating Expenses (estimated):</b>	
				<b>\$68,403</b>	
<b>Estimated Market Rents</b>				<b>Expenses Per:</b>	
12	2Br/1Ba	\$1,925	\$23,100	<b>Unit</b>	<b>\$5,700</b>
	Parking		\$50	<b>% of Actual GSI</b>	<b>31%</b>
				<b>% of Market GSI</b>	<b>25%</b>
<b>Total Monthly Income</b>			<b>\$23,150</b>		
<b>Estimated Annual Operating Proforma</b>			<b>Financing Summary</b>		
		<b>Actual</b>	<b>Market</b>		
Gross Scheduled Income		\$217,500	\$277,800	<b>Downpayment:</b>	<b>\$1,440,000</b>
Less: Vacancy Factor	3%	\$6,525	\$8,334		<b>40%</b>
Gross Operating Income		\$210,975	\$269,466	<b>Interest Rate:</b>	<b>3.250%</b>
Less: Expenses	31%	\$68,403	\$68,403	<b>Amortized over:</b>	<b>30 Years</b>
Net Operating Income		\$142,572	\$201,063	<b>Proposed Loan Amount:</b>	<b>\$2,160,000</b>
Less: 1st TD Payments		(\$112,805)	(\$112,805)	<b>Debt Coverage Ratio:</b>	
<b>Pre-Tax Cash Flow</b>		<b>\$29,767</b>	<b>\$88,258</b>	Current:	1.26
<b>Cash On Cash Return</b>		<b>2.1%</b>	<b>6.1%</b>	Market:	1.78
Principal Reduction		\$43,246	\$43,246		
Total Potential Return (End of Year One)		5%	9%		

#### Comments

**11 of 12 units - Month to Month**  
**4 of 12 units renovated in past 2 years**  
**All units upgraded when purchased in 2001**  
**Exterior renovations include - Exterior paint, repaved parking lot, rain gutters, upgraded piping**  
**All windows double pane vinyl**

The information contained herein has been obtained from sources believed reliable. While South Coast Commercial does not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.





04

Demographics

Demographic Details

Demographic Charts

# 12 UNITS | LA MESA

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,779	150,711	404,348
2010 Population	12,339	153,668	416,145
2020 Population	13,523	159,861	433,957
2025 Population	14,239	162,743	442,107
2020 African American	767	12,651	38,678
2020 American Indian	88	1,148	3,140
2020 Asian	651	9,360	32,813
2020 Hispanic	3,028	44,194	136,414
2020 Other Race	964	17,539	59,317
2020 White	10,132	106,864	266,431
2020 Multiracial	858	11,256	30,897
2020-2025: Population: Growth Rate	5.20 %	1.80 %	1.85 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	446	4,550	13,348
\$15,000-\$24,999	296	4,315	12,187
\$25,000-\$34,999	349	4,831	12,882
\$35,000-\$49,999	742	6,933	18,062
\$50,000-\$74,999	1,022	11,491	28,006
\$75,000-\$99,999	807	8,523	21,205
\$100,000-\$149,999	1,054	11,374	27,064
\$150,000-\$199,999	350	5,172	12,343
\$200,000 or greater	601	4,617	10,428
Median HH Income	\$74,257	\$71,357	\$67,167
Average HH Income	\$102,120	\$94,369	\$89,686

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,107	61,451	153,091
2010 Total Households	5,185	59,619	150,044
2020 Total Households	5,666	61,805	155,527
2025 Total Households	5,962	62,784	158,122
2020 Average Household Size	2.35	2.56	2.74
2000 Owner Occupied Housing	2,484	31,683	80,924
2000 Renter Occupied Housing	2,491	28,102	68,334
2020 Owner Occupied Housing	2,474	31,465	80,844
2020 Renter Occupied Housing	3,192	30,340	74,683
2020 Vacant Housing	398	2,988	7,363
2020 Total Housing	6,064	64,793	162,890
2025 Owner Occupied Housing	2,554	32,234	82,841
2025 Renter Occupied Housing	3,409	30,550	75,281
2025 Vacant Housing	412	3,104	7,661
2025 Total Housing	6,374	65,888	165,783
2020-2025: Households: Growth Rate	5.10 %	1.55 %	1.65 %



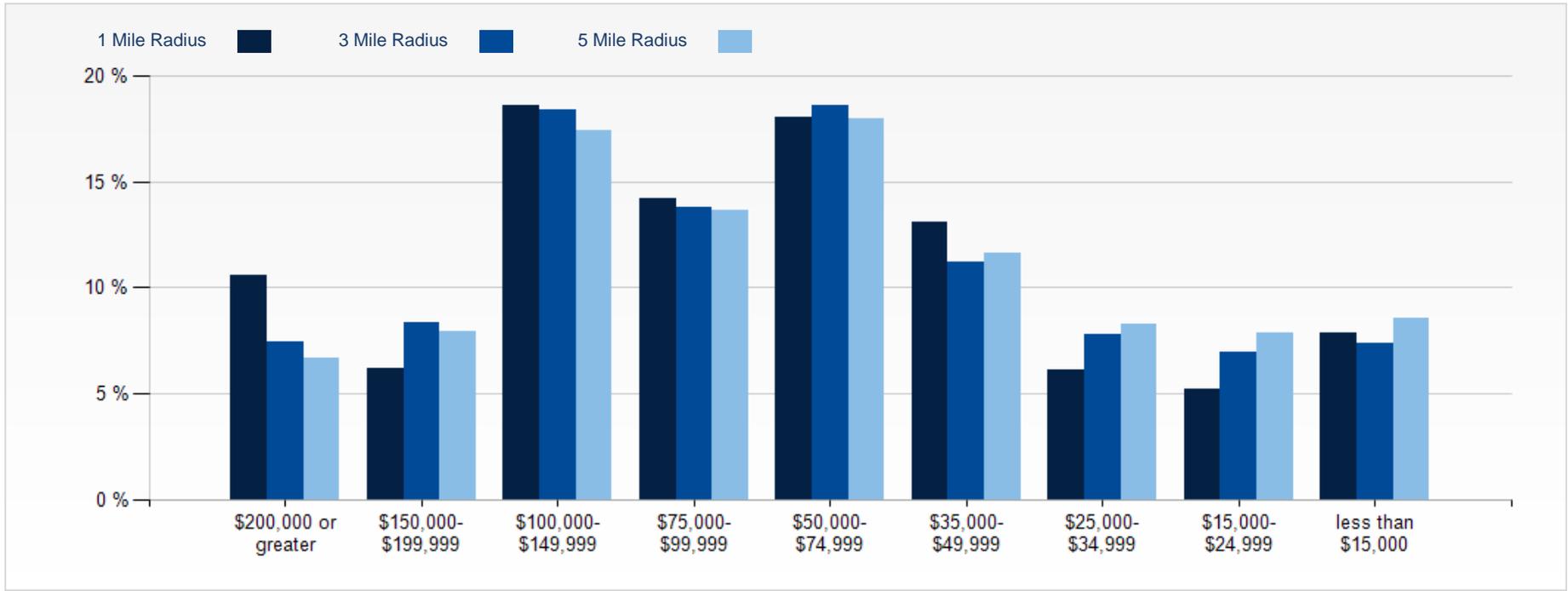
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,115	12,911	34,421
2020 Population Age 35-39	983	11,212	29,424
2020 Population Age 40-44	752	9,475	25,016
2020 Population Age 45-49	789	9,469	24,790
2020 Population Age 50-54	798	9,937	25,465
2020 Population Age 55-59	851	10,530	26,806
2020 Population Age 60-64	877	9,925	25,314
2020 Population Age 65-69	750	8,230	20,983
2020 Population Age 70-74	582	6,514	16,543
2020 Population Age 75-79	387	4,432	11,074
2020 Population Age 80-84	294	3,308	8,045
2020 Population Age 85+	375	4,482	10,395
2020 Population Age 18+	11,044	126,648	340,050
2020 Median Age	38	38	36

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,650	\$74,047	\$70,339
Average Household Income 25-34	\$92,912	\$90,665	\$86,897
Median Household Income 35-44	\$88,237	\$87,230	\$83,274
Average Household Income 35-44	\$120,362	\$105,782	\$101,682
Median Household Income 45-54	\$99,725	\$89,449	\$84,882
Average Household Income 45-54	\$125,936	\$112,786	\$107,621
Median Household Income 55-64	\$84,399	\$77,940	\$74,605
Average Household Income 55-64	\$116,817	\$101,376	\$97,090
Median Household Income 65-74	\$61,560	\$61,550	\$57,307
Average Household Income 65-74	\$90,763	\$88,855	\$82,214
Average Household Income 75+	\$70,821	\$67,884	\$63,836

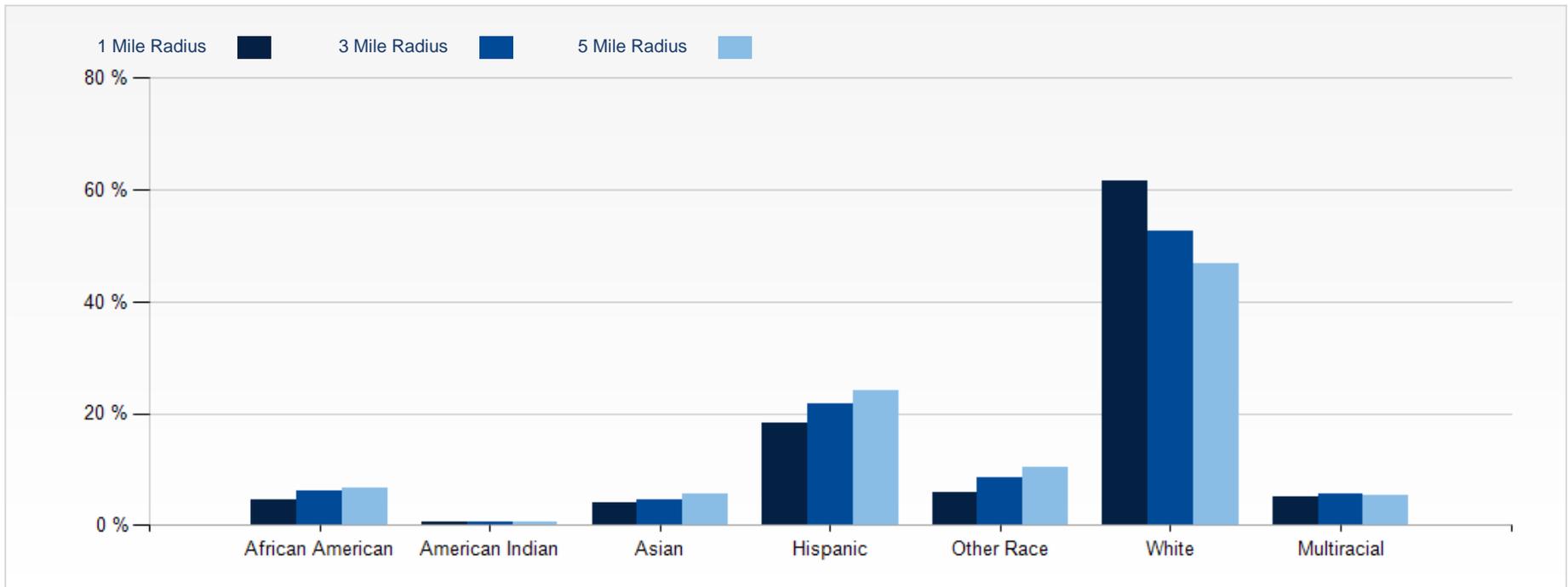
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,109	12,004	33,249
2025 Population Age 35-39	1,038	12,369	32,950
2025 Population Age 40-44	961	11,009	28,783
2025 Population Age 45-49	778	9,402	24,739
2025 Population Age 50-54	816	9,403	24,318
2025 Population Age 55-59	786	9,456	24,307
2025 Population Age 60-64	855	9,909	25,058
2025 Population Age 65-69	835	9,166	23,174
2025 Population Age 70-74	716	7,452	18,760
2025 Population Age 75-79	559	5,764	14,567
2025 Population Age 80-84	343	3,723	9,225
2025 Population Age 85+	399	4,416	10,492
2025 Population Age 18+	11,639	129,496	348,271
2025 Median Age	40	39	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,565	\$78,437	\$76,059
Average Household Income 25-34	\$98,911	\$97,809	\$94,228
Median Household Income 35-44	\$93,860	\$94,670	\$91,037
Average Household Income 35-44	\$130,360	\$116,770	\$113,265
Median Household Income 45-54	\$103,204	\$96,888	\$91,750
Average Household Income 45-54	\$134,694	\$123,243	\$118,160
Median Household Income 55-64	\$89,138	\$83,851	\$80,521
Average Household Income 55-64	\$126,152	\$111,455	\$107,644
Median Household Income 65-74	\$65,483	\$66,771	\$62,636
Average Household Income 65-74	\$100,302	\$99,757	\$93,078
Average Household Income 75+	\$80,445	\$78,174	\$72,957

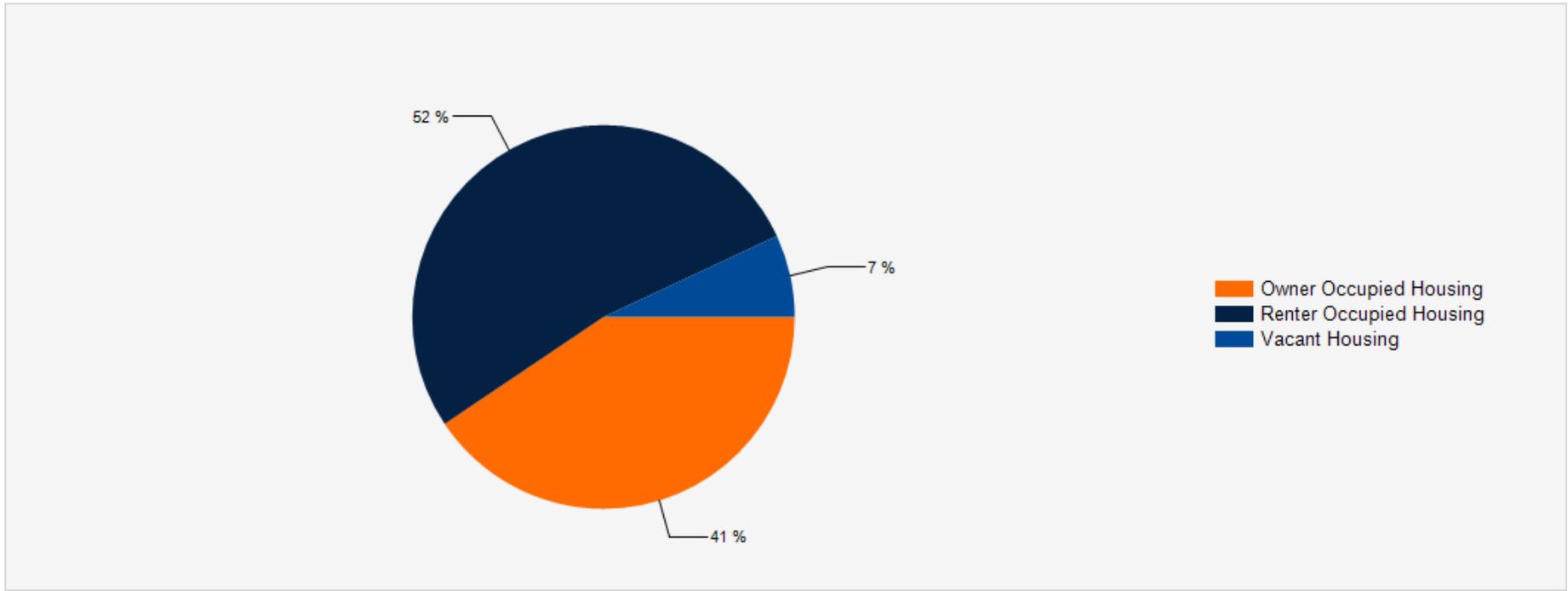
2020 Household Income



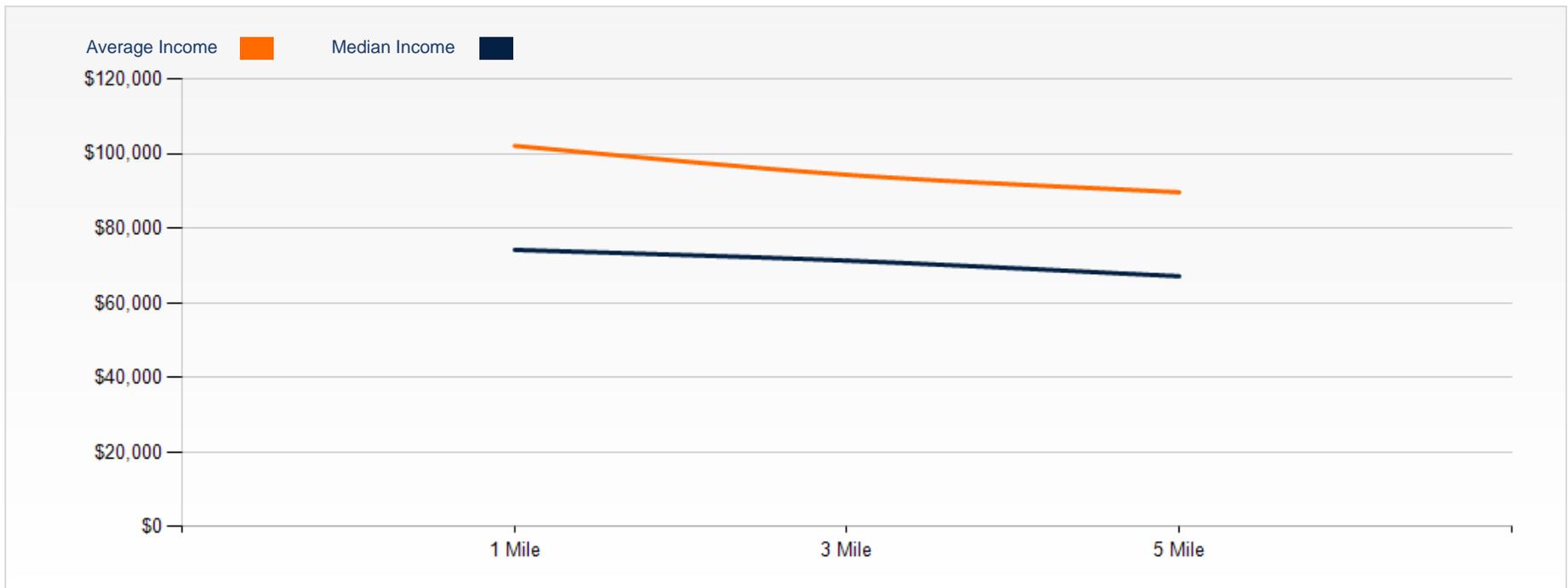
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



# 12 Units | La Mesa

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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, South Coast Commercial Inc. has not verified, and will not verify, any of the information contained herein, nor has South Coast Commercial Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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