



4341-55 ARIZONA STREET

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TABLE OF CONTENTS

4341-55 ARIZONA STREET
MULTIFAMILY PROPERTY FOR SALE

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	5
FINANCIAL ANALYSIS	9
INTERIOR PHOTOS	13
DEMOGRAPHICS	19
ADVISOR BIOS	21



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1

PROPERTY
INFORMATION



EXECUTIVE SUMMARY

4341-55 ARIZONA STREET
MULTIFAMILY PROPERTY FOR SALE



OFFERING SUMMARY

Sale Price:	\$4,500,000
Building Size:	3,960 SF
Lot Size:	13,994 SF
Number of Units:	8
Price / SF:	\$1,136.36
Cap Rate:	3.6%
NOI:	\$161,986
Year Built:	1942
Zoning:	RM-3-9
Submarket:	University Heights

PROPERTY OVERVIEW

We are pleased to present this amazing opportunity with multiple value add opportunities and strong existing income (\$20,650 monthly gross income). This site presents an increasingly rare urban infill opportunity to purchase two 7,000 SF lot (14,000 SF), with (8) income generating residential units in the heart of San Diego's hippest neighborhood, North Park. The base zoning on this lot is RM-3-9 allowing for residential development with a 60-foot height limit, 2.7 FAR, and a density of 1 per 600 Sf. To increase density further, the micro unit density bonus can be used to double the existing density, or the Complete Communities program can be used to build 96 units. Alternatively, the current structures include (8) garages that can be converted to (4) ADUs. The units feature fully renovated interiors with W&D's in each and private fenced yards for all units.



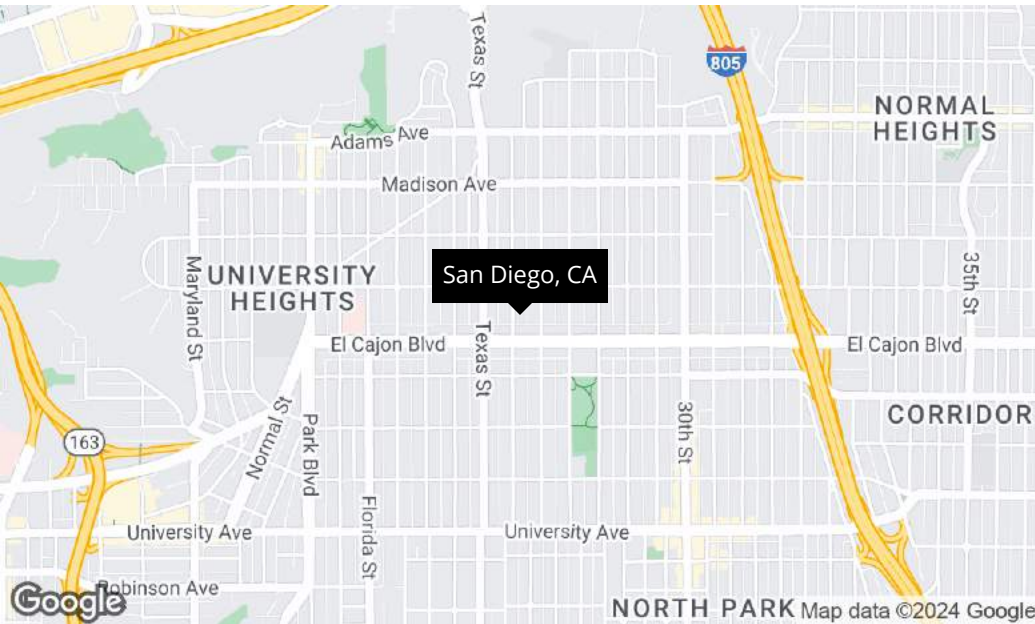
2

LOCATION INFORMATION



CITY INFORMATION

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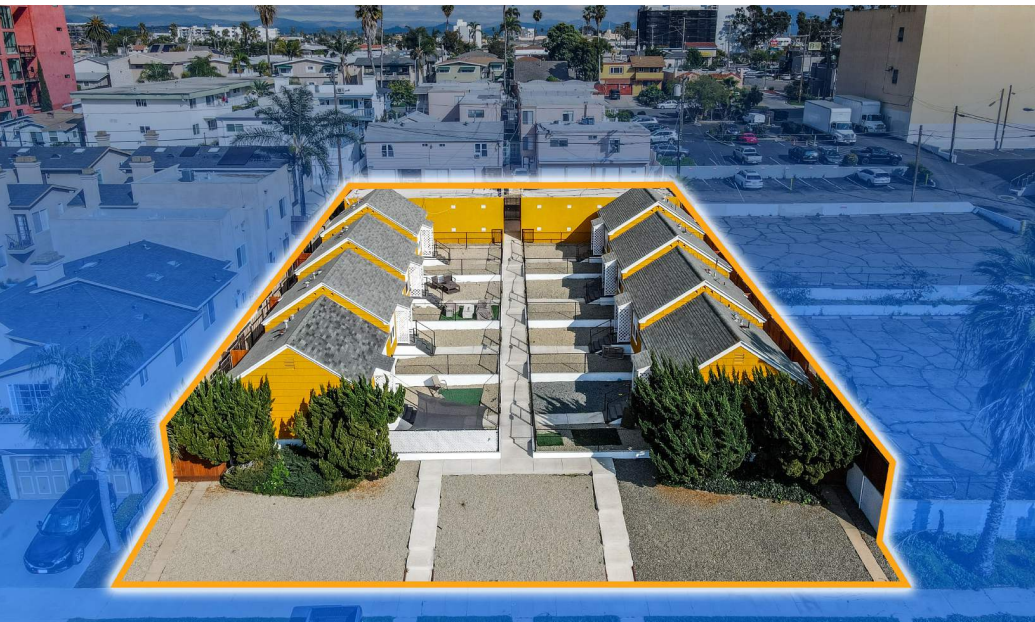


LOCATION DESCRIPTION

Discover the vibrant neighborhood surrounding the property in San Diego, CA. Boasting a perfect blend of urban convenience and coastal charm, the area offers a desirable lifestyle for multifamily and low-rise/garden investors. Just steps away, explore the eclectic mix of local eateries, craft breweries, and boutique shops in the North Park and University Heights neighborhoods. Enjoy the nearby Balboa Park, home to world-class museums, theaters, and the famous San Diego Zoo. With easy access to beautiful beaches, hiking trails, and a thriving arts and culture scene, the location offers a diverse range of attractions for potential residents and tenants.

LOCATION DETAILS

Sub Market	University Heights
County	San Diego



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LOCATION MAP

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3

FINANCIAL
ANALYSIS



FINANCIAL SUMMARY

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INVESTMENT OVERVIEW

CURRENT

Price	\$4,500,000
Price per SF	\$1,136
Price per Unit	\$562,500
GRM	18.16
CAP Rate	3.60%
Cash-on-Cash Return (yr 1)	3.60%
Total Return (yr 1)	\$161,986

OPERATING DATA

CURRENT

Gross Scheduled Income	\$247,800
Total Scheduled Income	\$247,800
Vacancy Cost	\$7,434
Gross Income	\$240,366
Operating Expenses	\$78,380
Net Operating Income	\$161,986
Pre-Tax Cash Flow	\$161,986

FINANCING DATA

CURRENT

Down Payment	\$4,500,000
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INCOME & EXPENSES

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INCOME SUMMARY

CURRENT

Vacancy Cost	(\$7,434)
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GROSS INCOME

\$240,366

EXPENSES SUMMARY

CURRENT

Gas & Electric	\$1,440
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Water & Sewer	\$6,240
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Landscaping	\$1,200
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Trash Removal	\$2,400
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Pest Control	\$800
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Maintenance	\$6,000
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Management (Off Site)	\$0
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Insurance	\$4,800
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Taxes	\$55,350
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Licenses & Fees	\$150
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OPERATING EXPENSES

\$78,380

NET OPERATING INCOME

\$161,986

UNIT MIX SUMMARY

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UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	RENT	MARKET RENT	MARKET RENT/SF
1Bd/1Ba	1	1	8	50%	\$2,506	\$2,595	-
Garage	-	-	8	50%	\$75	\$250	-
TOTALS/AVERAGES			16	100%	\$1,291	\$1,423	\$NAN



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4

INTERIOR
PHOTOS













5

DEMOGRAPHICS

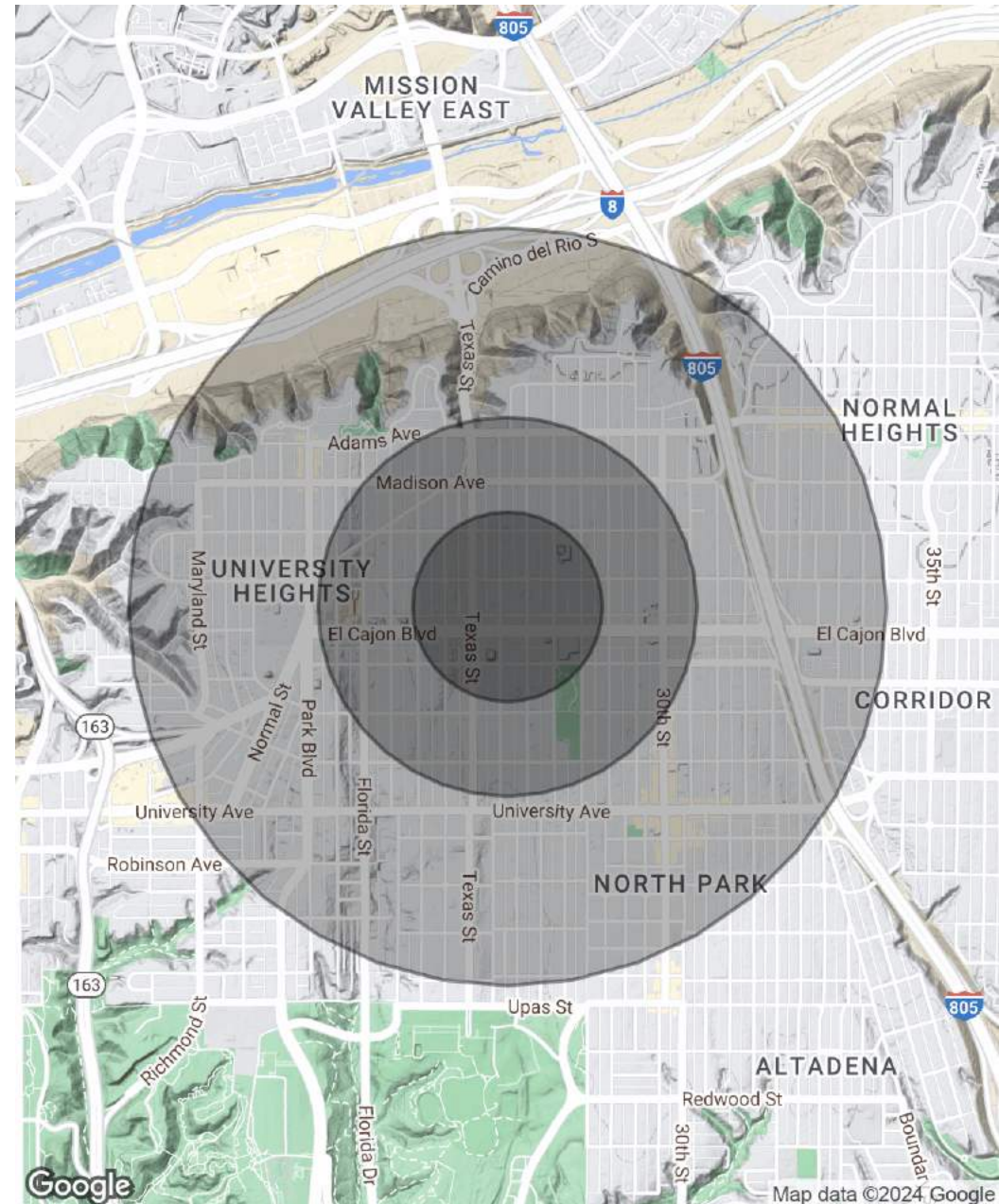
DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,578	14,484	44,896
Average Age	33.7	33.4	35.3
Average Age (Male)	33.3	34.5	37.3
Average Age (Female)	33.2	31.8	34.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,061	8,707	26,906
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$75,975	\$76,897	\$78,473
Average House Value	\$379,531	\$291,820	\$419,604

* Demographic data derived from 2020 ACS - US Census



6

ADVISOR BIOS



ADRIAN GONZALEZ

Vice President

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Direct: **858.735.9977**

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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ALEXIO BARBARA

Vice President

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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

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