

1630 S Juniper St

Escondido, CA 92025



Offering Memorandum



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ESCONDIDO, CA

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01

INVESTMENT SUMMARY

THE OFFERING

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INVESTMENT SUMMARY

JLM Real Estate is pleased to present 1630 S Juniper St for sale in the desirable Escondido submarket of San Diego, California.

THE OFFERING

Originally constructed in 1986, 1630 S Juniper Street offers a completely turnkey 4 plex in a prime area of Escondido.

The subject property has been extensively renovated featuring units with new interior and exterior paint, & complete with all new kitchens and bathrooms.

The property is comprised of a large 3bed/2bath "owners unit" in front and three spacious

2bed/1bath apartments in the back.

Conveniently located at the end of a quiet residential cul-de-sac near popular downtown Escondido restaurants and grocery markets such as Trader Joe's, Von's, & Sprouts

In recent years, this area of Escondido has seen rapid gentrification and rent growth. An Ideal location to live in one unit and rent the others.

PROPERTY OVERVIEW

Address	1630 S Juniper St Escondido, CA 92025
No. of Units	4
Square Footage	4,029
Year Built	1986
Year Renovated	2023
Price	\$1,950,000
Price/ Unit	\$487,500
Price/ SF	\$483
In-Place Cap Rate	N/A
In-Place GRM	N/A
Market Cap Rate	5.0%
Market GRM	13.8



INVESTMENT HIGHLIGHTS

RARE investment opportunity to live in a beautifully renovated front house and let the tenants in back pay down your mortgage.

LOW MAINTENANCE investment due to the extensive repairs including a brand new roof on all structures, dual paned windows, fresh exterior paint, major plumbing and electrical upgrades, new heating system, and desert landscaping.

BEAUTIFULLY renovated units featuring new LVP floors, quartz countertops, white shaker cabinets, high-end appliances, brand new bathrooms with modern vanities, in-unit washer & dryer hookups in every unit, private side yards, decks, and patios.

PLETHORA of parking - the front house has a two car garage with several driveway spots while each apartment has their own private one-car garage and one on-site parking space.

CONVENIENTLY located near Trader Joe's, Vons, and popular restaurants in Downtown Escondido.

EASY access to the I-15 Freeway

QUIET NEIGHBORHOOD of Escondido that has seen massive rent growth in recent years.





1630

02

PROPERTY DESCRIPTION

PROPERTY SUMMARY

AMENITIES



PROPERTY OVERVIEW

Address	1630 S Juniper St Escondido, CA 92025
No. of Units	4
APN	234-300-32-00
Square Footage	4,029
Year Built	1986
Lot Size	13,024
Density	0.3 Acres
Parking	12 Spots
Zoning	R-2:Minor Multiple

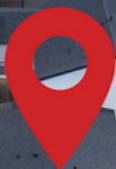
CONSTRUCTION

Building Type	One-Story · One Buildings
Roof	Composition
Structure	Wood Frame
Siding	Stucco

PROPERTY DESCRIPTION



1630 S JUNIPER ST
ESCONDIDO CA 92025



COMMUNITY AMENITIES

ON-SITE PARKING + GARAGES

PRIVATE YARD SPACE AND BALCONIES



UNIT AMENITIES

STAINLESS STEEL APPLIANCES INCLUDING:
DISHWASHERS, REFRIDGERATORS AND BUILT-
IN MICROWAVES

HEATING IN ALL ROOMS

IN-UNIT WASHER & DRYER HOOKUPS

CEILING FANS IN MOST BEDROOMS

HIGH-END VANITIES IN BATHROOMS

UNIT MIX

Unit Type	No. of Units	In-Place Rent	Market Rent
3 BD/ 3 BA	1	\$0	\$3,500
2 BD/ 1 BA	1	\$0	\$2,750
2 BD/ 1 BA	1	\$0	\$2,750
2 BD/ 2 BA	1	\$0	\$2,750

Total	4	\$0	\$11,750
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03

FINANCIALS

PROFORMA

INCOME & EXPENSE NOTES

FINANCIALS

ESTIMATED ANNUAL OPERATING PROFORMA

	Current	Market
Gross Scheduled Income	N/A	\$141,000
Less: Vacancy Factor	3%	\$4,320
Gross Operating Income		\$136,770
Less: Expenses	30%	\$39,500
Net Operating Income		\$97,270

ESTIMATED ANNUAL OPERATING EXPENSES

Gas & Electric	\$0
Water & Trash	\$5,400
Landscape	\$300
Pest	\$900
Maintenance	\$2,000
Manangement	\$7,050
Insurance	\$2,000
Taxes	\$21,800
Total	\$39,500

FINANCIAL SUMMARY

Price	\$1,950,000
Price Per Unit	\$487,500
Price Per SF	\$483
Cap Rate	N/A
Market Cap Rate	5.0%
GRM	N/A
Market GRM	13.8



FINANCING ALTERNATIVES

30-YEAR AMORITIZATION

	Current	Market
NOI		\$97,270
Amortization	30	
Interest Rate	6.50%	
Downpayment	\$780,000	
Pre- Tax Cash Flow		\$8,528
Cash On Cash Return		1.1%
Principal Reduction		\$13,077
Total Potential Return (End of Year)		3%

FINANCIAL SUMMARY

Price	\$1,950,000
Price Per Unit	\$487,500
Price Per SF	\$483
Downpayment	\$780,000
Cap Rate	n/a
Market Cap Rate	5.0%
GRM	n/a
Market GRM	13.8





04
MARKET
OVERVIEW

MARKET OVERVIEW

Escondido has a diverse demographic, with a significant Hispanic/Latino population. The population of Escondido is approximately 150,000 people, with a median age of 35 years old. The city is home to a growing number of young professionals and families, drawn to the area's amenities and quality of life.

The city's historic downtown area is a popular destination for foodies, with a variety of cafes, bistros, and specialty restaurants lining the streets. For those looking for a more upscale dining experience, there are several fine dining restaurants scattered throughout the city, offering a range of cuisines and price points. Overall, the restaurant scene in Escondido is vibrant and diverse, catering to a variety of tastes and preferences.

There are several large shopping centers, including the Westfield North County Mall, which is home to over 200 stores and restaurants. Other shopping centers in the city include the Escondido Promenade, the Escondido Village Mall, and the North County Fair. These shopping centers offer a mix of national and local retailers, as well as a range of dining options and entertainment venues.

Overall, Escondido is a growing and dynamic city with a diverse economy and a mix of urban and suburban neighborhoods. The local market offers opportunities for both residents and businesses, and the city is poised for continued growth and development in the coming years..