



4264 42nd Street

San Diego, CA 92105



An aerial photograph of a city street, split vertically. The left side shows a clear view of buildings, parking lots, and a red location pin on a building. The right side is a darker, semi-transparent version of the same image, overlaid with white text.

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01

INVESTMENT SUMMARY

THE OFFERING

INVESTMENT HIGHLIGHTS

LOCATION OVERVIEW

INVESTMENT SUMMARY

THE OFFERING

4264 42nd Street is an exceptional value-add opportunity in the sought-after City Heights submarket of San Diego. This offering presents a 7-unit multifamily property strategically located within a highly rentable and thriving neighborhood of City Heights, Teralta West. Four of unit interiors have been renovated. The property's prime central positioning offers unparalleled convenience with easy access to major transportation routes, close in proximity to San Diego's Downtown District.



PROPERTY OVERVIEW

Address	4264 42nd Street
No. of Units	7
Square Footage	5,016
Year Built	1968
Price	\$2,000,000
Price/ Unit	\$285,714
Price/ SF	\$398.72
In-Place Cap Rate	4.1%
In-Place GRM	15.0
Market Cap Rate	5.8%
Market GRM	11.9

INVESTMENT HIGHLIGHTS

VALUE ADD

Opportunity to renovate and bring units to market rent.

DESIRED RENTAL NEIGHBORHOOD

That is vibrant in its cultural scene. Residents can immerse themselves in the local arts and entertainment scene.

EASY ACCESS

To the 15 and 805 Freeways.

CENTRAL

location.



Downtown San Diego 6.7 mi





02

PROPERTY DESCRIPTION

PROPERTY SUMMARY

AMENITIES



PROPERTY OVERVIEW

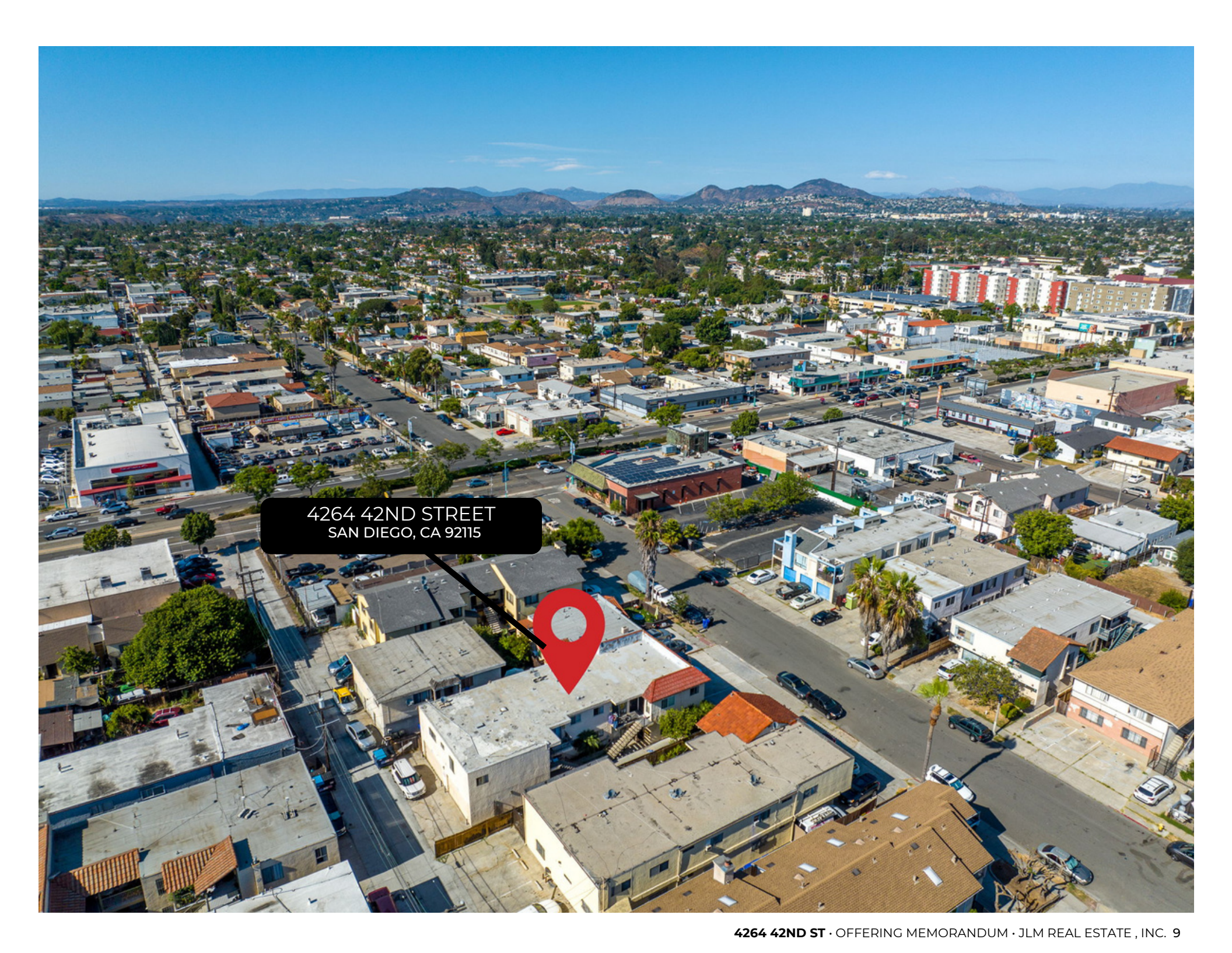
Address	4264 42nd Street
No. of Units	7
APN	454-744-29-00
Square Footage	5,016
Year Built	1968
Lot Size	6,701
Density	0.15 Acres
Parking	On Site / Assigned
Zoning	R-4:Multiple Residential

CONSTRUCTION

Building Type	Two Stories, One Buildings
Roof	Flat
Structure	Wood Frame
Siding	Stucco



PROPERTY DESCRIPTION

An aerial photograph of a city street, likely in San Diego, showing a mix of residential and commercial buildings. A red location pin is placed on a specific building, with a black callout box containing the address. The background shows a dense urban area with mountains in the distance under a clear blue sky.

4264 42ND STREET
SAN DIEGO, CA 92115

COMMUNITY AMENITIES

- ASSIGNED PARKING ON SITE
- SECURED BACK ENTRY WITH GATE
- PATIO SPACE
- UNITS OFFER SLIDING GLASS DOORS TO PATIOS



RENT ROLL

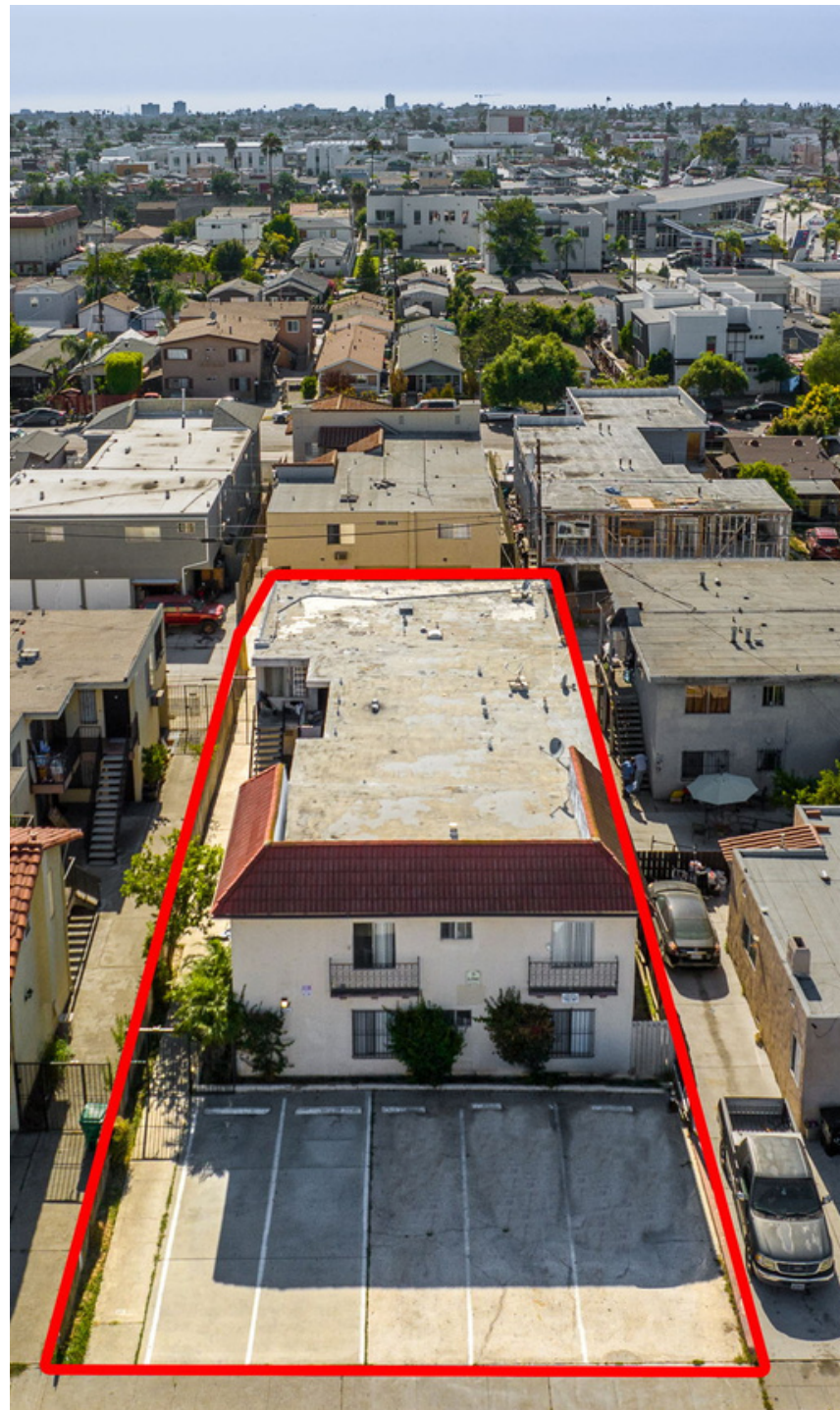
	<i>Unit Type</i>	<i>In-Place Rent</i>	<i>Market Rent</i>
4	1 BD / 1 BA	\$1,425	\$1,795
2	2 BD / 1 BA	\$1,660	\$2,250
1	2 BD / 2 BA	\$1,870	\$2,350
2	GARAGE	\$125	--

Total/Avg

7 UNITS

\$11,140

\$14,030





03 FINANCIALS

PROFORMA

INCOME & EXPENSE NOTES

FINANCIALS

ESTIMATED ANNUAL OPERATING PROFORMA

		Current	Market
Gross Scheduled Income		\$133,680	\$168,360
Less: Vacancy Factor	3%	\$4,010	\$5,051
Gross Operating Income		\$129,670	\$163,309
Less: Expenses	35%	\$47,980	\$47,980
Net Operating Income		\$81,690	\$115,329
Less: 1st TD Payments		(\$89,837)	(\$89,837)

ESTIMATED ANNUAL OPERATING EXPENSES

Water	\$4,620
Landscape	\$336
Trash	\$2,940
Pest	\$600
Maintenance	\$6,300
Manangement	\$6,684
Insurance	\$3,500
Taxes	\$23,000
Total	\$47,980

FINANCIAL SUMMARY

Price	\$2,000,000
Price Per Unit	\$285,714
Price Per SF	\$398.72
Cap Rate	4.1%
Market Cap Rate	5.8%
GRM	15.0
Market GRM	11.9



FINANCING ALTERNATIVES

30-YEAR AMORTIZATION

	Current	Market
NOI	\$81,690	\$115,329
Amortization	30	
Interest Rate	6.375%	
Downpayment	\$800,000	
Pre- Tax Cash Flow	-\$8,148	\$25,492
Cash On Cash Return	-1.0%	3.2%
Principal Reduction	\$13,734	\$13,734
Total Potential Return <i>(End of Year)</i>	1%	5%

FINANCIAL SUMMARY

Price	\$2,000,000
Price Per Unit	\$285,714
Price Per SF	\$398.72
Downpayment	\$556,500
Cap Rate	4.1%
Market Cap Rate	5.8%
GRM	15.0
Market GRM	11.9





04 MARKET OVERVIEW

CITY HEIGHTS OVERVIEW

MARKET OVERVIEW

City Heights is nestled in the heart of San Diego and exudes an eclectic charm. This vibrant submarket offers a rich tapestry of diverse cultures, making it a melting pot of culinary delights, vibrant markets, and community events.

Its central location provides easy access to major transportation arteries, connecting residents to the city's thriving job opportunities, schools, and recreational hubs.

City Heights showcases a unique blend of historic architecture and contemporary developments, creating an inviting atmosphere for families, professionals, and students alike. With a range of amenities and a thriving sense of community, City Heights captivates with its urban energy and promises an enriching experience for all who call it home.



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