

PROPERTIES OF ALTA DR.

NATIONAL CITY, CA 91950



JLM Real Estate



Offering Memorandum



JLM Real Estate, Inc.



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An aerial photograph of a residential neighborhood, likely in a city like San Diego, showing a grid of streets and various types of housing including single-family homes and multi-unit buildings. Several red location pins are overlaid on the image, marking specific properties of interest. The pins are arranged in a roughly vertical line down the center of the image.

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01

INVESTMENT SUMMARY

PROPERTIES FOR SALE

THE OFFERING

INVESTMENT HIGHLIGHTS

3121 Alta Dr.

3 UNITS | 1924 SF | \$493 SF



3103 Alta Dr.
2 UNITS | 1624 SF | \$523 SF



3115 Alta Dr.
SINGLE-FAMILY | 1264 SF | \$593
SF



3131 Alta Dr.
SINGLE-FAMILY | 734 SF | \$749 SF



VACANT LOT

11,795 SF LOT



THE OFFERING

JLM Real Estate is proud to present FIVE continuous lots for sale in National City on 74,449 SF!

This opportunity is a great development play in the Lincoln Acres community of National City. The five continuous lots are zoned VR-4.3. According to SB-9, the lots can be split with ability to add Primary Units and Additional Dwelling Units (ADUs). Please see the detailed offerings below.

3103 ALTA DR, NATIONAL CITY, CA 91950 (2 UNITS)

3115 ALTA DR, NATIONAL CITY, CA 91950 (SINGLE FAMILY)

3121 ALTA DR, NATIONAL CITY, CA 91950 (3 UNITS)

3131 ALTA DR, NATIONAL CITY, CA 91950 (SINGLE FAMILY)

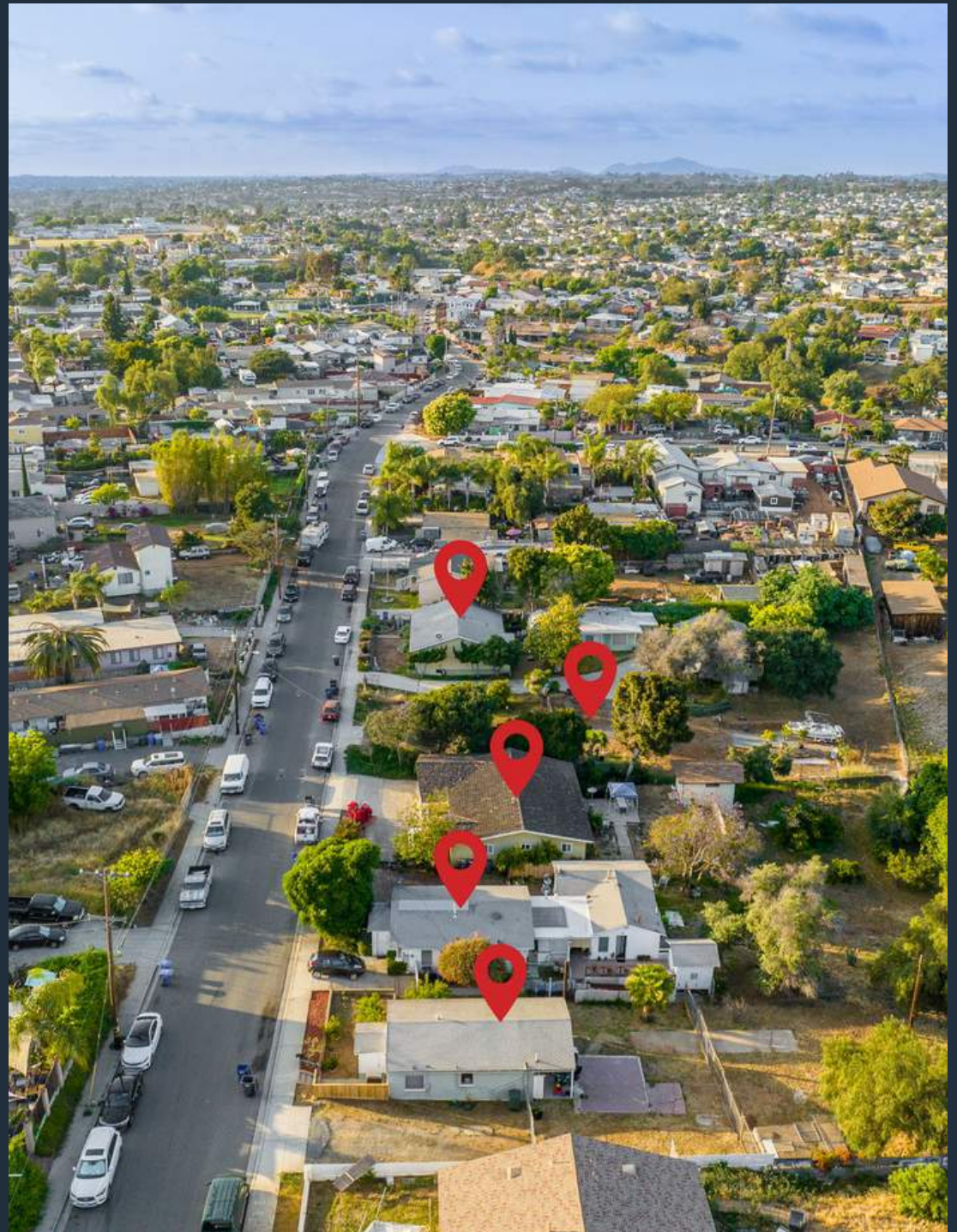
VACANT LOT



All Five Properties Offering at \$3,650,000

PROPERTY OVERVIEW

No. of Units	5 Total Units, 2 SFRS, 1 Vacant Lot
Lot SF	74,499 SF
Price/ SF	\$49 / SF
APN:	564-261-30-00 564-160-33-00 564-261-31-00 564-261-29-00 564-160-32-00



Vacant Lot,
3115 & 3121 Alta Dr.
Offering at \$2,150,000



PROPERTY OVERVIEW

No. of Units 3 Total Units, 1 SFR, 1 Vacant Lot

Lot SF 48,100SF

Price/ SF \$45 / SF

APN: 564-160-32-00

564-261-31-00

564-261-30-00



3121 & 3131 Alta Dr.
Offering at \$1,600,000



PROPERTY OVERVIEW

No. of Units 3 Total Units, 1 SFR
Lot SF 31,668
Price/ SF \$51 / SF
APN: 564-261-29-00
564-261-30-00



Vacant Lot & 3115 Alta Dr. Offering at \$1,200,000

PROPERTY OVERVIEW

No. of Units	1 Vacant Lot, 1 SFR
Lot SF	30,942
Price/ SF	\$38 / SF
APN:	564-160-32-00 564-261-31-00



3103 Alta Dr.
(TO SEPARATE BUYER)

Offering at \$850,000

PROPERTY OVERVIEW

No. of Units 2 Total Units
Lot SF 11,889
Price/ SF \$71 / SF
APN: 564-160-33-00



3131 Alta Dr.
(TO SEPARATE BUYER)

Offering at \$650,000

PROPERTY OVERVIEW

No. of Units 1 SFR
Lot SF 14,510
Price/ SF \$45 / SF
APN: 564-261-29-00



INVESTMENT HIGHLIGHTS

3115 ALTA DR.

FEATURES A BRAND NEW DISHWASHER APPLIANCE IN THE KITCHEN

3121 ALTA DR. | UNIT A

FEATURES A NEW TANKLESS WATER HEATER

3121 ALTA DR. | UNIT B

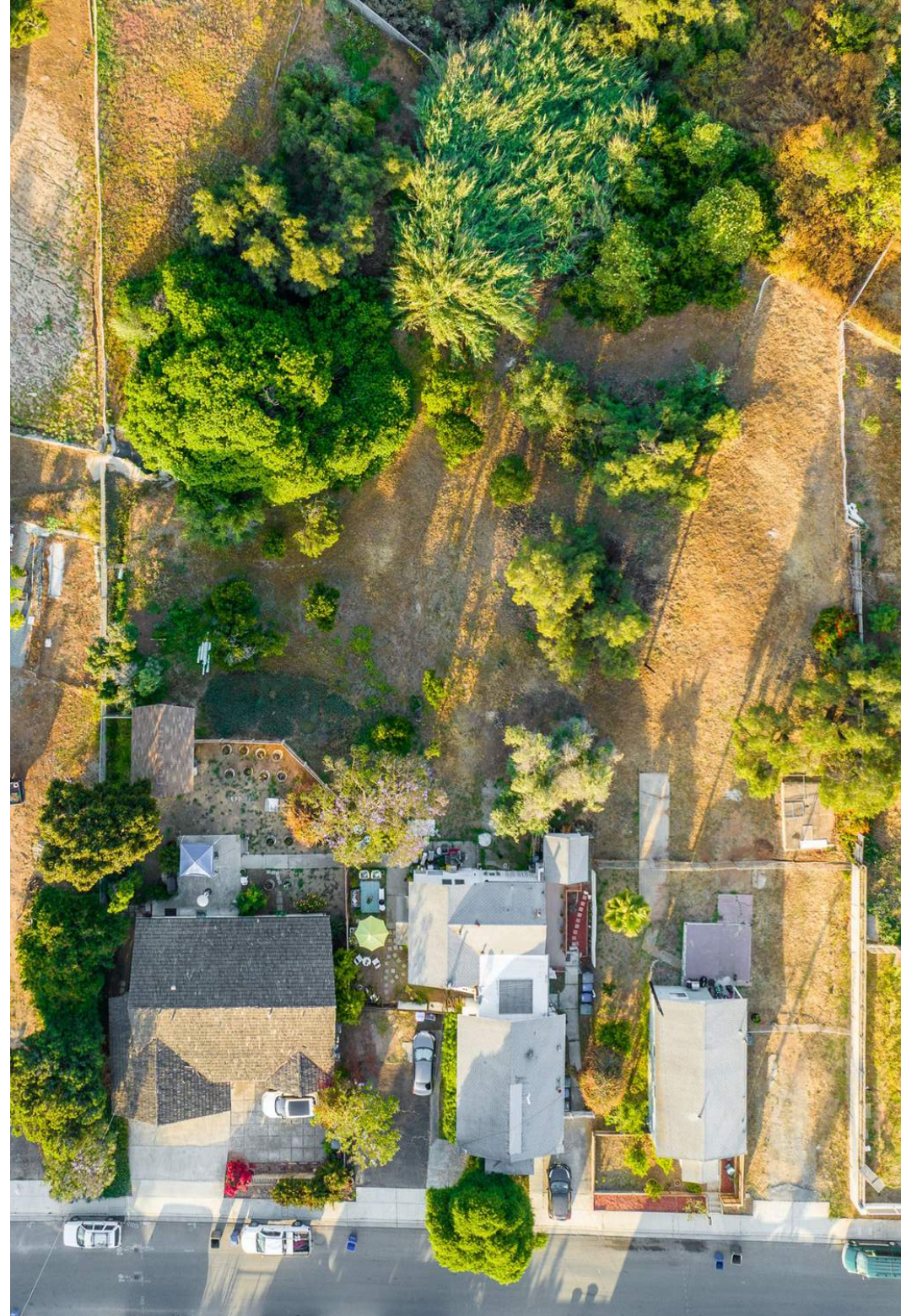
FEATURES A NEW CARPET IN UNIT AND WINDOW BLINDS

3121 ALTA DR. | UNIT C

FEATURES A NEW FLOORING AND CARPET

3131 LTA DR.

NEW CARPET, NEW ENTRY WAY FLOORING, NEW KITCHEN REFRIDGERATOR AND RANGE. THERE ARE TWO NEW DOUBLE PANE FRONT WINDOWS, BLINDS, FRESH PAINT AND A NEW TOILET.





02 PROPERTY DESCRIPTION

PROPERTY SUMMARY
RENT ROLL



3103 ALTA DR.

VACANT LOT

3115 ALTA DR.

3121 ALTA DR.

3131 ALTA DR.

RENT ROLL

UNIT MIX

PROPERTY	UNITS	IN-PLACE RENT	MARKET RENT
3103 ALTA DR.	2 BD / 1 BA	\$2,100	\$3,500
	1 BD/ 1 BA	\$950	\$1,800
3115 ALTA DR.	3 BD/ 2 BA (SFR)	\$2,700	\$4,200
3131 ALTA DR.	2 BD/ 1 BA (SFR)	\$2,295	\$3,500
3121 ALTA DR.	2 BD / 1 BA	\$1,600	\$3,500
	1 BD/ 1 BA	\$1,340	\$1,800
	1 BD/ 1 BA	\$1,020	\$1,800
TOTAL/AVG		\$12,005	\$20,100



03

FINANCIAL INFORMATION

PROFORMA

INCOME & EXPENSE NOTES

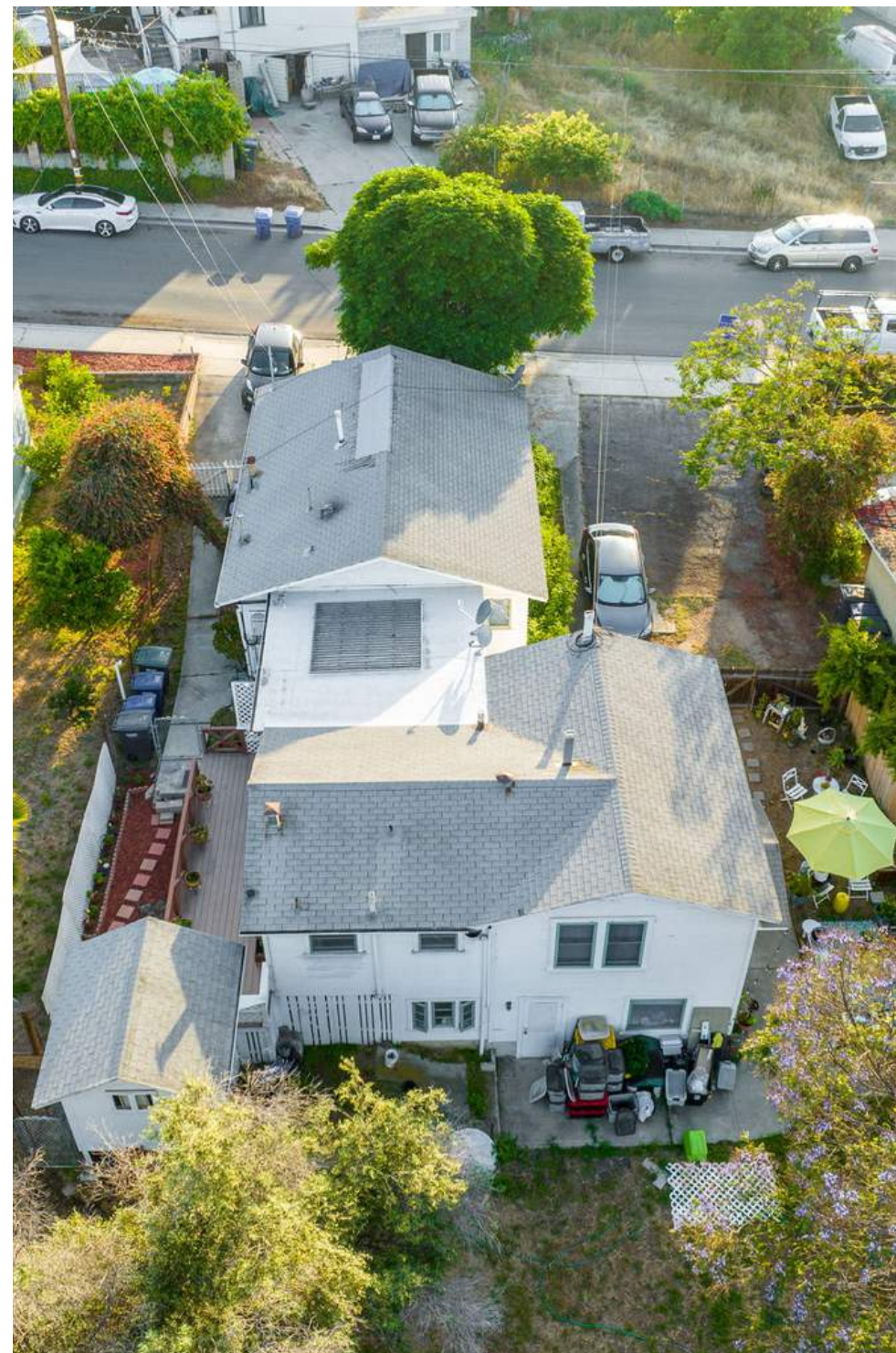
FINANCIALS

ESTIMATED ANNUAL OPERATING PROFORMA

	Current	Market
Gross Scheduled Income	\$144,036	\$202,200
Less: Vacancy Factor 3%	\$4,321	\$6,066
Gross Operating Income	\$139,715	\$196,134
Less: Expenses 35%	\$64,639	\$64,639
Net Operating Income	\$75,076	\$131,495
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Less: 1st TD Payments	(\$53,652)	(\$53,652)

ESTIMATED ANNUAL OPERATING EXPENSES

Gas & Electric	\$0
Utilities	\$5,460
Landscape	\$1,200
Pest	\$900
Maintenance	\$2,870
Manangement	\$10,110
Insurance	\$2,124
Taxes	\$41,975
Total	\$64,639



FINANCING ALTERNATIVES

30-YEAR AMORITIZATION

	Current	Market
NOI	\$75,076	\$131,495
Amortization	30	
Interest Rate	6.200%	
Downpayment	\$2,920,000	
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Pre- Tax Cash Flow	\$21,424	\$77,843
Cash On Cash Return	0.7%	2.7%
Principal Reduction	\$8,635	\$8,635
Total Potential Return (End of Year)	1%	3%





04 MARKET OVERVIEW

NATIONAL CITY OVERVIEW

MARKET OVERVIEW

INVESTOR BUYERS LOOKING FOR LUCRATIVE OPPORTUNITIES IN THE REAL ESTATE MARKET WILL FIND NATIONAL CITY, CA TO BE A COMPELLING DESTINATION FOR PROPERTY INVESTMENT.

LOCATED IN THE THRIVING SOUTHERN CALIFORNIA REGION, NATIONAL CITY OFFERS A HOST OF ENTICING BENEFITS THAT MAKE IT AN ATTRACTIVE CHOICE FOR INVESTORS SEEKING HIGH RETURNS AND LONG-TERM GROWTH.

FIRSTLY, NATIONAL CITY'S STRATEGIC LOCATION PROVIDES EASY ACCESS TO MAJOR ECONOMIC HUBS AND EMPLOYMENT CENTERS. SITUATED JUST MINUTES AWAY FROM DOWNTOWN SAN DIEGO, THE CITY BENEFITS FROM THE ROBUST JOB MARKET AND DIVERSE INDUSTRIES OF THE REGION.

NATIONAL CITY'S PROACTIVE APPROACH TO COMMUNITY DEVELOPMENT AND INFRASTRUCTURE IMPROVEMENTS IS YET ANOTHER ADVANTAGE FOR INVESTOR BUYERS. THE CITY'S COMMITMENT TO ENHANCING AMENITIES, EXPANDING TRANSPORTATION NETWORKS, AND FOSTERING A BUSINESS-FRIENDLY ENVIRONMENT ADDS VALUE TO PROPERTIES AND INCREASES THEIR OVERALL ATTRACTIVENESS TO POTENTIAL TENANTS AND BUYERS.

IN CONCLUSION, NATIONAL CITY PRESENTS INVESTOR BUYERS WITH A WEALTH OF OPPORTUNITIES IN THE REAL ESTATE MARKET. ITS PRIME LOCATION, STRONG RENTAL MARKET, DIVERSE PROPERTY OPTIONS, TOURISM APPEAL, AND COMMITMENT TO GROWTH MAKE IT A HIGHLY FAVORABLE INVESTMENT DESTINATION.

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