



340 S. EL CAMINO REAL

Oceanside, CA 92058





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01 INVESTMENT SUMMARY

THE OFFERING

INVESTMENT HIGHLIGHTS

LOCATION OVERVIEW

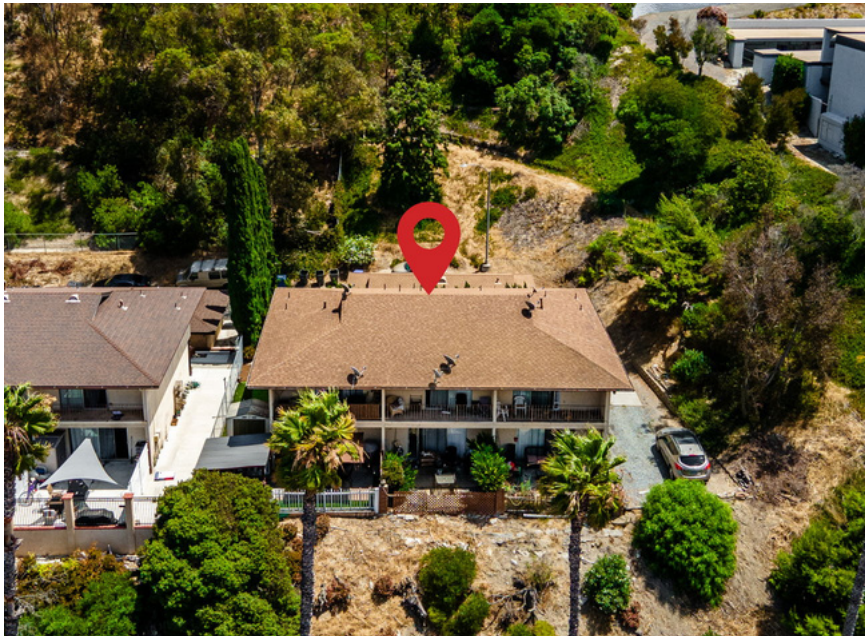
INVESTMENT SUMMARY

THE OFFERING

340 El Camino Real is a three unit investment property consisting of all 1,120 SF 2 bedroom and 1.5 bath townhome units featuring private backyards and large balconies with clear views stretching to the ocean.

The property is two stories, located on a quiet hill at the end of the street and has three single-car garages and laundry room on site for tenant use.

There is opportunity to convert the laundry room and the three single-car garages into one legal 850 SF 2 bedroom 2 bath ADU.



PROPERTY OVERVIEW

Address	340 S El Camino Real
No. of Units	3
Square Footage	3,345
Year Built	1980
Price	\$1,295,000
Price/ Unit	\$431,667
Price/ SF	\$387.14
In-Place Cap Rate	4.0%
In-Place GRM	16.9
Market Cap Rate	6.3%
Market GRM	12.0

INVESTMENT HIGHLIGHTS

VALUE ADD

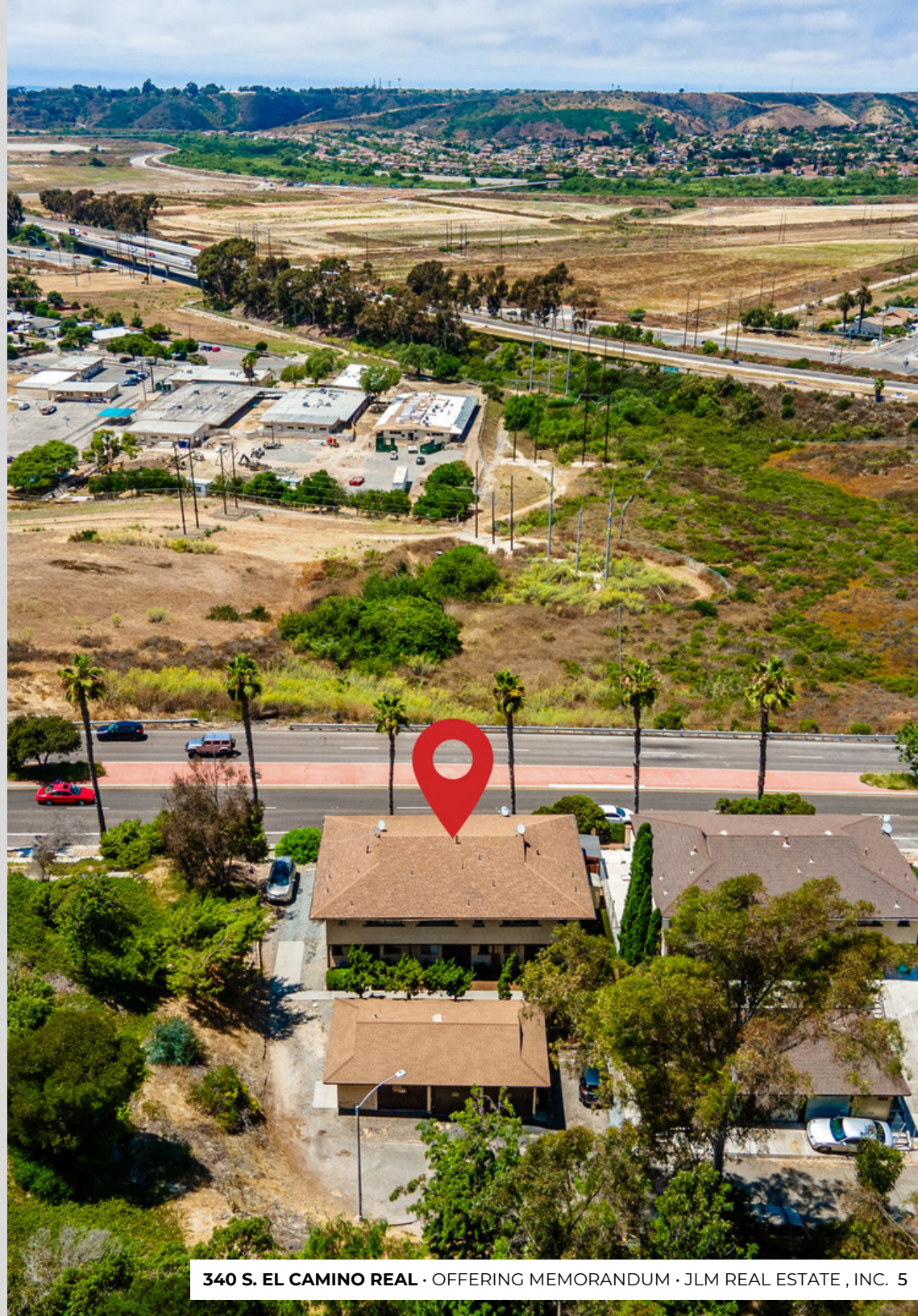
Opportunity to renovate and bring units to market rent.

LOCATION

10 minute drive to Oceanside Beach and pier.

EASY ACCESS

To the 76 Freeway







02

PROPERTY DESCRIPTION

PROPERTY SUMMARY

AMENITIES



PROPERTY OVERVIEW


Address	340 S El Camino Real
No. of Units	3
APN	160-230-16-00
Square Footage	3,345
Year Built	1980
Lot Size	9,168
Density	0.21 Acres
Parking	Garage
Zoning	R-3:Restricted Multiple

CONSTRUCTION

Building Type	Two Story, One Building
Roof	Composition
Structure	Wood Frame
Siding	Stucco



PROPERTY DESCRIPTION



340 S EL CAMINO REAL
Oceanside, CA 92058

COMMUNITY AMENITIES

- EACH UNIT FEATURES PRIVATE BACKYARDS AND LARGE BALCONIES
- POTENTIAL TO CONVERT THE LAUNDRY ROOM AND THREE SINGLE-CAR GARAGES INTO ONE LEGAL 850 SF 2BD /2 BA ADU
- VIEWS REACHING THE PACIFIC OCEAN



RENT ROLL

	Unit Type	In-Place Rent	Market Rent
1	2 BD /1.5 BA	\$1,750	\$2,795
1	2 BD /1.5 BA	\$2,000	\$2,795
1	2 BD /1.5 BA	\$2,200	\$2,795
3	GARAGE	\$150	\$200

Total/Avg

3 UNITS	\$6,400	\$8,985
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03 FINANCIALS

PROFORMA

INCOME & EXPENSE NOTES

FINANCIALS

ESTIMATED ANNUAL OPERATING PROFORMA

		Current	Market
Gross Scheduled Income		\$76,800	\$107,820
Less: Vacancy Factor	3%	\$2,304	\$3,235
Gross Operating Income		\$74,496	\$104,585
Less: Expenses	35%	\$23,053	\$23,053
Net Operating Income		\$51,444	\$81,533
Less: 1st TD Payments		(\$52,742)	(\$52,742)

ESTIMATED ANNUAL OPERATING EXPENSES

Utilities	\$1,980
Landscape	\$1,200
Trash Removal	\$1,080
Pest	\$900
Maintenance	\$1,500
Insurance	\$1,500
Taxes	\$14,893
Total	\$23,053

FINANCIAL SUMMARY

Price	\$1,295,000
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Cap Rate	4.0%
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GRM	16.9
Market GRM	12.0



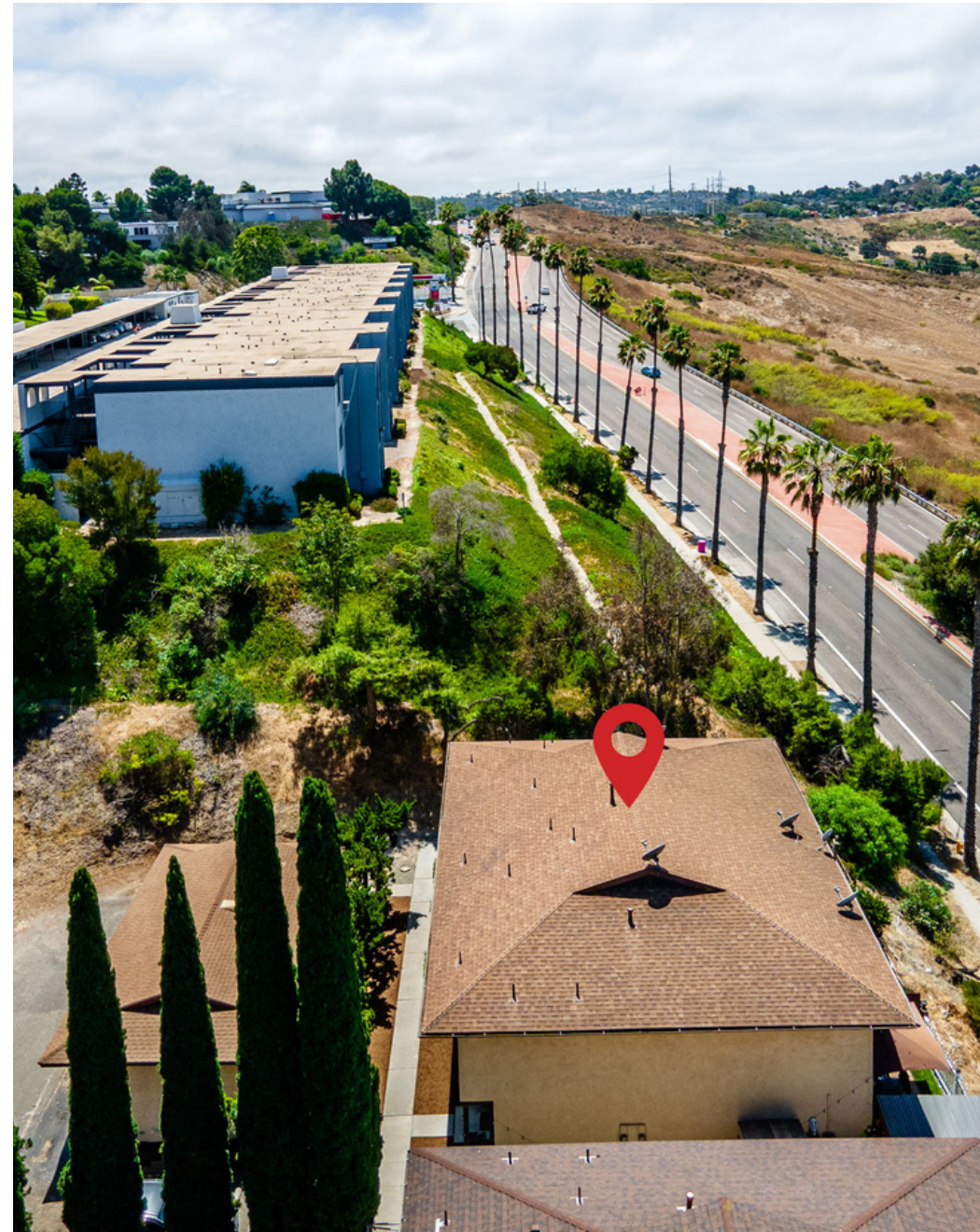
FINANCING ALTERNATIVES

30-YEAR AMORITIZATION

	Current	Market
NOI	\$51,444	\$81,533
Amortization	30	
Interest Rate	7.200%	
Downpayment	\$647,500	
Pre- Tax Cash Flow	-\$1,298	\$28,791
Cash On Cash Return	-0.2%	4.4%
Principal Reduction	\$6,328	\$6,328
Total Potential Return <i>(End of Year)</i>	1%	5%

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Market GRM	12.0





04

MARKET OVERVIEW

OCEANSIDE OVERVIEW

MARKET OVERVIEW

Oceanside is located in North County San Diego, California and reflects a demand for its coastal lifestyle and amenities. The coastal charm makes real estate in Oceanside desirable, with a mix of apartments, single-family homes, and luxury residences available. The housing market can be competitive, driven by its scenic location, proximity to major employment centers, and a strong tourism industry. Oceanside's blend of beauty, cultural richness, and laid-back atmosphere makes it a captivating destination for residents.



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