

The Mara

4341 Texas St.
San Diego CA 92104



HIGHLIGHTS:

- » Turn Key renovated 9 units in the heart of North Park
- » Features 3 (3br-2ba) & 6 (1br-1ba) with 2 (2 car garages)
- » Off Street parking for 11 cars plus 2 double car garages
- » Potential ADU's- convert garages off the alley
- » Interior renovations include entire kitchens and bathrooms
- » Solid rental history and CURRENT rent levels

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	44,219	261,068	565,229
2026 Average HH Income	\$114,261	\$122,202	\$120,889

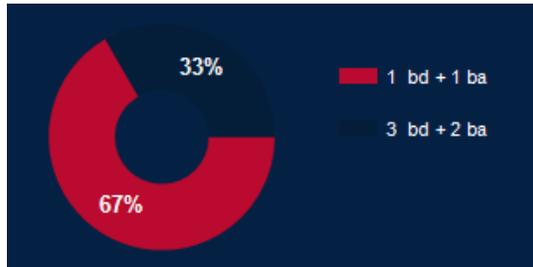
Exclusively Marketed by:

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Unit Mix	# Units	Square Feet	Actual		
			Current Rent	Rent PSF	Monthly Income
3 bd + 2 ba	3	0	\$3,263	\$0.00	\$9,788
1 bd + 1 ba	6	0	\$1,850	\$0.00	\$11,100
Totals/Averages	9	0	\$2,321	\$0.00	\$20,888



PROPERTY SUMMARY

Number of Units	9
Building SF	5,392
Land SF	7,033
Year Built	1987
Year Renovated	2024
Number of Parking Spaces	11 space + 2 (2) car garages

INVESTMENT SUMMARY

Price	\$3,250,000
Price PSF	\$602.74
Occupancy	100%
NOI (CURRENT)	\$163,800
CAP RATE (CURRENT)	5.04%
GRM (CURRENT)	12.90

INCOME	CURRENT	
Gross Scheduled Rent	\$252,000	
Effective Gross Income	\$252,000	
Less Expenses	\$88,200	
Net Operating Income	\$163,800	
EXPENSES	CURRENT	Per Unit
Real Estate Taxes	\$33,700	\$3,744
Insurance	\$3,444	\$383
Management Fee (\$)	\$14,590	\$1,621
Repairs & Maintenance	\$12,497	\$1,389
Utilities	\$266	\$30
Other Expenses	\$4,512	\$501
Property Management	\$14,591	\$1,621
Professional Fees	\$4,600	\$511
Total Operating Expense	\$88,200	\$9,800
Expense / SF	\$16.36	
% of EGI	35.00%	