

ADAMS STREET HOMES II

3747-3751 Adams Street, Carlsbad, CA 92008

MULTIFAMILY PROPERTY FOR SALE



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PROPERTY INFORMATION

SECTION 1

ADAMS STREET HOMES II

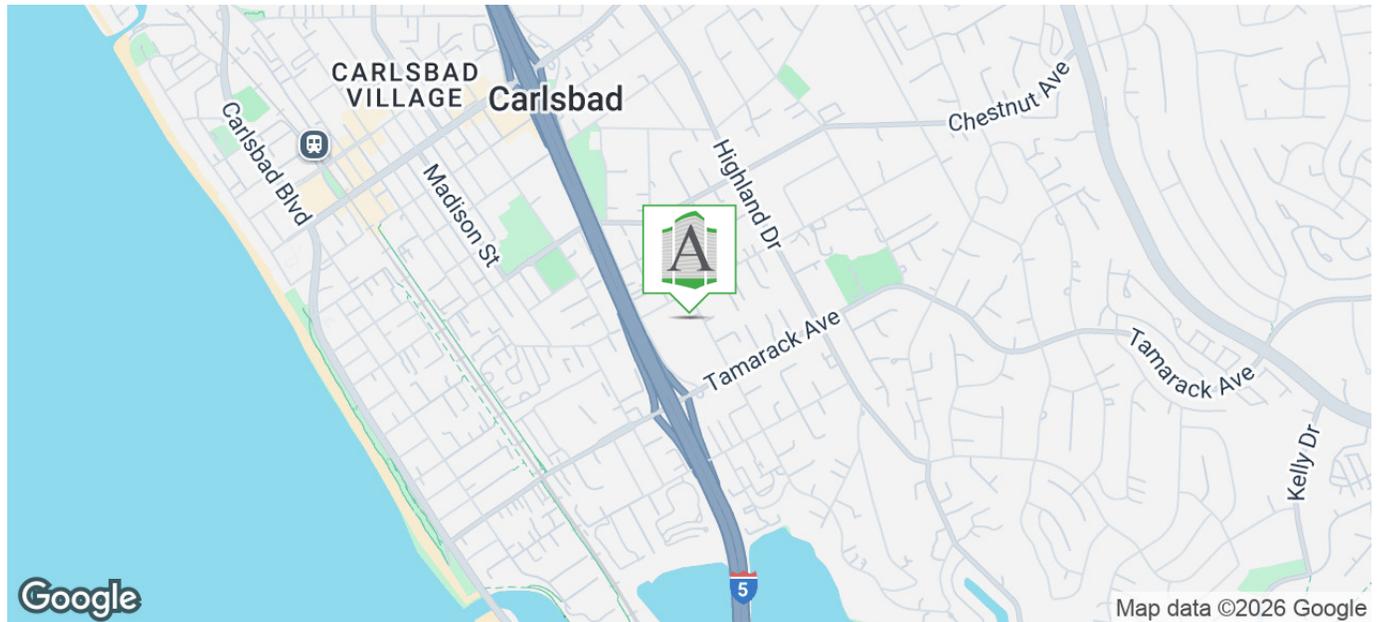
3747-3751 Adams Street, Carlsbad, CA 92008

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,625,000
Number Of Units:	3
Price / Unit:	\$875,000
Price / SF:	\$688.80
Cap Rate:	4.13%
Building Size:	3,811 SF
Lot Size:	0.29 Acres
Year Built:	2024
Market:	Carlsbad / Coastal



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INVESTMENT OVERVIEW



PROPERTY OVERVIEW

Adams Street Homes II is a newly constructed (2024), turnkey residential offering in Olde Carlsbad featuring a total of 6 bedrooms, 5 bathrooms, and approximately 3,811 square feet of living area across a main home, attached junior ADU, and detached ADU. The two-story main residence provides a generous 4-bedroom, 3-bath floorplan of roughly 2,800 square feet, designed around an open-concept great room and chef's kitchen with quartz counters, large island, GE Café appliance package, and premium European oak flooring.

Above the garage, an attached 1-bedroom, 1-bath junior ADU with its own entrance offers an ideal guest suite, multi-generational extension, or income-producing rental, while the detached 1-bedroom, 1-bath ADU can function as a pool house, office, guest cottage, or additional rental unit, giving future ownership exceptional flexibility.

Set on a private drive with pool-sized lots and parking for up to seven vehicles, the property is further enhanced by modern smart-home features, owned solar, indoor/outdoor living via a 12-foot sliding door, and a fully landscaped, private rear yard designed for entertaining. With its thoughtful layout, high-quality finishes, and multiple independent living spaces, this asset is well-suited for an owner-occupant seeking optional rental income or an investor targeting a low-maintenance coastal Carlsbad rental property.

As an investment, Adams Street Homes II offers an attractive blend of income potential, low anticipated capital expenditure, and long-term coastal appreciation. The three separate living spaces (main home, junior ADU, and detached ADU) create multiple income streams and flexible leasing options, from traditional long-term rentals to furnished executive or seasonal offerings, depending on ownership strategy. New construction and modern systems help minimize near-term maintenance costs and support stronger market rents, while the Olde Carlsbad coastal location, walkable to the village and minutes from the beach, underpins consistent tenant demand and low vacancy. The property's layout also makes it ideal for an owner-user to occupy the main residence while offsetting expenses with income from one or both ADUs, improving overall yield compared to a single-unit coastal residence.

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INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Newly constructed, turnkey coastal asset featuring three distinct residences (main home, junior ADU, and detached ADU) totaling 6 bedrooms, 5 bathrooms, and approximately 3,811 square feet of living area
- Spacious two-story main residence offering a 4-bedroom, 3-bath floorplan of roughly 2,800 square feet with open-concept great room and chef's kitchen featuring quartz counters, large island, GE Café appliance package, and premium European oak flooring
- Separate 1-bedroom, 1-bath junior ADU above the garage with its own entrance, ideal for guests, multi-generational living, or supplemental rental income
- Detached 1-bedroom, 1-bath ADU that can serve as a pool house, guest cottage, office, or additional rental unit, providing exceptional flexibility for future ownership
- Private drive setting with pool-sized lot and parking for up to seven vehicles, including attached garage and generous driveway parking
- Modern smart-home features, owned solar, a 12-foot sliding glass door for seamless indoor/outdoor living, and a fully landscaped, private rear yard designed for entertaining

INVESTMENT HIGHLIGHTS

- Three independent living spaces create multiple income streams and flexible leasing strategies, from traditional long-term rentals to furnished or executive offerings
- New construction and modern systems significantly reduce near-term maintenance and capital expenditure requirements, supporting stronger cash flow and more predictable operating costs

ECONOMIC HIGHLIGHTS

- Situated in the high-barrier-to-entry coastal Carlsbad submarket of North County San Diego, characterized by limited new supply and sustained housing demand



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ADAMS STREET HOMES II

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MAIN HOUSE



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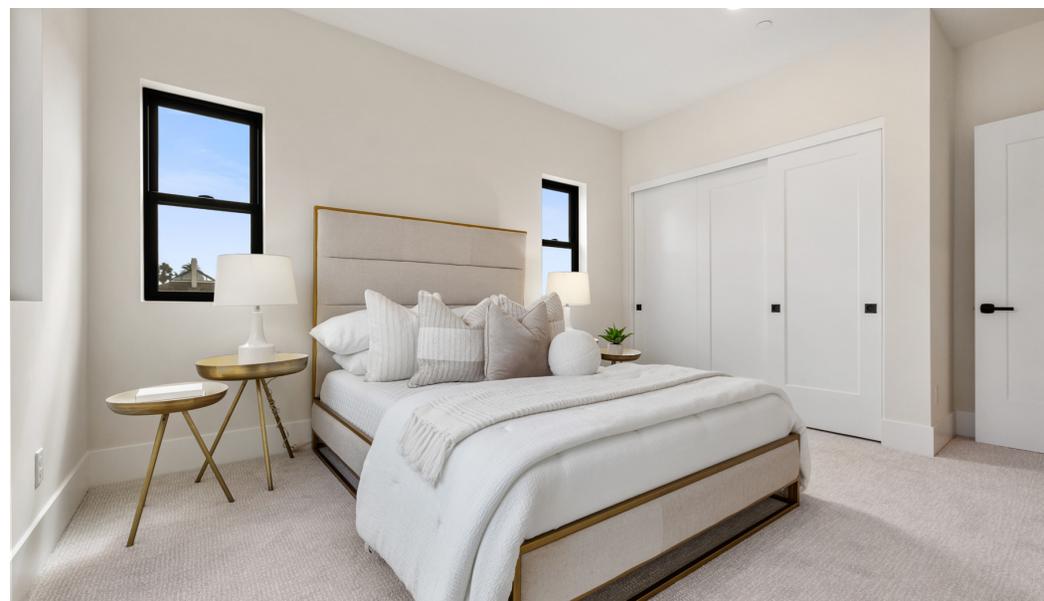
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MAIN HOUSE



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ADU



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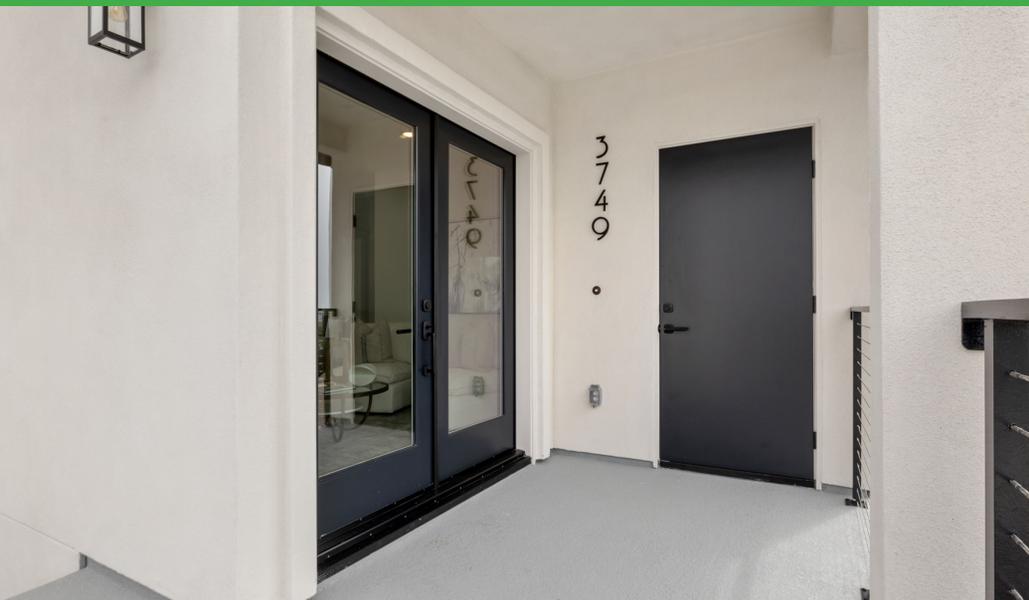
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JUNIOR ADU



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AMENITIES



PROPERTY AMENITIES

- Exclusive enclave of four newly constructed (2024) residences on pool-sized lots in Olde Carlsbad
- Private drive setting set back from Adams Street, enhancing privacy and curb appeal
- Parking for up to seven cars, including 2-car garage with epoxy floors, three dedicated spaces, and two driveway spaces
- Fully landscaped rear yard with spacious patio, BBQ area, grass yard, and tall ficus trees for privacy, designed as a luxe entertaining oasis
- Indoor/outdoor living via 12-foot sliding glass door connecting great room to backyard
- Smart-home infrastructure including owned solar, CAT6 wiring, Ring Pro Elite doorbell, Honeywell Pro smart thermostat, TV pre-wire locations, future perimeter camera pre-wire, Amazon Echo Show, Eero system, and connected garage door controls
- Part of an exclusive, newly built collection of “Adams Street Homes,” offering modern design continuity and neighborhood appeal

UNIT AMENITIES

- Total of three distinct residences: 4 bed / 3 bath main home (approx. 2,800 sq ft), 1 bed / 1 bath attached junior ADU (approx. 499 sq ft), and 1 bed / 1 bath detached ADU (approx. 512 sq ft), each with independent living functionality
- Both ADUs include full kitchens, in-unit laundry hookups, and ample storage, ideal for extended family or rental use
- Main home features premium European oak wood floors on first level and into the primary suite, creating a high-end, cohesive design
- Chef’s kitchen in main home with quartz counters, large island, extensive cabinet space, designer lighting and hardware, GE Café appliance package including 6-burner gas range, microwave drawer, built-in 42" refrigerator, and Kohler single-basin sink
- Light-filled great room with accent wallpaper opening directly to the backyard for seamless entertaining
- Flexible main-level bonus room with barn door, suitable for study nook, dream pantry, or future wine storage, plus a main-level 4th bedroom and full bath

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PROPERTY DESCRIPTION

SECTION 2

ADAMS STREET HOMES II

3747-3751 Adams Street, Carlsbad, CA 92008

PROPERTY DETAILS

SALE PRICE

\$2,625,000

LOCATION INFORMATION

BUILDING NAME	Adams Street Homes II
STREET ADDRESS	3747-3751 Adams Street
CITY, STATE, ZIP	Carlsbad, CA 92008
COUNTY	San Diego
MARKET	Carlsbad / Coastal
CROSS-STREETS	Tamarack Ave / Magnolia Ave

BUILDING INFORMATION

BUILDING SIZE	3,811 SF
NUMBER OF FLOORS	2
YEAR BUILT	2024
NUMBER OF BUILDINGS	2

PROPERTY INFORMATION

PROPERTY TYPE	Multifamily
PROPERTY SUBTYPE	Low-Rise/Garden
ZONING	R-1: Single Family Res
LOT SIZE	12,572 SF
APN #	205-270-48-00

PARKING & TRANSPORTATION

PARKING TYPE	Garage / Surface
NUMBER OF PARKING SPACES	7

UTILITIES & AMENITIES

CENTRAL HVAC	Yes
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FLOOR PLANS

3731-35 & 3747-51 Adams St, Carlsbad 92008

Main Residence: 2-Story | 2,800 Sq. Ft.* | 4 Beds | 3 Baths | 2-Car Garage

**Option to Integrate Junior ADU to Create a 5 Bed/4Bath, 3,299 Sq. Ft. Home*

Junior ADU: Attached | 499 Sq. Ft. | 1 Bed | 1 Bath | Full Kitchen | In-Unit Laundry Hookups | Ample Storage | Deck | Separate Entrance Above the Garage

Detached ADU: 512 Sq. Ft. | 1 Bed | 1 Bath | Full Kitchen | In-Unit Laundry Hookups | Ample Storage | Ideal as a Pool House/Bonus Room, Office, Guest Suite, or Rental Unit

Total Space: 3,811 Sq. Ft. | 6 Bedrooms | 5 Baths



SECOND FLOOR



FIRST FLOOR



DETACHED ADU



Floor plans shown are subject to further enhancements and modifications upon finalizing. In an effort to continuously improve our homes, Rincon Homes reserves the right, without prior notice or obligation, to change or alter details, mass, floor plans, exterior design, features and specifications including custom, materials, pricing and inclusions. Floor plans are artist's conceptions and not intended to be an exact replica of the actual home. All square footages and dimensions listed are approximate. Dimensions and features may vary for location. Not all vehicles will fit in all garage spaces. Options applicable are additional costs, and construction items may dictate that some options/upgrades either may not be available or may be pre-planned in select homes. All square footages, lot sizes & -CA dues are approximately, if applicable and subject to change. Buyer and buyer agents to verify all information prior to LDR. Buyer will automatically become members of the HOA which maintains/operates the common area, if applicable. CA DRE# 01989419

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FLOOR PLANS - MAIN HOUSE - FIRST FLOOR



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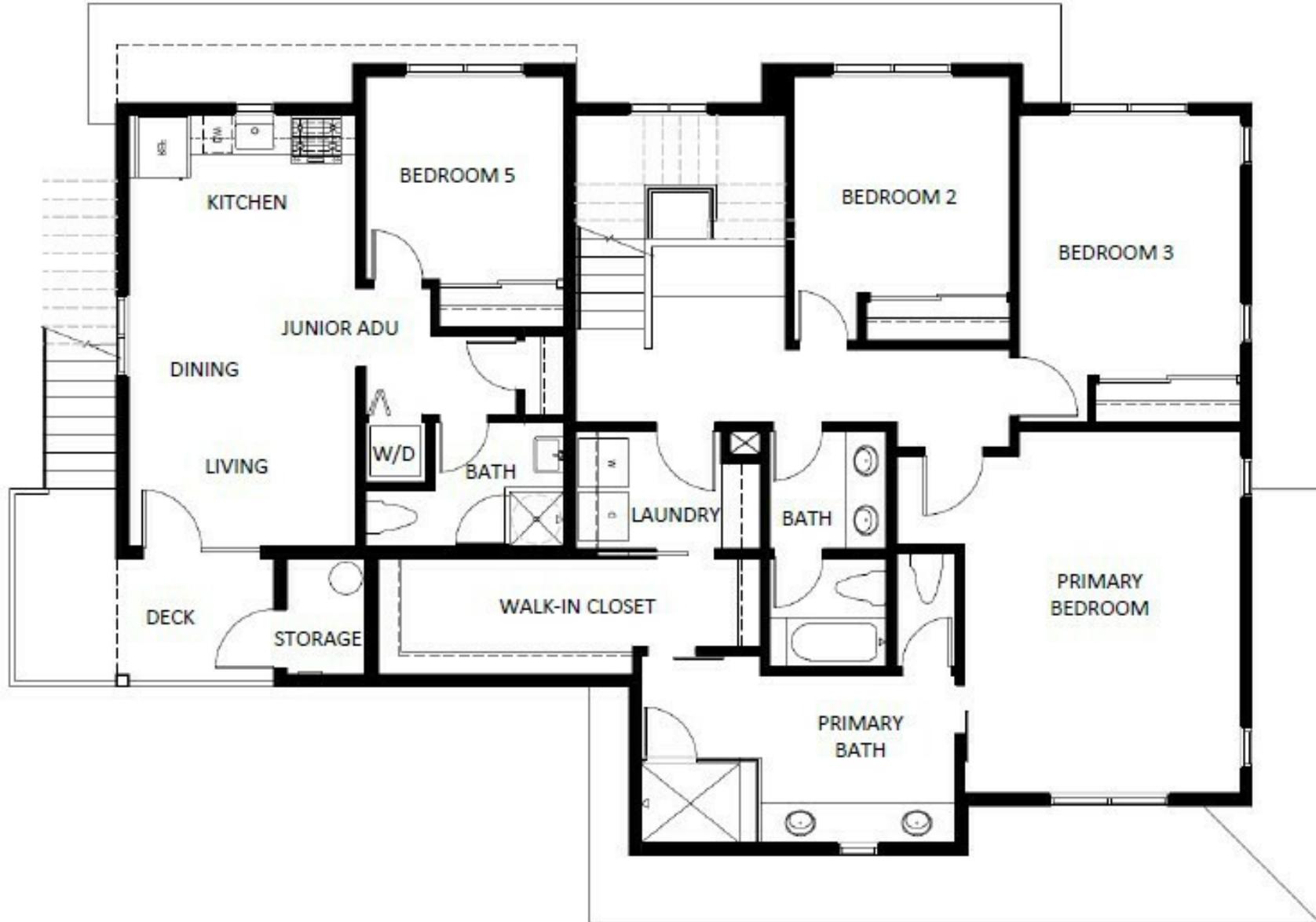
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FLOOR PLANS - MAIN HOUSE - SECOND FLOOR



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FLOOR PLANS - ADU



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ADDITIONAL PHOTOS



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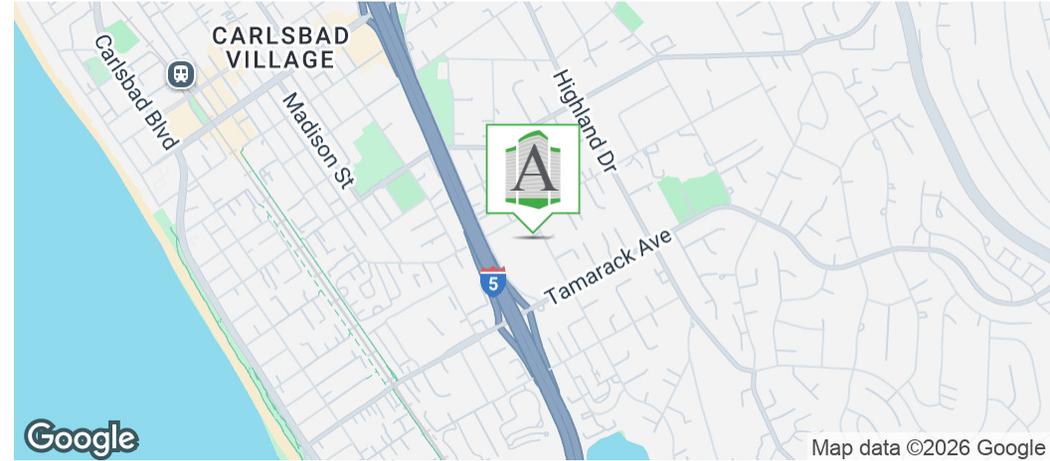
LOCATION INFORMATION

SECTION 3

ADAMS STREET HOMES II

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LOCATION OVERVIEW



LOCATION OVERVIEW

The property is located in the heart of Olde Carlsbad, one of coastal North County's most established and coveted residential neighborhoods. Set just east of Carlsbad Boulevard and near the Buena Vista Lagoon, Olde Carlsbad is known for its larger lots, mature landscaping, and mix of newer construction with classic coastal homes, all within close proximity to the beach and Carlsbad Village. Residents enjoy a relaxed surf-town ambiance with strong community character and easy walkability and bikeability to daily conveniences, the shoreline, and local parks.

The property is only minutes from Tamarack and Carlsbad State Beach as well as the dining, retail, and services of Carlsbad Village, the city's pedestrian-oriented downtown district. Nearby State Street and Carlsbad Village Drive offer a diverse collection of cafés, boutiques, and destination restaurants, including popular concepts such as Campfire, Shorehouse Kitchen, PAON Restaurant & Wine Bar, Vigilucci's Cucina, Dini's Bistro, and the Michelin-starred Lilo, underscoring the area's evolving food and nightlife scene. Neighborhood green spaces such as Holiday Park and historic Magee Park, both within a short drive, provide playgrounds, picnic areas, community events, and gardens just inland from the coastline.

Regional connectivity is excellent. The location offers quick access to Interstate 5 via Carlsbad Village Drive, and the Carlsbad Village COASTER station provides rail service north to Oceanside and south to downtown San Diego, linking residents to major employment centers along the corridor. The property is served by the highly regarded Carlsbad Unified School District, with multiple well-rated public and private school options in the immediate area. Together, these attributes create a prime in-fill coastal location that supports both long-term rental demand and strong owner-user appeal.

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	365	2,125	6,522
Total Population	953	5,229	15,126
Average HH Income	\$139,690	\$132,881	\$139,277

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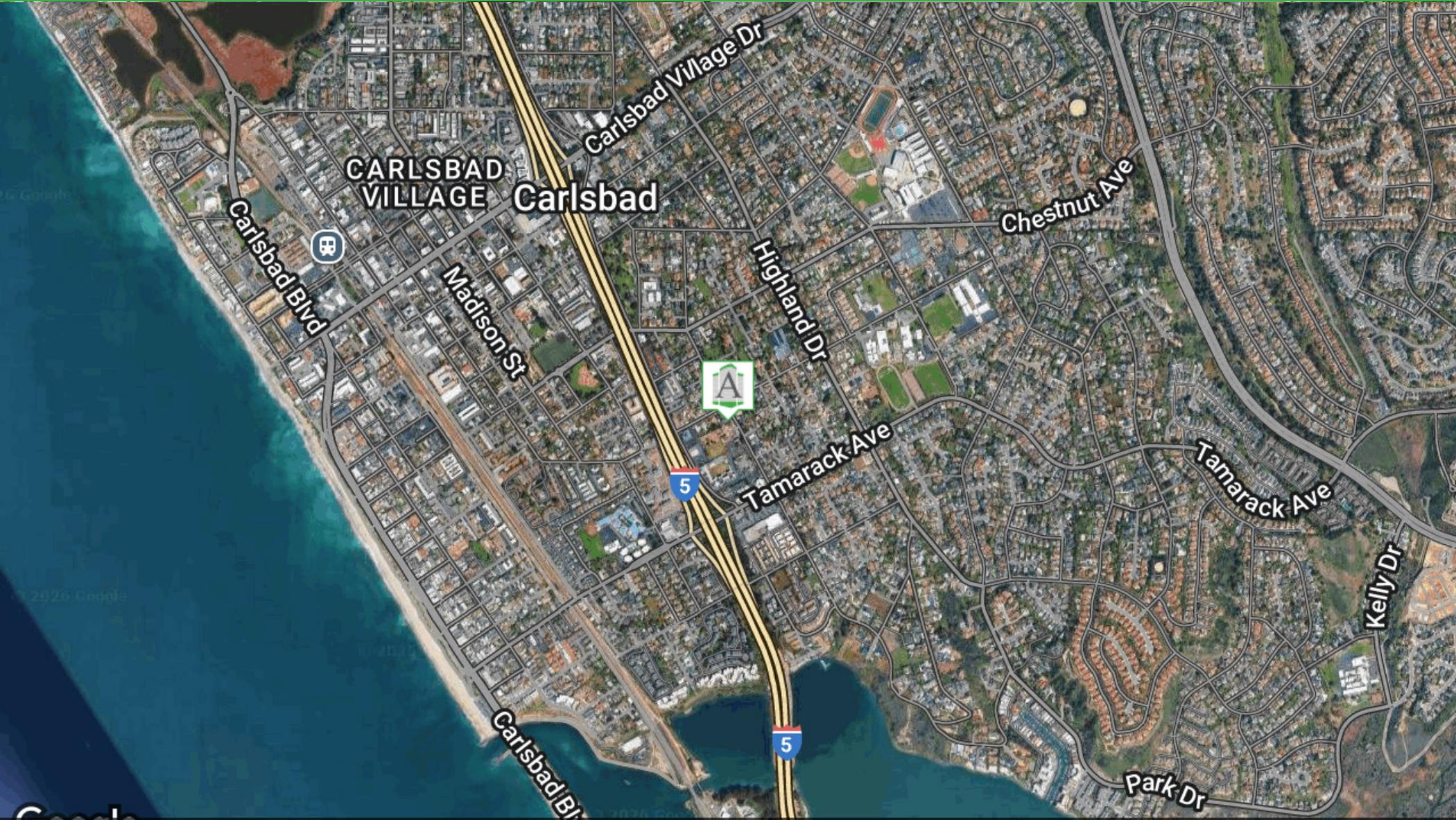
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ADAMS STREET HOMES II

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AERIAL MAP



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FINANCIAL ANALYSIS

SECTION 4

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RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF
SFR	4	3	2,800 SF	\$7,200	\$2.57
ADU	1	1	512 SF	\$3,200	\$6.25
J-ADU	1	1	499 SF	\$2,950	\$5.91
TOTALS			3,811 SF	\$13,350	\$14.73
AVERAGES			1,270 SF	\$4,450	\$4.91

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$2,625,000
Price per Unit	\$875,000
GRM	16.39
CAP Rate	4.13%
Total Return	\$108,326

OPERATING DATA

Total Scheduled Income	\$160,200
Vacancy Cost	\$4,806
Gross Income	\$155,394
Operating Expenses	\$47,068
Net Operating Income	\$108,326

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INCOME & EXPENSES

INCOME SUMMARY		PER SF
Gross Income	\$155,394	\$40.78
EXPENSE SUMMARY		PER SF
Property Taxes	\$28,342	\$7.44
Insurance	\$3,750	\$0.98
Water / Sewer	\$3,000	\$0.79
Gas & Electric	\$3,000	\$0.79
Repairs & Maintenance	\$1,500	\$0.39
Trash	\$1,200	\$0.31
Landscaping	\$1,800	\$0.47
HOA	\$4,476	\$1.17
Gross Expenses	\$47,068	\$12.35
Net Operating Income	\$108,326	\$28.42

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DEMOGRAPHICS

SECTION 5

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DEMOGRAPHICS REPORT

	0.3 MILES	0.5 MILES	1 MILE
Total population	953	5,229	15,126
Median age	42	42	43
Median age (male)	41	41	42
Median age (female)	43	43	44
Total households	365	2,125	6,522
Total persons per HH	2.6	2.5	2.3
Average HH income	\$139,690	\$132,881	\$139,277
Average house value	\$1,365,025	\$1,324,989	\$1,363,791
Total Population - White	681	3,535	10,824
% White	71.5%	67.6%	71.6%
Total Population - Black	5	30	118
% Black	0.5%	0.6%	0.8%
Total Population - Asian	24	178	563
% Asian	2.5%	3.4%	3.7%
Total Population - Hawaiian	2	13	45
% Hawaiian	0.2%	0.2%	0.3%
Total Population - American Indian	10	73	164
% American Indian	1.0%	1.4%	1.1%
Total Population - Other	85	572	1,232
% Other	8.9%	10.9%	8.1%
Total Population - Hispanic	224	1,400	3,241
% Hispanic	23.5%	26.8%	21.4%

* Demographic data derived from 2020 ACS - US Census

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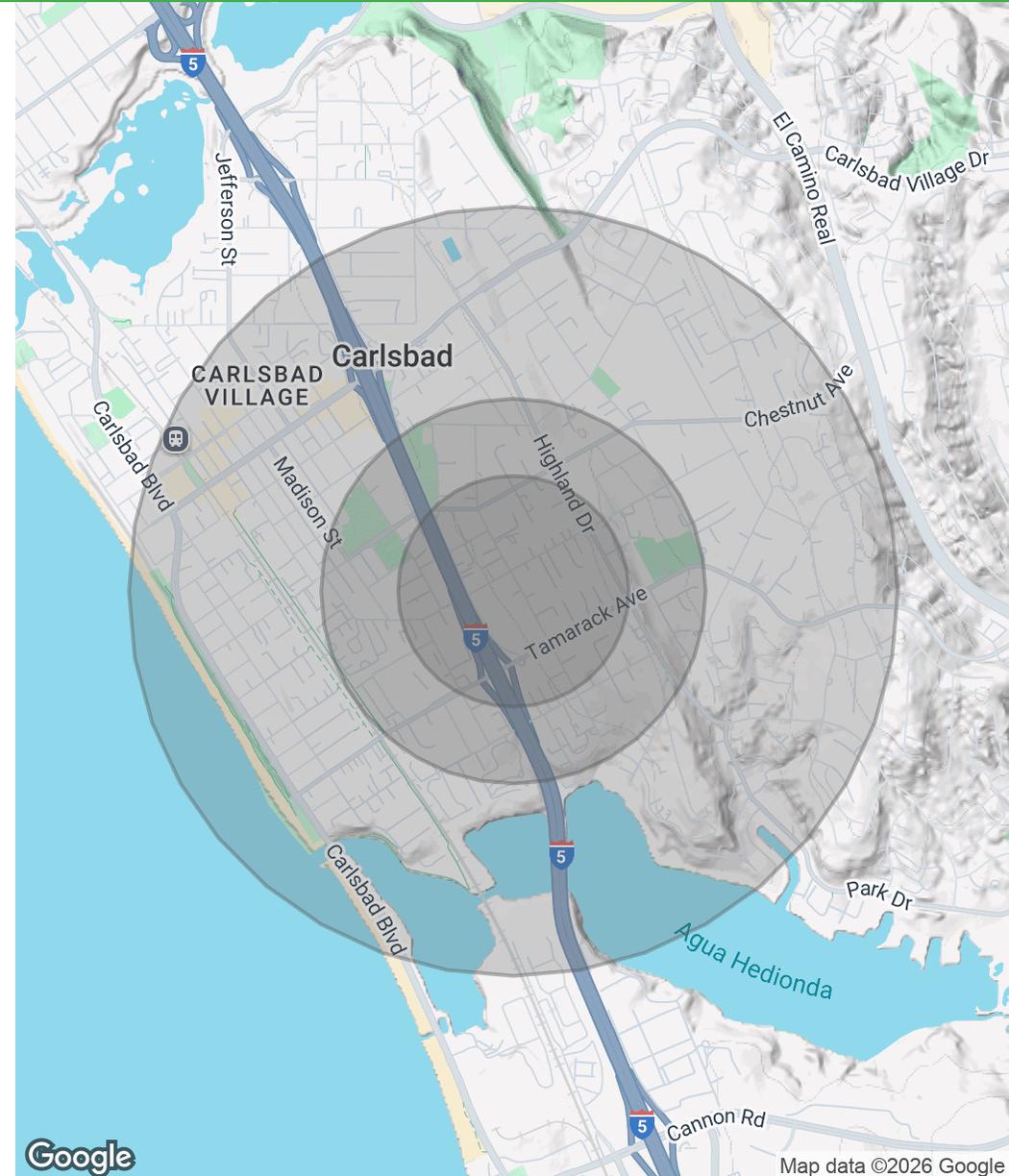
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	953	5,229	15,126
AVERAGE AGE	42	42	43
AVERAGE AGE (MALE)	41	41	42
AVERAGE AGE (FEMALE)	43	43	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	365	2,125	6,522
# OF PERSONS PER HH	2.6	2.5	2.3
AVERAGE HH INCOME	\$139,690	\$132,881	\$139,277
AVERAGE HOUSE VALUE	\$1,365,025	\$1,324,989	\$1,363,791

Demographics data derived from AlphaMap



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