

6935 HOFFMAN + 3979-89 KING ST. LA MESA, 91941

UPGRADED 8 UNIT RESIDENTIAL COMPLEX



DANIEL FEFFERMAN

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THE OFFERING

Exceptional La Mesa 8-unit multifamily opportunity. This stabilized asset delivers consistent in-place income supported by a strong unit mix and long-term tenancy. The improvements include (1) 3-bedroom / 1-bath home, (1) 1-bedroom / 1-bath home, and (6) 2-bedroom / 1-bath units across three duplex structures. All units are single story and feature newer appliances and private fenced backyards.

The duplex structures have been extensively renovated down to the studs, including major capital improvements such as newer roofs, plumbing, electrical, and related systems. These upgrades materially reduce near-term capital expenditure exposure and provide a more predictable ownership profile.

From a location standpoint, the property is situated on a large .72 acre corner lot and benefits from a well-connected La Mesa setting. Ideally located near La Mesa Village, Grossmont Center, public transit, and major freeway access providing convenient regional connectivity throughout San Diego County. The asset is also positioned within close proximity to San Diego State University, further supporting long-term rental demand in the surrounding area. Altogether, the property offers a compelling combination of stable income, limited near-term capital needs, and a highly accessible East County location.



PROPERTY FEATURES

APN: 474-353-16-00

LOT SIZE: ≈ 0.72 ACRES | ≈ 31,363 SF

2025 ANNUALIZED EXPENSES

GENERAL MAINTENANCE	\$6,402.12
UTILITIES	\$9,900.00
PEST	\$1,512.00
MANAGEMENT	\$18,778.20
ADMINISTRATIVE	\$2,200.00
REPAIRS RESERVE	\$5,000.00
CAPITAL EXPENSES	\$12,570.00
GENERAL CAP EX	\$12,291.50
PROPERTY TAXES**	\$43,050.00
INSURANCE (ESTIMATE)	\$7,000.00
TOTAL EXPENSE	\$118,703.82
GROSS RENT INCOME	\$273,912.00
UTILITY REIMBURSEMENT	\$9,480.00
NOI	\$164,688.18

**PROPERTY TAXES CALCULATED AT 1.23% OF \$3,500,000 PURCHASE PRICE

INQUIRE FOR PRICING!



UNIT MIX SUMMARY: 6935 Hoffman + 3979-89 King St. La Mesa, 91941

ADDRESS:	BEDROOM	BATH	STATUS	TOTAL	DEPOSIT	LEASE FROM	LEASE TO
3979 King St.	2	1	Current	\$3,022	\$3,170	7/09/2025	6/30/2026
3981 King St.	2	1	Current	\$2,877	\$2,795	7/08/2025	6/30/2026
3983 King St.	2	1	Current	\$2,827	\$2,820	7/01/2025	6/30/2026
3985 King St.	2	1	Current	\$2,872	\$2,945	7/25/2025	7/31/2026
3987 King St.	2	1	Current	\$2,658	\$2,595	7/10/2025	6/30/2026
3989 King St.	2	1	Current	\$2,808	\$2,820	7/01/2025	6/30/2026
6935 Hoffman St.	3	1	Current	\$3,485	\$3,275	10/19/2021	4/30/2026
6935.5 Hoffman St.	1	1	Current	\$2,277	\$2,095	8/21/2025	7/31/2026
Total				\$22,826			
Annual				\$273,912			





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