

A Street Apartments

OFFERING MEMORANDUM



A Street Apartments

CONTENTS

01 Property Description

Property Images

02 Executive Summary

Investment Summary
Unit Mix Summary

03 Financial Analysis

Rent Roll
Income & Expense Analysis

04 Demographics

General Demographics
Race Demographics

Exclusively Marketed by:

Josh Browar

The Browar Group
President / Principal
(858) 414-4398

josh@thebrowargroup.com
01824454





01

Property Description

Property Images

A STREET APARTMENTS







02 Executive Summary

Investment Summary

Unit Mix Summary

A STREET APARTMENTS

2715
A STREET

OFFERING SUMMARY

ADDRESS

2715 A Street
San Diego CA 92102

FINANCIAL SUMMARY

PRICE	\$2,199,000
OCCUPANCY	97.00%
NOI (CURRENT)	\$103,599
NOI (Pro Forma)	\$103,192
CAP RATE (CURRENT)	4.71%
CAP RATE (Pro Forma)	4.69%
GRM (CURRENT)	14.75
GRM (Pro Forma)	14.79

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	27,683	266,954	537,981
2026 Median HH Income	\$81,192	\$86,342	\$86,969
2026 Average HH Income	\$107,062	\$116,174	\$116,725

- 2715 A Street presents a rare opportunity to acquire a fully renovated, turn-key 4-unit property in the heart of Golden Hill, one of San Diego's most centrally located and rapidly appreciating urban neighborhoods.

Just one block from Golden Hill Park and adjacent to Balboa Park Golf Course, the property also enjoys immediate proximity to Downtown San Diego and convenient access to Interstate 5. Residents benefit from walkability to Golden Hill's vibrant retail, dining, and neighborhood amenities.

Current ownership has completed a comprehensive interior renovation down to the studs, creating a modern, low-maintenance asset designed to attract high-quality tenants and deliver stable long-term performance.

- -Property Highlights-

Fully Remodeled 4-Unit Property

Extensive Interior Renovations (Down to Studs)

Upgraded Electrical Systems

SB 721 Compliant

ABS Sewer Lines

EV Charging Outlets

Off-Street Parking for All Units

In-Unit Washer & Dryers

Dual Pane Windows

Private Patios (2 Units)

Communal Dog Washing Station

- -Renovation & Capital Improvements-

Ownership has invested significantly to modernize the asset and reduce deferred maintenance, including:

- ? Full interior rebuilds
- ? Modernized electrical systems
- ? Updated plumbing with ABS sewer lines
- ? Exterior and systems improvements
- ? Balcony inspection compliance (SB 721 clearance)
- ? EV infrastructure to meet future tenant demand

This extensive scope of work positions the property as a true turnkey investment with minimal near-term capital expenditure requirements.

- -Location Advantage – Golden Hill-

Golden Hill continues to be one of San Diego County's most desirable urban neighborhoods due to its:

Immediate access to Downtown employment centers

Proximity to Balboa Park and open space

Strong renter demand from young professionals

Easy freeway connectivity

Walkable neighborhood retail and dining

Its central location offers residents the convenience of urban living with a distinct neighborhood feel—an attractive combination that supports strong occupancy and rent growth.

- -Investment Opportunity-

2715 A Street offers investors the opportunity to acquire a stabilized, pride-of-ownership 4-unit property in a high-demand rental submarket. With extensive renovations completed and modern amenities throughout, this asset is ideally suited for investors seeking:

Stable cash flow

Reduced maintenance exposure

Long-term appreciation

Strong tenant appeal

A premium, well-located urban asset

This is a rare chance to secure a fully repositioned 4-plex in one of San Diego's most dynamic rental corridors.

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2+1	4	800	\$3,106	\$3.88	\$12,425	\$3,193	\$3.99	\$12,770
Totals/Averages	4	800	\$3,106	\$3.88	\$12,425	\$3,193	\$3.99	\$12,770

Unit Mix Summary



Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue





03

Financial Analysis

Rent Roll

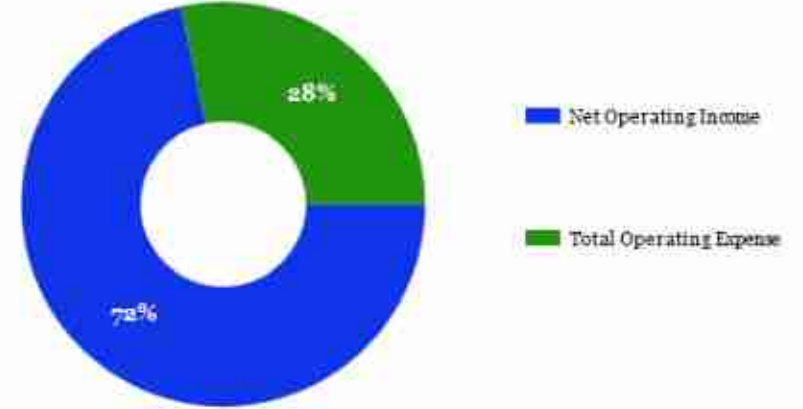
Income & Expense Analysis

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Notes
A	2+1	800	\$3.69	\$2,950.00	\$3,295.00	10/31/2025	\$2350 Deposit
B	2+1	800	\$3.86	\$3,090.00	\$3,090.00	02/15/2026	\$2000 Deposit
C	2+1	800	\$3.86	\$3,090.00	\$3,090.00	03/01/2026	\$2000 Deposit
D	2+1	800	\$4.12	\$3,295.00	\$3,295.00	03/15/2026	\$2000 Deposit
Totals / Averages		3,200	\$3.88	\$12,425.00	\$12,770.00		

REVENUE ALLOCATION

CURRENT

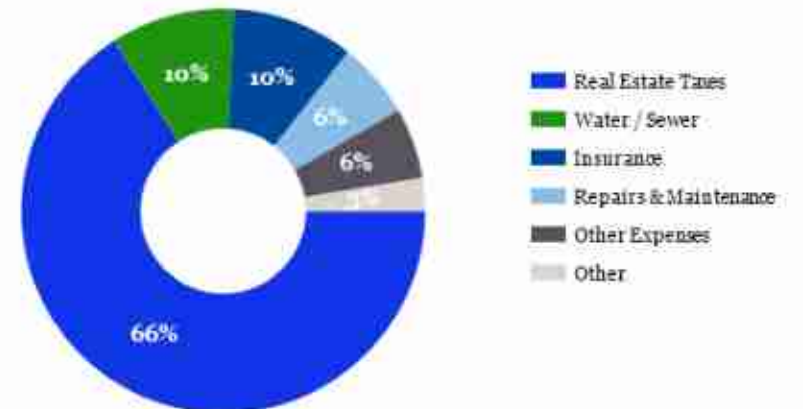
INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$149,100	\$148,680
Gross Potential Income	\$149,100	\$148,680
General Vacancy	-3.00%	-3.00%
Effective Gross Income	\$144,627	\$144,220
Less Expenses	\$41,028 28.36%	\$41,028 28.44%
Net Operating Income	\$103,599	\$103,192



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$27,048	\$27,048
Insurance	\$4,000	\$4,000
Repairs & Maintenance	\$2,500	\$2,500
Water / Sewer	\$4,080	\$4,080
Landscaping	\$600	\$600
Utilities	\$480	\$480
Other Expenses	\$2,320	\$2,320
Total Operating Expense	\$41,028	\$41,028
% of EGI	28.36%	28.44%

DISTRIBUTION OF EXPENSES

CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



04

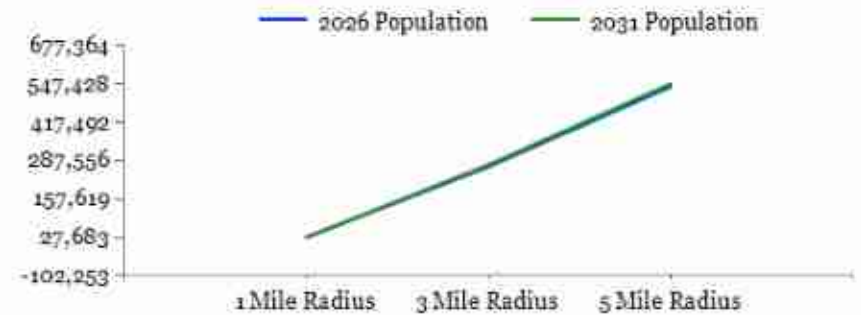
Demographics

General Demographics

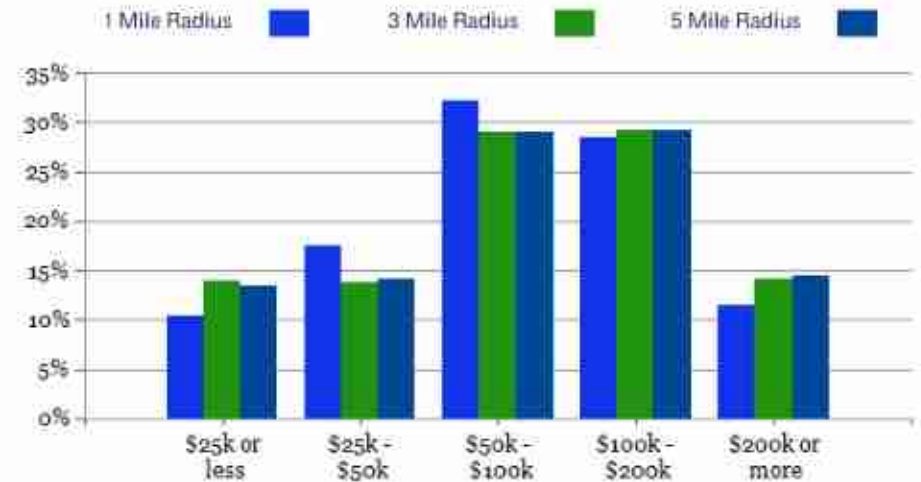
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	34,203	248,967	503,187
2010 Population	29,476	258,006	520,612
2026 Population	27,683	266,954	537,981
2031 Population	28,135	273,430	547,428
2026 African American	1,442	20,991	47,506
2026 American Indian	541	3,980	7,400
2026 Asian	1,179	21,061	66,974
2026 Hispanic	14,553	118,173	230,889
2026 Other Race	8,219	66,240	123,991
2026 White	11,493	113,343	206,285
2026 Multiracial	4,741	40,440	83,503
2026-2031: Population: Growth Rate	1.60%	2.40%	1.75%

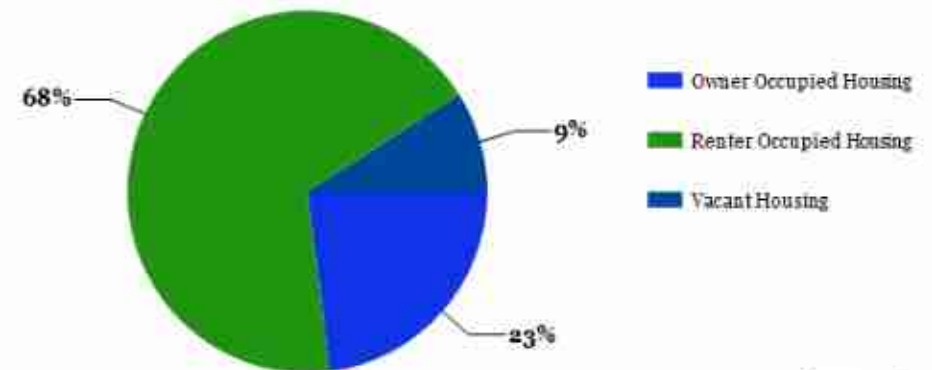
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	744	10,028	17,077
\$15,000-\$24,999	463	6,513	11,591
\$25,000-\$34,999	829	6,610	12,327
\$35,000-\$49,999	1,220	9,782	17,949
\$50,000-\$74,999	2,056	17,907	31,629
\$75,000-\$99,999	1,692	16,699	30,493
\$100,000-\$149,999	2,381	21,931	40,111
\$150,000-\$199,999	937	12,843	22,583
\$200,000 or greater	1,343	16,884	30,915
Median HH Income	\$81,192	\$86,342	\$86,969
Average HH Income	\$107,062	\$116,174	\$116,725



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

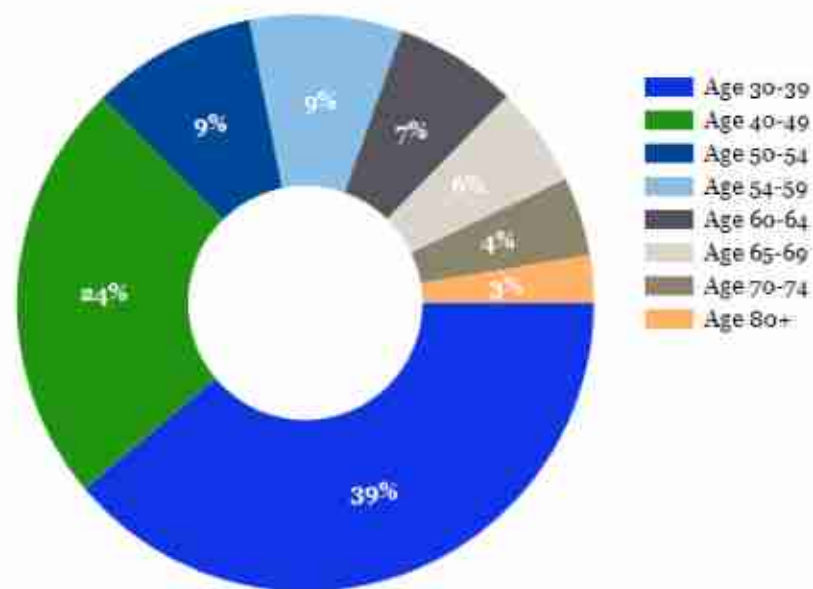


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	3,685	31,760	56,728
2026 Population Age 35-39	2,881	25,187	46,166
2026 Population Age 40-44	2,336	20,529	38,060
2026 Population Age 45-49	1,672	15,925	30,520
2026 Population Age 50-54	1,573	15,173	29,668
2026 Population Age 55-59	1,446	14,520	28,515
2026 Population Age 60-64	1,162	13,171	26,801
2026 Population Age 65-69	949	11,676	23,966
2026 Population Age 70-74	745	9,360	19,475
2026 Population Age 75-79	449	6,905	14,379
2026 Population Age 80-84	253	3,933	8,228
2026 Population Age 85+	209	3,265	7,681
2026 Population Age 18+	23,329	226,872	448,273
2026 Median Age	35	36	36
2031 Median Age	36	37	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,252	\$91,070	\$90,677
Average Household Income 25-34	\$99,607	\$113,888	\$112,853
Median Household Income 35-44	\$91,502	\$102,830	\$103,169
Average Household Income 35-44	\$121,014	\$135,088	\$134,997
Median Household Income 45-54	\$98,573	\$101,667	\$103,101
Average Household Income 45-54	\$127,679	\$134,392	\$136,262
Median Household Income 55-64	\$81,239	\$88,595	\$91,898
Average Household Income 55-64	\$110,388	\$123,569	\$125,936
Median Household Income 65-74	\$66,350	\$66,488	\$70,423
Average Household Income 65-74	\$94,945	\$100,390	\$103,174
Average Household Income 75+	\$79,602	\$76,332	\$80,721

Population By Age



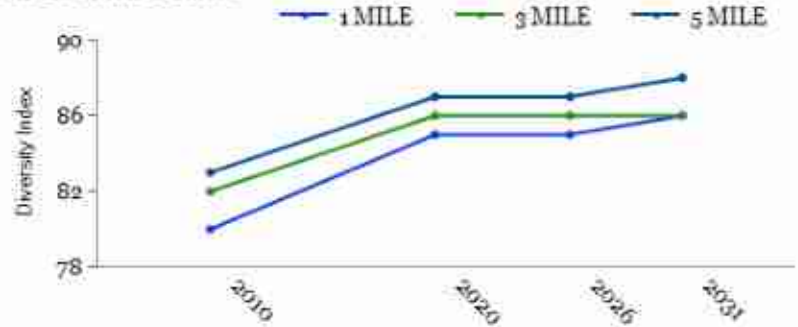
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	86	86	88
Diversity Index (current year)	85	86	87
Diversity Index (2020)	85	86	87
Diversity Index (2010)	80	82	83

POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	5%	6%
American Indian	1%	1%	1%
Asian	3%	5%	9%
Hispanic	35%	31%	30%
Multiracial	11%	11%	11%
Other Race	19%	17%	16%
White	27%	29%	27%

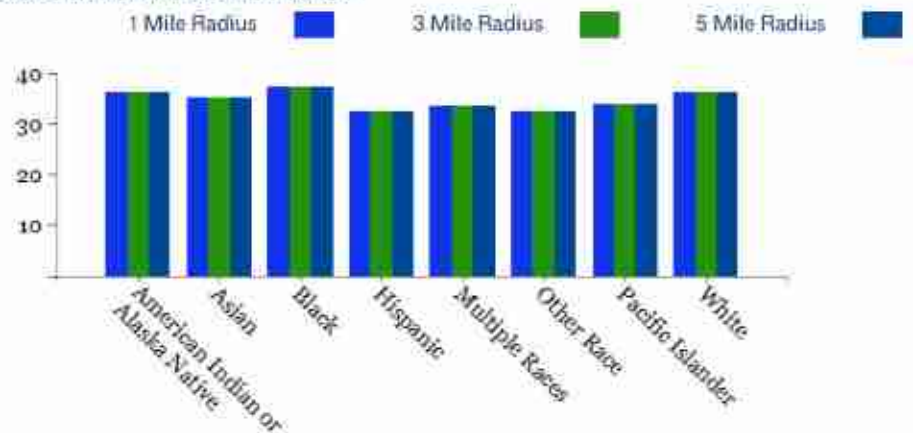
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	37	36
Median Asian Age	35	38	39
Median Black Age	37	37	35
Median Hispanic Age	33	32	32
Median Multiple Races Age	33	34	32
Median Other Race Age	32	32	32
Median Pacific Islander Age	34	33	34
Median White Age	36	39	38

2026 MEDIAN AGE BY RACE



A Street Apartments

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Browar Group and it should not be made available to any other person or entity without the written consent of The Browar Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to The Browar Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. The Browar Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, The Browar Group has not verified, and will not verify, any of the information contained herein, nor has The Browar Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Josh Browar

The Browar Group
President / Principal
(858) 414-4398

josh@thebrowargroup.com
01824454

