Offering Memorandum

4 Condo Quality Units ~ $1,800,000

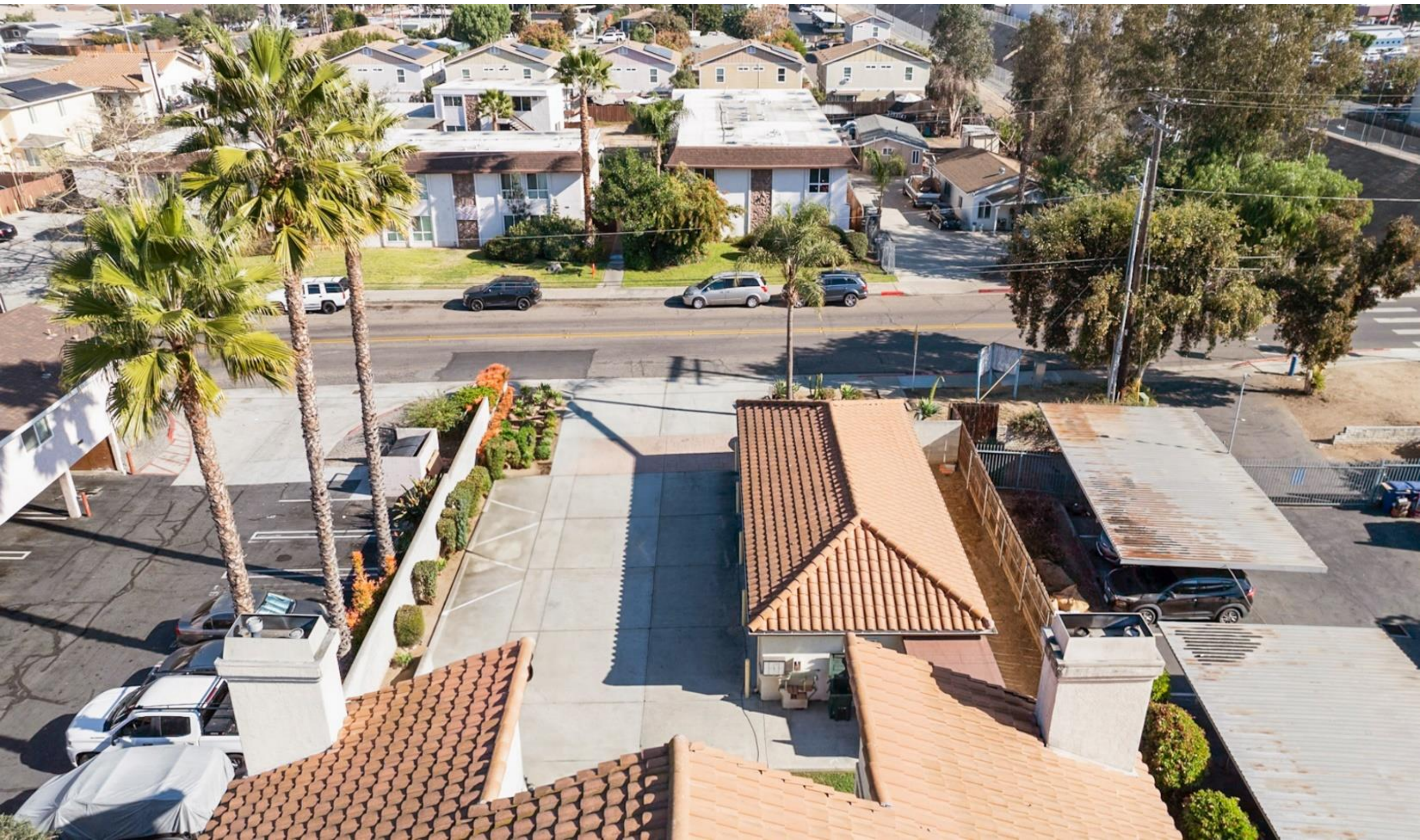
501 N. Fig Street Escondido, California

Exclusively Listed by: Dave Plutner 858-964-8087

DP Properties
Real Estate Brokerage

FIG STREET
LUXURY APARTMENTS


A



DP Properties
Real Estate Brokerage

FIG STREET
LUXURY APARTMENTS

Offering Overview

We are pleased to offer (4) Condo Quality – Newer Built apartments in beautiful Escondido California. The property consists of extra-large (2) 2 Bedroom + Den / 2 Bath and (2) 2 Bedroom/2 Bath units. Each unit has a fireplace + washer / dryers inside the apartment. The upstairs units have vaulted ceilings. Each unit has a patio or a balcony. The property was constructed in 1992 and includes tile roofs, designer windows, stamped concrete driveway.

The property also provides ample parking spaces with (4) single car garages and additional (8) uncovered parking spaces.

This represents a unique opportunity to own a rare Condo-Quality Multi-Family investment property with tremendous upside through rent stabilization. It's priced well below recent "price per square foot" sale comps.

Location

Situated in the heart of Escondido, the property benefits from proximity to downtown amenities, local retail, dining destinations, schools, parks, and major transportation corridors.

DP Properties
Real Estate Brokerage

FIG STREET
LUXURY APARTMENTS

2026 Sales Comparisons

			
Condo Quality - Luxury **501 N. Fig Street** **Escondido, CA** **Age: 1992** **Sale: On Market**	Older Crofton Lane Apts 1718 Crofton Lane Escondido, CA Age: 1964 Sale: 7/06/26	Newer ADU Build 752 W. 9th Ave Escondido, CA 92027 Age: 2025 Sale: 7/01/2026	Newer Build 785 Lemon Ave Vista, CA Age: 2025 Sale: 06/03/2026
Unit Mix: (2) 3 Bed/2 Bath – 1,200 sq.ft (2) 2 Bed/2 Bath - 1,109 sq.ft With 4 Garages – 525 sq.ft Total Square Feet: 5,541 12 Parking Spots (4 Garages)	Unit Mix: (4) 2 Bed/2 Bath – 860 sqft Total Square Feet: 3,584 4 parking spots	Unit Mix: (1) 1 Bed/1 Bath -500 sq.ft (2) 2 Bed/1 Bath – 577 sq.ft (2) 3 Bed/2 Bath – 899 sq.ft Total Square Feet: 2,875 3 parking spots	Unit Mix: (3) 2 Bed/1 Bath – 743 sq.ft. (1) 3 Bed/2 Bath – 1,234 sqft Total Square Feet: 3,654 4 parking spots
Price: $1,800,000 **Price/Unit: $450,000** **Gross Price/SqFt: $330** **Net Price/Sq.Ft: $389**	Price: $1,450.000 Price/Unit: $362,500 Price/SqFt: $405	Price: $1,640,000 Price/Unit $$410,000 Price/SqFt: $570	Price: $2,225,000 Price/Unit $556,250 Price/SqFt $608

Investment Highlights

5.19% Proforma Cap Rate

1992 Construction

Washer/Dryer Hook-ups in each unit

Vaulted Ceilings

Pride of Ownership

4 Garages
+ 8 Spaces

DP Properties
Real Estate Brokerage

Dave Plutner
858-964-8087 Cell
dplutner@gmail.com

501 N. Fig St., Escondido, CA 92025 — Luxury Condo Quality Units — **Investment Summary**

Summary

Price	**$1,800,000**		
Down Payment	**$1,800,000**	**100%**	
Number of Units	**4**		
Price Per Unit	**$450,000**		
Income Value Indicators	***Current***		***Market***
Gross Rent Multiplier	**18.74**		**13.42**
Capitalization Rate	**3.14%**		**5.19%**
Age	**1992**		
Lot Size (Square Feet)	**8,843**		
Building (Square Feet)	**4,626**	Plus 825 Sq.ft. (= 5,451 Sq.Ft)	
Cost Per Square Foot	**$389.11**		
including Garages	**$330.21**		

Fireplaces, Vaulted Ceilings, + Washer / Dryers in units

Annualized Operating Data

Income	***Current Rents***		***Market Rents***	
Gross Scheduled Income:	**$96,060**		**$134,160**	
Plus Other Income:				
Less Vacancy:	($2,882)	3%	($4,025)	3%
Gross Operating Income:	$93,178		$130,135	
Less Expense:	($36,740)	38%	($36,740)	27%
Net Operating Income:	**$56,438**		**$93,395**	
Less-Debt Service:				
Pre Tax Cash Flow:	**$56,438**	***3.14%***	**$93,395**	***5.19%***
Plus Principal Reduction:				
Total Pre Tax Cash Flow:	**$56,438**	***3.14%***	**$93,395**	***5.19%***

Annualized Operating Expenses

Operating Expenses	***Current***
New Property Taxes based on List price	$20,502
Tax Rate	1.13900%
Insurance (Existing Premium)	$3,477
Maint & Repairs ($700/unit).	$2,800
Gas & Electric (2025)	$100
Water (2026 Annualized)	$4,404
Trash ($204.77/month)	$2,457
Landscaping ($250/month)	$3,000
Total Annual Expense:	**$36,740**
Per Unit	**$9,185**
Per Sq. Ft.	**$7.94**
% of GSI.	**39%**

Actual Income

Unit Type:	**Number of Units**	**Approx. Sq. Ft.**	**Current Rents**	**Current Income**	**Market Rents**	**Market Income**
2 Bedroom/2 Bath with Garage	1	1109	$2,495	$2,495	$2,595	$2,595
2 Bedroom/2 Bath with Garage	1	1109	$1,645	$1,645	$2,595	$2,595
2 Bedroom + Den/2 Bath with Garage	1	1200	$1,870	$1,870	$2,995	$2,995
2 Bedroom + Den/2 Bath with Garage	1	1200	$1,995	$1,995	$2,995	$2,995
Total Monthly Rent				$8,005		$11,180
Monthly Scheduled Gross Income:				**$8,005**		**$11,180**