



630 W Washington Street ⁺

SAN DIEGO, CALIFORNIA 92103





PRESENTED BY

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+630 W Washington Street

SAN DIEGO, CA 92103

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THE ASSET



PROPERTY DESCRIPTION

630 W Washington is a 12-unit multifamily property in the Mission Hills neighborhood of San Diego.

The property consists of a single, two-story structure with a large basement as well as a front patio and upstairs sunroom. The 6,688 square foot structure features interior hallways with storage lockers and four 1 bedroom and eight studio units. The units each have multiple large closets and retain the character of the 1913 construction with built-ins, tile and hardwood floors. Approximately one third of the kitchens have been renovated. The previous owner had an informal agreement for 9 parking spaces in the neighboring parking lot. There is upside for a buyer that can solidify an agreement with the neighbor to secure parking. The property has undergone some renovations including structural work and new windows.



CAP RATE ON CURRENT
INCOME



RENTAL LOCATION IN DESIRABLE
MARKET OF MISSION HILLS

PROPERTY SUMMARY

UNITS	12
YEAR BUILT	1913
LOCATION	San Diego, CA
APN	444-453-12-00



Priced to Sell at \$3,095,000 and \$257,917 Per Unit.



NORTHMARQ

630 W WASHINGTON

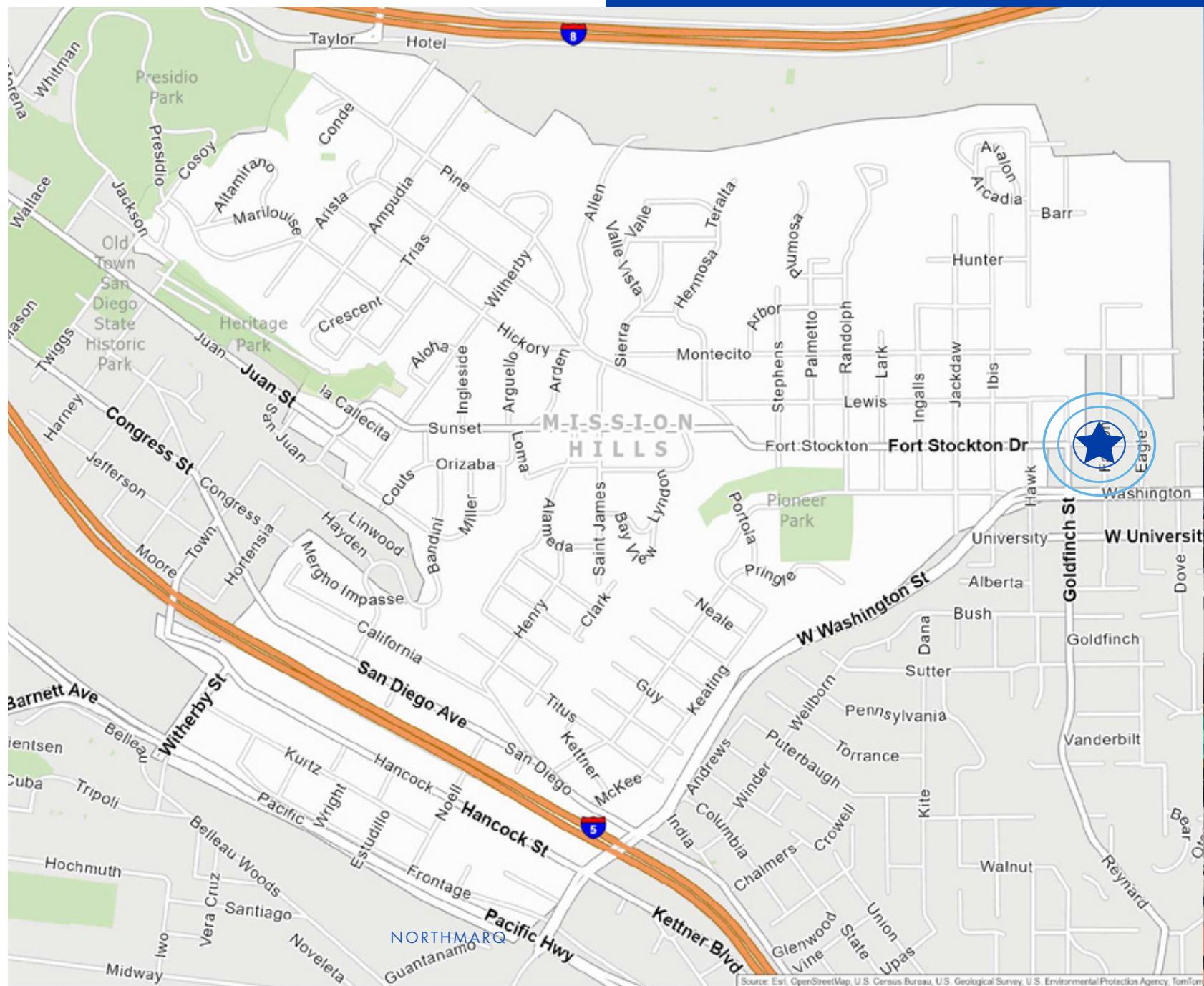
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LOCATION MAPS





630 W Washington Street

SAN DIEGO, CALIFORNIA 92103

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FINANCIAL ANALYSIS

UNIT MIX

Unit Type	Total Units	Unit SF	In Place Rent	Market Rent
1 Bed / 1 Bath	4	555	\$1,984	\$2,100
Large Studio	3	490	\$1,767	\$1,850
Studio	5	370	\$1,712	\$1,800



APARTMENT INVESTMENT INFORMATION

630 W WASHINGTON

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UNITS	ADDRESS	CITY	ZIP		
12	630 W Washington St	San Diego	92103		
PRICE	CURRENT	MARKET	CURRENT	MARKET	\$/UNIT
\$3,095,000	11.5	10.9	6.06%	6.55%	\$257,917
\$/SF (APPROX.)	GROSS SF (APPROX)	PARCEL SIZE (APPROX.)	YEAR BUILT (APPROX.)		
\$462.77	6,688 5,660	4,701	1913		
INCOME DETAIL				ESTIMATED ANNUAL OPERATING EXPENSES	
# UNITS	TYPE	RENT	TOTAL		
Estimated Actual Average Rents					
4	1BR/1BA	\$1,984	\$7,936		
3	LARGE STUDIO	\$1,767	\$5,301		
5	STUDIO	\$1,712	\$8,560		
Other/Laundry/RUBS Income			\$661		
Total Monthly Income			\$22,458		
Estimated Market Rents					
4	1BR/1BA	\$2,100	\$8,400		
3	LARGE STUDIO	\$1,850	\$5,550		
5	STUDIO	\$1,800	\$9,000		
Other/Laundry/RUBS Income			\$800		
Total Monthly Income			\$23,750		
ESTIMATED ANNUAL OPERATING PROFORMA				FINANCING SUMMARY	
	Actual	Market			
Gross Scheduled Income	\$269,496	\$285,000		Downpayment:	
Less: Vacancy Factor	3%	\$8,085	\$8,550	\$1,095,000	
Gross Operating Income		\$261,411	\$276,450	35%	
Less: Expenses	27%	\$73,742	\$73,742		
Net Operating Income		\$187,669	\$202,708	Interest Rate: 5.500%	
Less: 1st TD Payments		(\$136,269)	(\$136,269)	Amortized over: 30	
Pre-Tax Cash Flow		\$51,399	\$66,438	Years	
Cash On Cash Return		4.7%	6.1%		
Principal Reduction		\$26,942	\$26,942	Proposed Loan Amount: \$2,000,000	
Total Potential Return (End of Year One)		7%	9%		

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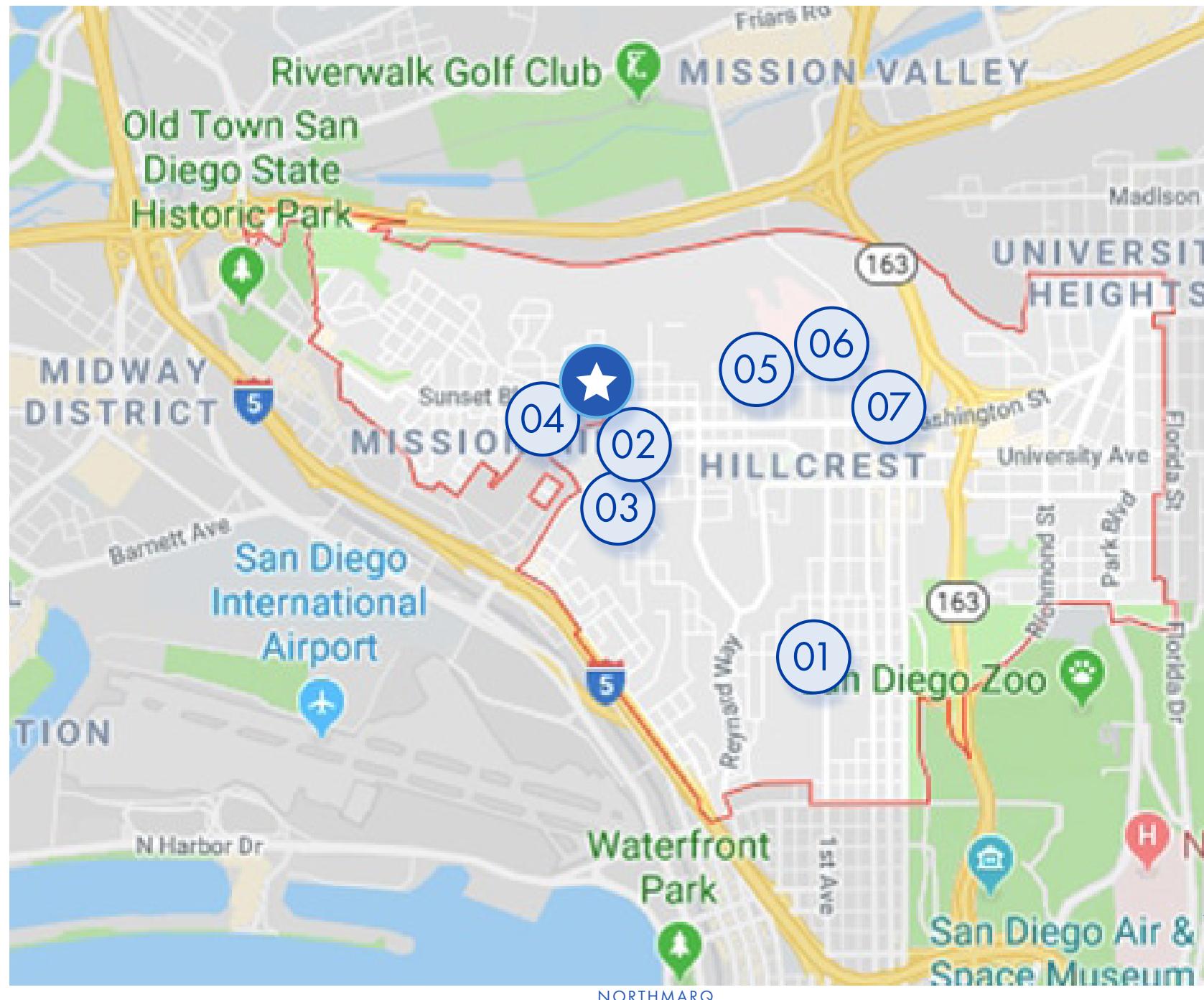
MARKET COMPARABLES



RENT COMPARABLES

#	Address	Submarket	Unit Type	Unit SF	Year Built	Rent	Avg Rent/SF	Parking
1	409 Brant St San Diego, CA 92103	Hillcrest	1X1	600	1920	\$2,000	\$3.33	One Assigned Parking Space
2	445 W University Ave San Diego, CA 92103	Hillcrest	1X1	625	1986	\$2,375	\$3.80	Garage Parking
3	1105 Sutter St San Diego, CA 92103	Mission Hills	1X1	460	1930	\$1,950	\$4.24	Some Parking
4	3962 Goldfinch St San Diego, CA 92103	Mission Hills	Studio	500	1940	\$1,795	Unknown	No Parking
5	4126 Albatross St San Diego, CA 92103	Mission Hills	Studio	300	1928	\$1,795	\$5.98	No Parking
6	4175 Bachman Pl San Diego, CA 92103	Mission Hills	Studio	420	1965	\$1,745	\$4.15	Parking Available
7	606 Washington St San Diego, CA 92103	Hillcrest	Studio	432	1985 / Renov 2017	\$2,150	\$4.98	One Assigned Parking Space

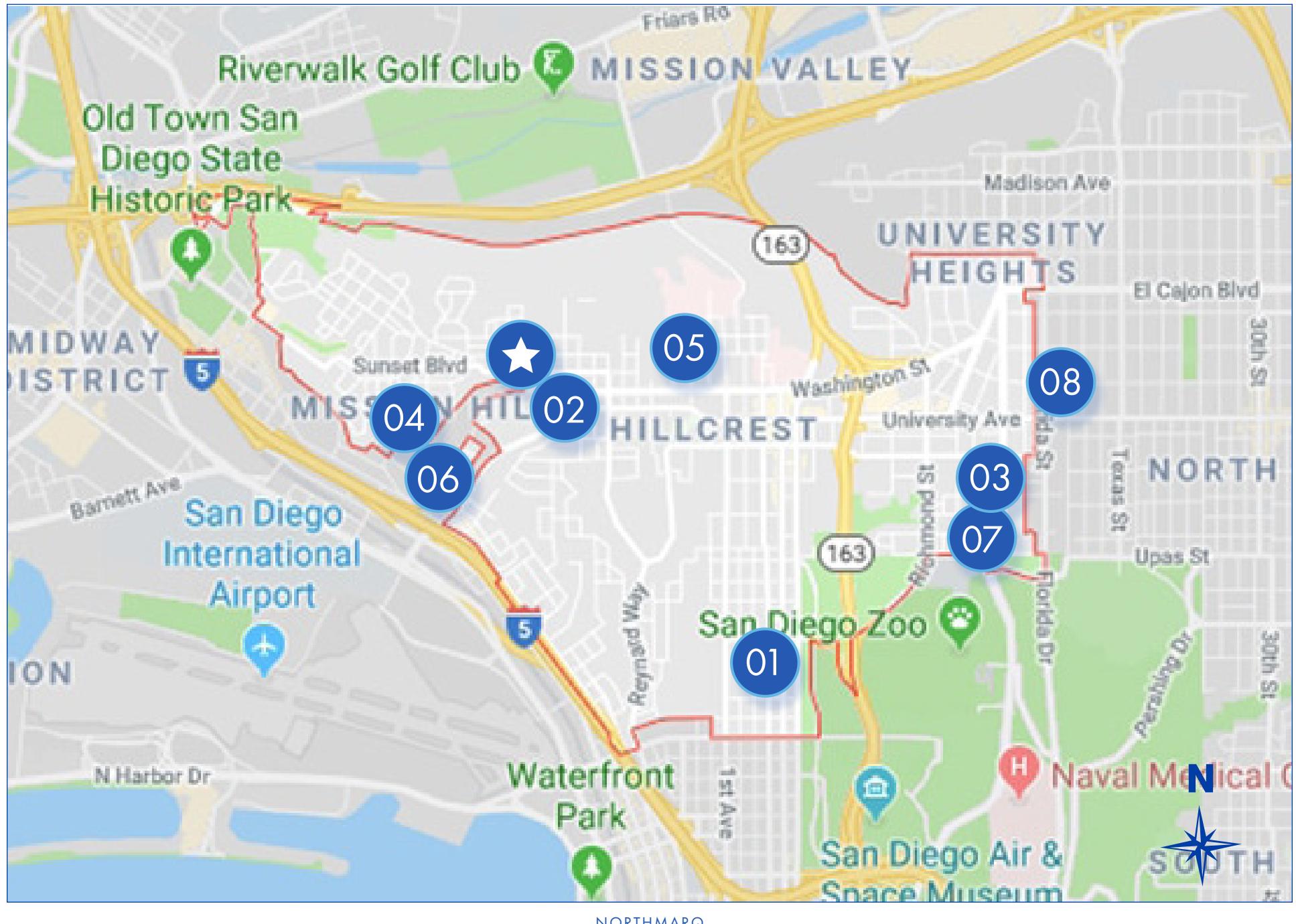
RENT COMPARABLES MAP



SALE COMPARABLES

#	Address	Submarket	Built	Units	Price	\$/Unit	\$/SF	CAP	Sold	S	1BR	2BR
1	303-321 Olive St San Diego, CA 92103	Bankers Hill	1935	10	\$3,500,000	\$350,000	\$636	4.87	2/5/2025		10	
2	3829 Eagle St San Diego, CA 92103	Hillcrest	1920	5	\$1,666,000	\$333,200	\$517	4.40	12/17/2024	1	3	1
3	3430-3434 Park Blvd San Diego, CA 92103	Hillcrest	1920	6	\$2,800,000	\$466,667	\$423		11/1/2024	6		
4	3737 Keating St San Diego, CA 92110	Mission Hills	1974	12	\$4,300,000	\$358,333	\$276	5.10	1/7/2025		4	8
5	4061-65 Front St San Diego, CA 92103	Mission Hills	1932	5	\$1,640,000	\$328,000	\$795		11/25/2024	2	2	1
6	1633-1643 Guy St San Diego, CA 92103	Mission Hills	1930	6	\$1,900,000	\$316,667	\$594	5.68	1/1/2024		5	1
7	1610-1614 Upas St San Diego, CA 92103	Uptown	1925/ Renov 2007	5	\$2,275,000	\$455,000	\$679	4.22	9/18/2024	5		
8	3935-3935 Centre St San Diego, CA 92103	Hillcrest	1927	9	\$2,900,000	\$322,222	\$600	3.08	9/13/2024	2	7	1

SALES COMPARABLES MAP





SAN DIEGO
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