

SAN DIEGO MULTIFAMILY PORTFOLIO OPPORTUNITY

A RARE OPPORTUNITY TO PURCHASE TWO STABLE MULTIFAMILY ASSETS IN CLOSE PROXIMITY

4940 COMANCHE DR - LA MESA, CA 91942



PROPERTY INFORMATION

\$4,695,000 (\$260,833 per unit)	18 Units	14: 1 Bed, 1 Bath 4: 2 Bed, 1.5 Bath	10,640 SF	20,445 SF (0.47 acres)
PRICE	# OF UNITS	UNIT MIX	SF	LOT SF

7932-40 LA MESA BLVD - LA MESA, CA 91942



PROPERTY INFORMATION

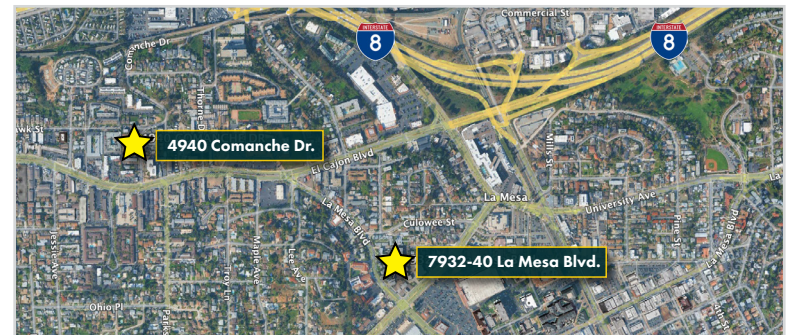
\$4,595,000	16 Multifamily, 2 Commercial	11: 1 Bed, 1 Bath, 4: 2 Bed, 1 Bath, 1 Studio	14,108 SF	18,674 SF (0.43 acres)
PRICE	# OF UNITS	UNIT MIX	SF	LOT SF

Portfolio Totals

Asking Price:	\$9,290,000
Total Multifamily Units:	34
Multifamily Blended Price/Unit:	\$264,411
Total Gross Income:	\$672,582
Potential Gross Income:	\$879,974
Blended CAP Rate:	4.7%
Projected CAP Rate:	6.9%

Portfolio Highlights

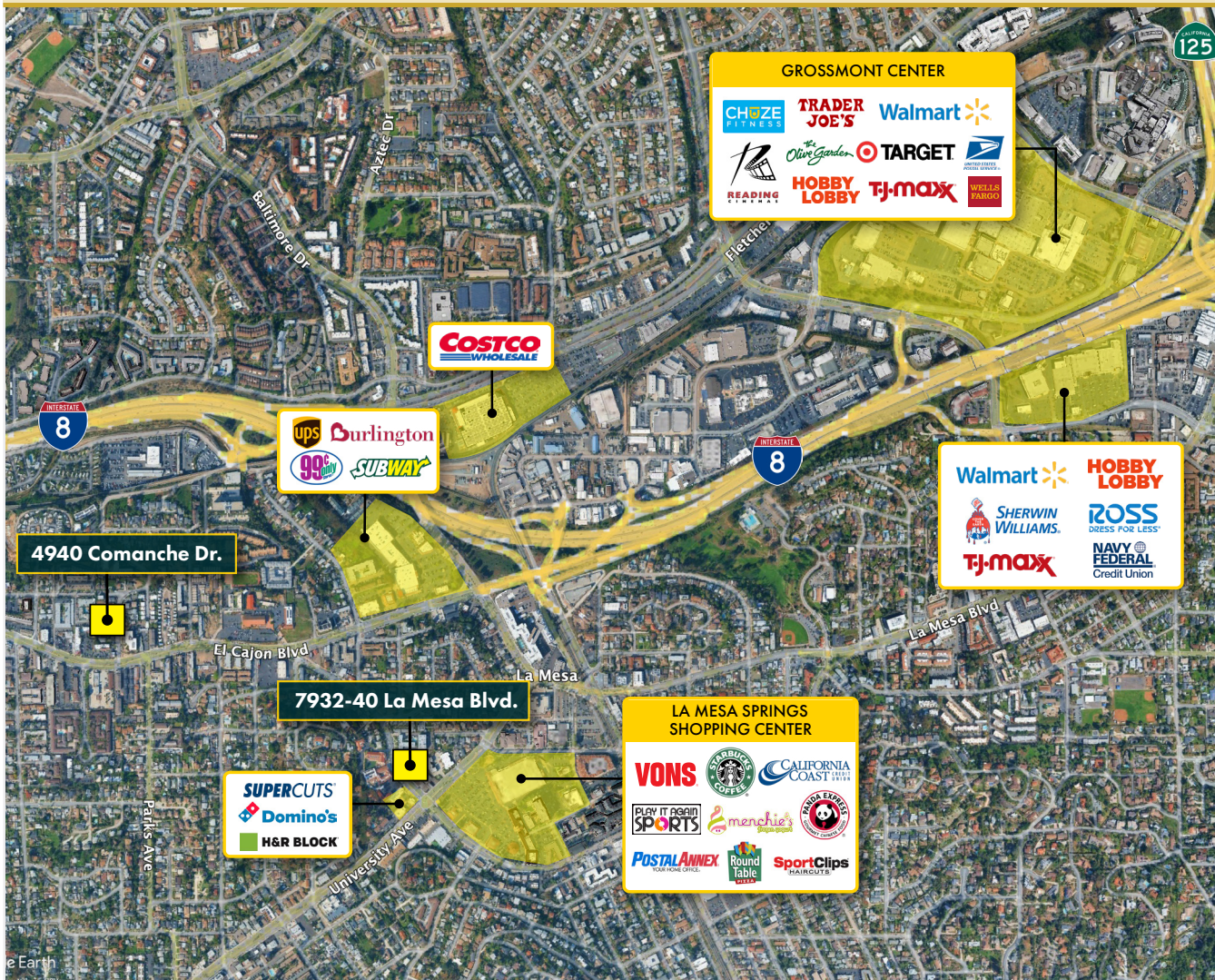
- Properties are located 0.2 miles apart
- Below market rents with value-add potential
- ADU potential
- Professionally managed
- Ample off-street parking



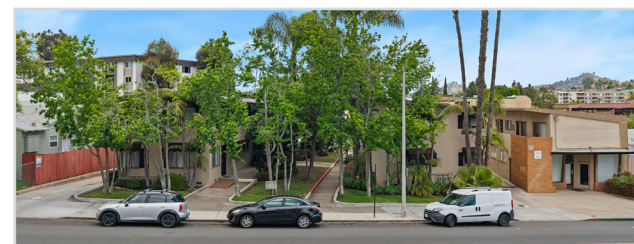
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SURROUNDING TENANTS AERIAL



Property Photos - 4940 Comanche Dr.



Property Photos - 7932-40 La Mesa Blvd.

