



5039-45 LONG BRANCH AVENUE

5039-45 LONG BRANCH, SAN DIEGO CA 92107 / SAN DIEGO, CA 92107



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5039-45 LONG BRANCH AVENUE



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I | PROPERTY INFORMATION

ACRE INVESTMENT REAL ESTATE SERVICES

11236 EL CAMINO REAL SUITE 100 | SAN DIEGO, CA 92130
WWW.ACRECOMMERCIAL.COM

CHRISTOPHER SARVER

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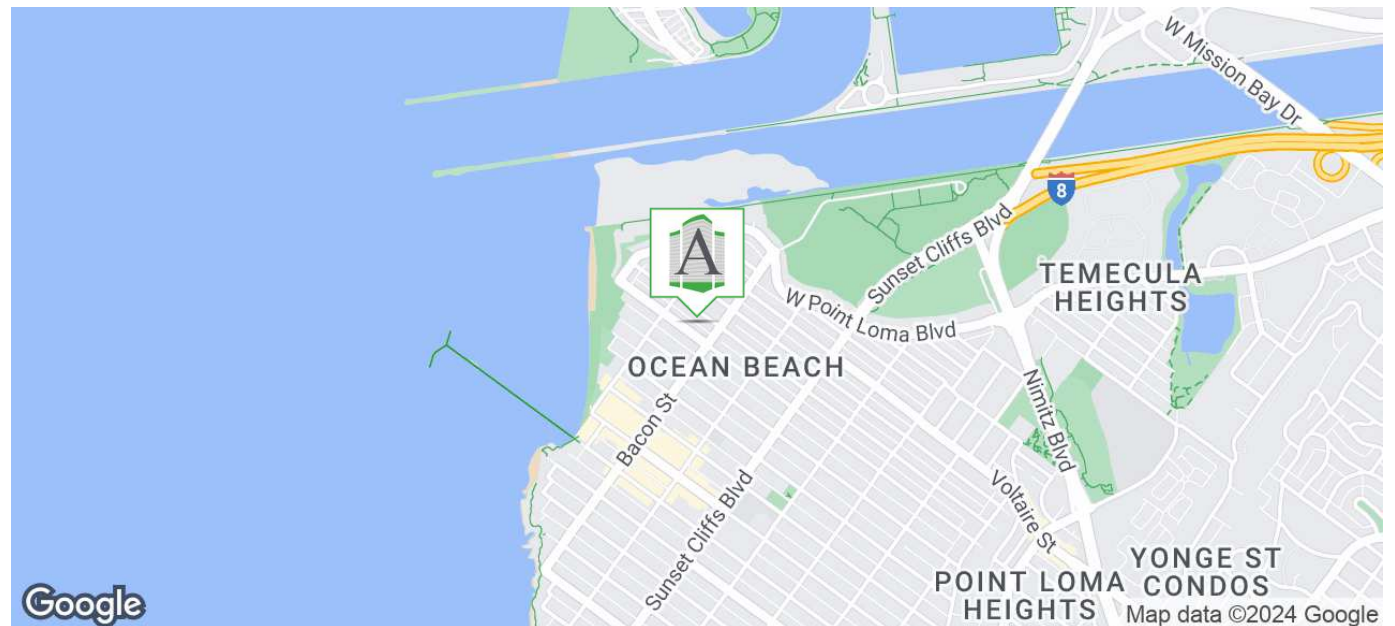
EXECUTIVE SUMMARY

5039-45 LONG BRANCH AVENUE



OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$2,195,000 |
| Number Of Units: | 4 |
| Price / Unit: | \$548,750 |
| Price / SF: | \$685.94 |
| Cap Rate: | 3.48% |
| Building Size: | 3,200 SF |
| Lot Size: | 4,131 SF |
| Year Built: | 1958 |
| Market: | Ocean Beach |



INVESTMENT OVERVIEW

5039-45 LONG BRANCH AVENUE



PROPERTY OVERVIEW

ACRE is proud to present 5039-45 Long Branch Avenue, a rare opportunity to acquire four large ~800 sf two bed/ one bath units situated just a short two-block stroll from the shoreline in Ocean Beach. Located on a 4,131 square foot lot, the property features updated units, a gated common area courtyard, patios in select units, four off-street parking spaces and on-site laundry. The adjacent fourplex is also for sale, separate parcel number 448-114-08-00, contact listing agent for details.

INVESTMENT HIGHLIGHTS

5039-45 LONG BRANCH AVENUE



PROPERTY HIGHLIGHTS

- Irreplaceable Ocean Beach Location Two Blocks to the Ocean
- Desirable Unit Mix of Large ~800SF Two Bed/One Bath Units
- Upgraded Units, Four Off-Street Parking Spaces, On-Site Laundry
- Common Area Courtyard, Patios on Select Units
- Steps to Dining, Shopping and Entertainment
- Opportunity to Buy Mirrored Property at 5047-49 Long Branch Avenue



PROPERTY PHOTOS

5039-45 LONG BRANCH AVENUE





II | PROPERTY DESCRIPTION

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PROPERTY DETAILS

5039-45 LONG BRANCH AVENUE



SALE PRICE

\$2,195,000

LOCATION INFORMATION

| | |
|-------------------------|--|
| BUILDING NAME | 5039-45 Long Branch Avenue |
| STREET ADDRESS | 5039-45 Long Branch, San Diego Ca 92107 |
| CITY, STATE, ZIP | San Diego, CA 92107 |
| COUNTY | San Diego |
| MARKET | Ocean Beach |
| SUB-MARKET | Ocean Beach |

BUILDING INFORMATION

| | |
|-------------------------|-------------|
| BUILDING SIZE | 3,200 SF |
| NOI | \$76,423.00 |
| CAP RATE | 3.48 |
| NUMBER OF FLOORS | 2 |
| YEAR BUILT | 1958 |

PROPERTY INFORMATION

| | |
|-------------------------|-----------------|
| PROPERTY TYPE | Multifamily |
| PROPERTY SUBTYPE | Low-Rise/Garden |
| ZONING | R-4 |
| LOT SIZE | 4,131 SF |
| APN # | 448-114-09-00 |

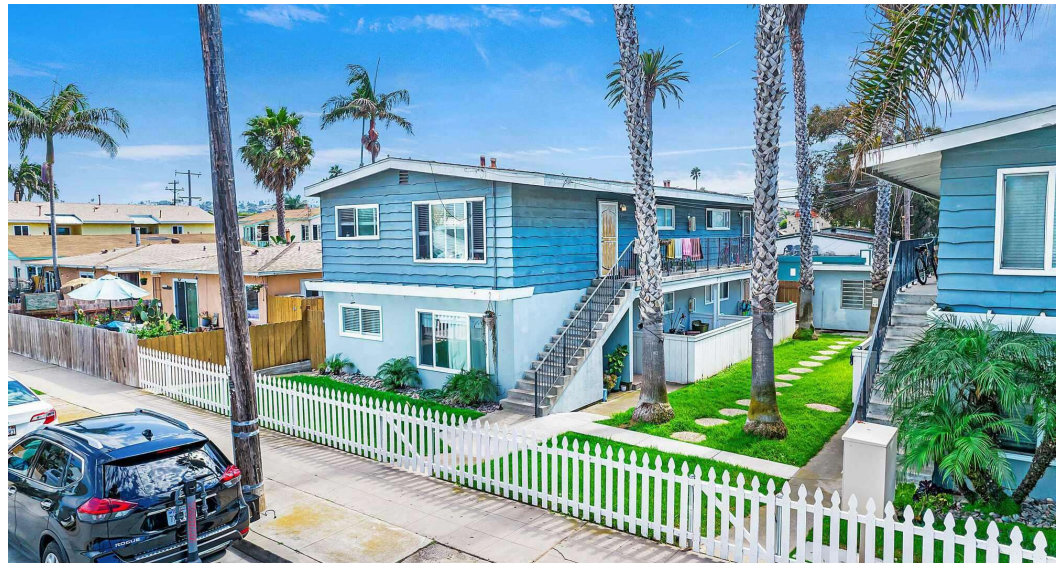
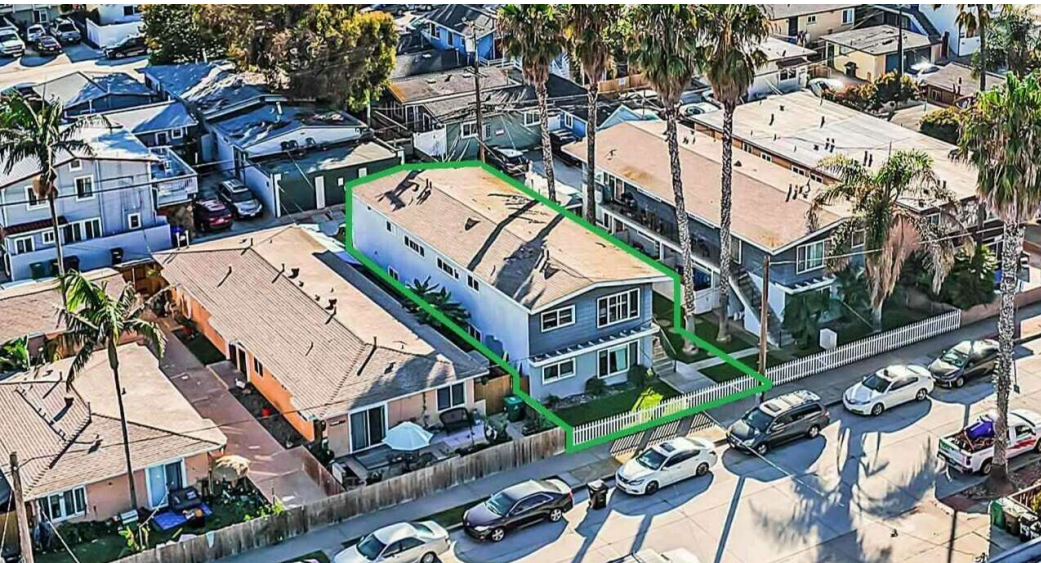
PARKING & TRANSPORTATION

| | |
|---------------------|---------|
| PARKING TYPE | Surface |
|---------------------|---------|

UTILITIES & AMENITIES

PROPERTY PHOTOS

5039-45 LONG BRANCH AVENUE





III | LOCATION INFORMATION

ACRE INVESTMENT REAL ESTATE SERVICES

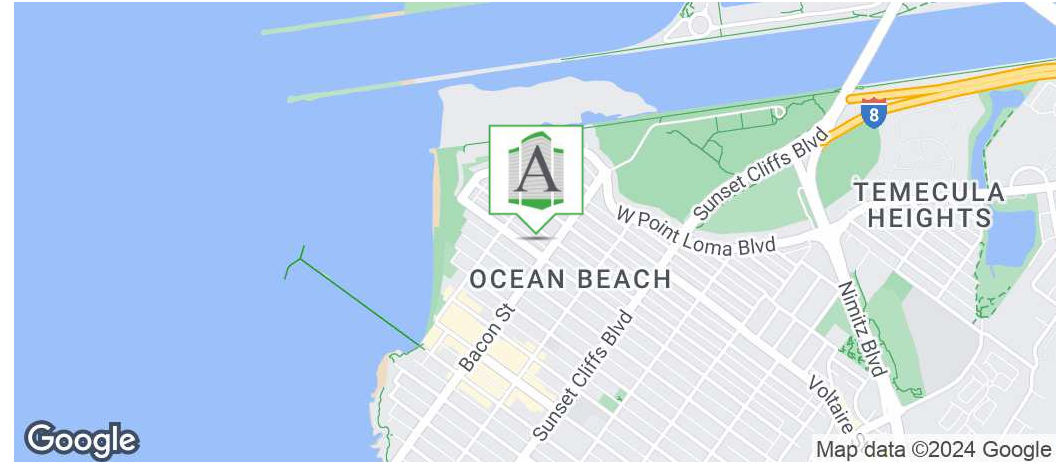
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LOCATION OVERVIEW

5039-45 LONG BRANCH AVENUE



LOCATION OVERVIEW

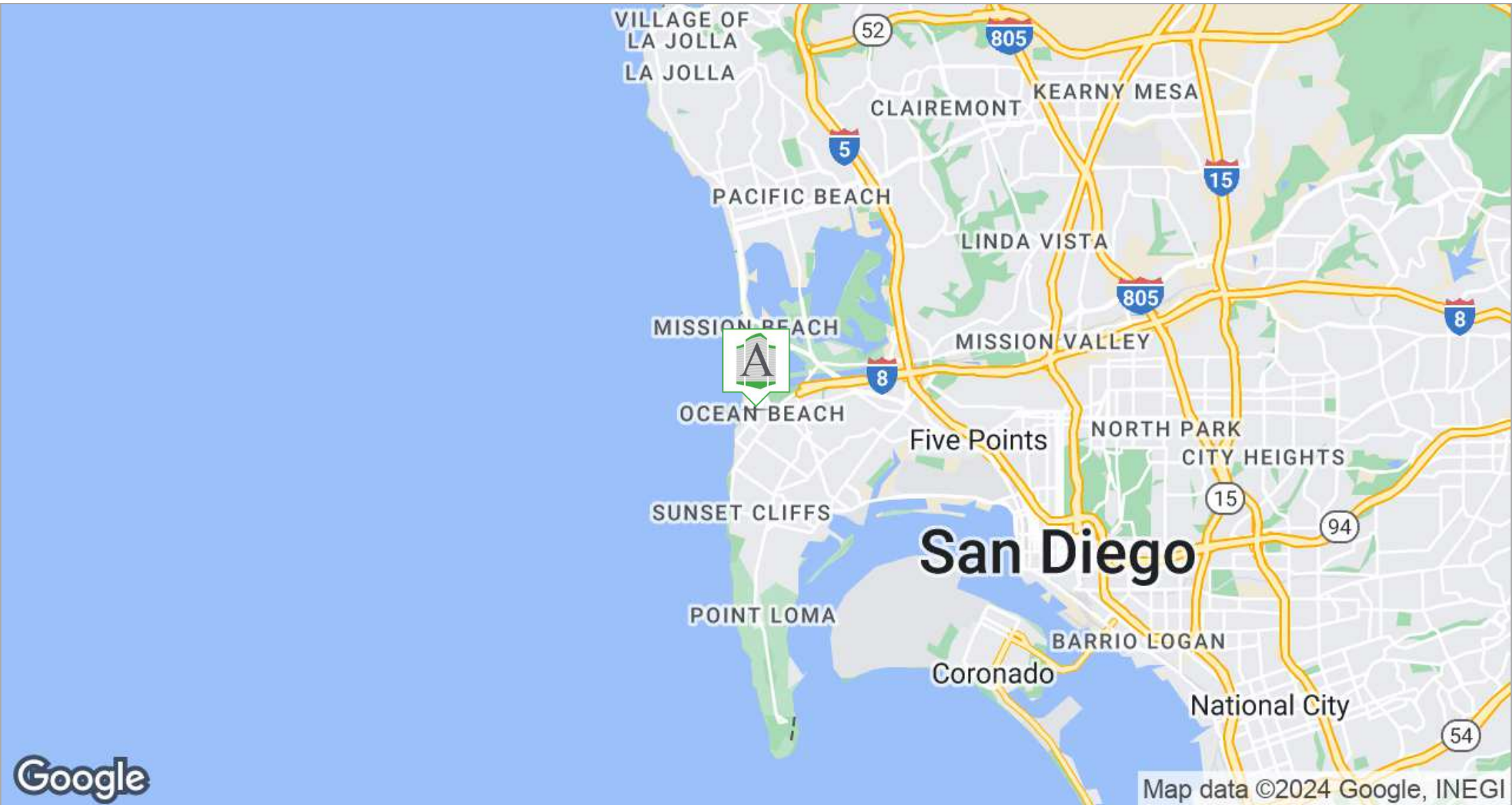
Ocean Beach is a quaint beach community located in Central San Diego known for its beautiful beaches and thriving restaurant and entertainment scene. Ocean Beach lies on the Pacific Ocean at the estuary of the San Diego River, at the western terminus of Interstate 8. Located about 7 miles (11 km) northwest of Downtown San Diego, it sits south of Mission Bay and Mission Beach and directly north of Point Loma. The O.B. community planning area comprises about 1 square mile (742 acres), bounded on the north by the San Diego River, on the west by the Pacific Ocean, on the east by Froude St., Seaside St. and West Point Loma Boulevard, and on the south by Adair Street.

DEMOGRAPHICS

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|----------|
| Total Households | 1,572 | 3,726 | 10,748 |
| Total Population | 2,608 | 6,592 | 19,896 |
| Average HH Income | \$67,405 | \$77,977 | \$87,318 |

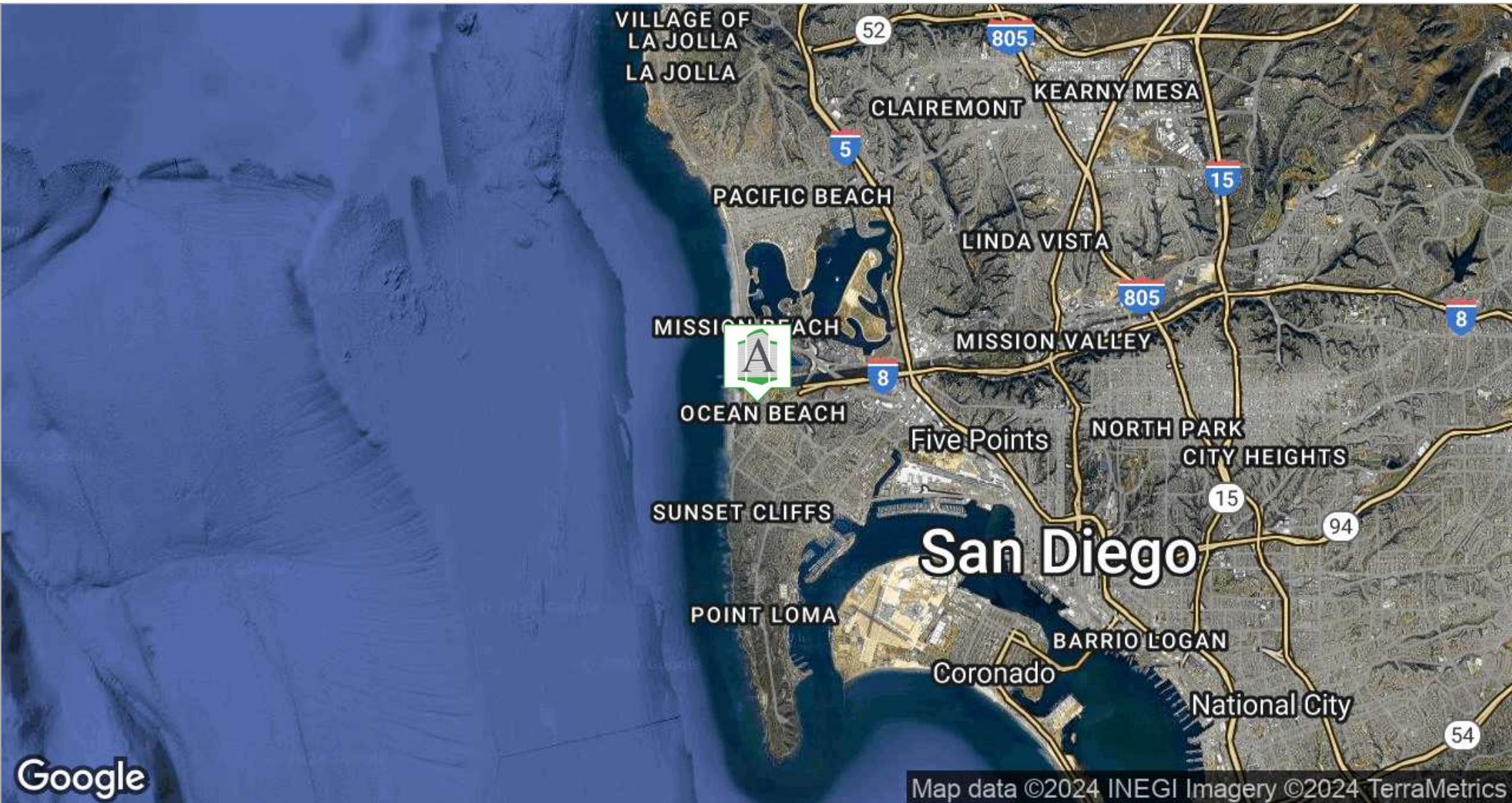
REGIONAL MAP

5039-45 LONG BRANCH AVENUE



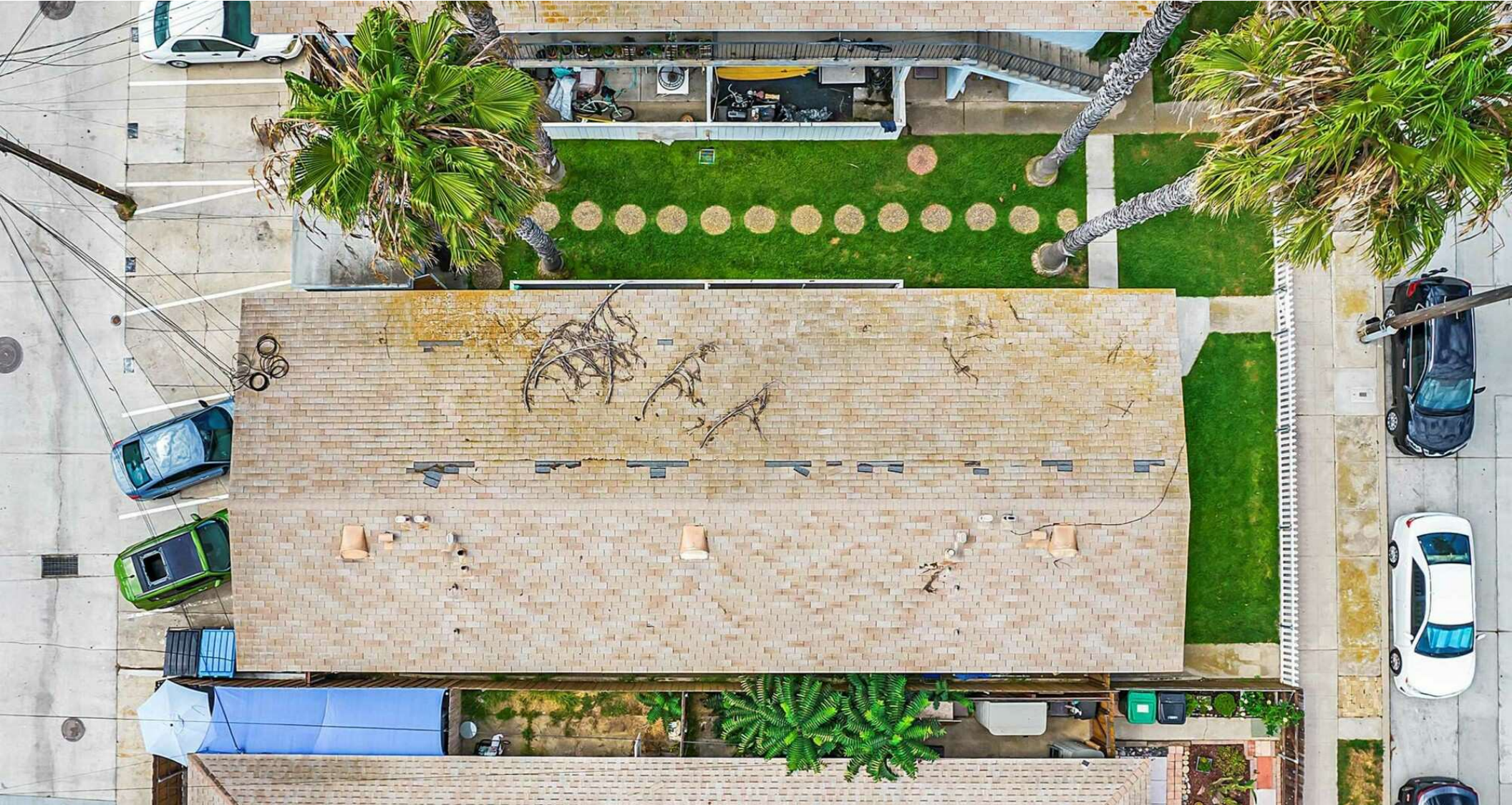
LOCATION MAPS

5039-45 LONG BRANCH AVENUE



AERIAL

5039-45 LONG BRANCH AVENUE



RETAILER MAP

5039-45 LONG BRANCH AVENUE





IV | FINANCIAL ANALYSIS

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UNIT MIX SUMMARY

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| UNIT TYPE | BEDS | BATHS | COUNT | % OF TOTAL | SIZE SF | RENT | RENT/SF | MARKET RENT | MARKET RENT/SF |
|------------------------|------|-------|----------|-------------|---------------|----------------|---------------|----------------|----------------|
| 5039 | 2 | 1 | 1 | 25% | 800 SF | \$2,750 | \$3.44 | \$3,000 | \$3.75 |
| 5041 | 2 | 1 | 1 | 25% | 800 SF | \$2,750 | \$3.44 | \$3,000 | \$3.75 |
| 5043 | 2 | 1 | 1 | 25% | 800 SF | \$2,600 | \$3.25 | \$3,000 | \$3.75 |
| 5045 | 2 | 1 | 1 | 25% | 800 SF | \$2,750 | \$3.44 | \$3,000 | \$3.75 |
| TOTALS/AVERAGES | | | 4 | 100% | 800 SF | \$2,713 | \$3.39 | \$3,000 | \$3.75 |

FINANCIAL SUMMARY

5039-45 LONG BRANCH AVENUE



| INVESTMENT OVERVIEW | ACTUAL | PRO-FORMA |
|----------------------------|---------------|------------------|
| Price | \$2,195,000 | \$2,195,000 |
| Price per Unit | \$548,750 | \$548,750 |
| GRM | 16.86 | 15.24 |
| CAP Rate | 3.48% | 4.16% |
| Cash-on-Cash Return (yr 1) | -11.25 % | -8.52 % |
| Total Return (yr 1) | -\$46,531 | -\$31,573 |
| Debt Coverage Ratio | 0.55 | 0.66 |

| OPERATING DATA | ACTUAL | PRO-FORMA |
|------------------------|---------------|------------------|
| Gross Scheduled Income | \$130,200 | \$144,000 |
| Other Income | \$0 | \$2,400 |
| Total Scheduled Income | \$130,200 | \$146,400 |
| Vacancy Cost | \$3,906 | \$4,320 |
| Gross Income | \$126,294 | \$142,080 |
| Operating Expenses | \$49,871 | \$50,699 |
| Net Operating Income | \$76,423 | \$91,381 |
| Pre-Tax Cash Flow | -\$61,707 | -\$46,749 |

| FINANCING DATA | ACTUAL | PRO-FORMA |
|----------------------------|---------------|------------------|
| Down Payment | \$548,750 | \$548,750 |
| Loan Amount | \$1,646,250 | \$1,646,250 |
| Debt Service | \$138,130 | \$138,130 |
| Debt Service Monthly | \$11,510 | \$11,510 |
| Principal Reduction (yr 1) | \$15,175 | \$15,175 |

INCOME & EXPENSES

5039-45 LONG BRANCH AVENUE



| INCOME SUMMARY | ACTUAL | PER SF | PRO-FORMA | PER SF |
|-----------------------------|------------------|----------------|------------------|----------------|
| Gross Income | \$126,294 | \$39.47 | \$142,080 | \$44.40 |
| EXPENSE SUMMARY | ACTUAL | PER SF | PRO-FORMA | PER SF |
| Property Taxes | \$26,935 | \$8.42 | \$26,935 | \$8.42 |
| Water & Sewer | \$2,900 | \$0.91 | \$2,900 | \$0.91 |
| Insurance | \$3,000 | \$0.94 | \$3,000 | \$0.94 |
| Repairs & Maintenance | \$3,000 | \$0.94 | \$3,000 | \$0.94 |
| Landscaping | \$1,200 | \$0.38 | \$1,200 | \$0.38 |
| SDG&E | \$632 | \$0.20 | \$632 | \$0.20 |
| Trash | \$4,392 | \$1.37 | \$4,392 | \$1.37 |
| MGMT Fee @ 6% | \$7,812 | \$2.44 | \$8,640 | \$2.70 |
| Gross Expenses | \$49,871 | \$15.58 | \$50,699 | \$15.84 |
| Net Operating Income | \$76,423 | \$23.88 | \$91,381 | \$28.56 |



V | DEMOGRAPHICS

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DEMOGRAPHICS REPORT

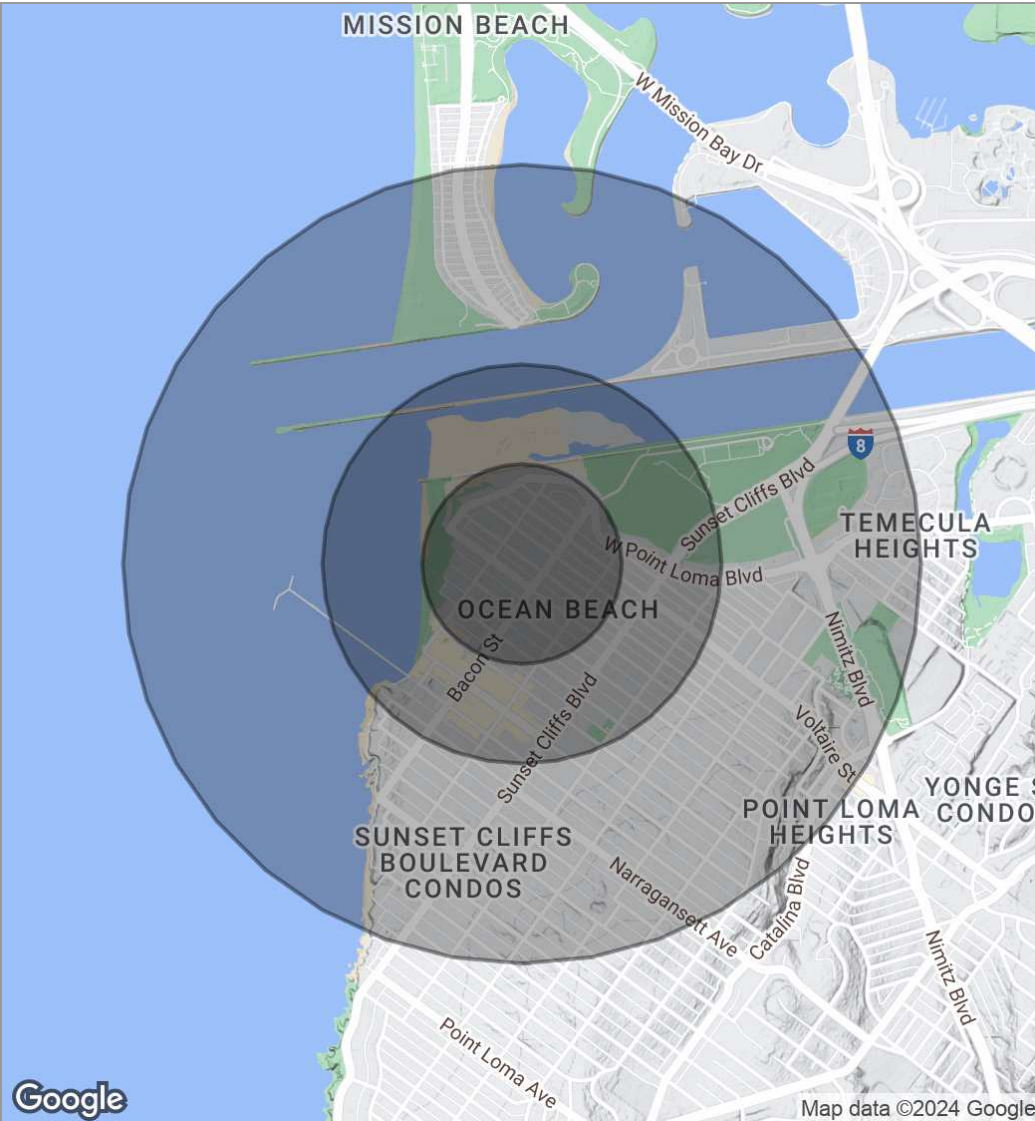
5039-45 LONG BRANCH AVENUE



| | 0.25 MILES | 0.5 MILES | 1 MILE |
|------------------------------------|------------|-----------|-----------|
| Total population | 2,608 | 6,592 | 19,896 |
| Median age | 33.0 | 34.5 | 35.9 |
| Median age (male) | 35.0 | 36.6 | 37.3 |
| Median age (female) | 30.8 | 33.2 | 34.9 |
| Total households | 1,572 | 3,726 | 10,748 |
| Total persons per HH | 1.7 | 1.8 | 1.9 |
| Average HH income | \$67,405 | \$77,977 | \$87,318 |
| Average house value | \$460,513 | \$660,635 | \$776,136 |
| Total Population - White | 2,140 | 5,478 | 16,435 |
| % White | 82.1% | 83.1% | 82.6% |
| Total Population - Black | 135 | 248 | 509 |
| % Black | 5.2% | 3.8% | 2.6% |
| Total Population - Asian | 59 | 177 | 523 |
| % Asian | 2.3% | 2.7% | 2.6% |
| Total Population - Hawaiian | 32 | 84 | 177 |
| % Hawaiian | 1.2% | 1.3% | 0.9% |
| Total Population - American Indian | 12 | 32 | 157 |
| % American Indian | 0.5% | 0.5% | 0.8% |
| Total Population - Other | 61 | 136 | 651 |
| % Other | 2.3% | 2.1% | 3.3% |
| Total Population - Hispanic | 348 | 869 | 3,084 |
| % Hispanic | 13.3% | 13.2% | 15.5% |

DEMOGRAPHICS MAP

5039-45 LONG BRANCH AVENUE



| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total population | 2,608 | 6,592 | 19,896 |
| Median age | 33.0 | 34.5 | 35.9 |
| Median age (male) | 35.0 | 36.6 | 37.3 |
| Median age (Female) | 30.8 | 33.2 | 34.9 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total households | 1,572 | 3,726 | 10,748 |
| # of persons per HH | 1.7 | 1.8 | 1.9 |
| Average HH income | \$67,405 | \$77,977 | \$87,318 |
| Average house value | \$460,513 | \$660,635 | \$776,136 |
| ETHNICITY (%) | 0.25 MILES | 0.5 MILES | 1 MILE |
| Hispanic | 13.3% | 13.2% | 15.5% |
| RACE (%) | 0.25 MILES | 0.5 MILES | 1 MILE |
| White | 82.1% | 83.1% | 82.6% |
| Black | 5.2% | 3.8% | 2.6% |
| Asian | 2.3% | 2.7% | 2.6% |
| Hawaiian | 1.2% | 1.3% | 0.9% |
| American Indian | 0.5% | 0.5% | 0.8% |
| Other | 2.3% | 2.1% | 3.3% |

* Demographic data derived from 2020 ACS - US Census

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