

**3959 Normal street
San Diego California 92103
PRICE REDUCED!**



\$4,250,000
9 units
In the heart of Hillcrest

exp
REALTY
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Property Summary

9 Units Total :

6 1BD/1BA

3 2BD/1BA

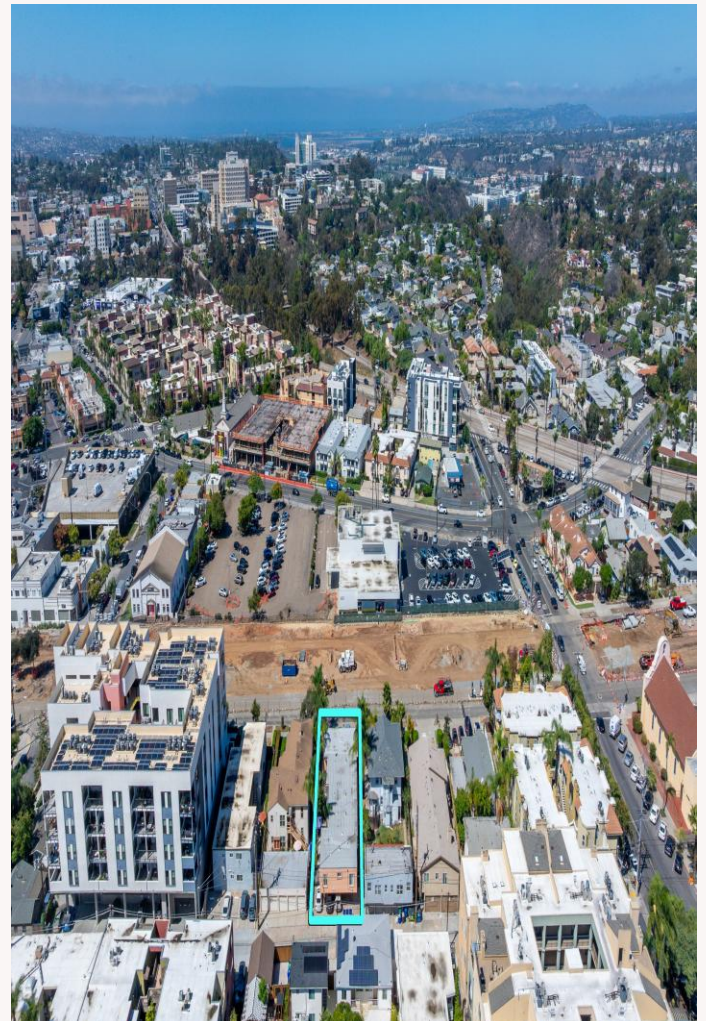
9 off street parking spaces

APN: 445-641-08-00

Building: 5952SF

Lot: 6991SF

High rental demand



Buyer to verify all information

PRIME MULTIFAMILY INVESTMENT IN HILLCREST

INVESTMENT OVERVIEW

An incredible opportunity to own a nine-unit multifamily property in the heart of Hillcrest, one of San Diego's most dynamic and sought-after neighborhoods. This well-maintained asset offers a strong income stream, excellent location, and long-term investment stability.

- Centrally located near Balboa Park, Freeway 163, and Freeway 805
- Steps away from Hillcrest's vibrant dining, shopping, and nightlife scene
- Highly walkable area with excellent tenant demand

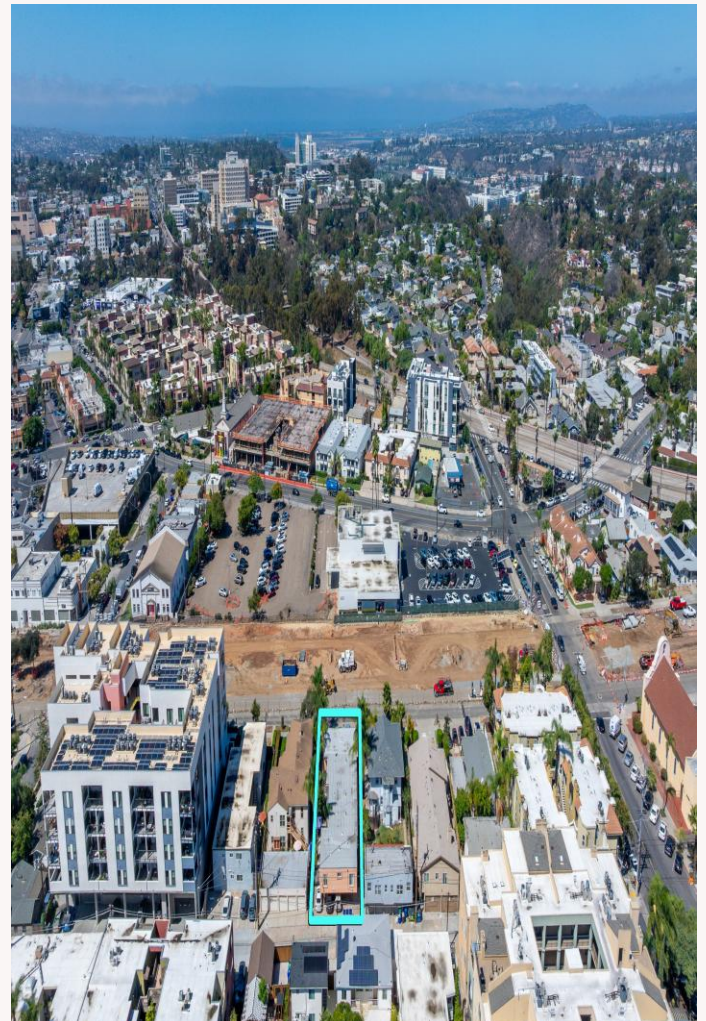
Positioned in one of San Diego's most desirable rental markets, 3959 Normal Street provides investors with steady cash flow, strong market fundamentals, and significant appreciation potential. This property is perfectly suited to capture Hillcrest's continued growth and enduring tenant demand.



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FINANCIAL SUMMARY

- **Gross Annual Income: \$208,673**
 - **Real Estate Taxes: \$56,250**
 - **Insurance: \$11,465**
 - **Management: \$9,151**
 - **Utilities: \$1,800.09**
 - **Maintenance: \$7,099**
 - **Total Expenses: \$98,089**
- **Net Operating Income (NOI): \$110,584**



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