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# -630 W Washington Street

SAN DIEGO, CA 92103





## 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.





**INCOME** 





#### PROPERTY SUMMARY

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



Priced to Sell at \$3,195,000 and \$266,250 Per Unit.

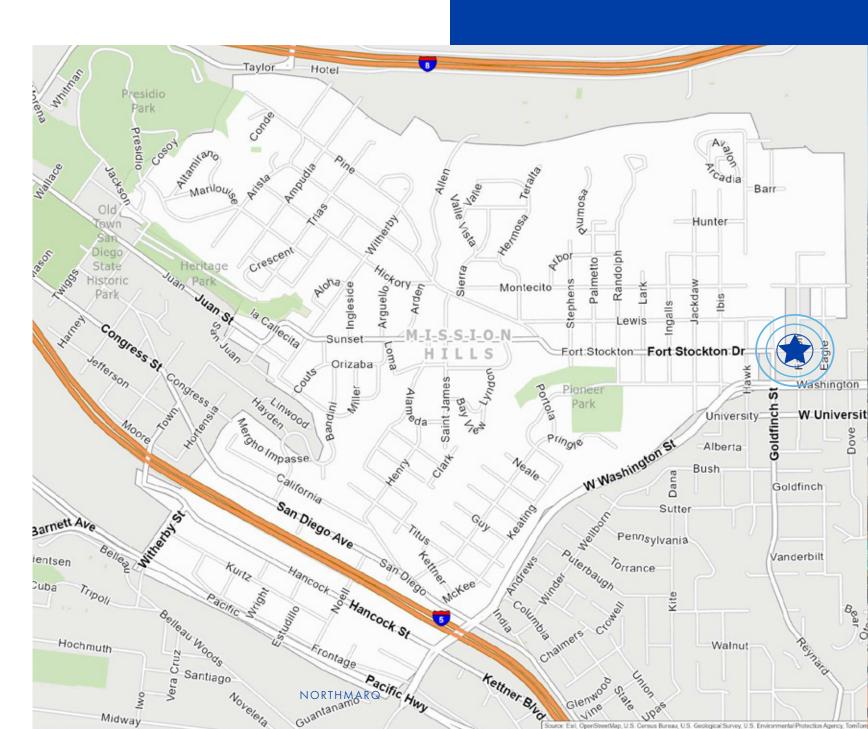








# OCATION MAPS





# 630 W Washington Street

SAN DIEGO, CALIFORNIA 92103





# FINANCIAL ANALYSIS



630 W WASHINGTON

#### 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

UNITS	ADDRESS	ADDRESS CITY ZIP			
12	630 W Washington St San Die		92103		
	GRM		CAP	RATE	
PRICE	CURRENT MARKET		CURRENT	MARKET	\$/UNIT
\$3,195,000	11.9	11.2	5.84%	6.31%	\$266,250

	\$266,250		% 6.31%	11.2 5.8		11.9	\$3,195,000
	ROX.)	YEAR BUILT (APP	,	PARCEL SIZE (APPROX.)	ROX)	GROSS SF (APPR	\$/SF (APPROX.)
		1913		4,701		6,688 5,660	\$477.72
<u>;</u>	ERATING EXPENSES	TED ANNUAL OP	ESTIMA		DETAIL	INCOME D	
\$ 13,47	Management (Off Site)	\$0	Advertising	TOTAL	RENT	TYPE	# UNITS
\$	Management (On Site)	\$0	Elevator		Average Rents	Estimated Actual A	
\$ 13	Licenses & Fees	\$5,578	SDGE	\$7,936	\$1,984	1BR/1BA	4
\$	Miscellaneous	\$3,633	Water & Sewer	\$5,301	\$1,767	LARGE STUDIO	3
\$	Reserves	\$2,405	Landscaping/Cleaning	\$8,560	\$1,712	STUDIO	5
\$	Pool	\$0	Trash Removal	\$661		JBS Income	Other/Laundry/Rl
\$3,00	Insurance	\$608	Pest Control	\$22,458		Income	Total Monthly
\$39,29	Taxes	\$6,830	Maintenance		rket Rents	Estimated Ma	
				\$8,400	\$2,100	1BR/1BA	4
\$74,97	ed):	xpenses (estimat	Total Annual Operating I	\$5,550	\$1,850	LARGE STUDIO	
				\$9,000	\$1,800	STUDIO	5
. ,	Unit		Expenses Per:	\$800	, ,,,,,	JBS Income	Other/Laundry/Rl
28	% of Actual GSI			\$23,750			Total Monthly
	G SUMMARY	FINANCIN			RATING PROFOR	ATED ANNUAL OPE	
				Market	Actual		
\$1,100,000		Downpayment:		\$285,000	\$269,496		ross Scheduled Income
34%				\$8,550	\$8,085	3%	ss: Vacancy Factor
	5.500%	Interest Rate:		\$276,450	\$261,411		ross Operating Income
Years	30	Amortized over:		\$74,972	\$74,972	28%	ss: Expenses
\$2,095,00		ed Loan Amount:	Propos	\$201,478	\$186,439	2378	et Operating Income
				(\$142,742)	(\$ 142,742)		ss: 1st TD Payments
		Coverage Ratio:	Deb	\$58,736	\$43,697		e-Tax Cash Flow
	1.31	Current:		5.3%	4.0%		ash On Cash Return
	1.41	Market:	PRTHMARQ	¢20,222	\$28,222		incipal Reduction
				Y	¥ ~ ~ / ~ ~ ~		

## 630 W Washington Street

SAN DIEGO, CALIFORNIA 92103



## MARKET COMPARABLES

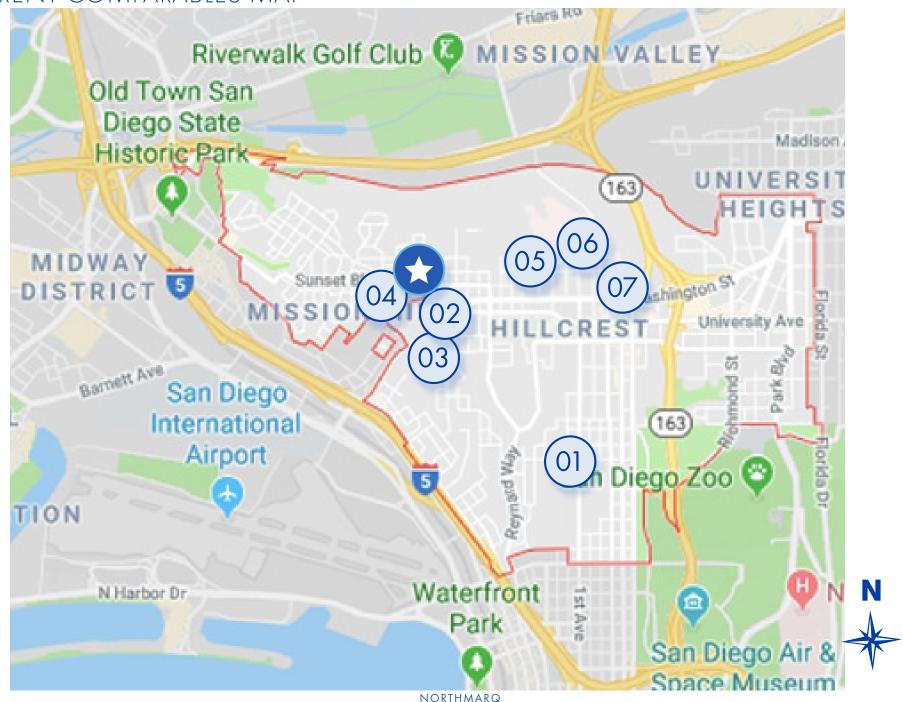




#### RENT COMPARABLES

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

#### RENT COMPARABLES MAP



#### SALE COMPARABLES

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



#### SALES COMPARABLES MAP

