



4629 Bancroft Street

San Diego, CA 92116

Eight-Unit Pride of Ownership Property in Normal Heights



BANCROFT ST

*PROPERTY LINES ARE ESTIMATES.

[Watch Property Video](#)

CONTACT

Mark Morgan SENIOR VICE PRESIDENT

619.300.9070 CalBRE# 01339919 morgan@scc1031.com

www.scc1031.com



Executive Summary	03
Property Information	06
Location Overview	12
Financial Analysis	15
Comparables	19
Demographics	31
Advisor Bios	33

All materials and information received or derived from South Coast Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither South Coast Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. South Coast Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. South Coast Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. South Coast Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by South Coast Commercial in compliance with all applicable fair housing and equal opportunity laws.



SOUTH COAST
COMMERCIAL



CORFAC
INTERNATIONAL

4629 BANCROFT STREET

Executive Summary

THE OFFERING

 **4629 Bancroft Street**
STREET ADDRESS

 **\$2,895,000**
LISTING PRICE

South Coast Commercial is pleased to present 4629 Bancroft Street, an eight-unit multifamily property located in the heart of San Diego's highly desirable Normal Heights neighborhood. The property comprises of a mix of one and two-bedroom units, six of which have been extensively renovated with modern finishes and amenities. Positioned just a half block south of Adams Avenue, residents enjoy easy access to the area's restaurants, shops, and entertainment, along with convenient connectivity to major transit routes and employment centers across San Diego.

With current rents approximately 12% to 15% below market, the property offers immediate potential for income growth. Additional upside can be realized by converting the two double garages into Accessory Dwelling Units (ADUs) or implementing a garage fee structure. Supported by strong tenant demand, a proven operating history, and clear avenues for value enhancement, 4629 Bancroft Street represents a rare opportunity to acquire a pride-of-ownership multifamily asset in one of San Diego's most sought after rental markets.

OFFERING SUMMARY



8
UNITS



6,258 SF
LOT SIZE



4,816 SF
BUILDING SIZE



\$129,911
NOI



4.5%
CAP RATE



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

INVESTMENT HIGHLIGHTS



Optimized Unit Mix

Eight one and two-bedroom units support flexible leasing and lower vacancy risk



Renovated Units

Six of eight units feature modern upgrades throughout, including updated kitchens, bathrooms, and finishes



Minimal Upkeep

Low-maintenance landscaping and durable building systems reduce operating costs and support long-term performance



Value-Add Opportunity

Rents are 12%-15% below market with potential upside through ADU conversions or garage leasing



Central Location

Steps from Adams Avenue and minutes from Downtown, Balboa Park, and key San Diego employment and cultural hubs



Strong Market Fundamentals

Limited multifamily supply in a highly desirable submarket with consistent rental demand



Premium Amenities

Gated access, cashless laundry facilities, and ample parking including two double garages

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS



SOUTH COAST
COMMERCIAL

CORFAC
INTERNATIONAL

PROFESSIONALLY
MANAGED BY
Sterling Investments
Management Corp.
(619) 260-3000
www.sterlingimc.com

4629 BANCROFT STREET

Property Information

THE PROPERTY AT A GLANCE



8
UNITS



6,258 SF
LOT SIZE



4,816 SF
BUILDING SIZE



\$129,911
NOI



4.5%
CAP RATE



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

PROPERTY DESCRIPTION

4629 Bancroft Street is a well-maintained eight-unit multifamily property that exemplifies pride of ownership, ideally situated just a half block south of Adams Avenue in the highly desirable Normal Heights neighborhood of San Diego, California.

The property occupies a 6,998 square foot lot with 4,816 square feet of net rentable area and offers a mix of one and two-bedroom units. Six apartments feature granite countertops, modern kitchen and bathroom cabinetry, tile showers, and stainless steel appliances, complemented by wood-look laminate flooring and dual-pane windows. The remaining two units, while not fully renovated, are in excellent condition with matching flooring, maintaining a cohesive and appealing aesthetic throughout the building.

Amenities include secured gated access, 2 two-car garages, 5 open parking spaces, a cashless laundry facility, and low-maintenance landscaping. The building has been carefully maintained with a new main electrical panel, durable roof, exterior painting, and a completed balcony inspection. Combining modern upgrades, consistent upkeep, and a vibrant location just steps from Adams Avenue's shops, restaurants, and entertainment, 4629 Bancroft Street offers investors a rare opportunity to own a highly desirable asset in one of Normal Heights' most sought-after neighborhoods.



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

PROPERTY DESCRIPTION



PROPERTY DETAILS

4629 Bancroft Street
San Diego, CA 92116

PROPERTY ADDRESS

439-432-24

APN

Lot Size	6,258 SF
Zoning	RM-1-2 (Residential - Multiple Unit)
Building Size	4,816 SF
Year Built/Renovated	1967
Units	8
Stories	2
Parking	4 Garage Spaces + 6 Surface Spaces

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

EXTERIOR PHOTOS



AMENITIES

- Secure gated access
- Two 2-car garages
- New electrical main panel (2025)
- Renovated Laundry Room with cashless pay app
- Owned laundry equipment
- New 50-year roof (2016)
- New exterior paint (2023)
- New building re-piped plumbing (2015)
- Building Tented for termites (2021)
- Completed Balcony Inspection - Passed (2025)

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

INTERIOR PHOTOS



- 6 of 8 units fully renovated
- Dual Pane Windows
- New white shaker kitchen cabinets
- New granite countertops
- New bathroom cabinets and granite countertops

- New stainless steel appliance package including: Dishwashers, microwaves, refrigerators, and stoves
- New bathroom specialty tiled shower surrounds
- New wood laminate flooring throughout

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS



SOUTH COAST
COMMERCIAL



CORFAC
INTERNATIONAL

4629 BANCROFT STREET

Location Overview

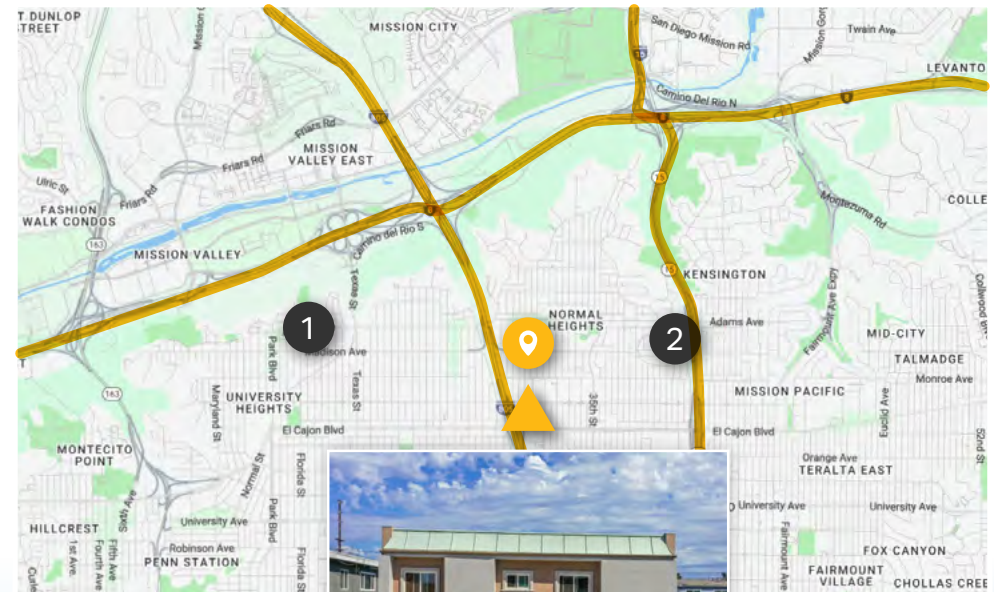
LOCATION OVERVIEW

URBAN VILLAGE WITH HISTORIC CHARM – NORMAL HEIGHTS' CENTRAL SAN DIEGO APPEAL

Normal Heights is a lively neighborhood located about seven miles northeast of Downtown San Diego, between Mission Valley and North Park. Developed in the early 1900s as a streetcar suburb, it still features many of its original Craftsman-style homes and tree-lined streets. The main corridor, Adams Avenue, serves as the heart of the community, filled with local cafés, vintage shops, restaurants, and music venues that give the area a creative, small-town feel within the city.

The neighborhood offers excellent access to the rest of San Diego, bordered by **Interstates 8, 15, and 805**. Residents can easily reach downtown, Mission Valley, and nearby beaches, while also enjoying the convenience of public transit and walkable streets. Community spaces like **1 Trolley Barn Park** and **2 Ward Canyon Park** bring people together for outdoor activities and local events, including the popular Adams Avenue Street Fair and Adams Avenue Unplugged music festival.

Normal Heights appeals to those seeking an urban lifestyle grounded in authenticity and community rather than uniformity. Its mix of historic homes and small apartment buildings supports a diverse range of residents, from long-time homeowners to young professionals. With limited new development, steady rental demand, and a strong sense of neighborhood pride, Normal Heights continues to be one of San Diego's most desirable and distinctive mid-city communities.



EXECUTIVE SUMMARY

PROPERTY INFORMATION

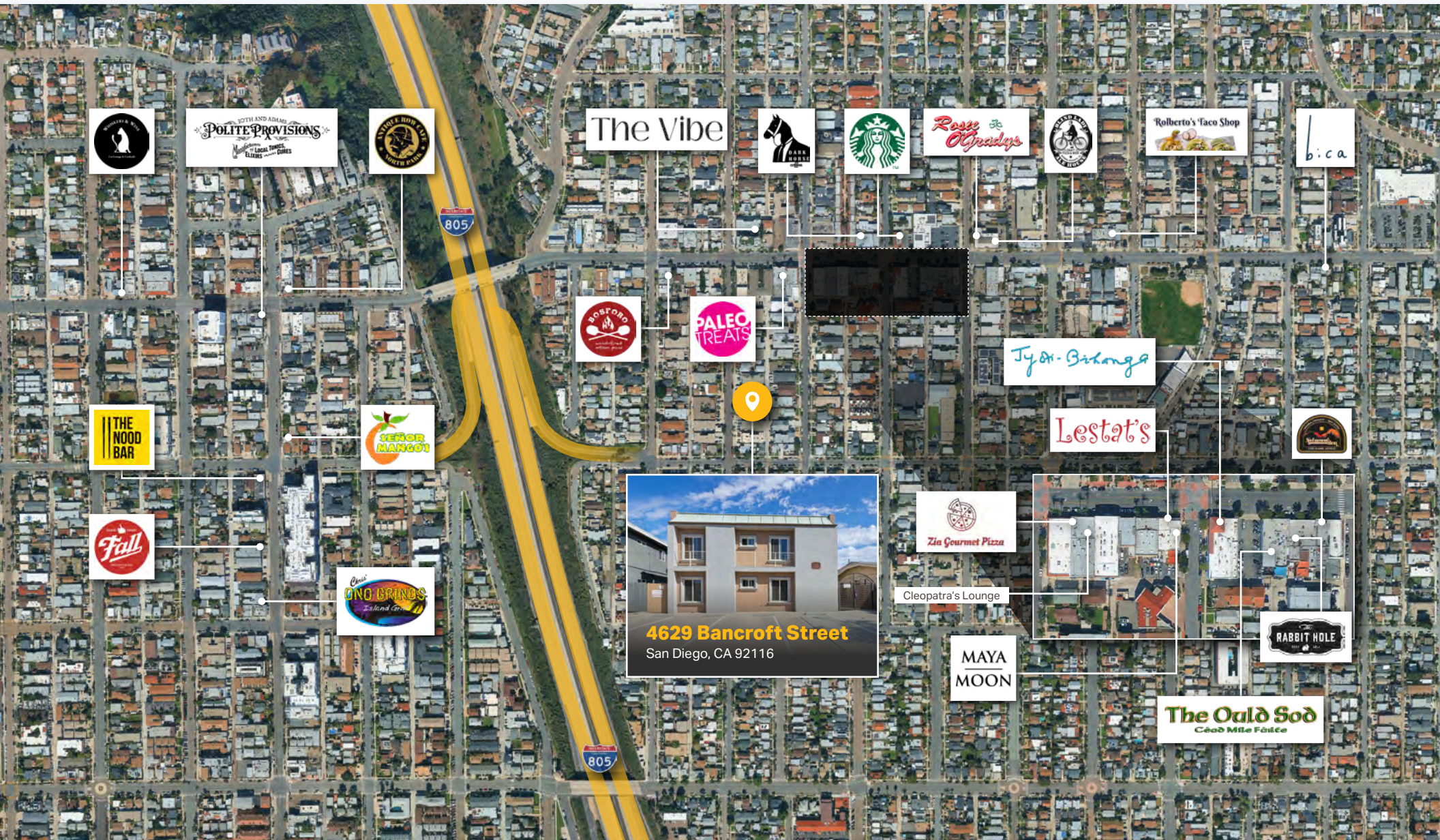
LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

IMMEDIATE MAP



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS



SOUTH COAST
COMMERCIAL

CORFAC
INTERNATIONAL

4629 BANCROFT STREET

Financial Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

\$601.12

PRICE PER SF

\$2,895,000

PRICE

\$361,875

PRICE PER UNIT

CURRENT

PROFORMA

14.5

GRM

12.6

4.5%

CAP RATE

5.6%

1.1%

CASH-ON-CASH
RETURN (YR 1)

3.5%

	CURRENT	PROFORMA
OPERATING DATA		
Gross Scheduled Income	\$197,760	\$220,800
Plus Other Income	\$2,400	\$9,600
Total Scheduled Income	\$200,160	\$230,400
Vacancy Cost	\$3,955	\$4,416
Gross Income	\$196,205	\$225,984
Operating Expenses	\$66,294	\$64,479
Net Operating Income	\$1229,911	\$161,506
Pre-Tax Cash Flow	\$14,124	\$50,957
FINANCING DATA		
Down Payment	\$1,302,750	\$1,302,750
Loan Amount	\$1,592,250	\$1,592,250
Debt Service	\$115,787	\$115,787
Debt Service Monthly	\$9,648	\$9,648
Principal Reduction (yr 1)	\$19,191	\$19,191

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

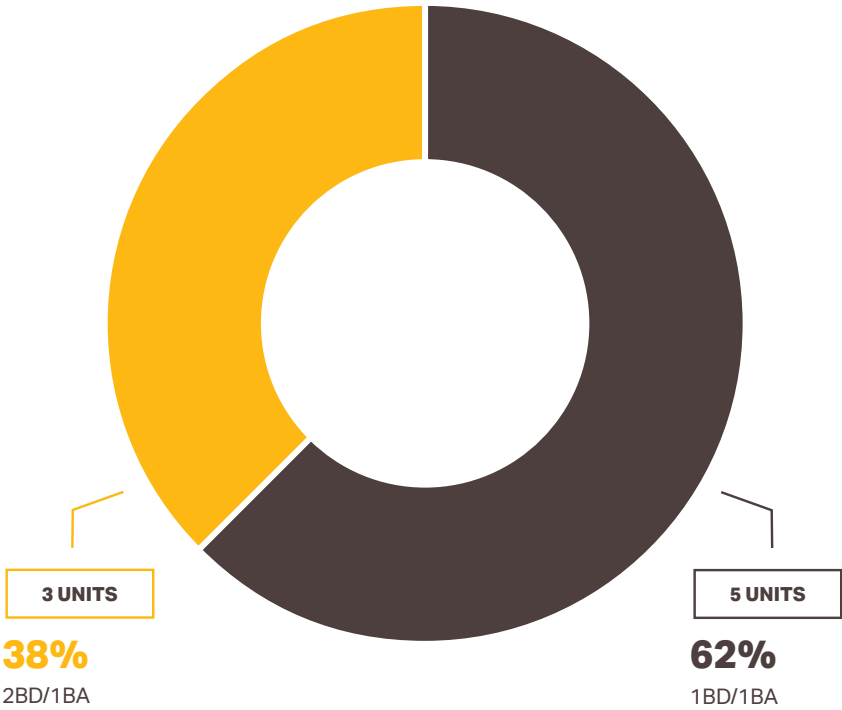
DEMOGRAPHICS

INCOME & EXPENSES SUMMARY

	CURRENT	PROFOMA
INCOME SUMMARY		
Vacancy Cost	(\$3,955)	(\$4,416)
GROSS INCOME	\$196,205	\$225,984
EXPENSES SUMMARY		
Gas & Elec.	\$2,355	\$2,000
Wrt & Swr	\$4,094	\$3,600
Trash Removal	\$4,401	\$4,400
Pest Control	\$600	\$600
Maintenance	\$6,800	\$6,800
Management (Off Site)	\$9,309	\$9,000
Fire Safety	\$381	\$400
Rental Business Tax	\$130	\$150
Insurance	\$5,733	\$5,000
Tax	\$32,511	\$32,511
OPERATING EXPENSES	\$66,294	\$64,461
NET OPERATING INCOME	\$129,911	\$161,523



UNIT MIX SUMMARY



*Property lines are estimates

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	RENT	MARKET RENT
1bd/1ba	1	1	5	62.50%	\$1,916	\$2,195
2bd/1ba	2	1	3	37.50%	\$2,300	\$2,475
TOTALS/AVERAGES			8	100.00%	\$2,060	\$2,300



SOUTH COAST
COMMERCIAL

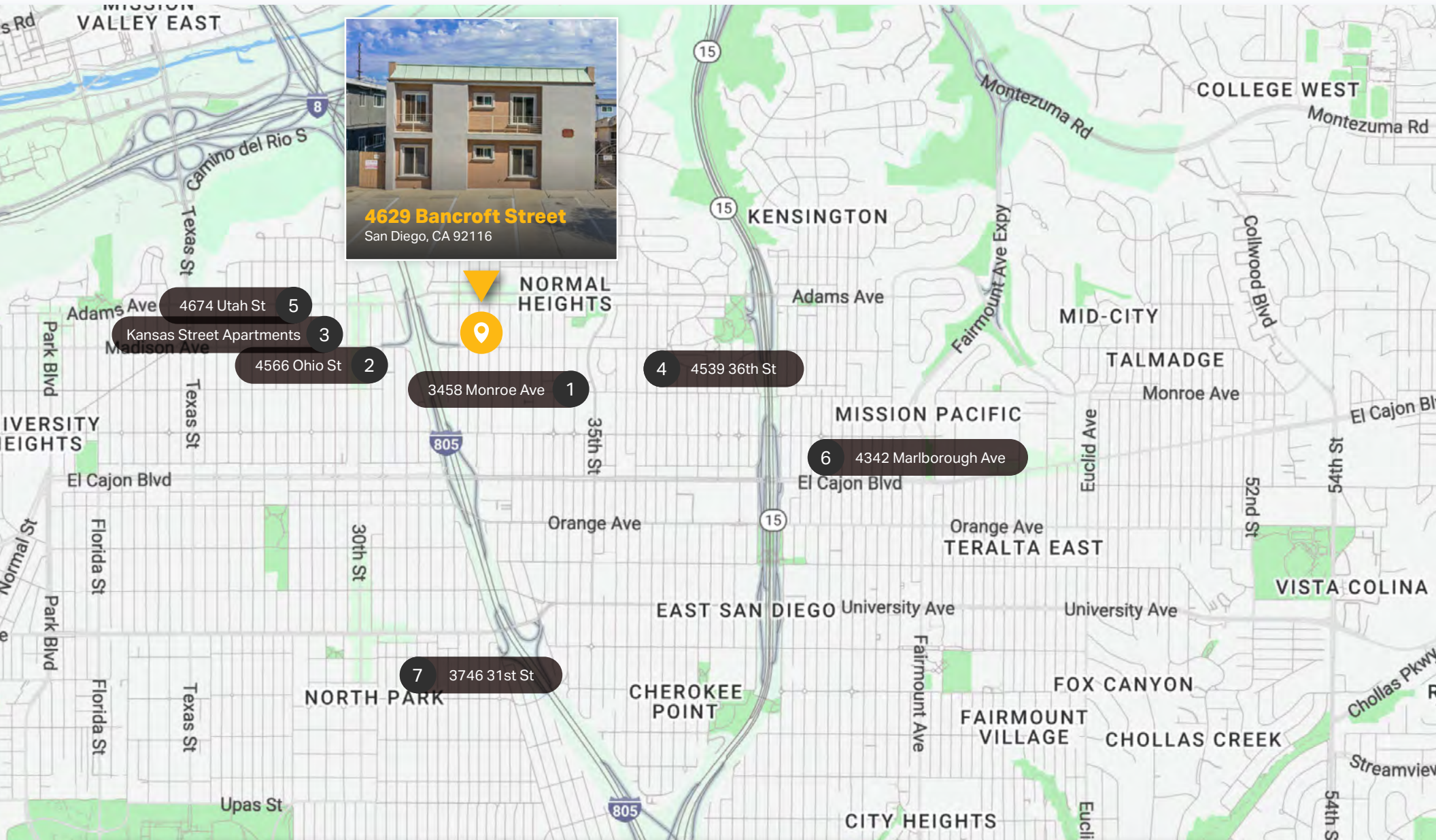


CORFAC
INTERNATIONAL

4629 BANCROFT STREET

I Comparables

SALE COMPARABLES MAP



EXECUTIVE SUMMARY

PROPERTY INFORMATION

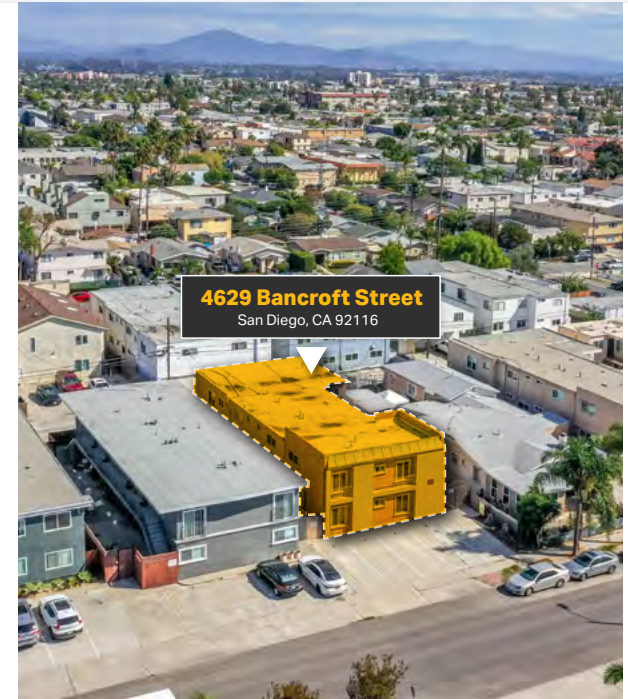
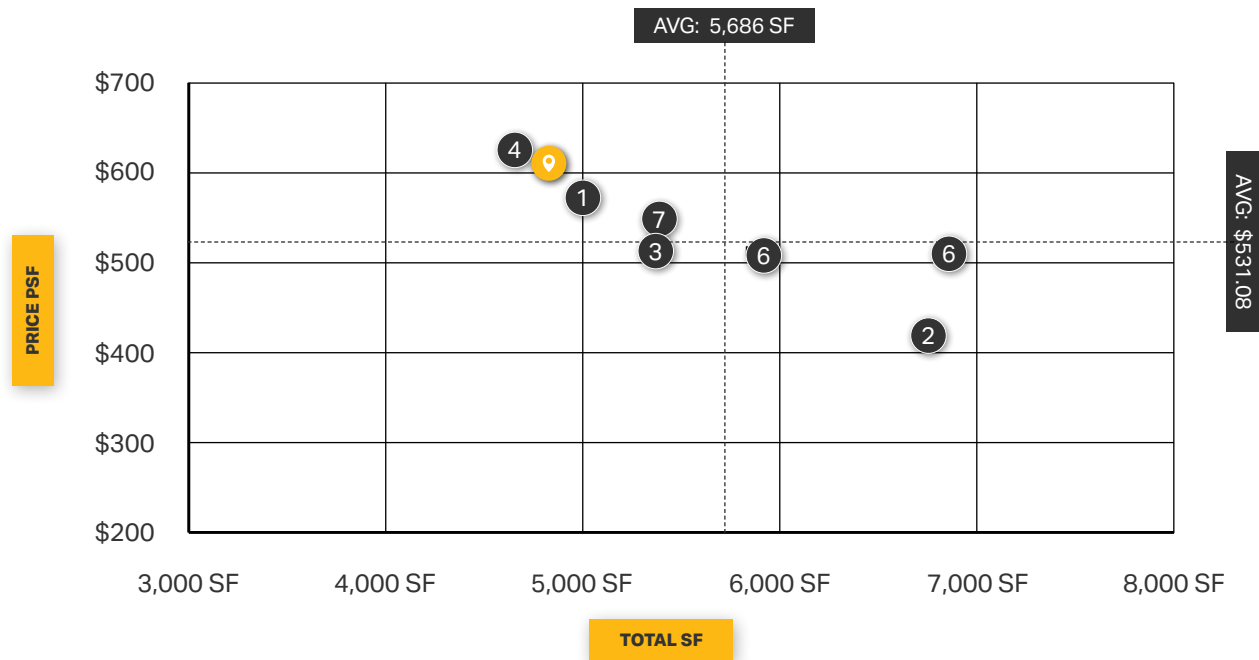
LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

SALE COMPARABLES SUMMARY



	Property Name	Property Address	Distance	Units	Year Built	Total SF	COE Date	Sale Price	Price Per Unit	Price PSF
1	3458 Monroe Ave	3458 Monroe Ave, San Diego, CA 92116	0.3 mi	8	1969	4,976 SF	06/03/2025	\$2,875,000	\$359,375	\$577.77
2	4566 Ohio St	4566 Ohio St, San Diego, CA 92116	0.3 mi	8	1970	6,740 SF	11/01/2024	\$2,825,000	\$353,125	\$419.14
3	Kansas Street Apartments	4640 Kansas St, San Diego, CA 92116	0.5 mi	8	1960	5,400 SF	11/25/2024	\$2,825,000	\$353,125	\$523.15
4	4539 36th St	4539 36th St, San Diego, CA 92116	0.5 mi	7	1976	4,593 SF	08/21/2025	\$2,900,000	\$414,286	\$631.40
5	4674 Utah St	4674 Utah St, San Diego, CA 92116	0.6 mi	10	1971	6,833 SF	07/22/2025	\$3,485,000	\$348,500	\$510.02
6	4342 Marlborough Ave	4342 Marlborough Ave, San Diego, CA 92105	1.1 mi	9	1980	5,850 SF	02/17/2025	\$3,000,000	\$333,333	\$512.82
7	3746 31st St	3746 31st St, San Diego, CA 92104	1.1 mi	7	1968	5,412 SF	11/27/2024	\$2,940,000	\$420,000	\$543.24
Average of Comps			0.6 mi	8	1971	5,686 SF	03/13/2025	\$2,978,571	\$368,821	\$531.08
📍	4629 Bancroft Street	4629 Bancroft St, San Diego, CA 92116	0.0 mi	8	1967	4,816 SF	TBD	\$2,895,000	\$361,875	\$601.12

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

SALES COMPARABLES

SOLD

SOLD 6/3/2025



1

3458 Monroe Ave

San Diego, CA 92116

\$2,875,000	4,976 SF
PRICE	BUILDING SIZE
6,534 SF	1969
LOT SIZE	YEAR BUILT
\$577.77	5.20%
PRICE/SF	CAP RATE

SOLD 11/1/2024



2

4566 Ohio Street

San Diego, CA 92116

\$2,825,000	6,740 SF
PRICE	BUILDING SIZE
6,996 SF	1970
LOT SIZE	YEAR BUILT
\$419.14	3.00%
PRICE/SF	CAP RATE

SOLD 11/25/2024



3

Kansas Street Apartments

4640 Kansas St, San Diego, CA 92116

\$2,825,000	5,400 SF
PRICE	BUILDING SIZE
7,067 SF	1960
LOT SIZE	YEAR BUILT
\$523.15	3.23%
PRICE/SF	CAP RATE

SALES COMPARABLES

SOLD

SOLD 8/21/2025



4

4539 36th Street

San Diego, CA 92116

\$2,900,000
PRICE

4,593 SF
BUILDING SIZE

6,250 SF
LOT SIZE

1976
YEAR BUILT

\$631.40
PRICE/SF

5.25%
CAP RATE

SOLD 7/22/2025



5

4674 Utah Street

San Diego, CA 92116

\$3,485,000
PRICE

6,833 SF
BUILDING SIZE

6,970 SF
LOT SIZE

1971
YEAR BUILT

\$510.02
PRICE/SF

4.38%
CAP RATE

SOLD 2/17/2025



6

4342 Marlborough Ave

San Diego, CA 92105

\$3,000,000
PRICE

5,850 SF
BUILDING SIZE

6,098 SF
LOT SIZE

1980
YEAR BUILT

\$512.82
PRICE/SF

4.70%
CAP RATE

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

SALES COMPARABLES

LISTED



SOLD 11/27/2024

7

3746 31st Street
San Diego, CA 92104

\$2,940,000 PRICE	5,412 SF BUILDING SIZE
6,267 SF LOT SIZE	1968 YEAR BUILT
\$543.24 PRICE/SF	5.16% CAP RATE



9

4629 Bancroft Street
San Diego, CA 92116

\$2,895,000 PRICE	4,816 SF BUILDING SIZE	\$601 PRICE/SF
6,258 SF LOT SIZE	1967 YEAR BUILT	4.5% CAP RATE

EXECUTIVE SUMMARY

PROPERTY INFORMATION

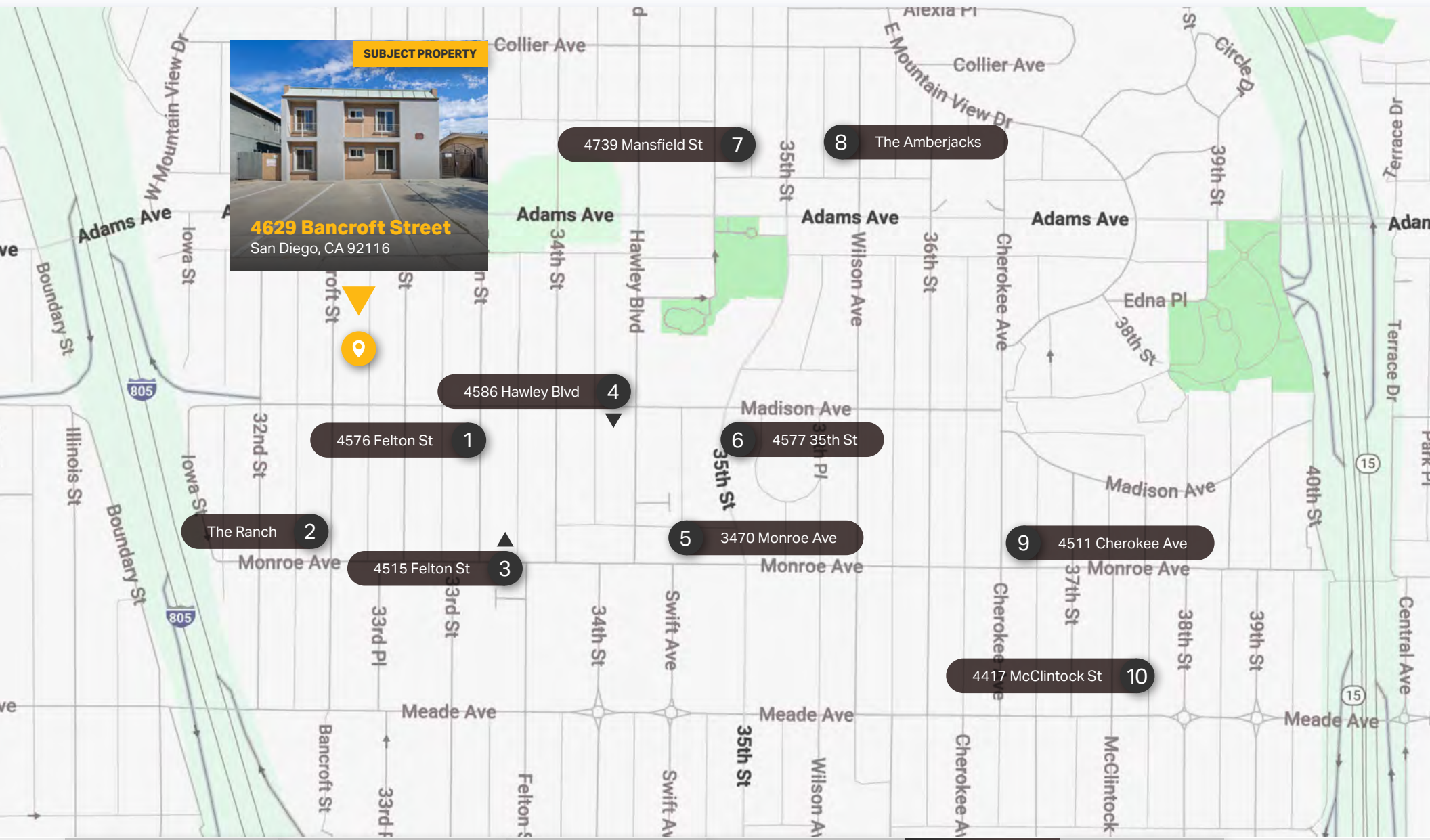
LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

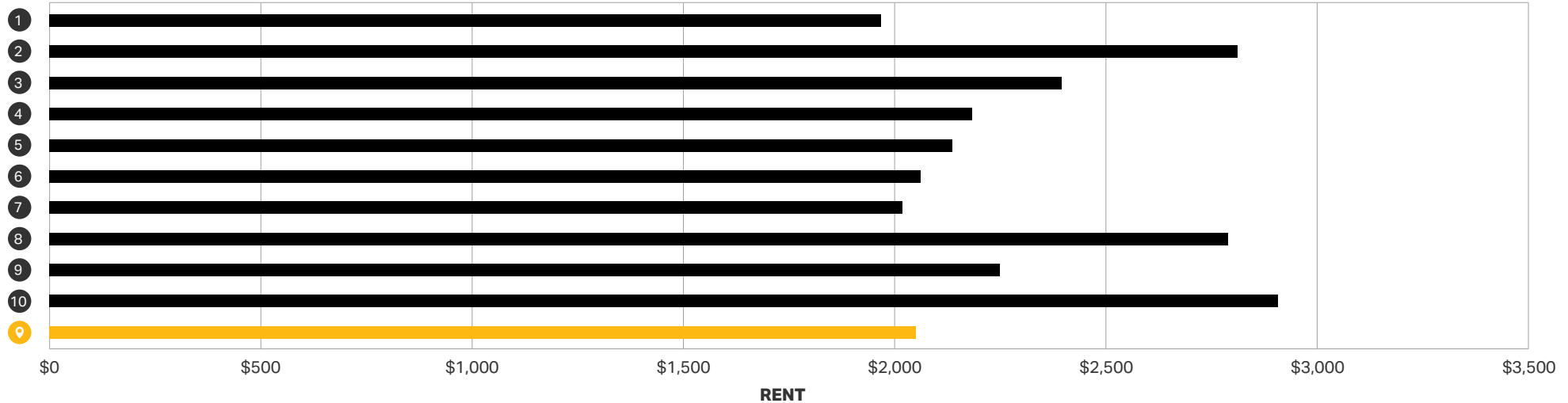
RENT COMPARABLES MAP



EXECUTIVE SUMMARY	PROPERTY INFORMATION	LOCATION OVERVIEW	FINANCIAL ANALYSIS	COMPARABLES	DEMOGRAPHICS
-------------------	----------------------	-------------------	--------------------	-------------	--------------

RENT COMPARABLES SUMMARY

RENT OVERVIEW



	Property Name	Property Address	Distance	Year Built	Bedroom	Bathroom	SF	Rent
1	4576 Felton St	4576 Felton St, San Diego, CA 92116	0.1 mi	1988	1	1	550 SF	\$2,095
2	The Ranch	4514 Bancroft St, San Diego, CA 92116	0.2 mi	1968	2	1	770 SF	\$2,995
3	4515 Felton St	4515 Felton St, San Diego, CA 92116	0.2 mi	1963	2	1	750 SF	\$2,550
4	4586 Hawley Blvd	4586 Hawley Blvd, San Diego, CA 92116	0.2 mi	1970	2	1	800 SF	\$2,325
5	3470 Monroe Ave	3470 Monroe Ave, San Diego, CA 92116	0.3 mi	1970	2	1	800 SF	\$2,275
6	4577 35th St	4577 35th St, San Diego, CA 92116	0.3 mi	1971	1	1	675 SF	\$2,195
7	4739 Mansfield St	4739 Mansfield St, San Diego, CA 92116	0.4 mi	1979	1	1	580 SF	\$2,150
8	The Amberjacks	4740 Wilson Ave, San Diego, CA 92116	0.5 mi	1970	2	1	921 SF	\$2,970
9	4511 Cherokee Ave	4511 Cherokee Ave, San Diego, CA 92116	0.6 mi	1969	2	1	750 SF	\$2,395
10	4417 McClintock St	4417 McClintock St, San Diego, CA 92116	0.7 mi	1970	2	1	709 SF	\$3,095
Average of Comps			0.3 mi	1972	2	1	731 SF	\$2,505
📍	4629 Bancroft Street	4629 Bancroft St, San Diego, CA 92116	0.0 mi	1967	2	1	-	\$2,183

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

RENT COMPARABLES



4629 Bancroft Street

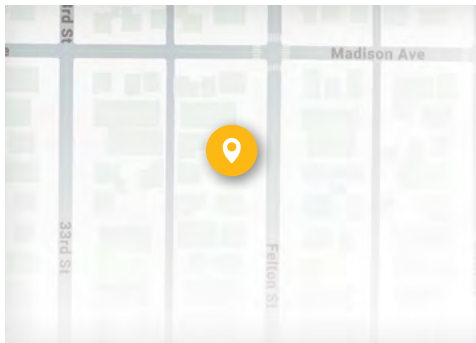
San Diego, CA 92107

2
BEDROOM

1
BATHROOM

RENT SUMMARY

UNIT TYPE	COUNT	% OF TOTAL	RENT	MARKET RENT
1Br/1Ba	5	62.50%	\$1,916	\$2,195
2Br/1Ba	3	37.50%	\$2,300	\$2,475
Total/Wtd Avg	8	100.00%	\$2,060	\$2,300



1

4576 Felton Street

San Diego, CA 92116

0.2 mi
DISTANCE

2
BEDROOM

1
BATHROOM

RENT SUMMARY

UNIT TYPE	COUNT	RENT	SIZE SF	RENT/SF
1Br/1Ba	8	\$2,095	550 SF	\$3.81
Total/Wtd Avg	8	\$2,095	550 SF	\$3.81

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

RENT COMPARABLES



2

The Ranch

4514 Bancroft St, San Diego, CA 92116

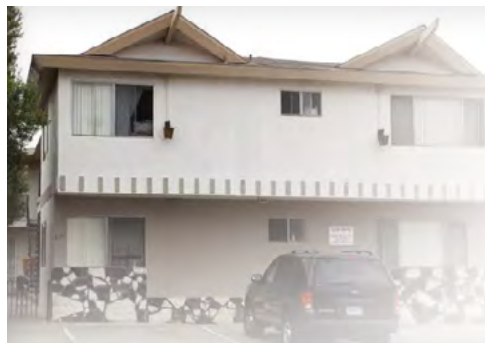
0.2 mi
DISTANCE

2
BEDROOM

1
BATHROOM

RENT SUMMARY

UNIT TYPE	COUNT	RENT	SIZE SF	RENT/SF
1Br/1Ba	-	\$2,475	580 SF	\$4.27
2Br/1Ba	-	\$2,995	770 SF	\$3.89
Total/Wtd Avg	18	\$5,470	1,350 SF	\$8.16



3

4515 Felton Street

San Diego, CA 92116

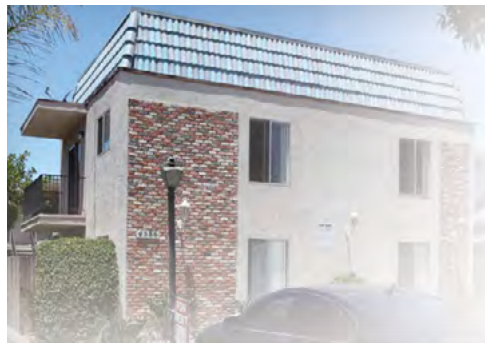
0.2 mi
DISTANCE

2
BEDROOM

1
BATHROOM

RENT SUMMARY

UNIT TYPE	COUNT	RENT	SIZE SF	RENT/SF
2Br/1Ba	-	\$2,550	750 SF	\$3.40
3Br/2Ba	-	\$3,595	1,200 SF	\$3.00
Total/Wtd Avg	8	\$6,145	1,950 SF	\$6.40



4

4586 Hawley Blvd

San Diego, CA 92116

0.2 mi
DISTANCE

2
BEDROOM

1
BATHROOM

RENT SUMMARY

UNIT TYPE	COUNT	RENT	SIZE SF	RENT/SF
1Br/1Ba	-	\$2,095	600 SF	\$3.49
2Br/1Ba	-	\$2,325	800 SF	\$2.91
Total/Wtd Avg	8	\$4,420	1,400 SF	\$6.40

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

RENT COMPARABLES



5

3470 Monroe Ave
4514 Bancroft St, San Diego, CA 92116

0.3 mi
DISTANCE

2
BEDROOM

1
BATHROOM

RENT SUMMARY				
UNIT TYPE	COUNT	RENT	SIZE SF	RENT/SF
1Br/1Ba	-	\$1,945	600 SF	\$3.24
2Br/1Ba	-	\$2,275	800 SF	\$2.84
Total/Wtd Avg	8	\$4,220	1,400 SF	\$6.09



6

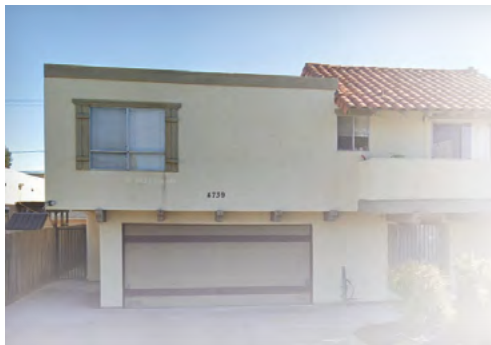
4577 35th Street
San Diego, CA 92116

0.3 mi
DISTANCE

1
BEDROOM

1
BATHROOM

RENT SUMMARY				
UNIT TYPE	COUNT	RENT	SIZE SF	RENT/SF
1Br/1Ba	16	\$2,195	675 SF	\$3.25
Total/Wtd Avg	16	\$2,195	675 SF	\$3.25



7

4739 Mansfield Street
San Diego, CA 92116

0.4 mi
DISTANCE

1
BEDROOM

1
BATHROOM

RENT SUMMARY				
UNIT TYPE	COUNT	RENT	SIZE SF	RENT/SF
1Br/1Ba	5	\$2,150	580 SF	\$3.71
Total/Wtd Avg	5	\$2,150	580 SF	\$3.71

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

RENT COMPARABLES



8

The Amberjacks

4740 Wilson Ave, San Diego, CA 92116

0.5 mi
DISTANCE

2
BEDROOM

1
BATHROOM

RENT SUMMARY

UNIT TYPE	COUNT	RENT	SIZE SF	RENT/SF
1Br/1Ba	-	\$2,295	650 SF	\$3.53
2Br/1Ba	-	\$2,970	921 SF	\$3.22
Total/Wtd Avg	18	\$5,265	1,571 SF	\$6.76



9

4511 Cherokee Ave

San Diego, CA 92116

0.6 mi
DISTANCE

2
BEDROOM

1
BATHROOM

RENT SUMMARY

UNIT TYPE	COUNT	RENT	SIZE SF	RENT/SF
1Br/1Ba	-	\$1,995	550 SF	\$3.63
2Br/1Ba	-	\$2,395	750 SF	\$3.19
Total/Wtd Avg	7	\$4,390	1,300 SF	\$6.82



10

4417 McClintock Street

San Diego, CA 92116

0.7 mi
DISTANCE

2
BEDROOM

1
BATHROOM

RENT SUMMARY

UNIT TYPE	COUNT	RENT	SIZE SF	RENT/SF
1Br/1Ba	-	\$2,300	500 SF	\$4.60
2Br/1Ba	-	\$3,095	709 SF	\$4.37
Total/Wtd Avg	9	\$5,395	1,209 SF	\$8.97

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS



SOUTH COAST
COMMERCIAL

CORFAC
INTERNATIONAL

4629 BANCROFT STREET

I Demographics

DEMOGRAPHICS

591,611

2024 POPULATION

\$76,232

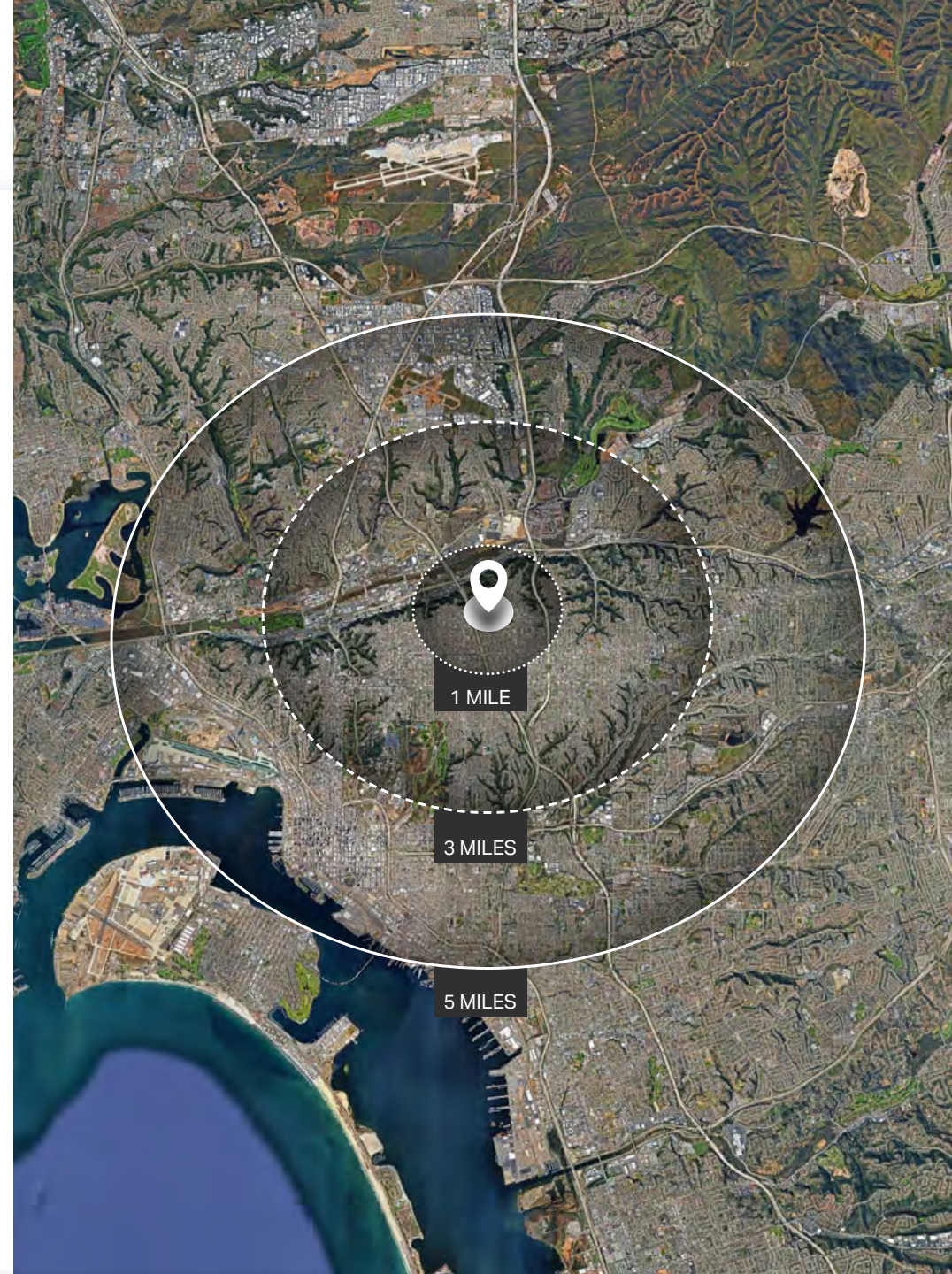
MEDIAN HH INCOME

\$731,137

MEDIAN HOME VALUE

	1-Mile	3-Mile	5-Mile
POPULATION			
2024 Population	40,333	253,377	591,611
2029 Population Projection	40,243	252,960	590,462
Median Age	36.4	36.6	36.4
HOUSEHOLDS			
2024 Households	20,003	110,896	239,990
2029 Household Projection	19,929	110,686	239,697
Owner Occupied Households	4,521	33,343	81,562
Renter Occupied Households	15,408	77,343	158,134
Avg Household Size	2.0	2.2	2.3
Avg Household Vehicles	2	2	2
INCOME			
Avg Household Income	\$94,373	\$101,095	\$101,343
Median Household Income	\$74,641	\$77,429	\$76,232
HOUSING			
Median Home Value	\$709,299	\$745,928	\$731,137
Median Year Built	1972	1973	1974

Source: CoStar



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS



SOUTH COAST
COMMERCIAL

CORFAC
INTERNATIONAL

4629 BANCROFT ST

Advisor Bio

ADVISOR BIO



MARK MORGAN

SENIOR VICE PRESIDENT
DRE 01339919

619.300.9070

morgan@scc1031.com

With 25 years of multi-family real estate experience, Mark has been involved in the sale and acquisition of over \$200,000,000 in real estate transactions. He has a deep understanding of how the apartment market in San Diego operates, including tracking sales, cash flow expectations of buyers, rental rate fluctuations, income and expense analysis, the interpretation of market indicators, condo-conversion analysis, and the devising of real estate marketing strategies. Mark's extensive real estate background has assisted him in maximizing the value of his clients' real estate and increasing their returns. In addition to representing his clients, he has been involved as an investor in the acquisition, condo-conversion, and sale multiple apartment complexes throughout San Diego County. This additional experience allows him to view the transaction from the perspective of a principal. As such, Mark has an extensive knowledge of the various investment products the San Diego County market has to offer.



www.scc1031.com

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

4269 Bancroft Street

San Diego, CA 92116

CONTACT

Mark Morgan

619.300.9070
DRE 01339919
morgan@scc1031.com

 **SOUTH COAST**
COMMERCIAL

 **CORFAC**
INTERNATIONAL

www.scc1031.com