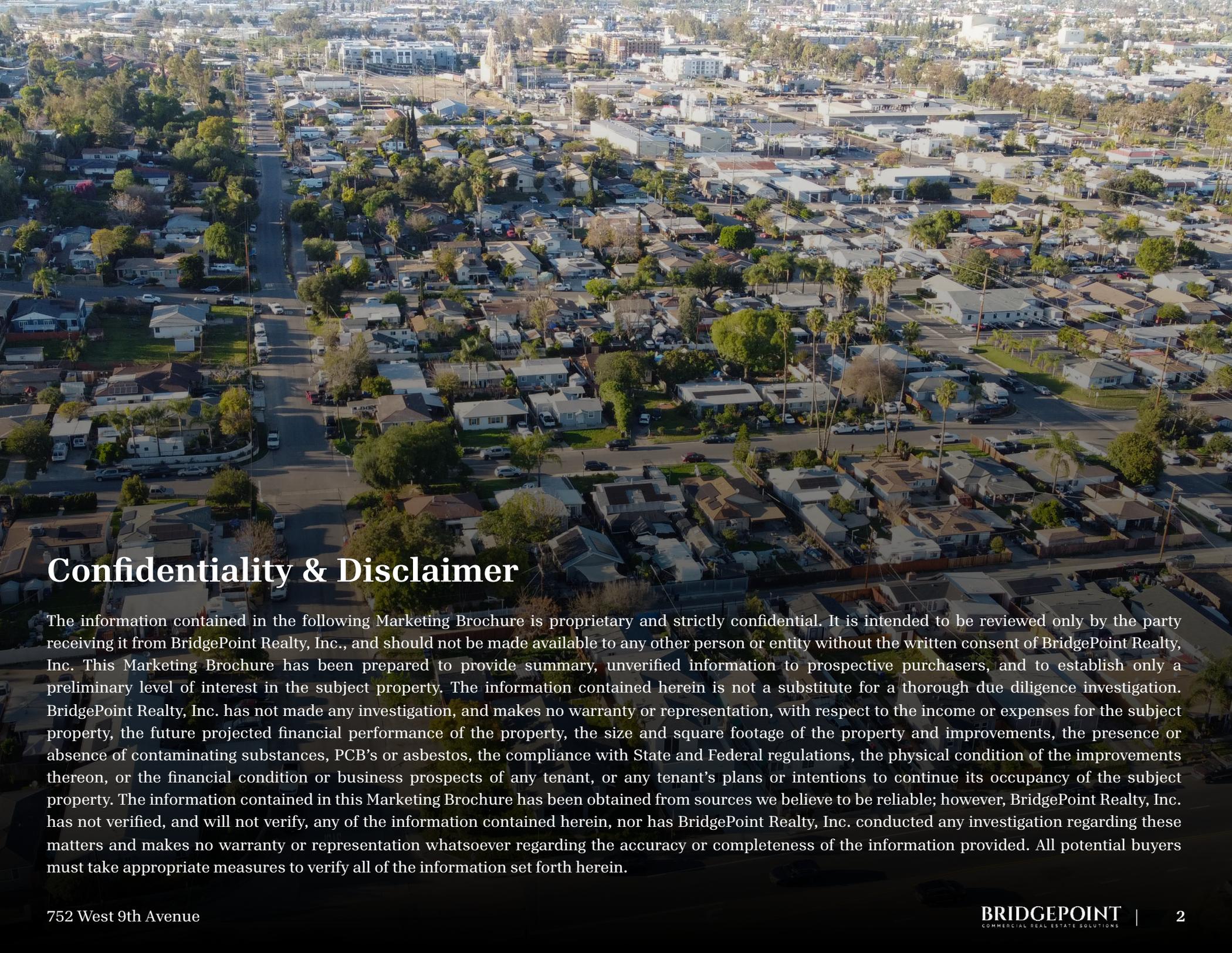




752 West 9th Avenue  
ESCONDIDO, CA



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# Exceptional Value-Add Investment Opportunity in Escondido, CA

*752 West 9th Avenue*

752 West 9th Avenue, Escondido, CA is a prime investment offering stability and growth potential. Delivered as brand new construction in 2025, this 4-unit property features a desirable mix of 2 - 3Bed/2Bath's, 1 - 2Bed/1Bath, and a 1Bed/1Bath. The asset spans 2,875 gross square feet on a 5,972-square-foot lot, providing ample space for residents with dedicated private outdoor areas. Priced at \$1,795,000, the investment metrics are compelling; current in-place income captures a 12.8 GRM and a strong day-one Cap Rate of 6.0%, with pro forma projections reaching a 6.6% yield.

The most compelling aspect of this offering is the property's pristine 2025 vintage and zero deferred maintenance. Delivered with entirely new structural, mechanical, electrical, and plumbing systems, the asset requires no immediate capital expenditures, providing a distinct competitive advantage over older legacy housing stock in the vicinity.

The property's strategic location in Central Escondido offers a highly walkable neighborhood setting with direct proximity to major commercial thoroughfares, retail, and transit. The strong day-one yield and pro forma upside make this an ideal asset for investors seeking long-term stability in a thriving rental submarket. Escondido represents one of North County San Diego's most resilient multifamily markets, with renters occupying 48% of the housing stock and maintaining a tight submarket vacancy rate of 3.1% to 3.5%. This demonstrates that rental housing is a dominant choice for a substantial portion of residents. With an active local workforce and an average renter household size of 2.82 individuals, demand for spacious apartments accommodating both working professionals and families is highly attractive, particularly for well-located properties with large 3-bedroom floorplans such as 752 West 9th Avenue.

# Investment Essentials

BridgePoint Realty, Inc. is proud to present 752 West 9th Avenue, a brand-new construction apartment community completed in 2025 and strategically positioned just outside the downtown Escondido corridor. Centrally located, the property offers immediate proximity to major employment centers, city transportation routes, freeway access, and entertainment venues, providing tenants with both convenience and accessibility. Situated on a secure 5,972 square foot parcel, the asset features ample on site parking, private back patios, and a front yard and deck area, elements that enhance privacy, usability, and overall tenant appeal within an intimate residential setting.

The property offers a strong and desirable unit mix consisting of two three bedroom two bath units, one two bedroom one bath unit, and one bedroom one bath unit, all designed with spacious floorplans and equipped with in unit washer and dryers. As a newly delivered 2025 asset with entirely new structural and mechanical systems, the property provides operational efficiency and limited maintenance requirements. Generating a 6.0 percent capitalization rate from day one, this is a strong cash flowing investment opportunity that combines modern construction, functional layouts, and central location to support durable tenant demand and long term income stability.

## Property Overview

Address	752 W 9th Ave
City	Escondido
Zip	92025
Units / Suites	(1) 1bed/1ba, (2) 3bed/2ba, (1) 2bed/1ba
Number of Units	4
Building Size	2,875 SF
Parcel Size	5,972 SF
Year Built	2025

**\$1,795,000**  
ASKING PRICE

**\$448,750**  
PRICE PER UNIT

**\$624.35**  
PRICE PER SF

**6.0%**  
CURRENT CAP RATE

**6.6%**  
PRO FORMA CAP RATE

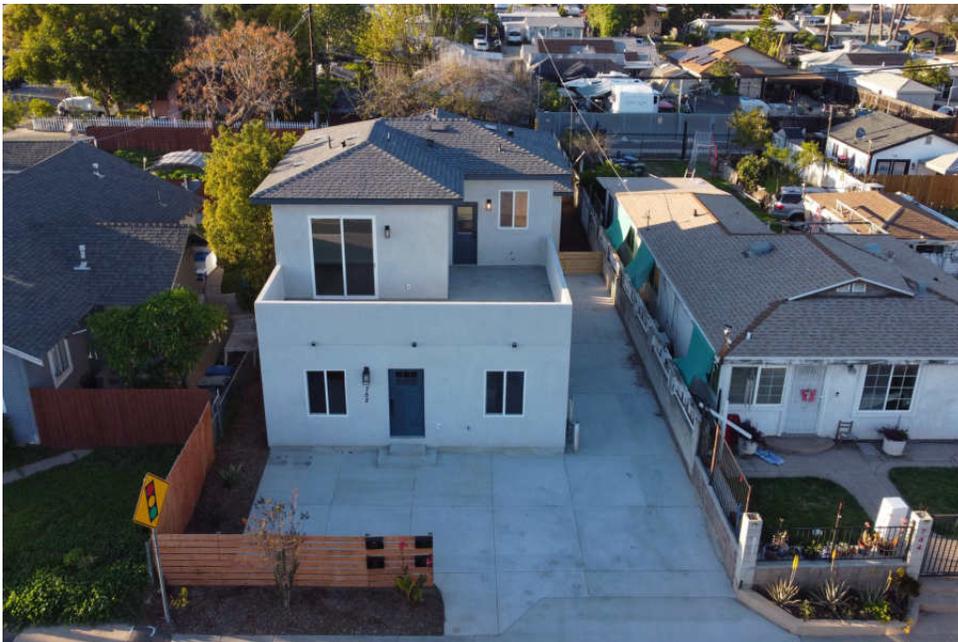
**4**  
TOTAL UNITS

**2025**  
YEAR BUILT

**2,875 SF**  
BUILDING SIZE



# Exterior Property Photos





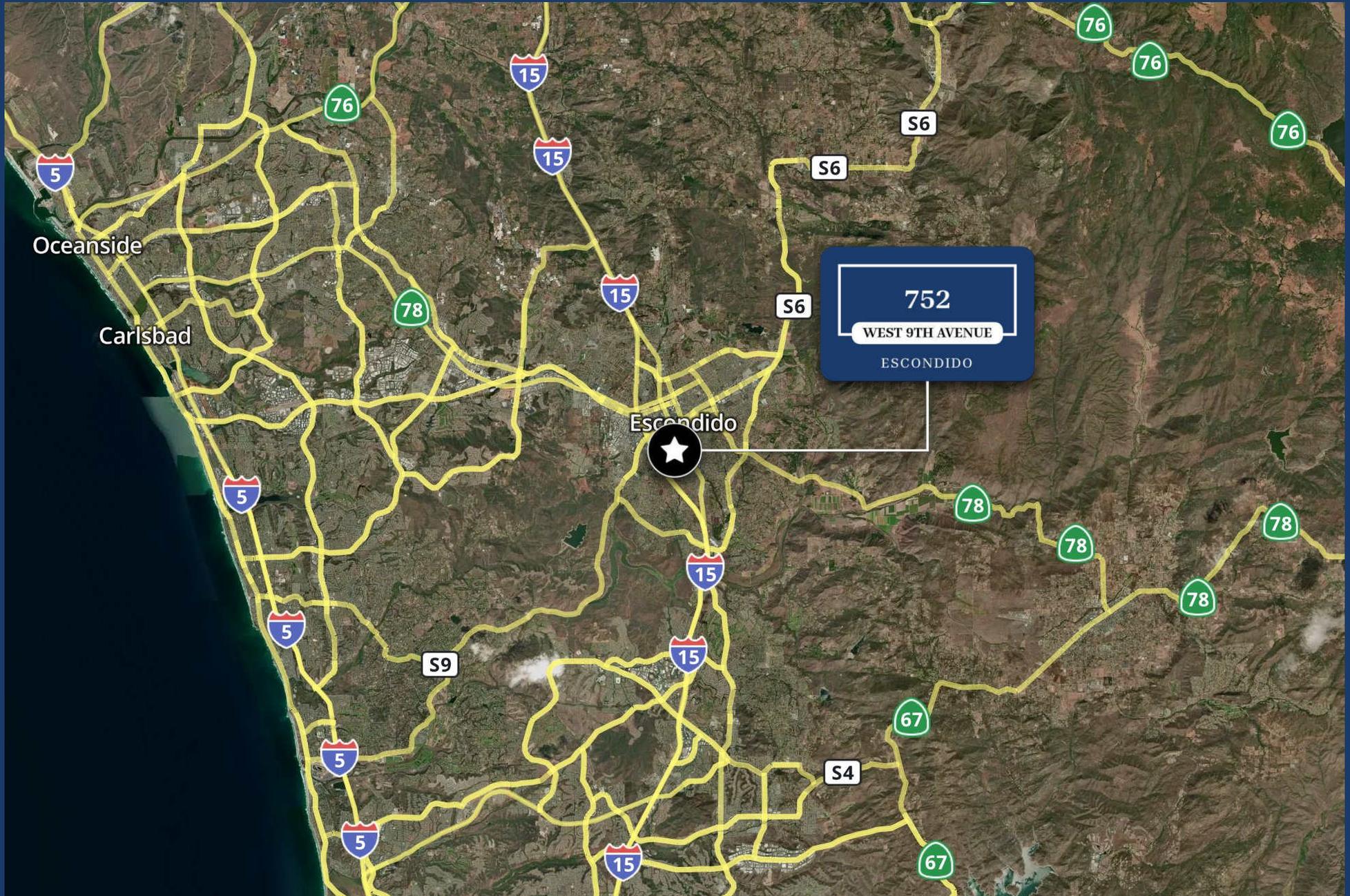
# Interior Property Photos







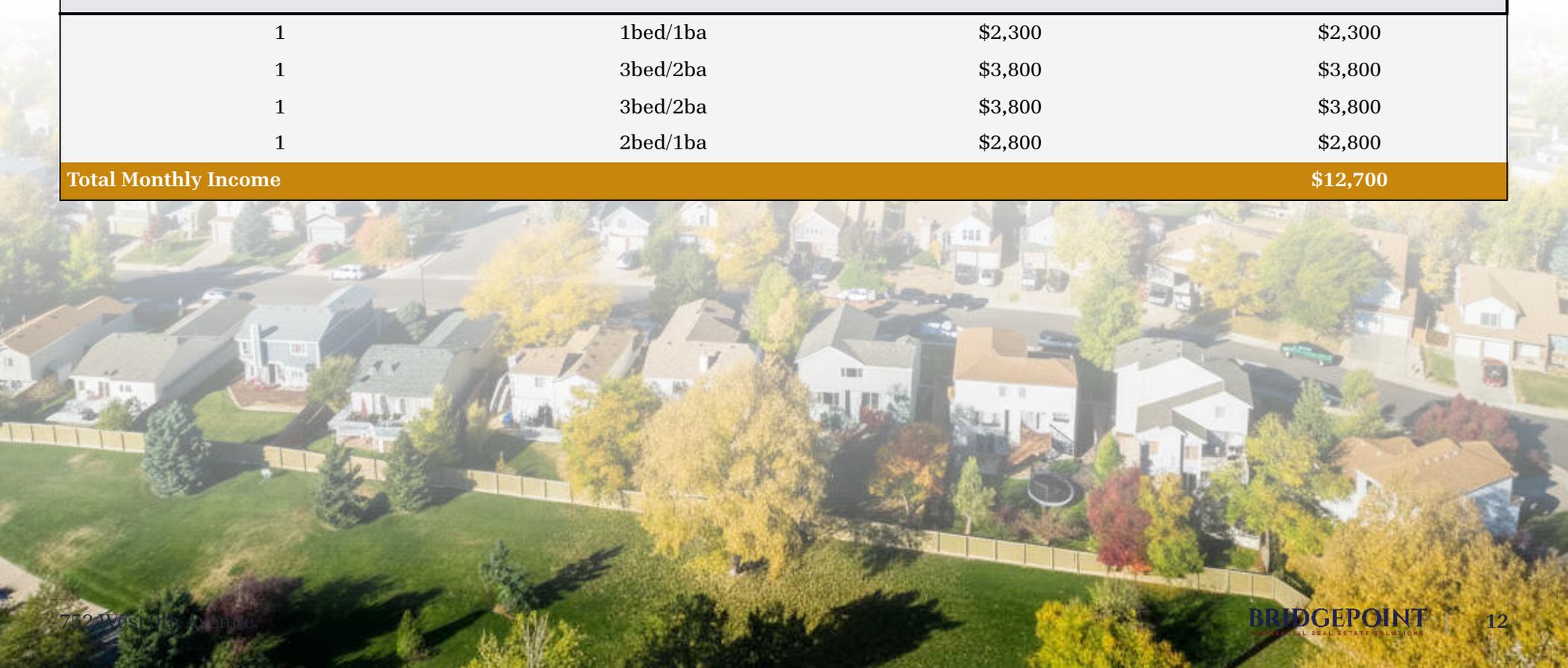
# Regional Connectivity



# Income Detail

# of Units	Unit Type	Rent per month	Total
<b>Estimated Actual Average Rents</b>			
1	1bed/1ba	\$2,175	\$2,175
1	3bed/2ba	\$3,500	\$3,500
1	3bed/2ba	\$3,500	\$3,500
1	2bed/1ba	\$2,500	\$2,500
<b>Total Monthly Income</b>			<b>\$11,675</b>

<b>Estimated Market Rents</b>			
1	1bed/1ba	\$2,300	\$2,300
1	3bed/2ba	\$3,800	\$3,800
1	3bed/2ba	\$3,800	\$3,800
1	2bed/1ba	\$2,800	\$2,800
<b>Total Monthly Income</b>			<b>\$12,700</b>





## Estimated Annual Operating Expenses

### Operating Expenses

Gas & Electric	\$0
Water & Sewer	\$1,300
Landscaping	\$400
Pest Control	\$400
Maintenance	\$2,100
Insurance	\$2,500
Taxes	\$22,079

<b>Total Annual Operating Expenses Estimated</b>	<b>\$28,779</b>
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### Expenses Per:

Expenses Percent of Actual GSI	21%
Expenses Per Unit	\$7,195

# Pro Forma

Estimated Annual Operating Proforma			
		Actual	Market
Gross Scheduled Income		\$140,100	\$152,400
Less: Vacancy Factor	3%	\$4,203	\$4,572
Gross Operating Income		\$135,897	\$147,828
Less: Expenses	21%	\$28,779	\$28,779
<b>Net Operating Income</b>		<b>\$107,119</b>	<b>\$119,050</b>
Less: 1st TD Payments	30 Years	(\$92,354)	(\$92,354)
<b>Pre-Tax Cash Flow</b>		<b>\$14,765</b>	<b>\$26,696</b>
<b>Cash-On-Cash Return</b>		<b>2.8%</b>	<b>5.1%</b>



# Profit & Loss

	2024	2025
<b>Income</b>		
Gross Scheduled Income	\$140,100	\$152,400
Less Vacancy Factor (3%)	\$4,203	\$4,572
Gross Operating Income	<b>\$135,897</b>	<b>\$147,828</b>
<b>Expense</b>		
Taxes	\$22,079	\$22,079
Insurance	\$2,500	\$2,500
Maintenance	\$2,100	\$2,100
Water and Sewer	\$1,300	\$1,300
Landscaping	\$400	\$400
Pest Control	\$400	\$400
Total Expenses (21%)	<b>\$28,779</b>	<b>\$28,779</b>
<b>Net Operating Income</b>	<b>\$107,119</b>	<b>\$119,050</b>
Less First TD Payments	(\$92,354)	(\$92,354)
Pre-Tax Cash Flow	<b>\$14,765</b>	<b>\$26,696</b>
Principal Reduction	\$15,307	\$15,307
Cash on Cash Return	2.8%	5.1%
<b>Total Potential Return End of Year One</b>	<b>6%</b>	<b>8%</b>

# Financing Summary

## Financing Summary

Downpayment: \$525,000  
29%

Interest Rate: 6.100%

Amortized over: 30 Years

Proposed Loan Amount: \$1,270,000

Debt Coverage Ratio:

Current: 1.16

Market: 1.29





## Escondido, CA

Escondido, located in North San Diego County, is a dynamic city known for its blend of suburban residential charm, growing urban amenities, and exceptional connectivity. With its strategic placement near Interstate 15 and State Route 78, Escondido offers residents and businesses an ideal mix of affordability, convenience, and access to major regional employment centers. The immediate area around the property features an established neighborhood setting just south of the city's expanding downtown core, attracting a diverse mix of residents driven by a balanced quality of life and robust economic foundations.

Escondido's real estate market is anchored by strong housing demand and a highly active local workforce. The city's population has reached nearly **148,850 residents**, supported by a professional demographic boasting a median household income of over \$91,000. Homeownership remains prohibitive for many compared to the broader region, which has driven consistent rental demand across multifamily properties. Rents across Escondido remain competitive but strong, with average apartment units achieving **\$2,256 to \$2,600/month**, reflecting steady demand from renters seeking well-amenitized living options.

Over the past decade, Central Escondido has matured into one of North County's most stable and livable submarkets. The area boasts an exceptionally tight vacancy rate that hovers between **3.1% and 3.5%**, supported by a strong local workforce seeking affordability relative to coastal neighborhoods. Investors are increasingly targeting Escondido for its stable tenant base, long-term rent upside, and urban convenience. The property's highly walkable location—featuring a Walk Score of 77—provides immediate access to daily necessities like Sprouts Farmers Market, nearby parks, and the Escondido Transit Center, contributing to its rising appeal.

Looking forward, Escondido is well positioned for continued growth, with long-term demand drivers including a strong employment base anchored by Palomar Medical Center, ongoing residential migration, and municipal support for downtown modernization. For multifamily investors, Escondido represents an attractive blend of income stability, robust tenant demand, and long-term capital growth within the greater San Diego market.



## Market Insights



### Tight Vacancy Rates

The Escondido multifamily market shows exceptional stability, maintaining a tight vacancy rate between 3.1% and 3.5%. This significantly outperforms the broader San Diego County average of 4.2% to 5.6%. The area's appeal to a local workforce seeking affordability compared to coastal neighborhoods ensures consistent tenant demand and robust occupancy levels.



### Stable Renter Demand

Renters occupy 48% of Escondido's housing stock, totaling over 24,700 units. Demand is heavily supported by families priced out of the single-family homeownership market. Driven by a growing workforce and proximity to major employers like Palomar Medical Center, the renter pool for spacious units continues to expand.



### Strategic New Supply

While new supply expands, it remains concentrated downtown through high-density projects like The Maple. This leaves a significant gap for low-density assets. Properties offering small-scale, private configurations with yard space maintain a distinct competitive advantage for family-oriented tenants.



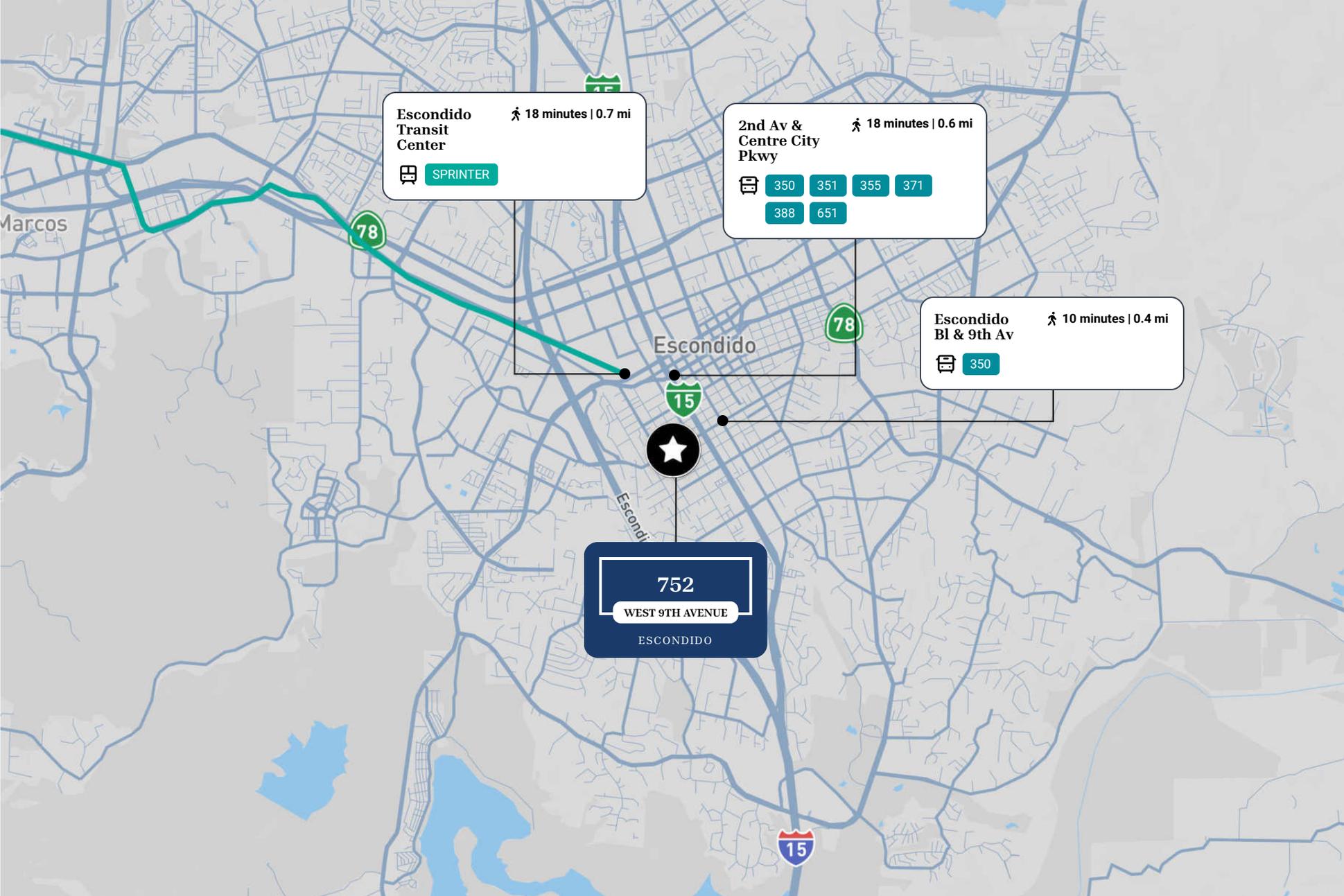
### Premium Investment Yields

The subject delivers a 6.0% Day One cap rate, a premium yield outperforming the local Escondido average. With suburban properties typically trading between 4.95% and 5.74%, this asset offers investors a compelling mix of strong in-place cash flow and durable tailwinds driven by regional housing demand.

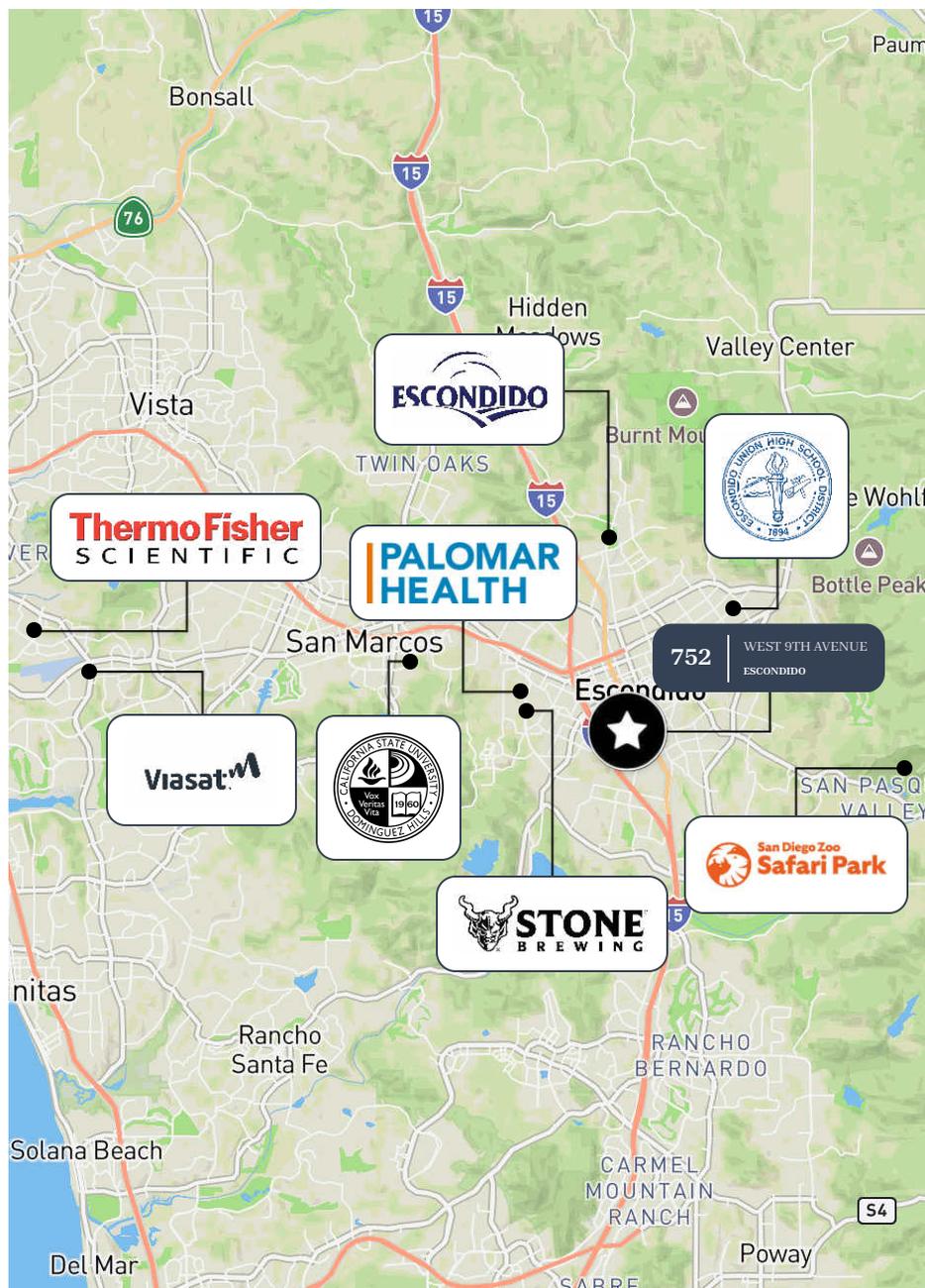
# Amenities Map



# Transportation Map



# Major Employers



The area surrounding 752 West 9th Avenue, Escondido, CA features a robust and diverse employment landscape anchored by leading institutions in healthcare, education, government, and retail. Major employers such as Palomar Medical Center Escondido, employing 3,000 professionals, and the Escondido Union High School District highlight the region's concentration of essential services and steady institutional employment. The civic sector is strongly represented by Escondido City Hall, which contributes to both workforce development and economic stability. Regional demand is further driven by major retail hubs like the Auto Park Way center, featuring Target Escondido South and the Escondido Promenade, alongside significant local anchors like Stone Brewing and the San Diego Zoo Safari Park. The property benefits from exceptional proximity to key highways (I-15, SR-78) and the Escondido Transit Center, supporting strong commuter connectivity across North County San Diego. This mix of resilient industries, steady institutional employment, and a robust transport network positions the Escondido locale as a stable, well-supported market suitable for buyers and tenants seeking economic security and growth potential.

Employer	Industry	Employees	Distance
Palomar Medical Center	Healthcare	3,000	2.9 mi
Thermo Fisher Scientific	Biotechnology	2,200	15.0 mi
Viasat	Technology	2,000	12.0 mi
San Diego Zoo Safari Park	Entertainment & Tourism	2,000	7.6 mi
Stone Brewing	Food & Beverage	1,100	2.8 mi
CSU San Marcos	Education	1,000	6.1 mi
City of Escondido	Government	750	5.3 mi
Escondido Union High School	Education	700	3.2 mi

# Nearby Dining & Bar Options



Pegah's Kitchen

Casual neighborhood café serving hearty breakfast and lunch favorites in a warm, family friendly setting.



Los Panchos Mexican Grill & Seafood

Lively Mexican restaurant offering classic dishes and fresh seafood in a relaxed, welcoming atmosphere.



Arrieros

Authentic Mexican eatery featuring tacos, burritos, and traditional comfort plates in a casual setting.



TOM's Famous Family Restaurant 23

Classic family diner serving breakfast staples and grill favorites in a comfortable environment.



Bellamy's Restaurant

Upscale local restaurant offering seasonal cuisine and refined dishes in an intimate, inviting space.



Dave's Hot Chicken

Energetic fast casual spot known for bold hot chicken and crave worthy comfort flavors.



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