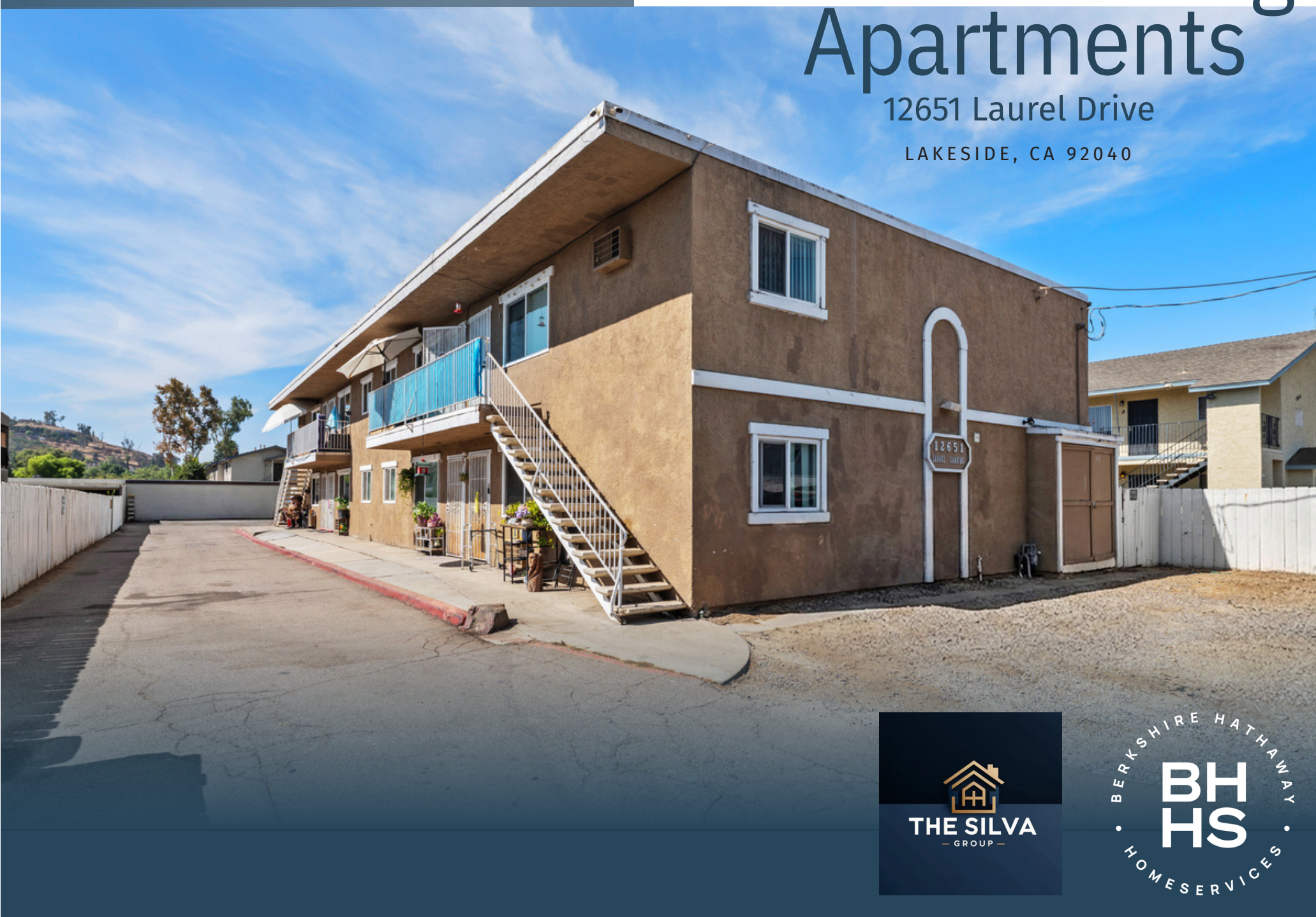


OFFERING MEMORANDUM

Laurel Landing Apartments

12651 Laurel Drive

LAKEVILLE, CA 92040



Laurel Landing Apartments

The Silva Group Proudly present Laurel Landing, a well-maintained and high-performing multifamily investment opportunity in the heart of Lakeside. This attractive property consists of eight spacious two-bedroom, one-bath apartment homes situated on approximately 13,719 square feet of land. Built in 1983, the property encompasses approximately 6,528 square feet of rentable building area and has been thoughtfully maintained to provide stable, low-maintenance ownership.

Designed with tenant comfort in mind, each residence features air conditioning, an in-unit stacked washer and dryer combination, and individually metered gas and electric service, allowing residents to control their own utility costs while reducing owner expenses. The ground-floor units enjoy the added benefit of private fenced yards, a highly desirable amenity that enhances tenant appeal and retention.

The property offers 13 on-site parking spaces, providing ample parking for residents and guests. With its efficient layout, modern conveniences, and durable construction, Laurel Landing presents investors with an exceptional opportunity to acquire a stable, income-producing asset with low ongoing maintenance requirements and strong long-term investment potential.



**8
UNITS**



**6,528
RENTABLE SF**



**13,719
LOT SIZE SF**



Ideally located just blocks from Downtown Lakeside, residents enjoy convenient access to local restaurants, shopping, entertainment, and community amenities. The property also offers easy access to major freeways, making commuting throughout San Diego County convenient and enhancing its appeal to a broad tenant base.

Whether you're looking to expand your multifamily portfolio or complete a 1031 exchange, Laurel Landing represents a quality investment opportunity in one of East County's consistently strong rental markets.

PROPERTY OVERVIEW

8 Units	Bed Bath	Rent	Approx. SQFT
1	2 1	1,846	900
2	2 1	1700	900
3	2 1	1846	900
4 (Manager)	2 1	1250	900
5	2 1	2000	900
6	2 1	2000	900
7	2 1	2000	900
8	2 1	2000	900



Laurel Landing Capitalization Rate

Gross Annual Rental Income: \$169,586.00

Operating Expenses:

- SDG&E: \$5,519.17
- Trash: \$3,501.48
- Lakeside Water: \$9,216.53
- Insurance: \$5,000.00
- Proeprty Taxes: \$24,626.00

Total Operating Expense: \$47,862

Net Operating Income (NOI):

- $\$169,686 - \$47,862 = \$121,724$







Lakeside

Located northeast of Downtown San Diego, Lakeside has emerged as one of East County's most attractive residential communities, offering a unique combination of affordability, outdoor recreation, and long-term growth potential. Known for its scenic foothills, spacious residential neighborhoods, and small-town character, Lakeside continues to attract families, working professionals, and long-term residents seeking value within the San Diego metropolitan area.

Positioned along Highway 67 with convenient access to Interstate 8 and State Route 52, Lakeside provides residents with efficient connectivity to Downtown San Diego, Mission Valley, El Cajon, and major employment centers throughout the region. The area's attainable housing options and strong quality of life continue to support stable renter demand and long-term occupancy trends.

Lakeside benefits from an abundance of recreational amenities including Lindero Lake County Park, Lake Jennings, El Capitan Reservoir, and numerous hiking, biking, and outdoor destinations. Combined with a growing collection of local restaurants, retail services, schools, and community amenities, the neighborhood offers an appealing lifestyle for a diverse tenant base.

The community continues to experience steady residential demand driven by limited housing supply, population growth throughout East County, and its position as a more affordable alternative to many central San Diego submarkets. For multifamily investors, Lakeside offers a compelling combination of stability, accessibility, and long-term rental growth potential.



THE SILVA
— GROUP —

Laurel Landing Apartments

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