



3960-68 Helix Street

Spring Valley, CA 91977

RARE SPRING VALLEY 6-UNIT INVESTMENT WITH FOUR DETACHED HOMES, GARAGES & PRIVATE YARDS



CONTACT

Cody Evans, SENIOR VICE PRESIDENT

858.729.3094 DRE# 01399935 evans@scc1031.com

www.scc1031.com



TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

Executive Summary	03
Property Information	06
Location Overview	13
Financial Analysis	16
Comparables	20
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.



3960-68 HELIX STREET

Executive Summary

THE OFFERING



3960-68 HELIX STREET

STREET ADDRESS



\$1,725,000

LISTING PRICE

South Coast Commercial is pleased to present 3960–68 Helix Street, a rare 6-unit multifamily investment in the heart of Spring Valley. Situated on a 16,671 SF lot, the property consists of four detached single-family homes with garages and a two-story duplex, creating a low-density residential environment rarely found in traditional multifamily properties. The asset has been thoughtfully renovated and features private yards and in-unit laundry throughout, delivering a highly desirable living experience for residents.

Conveniently located just minutes from Highway 94, the property offers easy access to Downtown San Diego, La Mesa, and major employment hubs throughout the region. With a unique detached-home configuration, strong in-place fundamentals, and attractive amenities rarely found in traditional multifamily properties, 3960–68 Helix Street presents investors with a turnkey opportunity offering both operational stability and long-term rental upside in one of East County's most established rental markets.



5.7%

CAP RATE



\$98,375

NOI



6

UNITS



16,671 SF

LOT SIZE



5,312 SF

BUILDING SIZE



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

INVESTMENT HIGHLIGHTS



Rare Detached-Home Layout

Four free-standing homes with garages plus a two-story duplex



In-Unit Laundry Throughout

Every unit features its own laundry, a highly desirable tenant amenity



Garages & Ample Parking

Four single-car garages plus additional on-site parking



Convenient East County Location

Quick access to Highway 94, Downtown San Diego, and regional employment centers



Renovated Interiors & Private Yards

Upgraded interiors complemented by private outdoor space for all six residences



Spacious 2BR Floor Plans

Six large 2-bedroom/1-bath units averaging approximately 885 SF



16,671 SF Lot

Low-density setting with strong residential appeal



Additional Revenue Streams

RUBs utility reimbursements and billboard signage provide supplemental income potential



3960-68 HELIX STREET

Property Information



16,671 SF
LOT SIZE



5,312 SF
BUILDING SIZE



1 & 2
STORIES



6
UNITS



1959/2019
YEAR RENOVATED

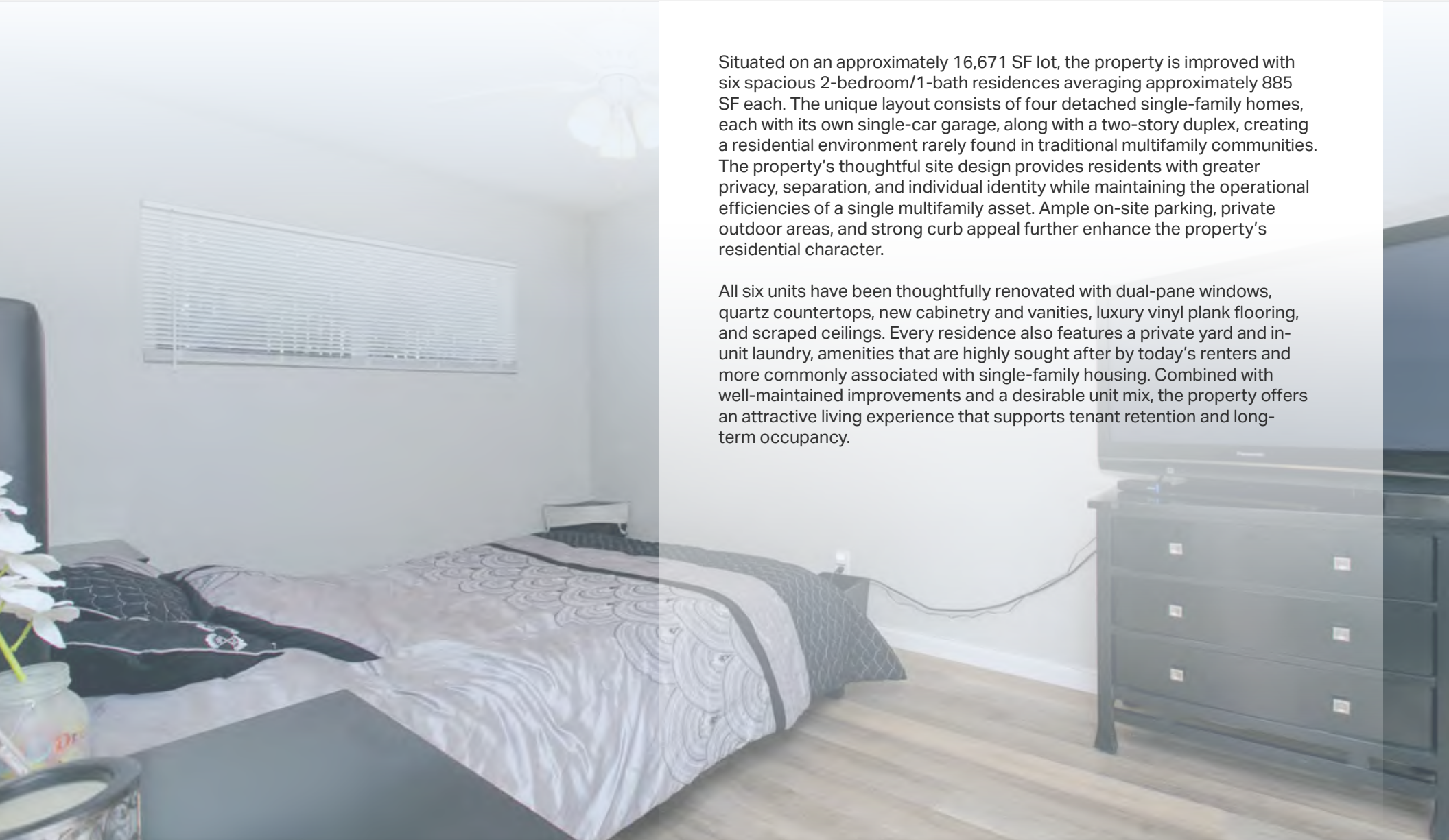


PROPERTY DESCRIPTION

3960-68 Helix Street is a low-density multifamily investment comprised of four detached homes and a duplex in Spring Valley.

Situated on an approximately 16,671 SF lot, the property is improved with six spacious 2-bedroom/1-bath residences averaging approximately 885 SF each. The unique layout consists of four detached single-family homes, each with its own single-car garage, along with a two-story duplex, creating a residential environment rarely found in traditional multifamily communities. The property's thoughtful site design provides residents with greater privacy, separation, and individual identity while maintaining the operational efficiencies of a single multifamily asset. Ample on-site parking, private outdoor areas, and strong curb appeal further enhance the property's residential character.

All six units have been thoughtfully renovated with dual-pane windows, quartz countertops, new cabinetry and vanities, luxury vinyl plank flooring, and scraped ceilings. Every residence also features a private yard and in-unit laundry, amenities that are highly sought after by today's renters and more commonly associated with single-family housing. Combined with well-maintained improvements and a desirable unit mix, the property offers an attractive living experience that supports tenant retention and long-term occupancy.



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

PROPERTY DESCRIPTION

PROPERTY DETAILS

3960-68 Helix St, Spring Valley, CA 91977

PROPERTY ADDRESS

504-311-35-00

APN

Lot Size	16,671 SF
Zoning	SR-1 (Semi-Rural Residential)
Building Size	5,312 SF
Year Built	1959/2019
Units	6
Stories	1 & 2
Parking	4 Attached Garage Spaces 8 Surface Spaces



*PROPERTY LINES ARE ESTIMATES

EXECUTIVE SUMMARY

PROPERTY INFORMATION

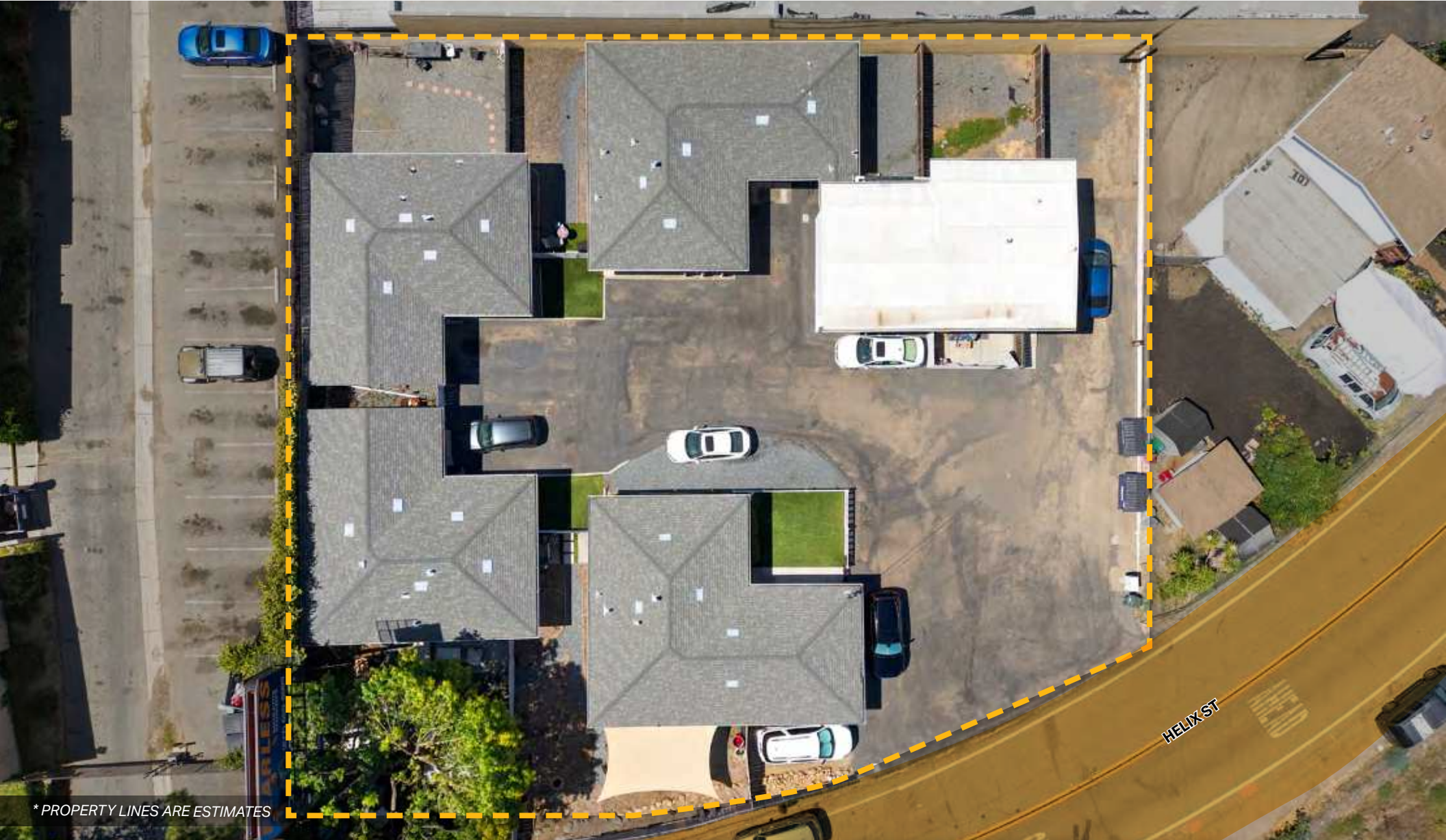
LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

AERIAL VIEW



* PROPERTY LINES ARE ESTIMATES

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

EXTERIOR PHOTOS



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

INTERIOR PHOTOS



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS



SOUTH COAST
COMMERCIAL

CORFAC
INTERNATIONAL



3960-68 HELIX STREET

Location Overview

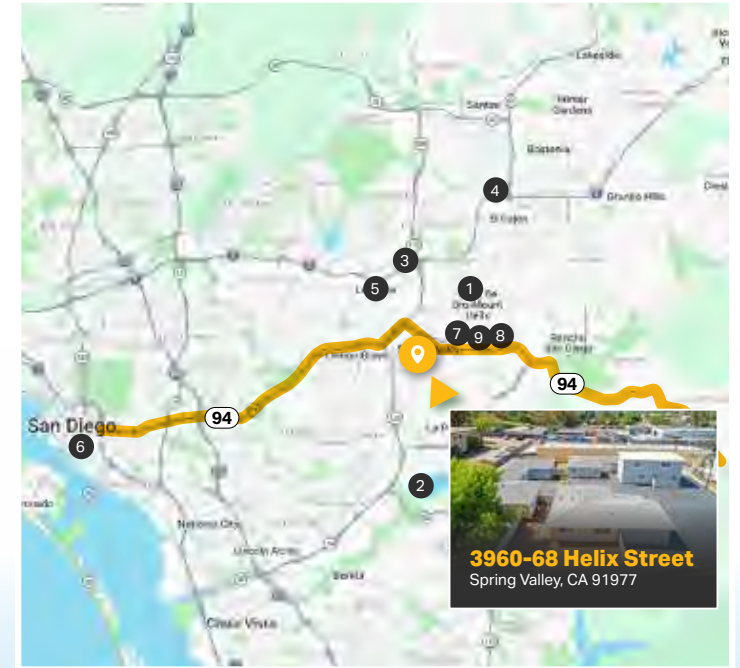
LOCATION OVERVIEW

**SMALL-TOWN CHARACTER WITH BIG-CITY ACCESS –
SPRING VALLEY'S GROWING EAST COUNTY COMMUNITY**

Spring Valley is a community in San Diego's East County region, characterized by rolling hills and a diverse geography that ranges from urban living to the scenic rural backcountry, all in a mild climate shaped by ocean currents and abundant sunshine. As San Diego County's largest unincorporated community, Spring Valley maintains a small-town feel while supporting a wide range of lifestyles.

Residents enjoy convenient access to nearby destinations including **1 Mount Helix Park**, **2 Sweetwater Reservoir**, **3 Grossmont Center**, **4 Parkway Plaza**, and the vibrant dining and retail corridors of **5 La Mesa**. The community appeals to a diverse resident base, from apartment and townhome renters to those seeking larger properties for horses, livestock, and rural living, while benefiting from a variety of local amenities, schools, parks, and neighborhood services throughout East County.

A convenient 20-minute commute along Highway 94 connects residents to **6 Downtown San Diego**, offering space and affordability without sacrificing access to major employment centers. Recent improvements to **7 Estrella Park**, development of a new 9-acre community park at **8 Calavo Drive**, and plans for a new **9 Casa de Oro Library** further reinforce the area's strong long-term fundamentals and continued growth.



EXECUTIVE SUMMARY

PROPERTY INFORMATION

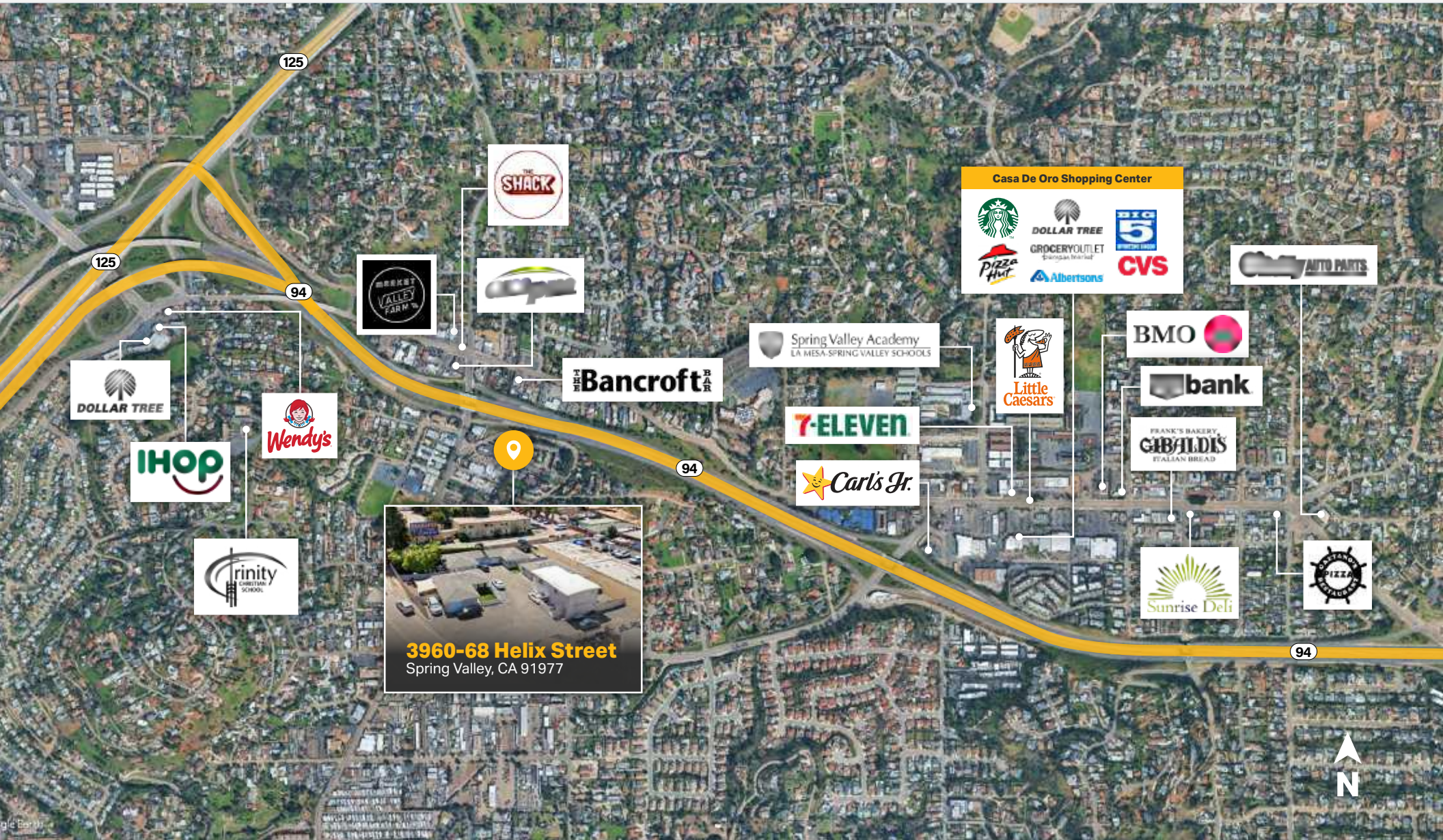
LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

IMMEDIATE MAP



3960-68 Helix Street
Spring Valley, CA 91977

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

3960-68 HELIX STREET

Financial Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

\$324.74

PRICE PER SF

\$1,725,000

PRICE

\$287,500

PRICE PER UNIT

CURRENT

PROFORMA

10.9

GRM

10.5

5.7%

CAP RATE

6.0%

3.3%

CASH-ON-CASH
RETURN (YR 1)

4.0%

\$35,585

TOTAL RETURN (YR 1)

\$40,334

1.31

DEBT COVERAGE RATIO

1.37

CURRENT

PROFORMA

OPERATING DATA

Gross Scheduled Income	\$158,820	\$163,716
Total Scheduled Income	\$158,820	\$163,716
Vacancy Cost	\$4,765	\$4,911
Gross Income	\$154,055	\$158,805
Operating Expenses	\$55,680	\$55,680
Net Operating Income	\$98,375	\$103,124
Pre-Tax Cash Flow	\$23,111	\$27,860

FINANCING DATA

Down Payment	\$690,000	\$690,000
Loan Amount	\$1,035,000	\$1,035,000
Debt Service	\$75,265	\$75,265
Debt Service Monthly	\$6,272	\$6,272
Principal Reduction (Yr 1)	\$12,474	\$12,474

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

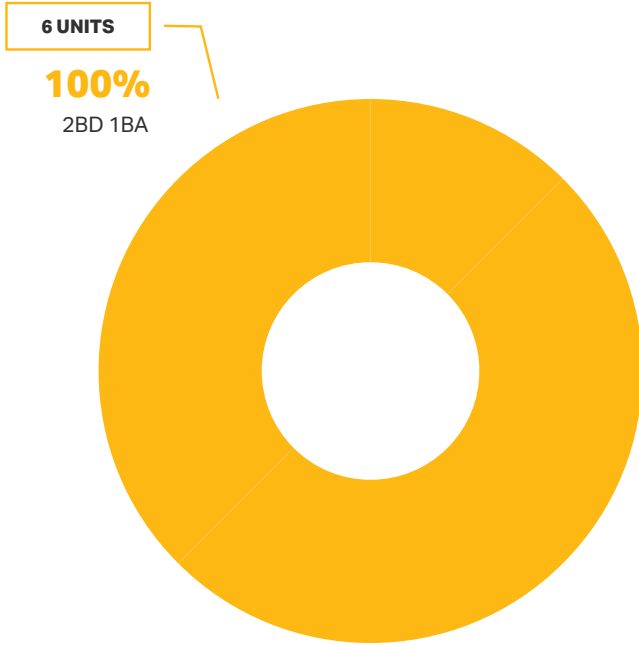
DEMOGRAPHICS

INCOME & EXPENSES SUMMARY

	CURRENT	PROFORMA
INCOME SUMMARY		
Gross Scheduled Income	\$158,820	\$163,716
Vacancy Cost	(\$4,765)	(\$4,911)
GROSS INCOME	\$154,055	\$158,805
EXPENSES SUMMARY		
Gas & Electric	\$630	\$630
Water & Sewer	\$3,343	\$3,343
Landscaping	\$1,500	\$1,500
Trash Removal	\$4,035	\$4,035
Pest Control	\$335	\$335
Maintenance	\$3,500	\$3,500
Management (Off Site)	\$9,529	\$9,529
Licenses & Fees	\$220	\$220
Miscellaneous	\$2,500	\$2,500
Insurance	\$6,000	\$6,000
Taxes	\$24,088	\$24,088
OPERATING EXPENSES	\$55,680	\$55,680
NET OPERATING INCOME	\$98,375	\$103,124



UNIT MIX SUMMARY



UNIT TYPE	COUNT	SF	% OF TOTAL	RENT	\$/SF	MARKET RENT	\$/SF
2Bd 1Ba	6	885	100.00%	\$2,127	\$2.40	\$2,195	\$2.48
TOTALS/AVERAGES	6	885	100.00%	\$2,127	\$2.40	\$2,195	\$2.48



SOUTH COAST
COMMERCIAL



CORFAC
INTERNATIONAL

3960-68 HELIX STREET

| Comparables

SALES COMPARABLES MAP



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

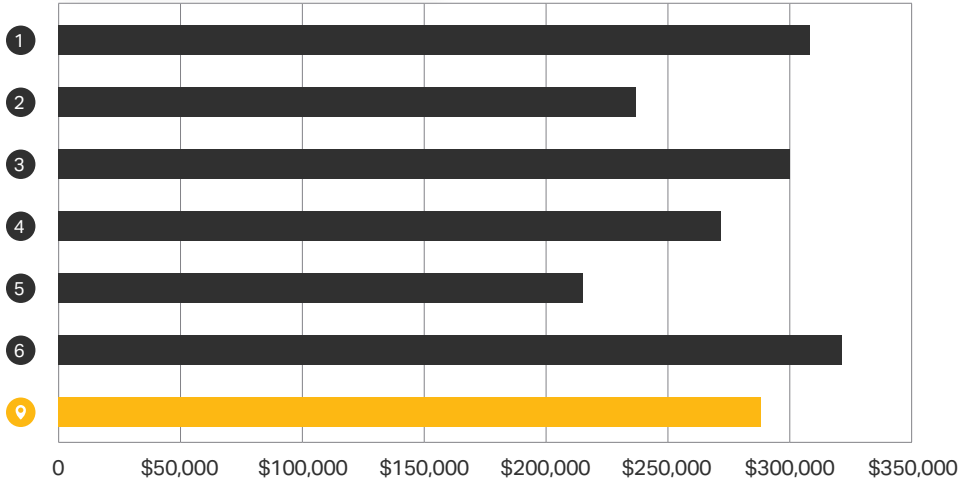
FINANCIAL ANALYSIS

COMPARABLES

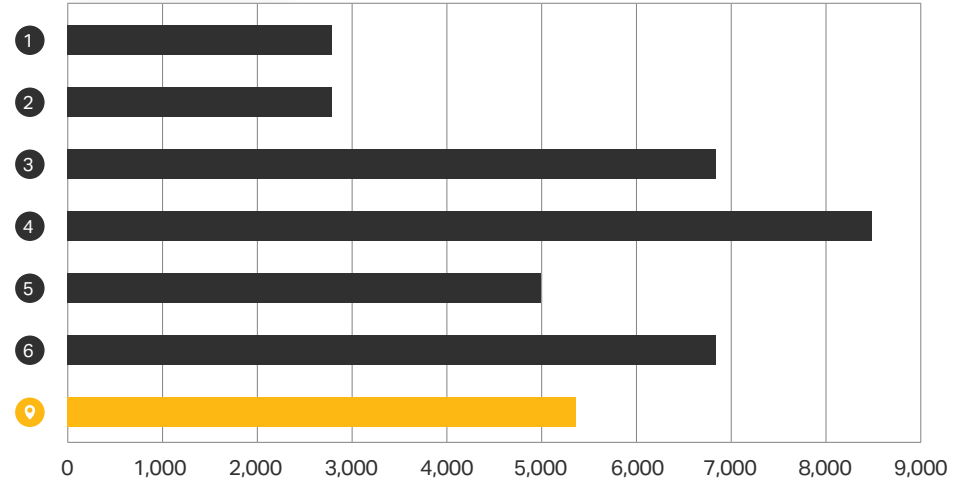
DEMOGRAPHICS

SALES COMPARABLES SUMMARY

SALE PRICE/UNIT OVERVIEW



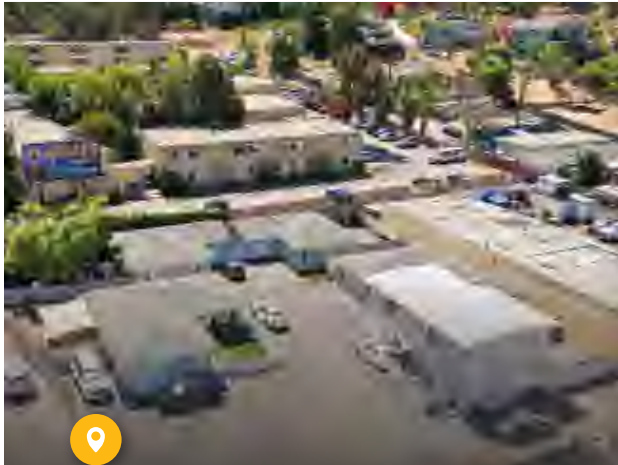
SF OVERVIEW



	PROPERTY ADDRESS		UNITS	YEAR BUILT	TOTAL SF	COE DATE	SALE PRICE	PRICE PER UNIT	PRICE PSF	CAP RATE
1	4869 Pine St, La Mesa, CA 91942	SOLD	5	1957	2,760 SF	04/17/2026	\$1,525,000	\$305,000	\$552.54	4.2%
2	9210 Harness St, Spring Valley, CA 91977	SOLD	5	1950	2,750 SF	12/23/2025	\$1,200,000	\$240,000	\$436.36	4.3%
3	236 Taft Ave, El Cajon, CA 92020	SOLD	7	1985	6,870 SF	03/30/2026	\$2,100,000	\$300,000	\$305.68	4.8%
4	594 Graves Ave, El Cajon, CA 92020	SOLD	10	1977	8,432 SF	05/18/2026	\$2,770,000	\$277,000	\$328.51	4.7%
5	359 N 1st St, El Cajon, CA 92021	SOLD	10	1968	5,000 SF	04/14/2026	\$2,130,000	\$213,000	\$426.00	4.0%
6	9138 Winter Gardens Blvd, Lakeside, CA 92040	SOLD	6	1991	6,888 SF	04/27/2026	\$1,950,000	\$325,000	\$283.10	-
	Average of Comps		7	1971	5,450 SF	04/01/2026	\$1,945,833	\$276,667	\$388.70	4.4%
📍	3960-68 Helix St, Spring Valley, CA 91977		6	1959/2019	5,312 SF	TBD	\$1,725,000	\$287,500	\$324.74	5.7%

SALES COMPARABLES

SOLD

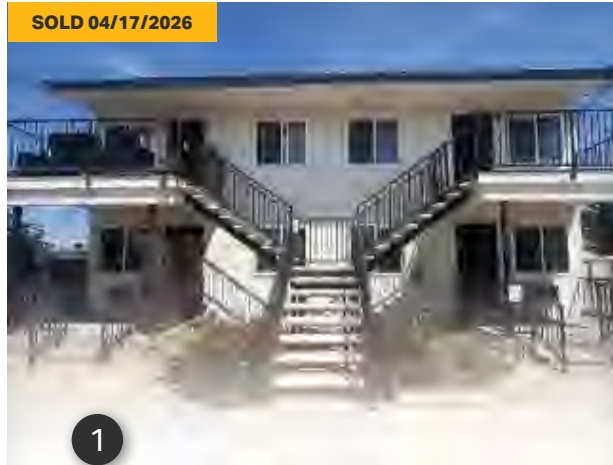


3960-68 Helix St
Spring Valley, CA 91977

\$1,725,000 PRICE	\$287,500 PRICE PER UNIT
\$324.74 PRICE/SF	16,671 SF LOT SIZE
5.70% CAP RATE	1959/2019 YEAR BUILT

UNIT TYPE	COUNT
2Br 1Ba	6
TOTAL	6

SOLD 04/17/2026

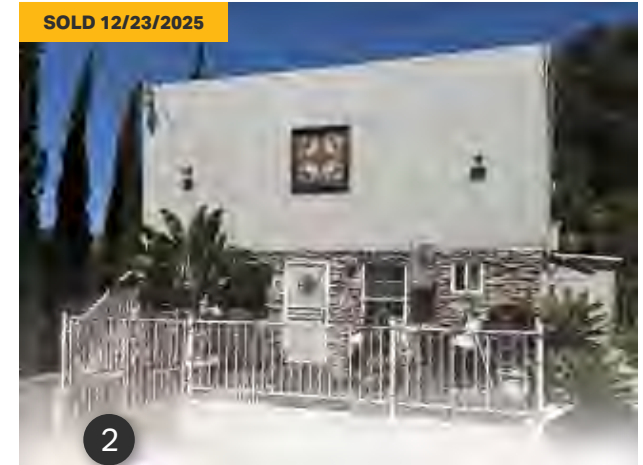


4869 Pine St
La Mesa, CA 91942

\$1,525,000 PRICE	\$305,000 PRICE PER UNIT
\$552.54 PRICE/SF	6,970 SF LOT SIZE
4.20% CAP RATE	1957 YEAR BUILT

UNIT TYPE	COUNT
1Br 1Ba	4
2Br 1Ba	1
TOTAL	5

SOLD 12/23/2025



9210 Harness St
Spring Valley, CA 91977

\$1,200,000 PRICE	\$240,000 PRICE PER UNIT
\$436.36 PRICE/SF	8,712 SF LOT SIZE
4.30% CAP RATE	1950 YEAR BUILT

UNIT TYPE	COUNT
1Br 1Ba	3
2Br 2Ba	1
3Br 2Ba	1
TOTAL	5

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

SALES COMPARABLES

SOLD

SOLD 03/30/2026



3

236 Taft Ave

El Cajon, CA 92020

\$2,100,000

PRICE

\$300,000

PRICE PER UNIT

\$305.68

PRICE/SF

6,970 SF

LOT SIZE

4.80%

CAP RATE

1985

YEAR BUILT

UNIT TYPE	COUNT
1Br 1Ba	1
2Br 1Ba	6
TOTAL	7

SOLD 05/18/2026



4

594 Graves Ave

El Cajon, CA 92020

\$2,770,000

PRICE

\$277,000

PRICE PER UNIT

\$328.51

PRICE/SF

19,602 SF

LOT SIZE

4.74%

CAP RATE

1977

YEAR BUILT

UNIT TYPE	COUNT
2Br 1Ba	10
TOTAL	10



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

SALE COMPARABLES

SOLD

SOLD 04/14/2026



5

359 N 1st St

El Cajon, CA 92021

\$2,130,000

PRICE

\$213,000

PRICE PER UNIT

\$426.00

PRICE/SF

15,246 SF

LOT SIZE

4.00%

CAP RATE

1968

YEAR BUILT

UNIT TYPE	COUNT
1Br 1Ba	10
TOTAL	10

SOLD 03/25/2026



6

9138 Winter Gardens Blvd

Lakeside, CA 92040

\$1,950,000

PRICE

\$325,000

PRICE PER UNIT

\$283.10

PRICE/SF

61,557 SF

LOT SIZE

-

CAP RATE

1991

YEAR BUILT

UNIT TYPE	COUNT
2Br 2.5Ba TH	6
TOTAL	6



EXECUTIVE SUMMARY

PROPERTY INFORMATION

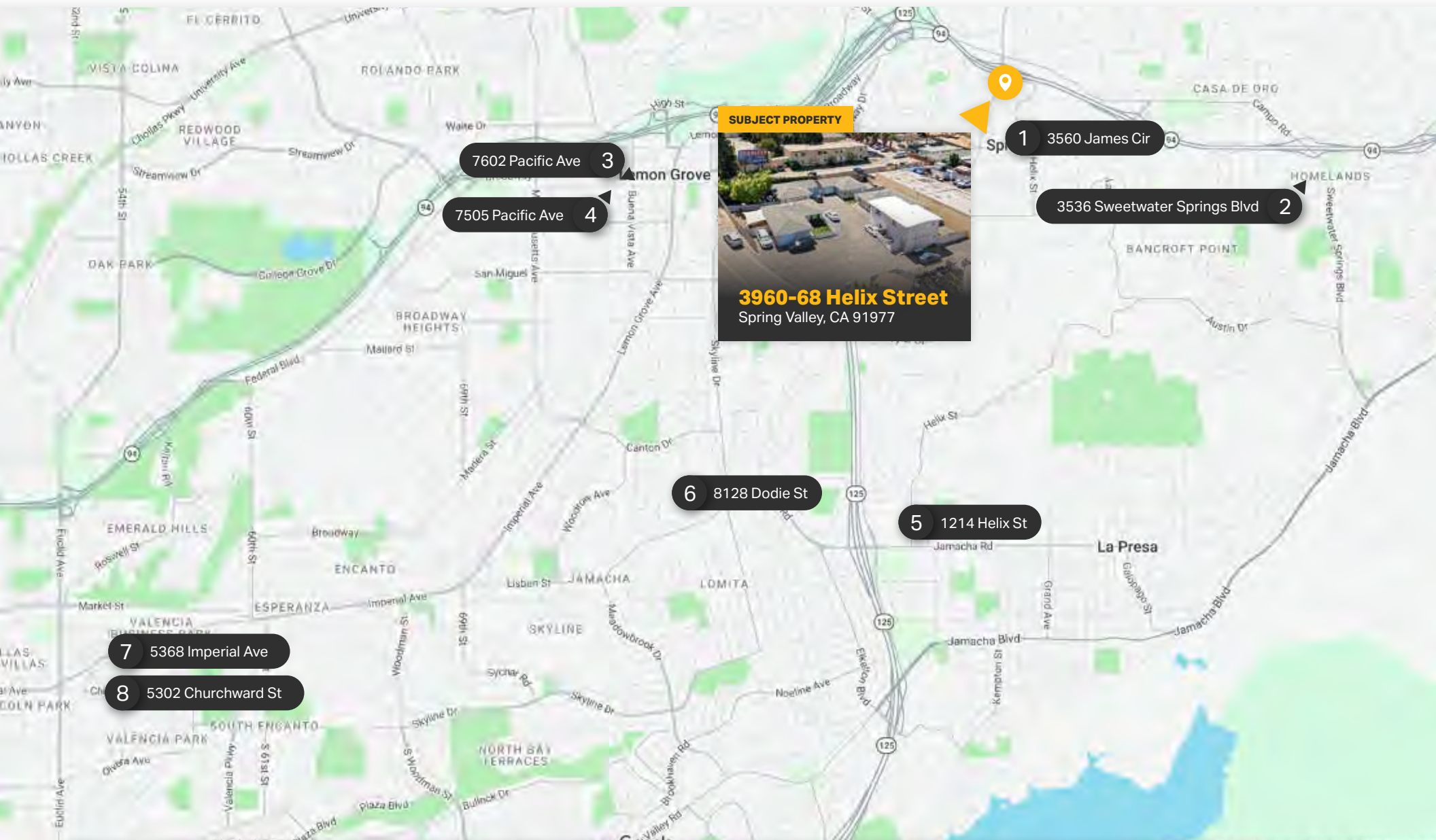
LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

RENT COMPARABLES MAP



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

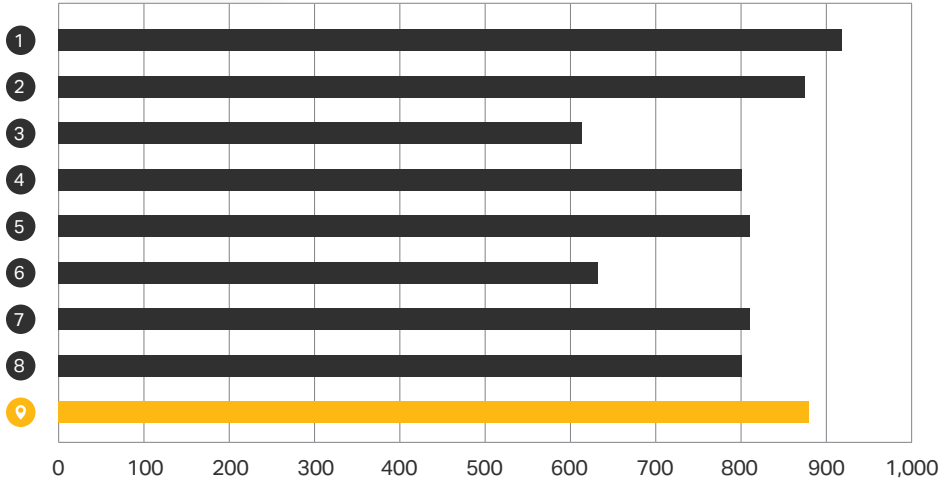
FINANCIAL ANALYSIS

COMPARABLES

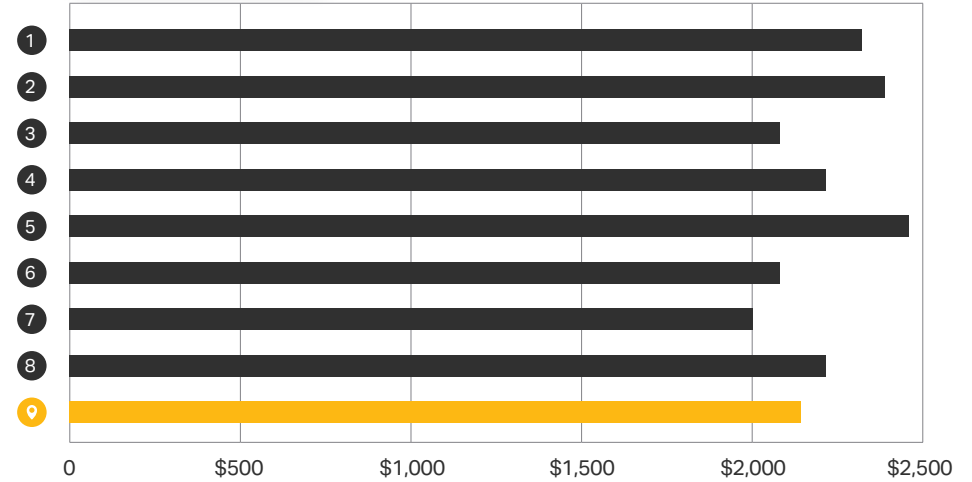
DEMOGRAPHICS

RENT COMPARABLES SUMMARY

SF OVERVIEW




RENT OVERVIEW




	PROPERTY ADDRESS	DISTANCE	YEAR BUILT	TOTAL SF	RENT	RENT PSF
1	3560 James Cir, Spring Valley, CA 91977	0.3 mi	1977	915 SF	\$2,350	\$2.57
2	3536 Sweetwater Springs Blvd, Spring Valley, CA 91977	1.6 mi	1980	875 SF	\$2,395	\$2.74
3	7602 Pacific Ave, Lemon Grove, CA 91945	2.0 mi	1952	611 SF	\$2,100	\$3.44
4	7505 Pacific Ave, Lemon Grove, CA 91945	2.2 mi	1930	800 SF	\$2,199	\$2.75
5	1214 Helix St, Spring Valley, CA 91977	2.3 mi	1971	810 SF	\$2,475	\$3.06
6	8128 Dodie St, San Diego, CA 92114	2.8 mi	1954	625 SF	\$2,100	\$3.36
7	5368 Imperial Ave, San Diego, CA 92114	5.5 mi	1973	820 SF	\$1,995	\$2.43
8	5302 Churchward St, San Diego, CA 92114	5.6 mi	1963	800 SF	\$2,195	\$2.74
	Average of Comps	2.8 mi	1963	782 SF	\$2,226	\$2.89
9	3960-68 Helix St, Spring Valley, CA 91977	0.0 mi	1959/2019	885 SF	\$2,127	\$2.40

RENT COMPARABLES




3960-68 Helix St
Spring Valley, CA 91977

RENT SUMMARY				
UNIT TYPE	COUNT	% OF TOTAL	RENT	MARKET RENT
2Br 1Ba	6	100.0%	\$2,127	\$2,195
Total/ Wtd Avg	6	100.0%	\$2,127	\$2,195



3560 James Cir
Spring Valley, CA 91977

RENT SUMMARY				
UNIT TYPE	COUNT	RENT	SIZE SF	RENT/SF
2Br 1Ba	1	\$2,350	915 SF	\$2.57
Total/ Wtd Avg	1	\$2,350	915 SF	\$2.57



3536 Sweetwater Springs Blvd
Spring Valley, CA 91977

RENT SUMMARY				
UNIT TYPE	COUNT	RENT	SIZE SF	RENT/SF
2Bd 1Ba	1	\$2,395	875 SF	\$2.74
Total/ Wtd Avg	1	\$2,395	875 SF	\$2.74

RENT COMPARABLES



3

7602 Pacific Ave

Lemon Grove, CA 91945

RENT SUMMARY

UNIT TYPE	COUNT	RENT	SIZE SF	RENT/SF
2Br 1Ba	1	\$2,100	611 SF	\$3.44
Total/ Wtd Avg	1	\$2,100	611 SF	\$3.44



4

7505 Pacific Ave

Lemon Grove, CA 91945

RENT SUMMARY

UNIT TYPE	COUNT	RENT	SIZE SF	RENT/SF
2Br 1Ba	1	\$2,199	800 SF	\$2.75
Total/ Wtd Avg	1	\$2,199	800 SF	\$2.75



5

1214 Helix St

Spring Valley, CA 91977

RENT SUMMARY

UNIT TYPE	COUNT	RENT	SIZE SF	RENT/SF
2Br 1Ba	1	\$2,475	810 SF	\$3.06
Total/ Wtd Avg	1	\$2,475	810 SF	\$3.06

RENT COMPARABLES



6

8128 Dodie St

San Diego, CA 92114

RENT SUMMARY

UNIT TYPE	COUNT	RENT	SIZE SF	RENT/SF
2Br 1Ba	1	\$2,100	625 SF	\$3.36
Total/ Wtd Avg	1	\$2,100	625 SF	\$3.36



7

5368 Imperial Ave

San Diego, CA 92114

RENT SUMMARY

UNIT TYPE	COUNT	RENT	SIZE SF	RENT/SF
2Br 1Ba	1	\$1,995	820 SF	\$2.43
Total/ Wtd Avg	1	\$1,995	820 SF	\$2.43



8

5302 Churchward St

San Diego, CA 92114

RENT SUMMARY

UNIT TYPE	COUNT	RENT	SIZE SF	RENT/SF
2Br 1Ba	1	\$2,195	800 SF	\$2.74
Total/ Wtd Avg	1	\$2,195	800 SF	\$2.74

3960-68 HELIX STREET

| Demographics

DEMOGRAPHICS

419,640

2025 POPULATION

\$115,280

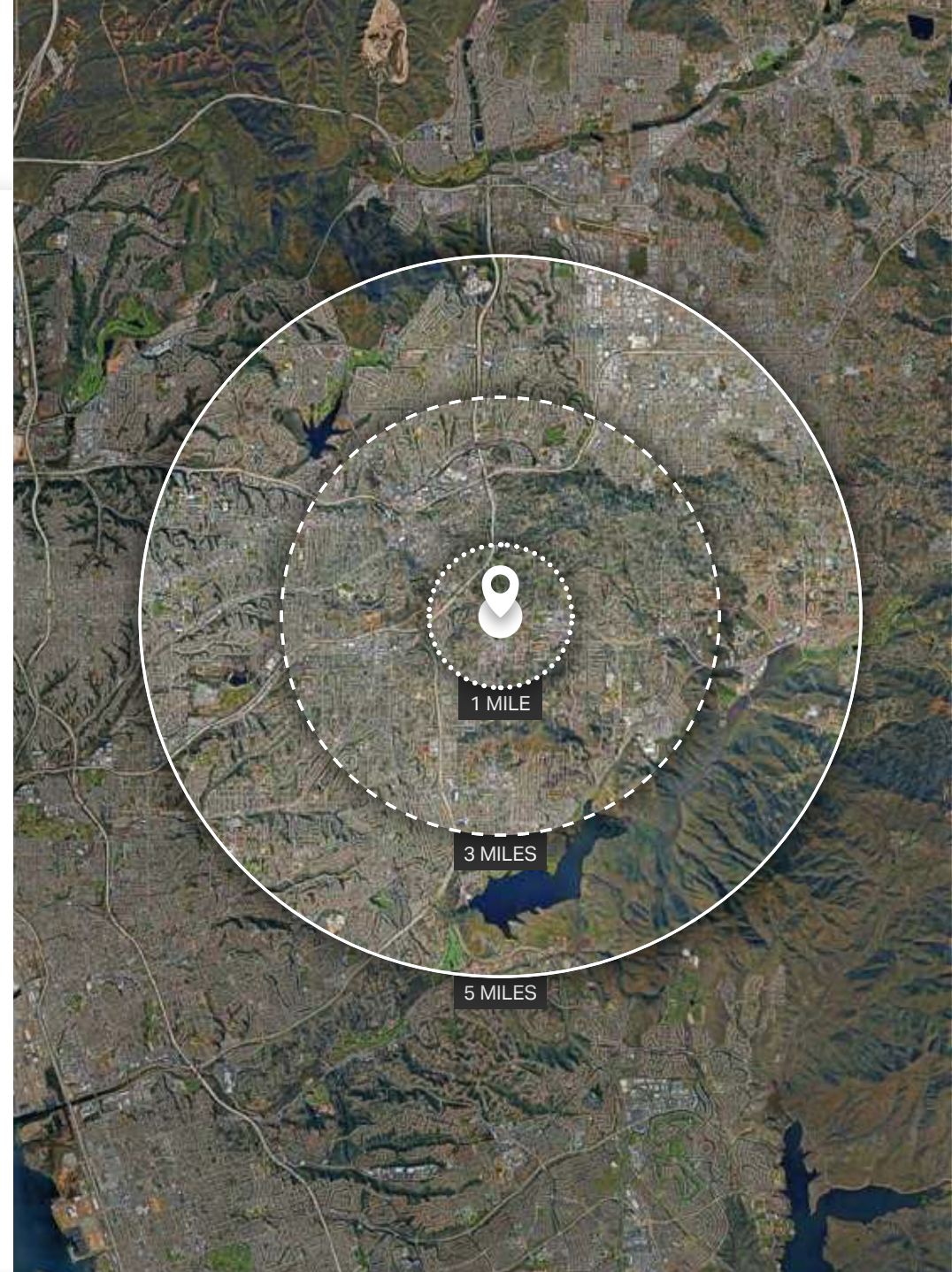
Avg HH INCOME

\$754,085

MEDIAN HOME VALUE

	1-MILE	3-MILE	5-MILE
POPULATION			
2025 Population	17,268	162,324	419,640
2030 Population Projection	17,224	162,240	419,540
Median Age	38.4	39.2	37.9
HOUSEHOLDS			
2025 Households	5,770	56,822	141,627
2030 Household Projection	5,744	56,729	141,427
Owner Occupied Households	3,001	30,353	73,049
Renter Occupied Households	2,743	26,376	68,378
Avg Household Size	2.9	2.7	2.8
Avg Household Vehicles	2	2	2
INCOME			
Avg Household Income	\$122,928	\$121,611	\$115,280
Median Household Income	\$115,280	\$96,020	\$90,183
HOUSING			
Median Home Value	\$748,979	\$750,646	\$754,085
Median Year Built	1970	1971	1972

SOURCE: COSTAR





SOUTH COAST
COMMERCIAL

CORFAC
INTERNATIONAL

3960-68 HELIX STREET

| Advisor Bio

ADVISOR BIO



CODY EVANS

SENIOR VICE PRESIDENT
DRE# 01399935

858.729.3094

evans@scc1031.com

Cody Evans (DRE# 01399935) is an experienced real estate broker with specialization in the acquisition of commercial and residential assets while maximizing the return on investments through proven and comprehensive disposition strategies.

"I believe in representing my client with the highest level of integrity, expertise and professionalism. My goal is to assist my clients to make informed investment decisions by providing superb client services and in-depth knowledge of current market conditions. I seek to establish long and financially beneficial relationships with every investor I service. In over two decades of real estate sales I have successfully negotiated over \$750,000,000 in transactions, with specialization in marketing, construction, and tax deferred exchanges for my national and international clients." – Cody



www.scc1031.com

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS



3960-68 Helix Street

Spring Valley, CA 91977

CONTACT

Cody Evans

858.729.3094
DRE# 01399935
evans@scc1031.com

 **SOUTH COAST**
COMMERCIAL

 **CORFAC**
INTERNATIONAL

www.scc1031.com