

5707 Mildred St, San Diego, 92110

4 Unit Multi-Family Investment Opportunity | San Diego, CA



Chris Jensen & Co.

Exclusively listed by

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Executive Summary

Well-maintained, stabilized 4-unit property in San Diego's highly desirable Morena neighborhood. Fully occupied by long-term tenants, it offers reliable in-place income with clear value-add upside through selective unit upgrades, including kitchens, baths, windows, and finishes. The roof is in good condition, and each unit includes one on-site parking space—rare in this area.



- 4 units | All 1BR / 1BA
- Fully occupied with long-term tenants
- Current rents below market
- Value-add opportunity through renovations
- On-site parking (1 space per unit)
- Central location near USD, Mission Bay, and major freeways

SUMMARY

- Price: \$1,595,000
- Units: 4
- Unit Mix: 4 × 1 BR / 1 BA
- Year Built: 1960
- Building Size: 4,930 SF
- Price/Unit: \$398,750

INVESTMENT HIGHLIGHTS



Highly Desirable
Morena Neighborhood



Value-Add Upside
Selective Upgrades



Fully Occupied/
Long-Term Tenants



Centrally Located - Close to
USD, Beaches, I-5 & I-8 Freeways

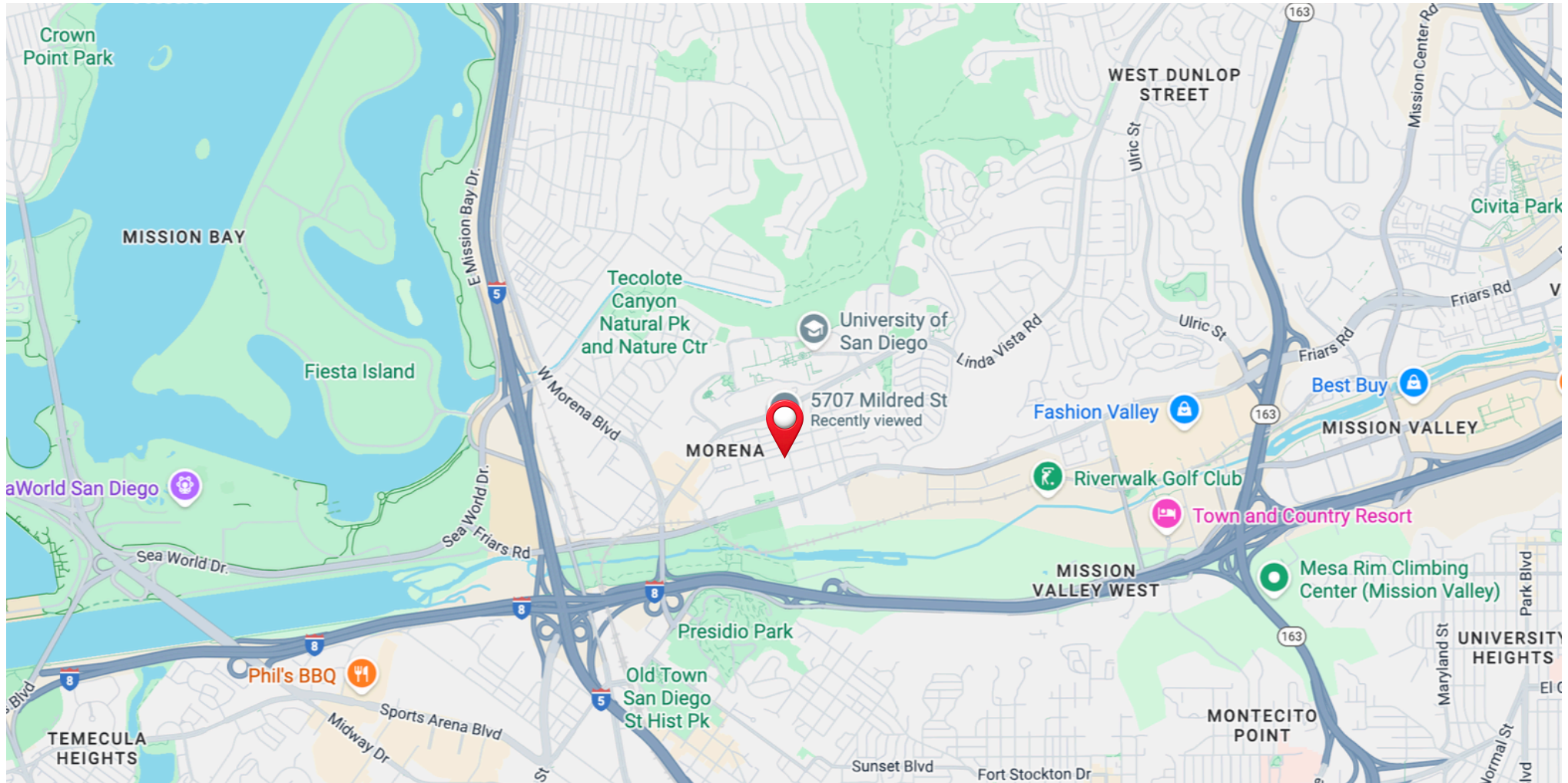


Reserved On-Site
Parking

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Area Overview



Financial Summary

RENT ROLL / UNIT MIX

Unit	BR	BA	Lease Start	Lease Term	Current Rent	Pro Forma Rent (Renovated)
A	1	1	5/01/24	MTM	\$1,795	\$2,290
B	1	1	6/27/26	MTM	\$1,895	\$2,290
C	1	1	5/01/24	MTM	\$1,795	\$2,290
D	1	1	6/21/21	MTM	\$1,795	\$2,290

Monthly / Annual

\$7,280	\$9,160
\$87,360	\$109,920

INCOME & EXPENSES

	<u>Current</u>	<u>Pro Forma</u>
Rental Income	\$87,360	\$109,920
Other Income	\$0	\$0
Gross Income	\$87,360	\$109,920

EXPENSES

Property Tax	\$2,835	\$18,343
Insurance (Estimated)	\$4,444	\$5,000
Property Management	\$6,989	\$8,794
Repairs & Maintenance	\$6,888	\$6,000
Utilities	\$5,029	\$5,000

Total Expenses	\$26,185	\$43,137
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Net Operating Income	\$61,175	\$66,783
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Cap Rate	~3.84%	~4.19%
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Sales Comparables

	SUBJECT PROPERTY 			
METRIC	5707 Mildred St San Diego, 92110	2646-2650 Juan St San Diego, 92110	5520 Riley St San Diego, 92110	2604 Juan St San Diego, 92110
# OF UNITS	4	3	3	3
SALES DATE	–	9/26/2025	10/07/2025	3/04/2026
SALES PRICE	\$1.595M	\$1.679M	\$1.435M	\$1.375M
PRICE/UNIT	\$399K	\$559K	\$478K	\$458K

Rent Comparables

ADDRESS	BED/ BATH	RENT	NOTES
5707 Mildred St San Diego, 92110	1/1	\$1,795-\$1,895	Shared laundry, selective upgrades, 1 assigned parking spot
3050 Rue D'Orleans San Diego, CA 92110	1/1	\$1,995-\$2,350	Some units have upgraded kitchens, all units have wood floors
5752-58 Riley St San Diego, CA 92110	1/1	\$1,945	Shared laundry, assigned parking
2055 N Morena Blvd, San Diego, CA 92110	1/1	\$1,950	4 units, wood floors, large shared lawn, remodeled BA, 1 assigned parking spot

Current rents at the subject property range from approximately \$1,795 to \$1,895 per unit, reflecting variance in unit condition and lease terms. Comparable one-bedroom units in the surrounding area are currently offered between approximately \$1,850 and \$2,250 per month, with renovated units achieving approximately \$2,250 to \$2,350, supporting a projected rent of \$2,290 per unit.

