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

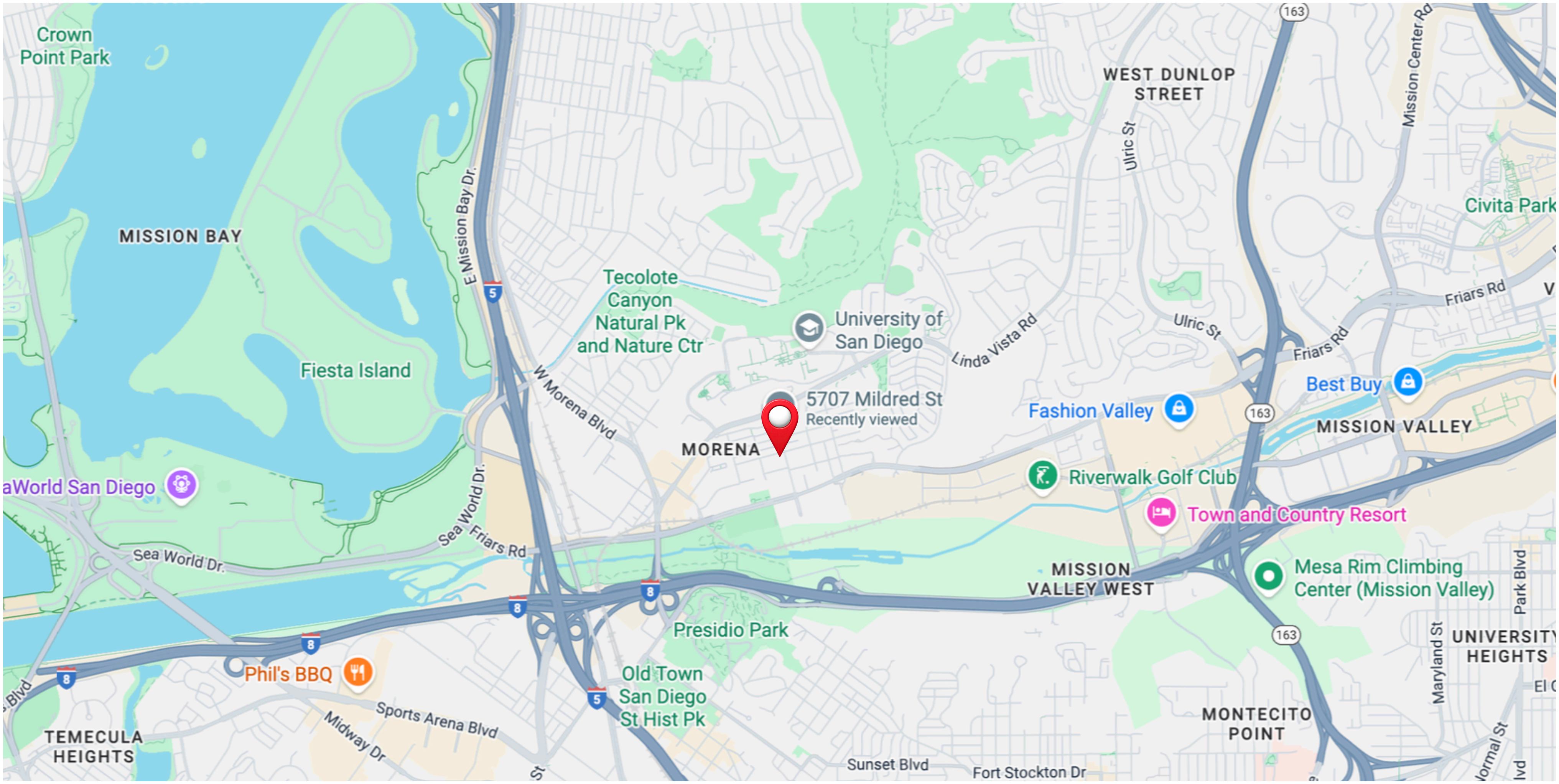
Value-Add Upside Selective Upgrades

Fully Occupied/ Long-Term Tenants

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

Reserved On-Site Parking

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

	Current	Pro Forma
Monthly / Annual	$7,280 $87,360	$9,160 $109,920

INCOME & EXPENSES

	Current	Pro Forma
Rental Income	$87,360	$109,920
Other Income	$0	$0
Gross Income	$87,360	$109,920

EXPENSES

	Current	Pro Forma
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
Net Operating Income	$61,175	$66,783
Cap Rate	~3.84%	~4.19%

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.