8 Unit Multi-Family Opportunity

36th Street | Normal Heights

4583-85 36th Street
San Diego, CA 92116

Exclusively Presented By:

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Content Summary

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PROPERTY SUMMARY

Offering Price:	$2,700,000.00
Building Square Feet:	5817 SqFt
UnitMix	5 x 2 Bed/2 Ba | 3 x 1 Bed/1 Ba
Levels:	2
Units:	8
Year Built:	1985
Gross Rent Multiplier:	13.42
Cap Rate:	3.79%
Subdivision Name/County:	Normal Heights, San Diego
Parcel ID/APN:	447-042-04-00

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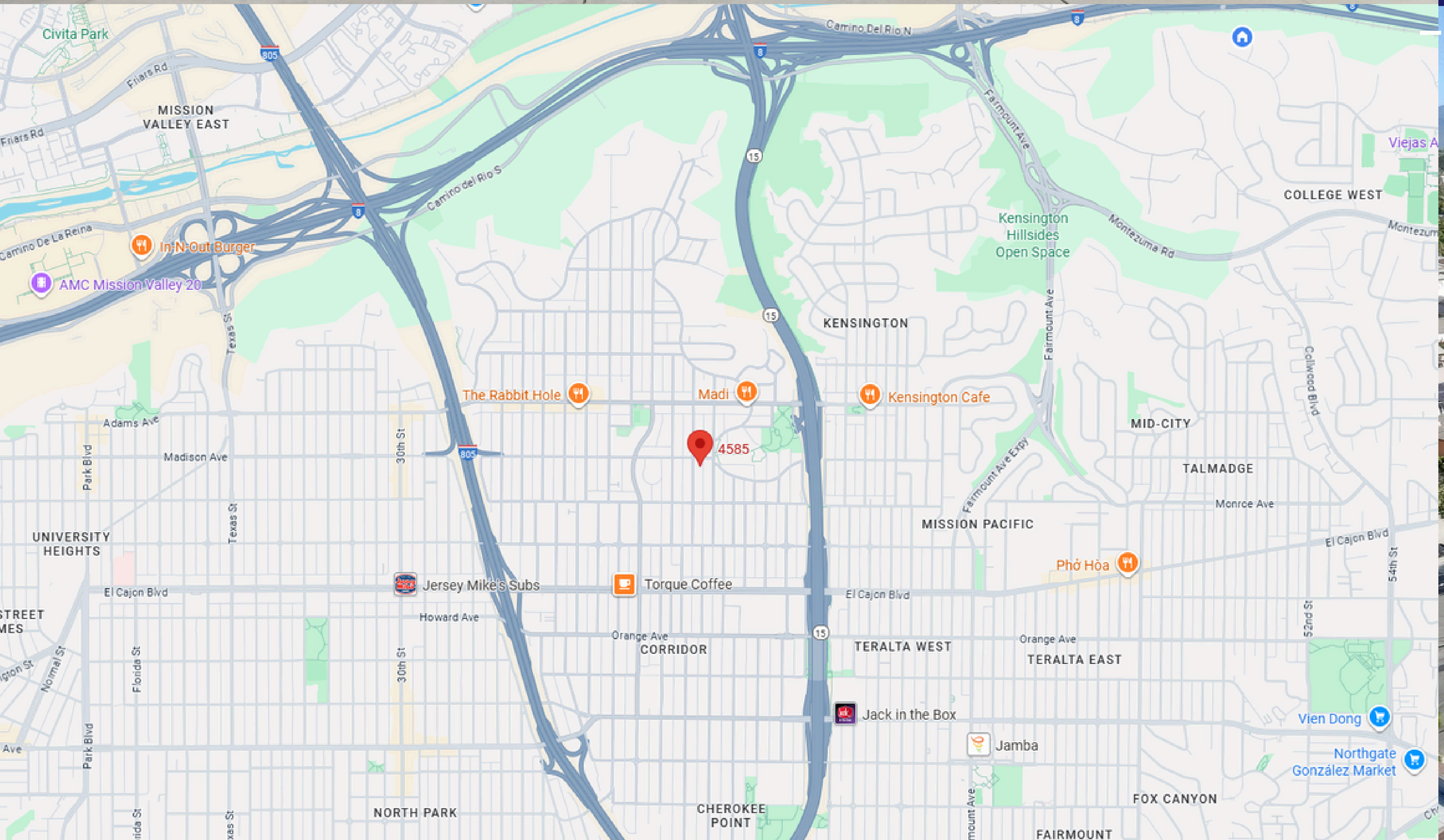
HIGHLIGHTS

- Each Unit is Outfitted with Washer/Dryer and Dishwasher
- 10 off-street parking spaces
- 4 of 8 Units Remodeled
- Good opportunity for both buy & hold investment or value add flip



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RENT ROLL

	Unit	Rent	Deposit	Move In
1.	#1	$2,075.00	$1,395.00	05/26/2015
2.	#2	$2,395.00	$2,400.00	12/15/2023
3.	#3	$1,580.00	$990.00	03/04/2004
4.	#4	$1,925.00	$1,800.00	11/01/2023
5.	#5	$1,900.00	$1,450.00	09/16/2018
6.	#6	$2,495.00	$2,500.00	06/01/2025
7.	#7	VAC (Advertied at $2,495)	$-	-
8.	#8	$1,900.00	$1,300.00	01/12/2021
	TOTAL:	**$16,765.00**	**$11,835.00**	

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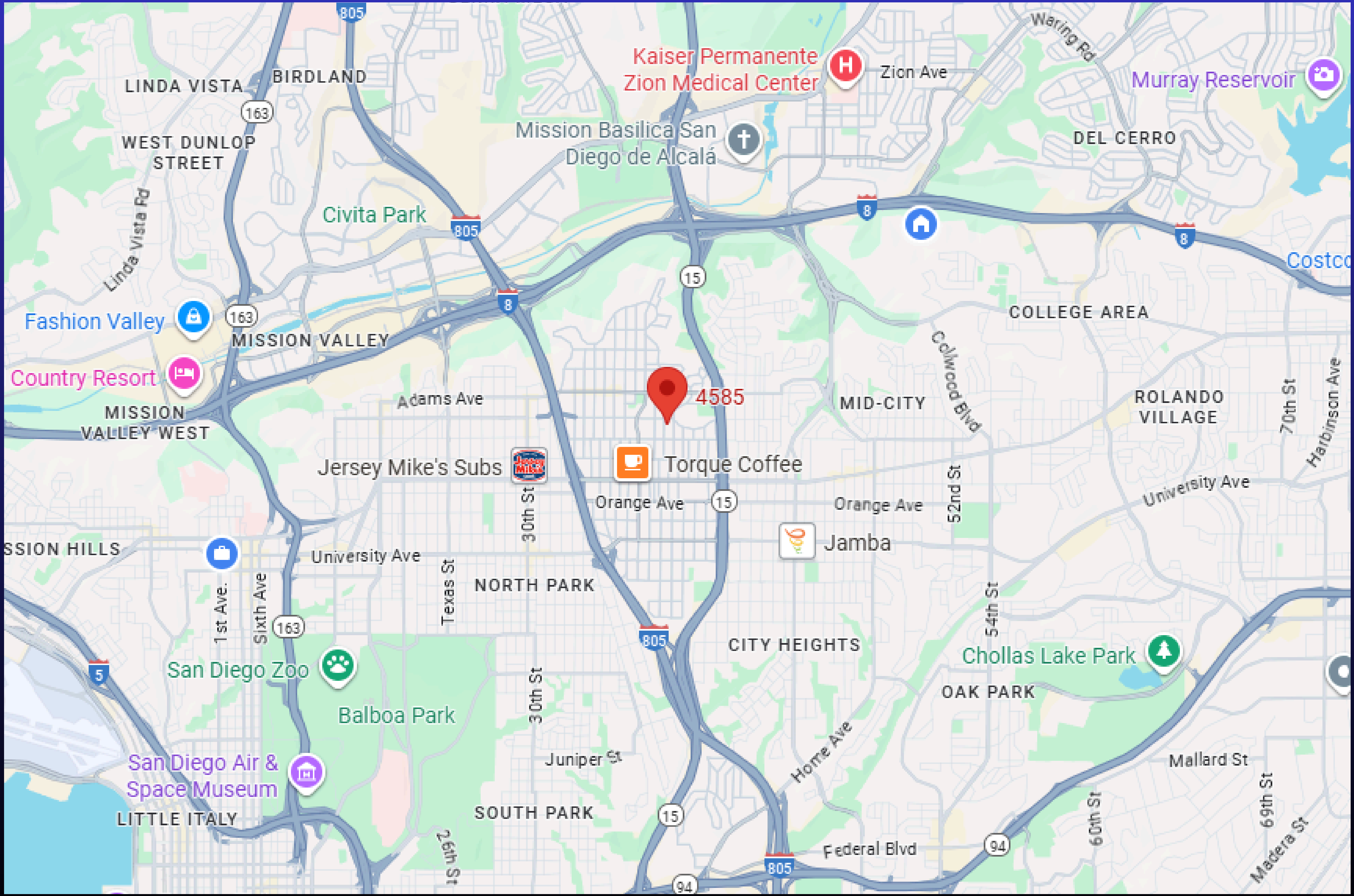

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INCOME STATEMENT SUMMARY

Period Range: October 2024 - September 2025 (Trailing 12 Months)

Total Operating Income:		**$189,046.95**
Management Fees:	-	$11,186.26
Total Repairs:	-	$16,410.97
Total Cleaning/Operational:	-	$7,623.07
Total Utilities:	-	$20,001.30
Total Taxes/Insurace:	-	$31,873.48
Net Operating Income:		**$101,951.87**

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INCOME STATEMENT

Period Range: October 2024 - September 2025 (Trailing 12 Months)

Account Name	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
Operating Income & Expense													
Income													
Rent	$ 15,408.06	$ 15,559.94	$ 15,484.00	$ 15,484.00	$ 15,354.50	$ 13,280.16	$ 13,366.54	$ 14,374.74	$ 15,172.95	$ 16,416.11	$ 15,566.67	$ 13,737.00	$ 179,204.67
Section 8 Rent	$ 571.00	$ 571.00	$ 571.00	$ 571.00	$ 571.00	$ 571.00	$ 571.00	$ 571.00	$ 533.00	$ 1,066.00	$ 533.00	$ 533.00	$ 7,233.00
Water pass thru	$ 252.36	$ 147.41	$ 346.66	$ 94.54	$ 252.98	$ 211.52	$ 126.55	$ 273.85	$ 122.59	$ 265.30	$ 248.36	$ 267.16	$ 2,609.28
Total Operating Income	**$ 16,231.42**	**$ 15,752.46**	**$ 16,141.66**	**$ 16,149.54**	**$ 16,208.48**	**$ 18,991.96**	**$ 14,064.09**	**$ 15,426.21**	**$ 15,796.92**	**$ 17,722.41**	**$ 16,348.03**	**$ 14,537.16**	**$ 189,046.95**
Expense													
FEES													
Management Fee	$ 958.74	$ 967.86	$ 963.30	$ 963.30	$ 955.53	$ 831.07	$ 836.25	$ 833.92	$ 1,005.18	$ 1,048.93	$ 965.98	$ 856.20	$ 11,186.26
REPAIRS													
HVAC	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 125.00	$ 150.00	$ -	$ -	$ -	$ 275.00
Appliance Repairs	$ 258.00	$ -	$ -	$ -	$ -	$ 135.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 393.00
Flooring	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,164.30	$ -	$ -	$ -	$ -	$ 1,164.30
Painting	$ -	$ -	$ 1,100.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,100.00
Plumbing	$ -	$ 2,180.00	$ -	$ 110.00	$ 386.00	$ -	$ 318.50	$ -	$ -	$ -	$ 145.00	$ -	$ 3,139.50
General Repairs	$ -	$ 268.49	$ 288.87	$ -	$ 370.30	$ 1,200.00	$ -	$ 3,684.41	$ 112.50	$ -	$ 346.61	$ 4,067.99	$ 10,339.17
CLEANING & MAINTENANCE													
Cleaning	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 150.00	$ -	$ -	$ 180.00	$ 330.00
Gardening/Landscape Services	$ 100.00	$ 450.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 1,550.00
Pest Control	$ 68.00	$ 68.00	$ 68.00	$ 68.00	$ 68.00	$ 68.00	$ 68.00	$ 68.00	$ 68.00	$ 71.00	$ 71.00	$ 71.00	$ 825.00
Carpet Cleaning	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 250.00	$ 250.00
Restoration	$ -	$ -	$ -	$ 4,386.49	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,386.49
Hauling	$ -	$ -	$ -	$ -	$ 135.50	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 135.50
Fire Ext. Service	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 146.08	$ -	$ 146.08
UTILITIES													
Utilities:Gas & Electric	$ -	$ -	$ 1.45	$ 54.66	$ 46.46	$ 65.29	$ -	$ 4.81	$ 42.62	$ 50.60	$ 46.36	$ 48.54	$ 360.79
Utilities:Water	$ 856.80	$ -	$ 882.32	$ -	$ 928.91	$ -	$ 929.35	$ -	$ 900.31	$ -	$ 937.08	$ 881.01	$ 6,315.78
Utilities:Trash	$ 1,118.27	$ 1,023.79	$ 930.45	$ 931.58	$ 1,237.58	$ 1,141.56	$ 1,140.27	$ 1,136.44	$ 1,240.06	$ 1,130.12	$ 1,144.69	$ 1,149.92	$ 13,324.73
TAXES & INSURANCE													
Property Taxes	$ -	$ 11,879.80	$ -	$ -	$ -	$ 11,879.80	$ -	$ -	$ -	$ -	$ -	$ -	$ 23,759.60
Property Insurance	$ 281.18	$ -	$ 7,832.70		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,113.88
Total Operating Expense	**$ 3,640.99**	**$ 16,837.94**	**$ 12,167.09**	**$ 6,614.03**	**$ 4,228.28**	**$ 15,420.72**	**$ 3,392.37**	**$ 7,116.88**	**$ 3,768.67**	**$ 2,400.65**	**$ 3,902.80**	**$ 7,604.66**	**$ 87,095.08**
NOI - Net Operating Income	**$ 12,590.43**	**$ (1,085.48)**	**$ 3,974.57**	**$ 9,535.51**	**$ 11,980.20**	**$ 3,571.24**	**$ 10,671.72**	**$ 8,309.33**	**$ 12,028.25**	**$ 15,321.76**	**$ 12,445.23**	**$ 6,932.50**	**$ 101,951.87**

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