

# 594 Graves Ave, El Cajon, California

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FEBRUARY 2026





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# Asset Overview

# Asset Overview

594 Graves Ave



GENERAL INFO	
County	San Diego
Lot Size	19,973
Parcel Number	183-330-40-00
Zoning	R-4: Multiple Residential
Rentable SF	8,483
Stories	2
Buildings	1
Units	10
Avg Unit Size	848
Year Built	1977

CONSTRUCTION	
Framing	Wood Frame
Exterior	Stucco and Wood Siding
Parking	20 Spaces
Roof	Flat / Low Slope Composition
Windows	Aluminum
Balconies	Patios
Foundation	Concrete Slab

UTILITY SERVICE	PAID BY	SERVICE PROVIDER
Water/Sewer	Owner	City of San Diego
Gas	Resident	SDGE
Electric	Resident	SDGE

TAXES	ASSESSED VALUE	TAX RATE	TAX AMOUNT
2026	\$2,800,000	1.19%	\$33,320



# Asset Overview

594 Graves Ave



The property at **594 Graves Avenue** is strategically positioned in the heart of El Cajon's most connected residential corridor. Situated just north of Interstate 8 and west of Highway 67, this location offers tenants the "sweet spot" of East County living: attainable suburban comfort with immediate access to major retail hubs and transit arteries.

This asset appeals primarily to a workforce demographic seeking affordability without sacrificing convenience, placing it squarely in a high-demand rental submarket.

**Freeway Access:** The property offers exceptional access to **Interstate 8** (connecting to Mission Valley/San Diego beaches) and **Highway 67** (connecting to Santee/Ramona), making it ideal for commuters.

**Public Transit:** The **Arnele Avenue Trolley Station** (Green & Orange Lines) is approximately 1.3 miles away, providing a direct rail link to SDSU, Mission Valley, and Downtown San Diego.

594 Graves Avenue represents a "bread-and-butter" multifamily location. It avoids the congestion of downtown San Diego while offering superior amenity access compared to deeper East County markets. Its proximity to Parkway Plaza and major freeways ensures consistent rental demand from a diverse tenant base valuing convenience and affordability.



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# Financial Analysis

# Financial Analysis

594 Graves Ave



# Units	Address		City		Zip
10	594 Graves Ave		El Cajon		92020
Price	GRM		CAP Rate		\$ / Unit
\$2,800,000	Current	Market	Current	Market	\$280,000
	12.7	10.6	4.60%	6.17%	
Price Per SF	Avg Unit SF	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)	Parking	Yr. Built (+/-)
\$330.07	848	8,483	19,973	Street	1977

# of Units	Income Details		
	Type	Rent	Total
<u>Current Rents</u>			
10	2 Bed 1 Bath	\$1,812	\$18,118
Other Income			
	RUBS		\$0
	Parking		\$0
10	Laundry	\$25	\$250
	Storage		\$0
Total Other Income			\$0
Total Monthly			\$18,368

Annual Operating Expenses (Estimated)			
Advertising	\$0	Prop Mgmt	\$8,817
SDGE	\$3,000	OnSite Mgmt	\$0
Water/Sewer	\$7,200	Insurance	\$9,000
Contracted	\$11,400	License/Fees	\$0
Trash	\$4,200	Payroll/Benefits	\$0
Pest Control	\$1,200	Misc/Reserves	\$0
Maintenance	\$7,000	Taxes*	\$33,320
Total Annual Expenses		\$85,137	
Expenses per:	Est. Sq. Ft.	\$10.04	
	Unit	\$8,514	
	% of GSI	38.6%	



# Proforma Financial Analysis

594 Graves Ave

Market Rents			
10	2 Bed 1 Bath	\$2,175	\$21,750
Other Income			
	RUBS		\$0
	Parking		\$0
10	Laundry	\$25	\$250
	Storage		\$0
Total Other Income			\$0
Total Monthly			\$22,025

Market Expenses			
Advertising	\$0	Prop Mgmt	\$10,572
SDGE	\$3,000	OnSite Mgmt	\$0
Water/Sewer	\$7,200	Insurance	\$9,000
Contracted	\$11,400	License/Fees	\$0
Trash	\$4,200	Pool	\$0
Pest Control	\$1,200	Misc/Reserves	\$0
Maintenance	\$7,000	Taxes*	\$33,320
Total Annual Expenses		\$86,760	
% of GSI		33.2%	



Estimated Annual Operating Proforma			Financing Summary	
	Current	Market		
Gross Scheduled Income	\$220,416	\$261,000	Down Payment	\$980,000
Less: Vacancy Factor	3.0%	\$6,612		35%
Gross Operating Income	\$223,804	\$259,671		
Less: Expenses	38.6%	\$85,137		
Net Operating Income	\$128,6679	\$172,779	Proposed Financing:	\$1,820,000
			Interest Rate:	5.50%
			Amortized over:	30
Less: 1st TD Payments	(\$124,005)	(\$124,005)		
Pre-Tax Cash Flow	\$4,662	\$48,774	Debt Coverage Ratio:	
			Current:	1.04
Cash On Cash Return	0.5%	5.0%	Market:	1.39
CAP Rate	4.6%	6.2%		



03

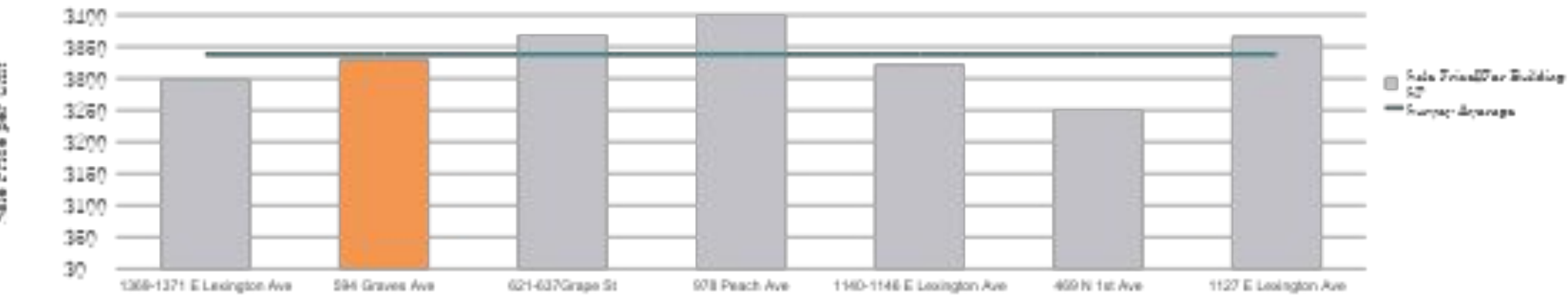
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# Sales Comparables

# Sale Comparables Summary

2654 Whitson Street

	ADDRESS	SALE PRICE	CAP	SF	\$/SF	# UNITS	PRICE/UNIT	UNIT MIX
Subject Property	594 Graves Ave, El Cajon, CA 92020	\$2,800,000	4.60%	8,483	\$330	10	\$280,000	(10) 2Bd1Ba
1369-1371 E Madison Ave	1369-1371 E Madison Ave, El Cajon, CA 92021	\$1,675,000	4.70%	5,612	\$298	7	\$239,286	(7) Std
621-637 Grape St	621-637 Grape St, El Cajon, CA 92021	\$2,200,000	4.92%	5,964	\$369	9	\$244,444	(4) 1BR (5) 2BR
978 Peach Ave	978 Peach Ave, El Cajon, CA 92021	\$2,740,000	3.60%	6,516	\$421	10	\$274,000	(9) 2BR (1) 3BR
1140-1146 E Lexington Ave	1140-1146 E Lexington Ave, El Cajon, CA 92019	\$3,550,000	7.00%	11,008	\$322	12	\$295,833	(10) 2BR (2) 3BR
469 N 1 <sup>st</sup> St	469 N 1 <sup>st</sup> St, El Cajon, CA, 92021	\$2,215,000	4.50%	8,836	\$251	7	\$316,429	(7) 2BR
1127 E Lexington Ave	1127 E Lexington Ave, El Cajon, CA 92019	\$1,400,000	4.00%	3,818	\$367	4	\$350,000	(4) 1BR
AVERAGE		\$2,296,667	4.79%	6,959	\$338	8	\$286,665	





# Sale Comparables

## 594 Graves Ave

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