

EXTENSIVELY RENOVATED | PRIME LOCATION | RESPONSIBLE TENANTS

3968 Alabama St, San Diego, CA 92104



PROPERTY DESCRIPTION

Proud to offer an extensively renovated eight unit building in the North Park Neighborhood of San Diego, CA. All units are 1 Bed 1 Bath and appointed with in-unit washer dryer, 2 zone A/C, Private balcony/patio space. Units are fully appointed with modern kitchen appliances, bathroom shower enclosure and stylish accents. Large rear parking lot for on-site parking or potential development.

Site offers desirable high density RM-3-9 Zoning (allows 1 dwelling per 600sf) which could open construction opportunity in the rear lot space. Up to 100% density bonus is allowed with deed-restricted units. Site is within Complete Communities FAR Tier 3 (6.5 FAR) and within Mobility Zone 1. These favorable zoning designations allow for increased density, waivers for development impact fees, and reduced parking requirements. This is an opportunity to entitle functional space while maintaining units for cash-flow.

AZIZ ZAKKOUT

Principal Broker
858.859.9737
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OFFERING SUMMARY

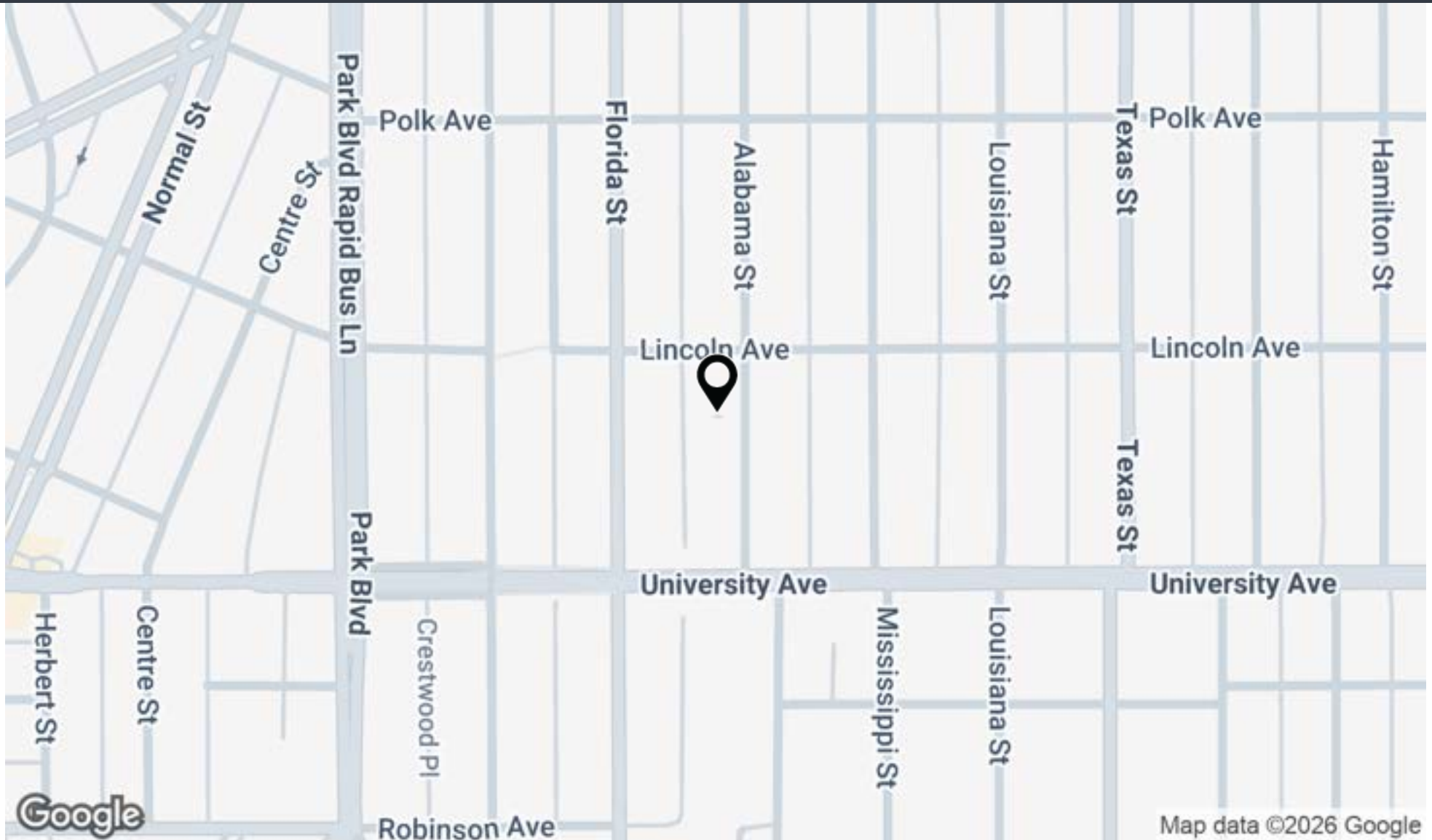
Sale Price:	\$3,300,000
Number of Units:	8
Lot Size:	6,965 SF
Building Size:	3,906 SF
NOI:	\$148,251.00
Cap Rate:	4.49%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,864	9,443	23,026
Total Population	8,236	16,559	40,875
Average HH Income	\$98,536	\$106,429	\$113,405



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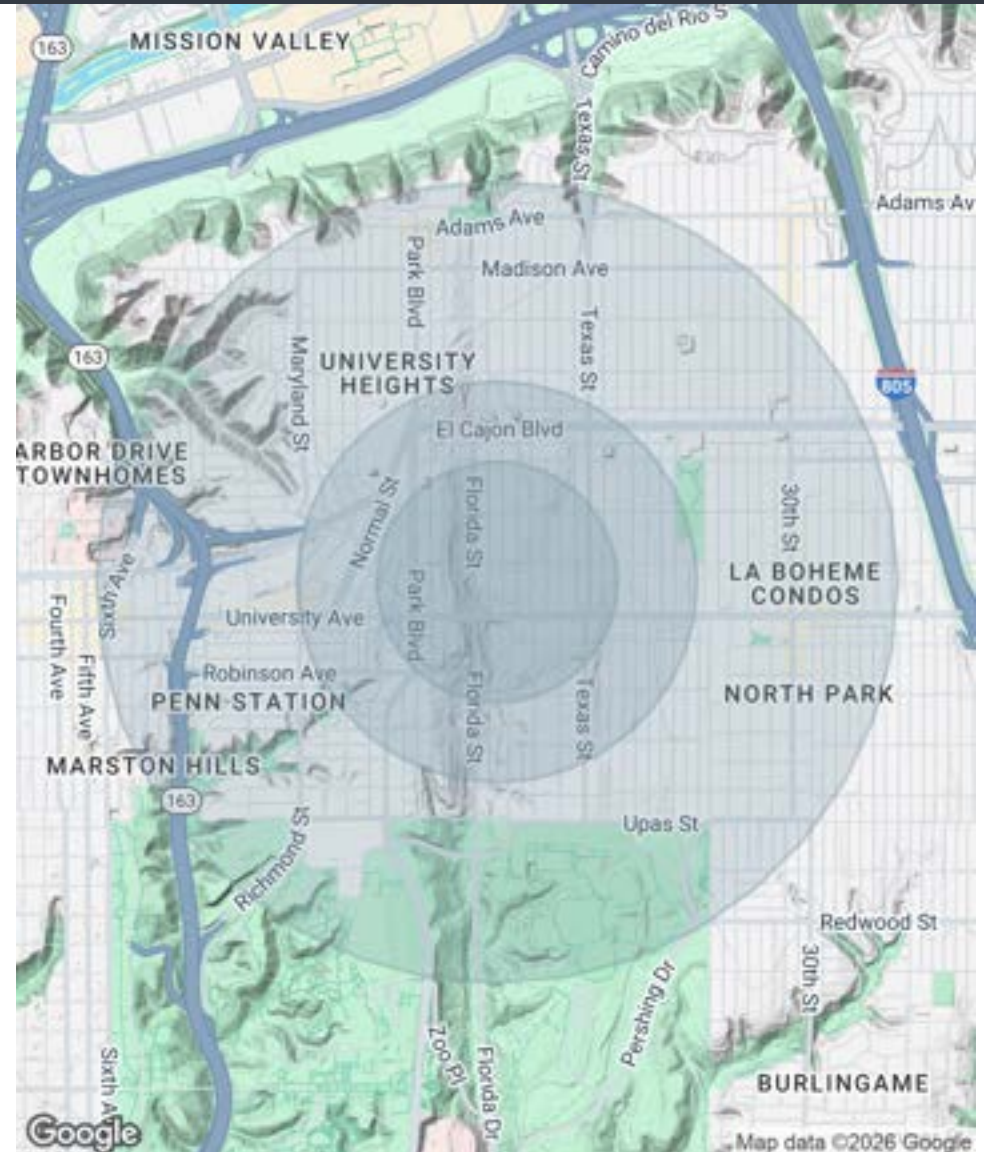


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	8,236	16,559	40,875
Average Age	42	41	41
Average Age (Male)	43	42	41
Average Age (Female)	42	41	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,864	9,443	23,026
# of Persons per HH	1.7	1.8	1.8
Average HH Income	\$98,536	\$106,429	\$113,405
Average House Value	\$946,556	\$982,409	\$981,467

Demographics data derived from AlphaMap



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