

8 Units in North Park



Madison Avenue Multi-Family Home

3205-11 Madison Avenue
San Diego, CA 92116

Exclusively Presented By:

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PROPERTY SUMMARY

Offering Price:	\$2,700,000.00
Building Square Feet:	5292 SqFt
Unit Square Feet:	661 SqFt
Levels:	2
Units:	8
Year Built:	1943
Gross Rent Multiplier:	16.5
Cap Rate:	4.24%
Subdivision Name/County:	North Park, San Diego
Parcel ID/APN:	447-511-01-00

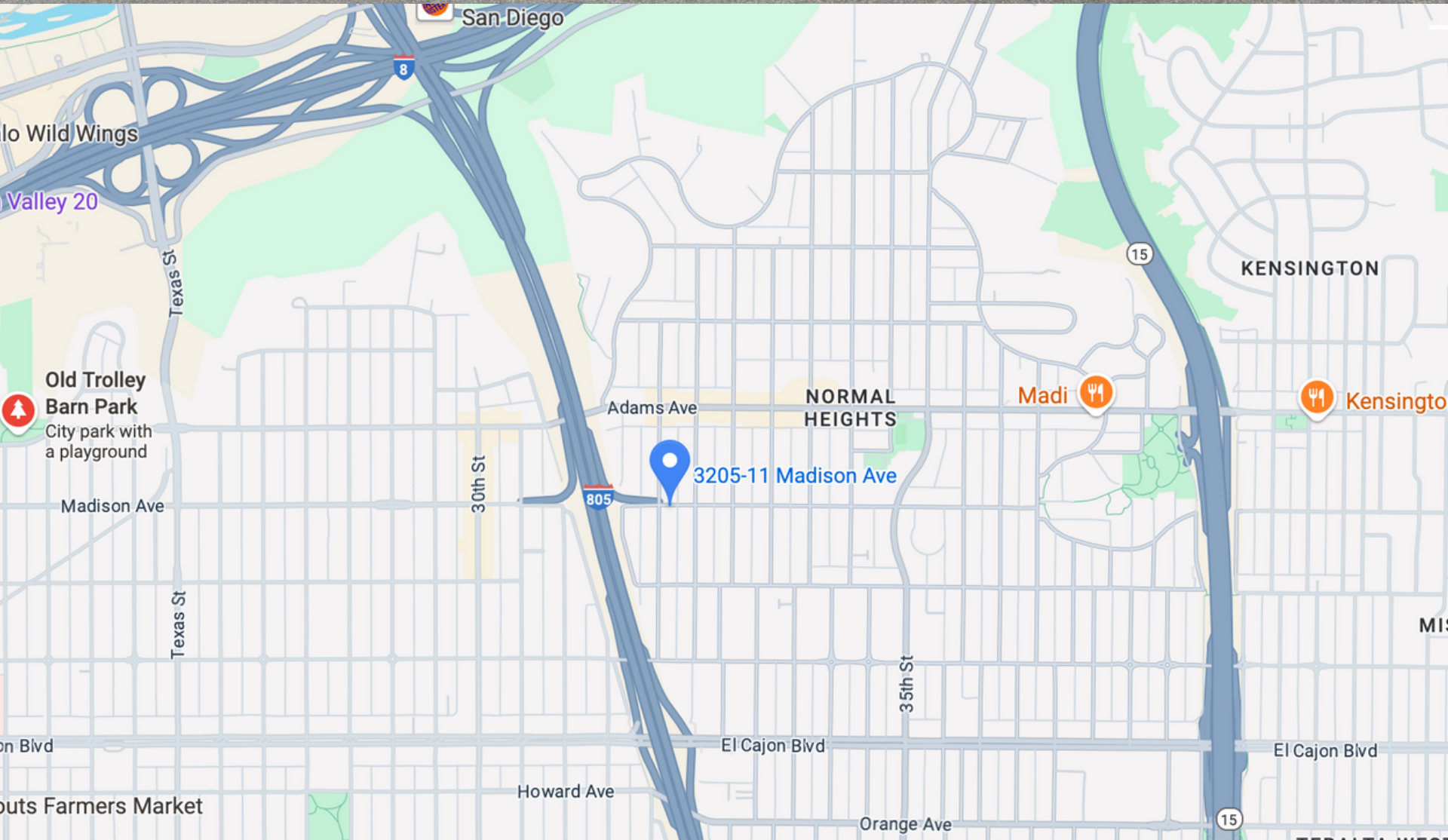


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HIGHLIGHTS

- Convenient access to the 805, 8, and 15 freeways
- 8 off-street parking spaces
- Upward potential in rent and opportunity for increased cash flow through RUBS

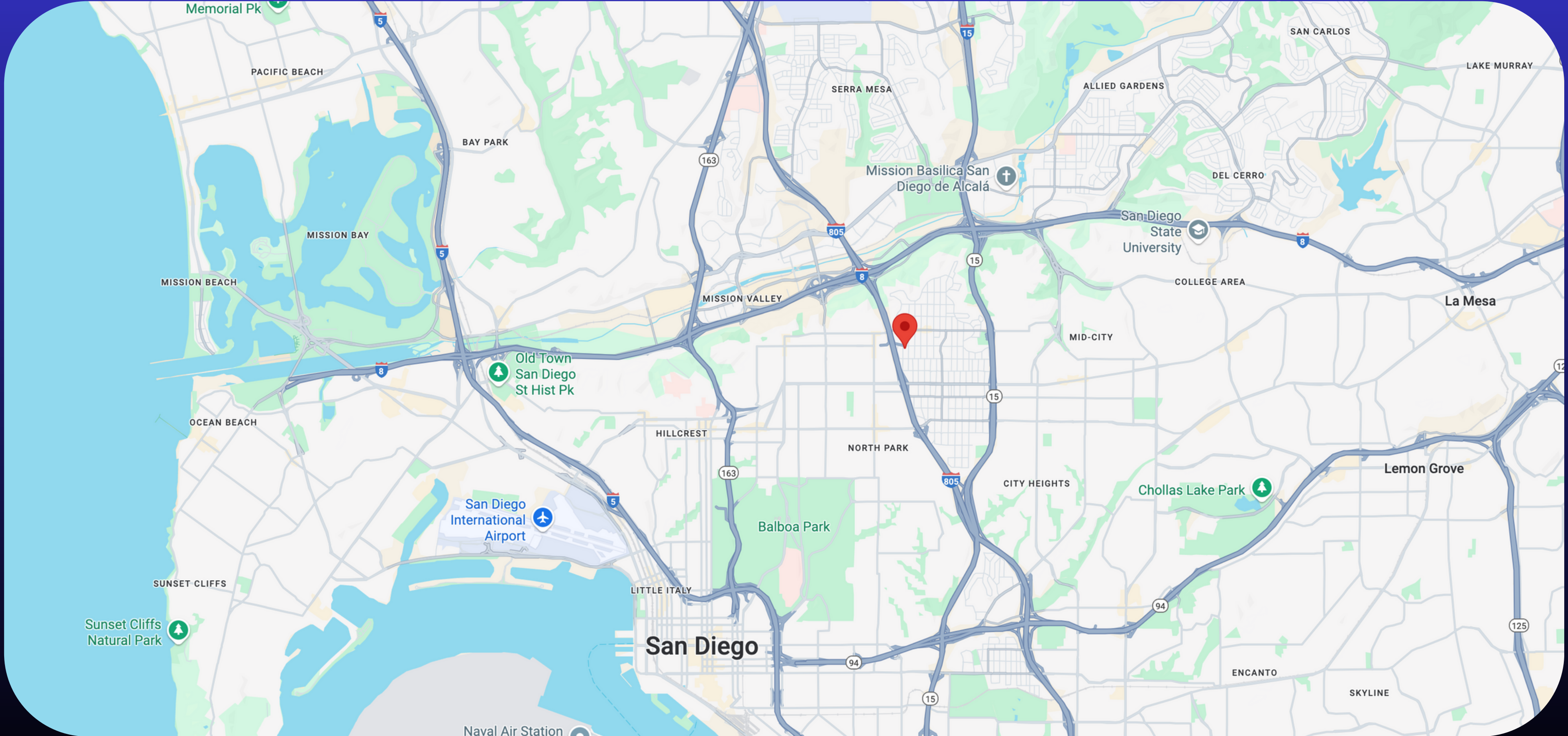


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RENT ROLL

Unit		Rent	Deposit	Move In
1.	3205 #A	\$1,795.00	\$1,750.00	09/23/2024
2.	3205 #B	\$1,500.00	\$600.00	02/27/2016
3.	3205 #C	\$1,795.00	\$1,750.00	06/01/2024
4.	3205 #D	\$1,600.00	\$1,500.00	02/01/2021
5.	3211 #A	\$1,700.00	\$1,350.00	07/09/2021
6.	3211 #B	\$1,700.00	\$1,250.00	10/01/2017
7.	3211 #C	\$1,750.00	\$1,500.00	10/03/2022
8.	3211 #D	\$1,795.00	\$1,700.00	06/01/2025
TOTAL:		\$13,635.00	\$11,400.00	

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INCOME STATEMENT SUMMARY

Period Range: August 2024 - July 2025 (Trailing 12 Months)

Total Operating Income:	\$155,092.95
Total Fees:	- \$8,167.11
Total Repairs:	- \$7,772.86
Total Cleaning/Maintenace:	- \$7,441.05
Total Utilities:	- \$4,194.91
Total Taxes/Insurace:	- \$9,958.1
Total Supplies (repairs):	- \$369.48
Total Capital Expenses:	- \$2,547.17
Net Income:	\$114,642.20

ALL DATA PRESENTED IN THIS SUMMARY IS FROM AUG. 2024 - JUL. 2025

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INCOME STATEMENT

Period Range: August 2024 - July 2025 (Trailing 12 Months)

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INCOME STATEMENT

Period Range: August 2024 - July 2025 (Trailing 12 Months)

Account Number	Account Name	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Total
5280	Fire Ext. Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.00	45.00
	Total CLEANING & MAINTENANCE	695.00	310.00	175.00	175.00	796.00	310.00	512.50	2,392.50	1,056.83	322.15	175.00	521.07	7,441.05
	UTILITIES													
4545	Utilities:Gas & Electric	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.63	0.00	0.00	0.00	0.00	30.63
4550	Utilities:Water	636.01	0.00	647.89	0.00	673.42	0.00	766.08	0.00	825.34	0.00	615.54	0.00	4,164.28
	Total UTILITIES	636.01	0.00	647.89	0.00	673.42	0.00	766.08	30.63	825.34	0.00	615.54	0.00	4,194.91
	TAXES & INSURANCE													
4560	Property Taxes	0.00	0.00	0.00	5,989.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,989.18
4561	Property Insurance	0.00	3,969.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,969.00
	Total TAXES & INSURANCE	0.00	3,969.00	0.00	5,989.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,958.18
	OTHER													
4510	Supplies	0.00	0.00	0.00	0.00	0.00	95.30	57.95	189.05	27.17	0.00	0.00	0.00	369.47
	Total OTHER	0.00	0.00	0.00	0.00	0.00	95.30	57.95	189.05	27.17	0.00	0.00	0.00	369.47
	CAPITAL EXPENSES													
4120	Appliance Replacement	0.00	0.00	0.00	0.00	0.00	0.00	820.58	719.77	0.00	886.82	0.00	0.00	2,427.17
4502	Screens & Windows	0.00	0.00	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	120.00
	Total CAPITAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	940.58	719.77	0.00	886.82	0.00	0.00	2,547.17
	Total Operating Expense	4,227.76	5,295.84	3,453.89	7,368.94	2,141.42	1,499.75	3,315.78	5,679.95	2,436.34	1,945.97	1,882.29	1,202.82	40,450.75
	NOI - Net Operating Income	8,594.74	6,485.47	9,986.11	6,071.06	11,316.08	11,940.25	9,904.22	6,861.69	9,433.66	9,864.03	11,752.71	12,432.18	114,642.20
	Total Income	12,822.50	11,781.31	13,440.00	13,440.00	13,457.50	13,440.00	13,220.00	12,541.64	11,870.00	11,810.00	13,635.00	13,635.00	155,092.95
	Total Expense	4,227.76	5,295.84	3,453.89	7,368.94	2,141.42	1,499.75	3,315.78	5,679.95	2,436.34	1,945.97	1,882.29	1,202.82	40,450.75
	Net Income	8,594.74	6,485.47	9,986.11	6,071.06	11,316.08	11,940.25	9,904.22	6,861.69	9,433.66	9,864.03	11,752.71	12,432.18	114,642.20

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