



OFFERING MEMORANDUM  
1417 Lemon St Oceanside, CA 92058  
Triplex

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# PROPERTY DETAILS



\$1,925,000



2025

YEAR BUILT



3

TOTAL NUMBER  
OF UNITS



3,940 SF



± 5,056 SF



The subject property is a newly constructed, custom-built coastal triplex located approximately one mile from the beach in Oceanside, CA. Designed for both investors and owner-occupants, the asset offers strong rental demand with a well-balanced unit mix of (2) 3-bedroom, 2-bath units (±1,356 SF) and (1) 2-bedroom, 2-bath ADA-compliant unit (±1,228 SF). Two upper units feature private balconies with ocean views, enhancing tenant appeal.

Each unit includes a private garage and covered carport, along with high-quality interior finishes such as custom cabinetry, washer/dryer hookups, HVAC with mini-splits, and dual vanities in primary suites. The property is equipped with a fire suppression system and low-maintenance landscaping for ease of ownership. Built for long-term efficiency, the asset features copper plumbing throughout, separately metered water and electric, new copper service lines, a 6-inch ABS main sewer line, and individual shut-offs. One unit also benefits from owned solar, providing additional operational savings.

This turnkey, coastal asset offers minimal deferred maintenance and strong income potential in a highly desirable Oceanside rental market.

## UNIT MIX

Address	Unit Type	Number of Units	Average Unit NSF	Average Actual Rent	Total Actual Rent Monthly	Average Market Rent	Total Market Rent Monthly
1417 Lemon St Oceanside, CA 92058	3Bd/2Ba	2	1,356	\$3,150	\$6,300	\$3,750	\$7,500
	2Bd/2Ba	1	1,228	\$2,850	\$3,400	\$3,400	\$3,400

\*\* All Tenants Currently On Month to Month Leases

## RENT ROLL

Address	Unit	Unit Type	Unit SF	Monthly Actual Rent	Monthly Pro Forma Rent	Annual Pro Forma Rent
1417 Lemon St Oceanside, CA 92058	1	2Bd/2Ba	1,228	\$2,850	\$3,400	\$40,800
	2	3Bd/2Ba	1,356	\$3,150	\$3,750	\$45,000
	3	3Bd/2Ba	1,356	\$3,300	\$3,750	\$45,000

\*\* Down stairs 2bd/2ba unit ADA compliant unit

# FINANCIAL OVERVIEW

## 1417 Lemon St Oceanside, CA 92058

Price	\$1,925,000
Number of Units	Triplex
Price/ Unit	\$641,000
Price / Square Foot	\$488
Current CAP Rate	4.1%
Market Cap Rate	5.0%
Year Built	2024
Building Size	±3,940 SF
Lot Size	5056 SF

### Proposed Financing



Loan Amount (55%)	\$1,100,000
Underwriting Interest Rate	6.5%
Term/Amortization	30 Years
DSCR	1.24

# OFFERING DETAILS

PRICING	
OFFERING PRICE	\$1,925,000
Number of Units	3
Price per Unit	\$641,000
Price per SqFt	\$488
Gross SqFt	3,940
Lot Size	5,056
Year Built	2025

RETURNS	CURRENT	MARKET
Cap Rate	4.1%	5.0%
GRM	17.2	14.7

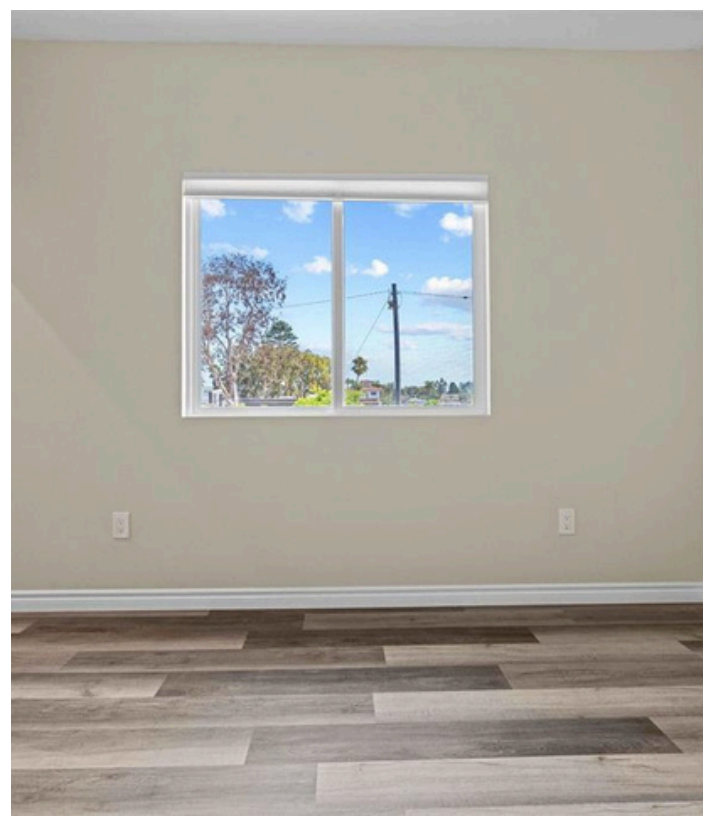
ANNUALIZED INCOME	CURRENT	MARKET
Gross Potential Rent	\$111,600	\$130,800
Laundry Gross Scheduled	--N/A--	--N/A--
Income	\$111,600	\$130,800
Vacancy Reserve	(\$3,358)	3% (\$3,900)
Effective Gross Income	\$108,250	\$126,900
Less: Expenses	(\$29,675)	30% (\$32,515)
Operating Income	\$78,925	\$98,285

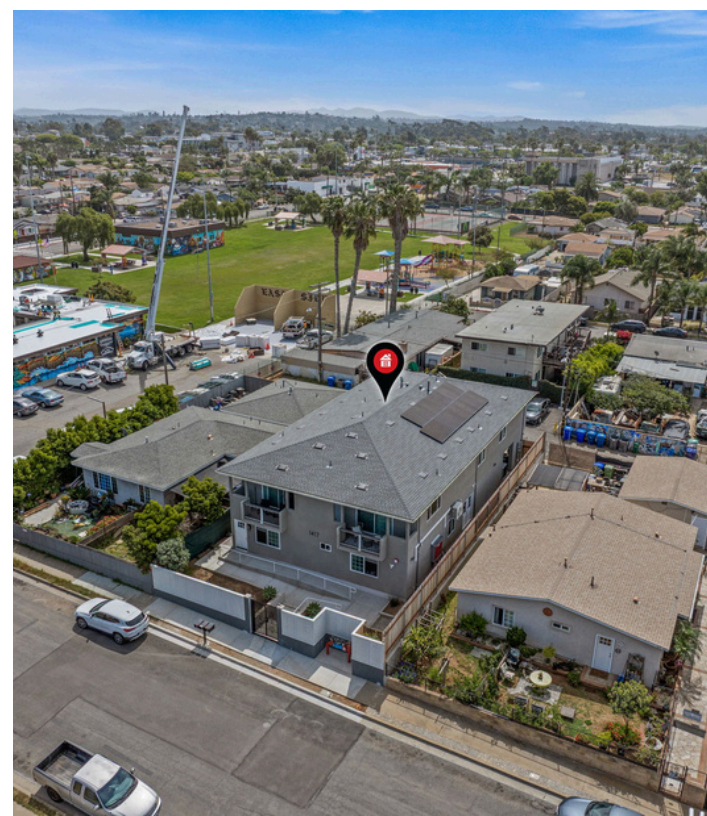
ANNUALIZED EXPENSES	AMOUNT	GSI %
Real Estate Taxes	\$21,175	18.9%
Insurance	\$6,000	5.3%
Utilities	\$1,950	1.7%
Main. & Repairs Off-Site	\$2,490	2.2%
Landscaping	\$420	<1%
Pest	\$480	<1%

Total Expenses	\$32,515	30%
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Image is virtually staged





# INVESTMENT HIGHLIGHTS



- **Prime Coastal Oceanside Location:** Situated approximately one mile from the beach in a rapidly improving North County San Diego submarket, benefiting from strong tenant demand, ongoing redevelopment, and limited new coastal multifamily inventory.
- **New Construction with Premium Rental Appeal:** Custom-built triplex offering modern design, high-quality finishes, and efficient layouts that attract strong tenant profiles and command premium rents compared to older inventory.
- **Desirable Unit Mix with Broad Tenant Demand:** Featuring (2) spacious 3-bedroom, 2-bath units and (1) 2-bedroom, 2-bath ADA-compliant unit, appealing to families, roommates, and long-term renters seeking quality coastal housing.
- **High-End Finishes & Modern Systems Throughout:** Includes custom cabinetry, dual vanities, washer/dryer hookups, HVAC with mini-splits, fire suppression system, ocean view balconies, private garages, and covered carports for each unit.
- **Turnkey Asset with Low Maintenance & Operational Efficiency:** Built with copper plumbing, separate water and electric metering, new service lines, 6-inch ABS sewer line, individual shut-offs, and owned solar on one unit—minimizing expenses and future capital needs.



# MARKET OVERVIEW

Oceanside continues to experience strong growth and revitalization, with ongoing development throughout its downtown, coastal corridor, and surrounding neighborhoods. Recent public and private investment has transformed the area into a more vibrant coastal destination, attracting new restaurants, retail, and lifestyle amenities that continue to elevate the city's profile.

As a coastal city in North County San Diego, Oceanside benefits from its proximity to the Pacific Ocean and its strategic location near Orange County, further enhancing its appeal. The combination of coastal accessibility and continued redevelopment has driven sustained demand for quality housing, particularly newer construction assets.

With limited new coastal supply and increasing demand from both investors and tenants, Oceanside is well-positioned for continued growth. Assets that offer modern construction, efficient design, and strong in-place income—such as the subject property—are increasingly sought after and positioned to achieve premium pricing in today's market.

# 1417 Lemon St Oceanside, CA 92058



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