

1519-1521 Missouri St. | N. Pacific Beach Triplex



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**1519 & 1519.5
Missouri**
2x 2BR/1BA
Apartments

Coin-Op
Laundry
Room
Shared

1521 Missouri
1x 2BR/1BA
Cottage

Garages
3x 1-Car
Garages

SUMMARY

Triplex on full-size lot with exceptional parking and onsite laundry in highly walkable North Pacific Beach location. The property features a spacious detached 2BR/1BA house with two outdoor spaces including a private patio and an exclusive garden, along with a separate 2-story building featuring two 2BR/1BA units, one offering its own private patio. Amenities include a shared coin-operated laundry room, ample off-street parking, and a separate alley-accessed structure with three single-car garages. Tenants pay utilities. The garages are currently leased separately, while tenants utilize the off-street parking spaces. Unit 1519.5 Missouri—photographed with LVP flooring—is currently available for rent, with its \$3,095 asking rent reflected in the reported actual income figures.

HIGHLIGHTS

- Preferred North PB location near the ocean, grocery stores, Kate Sessions Park, and more.
- Exceptional site layout with alley access—consult your architect regarding potential additions.
- Attractive unit mix with all two-bedroom units.
- Ample parking, including off-street spaces and garages.



RENT ROLL + FEATURES

	BR/BA/SF	Outdoor	Laundry	Parking	Actual Rent	Status	Lease	Rent Start	Lease Term	Deposit	Rent Projections
1519 (Bottom Apt)	2BR/1BA/792 sf	Fenced Patio	Shared Coin	2 Assigned	\$2,450.00	Rented	Annual	3/21/2014	7/1/2025-6/30/2026	\$1,670.00	\$3,200.00
1519.5 (Top Apt)	2BR/1BA/792 sf	Stair Walkway/None	Shared Coin	2 Assigned	\$3,095.00	Available*	Annual				\$3,100.00
1521 (Cottage)	2/1/1,001 sf	Fenced Patio & Yard	Shared Coin	Driveway	\$3,350.00	Rented	Annual	7/1/2024	7/1/2025-6/30/2026	\$3,350.00	\$3,500.00
1-Car Garage 1					\$185.00	Rented	M/M	12/1/2021	12/1/2021 -	\$0.00	\$185.00
1-Car Garage 2						Owner Storage					\$185.00
1-Car Garage 3					\$175.00	Rented	M/M	2/13/2020	2/13/2020 -	\$175.00	\$185.00
Laundry Average					\$100.00						\$100.00
Total Monthly					\$9,355.00						\$10,455.00
Total Annual					\$112,260.00						\$125,460.00

* Actual rent advertised here for 1519.5 Missouri is based on the current list price. Property is currently offered for lease after a recent turnover.

Utilities: Tenants are responsible for all utilities. Electricity and gas through SDG&E are individually metered for each unit, except for the common laundry room, which is connected to Unit 1519's gas service; that unit receives a small credit to offset the shared usage. Water, sewer, and trash are billed under a single account and allocated among tenants based on each unit's square footage.

Additional: Laundry machines are leased. Paid by landlord.
Year Built Assessor record indicates 1980. Other sources have indicated 1960.
APN: 416-402-03-00
Lot Size 6,240 sf per assessor record.
Block/Lot 146/5,6 per assessor record.
Zoning RM-1-1

Disclaimer: The square footage breakdown above and total of 2,585 sq ft are based on the appraisal at the time of purchase, while assessor records indicate a total of 2,558 sq ft. Information is not guaranteed to be accurate, and buyers are advised to verify all details. Photos of the rear cottage were taken prior to the current tenants moving in and may not reflect its present condition. Berkshire Hathaway HomeServices California Properties, its affiliates, and the listing agent do not guarantee the accuracy of any data, including measurements, year built, zoning, condition, or property features. Information has been obtained from various sources and will not be verified by the broker, MLS, or listing agent. Buyer to verify all information. Lic. #01317331 / 00859218 / 01984531

ANALYSIS

	Actual		Projected	
Price	\$2,395,000.00		\$2,395,000.00	
Income	\$112,260.00		\$125,460.00	
Vacancy 3%	\$3,367.80	3%	\$3,763.80	3%
Effective Gross Income	\$108,892.20		\$121,696.20	
Expenses	\$37,023.35	34%	\$37,023.35	30.42%
NOI	\$71,868.85		\$84,672.85	
Cap Rate	3.00%		3.54%	
GRM	21.33		19.09	

*Actual income here includes estimates for monthly laundry income and the current asking rent for vacant 1519.5 Missouri of \$3,095. Vacancy % and Expenses are projection estimates.



1519.5 Missouri
(Front Upstairs)





1519 Missouri
(Front Downstairs)





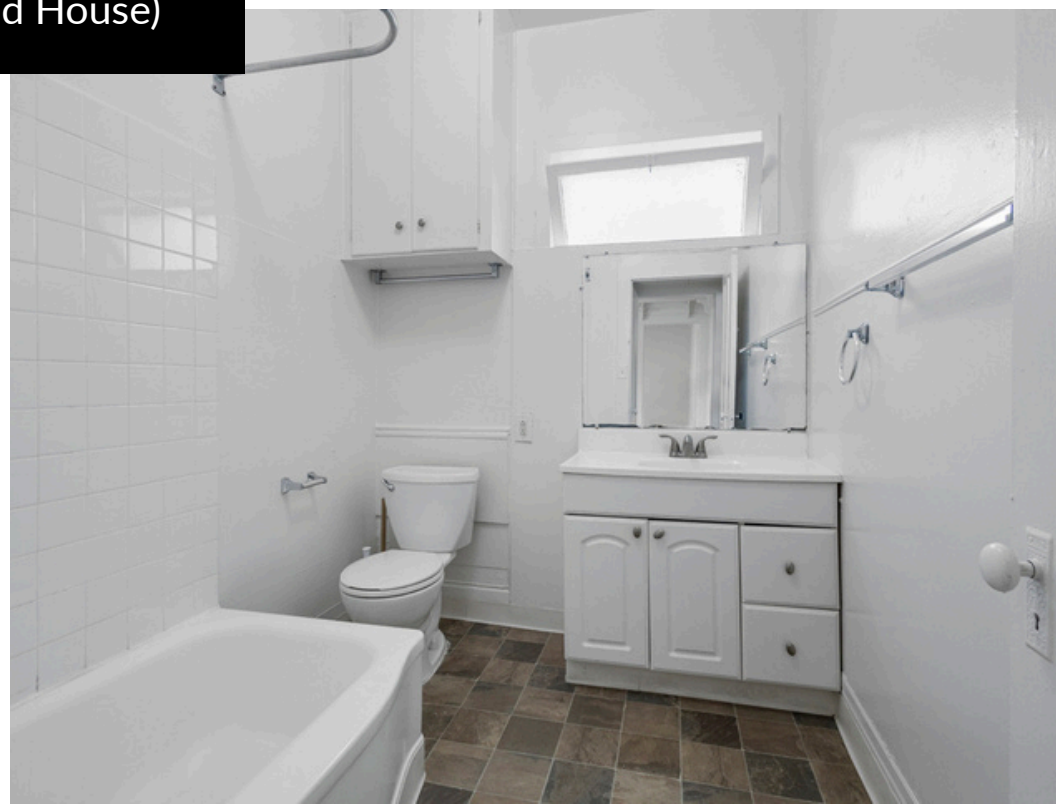
1519 Missouri
(Front Downstairs)



Shared Laundry
(All)



1521 Missouri
(Detached House)





1521 Missouri
(Detached House)





Bird Rock

Pacific Beach Point

Tourmaline Surf Park

Law St. Beach

Crystal Pier

Pacific Beach

Mission Beach

Sail Bay

Rec. Center

Kate Sessions Park



VONS





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