



ACI

Building Your Wealth Through
Apartment Investments

Marketing

10 Units in North Park 2144 30th St, San Diego 92104

\$3,669,000



- *Situated in a quiet low density area.*
- *Great mix of two-1 bed, six-2 bed and two-3 bed units.*
- *The seller expects to pay a portion of the buyers closing costs.*
- *The adjacent 4 & 5 unit properties at 2122 & 2126 30th St are also for sale by same seller, for 3 contiguous parcels.*

Video Tour:

<https://vimeo.com/1114537202>



Exclusively Listed By:

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2144 30th St SUMMARY

APARTMENT INVESTMENT INFORMATION

# Units	Address	City	State	Zip	Yr Built (Aprx.)	Gross Sq. Ft.	Parcel Size	Acres	APN
10	2144 30th St	San Diego	CA	92104	1961	5,280	7,782	0.18	539-152-12-00
GRM			CAP Rate %			Rentable			
Price	Current	Potential	Current	Potential	\$ / Unit	\$ / Sq Ft	Sq Ft		
\$3,669,000	14.0	14.0	4.5%	4.5%	\$366,900	\$695	5,280		

- Situated in a quiet, low density neighborhood. This block has minimal traffic, which adds to the tranquility for residents.
- While some areas have 4-10 story towers but quite limited parking, these apartments are perceived as friendlier, calmer, more congruent with its neighborhood.
- The seller expects to pay a portion of the buyers closing costs.
- The adjacent 4 unit property at 2122 30th St and 5 units at 2126-34 30th St are also for sale by the same seller, making 3 contiguous parcels a possibility.

Estimated Average Monthly Income Analysis

Units	Bed	Bath	Rent as of 11/1/25	Total	Potential Rent	Total
1	1	1.0	\$1,365	\$1,365	\$1,500	\$1,500
1	1	1.0	\$1,865	\$1,865	\$2,050	\$2,050
1	2	1.0	\$1,865	\$1,865	\$2,050	\$2,050
1	2	1.0	\$2,155	\$2,155	\$2,370	\$2,370
1	2	1.0	\$2,165	\$2,165	\$2,380	\$2,380
1	2	1.0	\$2,295	\$2,295	\$2,525	\$2,525
1	2	1.0	\$2,325	\$2,325	\$2,560	\$2,560
1	2	1.0	\$2,515	\$2,515	\$2,770	\$2,770
1	3	1.0	\$1,850	\$1,850	\$2,035	\$2,035
1	3	1.0	\$2,675	\$2,675	\$2,945	\$2,945
Rents shown are as of November 1, 2025.						
0	Garage Spaces - Income		\$0	\$0	\$0	\$0
yes	Laundry Income		\$150	\$150	\$150	\$150
yes	RUBS		\$650	\$650	\$650	\$650
no	Other Income		\$0	\$0	\$0	\$0
Total Rental & Other Income			\$21,875	\$21,875	\$23,985	\$23,985
8 Total Parking Spaces						
0 Garage		8 Open				





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2144 30th St Marketing





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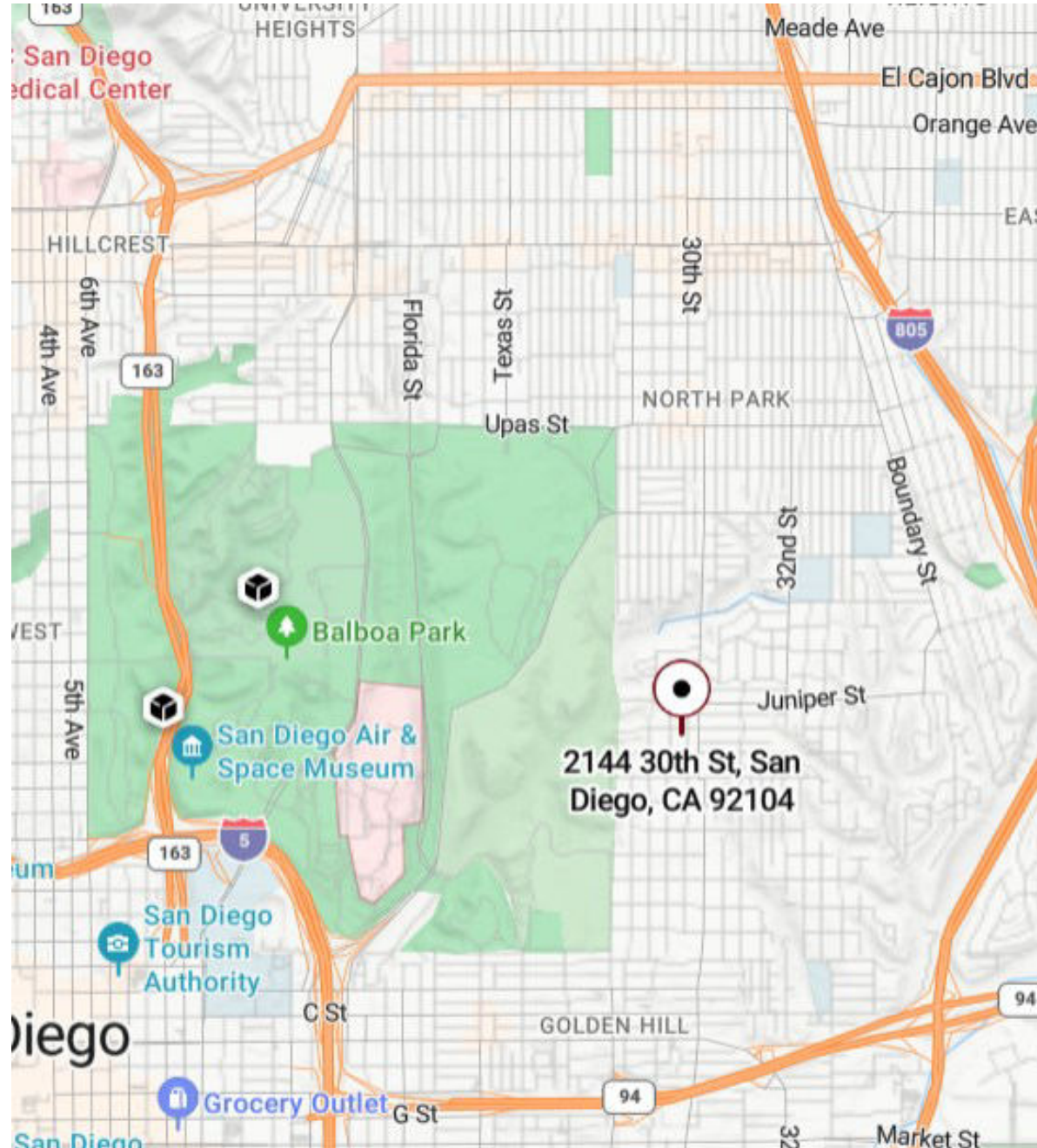




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2144 30th St MAP











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2144 30th St COMPARABLE SALES

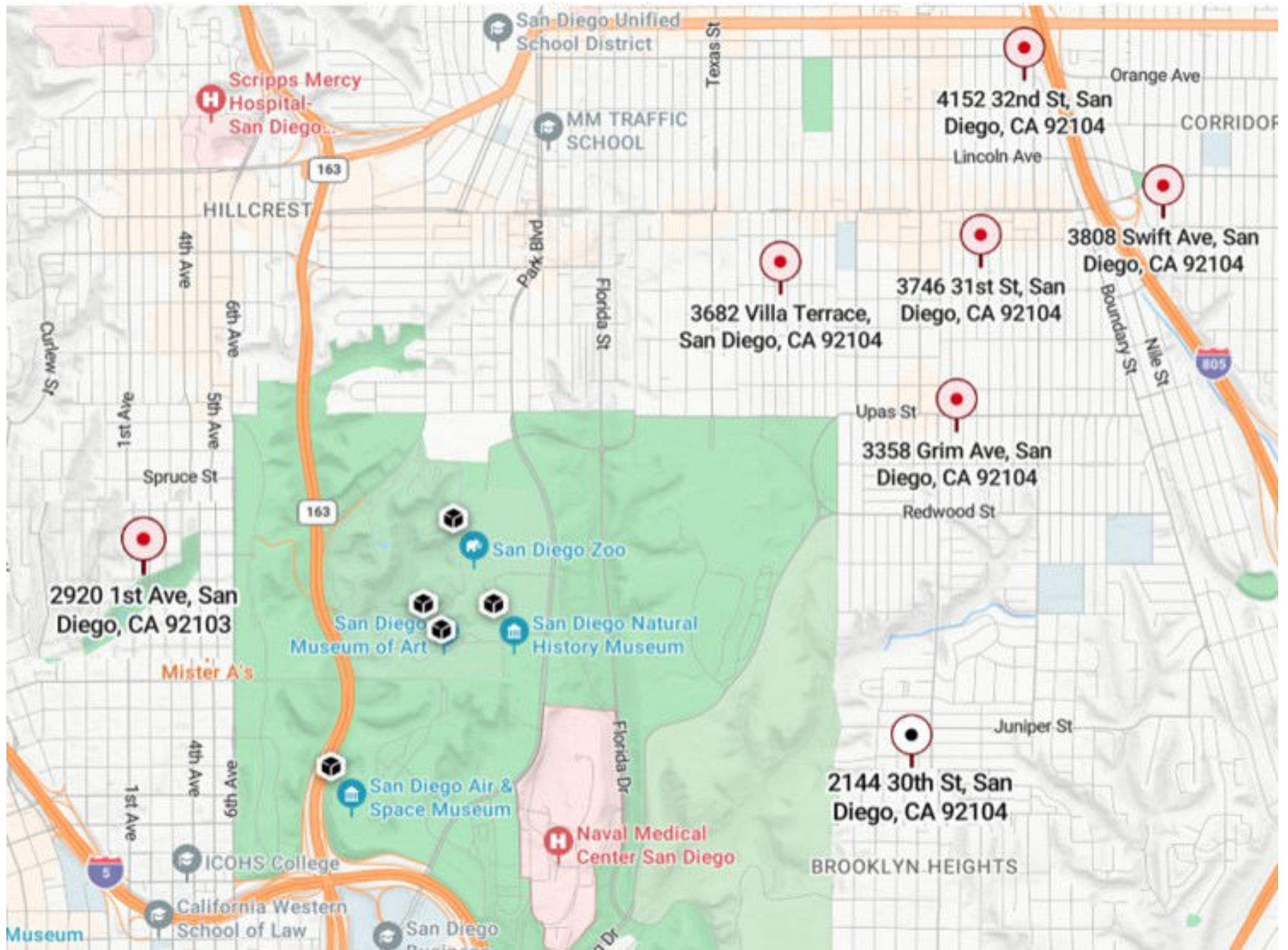
Property Address	Sale Price	# of Units	\$/Unit	\$/SqFt	GRM	CAP	Year Built	Down Payment	Close of Escrow	Unit Mix				
										Studio	1BR	2BR	3BR	
1) 3358-3372 Grim Ave, SD 92104														
	\$3,610,000	10	\$361,000	\$785	N/A	N/A	1926	24%	Jun-25		10			
2) 3808 Swift St., SD 92104														
	\$2,000,000	7	\$285,714	\$378	14.8	4.2%	1980	N/A	Dec-24			7		
3) 3682 Villa Ter, SD 92104														
	\$1,725,000	5	\$345,000	\$580	17.0	3.6%	1949	N/A	Mar-25		4	1		
4) 3746 31st St, SD 92104														
	\$2,940,000	7	\$420,000	\$543	N/A	N/A	1968	35%	Nov-24		2	5		
5) 4152 32nd St, SD 92104														
	\$2,675,000	9	\$297,222	\$438	13.9	4.7%	1969	N/A	Feb-25		6	3		
6) 2920 1st Ave, SD 92103														
	\$4,300,000	13	\$330,769	\$484	13.6	4.9%	1965	49%	Apr-25	4	5	4		



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2144 30th St COMPARABLE SALES MAP





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2144 30th St FINANCIALS

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10	2144 30th St		San Diego	CA	92104	1961	5,280	7,782	0.18	539-152-12-00			
GRM			CAP Rate %			Rentable							
Price	Current	Potential	Current	Potential	\$ / Unit	\$ / Sq Ft	Sq Ft						
\$3,669,000	14.0	12.7	4.5%	5.1%	\$366,900	\$695	5,280						
Estimated Average Monthly Income Analysis							Estimated Annual Operating Expenses						
Units	Bed	Bath	Rent as of 11/1/25	Total	Potential Rent	Total							
1	1	1.0	\$1,365	\$1,365	\$1,500	\$1,500	Advertising	\$0	Mgt-Off Site	\$12,600			
1	1	1.0	\$1,865	\$1,865	\$2,050	\$2,050	Cleaning / Turnover	\$0	Miscellaneous	\$0			
1	2	1.0	\$1,865	\$1,865	\$2,050	\$2,050	Credit Check / Bank	\$0	Painting	\$0			
1	2	1.0	\$2,155	\$2,155	\$2,370	\$2,370	Gardener	\$0	Repairs/Replacements	\$11,000			
1	2	1.0	\$2,165	\$2,165	\$2,380	\$2,380							
1	2	1.0	\$2,295	\$2,295	\$2,525	\$2,525							
1	2	1.0	\$2,325	\$2,325	\$2,560	\$2,560							
1	2	1.0	\$2,515	\$2,515	\$2,770	\$2,770							
1	3	1.0	\$1,850	\$1,850	\$2,035	\$2,035							
1	3	1.0	\$2,675	\$2,675	\$2,945	\$2,945							
Rents shown are as of November 1, 2025.													
0	Garage Spaces - Income		\$0	\$0	\$0	\$0	Gas & Electric	\$3,400	Salaries	\$0			
yes	Laundry Income		\$150	\$150	\$150	\$150	Insurance	\$5,500	Taxes*	\$44,762			
yes	RUBS		\$650	\$650	\$650	\$650	*Based upon sale price						
no	Other Income		\$0	\$0	\$0	\$0	Legal / Accounting	\$0	Trash Collection	\$2,650			
Total Rental & Other Income			\$21,875	\$21,875	\$23,985	\$23,985	Mgt-On Site	\$0	Water & Sewer	\$8,000			
8 Total Parking Spaces													
0 Garage													
8 Open													
Annual Operating Proforma							Total Annual Expenses						
							Total Annual Expenses				\$87,912		
							Expenses per:				Est Sq Ft:	\$17	
Gross Rental Income							Unit:				\$8,791		
Plus Other Income							GSI:				33.49%		
Gross Scheduled Income													
Less: Vacancy Factor							4%				\$10,500	\$11,513	
Gross Operating Income											\$252,000	\$276,301	
Less: Operating Expenses							33.5%				\$87,912	\$87,912	
Net Operating Income											\$164,088	\$188,390	
Less: First TD Payments											\$135,544	\$135,544	
Pre-Tax Cash Flow											\$28,544	\$52,846	
							Down Payment				50%	Amount	\$1,834,500
							Interest Rate				6.25% *		
							# of Years Amortized Over				30		
							Proposed Financing				50%	Amount	\$1,834,500 *
							Existing Financing				0		
							Debt Coverage Ratio				Current	1.21	
*Another apartment broker believes he can obtain a loan near \$1960,000 with a three year fixed rate of 5.5%. Five and seven year options are also available.													