

BRIGHTON AVENUE APARTMENTS

5025-31 Brighton Avenue, San Diego, CA 92107

MULTIFAMILY PROPERTY FOR SALE



CHRISTOPHER SARVER

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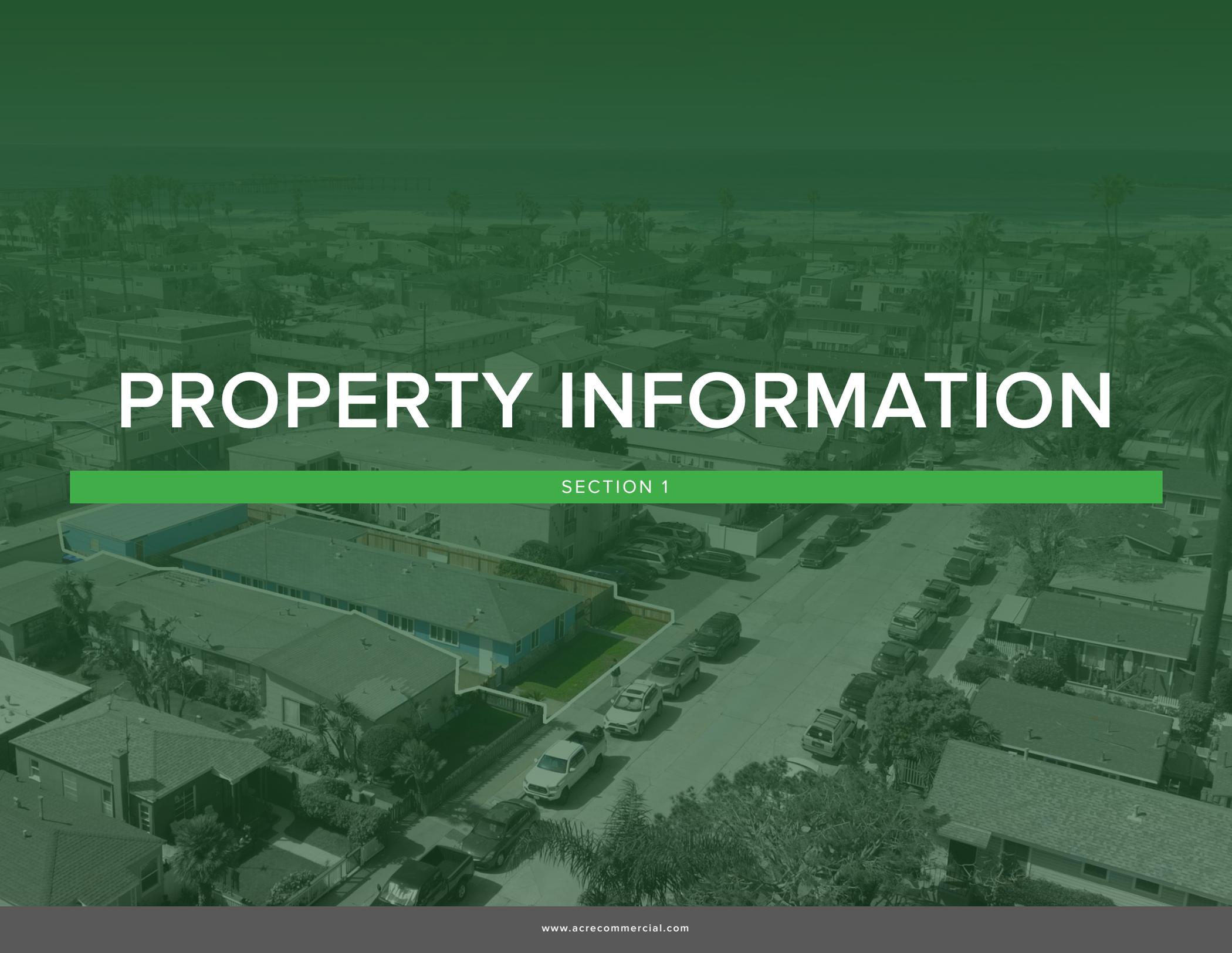
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PROPERTY INFORMATION

SECTION 1

BRIGHTON AVENUE APARTMENTS

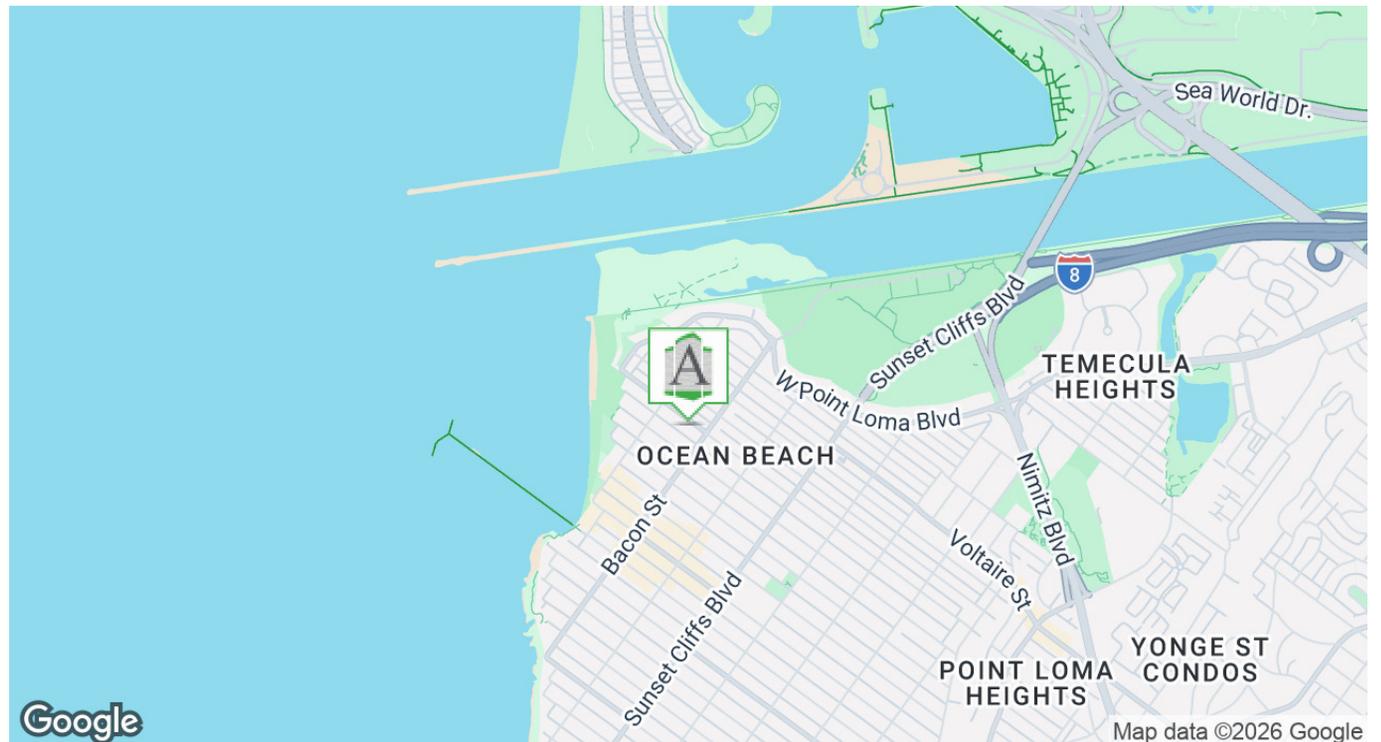
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EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,159,500
NUMBER OF UNITS:	4
PRICE / UNIT:	\$539,875
PRICE / SF:	\$926.03
CAP RATE:	4.2%
BUILDING SIZE:	2,332
LOT SIZE:	0.16 Acres
YEAR BUILT:	1948



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INVESTMENT OVERVIEW



PROPERTY OVERVIEW

ACRE is pleased to present the Brighton Avenue Apartments, a residential community located just one and a half blocks from the sandy beaches of Ocean Beach, San Diego. The property consists of three (3) 1-bedroom / 1-bath units, one (1) 2-bedroom / 1-bath unit, and four (4) detached garages. The site encompasses approximately 6,904 square feet of land with 2,332 square feet of rentable space and is zoned R-4.

All units have been upgraded or are currently undergoing upgrades, with all improvements scheduled to be completed prior to close of escrow. Upgrades include new flooring, updated kitchens and bathrooms, and newer appliances allowing for immediate lease-up at market rents without tenant displacement or associated legal considerations.

The property can be delivered 100% vacant, offering an investor flexibility to pursue a long-term rental strategy, short-term rental strategy (subject to local regulations), or value-add repositioning. The detached garages provide additional upside through potential ADU conversion, expansion, or build-over opportunities, further enhancing income and density under the existing zoning.

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INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Four-Unit Multifamily Asset – Three (3) 1-bedroom / 1-bath units and one (1) 2-bedroom / 1-bath unit.
- Detached Garages – Four (4) detached garages provide parking and redevelopment flexibility.

INVESTMENT HIGHLIGHTS

- 100% Vacant at Close – Allows immediate lease-up at market rents with no tenant displacement or regulatory complications.
- Renovated Units – All units remodeled or in final stages of renovation, with completion prior to close of escrow, supporting strong in-place and stabilized returns.
- Multiple Exit Strategies – Suitable for long-term rental, short-term rental (subject to local regulations), or value-add repositioning.
- Future Upside Potential – Four detached garages offer ADU conversion, expansion, or build-over opportunities to increase income and density under existing zoning.

LOCATION HIGHLIGHTS

- Coastal Proximity – Located just one and a half blocks from the sandy beaches of Ocean Beach.
- Strong Rental Demand – Highly desirable coastal submarket with limited multifamily supply and consistent tenant demand.
- Walkable Lifestyle – Close to Ocean Beach's dining, retail, and entertainment amenities.
- Infill Coastal Market – Rare opportunity to acquire a multifamily asset in a supply-constrained coastal neighborhood.



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AMENITIES



PROPERTY AMENITIES

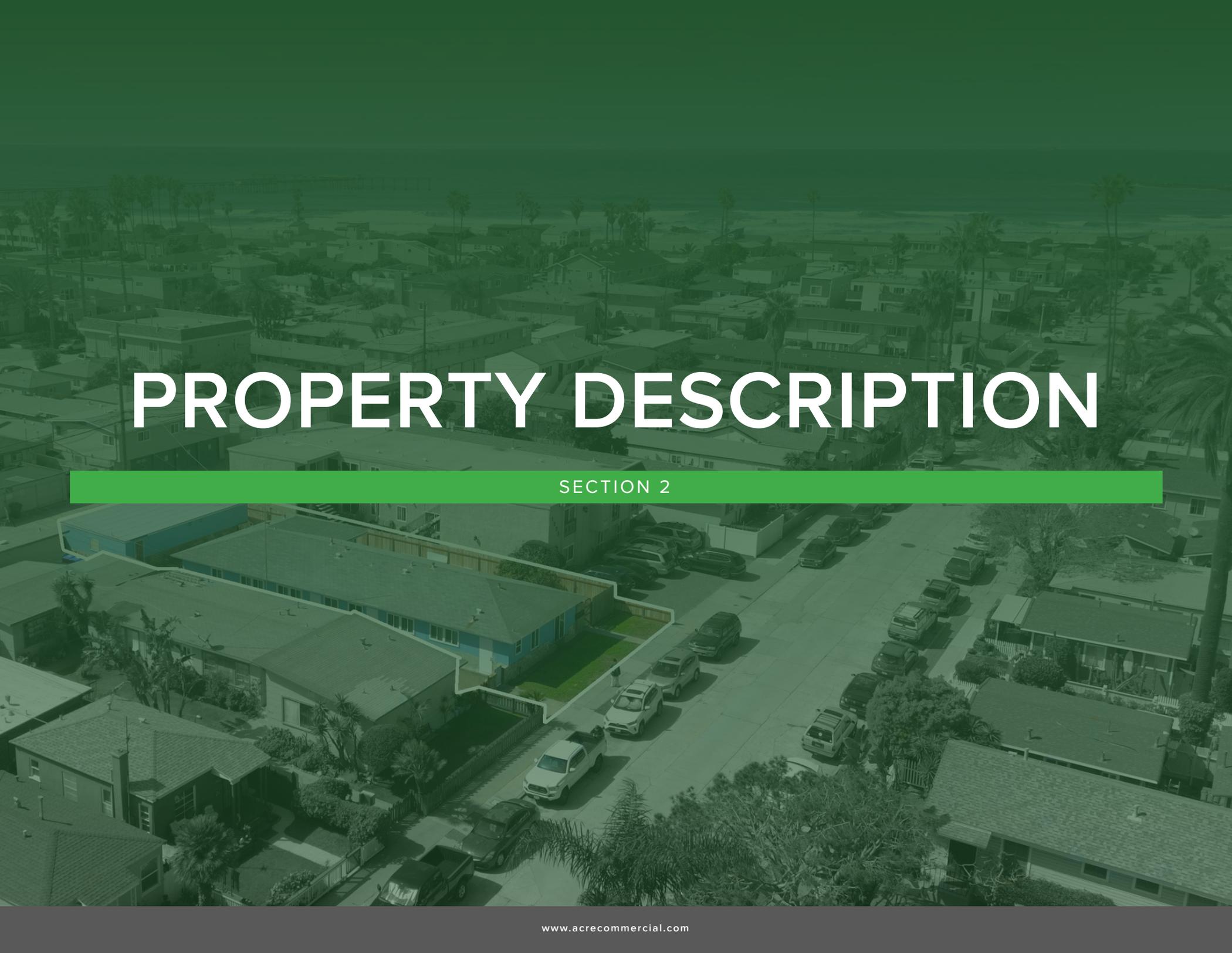
- Gated Common Area Courtyard
- Four (4) Detached Garages
- 100% Vacant at Close
- Recently Renovated Exterior & Interiors
- Coastal Location – 1.5 Blocks to the Beach

UNIT AMENITIES

- Updated Kitchens & Bathrooms
- Newer Windows
- New Flooring Throughout
- New Appliances
- Open, Functional Floor Plans

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PROPERTY DESCRIPTION

SECTION 2

BRIGHTON AVENUE APARTMENTS

5025-31 Brighton Avenue, San Diego, CA 92107

PROPERTY DETAILS

SALE PRICE

\$2,159,500

LOCATION INFORMATION

BUILDING NAME	Brighton Avenue Apartments
STREET ADDRESS	5025-31 Brighton Avenue
CITY, STATE, ZIP	San Diego, CA 92107
COUNTY	San Diego

BUILDING INFORMATION

BUILDING SIZE	2,332 SF
NOI	\$90,596.00
CAP RATE	4.2
NUMBER OF FLOORS	1
YEAR BUILT	1948

PROPERTY INFORMATION

PROPERTY TYPE	Multifamily
PROPERTY SUBTYPE	Low-Rise/Garden
ZONING	R-4
LOT SIZE	6,904 SF
APN #	448-102-21-00

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

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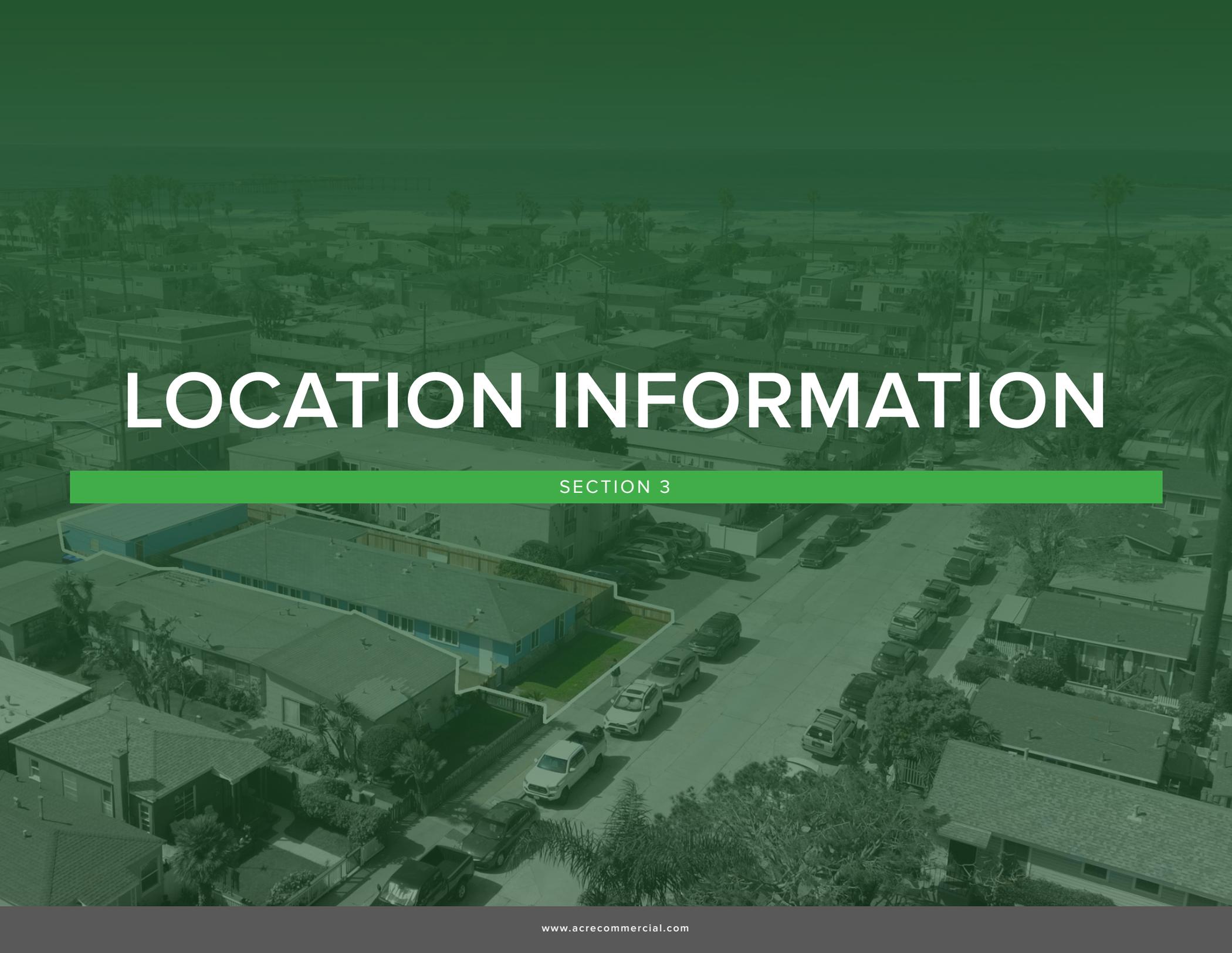
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ADDITIONAL PHOTOS



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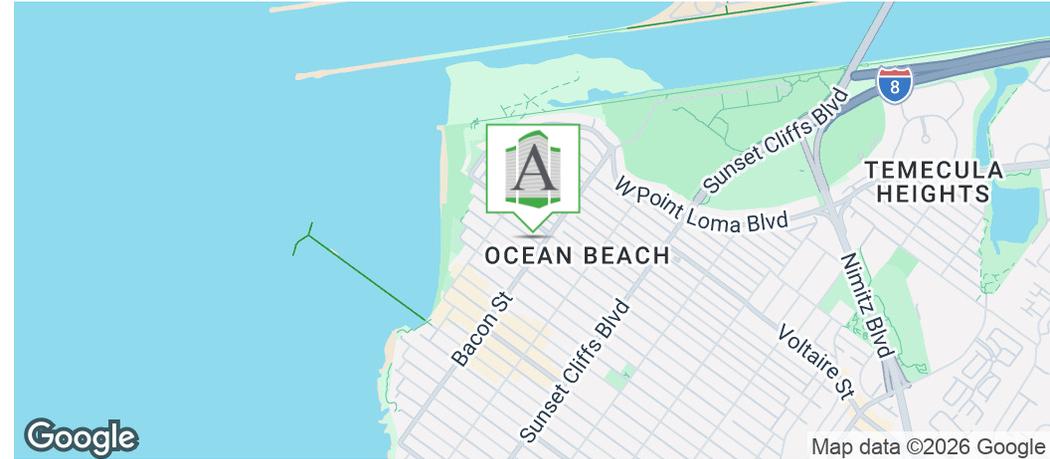
LOCATION INFORMATION

SECTION 3

BRIGHTON AVENUE APARTMENTS

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LOCATION OVERVIEW



LOCATION OVERVIEW

Ocean Beach (“OB”) is one of San Diego’s most iconic coastal neighborhoods, prized for its authentic beach-town character, walkability, and proximity to the Pacific Ocean. Located on the western edge of the Point Loma Peninsula, OB offers residents a rare blend of relaxed coastal living and everyday convenience, just minutes from Downtown San Diego, Mission Bay, and San Diego International Airport.

The neighborhood is anchored by Newport Avenue, a vibrant commercial corridor lined with locally owned restaurants, cafés, surf shops, breweries, and boutiques, reinforcing OB’s strong community identity and independent spirit. The area is highly walkable and bikeable, allowing residents to easily access the beach, Ocean Beach Pier, Sunset Cliffs, and neighborhood amenities without reliance on a car.

Ocean Beach is known for its diverse housing stock, featuring a mix of classic beach cottages, mid-century multifamily properties, and thoughtfully renovated coastal residences. With limited new development, strong tenant demand, and enduring appeal among renters and owner-occupants alike, OB remains one of San Diego’s most supply-constrained and desirable coastal submarkets.

Overall, Ocean Beach offers a true coastal lifestyle that is laid-back yet connected, community-driven yet centrally located, making it a consistently attractive location for residents and investors seeking long-term value in a premier San Diego beach neighborhood.

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,593	3,915	8,919
Total Population	2,791	7,130	17,563
Average HH Income	\$95,842	\$108,639	\$128,169

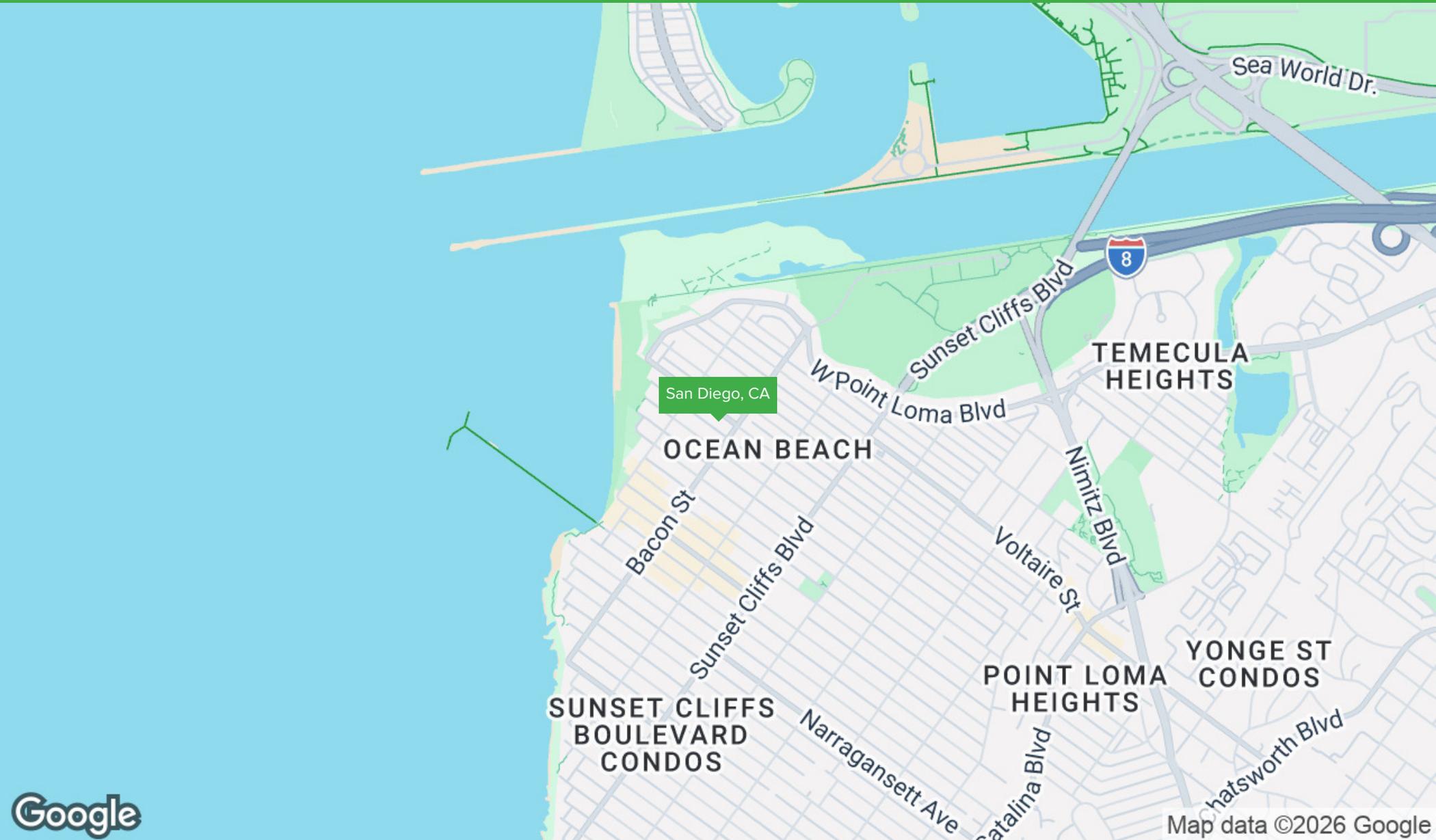
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BRIGHTON AVENUE APARTMENTS

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REGIONAL MAP



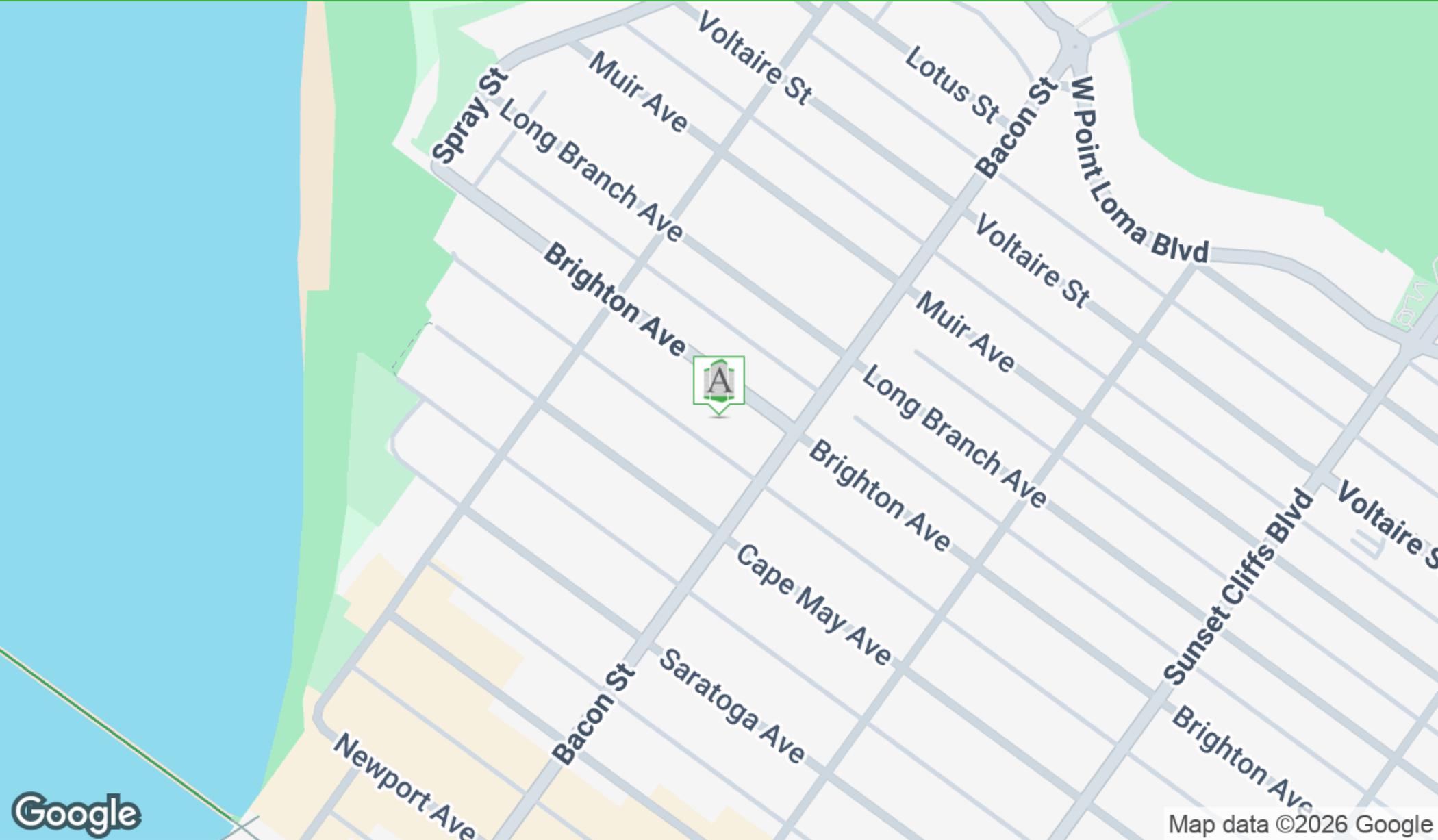
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LOCATION MAP



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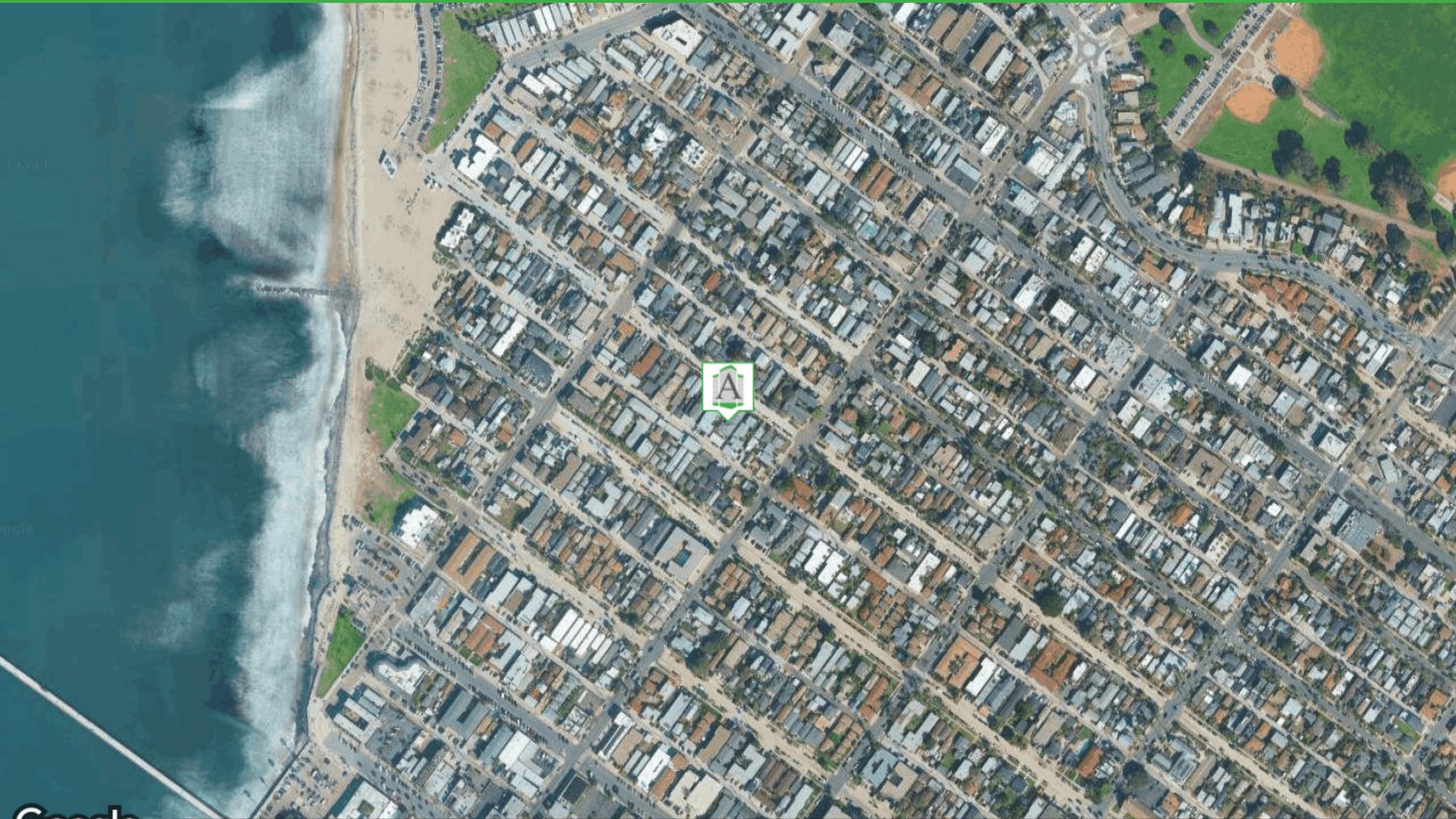
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AERIAL MAP

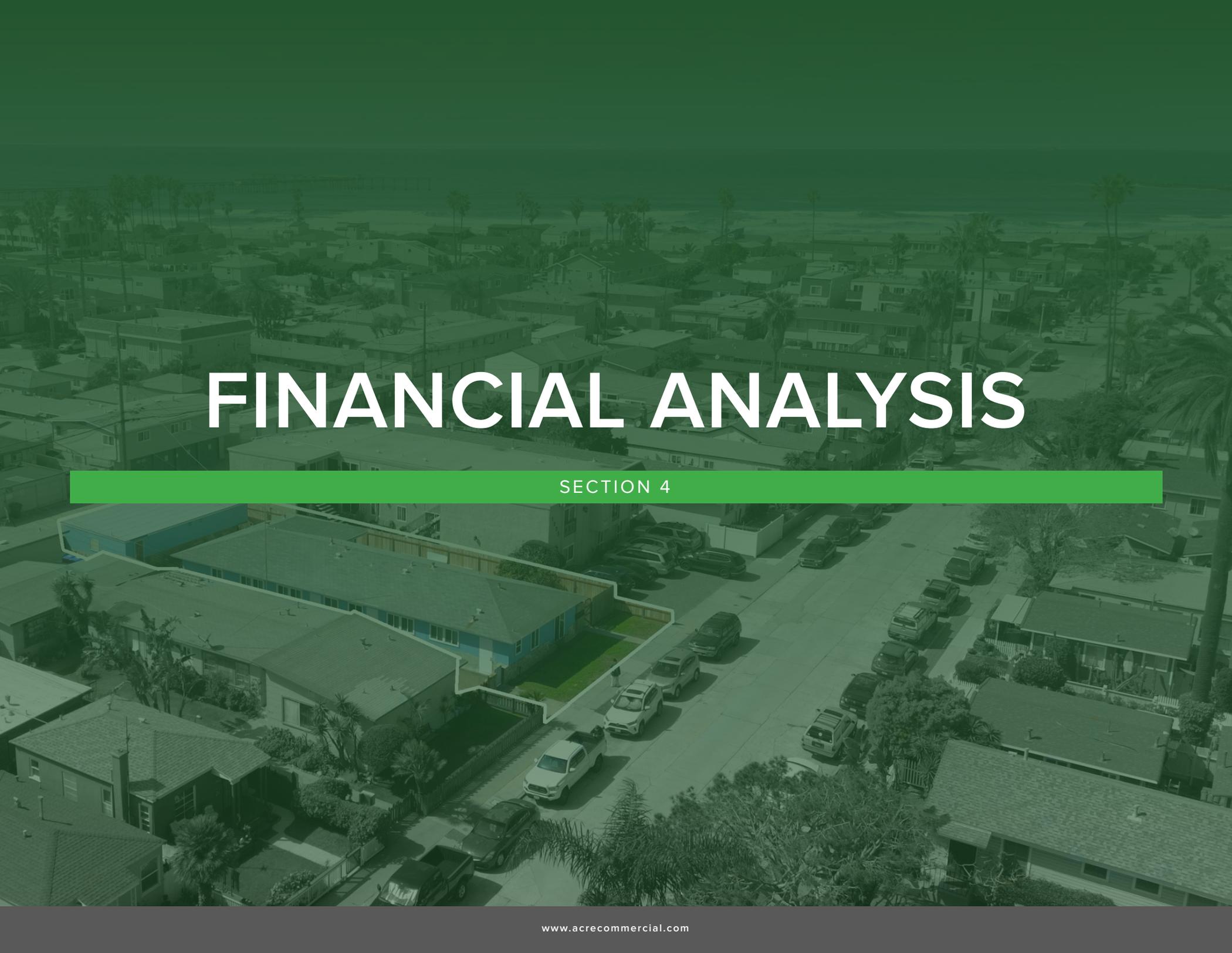


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FINANCIAL ANALYSIS

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SECTION 4

BRIGHTON AVENUE APARTMENTS

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UNIT MIX SUMMARY

UNIT TYPE	BEDS	BATHS	SIZE SF	MARKET RENT	MARKET RENT/SF
1 BED/ 1 BATH	1	1	550 SF	\$2,350	\$4.27
2 BED/ 1 BATH	2	1	680 SF	\$2,800	\$4.12
FOUR GARAGES	-	-	200 SF	\$350	\$1.75

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW	PRO-FORMA
PRICE	\$2,159,500
PRICE PER SF	\$926
PRICE PER UNIT	\$539,875
GRM	18.27
CAP RATE	4.20%
CASH-ON-CASH RETURN (YR 1)	-5.97%
TOTAL RETURN (YR 1)	-\$14,146
DEBT COVERAGE RATIO	0.74

OPERATING DATA	PRO-FORMA
GROSS SCHEDULED INCOME	\$118,200
OTHER INCOME	\$16,800
TOTAL SCHEDULED INCOME	\$135,000
VACANCY COST	\$3,546
GROSS INCOME	\$131,454
OPERATING EXPENSES	\$40,858
NET OPERATING INCOME	\$90,596
PRE-TAX CASH FLOW	-\$32,249

FINANCING DATA	PRO-FORMA
DOWN PAYMENT	\$539,880
LOAN AMOUNT	\$1,619,620
DEBT SERVICE	\$122,845

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FINANCIAL SUMMARY

DEBT SERVICE MONTHLY	\$10,237
PRINCIPAL REDUCTION (YR 1)	\$18,103

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INCOME & EXPENSES

INCOME SUMMARY	PRO-FORMA	PER SF
GROSS INCOME	\$135,000	\$57.89
EXPENSES SUMMARY		
PROPERTY TAXES	\$27,018	\$11.59
INSURANCE	\$6,000	\$2.57
WATER	\$3,840	\$1.65
SDG&E	\$600	\$0.26
REPAIRS & MAIN	\$3,400	\$1.46
OPERATING EXPENSES	\$40,858	\$17.52
NET OPERATING INCOME	\$90,596	\$38.85

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DEMOGRAPHICS

SECTION 5

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DEMOGRAPHICS REPORT

	0.3 MILES	0.5 MILES	1 MILE
Total population	2,791	7,130	17,563
Median age	38	39	40
Median age (male)	39	39	40
Median age (female)	38	38	40
Total households	1,593	3,915	8,919
Total persons per HH	1.8	1.8	2
Average HH income	\$95,842	\$108,639	\$128,169
Average house value	\$1,177,922	\$1,258,712	\$1,298,740
Total Population - White	2,133	5,406	13,289
% White	76.4%	75.8%	75.7%
Total Population - Black	39	114	319
% Black	1.4%	1.6%	1.8%
Total Population - Asian	91	224	546
% Asian	3.3%	3.1%	3.1%
Total Population - Hawaiian	15	29	65
% Hawaiian	0.5%	0.4%	0.4%
Total Population - American Indian	18	43	106
% American Indian	0.6%	0.6%	0.6%
Total Population - Other	143	358	828
% Other	5.1%	5.0%	4.7%
Total Population - Hispanic	464	1,160	2,744
% Hispanic	16.6%	16.3%	15.6%

* Demographic data derived from 2020 ACS - US Census

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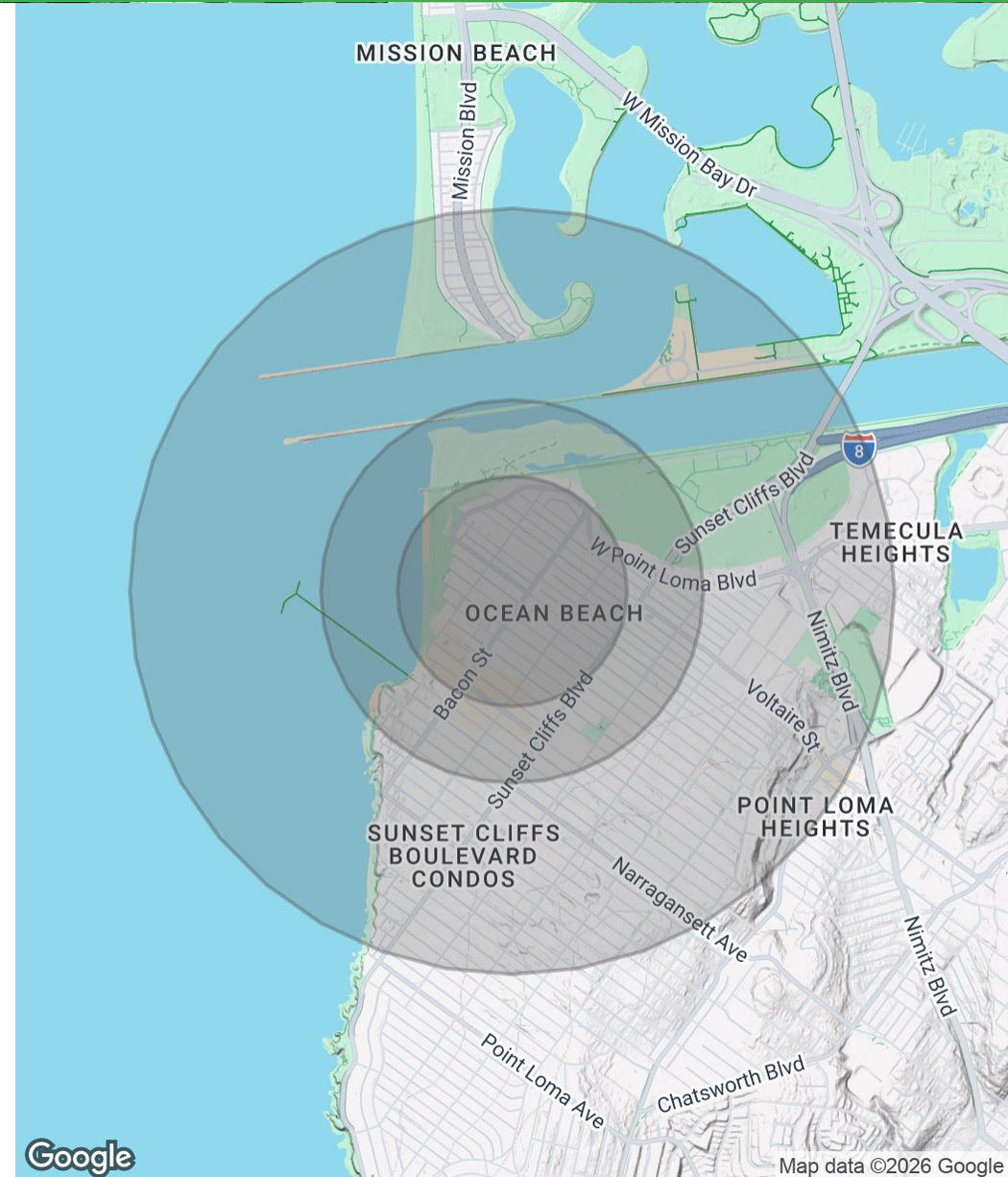
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,791	7,130	17,563
AVERAGE AGE	38	39	40
AVERAGE AGE (MALE)	39	39	40
AVERAGE AGE (FEMALE)	38	38	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,593	3,915	8,919
# OF PERSONS PER HH	1.8	1.8	2
AVERAGE HH INCOME	\$95,842	\$108,639	\$128,169
AVERAGE HOUSE VALUE	\$1,177,922	\$1,258,712	\$1,298,740

Demographics data derived from AlphaMap



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