

2259-69 Market St

Offering Memorandum



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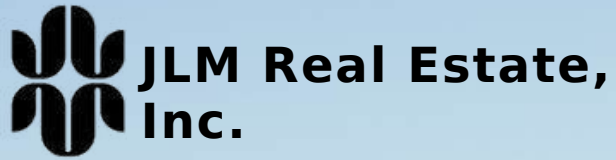
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01

INVESTMENT
SUMMARY

INVESTMENT SUMMARY

THE OFFERING

2259 Market St is a 6 unit property being offered for the first time in over 3 decades. Property is comprised of 3bd, 2bd, and 1bd units and sits on a 7,223 sqft lot. Take advantage of the opportunity to upgrade existing units along with the ability to add additional units in the rear of the property. Current zoning is CC 3-4 and located within the Transit Priority Area.





Investment Summary

INVESTMENT OVERVIEW

RECOMMENDED LIST PRICE

| | | |
|-------------------|--|-------------|
| Price | | \$1,875,000 |
| Price per Unit | | \$312,500 |
| GRM | | 16.8 |
| CAP Rate | | 2.6% |
| \$/Square Foot | | \$406.90 |
| Gross Sq. Ft. | | 4,608 |
| GRM Proforma | | 11.5 |
| CAP Rate Proforma | | 5.3% |

OPERATING DATA

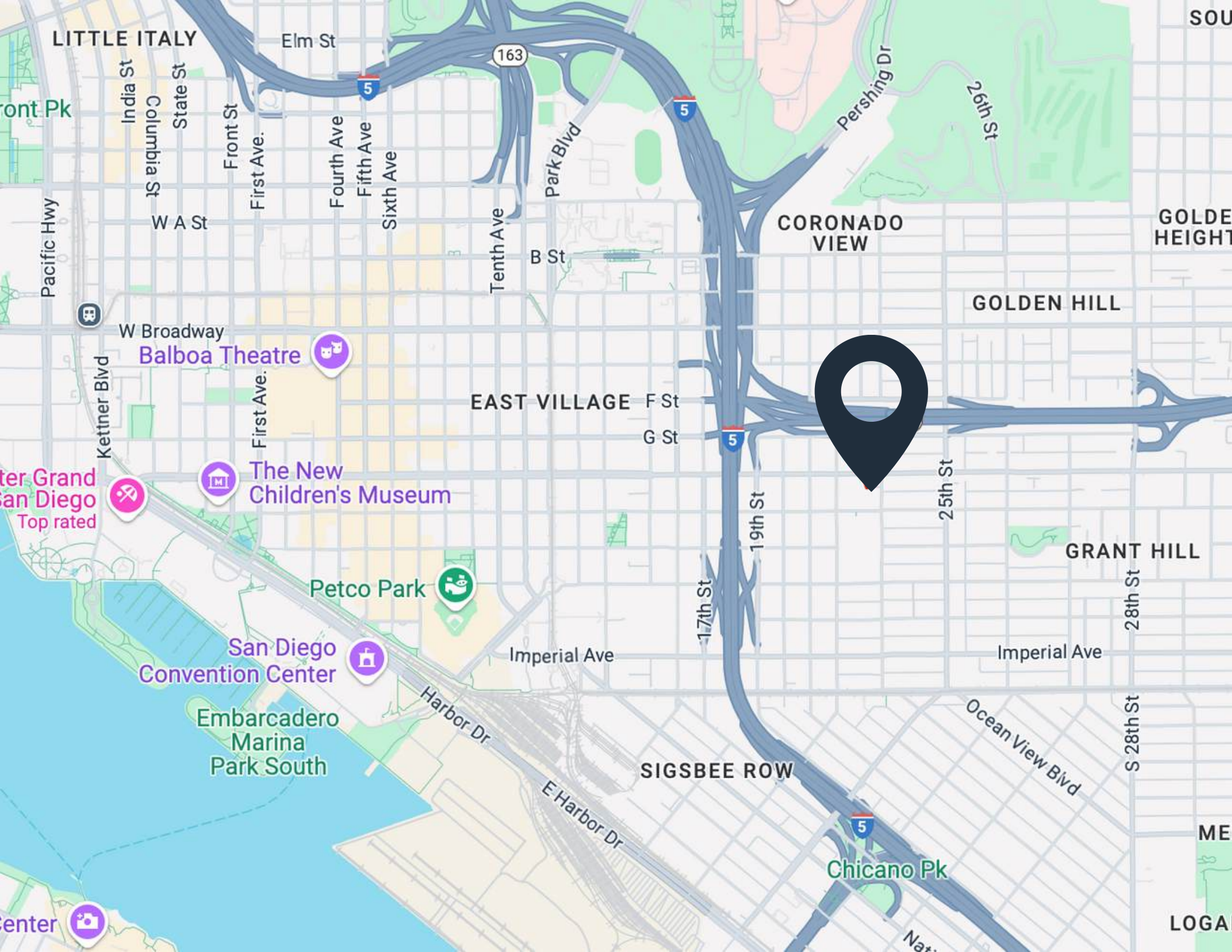
RECOMMENDED LIST PRICE

| | | |
|---|--|----------|
| Current Total Monthly Income | | \$9,285 |
| Total Annual Operating Expenses (estimated) | | \$56,213 |
| Pro-Forma Monthly Income | | \$13,625 |
| Net Operating Income | | \$49,637 |

FINANCING DATA

RECOMMENDED LIST PRICE

| | | |
|----------------------------|--------|-------------|
| Down Payment | 35% | \$656,250 |
| Loan Amount | 6.350% | \$1,218,750 |
| Amortized over | | 30 Years |
| Debt Coverage Ratio | | 0.55 |
| Principal Reduction (YR 1) | | \$14,015 |



LITTLE ITALY

Elm St

163

5

5

CORONADO VIEW

GOLDE HEIGHT

GOLDEN HILL

EAST VILLAGE

GRANT HILL

SIGSBEE ROW

Chicano Pk

Balboa Theatre

The New Children's Museum

San Diego Convention Center

Petco Park

Embarcadero Marina Park South

ter Grand San Diego Top rated

center

LOGA

ME

28th St

25th St

19th St

17th St

S 28th St

Imperial Ave

Ocean View Blvd

E Harbor Dr

Harbor Dr

Imperial Ave

First Ave.

W A St

Pacific Hwy

W Broadway

India St
Columbia St
State St

Front St
First Ave.

Fourth Ave
Fifth Ave
Sixth Ave

Tenth Ave

Park Blvd

B St

F St

G St

Pershing Dr

26th St

SOU

ont Pk

0

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02
FINANCIALS



Estimated Annual Operating Proforma

| | ACTUAL | MARKET |
|---|------------|------------|
| Gross Scheduled Income | \$111,420 | \$163,500 |
| Less: Vacancy Factor | \$5,571 | \$8,175 |
| Gross Operating Income | \$105,849 | \$155,325 |
| Less: Expenses | \$56,213 | \$56,213 |
| Net Operating Income | \$49,637 | \$99,113 |
| Less: 1st TD Payments | (\$91,002) | (\$91,002) |
| Pre-Tax Cash Flow | -\$41,365 | \$8,111 |
| Cash On Cash Return | -6.3% | 1.2% |
| Principal Reduction | \$14,015 | \$14,015 |
| Total Potential Return (End of Year One) | -4% | 3% |

Estimated Annual Operating Expenses

| | |
|--|-----------------|
| Gas & Electric | \$3,600 |
| Utilities | \$4,680 |
| Landscape | \$2,520 |
| Trash Removal | \$2,160 |
| Pest | \$1,440 |
| Maintenance | \$5,400 |
| Management Fees | \$8,175 |
| Insurance | \$4,800 |
| Taxes | \$23,438 |
| Total Annual Operating Expenses (estimated) | \$56,213 |



Income Details

| TYPE | # UNITS | RENT | TOTAL |
|-------------------------------------|---------|---------|----------------|
| 1bd/1ba | 2 | \$818 | \$1,635 |
| 3Bed/1ba | 3 | \$1,900 | \$5,700 |
| 2bd/1ba | 1 | \$1,900 | \$1,900 |
| Storage | 1 | \$50 | \$50 |
| Current Total Monthly Income | | | \$9,285 |

Market Rents

| TYPE | # UNITS | RENT | TOTAL |
|-------------------------------------|---------|---------|-----------------|
| 1bd/1ba | 2 | \$1,850 | \$3,700 |
| 3Bed/1ba | 3 | \$2,550 | \$7,650 |
| 2bd/1ba | 1 | \$2,200 | \$2,200 |
| Storage | 1 | \$75 | \$75 |
| Current Total Monthly Income | | | \$13,625 |



Financing Summary

| | |
|----------------------------|--------------------|
| Downpayment | \$656,250 |
| | 35% |
| Interest Rate | 6.350% |
| Amortized over | 30 Years |
| Proposed Loan Amount | \$1,218,750 |
| Debt Coverage Ratio | |
| Current | 0.55 |
| Market | 1.09 |



03
SALES
COMPARABLES



Sales Comparables



2045 K St
San Diego, CA

| | |
|-----------------|-------------|
| SALE PRICE: | \$2,000,000 |
| SQFT: | 3,900 |
| PRICE PER UNIT: | \$285,714 |
| PRICE PER SQFT: | \$512.82 |
| UNITS: | 7 |



2106 K St
San Diego, CA

| | |
|-----------------|-------------|
| SALE PRICE: | \$2,108,500 |
| SQFT: | 4,766 |
| PRICE PER UNIT: | \$234,278 |
| PRICE PER SQFT: | \$442.40 |
| UNITS: | 17 |



2840-2848 L St
San Diego, CA

| | |
|-----------------|-------------|
| SALE PRICE: | \$3,000,000 |
| SQFT: | 8,500 |
| PRICE PER UNIT: | \$300,000 |
| PRICE PER SQFT: | \$352 |
| UNITS: | 10 |



04
COMPANY
PROFILE



JLM Real Estate Inc. Is a commercial real estate team focusing on the sale of multifamily and commercial investment properties. At JLM, we are focused on our clients' best interest above anything else. We help clients acquire, sell, and 1031 exchange into apartment complexes and warehouses in San Diego County. We are one of the top producing teams in all of San Diego and have sold over \$400,000,000 worth of real estate in the last 3 years.

Miles Slater



Miles Slater is A licensed real estate agent specializing in the acquisition and disposition of multifamily assets. Miles graduated from San Diego state university with A degree in business real estate.

With a strong real estate background miles is prepared to offer unique solutions to his clients. He is A skilled negotiator that works tirelessly for his clients. Miles is focused on bringing client success by developing strong relationships and always putting his clients needs first.

Feel free to connect with miles to fulfill any real estate needs.

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