

594 Graves Ave, El Cajon, California

FEBRUARY 2026



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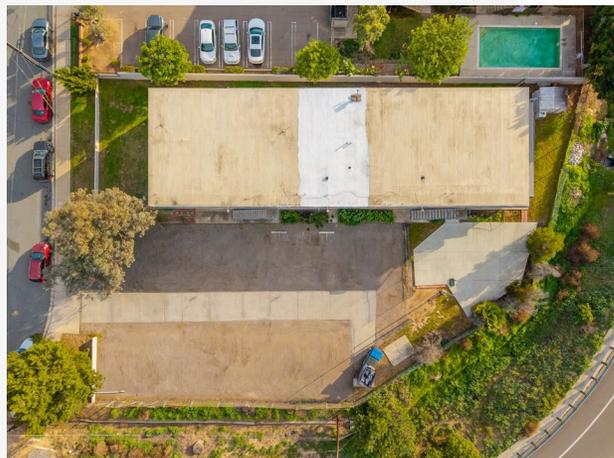
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01

Asset Overview

Asset Overview

594 Graves Ave



GENERAL INFO

County	San Diego
Lot Size	19,973
Parcel Number	183-330-40-00
Zoning	R-4: Multiple Residential
Rentable SF	8,483
Stories	2
Buildings	1
Units	10
Avg Unit Size	848
Year Built	1977

CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco and Wood Siding
Parking	20 Spaces
Roof	Flat / Low Slope Composition
Windows	Aluminum
Balconies	Patios
Foundation	Concrete Slab

UTILITY SERVICE

UTILITY SERVICE	PAID BY	SERVICE PROVIDER
Water/Sewer	Owner	City of San Diego
Gas	Resident	SDGE
Electric	Resident	SDGE

TAXES

TAXES	ASSESSED VALUE	TAX RATE	TAX AMOUNT
2026	\$2,800,000	1.25%	\$35,000

Asset Overview

594 Graves Ave



The property at **594 Graves Avenue** is strategically positioned in the heart of El Cajon's most connected residential corridor. Situated just north of Interstate 8 and west of Highway 67, this location offers tenants the "sweet spot" of East County living: attainable suburban comfort with immediate access to major retail hubs and transit arteries.

This asset appeals primarily to a workforce demographic seeking affordability without sacrificing convenience, placing it squarely in a high-demand rental submarket.

Freeway Access: The property offers exceptional access to **Interstate 8** (connecting to Mission Valley/San Diego beaches) and **Highway 67** (connecting to Santee/Ramona), making it ideal for commuters.

Public Transit: The **Arnele Avenue Trolley Station** (Green & Orange Lines) is approximately 1.3 miles away, providing a direct rail link to SDSU, Mission Valley, and Downtown San Diego.

594 Graves Avenue represents a "bread-and-butter" multifamily location. It avoids the congestion of downtown San Diego while offering superior amenity access compared to deeper East County markets. Its proximity to Parkway Plaza and major freeways ensures consistent rental demand from a diverse tenant base valuing convenience and affordability.



02

Financial Analysis

Financial Analysis

594 Graves Ave



# Units	Address		City		Zip
10	594 Graves Ave		El Cajon		92020
Price	GRM		CAP Rate		\$ / Unit
\$2,800,000	Current	Market	Current	Market	\$280,000
	12.8	10.6	4.74%	6.23%	
Price Per SF	Avg Unit SF	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)	Parking	Yr. Built (+/-)
\$330.07	848	8,483	19,973	Street	1977

# of Units	Income Details		
	Type	Rent	Total
Current Rents			
10	2 Bed 1 Bath	\$1,812	\$18,118
Other Income			
	RUBS		\$0
10	Parking	\$60	\$60
10	Laundry	\$96	\$96
	Storage		\$0
Total Other Income			\$156
Total Monthly			\$18,274

Annual Operating Expenses (Estimated)			
Advertising	\$0	Prop Mgmt	\$8,772
SDGE	\$7,000	OnSite Mgmt	\$0
Water/Sewer	\$8,000	Insurance	\$9,000
Contracted	\$1,200	License/Fees	\$0
Trash	\$3,200	Payroll/Benefits	\$0
Pest Control	\$1,200	Misc/Reserves	\$0
Maintenance	\$2,200	Taxes*	\$35,000
Total Annual Expenses			\$75,572
Expenses per:	Est. Sq. Ft.		\$8.91
	Unit		\$7,557
	% of GSI		34.5%

Proforma Financial Analysis

594 Graves Ave

<u>Market Rents</u>			
10	2 Bed 1 Bath	\$2,175	\$21,750
Other Income			
	RUBS		\$0
1	Parking	\$60	\$60
1	Laundry	\$100	\$100
	Storage		\$0
Total Other Income			\$160
Total Monthly			\$21,910

<u>Market Expenses</u>			
Advertising	\$0	Prop Mgmt	\$10,517
SDGE	\$7,000	OnSite Mgmt	\$0
Water/Sewer	\$8,000	Insurance	\$9,000
Contracted	\$1,200	License/Fees	\$0
Trash	\$3,200	Pool	\$0
Pest Control	\$1,200	Misc/Reserves	\$0
Maintenance	\$2,200	Taxes*	\$35,000
Total Annual Expenses		\$77,317	
% of GSI		29.4%	



<u>Estimated Annual Operating Proforma</u>				<u>Financing Summary</u>	
		<u>Current</u>	<u>Market</u>		
Gross Scheduled Income		\$219,289	\$262,920	Down Payment	\$1,176,000
<i>Less: Vacancy Factor</i>	<i>5.0%</i>	<i>\$10,964</i>	<i>\$13,146</i>		42%
Gross Operating Income		\$208,325	\$251,694		
<i>Less: Expenses</i>	<i>38.6%</i>	<i>\$75,572</i>	<i>\$77,317</i>	Proposed Financing:	\$1,624,000
Net Operating Income		\$132,753	\$174,377	Interest Rate:	5.50%
				Amortized over:	30
<i>Less: 1st TD Payments</i>		<i>(\$110,651)</i>	<i>(\$110,651)</i>	Debt Coverage Ratio:	
Pre-Tax Cash Flow		\$22,102	\$63,726	Current:	1.20
Cash On Cash Return		1.9%	5.4%	Market:	1.58
CAP Rate		4.74%	6.23%		

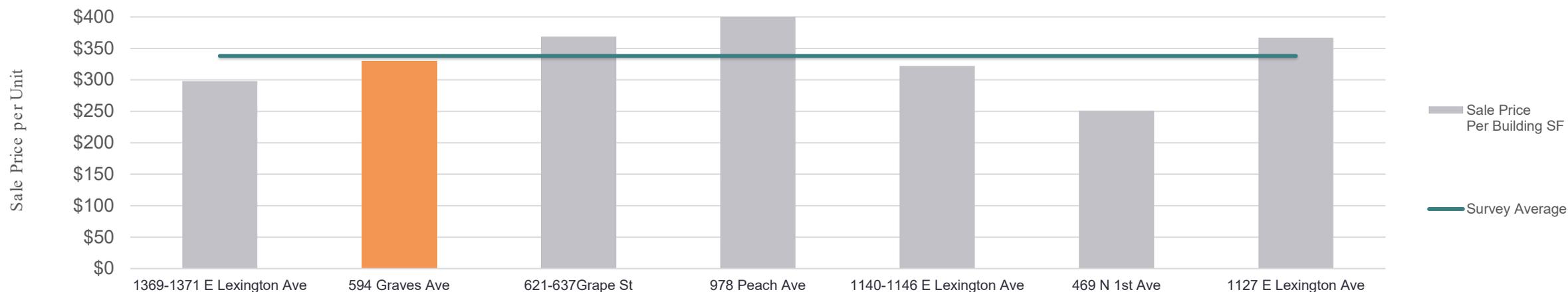
03

Sales Comparables

Sale Comparables Summary

2654 Whitson Street

	ADDRESS	SALE PRICE	CAP	SF	\$/SF	# UNITS	PRICE/UNIT	UNIT MIX
Subject Property	594 Graves Ave, El Cajon, CA 92020	\$2,800,000	4.74%	8,483	\$330	10	\$280,000	(10) 2Bd1Ba
1369-1371 E Madison Ave	1369-1371 E Madison Ave, El Cajon, CA 92021	\$1,675,000	4.70%	5,612	\$298	7	\$239,286	(7) Std
621-637 Grape St	621-637 Grape St, El Cajon, CA 92021	\$2,200,000	4.92%	5,964	\$369	9	\$244,444	(4) 1BR (5) 2BR
978 Peach Ave	978 Peach Ave, El Cajon, CA 92021	\$2,740,000	3.60%	6,516	\$421	10	\$274,000	(9) 2BR (1) 3BR
1140-1146 E Lexington Ave	1140-1146 E Lexington Ave, El Cajon, CA 92019	\$3,550,000	7.00%	11,008	\$322	12	\$295,833	(10) 2BR (2) 3BR
469 N 1st St	469 N 1 st St, El Cajon, CA, 92021	\$2,215,000	4.50%	8,836	\$251	7	\$316,429	(7) 2BR
1127 E Lexington Ave	1127 E Lexington Ave, El Cajon, CA 92019	\$1,400,000	4.00%	3,818	\$367	4	\$350,000	(4) 1BR
AVERAGE		\$2,296,667	4.79%	6,959	\$338	8	\$286,665	



Sale Comparables

594 Graves Ave



Subject Property

594 Graves Ave
El Cajon, CA 92021

SALE PRICE	\$2,800,000
CAP RATE	4.74%
UNITS	10
PRICE PER UNIT	\$280,000



1369-1371 E Madison Ave

1369-1371 E Madison Ave
El Cajon, CA 92021

SALE PRICE	\$1,675,000
CAP RATE	4.70%
UNITS	7
PRICE PER UNIT	\$239,286



621-637 Grape St

621-637 Grape St
El Cajon, CA 92021

SALE PRICE	\$2,200,000
CAP RATE	4.92%
UNITS	9
PRICE PER UNIT	\$244,444



978 Peach Ave

978 Peach Ave
El Cajon, CA 92021

SALE PRICE	\$2,740,000
CAP RATE	3.60%
UNITS	10
PRICE PER UNITS	\$274,000



1140-1146 E Lexington Ave

1140-1146 E Lexington Ave
El Cajon, CA 92019

SALE PRICE	\$3,550,000
CAP RATE	7.00%
UNITS	12
PRICE PER UNIT	\$295,833



469 N 1st St

469 N 1st St
El Cajon, CA, 92021

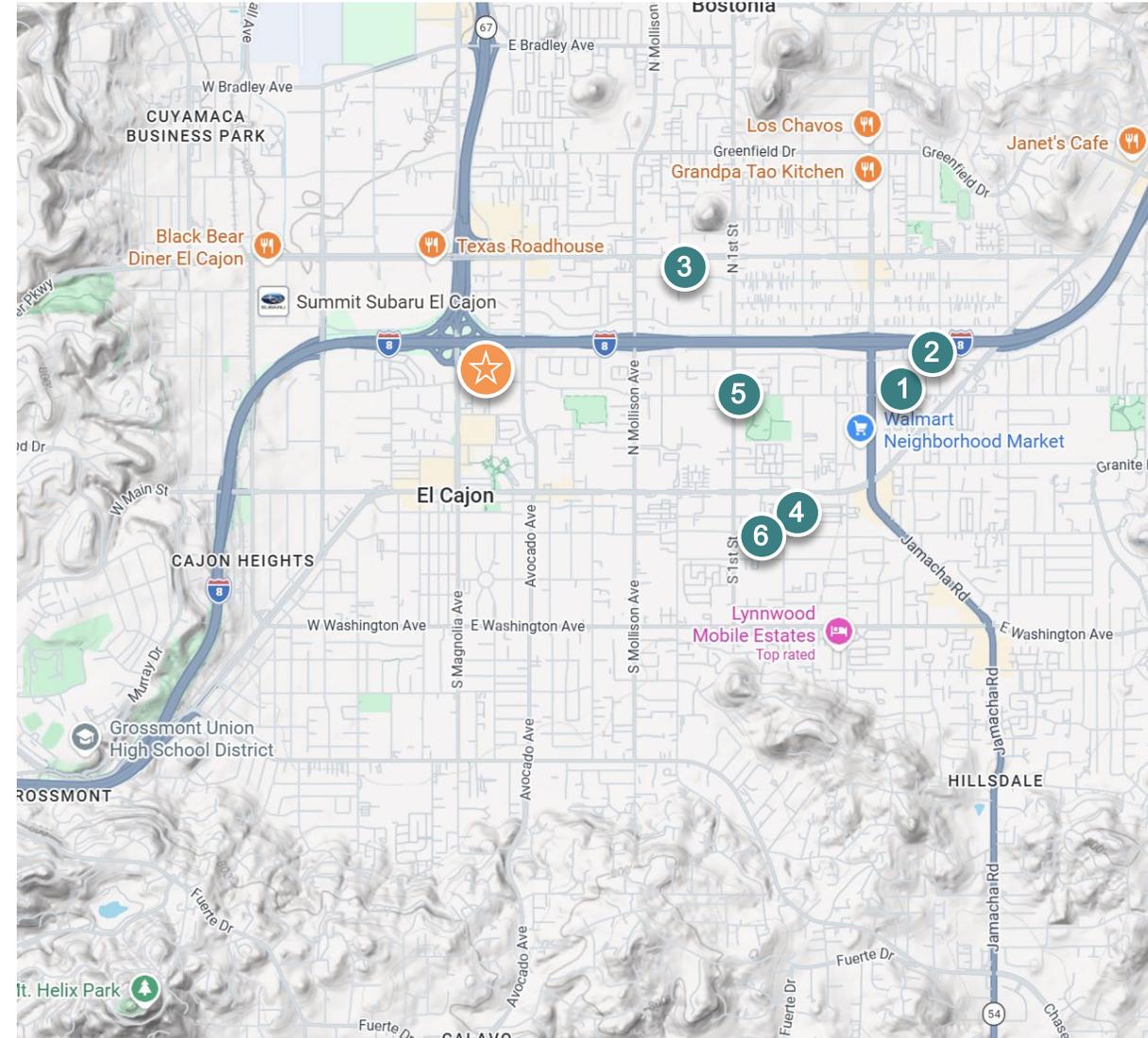
SALE PRICE	\$2,215,000
CAP RATE	4.50%
UNITS	7
PRICE PER UNIT	\$316,429



1127 E Lexington Ave

1127 E Lexington Ave
El Cajon, CA 92019

SALE PRICE	\$1,400,000
CAP RATE	4.00%
UNIT	4
PRICE PER UNIT	\$350,000



Just Listed

594 Graves Ave

594 Graves Ave, El Cajon, CA 92020



10

\$280,000

\$2,800,000

1977

8,483

Total Units

Price Per Unit

Total Sale Price

Year Built

Gross SF