

# 39TH & WILSON

MULTI-FAMILY  
PORTFOLIO OFFERING  
16 UNITS



# INVESTMENT OVERVIEW

The subject investment presents a rare opportunity to acquire two 8-unit multifamily properties in Central San Diego. Both assets have been professionally managed and well maintained, featuring newer windows, gated access, on-site laundry, and reserved parking. Current rents are below market, with the majority of tenants on month-to-month leases, providing a clear path to rental upside.

Each property currently has one vacancy, offering immediate income growth potential. Located less than a half-mile apart, the properties allow for operational efficiencies and ease of management for a new owner.

**PORTFOLIO PRICE: \$4,900,000**

# PORTFOLIO HIGHLIGHTS

- 16 units
- Excellent unit mix of 1 and 2 bedroom units
- Off-street, reserved parking for tenants
- Properties located less than ½ mile apart



1C



# PROPERTY OVERVIEW

1

**4219 Wilson Avenue  
San Diego, CA 92104**

2

**4130 39th Street  
San Diego, CA 92105**

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## UNITS

8 Units

8 Units

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## RENTABLE SF

5,383 SF

6,336 SF

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## SITE AREA

6,249 SF

7,002 SF

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## UNIT MIX

1 Bed / 1 Bath: 5  
2 Bed / 1 Bath: 2  
2 Bed / 2 Bath: 1

1 Bed / 1 Bath: 4  
2 Bed / 1 Bath: 4

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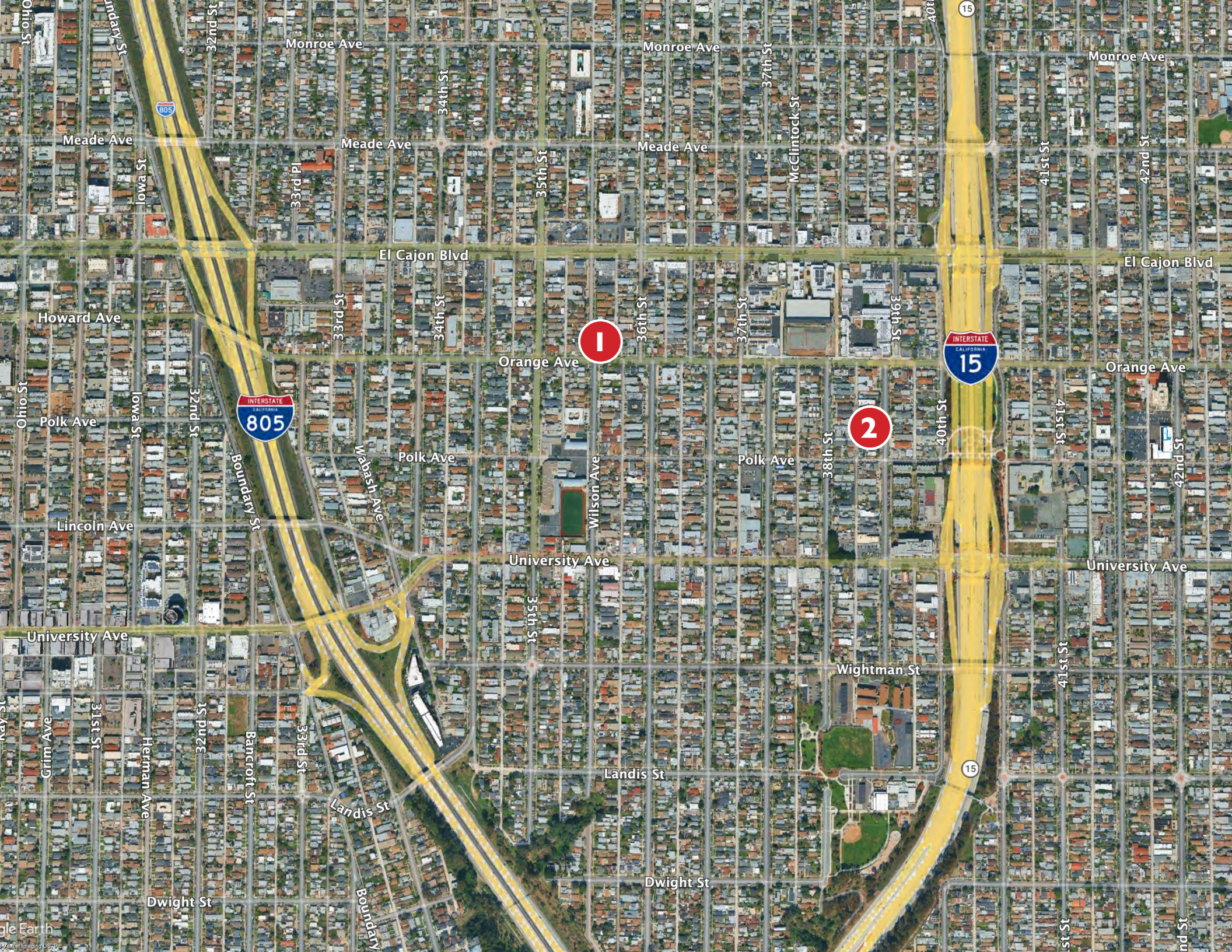
## PARKING

5 Off-Street Spots  
+ 2 Double Car Garages, ADU Potential

9 Off-Street Spots

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1

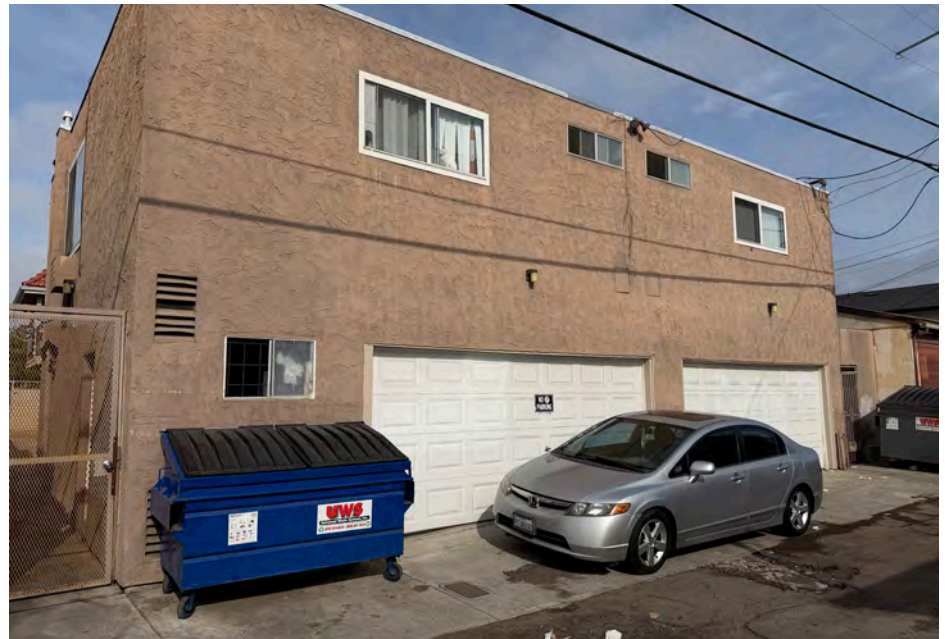
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INTERSTATE CALIFORNIA 805

INTERSTATE CALIFORNIA 15

# PROPERTY PHOTOS: 4219 WILSON AVENUE





# PROPERTY PHOTOS: 4130 39TH STREET





# RENT ROLL: 4219 WILSON AVENUE

UNIT	UNIT TYPE	MONTHLY RENT	DEPOSIT	COMMENCEMENT	EXPIRATION
1	2 Bed / 1 Bath	\$1,755	\$1,250	11/3/2015	Mo to mo
2	1 Bed / 1 Bath	\$1,500	\$350	7/18/2012	Mo to mo
3	2 Bed / 2 Bath	\$1,800	\$2,700	4/15/2021	Mo to mo
4	2 Bed / 1 Bath	\$1,755	\$1,300	2/12/2015	Mo to mo
5	1 Bed / 1 Bath	\$1,700	\$1,700	11/26/2024	Mo to mo
6	1 Bed / 1 Bath	\$1,650	\$1,650	12/13/2024	Mo to mo
7	1 Bed / 1 Bath	\$1,800	\$1,800		VACANT
8	1 Bed / 1 Bath	\$1,595	\$1,350	4/29/2021	Mo to mo
G-1		\$400		10/1/2012	9/30/2026
G-2		\$200		4/1/2025	3/31/2026
<b>Total</b>	<b>Gross Monthly Rent</b>	<b>\$14,155</b>	<b>\$12,100</b>		
	<b>Gross Annual Rent</b>	<b>\$169,860</b>			

# RENT ROLL: 4130 39TH STREET

UNIT	UNIT TYPE	MONTHLY RENT	DEPOSIT	COMMENCEMENT	EXPIRATION
1A	2 Bed / 1 Bath	\$1,800	\$600	6/1/05	Mo to mo
1B	1 Bed / 1 Bath	\$1,650	\$1,650	6/9/25	6/28/26
1C	1 Bed / 1 Bath	\$1,650	\$1,500	12/24/21	Mo to mo
1D	2 Bed / 1 Bath	\$1,900	\$1,100	1/20/14	Mo to mo
2A	2 Bed / 1 Bath	\$1,800	\$2,000	3/12/19	Mo to mo
2B	1 Bed / 1 Bath	\$1,600	\$1,300	8/1/19	Mo to mo
2C	1 Bed / 1 Bath	\$1,750	\$1,750		VACANT
2D	2 Bed / 1 Bath	\$1,800	\$250	1/27/97	Mo to mo
<b>Total</b>	<b>Gross Monthly Rent</b>	<b>\$13,950</b>	<b>\$10,150</b>		
	<b>Gross Annual Rent</b>	<b>\$167,400</b>			

## PORTFOLIO SUMMARY

WILSON AVENUE	CURRENT
Gross Annual Rent	\$169,860
Estimated Expense (35%)	-\$59,451
Estimated NOI	\$110,409

39TH STREET	CURRENT
Gross Annual Rent	\$167,400
Estimated Expense (35%)	-\$58,590
Estimated NOI	\$108,810

TOTAL	CURRENT
Portfolio Annual Rent	\$337,260
Portfolio Estimated NOI	\$219,219
<b>Portfolio CAP Rate</b>	<b>4.5%</b>

# KC WEST

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R E A L E S T A T E

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