

# 99 Broadway

15 UNITS IN DOWNTOWN  
CHULA VISTA

OFFERING MEMORANDUM

99 Broadway  
Chula Vista, CA 91910



Ron Chaquica  
FPI Commercial  
President/Broker  
(619) 933-2349  
info@FPIcommercial.com  
Lic: 01246523

Sam Rubio  
(650) 867-6065  
sam@roacommercial.com  
Lic: 02120236



# 99 Broadway

## CONTENTS

### 01 Executive Summary

Investment Summary  
Unit Mix Summary

### 02 Location

Location Summary

### 03 Property Description

Property Features  
Property Images

### 04 Rent Roll

99 Broadway RR

### 05 Financial Analysis

Income & Expense Analysis  
Multi-Year Cash Flow Assumptions  
Cash Flow Analysis  
Financial Metrics

### 06 Demographics

Demographics

### 07 Company Profile

Advisor Profile

*FPI Commercial*



#### Ron Chaquica

FPI Commercial  
President/Broker  
(619) 933-2349  
info@FPIcommercial.com  
Lic: 01246523



#### Sam Rubio

(650) 867-6065  
sam@roacommercial.com  
Lic: 02120236



Brokerage License No.: 01950452  
www.FPIcommercial.com

# 99 BROADWAY

01	Executive Summary
	Investment Summary
	Unit Mix Summary

## OFFERING SUMMARY

ADDRESS	99 Broadway Chula Vista CA 91910
BUILDING SF	3,093 SF
LAND SF	10,890 SF
LAND ACRES	.25
NUMBER OF UNITS	15
YEAR BUILT	1953

## FINANCIAL SUMMARY

PRICE	\$3,800,000
PRICE PSF	\$1,228.58
PRICE PER UNIT	\$253,333
OCCUPANCY	100.00%
NOI (CURRENT)	\$244,508
CAP RATE (CURRENT)	6.43%
GRM (CURRENT)	15.54

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	26,037	152,656	410,126
2025 Median HH Income	\$58,192	\$71,025	\$77,005
2025 Average HH Income	\$75,738	\$94,937	\$100,958

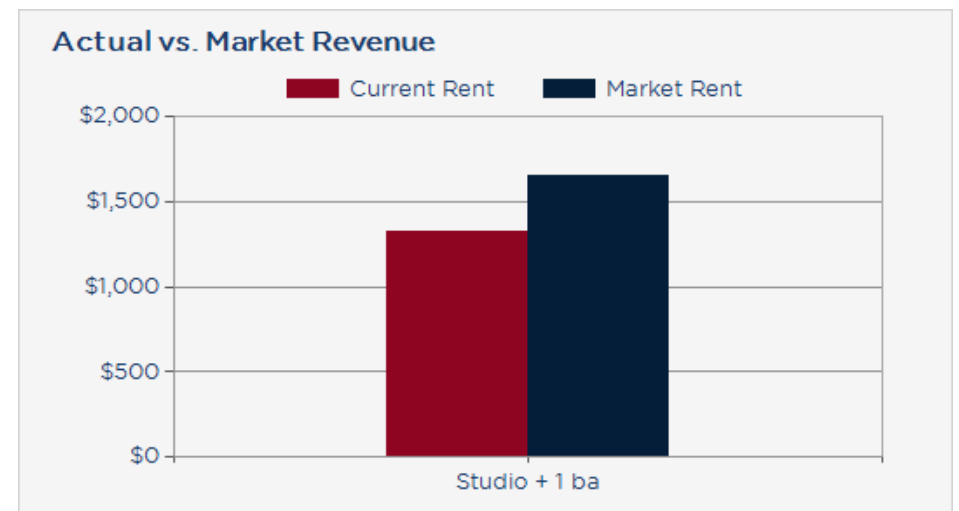
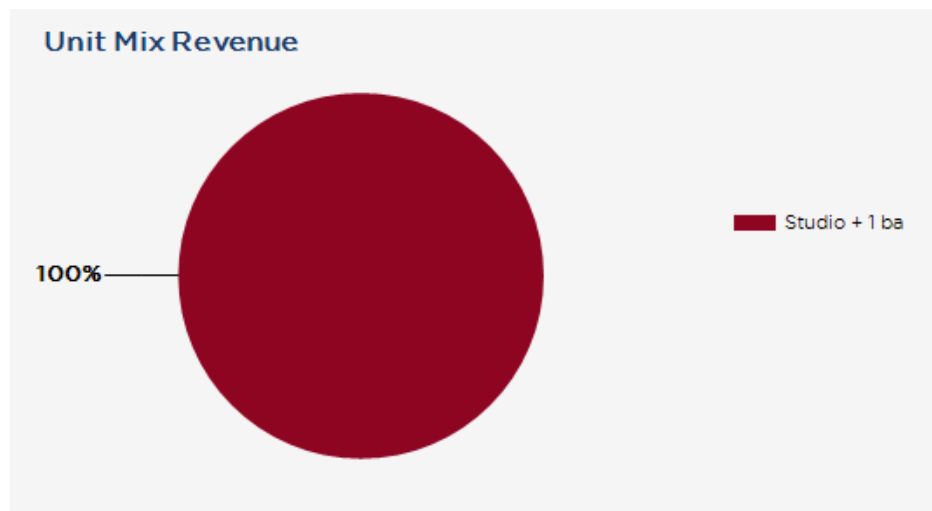
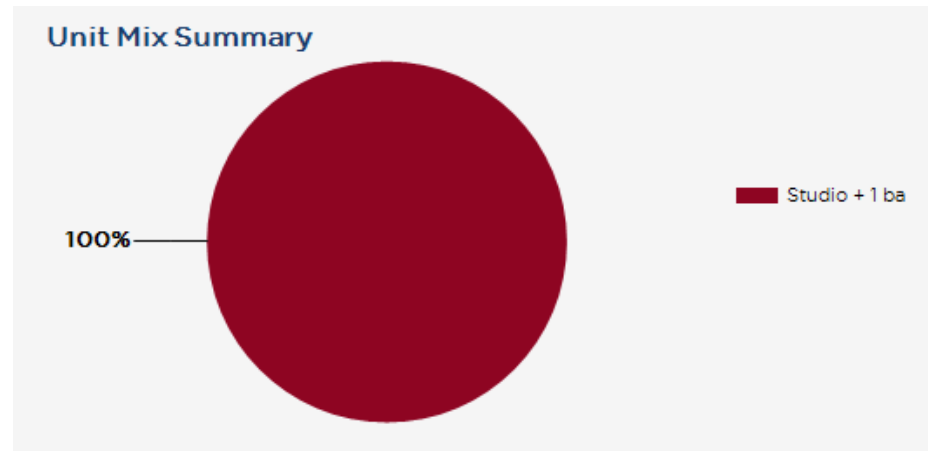
- -Excellent workforce housing with good proximity to Gaylord/Chula Vista Bayfront development  
-Only 9 miles from the Mexican border & 7 miles to downtown San Diego  
-Walking distance to shops, restaurants & other great amenities -Transportation hub near bus lines & easy access to highway 54 & I-5  
-No landscaping/low maintenance property

- Discover the hidden gem of 99 Broadway, a multi-family property that promises an exceptional return on investment. This prime location offers a unique opportunity for savvy investors looking to maximize their profits in the bustling real estate market. With its strategic positioning and potential for growth, this property is a lucrative investment waiting to be seized.



Ron Chaquica  
President/Broker  
(619) 933-2349  
info@FPIcommercial.com  
Lic: 01246523

		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
Studio + 1 ba	15	\$1,325	\$19,875	\$1,650	\$24,750
Totals/Averages	15	\$1,325	\$19,875	\$1,650	\$24,750



# 99 BROADWAY

02

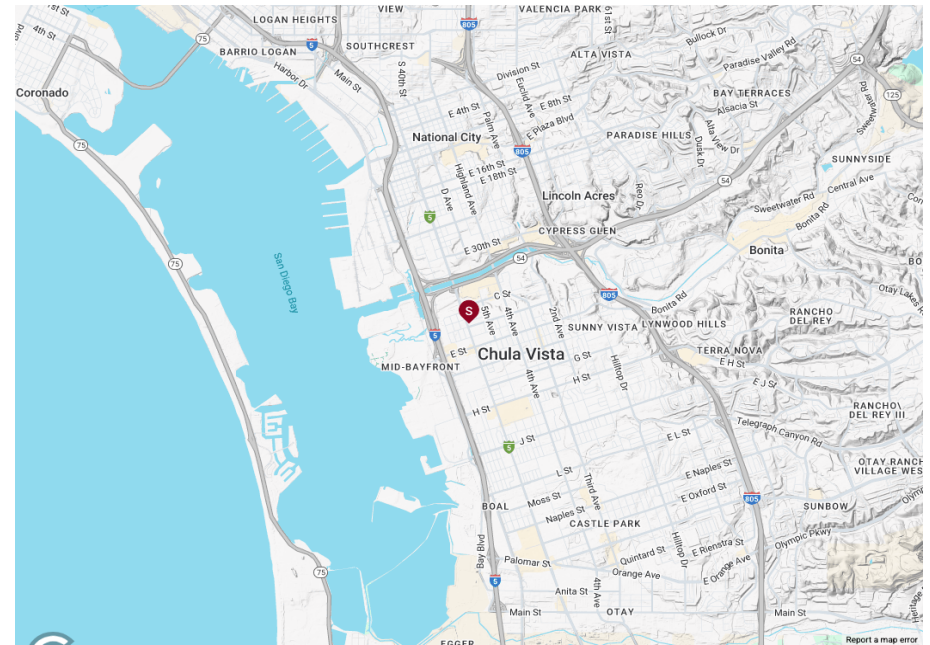
Location

Location Summary



- Located at the corner of D Ave & Broadway in downtown Chula Vista, this 15-unit property consists of 13 studios & 2, 1- bedroom units. Each unit has been remodeled & converted from hotel use to multifamily. Significant upside in rents, combined with small amount of cap ex makes this an unbeatable investment opportunity.

## Local Map



# 99 BROADWAY

## 03 Property Description

Property Features

Property Images



---

## PROPERTY FEATURES

---

NUMBER OF UNITS	15
BUILDING SF	3,093
LAND SF	10,890
LAND ACRES	.25
YEAR BUILT	1953

---

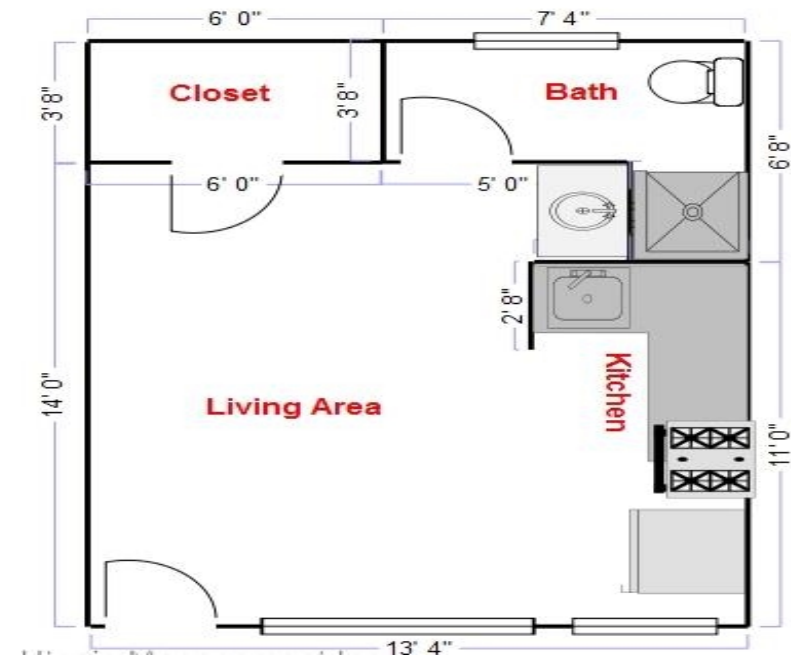
## CONSTRUCTION

---

PARKING SURFACE	11
-----------------	----

---









# 99 BROADWAY

04    Rent Roll  
99 Broadway RR

## 99 Broadway Rent Roll

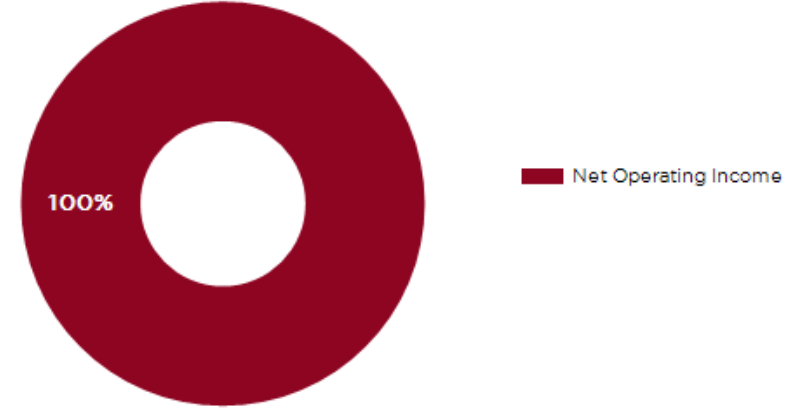
Unit	Actual Rent	Unit Type	Market Rent	Deposits	Notes
1	\$1,350.00	Studio	\$1,600.00	\$1,350.00	
2	\$1,300.00	Studio	\$1,600.00	\$1,150.00	
3	\$1,300.00	Studio	\$1,600.00	\$1,150.00	
4	\$1,375.00	Studio	\$1,600.00	\$50.00	
5	\$500.00	Studio	\$1,600.00	\$500.00	Maintenance/Mgr
6	\$1,500.00	1Bed/1Bath	\$1,800.00	\$750.00	
7	\$1,550.00	1Bed/1Bath	\$1,800.00	\$1,550.00	
8	\$0.00	Studio	\$1,600.00	\$0.00	Vacant
9	\$1,450.00	Studio	\$1,600.00	\$1,450.00	
10	\$1,450.00	Studio	\$1,600.00	\$1,450.00	
11	\$1,325.00	Studio	\$1,600.00	\$1,500.00	
12	\$1,300.00	Studio	\$1,600.00	\$1,300.00	
13	\$1,500.00	Studio	\$1,600.00	\$1,500.00	
14	\$0.00	Studio	\$1,600.00	\$0.00	Vacant
15	\$1,300.00	Studio	\$1,600.00	\$1,150.00	
<b>Total</b>	<b>\$17,200.00</b>		<b>\$24,400.00</b>	<b>\$14,850.00</b>	



05	<b>Financial Analysis</b>
	Income & Expense Analysis
	Multi-Year Cash Flow Assumptions
	Cash Flow Analysis
	Financial Metrics

## REVENUE ALLOCATION CURRENT

INCOME	CURRENT
Gross Scheduled Rent	\$244,508
<b>Effective Gross Income</b>	<b>\$244,508</b>
<b>Net Operating Income</b>	<b>\$244,508</b>

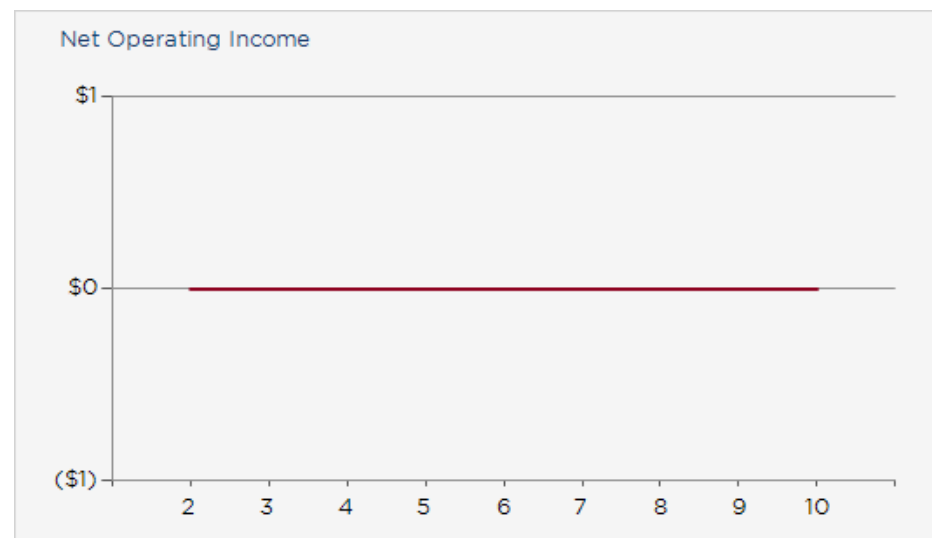
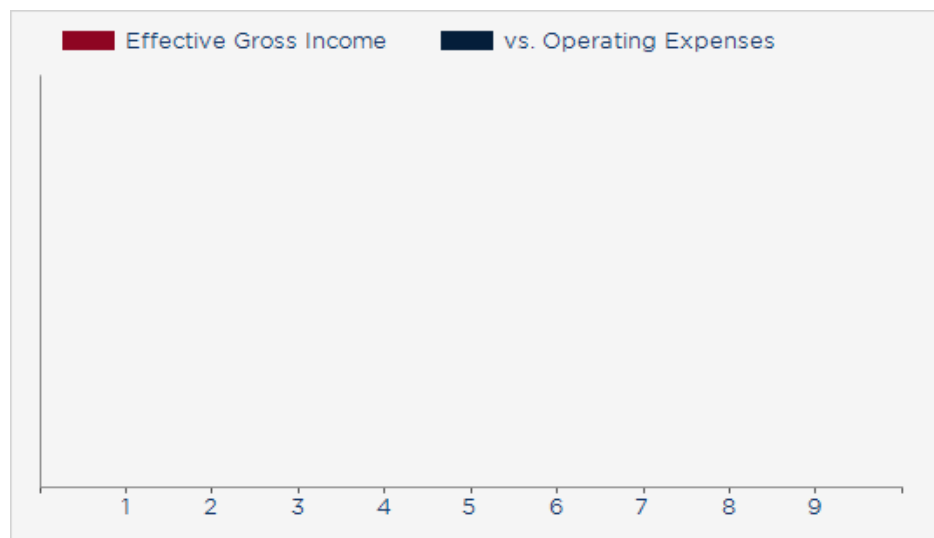


## DISTRIBUTION OF EXPENSES CURRENT

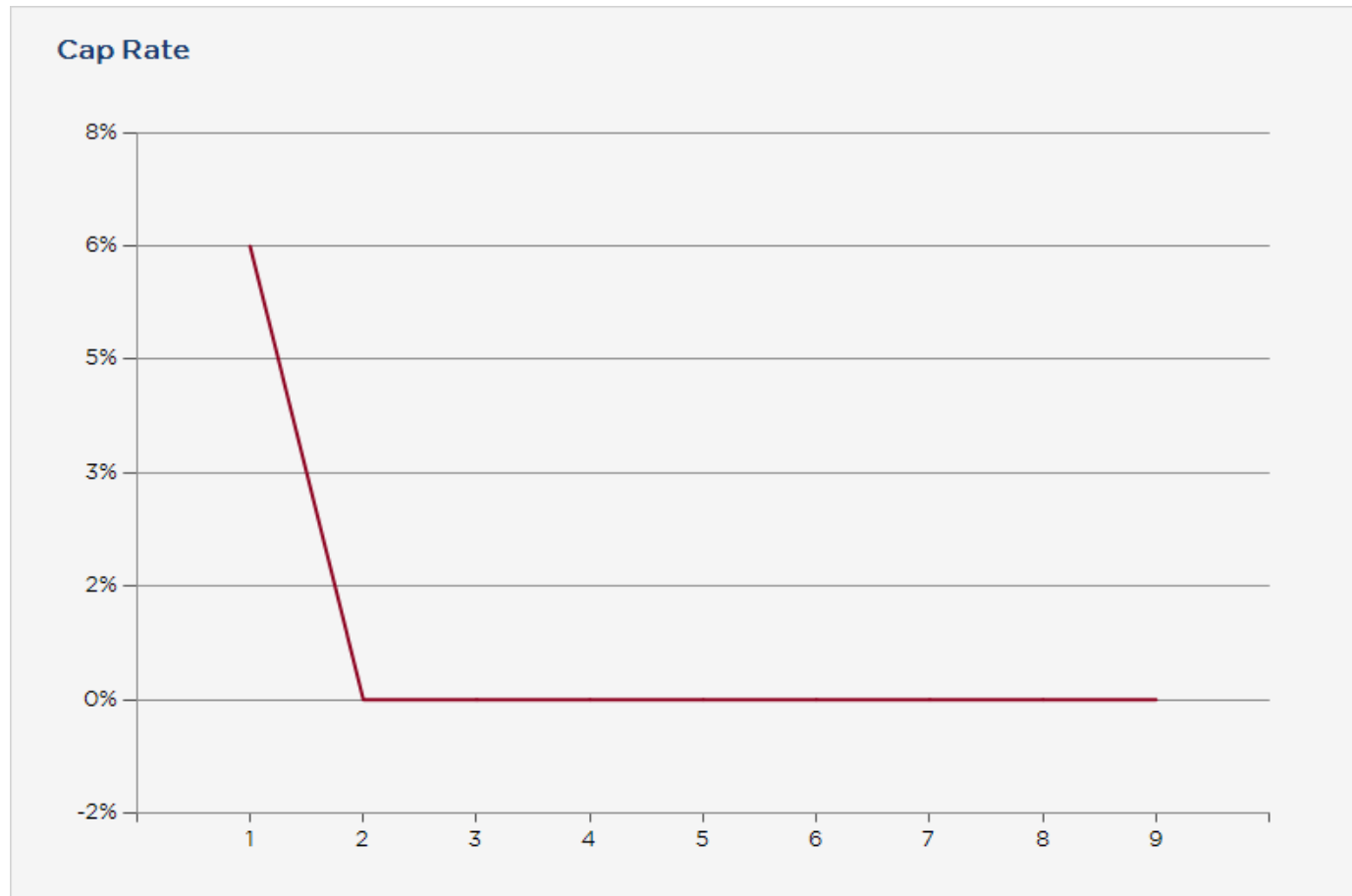
Per Unit

GLOBAL	
Price	\$3,800,000

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Gross Revenue</b>										
Gross Scheduled Rent	\$244,508	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Effective Gross Income</b>	<b>\$244,508</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Operating Expenses</b>										
<b>Net Operating Income</b>	<b>\$244,508</b>									



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	6.43%									
Gross Multiplier (GRM)	15.54	0	0	0	0	0	0	0	0	0
Price / SF	\$1,228.58	\$1,228.58	\$1,228.58	\$1,228.58	\$1,228.58	\$1,228.58	\$1,228.58	\$1,228.58	\$1,228.58	\$1,228.58
Price / Unit	\$253,333	\$253,333	\$253,333	\$253,333	\$253,333	\$253,333	\$253,333	\$253,333	\$253,333	\$253,333
Income / SF	\$79.05	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



# 99 BROADWAY

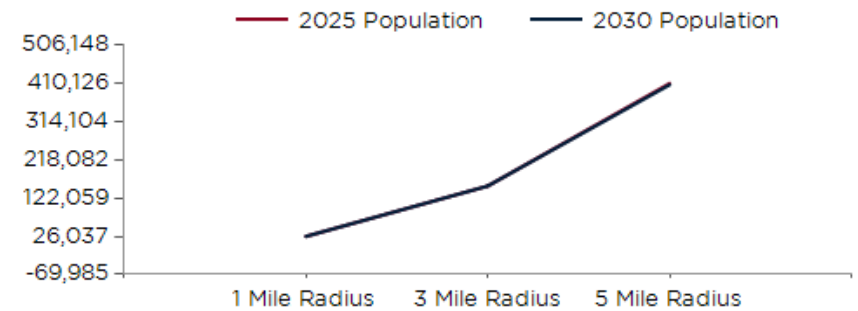
06 Demographics  
Demographics



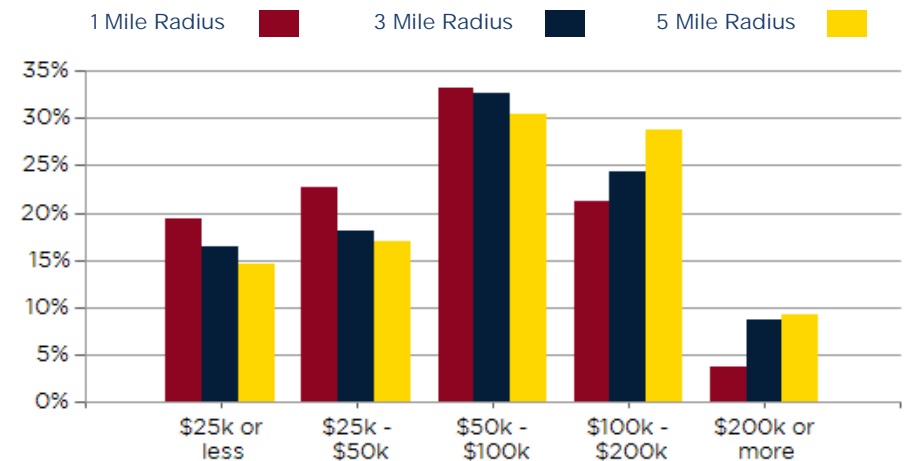
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,511	143,632	396,237
2010 Population	24,420	151,161	411,573
2025 Population	26,037	152,656	410,126
2030 Population	26,045	152,615	406,747
2025-2030: Population: Growth Rate	0.05%	-0.05%	-0.85%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,066	4,613	10,135
\$15,000-\$24,999	729	3,305	7,904
\$25,000-\$34,999	988	3,840	9,233
\$35,000-\$49,999	1,118	4,868	11,722
\$50,000-\$74,999	1,755	8,529	21,041
\$75,000-\$99,999	1,319	7,222	16,529
\$100,000-\$149,999	1,506	8,427	24,291
\$150,000-\$199,999	457	3,372	11,270
\$200,000 or greater	342	4,142	11,409
Median HH Income	\$58,192	\$71,025	\$77,005
Average HH Income	\$75,738	\$94,937	\$100,958

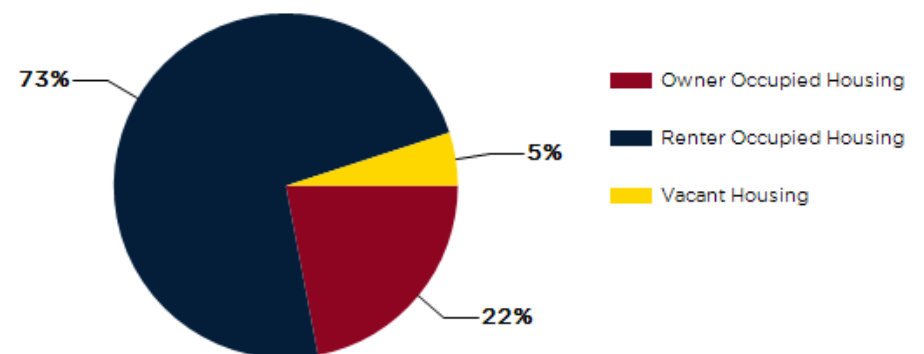
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,518	47,248	120,356
2010 Total Households	8,984	45,650	117,782
2025 Total Households	9,278	48,318	123,534
2030 Total Households	9,458	49,257	124,989
2025 Average Household Size	2.75	3.04	3.23
2025-2030: Households: Growth Rate	1.95%	1.95%	1.15%



### 2025 Household Income



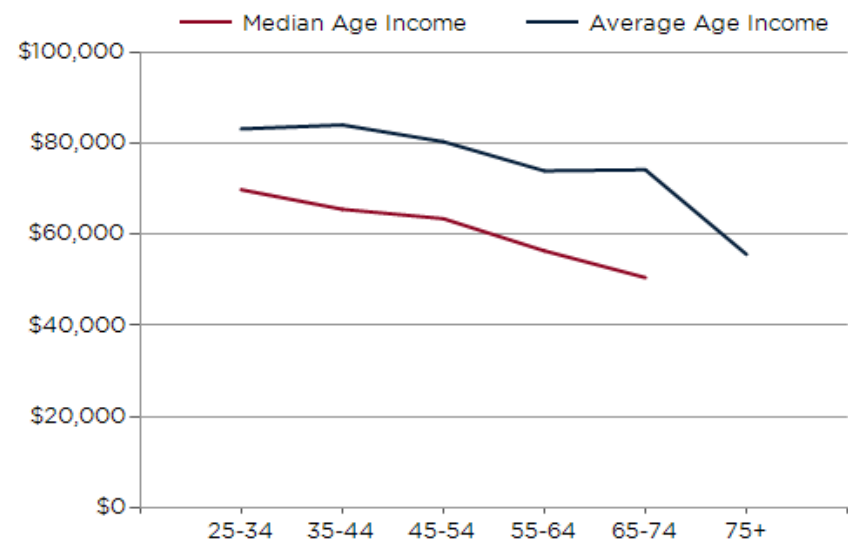
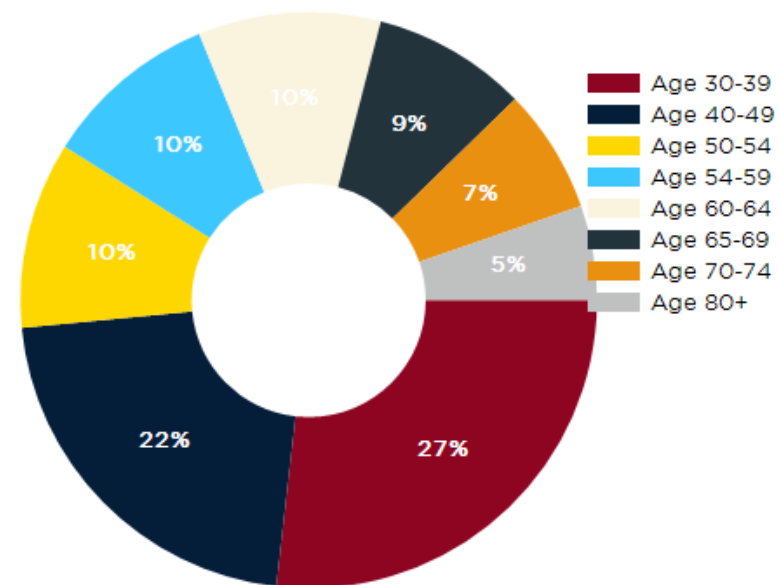
### 2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,078	11,885	31,412
2025 Population Age 35-39	1,814	10,474	28,248
2025 Population Age 40-44	1,678	10,052	27,203
2025 Population Age 45-49	1,470	8,698	23,682
2025 Population Age 50-54	1,523	9,084	24,443
2025 Population Age 55-59	1,429	8,769	23,284
2025 Population Age 60-64	1,487	8,914	23,504
2025 Population Age 65-69	1,259	7,465	20,189
2025 Population Age 70-74	1,016	5,776	15,532
2025 Population Age 75-79	771	4,335	11,304
2025 Population Age 80-84	539	2,809	6,955
2025 Population Age 85+	645	3,244	8,051
2025 Population Age 18+	20,321	120,695	321,576
2025 Median Age	37	37	36
2030 Median Age	38	38	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,915	\$78,022	\$79,928
Average Household Income 25-34	\$83,314	\$96,417	\$98,739
Median Household Income 35-44	\$65,606	\$80,415	\$87,937
Average Household Income 35-44	\$84,182	\$108,058	\$115,654
Median Household Income 45-54	\$63,542	\$80,856	\$88,774
Average Household Income 45-54	\$80,494	\$106,878	\$114,935
Median Household Income 55-64	\$56,448	\$72,907	\$80,794
Average Household Income 55-64	\$74,069	\$98,639	\$106,828
Median Household Income 65-74	\$50,555	\$61,332	\$68,680
Average Household Income 65-74	\$74,302	\$87,443	\$92,497
Average Household Income 75+	\$55,683	\$67,243	\$70,007



07	Company Profile
	Advisor Profile



Ron Chaquica  
President/Broker

### Ron Chaquica

As Present and broker, Ron brings over 26 years of experience in real estate, including mortgage banking, Residential and Commercial expertise.

Since moving to San Diego, Ron has dedicated his time and energy towards all facets of Real Estate and has helped redefine San Diego.

Ron is committed to providing you with the knowledge and resources needed to make an educated and informed purchasing decision that meets all your Real Estate needs.

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from FPI Commercial and it should not be made available to any other person or entity without the written consent of FPI Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to FPI Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. FPI Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, FPI Commercial has not verified, and will not verify, any of the information contained herein, nor has FPI Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*FPI Commercial*



**Ron Chaquica**  
FPI Commercial  
President/Broker  
(619) 933-2349  
info@FPIcommercial.com  
Lic: 01246523



**Sam Rubio**  
(650) 867-6065  
sam@roacommercial.com  
Lic: 02120236



Brokerage License No.: 01950452  
www.FPIcommercial.com