



4578 Jicarillo Ave.

A fully established multifamily asset in the highly sought-after Bay Ho sub-market in San Diego, CA. | 13 Units |

LIST PRICE

\$5,650,000

\$309,261

NOI

5.47%

CAP RATE

\$434,615

PRICE/UNIT

12.53x

GRM

Property Summary

Address: 4578 Jicarillo Ave
City/State: San Diego, CA 92117
Units: [13] Units
Year Built: 1985/2025
Lot Size: 6,870 SF
Rentable SF: 6,632 SF
Price/SF: \$822.00

Investment Highlights

- **[NEW CONSTRUCTION]** — [12 ground-up units + 1 renovated SFR, 2025 delivery]
- **[AB 1482 EXEMPT]** — [New construction exempt from CA rent control for 15 years]
- **[TURNKEY & STABILIZED]** — [Fully leased, passive income, minimal maintenance]
- **[RARE SUBMARKET]** — [Extremely limited apartment inventory in neighborhood]
- **[EFFICIENT OPERATIONS]** — [Solar, split HVAC, individual meters, low-maint landscaping]
- **[PREMIUM FINISHES]** — [In-unit W/D, quartz counters, stainless appliances, private yards]

Unit Mix

UNIT TYPE	# UNITS	AVG SF	SCHEDULED RENT	YEAR 1 RENT
[1 Bed / 1 Bath]	[12]	[441]	[\$2,670]	[\$2,777]
[3 Bed / 2 Bath]	[1]	[1,578]	[\$4,395]	[\$4,571]
TOTAL / WTD AVG	[13]	[528]	[\$2,803]	[\$2,915]

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