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Building Your Wealth Through
Apartment Investments

Marketing

5 Units in North Park 2126-34 30th St, San Diego 92104

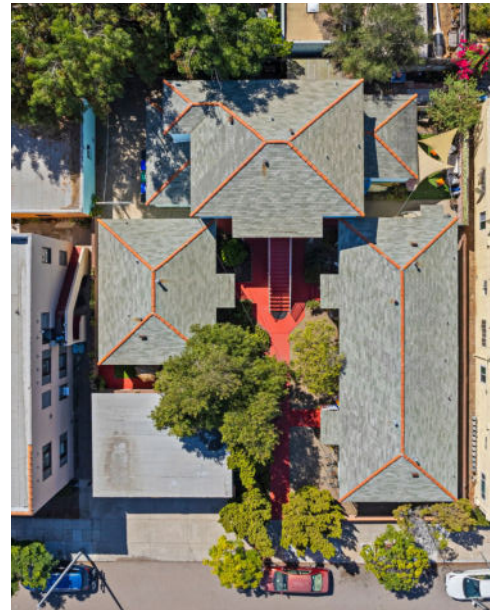
\$1,659,000



- Situated in a quiet low density area.
- Great mix of 3-1 bed and 2-2 bed units.
- The seller expects to pay a portion of the buyers closing costs.
- The adjacent 5 & 10 unit properties at 2122 & 2144 30th St are also for sale by same seller, for 3 contiguous parcels.

Video Tour:

<https://vimeo.com/1114537160>



Exclusively Listed By:

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2126-34 30th St SUMMARY

APARTMENT INVESTMENT INFORMATION

# Units	Address	City	State	Zip	Yr Built (Aprx.)	Gross Sq. Ft.	Parcel Size	Acres	APN
5	2126-34 30th St	San Diego	CA	92104	1952	3,470	8,149	0.19	539-152-11-00
		GRM		CAP Rate %		Rentable			
Price	Current	Potential		Current	Potential	\$ / Unit	\$ / Sq Ft	Sq Ft	
\$1,659,000	15.6	15.9		3.7%	3.6%	\$331,800	\$478	3,470	

- Situated in a quiet, low density neighborhood. This block has minimal traffic, which adds to the tranquility for residents.
- While some areas have 4-10 story towers but quite limited parking, these apartments are perceived as friendlier, calmer, more congruent with its neighborhood.
- The seller expects to pay a portion of the buyers closing costs.
- The adjacent 4 unit property at 2122 30th St and 10 units at 2144 30th St are also for sale by the same seller, making 3 contiguous parcels a possibility.

Estimated Average Monthly Income Analysis

Units	Bed	Bath	Rent as of 11/1/25	Total	Potential Rent	Total
1	1	1.0	\$1,455	\$1,455	\$1,600	\$1,600
1	1	1.0	\$1,700	\$1,700	\$1,870	\$1,870
1	1	1.0	\$1,895	\$1,895	\$2,085	\$2,085
1	2	1.0	\$1,645	\$1,645	\$1,810	\$1,810
1	2	1.0	\$1,770	\$1,770	\$1,950	\$1,950
Rents shown are as of November 1, 2025.						
0	Garage Spaces - Income		\$0	\$0	\$0	\$0
yes	Laundry Income		\$75	\$75	\$75	\$75
yes	RUBS		\$265	\$265	\$265	\$265
yes	Storage Space		\$75	\$75	\$75	\$75
Total Rental & Other Income			\$8,880	\$8,880	\$9,729	\$9,729
1 Total Parking Spaces						
0 Garage		1 Carport				





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2126-34 30th St Marketing





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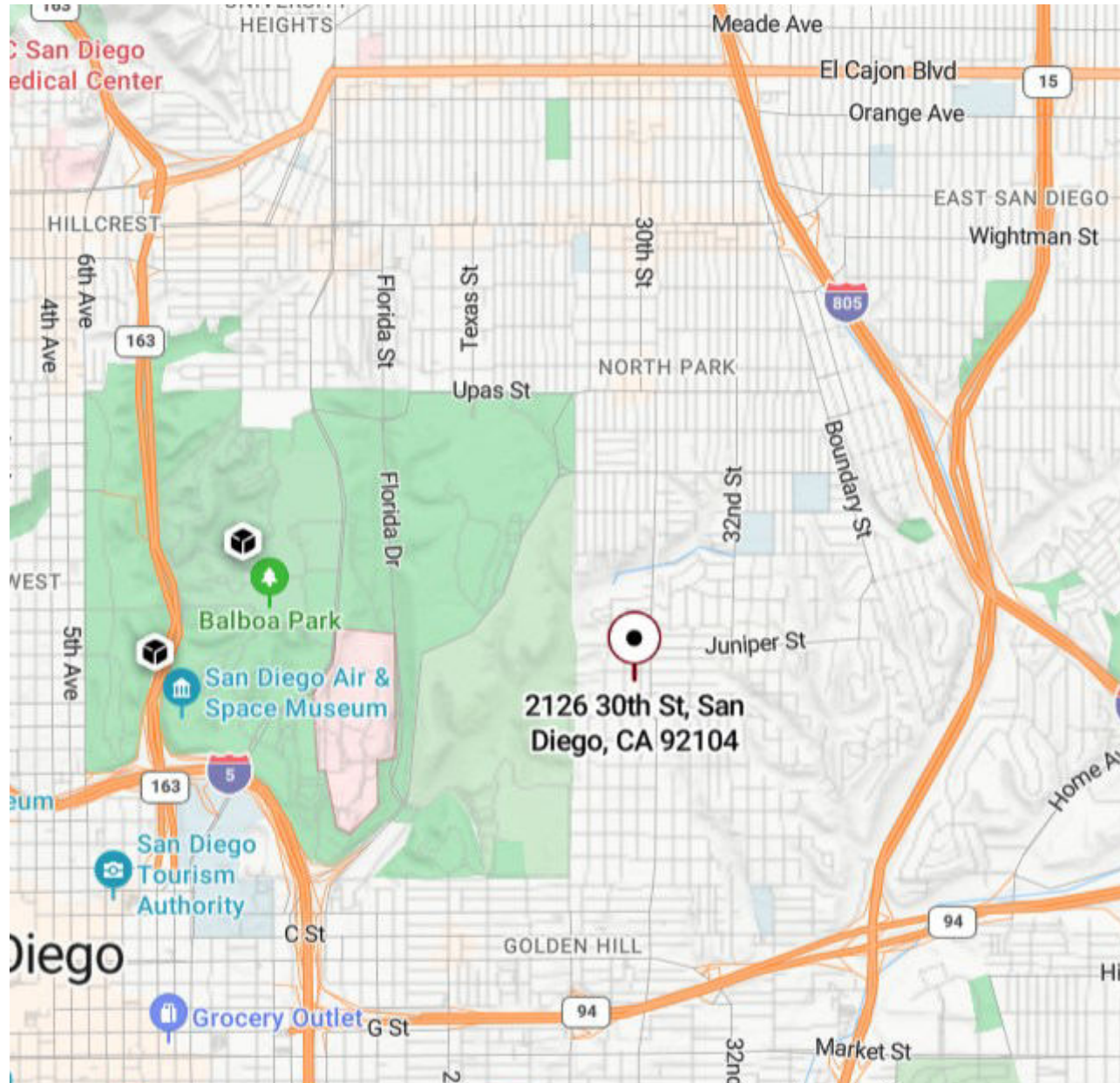




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2126-34 30th St MAP





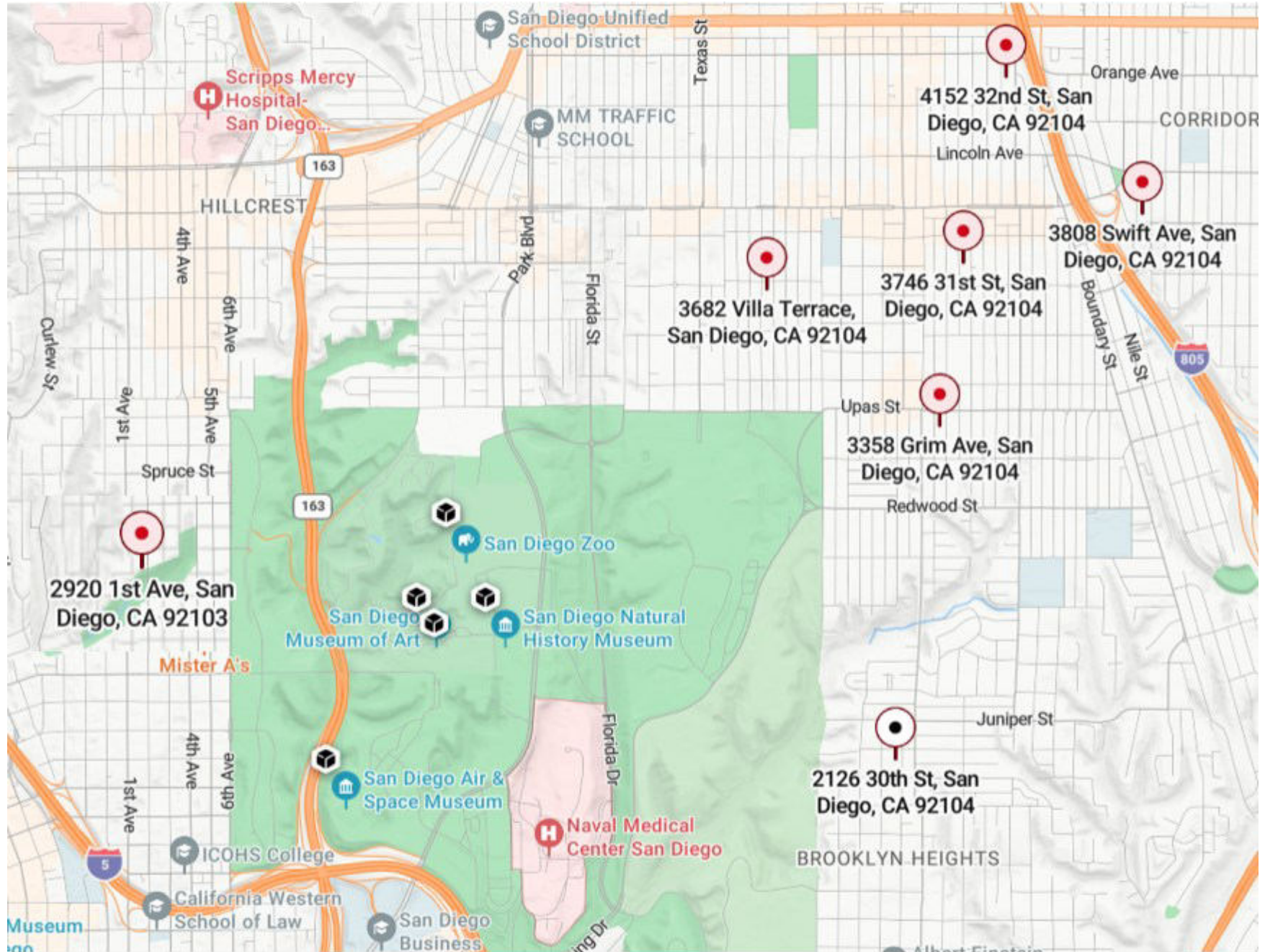
Property Address	Sale Price	# of Units	\$/Unit	\$/SqFt	GRM	CAP	Year Built	Down Payment	Close of Escrow	Unit Mix				
										Studio	1BR	2BR	3BR	
1) 3358-3372 Grim Ave, SD 92104														
	\$3,610,000	10	\$361,000	\$785	N/A	N/A	1926	24%	Jun-25		10			
2) 3808 Swift St., SD 92104														
	\$2,000,000	7	\$285,714	\$378	14.8	4.2%	1980	100%	Dec-24			7		
3) 3682 Villa Ter, SD 92104														
	\$1,725,000	5	\$345,000	\$580	17.0	3.6%	1949	N/A	Mar-25		4	1		
4) 3746 31st St, SD 92104														
	\$2,940,000	7	\$420,000	\$543	N/A	N/A	1968	35%	Nov-24		2	5		
5) 4152 32nd St, SD 92104														
	\$2,675,000	9	\$297,222	\$438	13.9	4.7%	1969	N/A	Feb-25		6	3		
6) 2920 1st Ave, SD 92103														
	\$4,300,000	13	\$330,769	\$484	13.6	4.9%	1965	49%	Apr-25	4	5	4		



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2126-34 30th St COMPARABLE SALES MAP





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2126-34 30th St FINANCIALS

APARTMENT INVESTMENT INFORMATION										
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5	2126-34 30th St		San Diego	CA	92104	1952	3,470	8,149	0.19	539-152-11-00
GRM			CAP Rate %			Rentable				
Price	Current		Potential		Current	Potential	\$ / Unit	\$ / Sq Ft		Sq Ft
\$1,659,000	15.6		14.2		3.7%	4.3%	\$331,800	\$478		3,470
Estimated Average Monthly Income Analysis						Estimated Annual Operating Expenses				
Units	Bed	Bath	Rent as of 11/1/25	Total	Potential Rent	Total	Advertising	\$0	Mgt-Off Site	\$5,115
1	1	1.0	\$1,455	\$1,455	\$1,600	\$1,600				
1	1	1.0	\$1,700	\$1,700	\$1,870	\$1,870	Cleaning / Turnover	\$0	Miscellaneous	\$0
1	1	1.0	\$1,895	\$1,895	\$2,085	\$2,085				
1	2	1.0	\$1,645	\$1,645	\$1,810	\$1,810	Credit Check / Bank	\$0	Painting	\$0
1	2	1.0	\$1,770	\$1,770	\$1,950	\$1,950				
Rents shown are as of November 1, 2025.							Gardener	\$0	Repairs/Maintenance	\$5,500
0	Garage Spaces - Income		\$0	\$0	\$0	\$0	Gas & Electric	\$1,700	Salaries	\$0
yes	Laundry Income		\$75	\$75	\$75	\$75				
yes	RUBS		\$265	\$265	\$265	\$265	Insurance	\$2,750	Taxes*	\$20,323
yes	Storage Space		\$75	\$75	\$75	\$75			*Based upon sale price	
Total Rental & Other Income			\$8,880	\$8,880	\$9,729	\$9,729	Legal / Accounting	\$0	Trash Collection	\$1,325
1 Total Parking Spaces										
0 Garage							Mgt-On Site	\$0	Water & Sewer	\$4,000
Annual Operating Proforma						Total Annual Expenses \$40,713				
				Actual	Potential		Expenses per: Est Sq Ft:			\$12
Gross Rental Income				\$101,580	\$111,768		Unit:			\$8,143
Plus Other Income				\$4,980	\$4,980		GSI:			38.21%
Gross Scheduled Income				\$106,560	\$116,748					
Less: Vacancy Factor 4%				\$4,262	\$4,670		Financing Information			
Gross Operating Income				\$102,298	\$112,078		Down Payment	58%	Amount	\$968,856
Less: Operating Expenses 38.2%				\$40,713	\$40,713		Interest Rate	6.25% *		
Net Operating Income				\$61,585	\$71,365		# of Years Amortized Over	30		
Less: First TD Payments				\$50,992	\$50,992		Proposed Financing	42% *	Amount	\$690,144
Pre-Tax Cash Flow				\$10,593	\$20,373		Existing Financing	0		
							Debt Coverage Ratio	Current	1.21	
*Another mortgage broker believes they can provide a three year fixed rate of 5.5% with maximum loan to value of 65%. This firm also can fund five and seven years.										