

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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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									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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Apartment Investments

2126-34 30th St Marketing





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2126-34 30th St Marketing



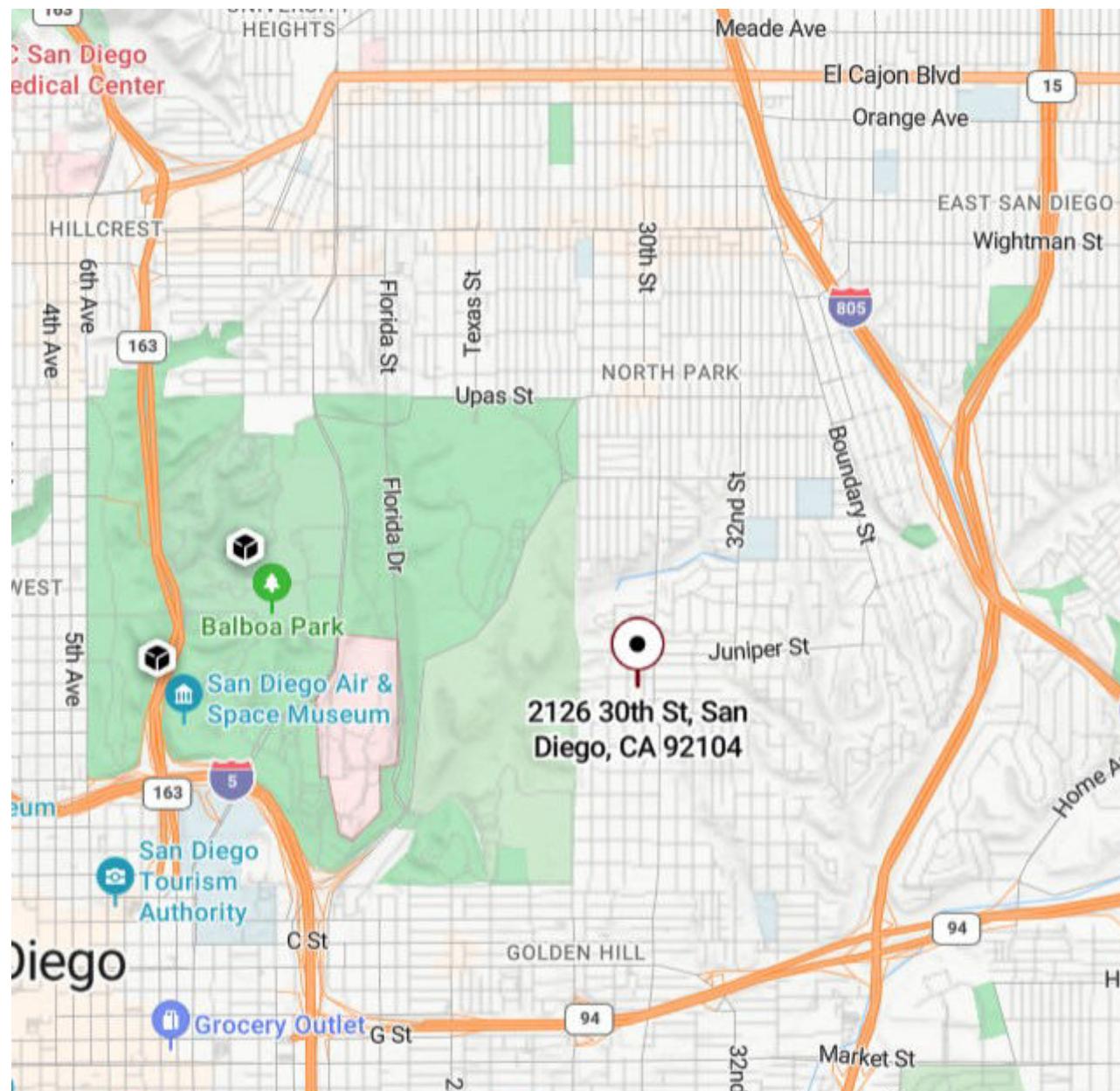


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2126-34 30th St Marketing







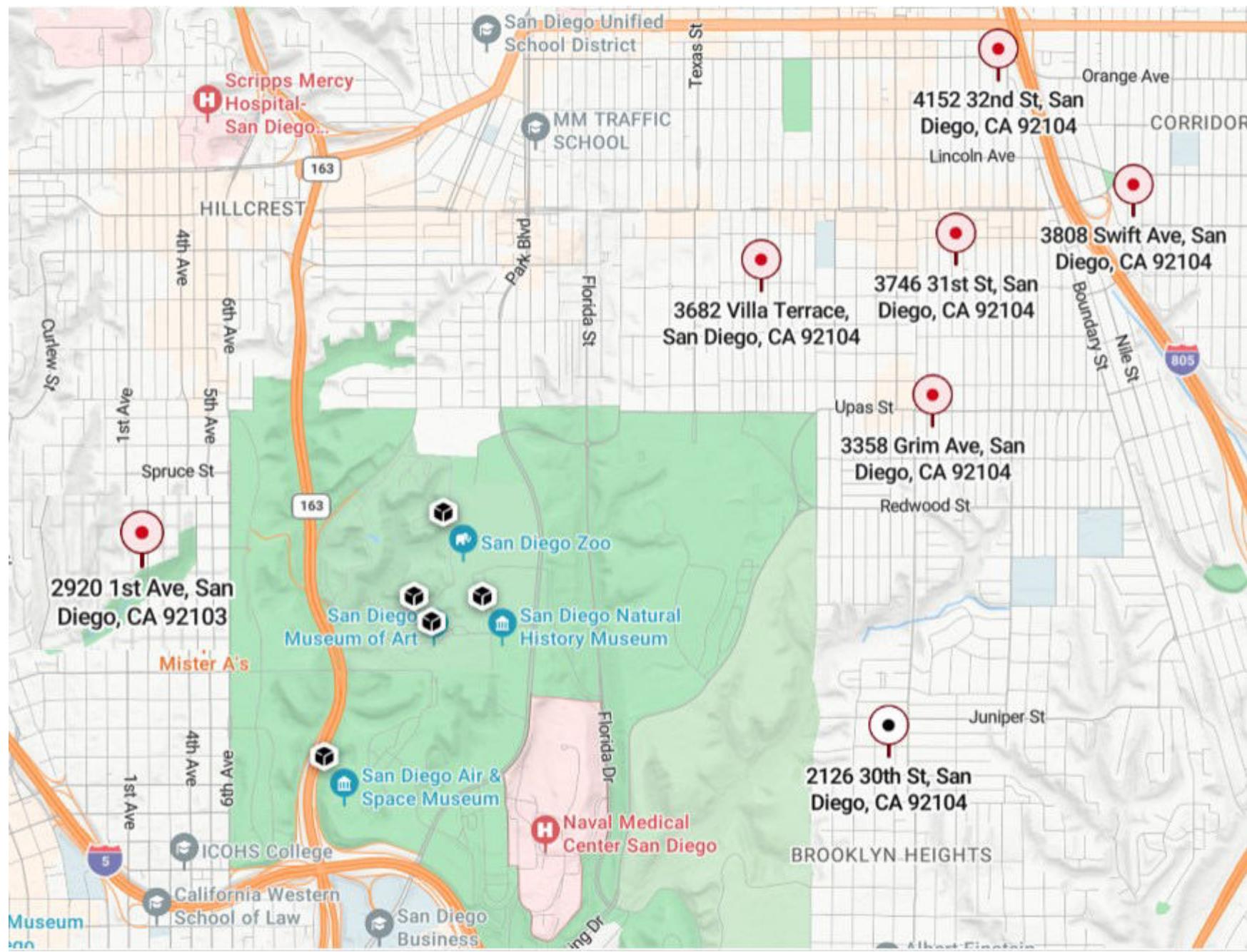
Property Address	Sale Price	# of Units	\$/Unit	\$/SqFt	GRM	CAP	Year Built	Down Payment	Close of Escrow	Unit Mix	Studio	1BR	2BR	3BR
1) 3358-3372 Grim Ave, SD 92104	\$3,610,000	10	\$361,000	\$785	N/A	N/A	1926	24%	Jun-25		10			
														
2) 3808 Swift St., SD 92104	\$2,000,000	7	\$285,714	\$378	14.8	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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# 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 Rentable										
GRM																					
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																					
Rent as of 11/1/25																					
Units	Bed	Bath	Total	Potential Rent	Total	Advertising															
1	1	1.0	\$1,455	\$1,455	\$1,600	\$0															
1	1	1.0	\$1,700	\$1,700	\$1,870	Mgt-Off Site															
1	1	1.0	\$1,895	\$1,895	\$2,085	\$5,115															
1	2	1.0	\$1,645	\$1,645	\$1,810	Cleaning / Turnover															
1	2	1.0	\$1,770	\$1,770	\$1,950	\$0															
Rents shown are as of November 1, 2025.																					
Estimated Annual Operating Expenses																					
Rent as of 11/1/25																					
Units	Bed	Bath	Total	Potential Rent	Total	Advertising	\$0	Mgt-Off Site	\$5,115												
1	1	1.0	\$1,455	\$1,455	\$1,600	Cleaning / Turnover	\$0	Miscellaneous	\$0												
1	1	1.0	\$1,700	\$1,700	\$1,870	Credit Check / Bank	\$0	Painting	\$0												
1	1	1.0	\$1,895	\$1,895	\$2,085	Gardener	\$0	Repairs/Maintenance	\$5,500												
1	2	1.0	\$1,645	\$1,645	\$1,810																
1	2	1.0	\$1,770	\$1,770	\$1,950																
Rents shown are as of November 1, 2025.																					
0	Garage Spaces - Income	\$0	\$0	\$0	\$0	Gas & Electric	\$1,700	Salaries	\$0												
yes	Laundry Income	\$75	\$75	\$75	\$75	Insurance	\$2,750	Taxes*	\$20,323												
yes	RUBS	\$265	\$265	\$265	\$265	Legal / Accounting	\$0	*Based upon sale price													
Total Rental & Other Income		\$8,880	\$8,880	\$9,729	\$9,729	Mgt-On Site	\$0	Trash Collection	\$1,325												
1 Total Parking Spaces																					
0 Garage	1 Carport																				
Annual Operating Proforma																					
Actual																					
Potential																					
Gross Rental Income																					
\$101,580																					
Plus Other Income																					
\$4,980																					
Gross Scheduled Income																					
\$106,560																					
Less: Vacancy Factor																					
4%																					
\$4,262																					
Gross Operating Income																					
\$102,298																					
Less: Operating Expenses																					
38.2%																					
\$40,713																					
Net Operating Income																					
\$61,585																					
Actual																					
Potential																					
Gross Rental Income																					
\$111,768																					
Plus Other Income																					
\$4,980																					
Gross Scheduled Income																					
\$116,748																					
Less: Vacancy Factor																					
4%																					
\$4,670																					
Gross Operating Income																					
\$112,078																					
Down Payment																					
58%																					
Interest Rate																					
6.25% *																					
# of Years Amortized Over																					
30																					
Proposed Financing																					
42% *																					
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.																					