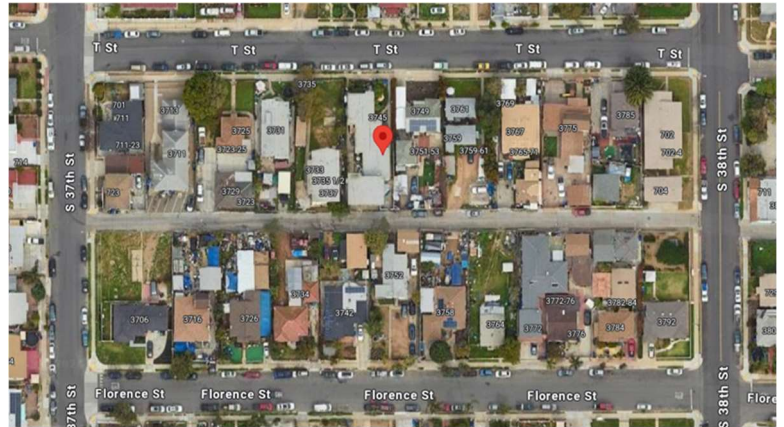




Siemienowski & Associates
Your Income Property Source

Presents
3741, 3743, 3745, 3747 & 3749 T Street
San Diego, CA 92113
APN # 546-381-06-00
FIVE “VALUE ADD / FIXER” UNITS
\$ 1,049,000



- Presenting one of the Lowest Priced 5 Unit Complexes in San Diego
- Great Value Add Potential – Rents approximately 65% of Market
- Elementary Schools Close by
- 2 of 3 – Large One Bedroom Units have potential convert to Two Bedroom Units
- Nice Mountain View Block has many Single-Family Homes
- Fixer Units with Deferred Maintenance, Garage has ADU Potential
- Projected GRM of 9.88 and Projected 6.25 CAP Rate

CONTACT INFO.

Joseph V. Siemienowski, Broker
DRE License No. 00831832

Direct Phone (858) 205-1031

10951 Sorrento Valley Road, Suite 1A, San Diego, California 92121

O (858) 866-0750 | F (858) 866-0755 | Email: joe@incprosource.com

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PREPARED ON: 11/14/2024



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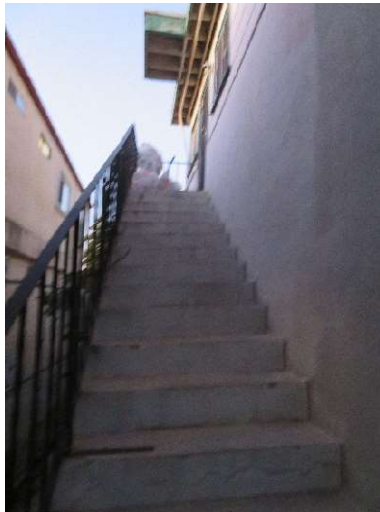
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3741-3749 T Street
SAN DIEGO, CA 92113

The 1950 built, 5- Unit apartment building is located between 37th and 38th Street. It has 3 large single level units, that originally were one-bedroom units, with one of these converted into a two-bedroom unit. There is a possibility of converting the other 2 units into 2-bedroom units. The other 2 units are a 1-bedroom unit on the lower level with the upper unit being a 2 bedroom. There is also a one car garage and laundry room adjacent to one of the 1-bedroom unit. The property is gated in front as in back of the property. The seller plans on selling in “AS-IS” condition. The Property is a Fixer Property with Excellent Value Add Opportunity.



Other Features:

- Individual Hot Water Heaters
- Front and Rear Entry Doors for all Units
- Single Level Units have back Patio Areas – could be Fenced and Separated for Privacy
- Back Unit has Patio area
- Upstairs back unit has own Balcony Area
- Upstairs unit has Peek-A-Boo View of the Coronado Bridge
- Nearby schools: Baker Elementary School and Emerson/Bandini Elementary School
- Some Units have Mountain View

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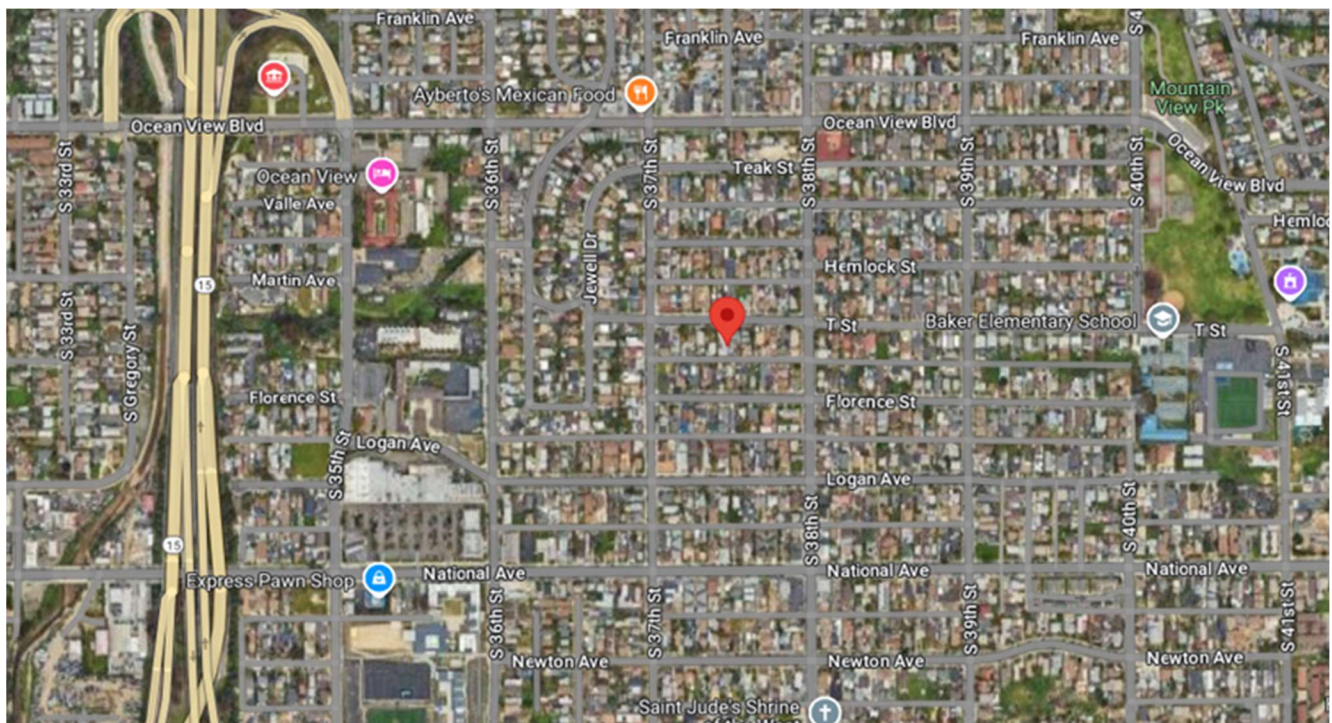
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Mountain View Neighborhood

Originally named Mountain View in honor of its San Miguel Mountain Vista 20 miles east. The community has developed into a densely connected network of homes rimmed by a beloved neighborhood park. The green spaces in the community are named after local leaders. While some enjoy views of distant ranges and the Coronado Bridge, the community is close to San Diego Bay and City Center. Mountain View is an up-and-coming community close to a lot of attractions like the breweries in Barrio Logan, Downtown San Diego and Coronado. Most home are still relatively in their original architectural state.



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3741-3749 T Street
SAN DIEGO, CA 92113

PROPERTY SUMMARY

<ul style="list-style-type: none"> ▪Address: 3471-3749 T Street San Diego, CA 92113 ▪Sales Price: \$ 1,049,000 ▪Price per unit: \$ 209,800 ▪# of Units: 5 ▪Year Built: 1950 Year Built ▪Building Size: 3,320 Sq.Ft. Estimated - Buyer to verify 	<ul style="list-style-type: none"> ▪Cost/Sq.Ft.: \$ 315.96 ▪Map Code: 1289-G5 ▪Parcel No. 546-381-06-00 ▪Parcel Size: 6,387 Sq.Ft. ▪Parking Info: 1 Garage, Street Parking ▪MLS # 240026525
Current GRM: 14.87 Projected GRM: 9.88	Current CAP: 3.19 Projected CAP: 6.25

UNIT MIX & INCOME

Unit#	Unit Type	Approx.Sq.Ft.	Total Rent	
			Current	Projected
3741	1-Bedroom / 1-Barh	675	1,055	1,650
3743*	2-Bedroom / 1-Barh	675	1,135	1,800
3745	1-Bedroom / 1-Barh	675	1,045	1,650
3747	2-Bedroom / 1-Barh	715	1,500	1,900
3749	1-Bedroom / 1-Barh	500	1,000	1,595
Laundry Income			60	100
Garage Income (1 Garage)			85	150
Monthly Total			5,880	8,845
Annual Total			70,560	106,140

*3743 was originally a 1-bedroom unit, converted into a 2-bedroom unit.

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Actual & Estimated Expenses

	CURRENT	PROJECTED
▪ Est. Taxes:	12,064	12,064
▪ Est. Property Insurance:	4,500	4,500
▪ Gas/Electric:	-	-
▪ Actual Water/Sewer:	5,700	5,700
▪ Trash:	-	-
▪ Est. Repairs/Maintenance:	7,500	7,500 (125/U/M)
▪ Professional Mgmt. (5%)	3,199	4,918
▪ Landscaping:	1,200	1,200
▪ Pest Control:	-	-
▪ Miscellaneous:	1,500	1,500
Total Expenses:	35,663 (51%)	37,382 (35%)



Financial Proforma

	ACTUAL	MARKET
Gross Scheduled Income (GSI)	70,560	106,140
Vacancy (2%, 3%)	(1,411)	(3,184)
Gross Operating Income (GOI):	\$69,149	\$102,956
Total Expenses	(35,663)	(37,382)
Net Operating Income (NOI):	\$33,486	\$65,574

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Bridge Financing	
Leverage:	85% LTV + 100% of renovation funds
Rate:	10.0% Interest Only
Term:	12 Months
Origination Cost:	2.00%
Prepayment Penalty:	None

This estimate is provided for illustrative and informational purposes only based on the initial basic loan scenario provided. This is not a loan approval or commitment to lend. Rates effective as of 11/13/2024 and are subject to change.

Dylan Bright

Phone: (310) 245-1976

Email: Dylan@brightlendinggroup.com

DRE# 02013995 | NMLS# 1570209



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