

# FOR SALE

1952-54 IRVING AVE, SAN DIEGO, CA 92113

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DRE # 01476024





# PROPERTY SUMMARY

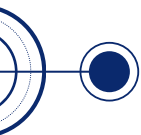
## THE PROPERTY

Introducing a prime opportunity for the savvy **Multifamily/Low-Rise/Garden** investor. This **4,072** square foot property, boasting **4 units**, was meticulously **built in 2008** and is ideally situated in the sought-after San Diego area. With a coveted **RM-2-5 zoning** and a **100% occupancy** rate, this property represents a secure and lucrative investment. Each unit offers modern comforts and is designed for maximum appeal. Don't miss out on this turnkey investment that promises both immediate and long-term returns.

Schedule a viewing today and be prepared to be impressed. *Contact advisor for more details.*







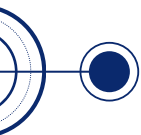
# PROPERTY SUMMARY

## OFFER SUMMARY

ASKING PRICE	\$1,800,000	BUILDING SIZE	±4,072 SF
PRICE PER SF	\$442	NOI	\$65,589
NUMBER OF UNITS	4	APN	538-130-08-00
LOT SIZE	±7,180 SF	ZONING	RM-2-5







# PROPERTY SUMMARY

## BUILDING SUMMARY

PROPERTY TYPE	Multifamily Low-Rise/Garden
YEAR BUILT	2008
TENANCY	Multiple
CONDITION	Good
NUMBER OF FLOORS	2

LOCATION	San Diego, CA
WALK SCORE	Very Walkable (89)
PARKING	5 spaces
OCCUPANCY	100%

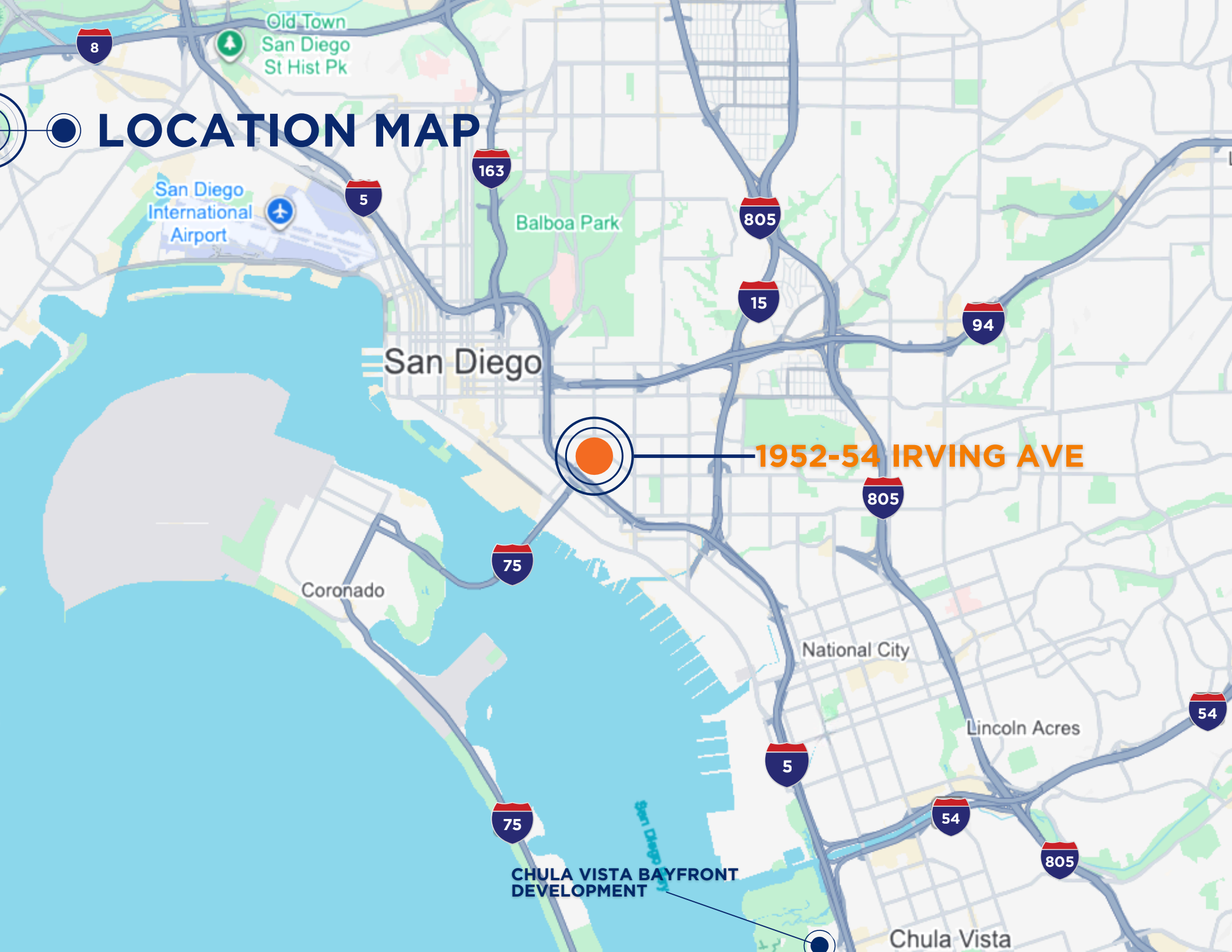






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# LOCATION MAP

1952-54 IRVING AVE

CHULA VISTA BAYFRONT  
DEVELOPMENT



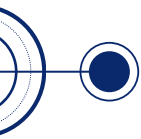
# LOCATION SUMMARY



## BARRIO LOGAN, SAN DIEGO, CA

Barrio Logan is a historically significant neighborhood just southeast of Downtown San Diego, bordered by I-5, the San Diego Bay, and Cesar E. Chavez Parkway. Rich in Chicano heritage, the area blends arts, culture, and industry in a walkable urban setting. Its proximity to Naval Base San Diego and the Port, along with ongoing redevelopment and creative retail growth, has positioned Barrio Logan as a dynamic destination for both community and commerce.



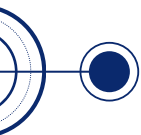


# RENT ROLL

SUITE	BED	BATH	SIZE (SF)	RENT	MARKET RENT	COMMENTS
1952-A	3	2	1,000 SF	\$2,650	\$2,850	Includes: Electric, Gas & Water Utilities
1952-B	2	2	1,000 SF	\$2,650	\$2,850	Includes: Electric, Gas & Water Utilities
1954-A	3	2	1,000 SF	\$2,500	\$2,700	Includes: Electric, Gas & Water Utilities
1954-B	2	2	1,000 SF	\$2,500	\$2,700	Includes: Electric, Gas & Water Utilities
TOTALS			4,000 SF	\$10,300	\$11,100	







# INCOME & EXPENSES

INCOME SUMMARY	CURRENT	PER UNIT	PROFORMA	PER UNIT
Gross Scheduled Rent	\$123,600	\$30,900	\$136,800	\$34,200
RUBS	\$0.0	\$0.0	\$17,000	\$4,250
<b>GROSS INCOME</b>	<b>\$123,600</b>	<b>\$30,900</b>	<b>\$153,800</b>	<b>\$38,450</b>
Vacancy Cost	(\$3,708)	(\$927)	(\$4,104)	(\$1,026)
<b>EFFECTIVE GROSS INCOME</b>	<b>\$119,892</b>	<b>\$29,973</b>	<b>\$146,696</b>	<b>\$36,674</b>
<b>EXPENSES SUMMARY</b>	<b>CURRENT</b>	<b>PER UNIT</b>	<b>PROFORMA</b>	<b>PER UNIT</b>
Property Taxes (1.26114%)	(\$22,701)	(\$5,675.25)	(\$22,701)	(\$5,675.25)
Insurance	(\$4,200)	(\$1,050)	(\$4,200)	(\$1,050)
Utilities	(\$22,282)	(\$5,570.5)	(\$22,282)	(\$5,570.5)
Repairs & Maintenance	(\$2,800)	(\$700)	(\$2,800)	(\$700)
Landscaping	(\$1,440)	(\$360)	(\$1,440)	(\$360)
Replacements & Reserves	(\$880)	(\$220)	(\$880)	(\$220)
<b>OPERATING EXPENSES</b>	<b>(\$54,303)</b>	<b>(\$13,575.75)</b>	<b>(\$54,303)</b>	<b>(\$13,575.75)</b>
<b>NET OPERATING INCOME</b>	<b>\$65,589</b>	<b>\$16,397.25</b>	<b>\$95,393</b>	<b>\$23,848.25</b>

Proforma income derived from Rent Increases set for February 1, 2026

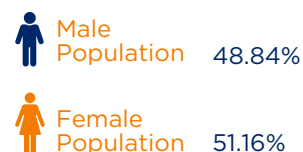


# DEMOGRAPHICS

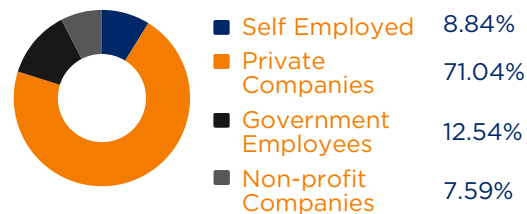
## SAN DIEGO, CA

Barrio Logan (ZIP Code 92113) is a centrally located San Diego neighborhood with a diverse, predominantly working-class population and a strong cultural identity. The area features a mix of family and non-family households, a relatively young workforce, and employment largely driven by private companies. These fundamentals support steady demand for rental housing and continued interest in multifamily investment.

### POPULATION



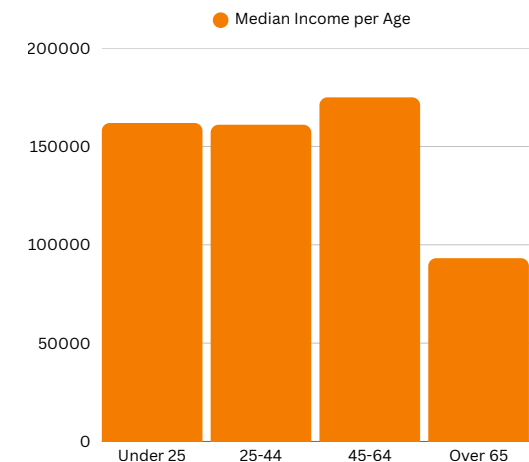
### EMPLOYMENT



### HOUSEHOLDS



### INCOMES



These demographic and economic factors make Logan Heights an attractive location for commercial real estate investments, and start ups.

By Point2homes. Demographic data shown in this section was gathered from the latest U.S. Census Bureau release.





# DISCLAIMER

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