

CAPITAL REAL ESTATE VENTURES, INC.



4 BED 2.5 BATH HOME WITH THREE 2 BED 1 BATH UNITS PLUS 4 GARAGES!

1558-1564 EBERS STREET
SAN DIEGO, CA 92107

\$3,900,000

CAPITAL
REAL ESTATE VENTURES INC

Justin Earley

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**1 MILE FROM OCEAN BEACH PIER
AND MULTIPLE DINING CHOICES**

1 ½ BLOCKS FROM THE BEACH

4 GARAGE SPACES



TOTAL LOT SIZE - 10,457 SQUARE FEET



HIGHLIGHTS

- **High demand beach rental market -small vacancy factor**
- **Four units in total**
 - **Three spacious 2 bed | 1 bath units**
 - **One 4 bed | 2.5 bath House**
- **All units have private garages, exclusive-use outdoor patio spaces, and in-unit washer/dryer**
- **Ocean views from three of the units**
- **Dual pane windows, hardwood floors in most units, excellently maintained**
- **flexibility of investment options: long term leases, short term vacation rentals, owner user potential**
- **Development opportunity for lot-line adjustments to build three single-family homes**

This exceptional 2-Story Single Family beach home property includes 3- 2/1 units and is situated in the burgeoning Ocean Beach community of San Diego. This property boasts a prime location just a block and a half from the ocean. Its proximity to downtown, San Diego International Airport, and the renowned surf break at Sunset Cliffs makes it highly sought-after by both tenants and investors.

Ocean Beach exudes a laid-back yet vibrant atmosphere, with a diverse array of trendy restaurants, coffee shops, cultural events, farmers markets, and boutique stores offering something for everyone. Embracing a classic Southern California beach lifestyle, this property presents an enticing investment opportunity in a thriving and dynamic neighborhood.



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4 BEDS | 2.5 BATH | 1,928 SQ. FT. | 1-CAR GARAGE | PRIVATE YARD | OCEAN VIEWS

UNIT 1562



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FULLY RENOVATED KITCHEN



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4 BEDS | 2.5 BATH | 1,928 SQ. FT. | 1-CAR GARAGE | PRIVATE YARD | OCEAN VIEWS

UNIT 1562

A bedroom featuring a large bed with a metal headboard, white bedding, and a brown throw blanket. The room is filled with natural light from several large windows that look out onto a street with parked cars. A ceiling fan is visible above the bed.

NATURAL LIGHTING

A scenic view of the ocean from a high vantage point. Several tall palm trees are in the foreground, and the blue ocean stretches to the horizon under a clear sky.

OCEAN VIEWS

A modern bathroom with white subway tile walls. It features a glass-enclosed shower area, a white toilet, and a black countertop with a white sink. A towel rack with white towels is mounted on the wall.

MODERN FINISHES

A private outdoor patio with a wooden deck. It is furnished with four red cushioned chairs and a black metal table. String lights are hung overhead, and the patio overlooks a residential neighborhood.

PRIVATE PATIO

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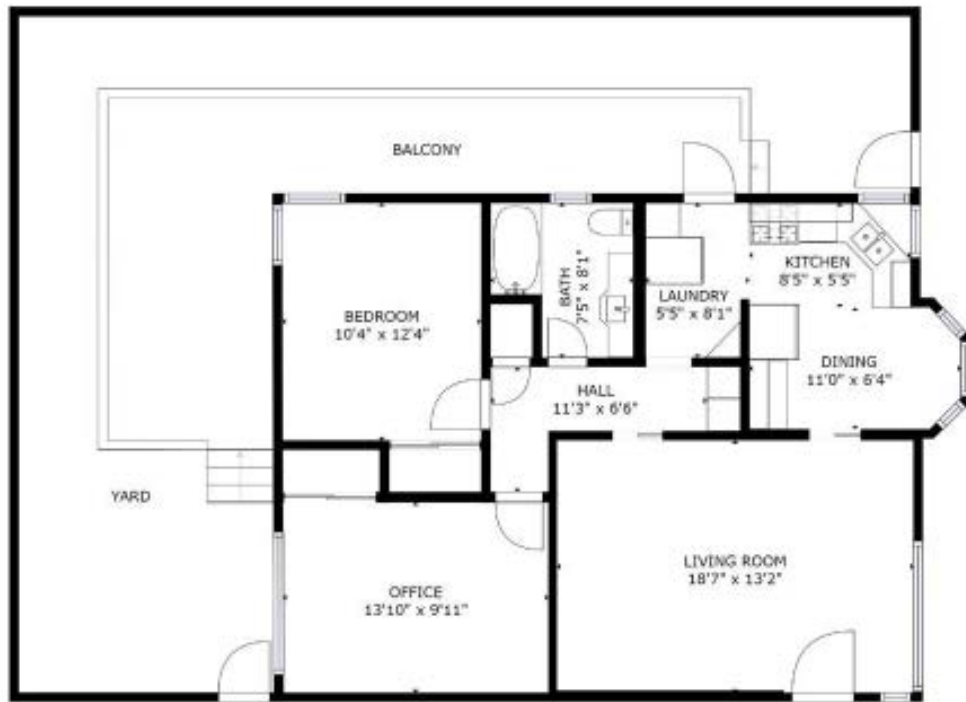
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2 BEDS | 1 BATH | 849 SQ. FT. | 1-CAR GARAGE | PRIVATE YARD AND BALCONY W/ OCEAN VIEWS

UNIT 1560



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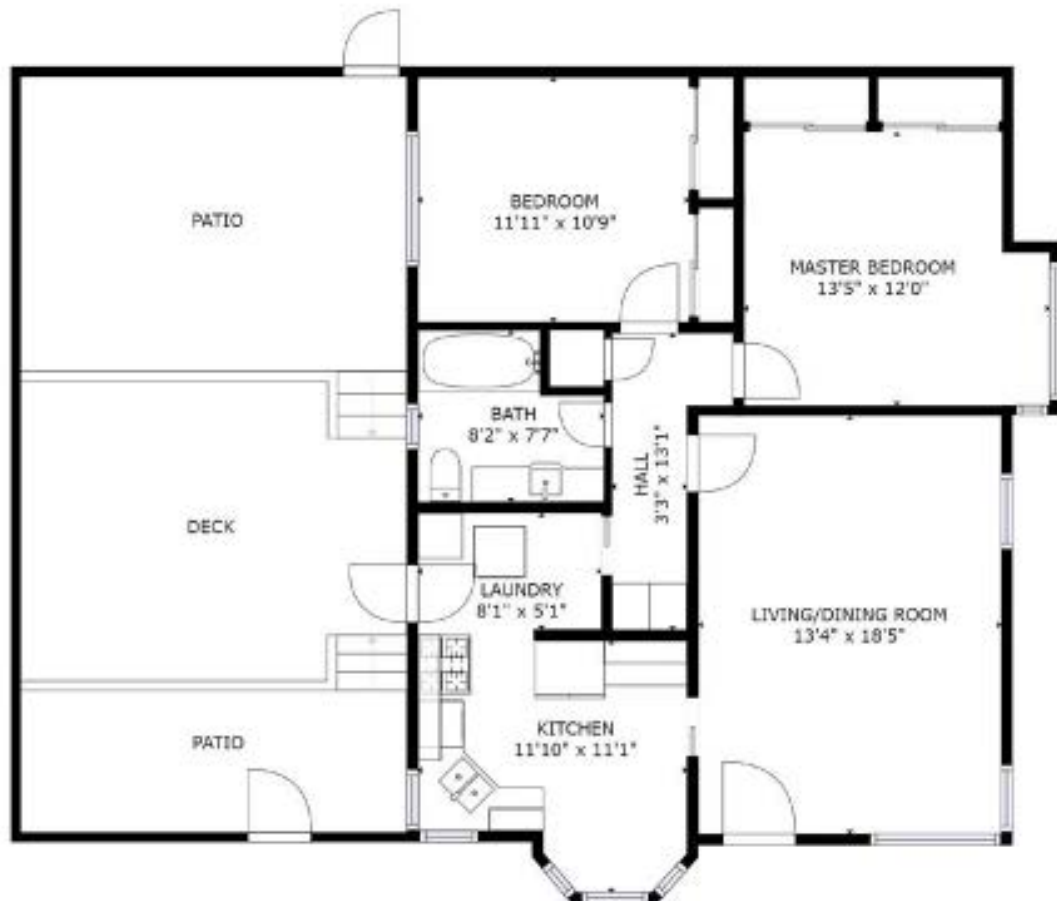
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2 BEDS | 1 BATH | 881 SQ. FT. | 1-CAR GARAGE | PRIVATE PATIO | OCEAN VIEWS

UNIT 1558



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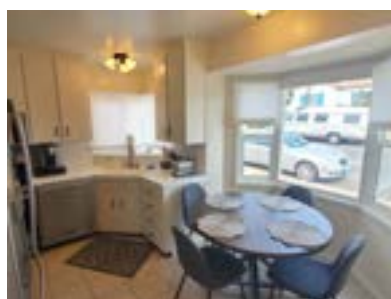
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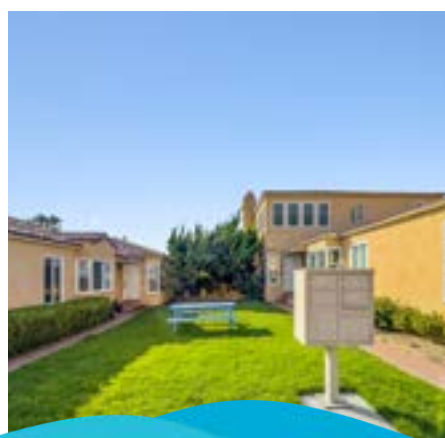
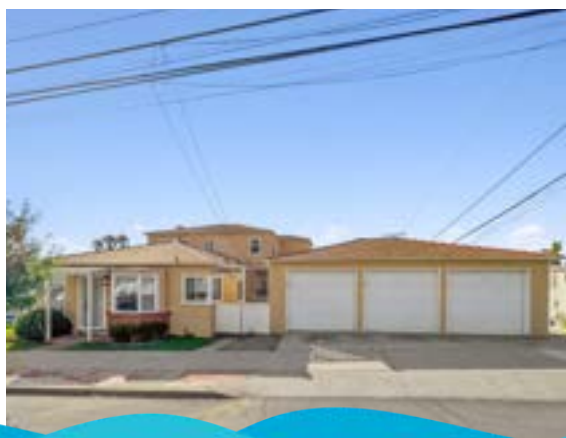
2 BEDS | 1 BATH | 880 SQ. FT. | 1-CAR ATTACHED GARAGE | PRIVATE PATIO

UNIT 1564



RENT ROLL

UNIT	LEASE TERM	BEDS/BATHS	SIZE (SQ. FT.)	CURRENT RENT/MO.
1558 EBERS ST	07/01/2025 - 06/30/2026	2/1	881	\$4500
1560 EBERS ST	04/01/2024 - 10/31/2025	2/1	849	\$4475
1562 EBERS ST	07/24/2025 - 07/31/2026	4/2.5	1928	\$7500
1564 EBERS ST	06/01/2025 - 05/31/2026	2/1	880	\$4100
TOTALS				\$20,575



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SPECTACULAR INVESTMENT OPPORTUNITY



CASH FLOW ANALYSIS

FINANCIAL ANALYSIS*

LONG TERM TENANCY (CURRENT)

GROSS MONTHLY INCOME	\$20,575
GROSS ANNUAL INCOME	\$246,900
PROFORMA VACANCY 2%	\$4,896
GROSS OPERATING INCOME	\$242,004
INSURANCE*	\$5,418
LANDSCAPING	\$3,060
MAINTENANCE R&M	\$4,200
PROPERTY MANAGEMENT	\$6,000
SDGE HOUSE METER	\$153
WATER*	\$4,500
PROPERTY TAXES PROFORMA*	\$51,660
PEST CONTROL	\$696
TOTAL ANNUAL EXPENSES	\$71,996
NET OPERATING INCOME	\$170,008
CAP RATE GROSS RENT MULTI.	4.36% 15.80%



*NOTES FOR INCOME

- TAXES BASED UPON TAX RATE OF 1.23% X PURCHASE PRICE
- INSURANCE PER 2024 BILL
- WATER & SEWER ANNUALIZED
- SDGE BASED OFF 5 MONTH ANNUALIZED



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INVESTOR INSIGHT

San Diego's high cost of living is actually helping apartment owners. Home prices passed \$1 million, making it hard for many people to afford buying a house in 2025. At the same time, apartments are almost fully rented, even though rents are near record highs.

Because of this:

- Demand for apartments is strong across all price levels.
- People looking for more affordable options (Class C apartments) are moving to East and North County cities, and neighborhoods just south and east of Downtown. These areas will continue to have very low vacancy.
- People with higher incomes who still can't afford to buy homes will rent higher-end apartments (Class A and B), keeping those markets strong too.
- New, large apartment buildings are mostly being built in the suburbs, not Downtown — which means the few new buildings in Downtown will likely be in high demand.

San Diego remains a popular place for real estate investors, even though it's one of the most expensive cities to invest in. In 2025, it's expected to stay strong thanks to stable housing conditions.

- Investors looking for trendy, high-demand neighborhoods will focus on areas like North Park near Balboa Park and Pacific Beach — even though prices are high.
- Cities like El Cajon, Escondido, and National City are also attractive because they've had very low vacancy rates for over 10 years.
- Areas in the northern part of San Diego and along Highway 78 are becoming more appealing too, as they currently have fewer vacancies than usual.



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CRITICAL FACTS FOR INVESTORS



High Rental Demand, Low Vacancy:

Ocean Beach benefits from consistently strong demand due to its beachside location and limited housing inventory. Vacancy rates in OB often sit below San Diego's already-tight citywide average, making it a landlord-friendly submarket.



Tight Housing Supply:

Zoning restrictions, local resistance to overdevelopment, and the neighborhood's strong preservationist culture keep new construction limited — preserving property values and reducing supply-side competition.



High Rent Growth Potential:

Rents in Ocean Beach are above the county average due to walkability, proximity to the beach, and desirable lifestyle. Class B/C properties offer value-add upside through renovations, as tenants pay premiums for upgraded units near the coast.



Popular Among Young Professionals & Remote Workers:

The OB lifestyle appeals to millennials, Gen Z renters, and digital nomads who prioritize proximity to surf, bars, coffee shops, and the creative scene. This drives steady turnover and rent elasticity.



Walkability & Amenities Drive Tenant Retention:

Ocean Beach boasts a high Walk Score, with easy access to restaurants, bars, yoga studios, groceries, and public transit. Tenants often stay longer due to lifestyle convenience, reducing turnover costs.



Renter Mentality Dominates:

With median home prices far exceeding \$1M, homeownership is out of reach for many, reinforcing long-term renter demand. The lifestyle and affordability gap fuel consistent multifamily occupancy.



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