



WITH OCEAN VIEWS!

**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

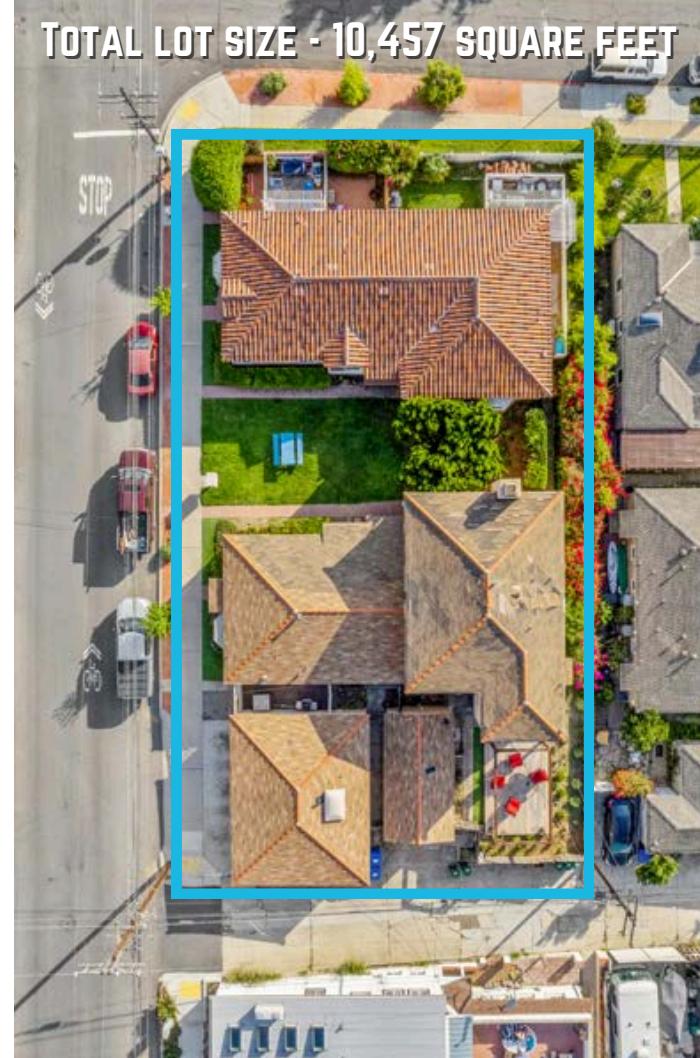
Phone: 619-398-8902 | #01414252

jearley@capital-rev.com

1 MILE FROM OCEAN BEACH PIER
AND MULTIPLE DINING CHOICES



TOTAL LOT SIZE - 10,457 SQUARE FEET



4 GARAGE SPACES



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.



Justin Earley

Phone: 619-398-8902 | #01414252
jearley@capital-rev.com

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE AND OR AGE ARE APPROXIMATE. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

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

UNIT 1562



Justin Earley

Phone: 619-398-8902 | #01414252
jearley@capital-rev.com

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE AND OR AGE ARE APPROXIMATE. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

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

UNIT 1562



FULLY RENOVATED KITCHEN



Justin Earley

Phone: 619-398-8902 | #01414252
jearley@capital-rev.com

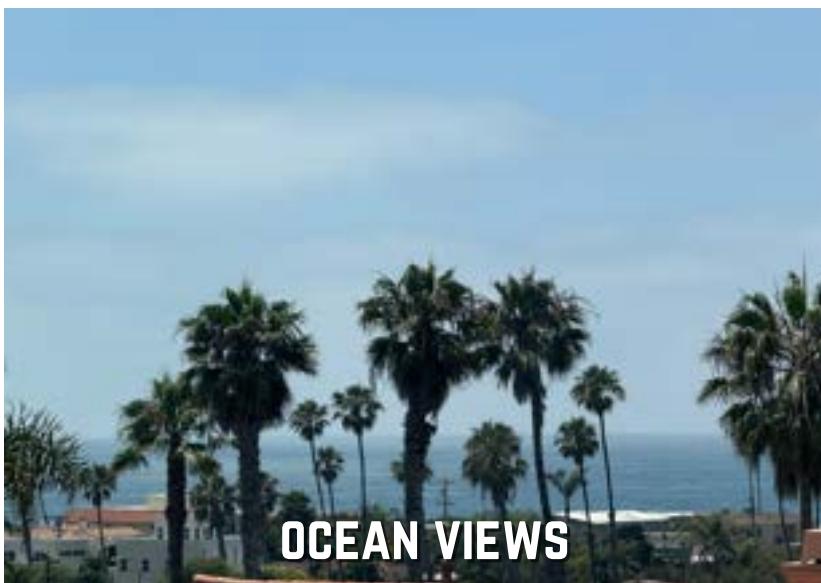
THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE AND OR AGE ARE APPROXIMATE. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

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

UNIT 1562



NATURAL LIGHTING



OCEAN VIEWS



MODERN FINISHES



PRIVATE PATIO

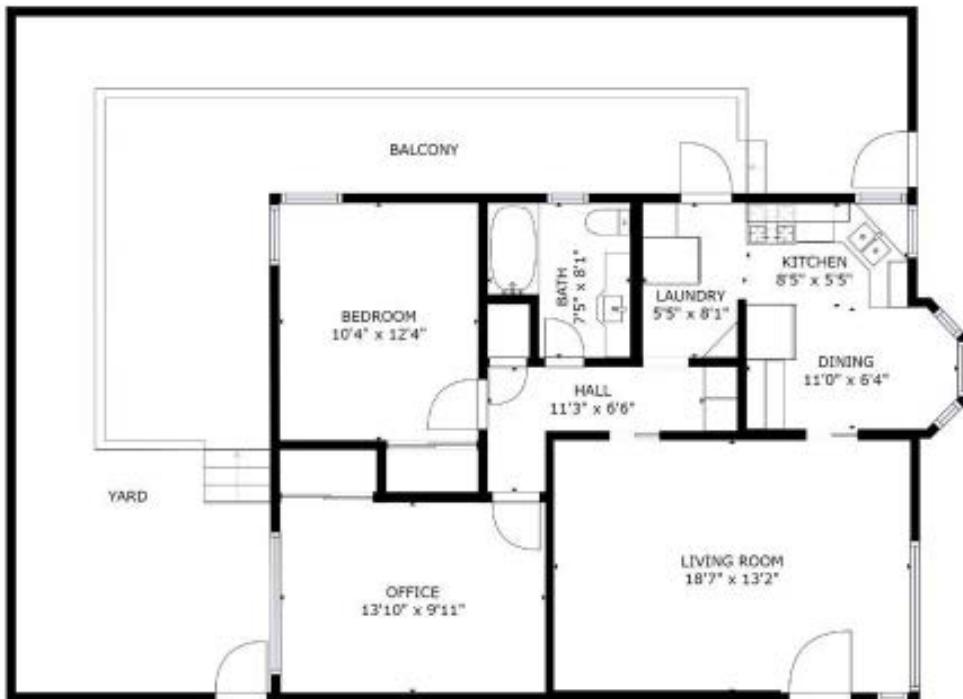
Justin Earley

Phone: 619-398-8902 | #01414252
jearley@capital-rev.com

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE AND OR AGE ARE APPROXIMATE. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

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

UNIT 1560



Justin Earley

Phone: 619-398-8902 | #01414252
jearley@capital-rev.com

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE AND OR AGE ARE APPROXIMATE. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

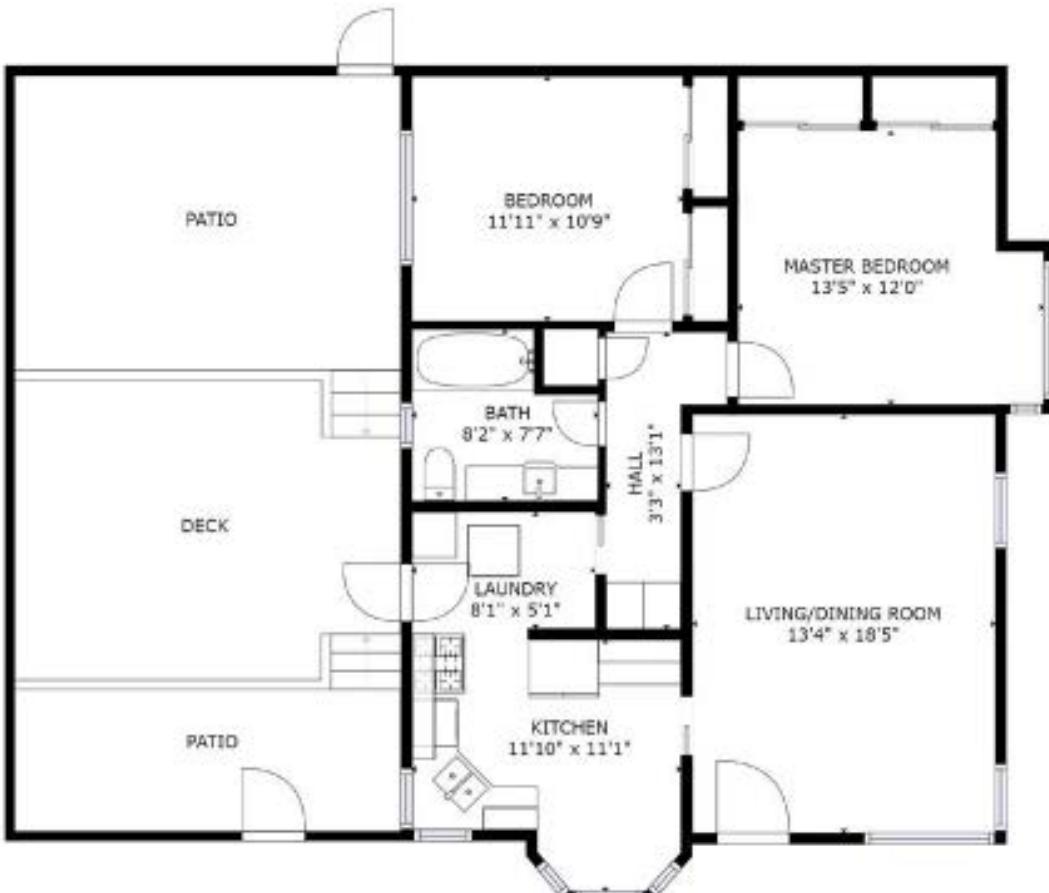


2 BEDS | 1 BATH | 881 SQ. FT. | 1-CAR GARAGE | PRIVATE PATIO | OCEAN VIEWS

UNIT 1558



FULLY RENOVATED



Justin Earley

Phone: 619-398-8902 | #01414252
jearley@capital-rev.com

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE AND OR AGE ARE APPROXIMATE. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

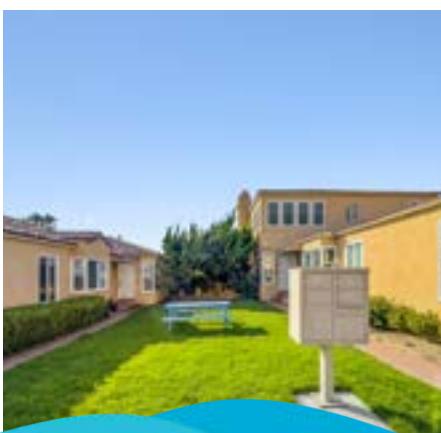
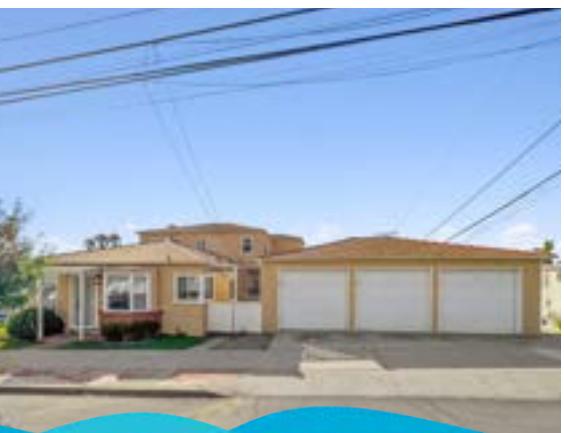
2 BEDS | 1 BATH | 880 SQ. FT. | 1-CAR ATTACHED GARAGE | PRIVATE PATIO

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



Justin Earley

Phone: 619-398-8902 | #01414252
jearley@capital-rev.com

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE AND OR AGE ARE APPROXIMATE. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

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

Justin Earley

Phone: 619-398-8902 | #01414252
jearley@capital-rev.com

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE AND OR AGE ARE APPROXIMATE. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



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.



Justin Earley

Phone: 619-398-8902 | #01414252

jearley@capital-rev.com

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE AND OR AGE ARE APPROXIMATE. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



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.



Justin Earley

Phone: 619-398-8902 | #01414252

jearley@capital-rev.com