



6728 Thomson Ct.

A Multifamily Offering | 5 Units | San Diego, Ca

LIST PRICE

\$2,500,000.00

\$136,183

NOI

5.45%

CAP RATE

\$434,615

PRICE/UNIT

12.53x

GRM

Property Summary

ADDRESS:	6728 Thomson Ct.
CITY/STATE:	San Diego, CA 92111
UNITS:	5 Units
YEAR BUILT:	2025
LOT SIZE:	6,300 SQ FT
RENTABLE SF:	4,154 SQ FT
PRICE/SF:	\$822.00

Investment Highlights

- NEW CONSTRUCTION** — 5 ground-up units
- AB 1482 EXEMPT** — New construction exempt from CA rent control for 15 years
- TURNKEY & STABILIZED** — Fully leased, passive income, minimal maintenance
- RARE SUBMARKET** — Extremely limited apartment inventory in neighborhood
- EFFICIENT OPERATIONS** — Solar, split HVAC, individual meters, low-maint landscaping
- PREMIUM FINISHES** — In-unit W/D, quartz counters, stainless appliances, private yards

Unit Mix

UNIT TYPE	AVG SF	SCHEDULED RENT
6734 Thomson court 3 Bd / 3 Ba	1,200	\$4,395
6732 Thomson Court 3 Bd / 3 Ba	1,200	\$3,995
6728 Thomson Court 2 Bd / 1 Ba	750	\$2,995
6730 Thomson Court 2 Bd / 1 Ba	750	\$2,795
6736 Thomson Court Studio / 1 Ba	256	\$1,895
Total:	4,156 SQ FT	\$16,075