Ocean Beach - San Diego
4 Units

4851 - 4855 Narragansett Ave
San Diego, CA 92107

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Executive Summary

Unit	Position	Br / Ba	Current Rent	Projected Rent
4851	Front House	3 / 2	STVR	$6,300
4853	Studio	0 / 1	STVR	$2,800
4855 A	Townhome	2 / 2	STVR	$4,300
4855 B	Townhome	2 / 2	STVR	$4,300
Four - 2 Car Garages			$0	Included
Total Monthly			$22,083- $31,2500	$17,700
Total Annual			$265,000 - $375,000	$212,400

*Past Airbnb income varies from $265,000 - $375,000 a year

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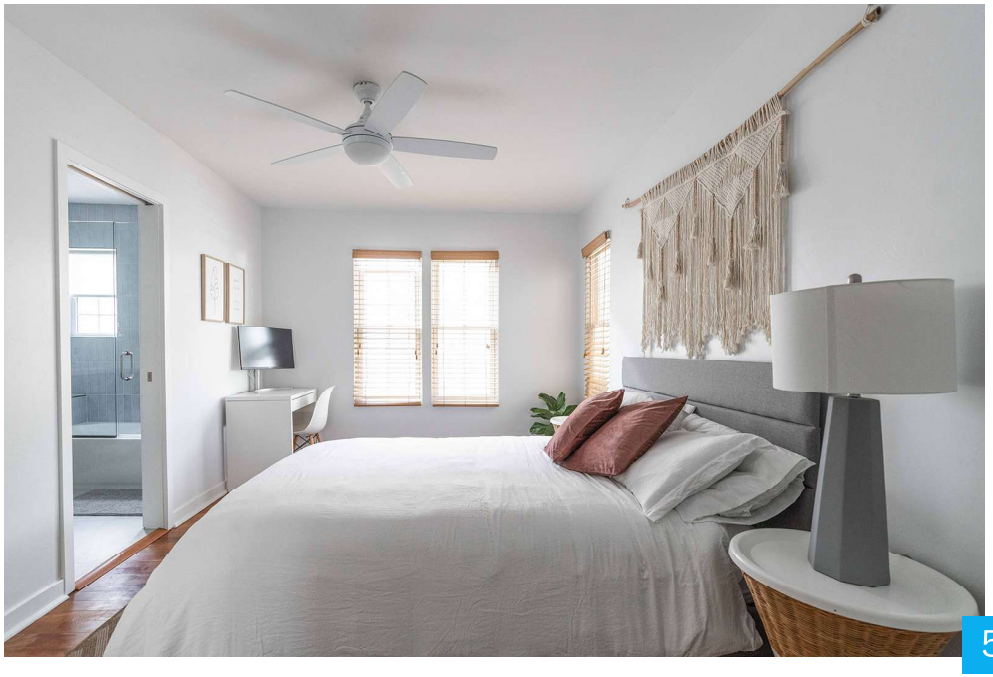
LOCATION	4851 Narragansett Ave, San Diego, CA 92107
PRICE	$3,599,000
UTILITIES	Separate Water Meters Separate SDGE Washer / Dryer Hookups in Each Unit
PARKING	4 - Two car garage spaces and 4 driveway parking spaces
CONFIGURATION	3/2 - Detached Main House 0/1 - One Detached Studio 2/2 - Two Story Townhome 2/2 - Two Story Townhome
BUILDING SIZES	Main House ..... 1,100 sqft Detached Studio ..... 400 sqft Townhome A ..... 890 sqft Townhome B ..... 890 sqft
CONDITION	Updated
YEAR BUILT	Townhomes 2006 Main House 1970
LOT SIZE	6,991 sqft as per public record
HVAC	Main House ..... Central AC & Heat Detached Studio ..... Wall Heater & Window AC Townhome A ..... Central Heat & Window AC Townhome B ..... Central Heat & Window AC

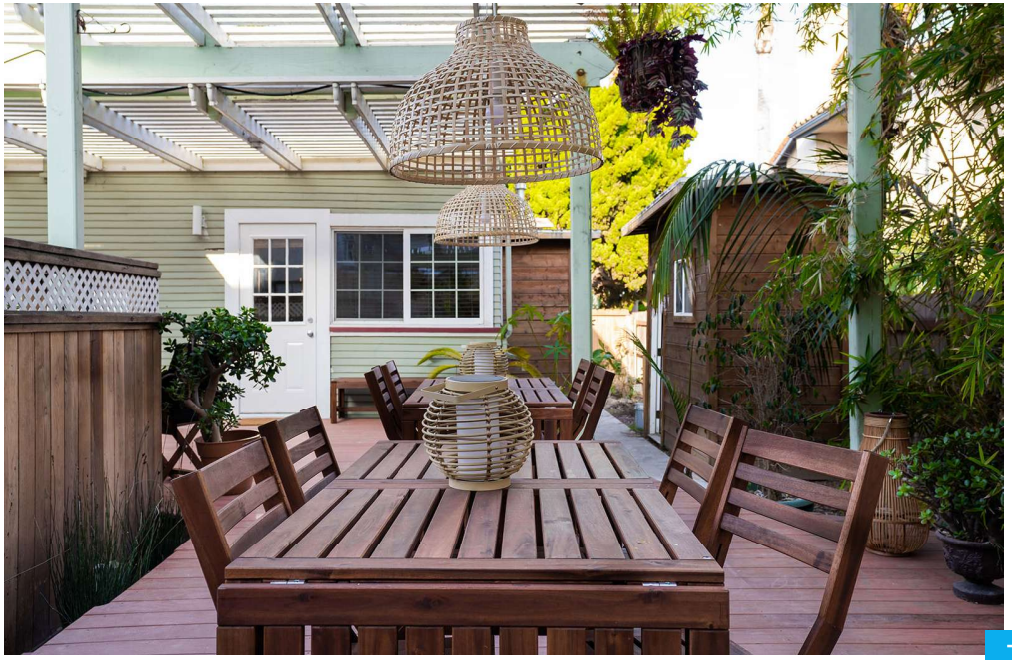
4851 Narragansett Ave - 4 Units

4851 Narragansett Ave - 3/2 Front House

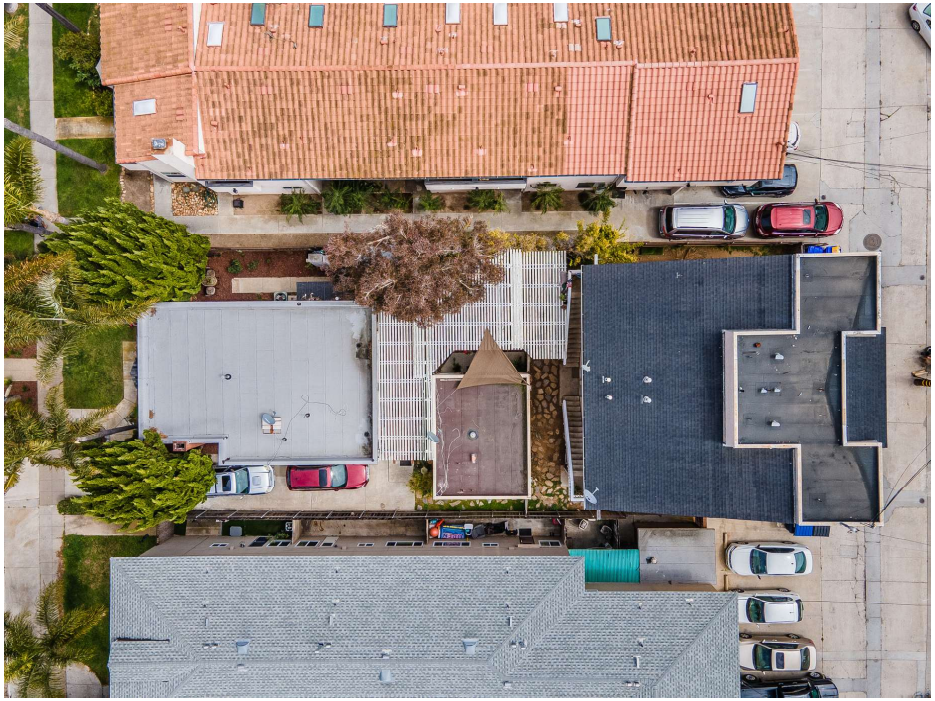


4851 Narragansett Ave - 3/2 Front House

4851 Narragansett Ave - Two 2/2 Townhomes , One Detached Studio

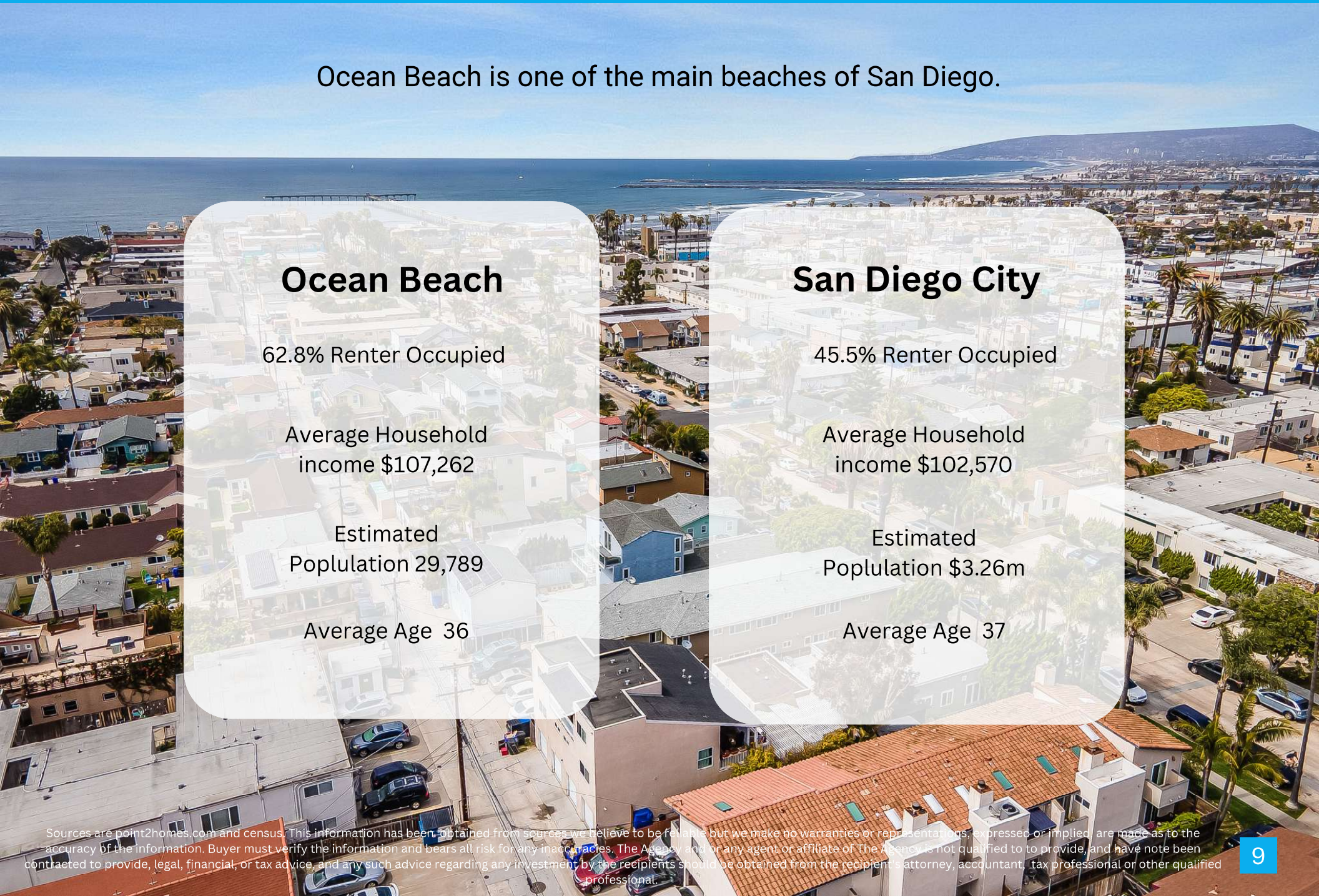


4851 Narragansett Ave - 4 Garages, 2.5 Block to Beach



Demographics

Ocean Beach is one of the main beaches of San Diego.



Ocean Beach

62.8% Renter Occupied

Average Household income $107,262

Estimated Poplulation 29,789

Average Age 36

San Diego City

45.5% Renter Occupied

Average Household income $102,570

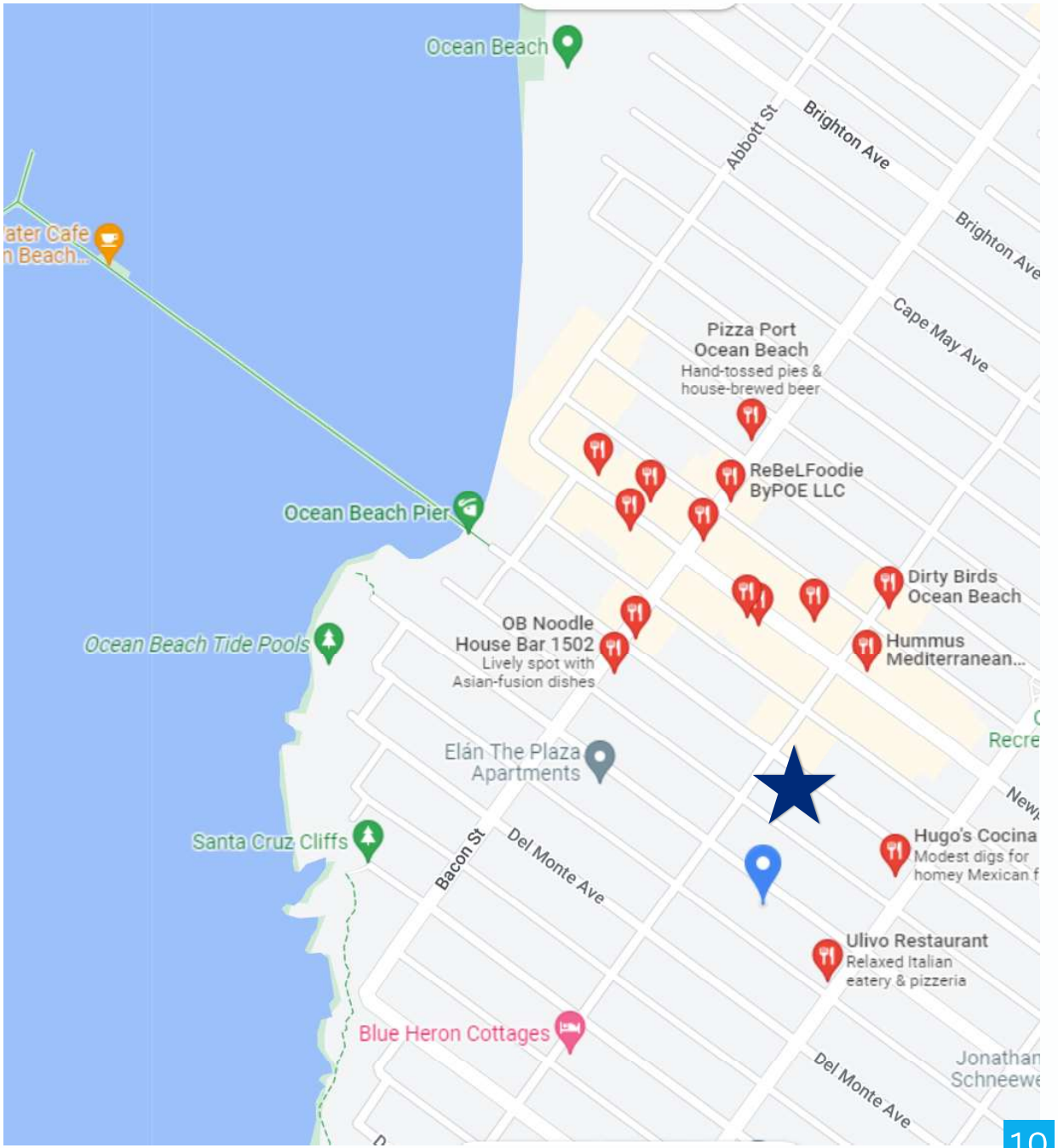
Estimated Poplulation $3.26m

Average Age 37

Sources are point2homes.com and census. This information has been obtained from sources we believe to be reliable but we make no warranties or representations, expressed or implied, are made as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies. The Agency and/or any agent or affiliate of The Agency is not qualified to to provide, and have note been contracted to provide, legal, financial, or tax advice, and any such advice regarding any investment by the recipients should be obtained from the recipient's attorney, accountant, tax professional or other qualified professional.

Neighborhood Location

- Only 2.5 blocks to one of the most popular beaches in San Diego
- 2 blocks from the main drag of restaurants, cafes, shops and farmer's market
- 3 blocks to the iconic Ocean Beach pier
- Less than 10 minutes to the freeway



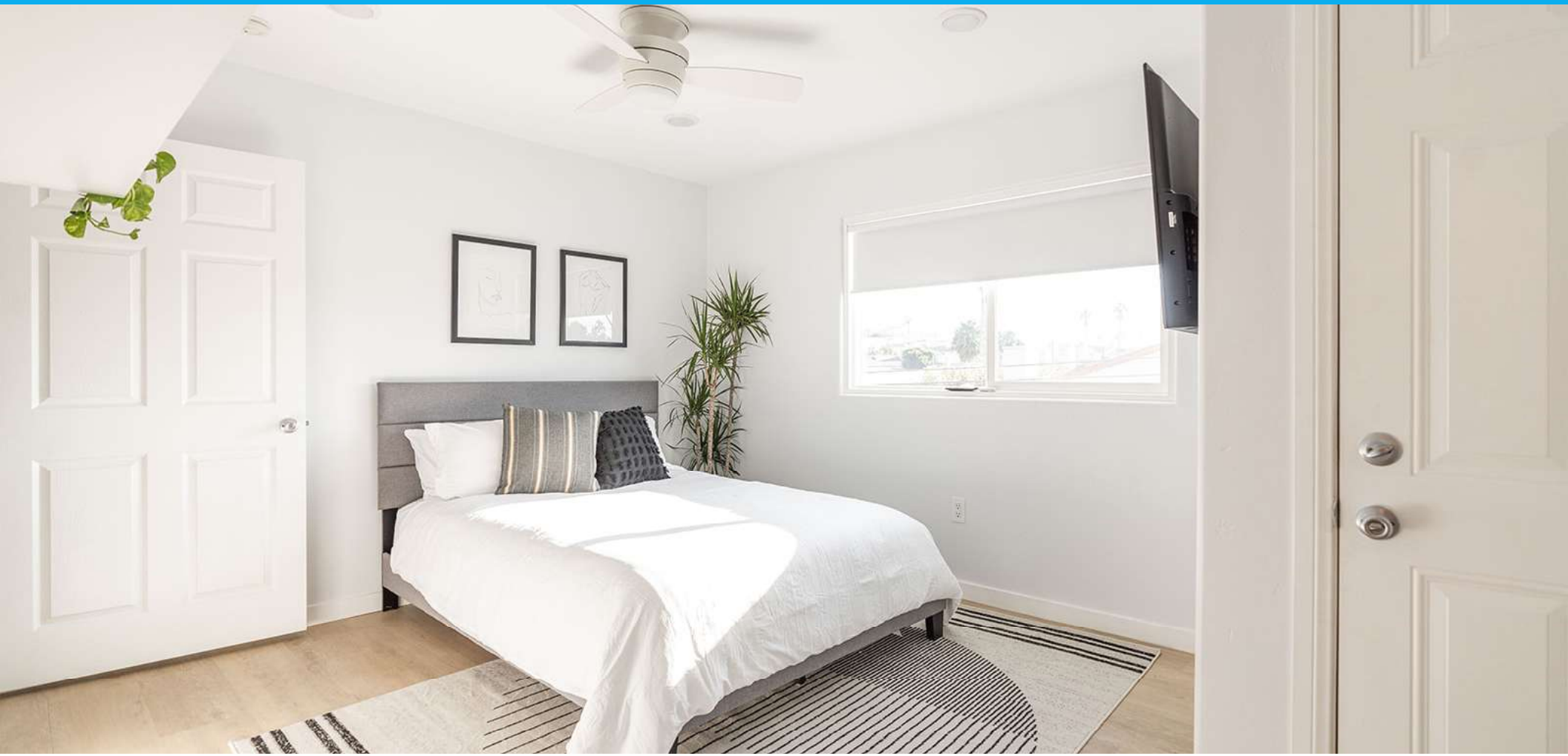
Property Highlights & Description

- 4 Two Car Garages
- Separate Electrical Meters
- Separate Water Meters
- ALL UPDATED!
- 3/2 SFR has Central AC
- 4 Additional Parking
- Vaulted Ceilings-Townhomes
- Detached Studio
- 2 EV Chargers
- Funnest Beach in SD!

Updated 4-unit in Ocean Beach, only 2.5 blocks from the sand! Each unit has its own 2 car garage, separate electrical & water meters and laundry hook-ups. This versatile compound includes a 3BR/2BA front home, a detached updated large Studio, & two mirror-image 2BR/2BA townhomes. 8 bedrooms total and a stellar outdoor area with garden setting.

Additional highlights include 2 EV chargers, easy walking access to beach, shopping, and dining. A built-in laundry room for cleaning crews or shared machines. Additional Storage shed for beach chairs and umbrellas. Currently operated as a high-performing Airbnb attracting wedding groups, corporate stays, and family vacationers.

Disclaimer



Disclaimer: Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Agency makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Agency does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.