



4420-26 MENTONE STREET

SAN DIEGO, CA 92107

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4420 MENTONE STREET
MULTIFAMILY PROPERTY FOR SALE

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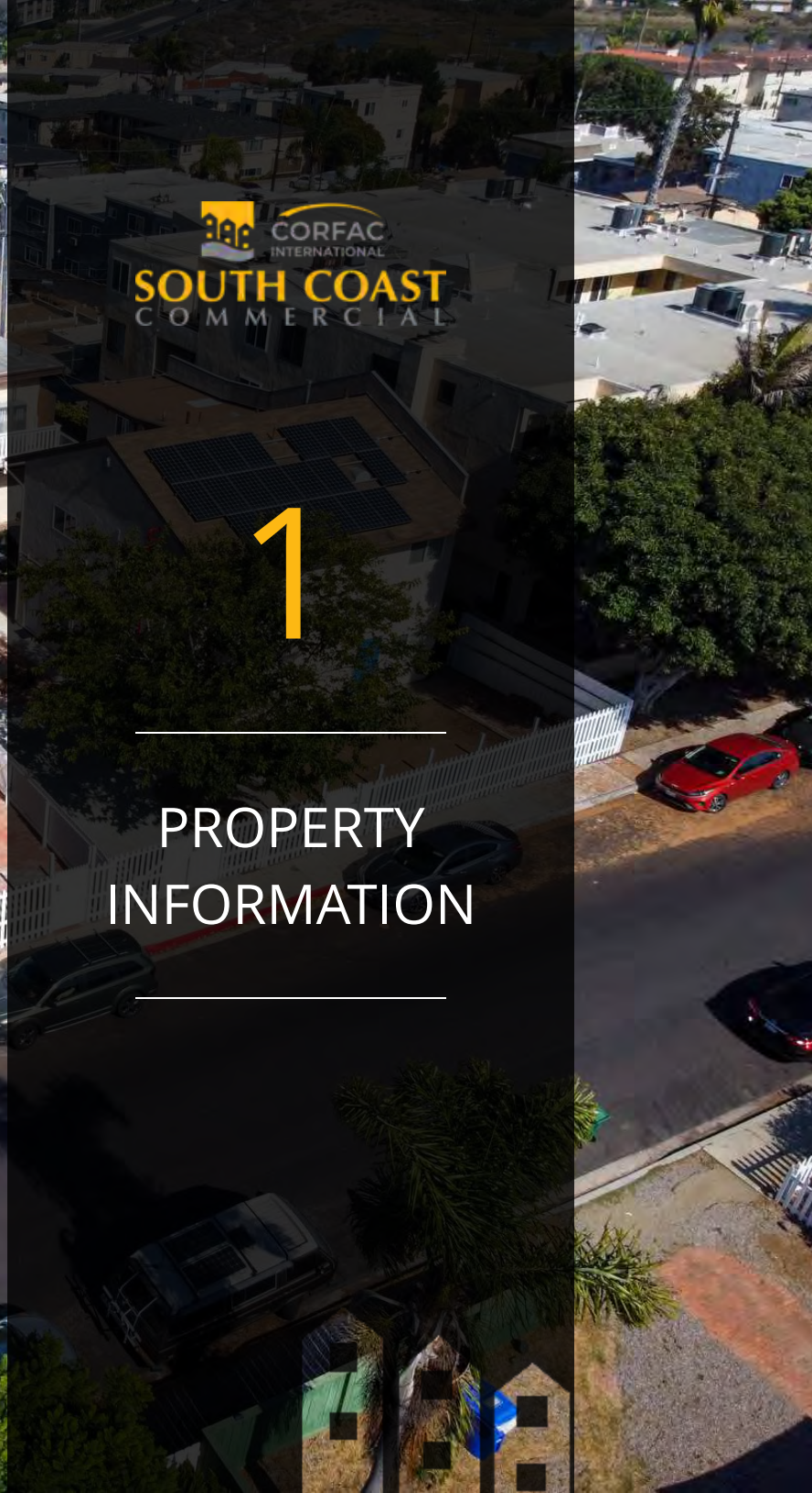


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PROPERTY
INFORMATION



EXECUTIVE SUMMARY

4420 MENTONE STREET
MULTIFAMILY PROPERTY FOR SALE



OFFERING SUMMARY

Sale Price:	\$4,500,000
Building Size:	8,764 SF
Lot Size:	14,000 SF
Number of Units:	12
Price / SF:	\$513.46
Cap Rate:	3.25%
NOI:	\$146,436
Zoning:	RM-3-7
Market:	San Diego
Submarket:	Point Loma Heights

PROPERTY OVERVIEW

4420 4426 Mentone St is a desirable complex on a 14,000 sq ft lot in 92107. This property contains eight newly remodeled units, including (7) Studios and (1) 1bed, 1bath unit. There is also massive upside potential for an investor. Please do not disturb tenants. Shown with an accepted offer.



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LOCATION
INFORMATION



LOCATION INFORMATION

4420 MENTONE STREET
MULTIFAMILY PROPERTY FOR SALE



LOCATION DESCRIPTION

Discover the enticing investment potential of the Point Loma market, where the property is nestled among the vibrant community of San Diego, CA. Emanating coastal charm and a rich maritime heritage, this area offers a prime location for office or office building investors. Perched atop the Point Loma peninsula, the area boasts stunning waterfront views, proximity to San Diego International Airport, Liberty Station's inviting retail and dining options, and the historic Cabrillo National Monument. With renowned universities, bustling business centers, and a dynamic mix of residential and commercial developments, the Point Loma market presents a compelling opportunity for forward-thinking investors.

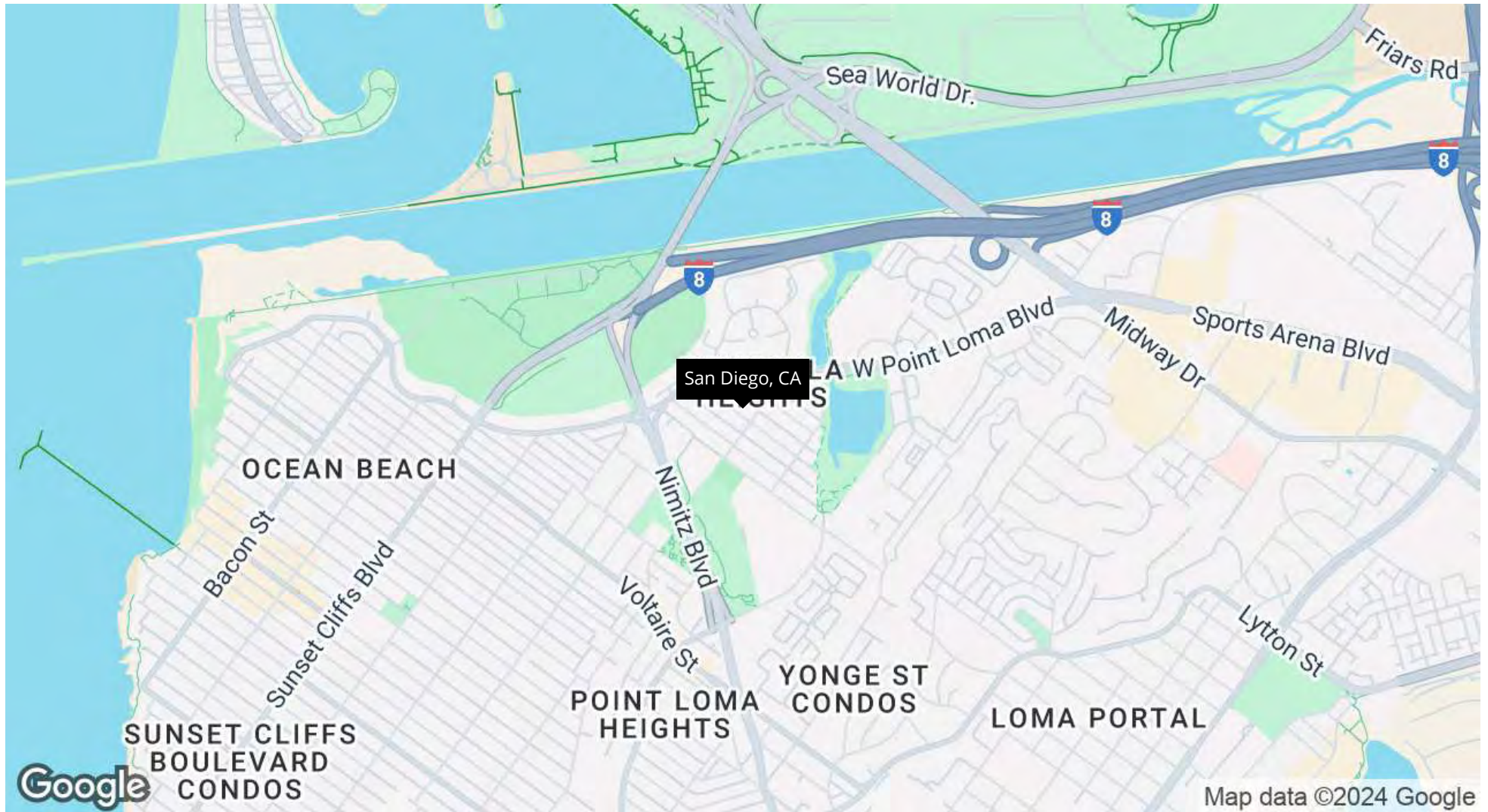
LOCATION DETAILS

INFO

County	San Diego
APN	449-860-059, 449-860-60-00

AERIAL MAP

4420 MENTONE STREET
MULTIFAMILY PROPERTY FOR SALE



Mission Beach

Pacific Beach



Sea World Drive

W. Point Loma Blvd

Mentone St

Mission Bay Park



W. Point Loma Blvd



Mentone St



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FINANCIAL
ANALYSIS



FINANCIAL SUMMARY

4420 MENTONE STREET
MULTIFAMILY PROPERTY FOR SALE

INVESTMENT OVERVIEW	CURRENT	PROFORMA
Price	\$4,500,000	\$4,500,000
Price per SF	\$513	\$513
Price per Unit	\$375,000	\$375,000
GRM	18.99	9.59
CAP Rate	3.25%	8.26%
Cash-on-Cash Return (yr 1)	-0.73%	10.53%
Total Return (yr 1)	\$22,274	\$247,508
Debt Coverage Ratio	0.91	2.31
OPERATING DATA	CURRENT	PROFORMA
Gross Scheduled Income	\$237,000	\$469,200
Total Scheduled Income	\$237,000	\$469,200
Vacancy Cost	\$7,110	\$14,076
Gross Income	\$229,890	\$455,124
Operating Expenses	\$83,454	\$83,454
Net Operating Income	\$146,436	\$371,670
Pre-Tax Cash Flow	-\$14,610	\$210,624
FINANCING DATA	CURRENT	PROFORMA
Down Payment	\$2,000,000	\$2,000,000
Loan Amount	\$2,500,000	\$2,500,000
Debt Service	\$161,046	\$161,046
Debt Service Monthly	\$13,420	\$13,420
Principal Reduction (yr 1)	\$36,884	\$36,884

INCOME & EXPENSES

4420 MENTONE STREET
MULTIFAMILY PROPERTY FOR SALE

INCOME SUMMARY	CURRENT	PROFORMA
Rents	\$237,000	\$469,200
Vacancy Cost	(\$7,110)	(\$14,076)
GROSS INCOME	\$229,890	\$455,124
EXPENSES SUMMARY	CURRENT	PROFORMA
Gas & Electric	\$2,880	\$2,880
Water & Sewer	\$4,320	\$4,320
Landscaping	\$960	\$960
Trash Removal	\$960	\$960
Pest Control	\$384	\$384
Maintenance	\$500	\$500
Management (Off Site)	\$11,850	\$11,850
Insurance	\$4,000	\$4,000
Taxes	\$54,000	\$54,000
Advertising	\$600	\$600
License & Fees	\$2,000	\$2,000
Reserves	\$1,000	\$1,000
OPERATING EXPENSES	\$83,454	\$83,454
NET OPERATING INCOME	\$146,436	\$371,670

UNIT MIX SUMMARY

4420 MENTONE STREET
MULTIFAMILY PROPERTY FOR SALE

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	RENT	MARKET RENT
3Bd 2Ba (Unfinished)	3	2	2	14.30%	-	\$4,000
1Bd 1Ba	1	1	7	50%	\$2,500	\$2,500
Studio	-	1	1	7.10%	\$2,250	\$2,200
Studio (Unfinished)	-	1	2	14.30%	-	\$2,200
ADU (Proposed)	2	2	2	14.30%	-	\$3,500
TOTALS/AVERAGES			14	100.00%	\$19,750	\$39,100

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SALE
COMPARABLES



SALE COMPS

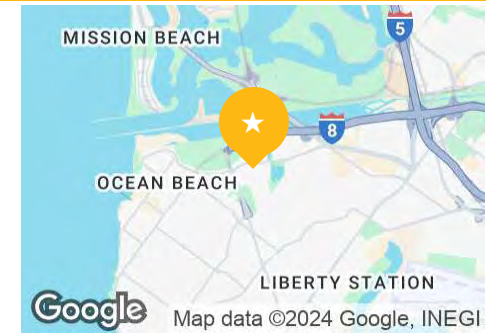
4420 MENTONE STREET MULTIFAMILY PROPERTY FOR SALE



4420 MENTONE STREET

San Diego, CA 92107

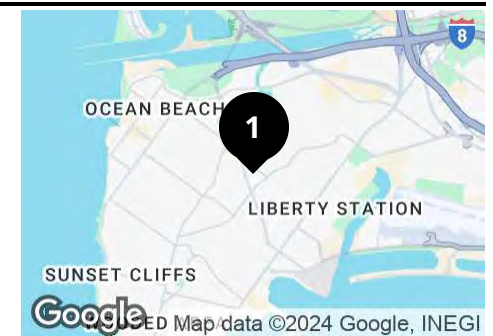
Price:	\$4,500,000	Bldg Size:	8,764 SF
Lot Size:	14,000 SF	No. Units:	12
Cap Rate:	3.25%		



3747-53 UDALL ST

San Diego, CA 92107

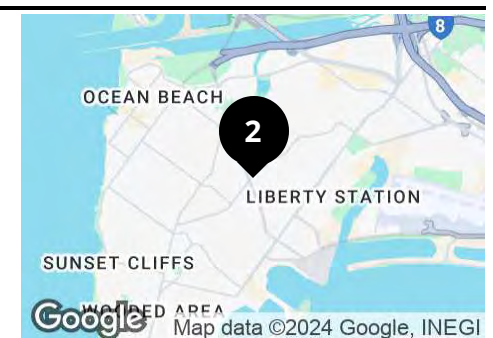
Price:	\$3,950,000	Bldg Size:	6,146 SF
Lot Size:	13,504 SF	No. Units:	10
Cap Rate:	0.72%	Year Built:	1951



2053 CHATSWORTH BLVD

San Diego, CA 92107

Price:	\$3,475,000	Bldg Size:	5,725 SF
Lot Size:	5,227 SF	No. Units:	9
Cap Rate:	5.43%	Year Built:	1988

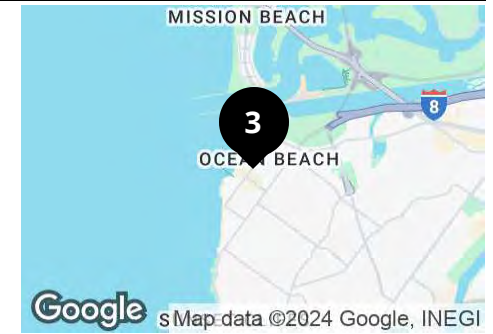




4986 SANTA MONICA AVE

San Diego, CA 92107

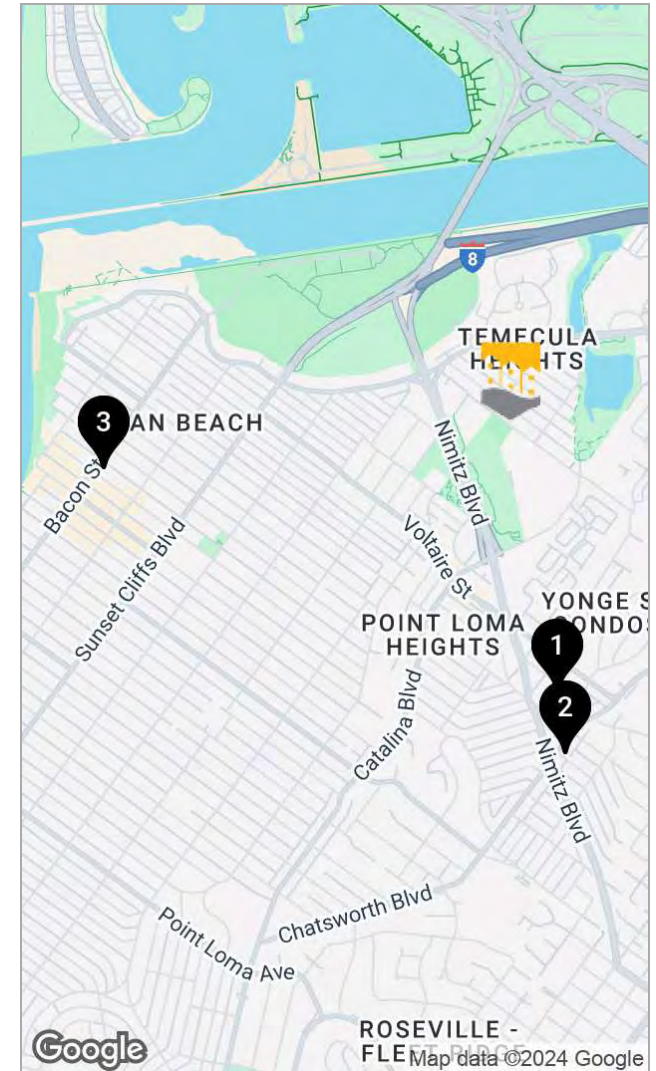
Price:	\$4,500,000	Bldg Size:	7,280 SF
Lot Size:	7,841 SF	No. Units:	10
Cap Rate:	3.89%	Year Built:	1971



SALE COMPS MAP & SUMMARY

4420 MENTONE STREET
MULTIFAMILY PROPERTY FOR SALE

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	4420 Mentone Street San Diego, CA	\$4,500,000	8,764 SF	14,000 SF	12	3.25%
1	3747-53 Udall St San Diego, CA	\$3,950,000	6,146 SF	13,504 SF	10	0.72%
2	2053 Chatsworth Blvd San Diego, CA	\$3,475,000	5,725 SF	5,227 SF	9	5.43%
3	4986 Santa Monica Ave San Diego, CA	\$4,500,000	7,280 SF	7,841 SF	10	3.89%
	AVERAGES	\$3,975,000	6,384 SF	8,857 SF	9	3.35%



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RENT
COMPARABLES

RENT COMPS

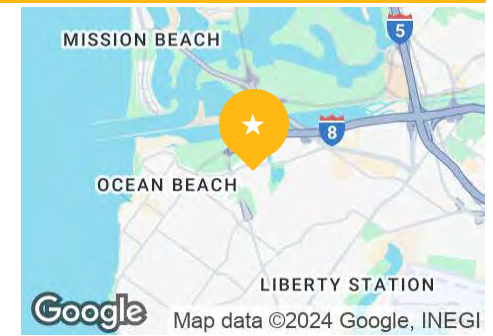
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MULTIFAMILY PROPERTY FOR SALE



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San Diego, CA 92107

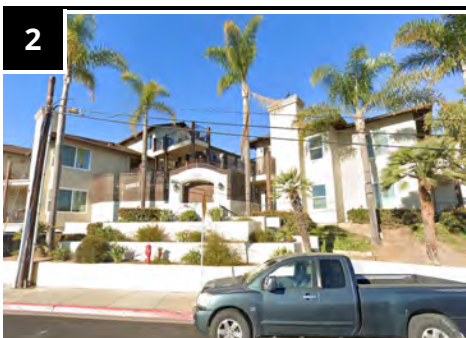
Lease Term: 12-Months No. Units: 12



4248 MONTALVO ST

San Diego, CA 92107

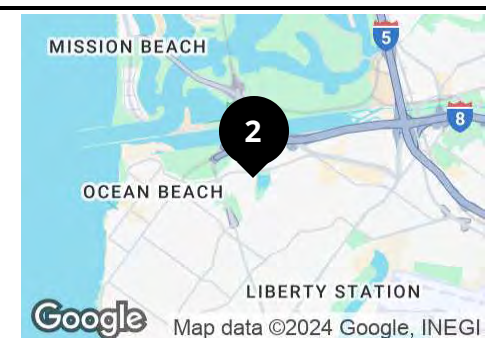
Space Size: 750 SF Avg Rent/SF: \$3.60



2828 FAMOSA BLVD #104

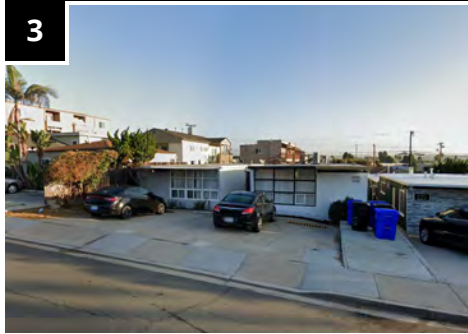
San Diego, CA 92107

Space Size: 667 SF Avg Rent/SF: \$3.90



LEASE COMPS

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MULTIFAMILY PROPERTY FOR SALE

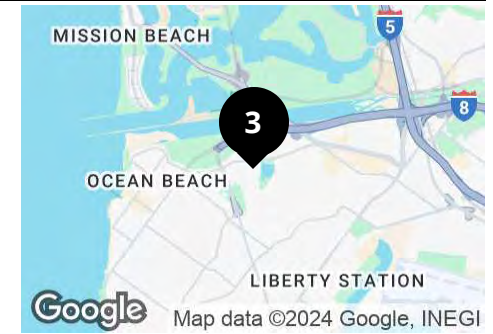


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4348 TEMECULA ST

San Diego, CA 92107

Space Size: 877 SF Avg Rent/SF: \$4.56

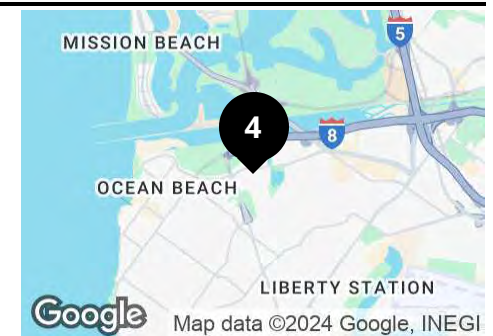


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4402 MENTONE ST #303

San Diego, CA 92107

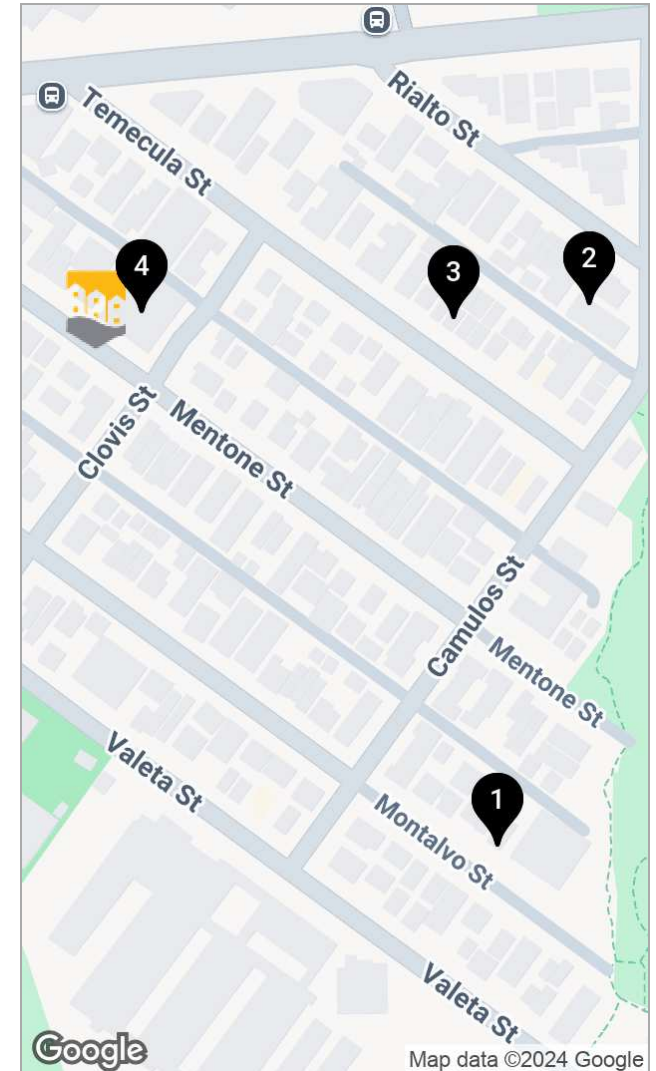
Space Size: 1,007 SF Avg Rent/SF: \$3.53



LEASE COMPS MAP & SUMMARY

4420 MENTONE STREET
MULTIFAMILY PROPERTY FOR SALE

	NAME/ADDRESS	LEASE TERM	\$/ SQFT	SPACE SIZE
★	4420 Mentone Street San Diego, CA	12 Months	-	-
1	4248 Montalvo St San Diego, CA	12 Months	\$3.60	750 SF
2	2828 Famosa Blvd #104 San Diego, CA	12 Months	\$3.90	667 SF
3	4348 Temecula St San Diego, CA	12 Months	\$4.56	877 SF
4	4402 Mentone St #303 San Diego, CA	12 Months	\$3.53	1,007 SF
AVERAGES		12 Months		825 SF





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ADDITIONAL
PHOTOS









ADDITIONAL PHOTOS

4420 MENTONE STREET
MULTIFAMILY PROPERTY FOR SALE





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DEMOGRAPHICS

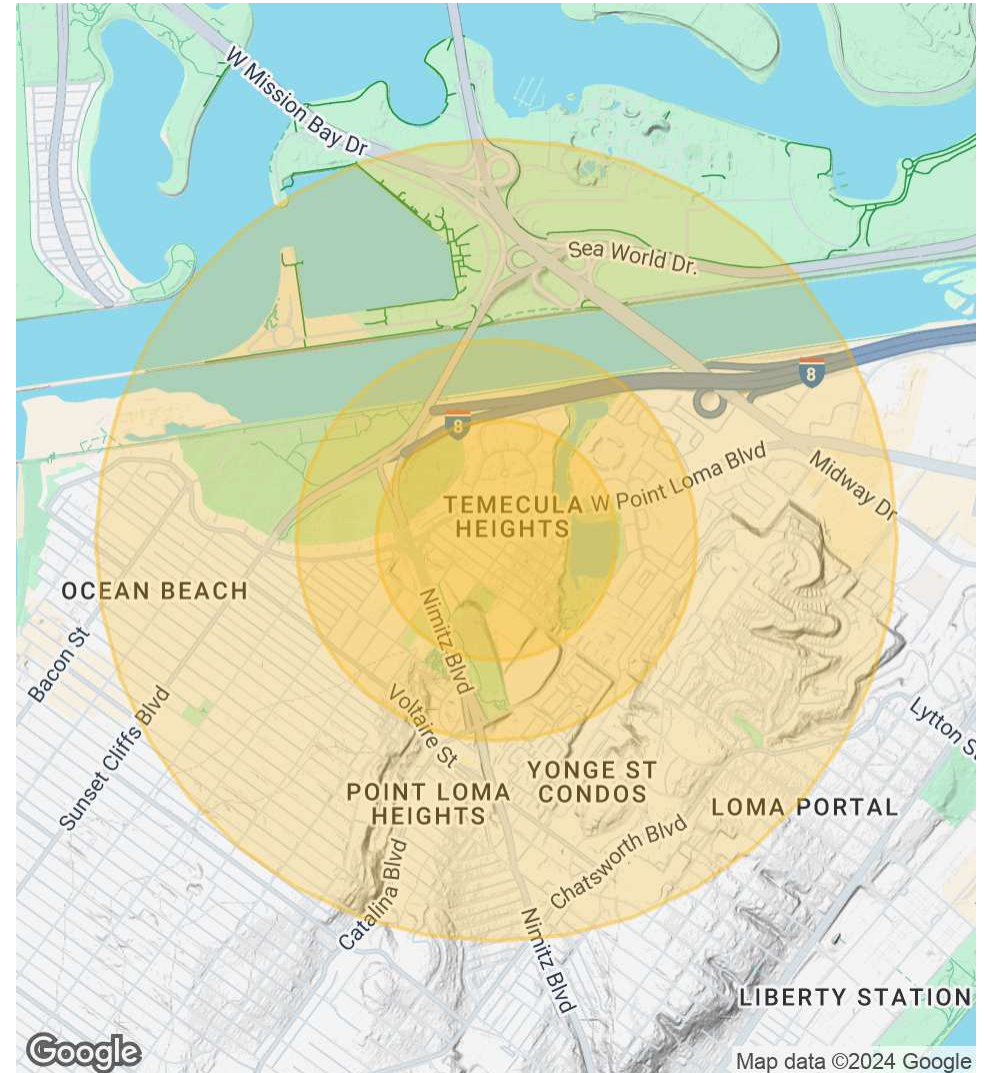
DEMOGRAPHICS MAP & REPORT

4420 MENTONE STREET
MULTIFAMILY PROPERTY FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,928	9,321	24,245
Average Age	38	39	40
Average Age (Male)	37	38	40
Average Age (Female)	38	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,498	4,515	11,474
# of Persons per HH	2	2.1	2.1
Average HH Income	\$102,154	\$117,650	\$125,649
Average House Value	\$808,402	\$870,181	\$1,092,353

Demographics data derived from AlphaMap



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ADVISOR BIOS



KEVIN HEMSTREET

Managing Principal

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Direct: **619.309.9296**

CalDRE #01490629

PROFESSIONAL BACKGROUND

As a co-founder of South Coast Commercial, Inc. and founding member of our sister company, North Coast Commercial, Inc., Kevin Hemstreet (DRE# 01490629) has been an integral player on our team from the very beginning. Prior to forming South Coast Commercial, Inc. in 2007, Kevin was a tour de force in real estate, spending over 20 years as a regional manager and working as a top-producing sales manager at two Fortune 500 companies. Today, he continues to apply his skills and expertise as our Senior Vice President and Managing Principal. Kevin brings not only extensive experience to the team, but also exceptionally strong communication skills and an understanding of how to effectively lead others to produce real results.

In addition to his leadership role, Kevin also oversees daily operations and management of over 3,000 multifamily and commercial assets throughout California. With over one billion dollars in sales of investment property over the past twenty years, his track record speaks for itself. Kevin takes a progressive sales approach that melds a unique style of asset management with a solid emphasis on portfolio development. A nationally recognized expert in the single-tenant triple-net arena, he's an invaluable resource for those who wish to invest in real estate without actively managing a property. He is also skilled at crafting individualized 1031 exchange packages, which take into account provisions in the tax law to increase cash flow, optimize tax shelter opportunities, and create tremendous wealth for his clients.

Kevin is a member of the local San Diego chapter of the Certified Commercial Investment Member (CCIM) organization, a national body that certifies recognized experts in the disciplines of commercial and investment real estate. He is also a member of the Urban Land Institute (ULI) which provides leadership in responsible use of land and creating

South Coast Commercial

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ELLIS JOLLY

Associate

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Direct: **619.415.5736**

CalDRE #02088017

PROFESSIONAL BACKGROUND

Ellis Jolly (DRE# 02088017) is a dedicated real estate professional with a Bachelor's Degree in Economics from Northern Arizona University. Specializing in multifamily sales, triple net leases, and 1031 exchanges, Ellis works tirelessly to build lasting relationships and deliver exceptional results for his clients.

With a background in project management, Ellis possesses a comprehensive understanding of the construction process and the intricacies of running successful projects. His expertise ranges from navigating permits to budgeting and assembling skilled construction teams. This knowledge allows him to accurately understand the cost of adding value to a property.

In his free time, Ellis enjoys Brazilian Jiu Jitsu, researching private investment deals and continuing to expand his knowledge of the real estate industry

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