

Una Street Apartments

1626 Una Street, San Diego CA 92113



OFFERING MEMORANDUM



Una Street Apartments

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01

Executive Summary

Investment Summary

Unit Mix Summary

UNA STREET APARTMENTS

OFFERING SUMMARY

ADDRESS	1626 Una Street San Diego CA 92113
COUNTY	San Diego
BUILDING SF	2,784 SF
LAND SF	4,100 SF
NUMBER OF UNITS	4
YEAR BUILT	1960
YEAR RENOVATED	2022
APN	550-600-15-00
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

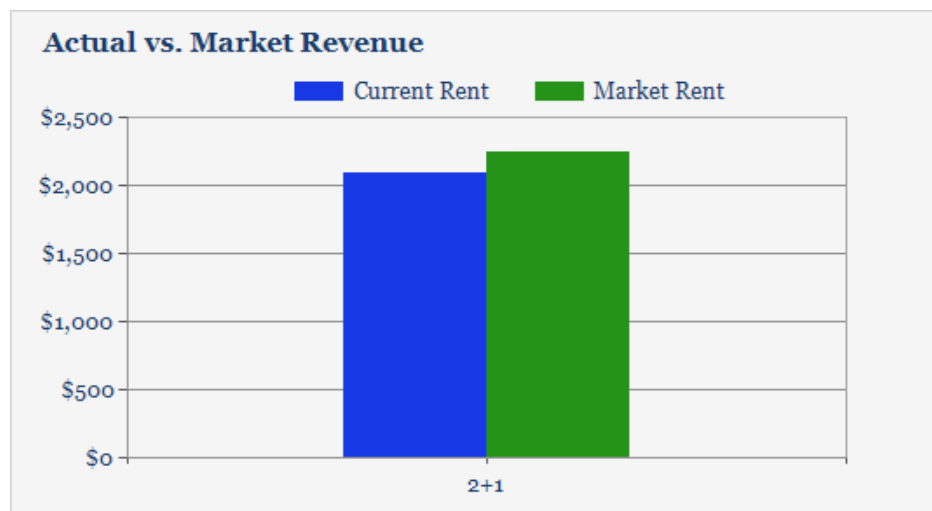
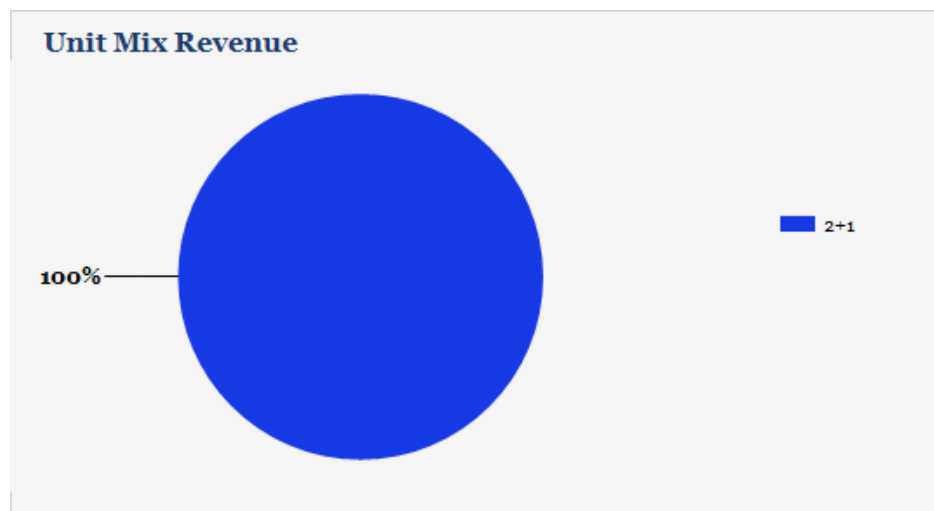
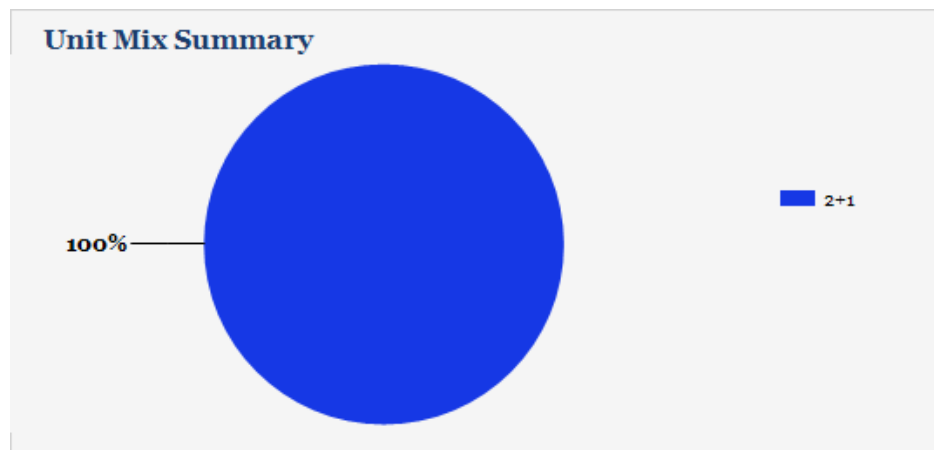
PRICE	\$1,299,000
PRICE PSF	\$466.59
PRICE PER UNIT	\$324,750
OCCUPANCY	97.00%
NOI (CURRENT)	\$70,882
NOI (Market)	\$77,854
CAP RATE (CURRENT)	5.46%
CAP RATE (Market)	5.99%
GRM (CURRENT)	12.85
GRM (Market)	11.99

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	38,123	200,878	533,863
2024 Median HH Income	\$55,939	\$67,169	\$78,359
2024 Average HH Income	\$74,601	\$95,050	\$108,782



- Four units located in an opportunity zone, each featuring 2 bedrooms and 1 bath. All units are occupied and will soon be eligible for rental increases.
- The property has been upgraded with new exterior paint and recent plumbing upgrades. Tenants pay all of their own utilities. Additional amenities include off-street parking, on-site laundry facilities, and ample storage.
- The property offers strong rent potential and is conveniently located near freeways 5 and 15, just minutes from downtown San Diego.

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2+1	4	696	\$2,088	\$3.00	\$8,351	\$2,250	\$3.23	\$9,000
Totals/Averages	4	696	\$2,088	\$3.00	\$8,351	\$2,250	\$3.23	\$9,000





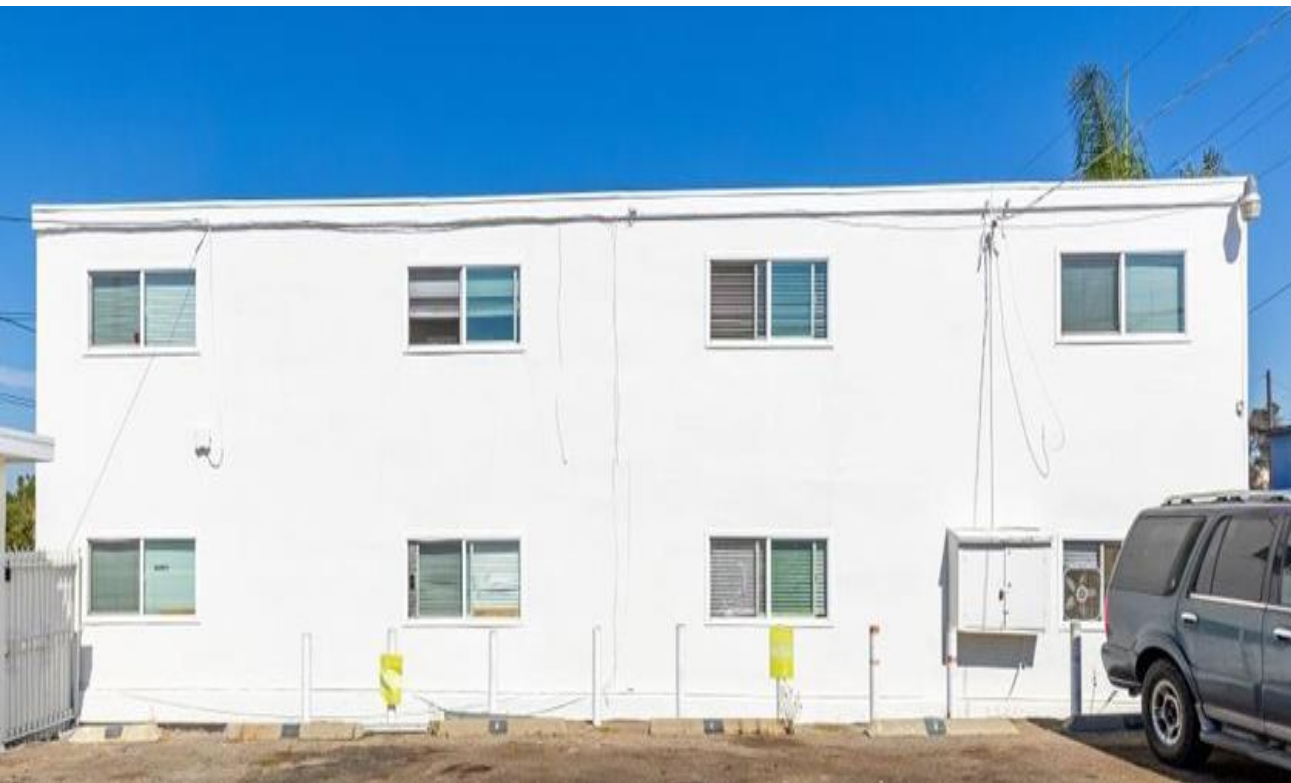
02

Property Description

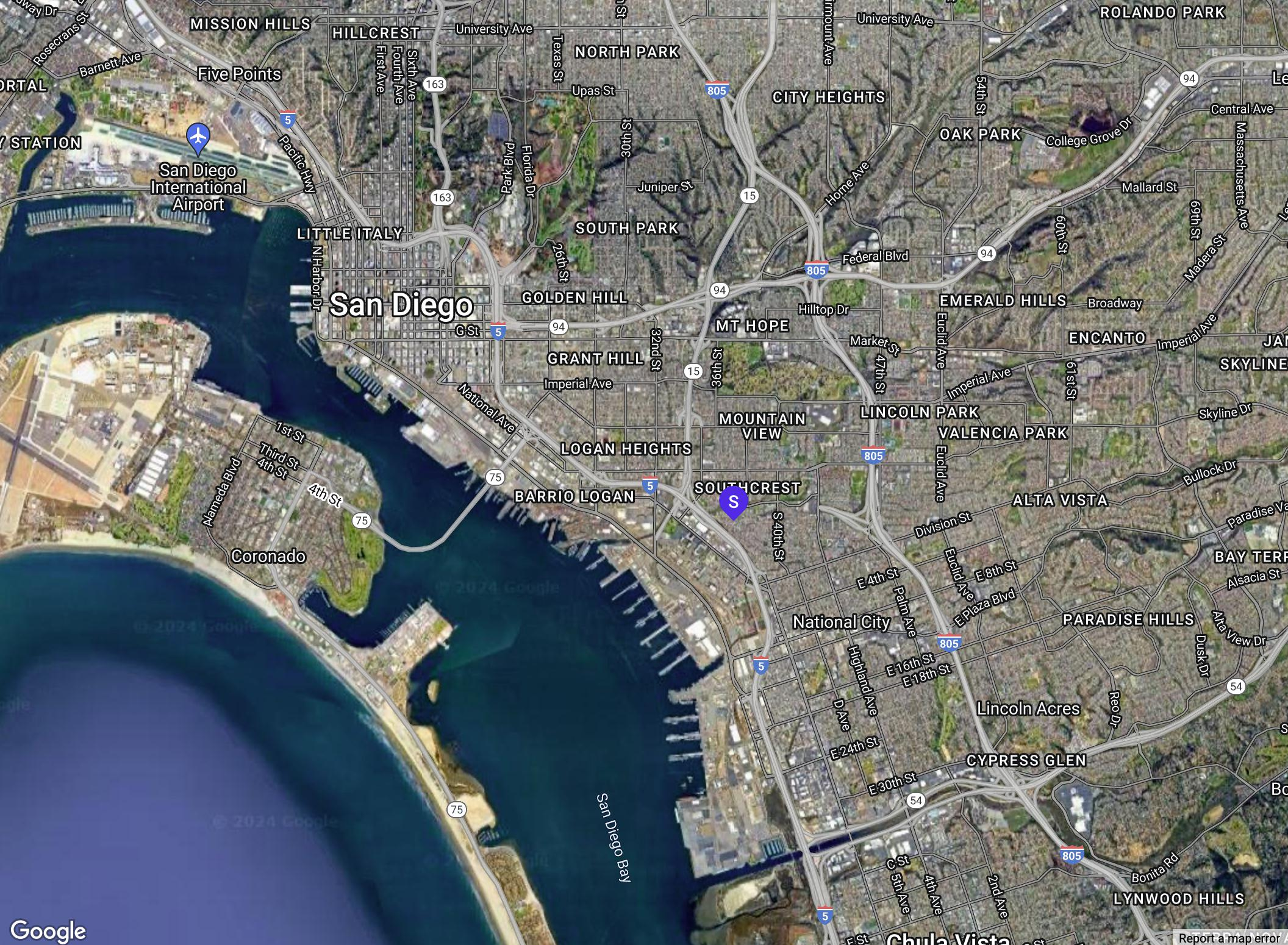
Property Images

Aerial Map

UNA STREET APARTMENTS







San Diego International Airport

San Diego



03

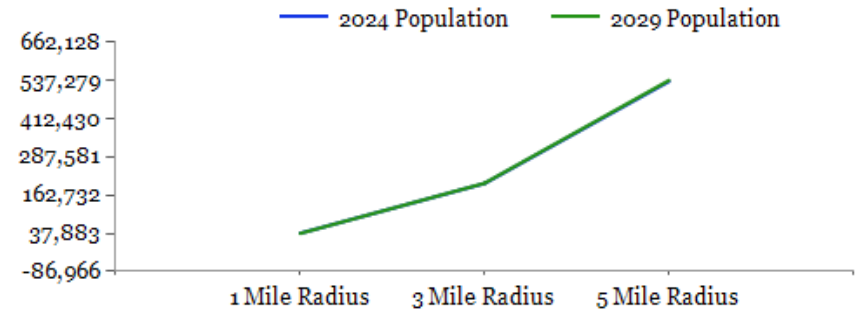
Demographics

Demographics

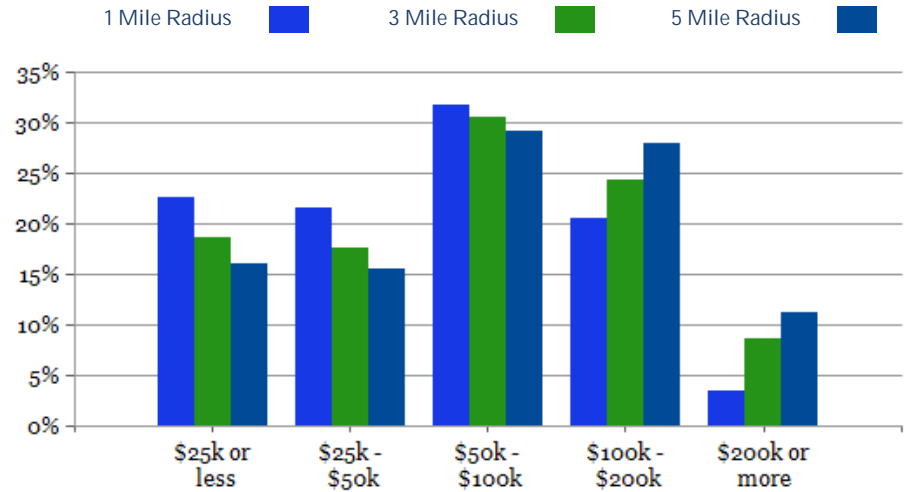
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	38,129	194,144	517,007
2010 Population	38,912	200,259	527,582
2024 Population	38,123	200,878	533,863
2029 Population	37,883	201,745	537,279
2024-2029: Population: Growth Rate	-0.65%	0.45%	0.65%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	714	6,976	18,862
\$15,000-\$24,999	1,323	5,317	13,068
\$25,000-\$34,999	901	5,402	14,083
\$35,000-\$49,999	1,038	6,250	16,769
\$50,000-\$74,999	1,638	11,795	32,201
\$75,000-\$99,999	1,214	8,296	25,776
\$100,000-\$149,999	1,290	11,256	37,280
\$150,000-\$199,999	554	4,790	18,502
\$200,000 or greater	320	5,734	22,256
Median HH Income	\$55,939	\$67,169	\$78,359
Average HH Income	\$74,601	\$95,050	\$108,782

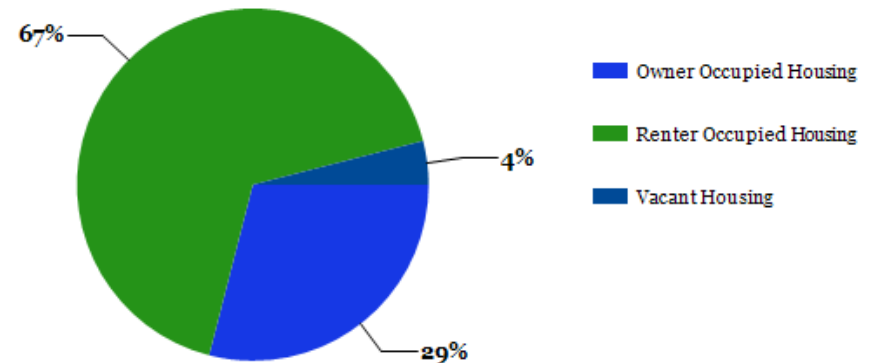
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,114	54,878	180,217
2010 Total Households	8,016	56,923	180,521
2024 Total Households	8,992	65,817	198,806
2029 Total Households	9,132	68,254	206,689
2024 Average Household Size	3.55	2.87	2.57
2024-2029: Households: Growth Rate	1.55%	3.65%	3.90%



2024 Household Income

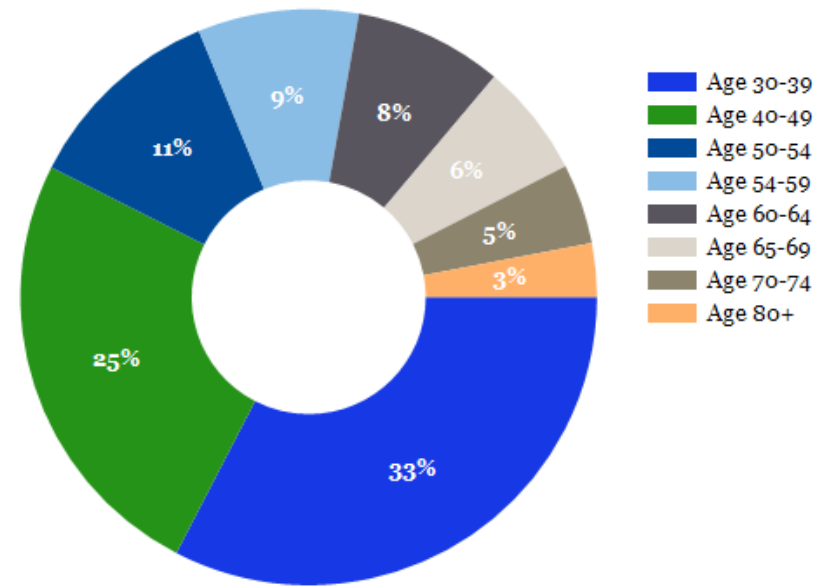


2024 Own vs. Rent - 1 Mile Radius

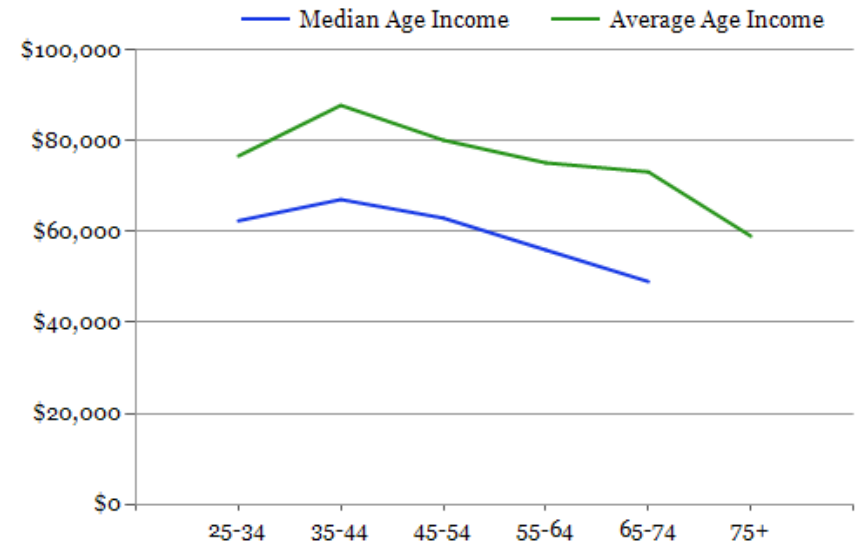


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	3,005	18,745	53,060
2024 Population Age 35-39	2,509	15,584	43,940
2024 Population Age 40-44	2,303	13,842	37,922
2024 Population Age 45-49	1,901	11,693	31,423
2024 Population Age 50-54	1,918	11,784	31,313
2024 Population Age 55-59	1,526	10,755	29,537
2024 Population Age 60-64	1,410	10,235	28,549
2024 Population Age 65-69	1,075	8,452	24,676
2024 Population Age 70-74	762	5,981	19,182
2024 Population Age 75-79	510	4,251	14,062
2024 Population Age 80-84	326	2,497	8,256
2024 Population Age 85+	329	2,837	8,715
2024 Population Age 18+	29,513	160,129	435,859
2024 Median Age	28	34	36
2029 Median Age	28	36	38



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,408	\$76,519	\$83,006
Average Household Income 25-34	\$76,681	\$99,107	\$108,380
Median Household Income 35-44	\$67,095	\$80,119	\$92,206
Average Household Income 35-44	\$87,839	\$113,348	\$125,459
Median Household Income 45-54	\$63,018	\$76,860	\$90,328
Average Household Income 45-54	\$80,171	\$105,399	\$122,690
Median Household Income 55-64	\$55,975	\$65,147	\$80,541
Average Household Income 55-64	\$75,178	\$93,840	\$114,628
Median Household Income 65-74	\$49,029	\$53,245	\$64,781
Average Household Income 65-74	\$73,189	\$80,085	\$97,711
Average Household Income 75+	\$59,052	\$65,141	\$74,700



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