

200 East Park Apartments

5 Multifamily Units in San Ysidro, CA



200 EAST PARK AVENUE, SAN YSIDRO, CA 92173



INVESTMENT SALES

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San Diego Office 12230 El Camino Real #220, San Diego CA 92130

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PROPERTY
DESCRIPTION






Executive Summary

200 East Park Apartments

200 E Park Avenue is a 5-unit apartment complex in San Ysidro consisting of approximately 3,997 square feet built in 1986 and situated on a 7,081 square foot lot. There are four spacious 2 bedroom / 2-bathroom units and one 2 bedroom / 1 bathroom unit with a private patio. There are 8 parking spaces including tandem spaces. At the rear of the property, there is an attached structure with small storage, the water heaters, and a laundry room. The roof was replaced 5 years ago, and the property was tented within the last year. The owner bills back the tenants for water. All tenants are MTM and rent raises are effective 3/1/26. This is an asset with upside for an investor close to markets, trolley/bus, San Diego Public Library, and the San Ysidro Health Center. Across the street there is the San Ysidro Community Center Park with tennis and basketball courts as well as fields.

San Ysidro, California, presents a high-value opportunity for investors and developers due to its strategic location and increasing demand for housing. The area experiences some of the highest pedestrian and vehicular traffic in the country, driven by the San Ysidro and Otay Mesa Ports of Entry, making it a prime location.

The nearby Southwest Village Specific Plan, an approved blueprint for mixed- use growth, further reinforces San Ysidro's future as a desirable growing market. Given its transit connectivity, including the San Ysidro Transit Center, the area is also well-suited for transit-oriented development (TOD), providing further incentives for investment.

	<p>±3,997 <i>Total Rentable SF</i></p>		<p>1986 <i>Year Built</i></p>		<p>\$1,295,000 <i>Total Consideration</i></p>
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The Location

San Ysidro, CA

San Ysidro is a neighborhood located in the southern most part of San Diego, California. It is situated just north of the U.S./Mexico border and is known for its proximity to one of the busiest land borders crossing in the world.

Historically, San Ysidro has been a vibrant community with strong ties to Mexican heritage and has served as an important gateway between the United States and Mexico. The area is known for its bustling street life and vibrant atmosphere, ultimately offering a favorable blend of residential, commercial and industrial areas.

Overall, San Ysidro is a dynamic and diverse neighborhood, deeply influenced by its proximity to the border and the constant flow of people moving between the two countries for various reasons including work, shopping and visiting family.

The Port of San Diego and the San Diego International Airport are about a 20–25-minute drive. The California Multimodal—Chula Vista Railroad system is less than a 10-minute drive. The Coaster Commuter Rail serves the encompassing community, as does the San Diego Metro Trolley Transit System. It is close to I-5 and I-805, providing easy connectivity to downtown San Diego and beyond.

The demand drivers in Otay Mesa, including access to Mexico's labor force and transportation arteries through the region along the I-15 corridor, are unmatched in San Diego. In the past 12 months, 14,000 nonfarm jobs were added in the San Diego region, a 0.9% year-over-year increase. Private education and health services added the most positions, increasing payrolls by 15,600. Leisure and hospitality, and government added the next most, 5,400 and 5,200, respectively. The subject offering is situated in a thriving industrial zone known for its dynamic business activities.





SAN YSIDRO SOUTHWEST VILLAGE SPECIFIC PLAN



SAN YSIDRO SOUTHWEST VILLAGE SPECIFIC PLAN



Property Details

200 East Park Apartments

Floor Plan	4 Two-Bedroom Two-Bath 1 Two-Bedroom One-Bath
Total Square Footage	3,997 (Approx.)
Parcel Size	7,081 (Approx.)

PROPERTY FEATURES

- All 2 Bedroom Units
- Upside In Rents
- Landlord Currently Bills Back Water
- 8 Surface Parking Spaces
- Roof Replaced 5 Years Ago



02

THE

FINANCIALS



**IMPERIAL
BEACH**

**CHULA
VISTA**



E Park Ave

E Hall Ave

UNITS	ADDRESS	CITY	ZIP
5	200 East Park Ave	San Ysidro	92173

PRICE	CURRENT	GRM		CAP RATE		\$/UNIT
		MARKET	MARKET	CURRENT	MARKET	
\$1,295,000	11.2	9.1		5.59%	7.60%	\$259,000

\$/SF (APPROX.)	GROSS SF (APPROX)	PARCEL SIZE (APPROX.)	YEAR BUILT (APPROX.)
\$323.99	3,997	7,081	1986

INCOME DETAIL			
# UNITS	TYPE	RENT	TOTAL
Estimated Actual Average Rents			
4	2BR/2BA	\$1,893	\$7,572
1	2BR/1BA	\$1,800	\$1,800
	Other Income		\$300
Total Monthly Income			\$9,672
Estimated Market Rents			
4	2BR/2BA	\$2,300	\$9,200
1	2BR/1BA	\$2,200	\$2,200
	Other Income		\$500
Total Monthly Income			\$11,900

ESTIMATED ANNUAL OPERATING EXPENSES			
Advertising	\$0	Management (Off Site)	\$5,803
Elevator	\$0	Management (On Site)	\$0
SDGE	\$379	Licenses & Fees	\$381
Water & Sewer	\$4,000	Miscellaneous	\$0
Trash	\$2,356	Reserves	\$0
Landscaping	\$0	Pool	\$0
Pest Control	\$624	Insurance	\$3,500
Maintenance	\$7,110	Taxes	\$16,003
Total Annual Operating Expenses (estimated):			\$40,156
Expenses Per:			Unit \$8,031
			% of Actual GSI 35%

ESTIMATED ANNUAL OPERATING PROFORMA			
		Actual	Market
Gross Scheduled Income		\$116,064	\$142,800
Less: Vacancy Factor	3%	\$3,482	\$4,284
Gross Operating Income		\$112,582	\$138,516
Less: Expenses	35%	\$40,156	\$40,156
Net Operating Income		\$72,426	\$98,360
Less: 1st TD Payments		(\$55,673)	(\$55,673)
Pre-Tax Cash Flow		\$16,753	\$42,687
Cash On Cash Return		3.4%	8.5%
Principal Reduction		\$10,227	\$10,227
Total Potential Return (End of Year One)		5%	11%

FINANCING SUMMARY			
Downpayment:			\$500,000
			39%
Interest Rate:	5.750%		
Amortized over:	30	Years	
Proposed Loan Amount:			\$795,000
Debt Coverage Ratio:			
	Current:	1.30	
	Market:	1.77	

03

MARKET

COMPARABLES

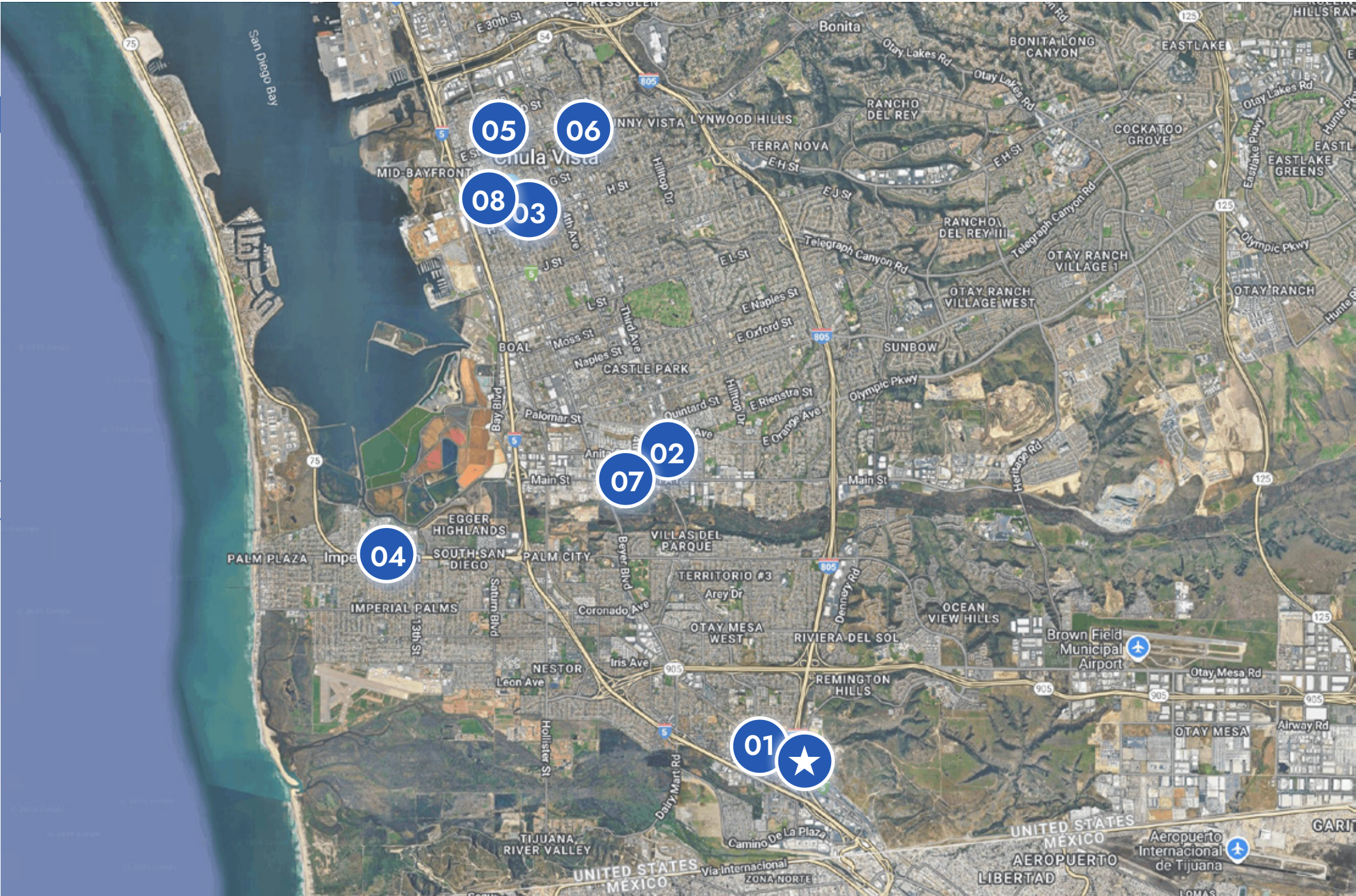


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Sale Comparables

#	ADDRESS	BUILT	UNITS	SIZE SF	SOLD	SALE PRICE	PRICE/UNIT	PRICE/SF	CAP RATE
1	220 E PARK AVE	1979	5	5,974 SF	DEC 2025	\$1,500,000	\$300,000	\$251.09	6.23%
2	317 TREMONT ST	1977	6	5,490 SF	DEC 2025	\$2,065,000	\$344,167	\$376.14	5.91%
3	569 PARK WAY	1958	7	6,250 SF	SEPT 2025	\$2,600,000	\$371,429	\$416.00	5.67%
4	619 11TH ST	1973	8	5,040 SF	MAY 2025	\$2,275,000	\$284,375	\$451.39	4.58%
5	553 E ST	1965	6	3,750 SF	MAY 2025	\$1,520,000	\$253,333	\$405.33	-
6	274 TWIN OAKS AVE - TWIN OAKS APARTMENTS	1971	10	6,380 SF	MAY 2025	\$2,950,000	\$295,000	\$462.38	4.84%
7	410 ZENITH ST	1984	5	4,972 SF	MAY 2025	\$1,300,000	\$260,000	\$261.46	-
8	560 PARK WAY	1976	9	15,280 SF	FEB 2025	\$2,100,000	\$233,333	\$137.43	4.80%
AVERAGES						\$2,038,750	\$291,250	\$306.95	5.20%





Rent Comparables

#	ADDRESS	ZIP	YEAR BUILT	TOTAL UNITS	UNIT MIX	UNIT SF	PR./UNIT	PR./SF
1	202 W SAN YSIDRO BLVD	92173	1987	92	2 Bed/1 Bath	900	\$2,275	\$2.53
2	2264 SMYTHE AVE	92173	-	15	2 Bed/1 Bath	750	\$2,750	\$3.67
3	561 W SAN YSIDRO BLVD	92173	1987	224	2 Bed/1 Bath	800	\$2,580	\$3.23
4	561 W SAN YSIDRO BLVD	92173	1987	224	3 Bed/2 Bath	1,000	\$2,870	\$2.87
5	127 AVENDIA DE LA MADRID	92173	-	-	3 Bed/2 Bath	960	\$3,990	\$4.16

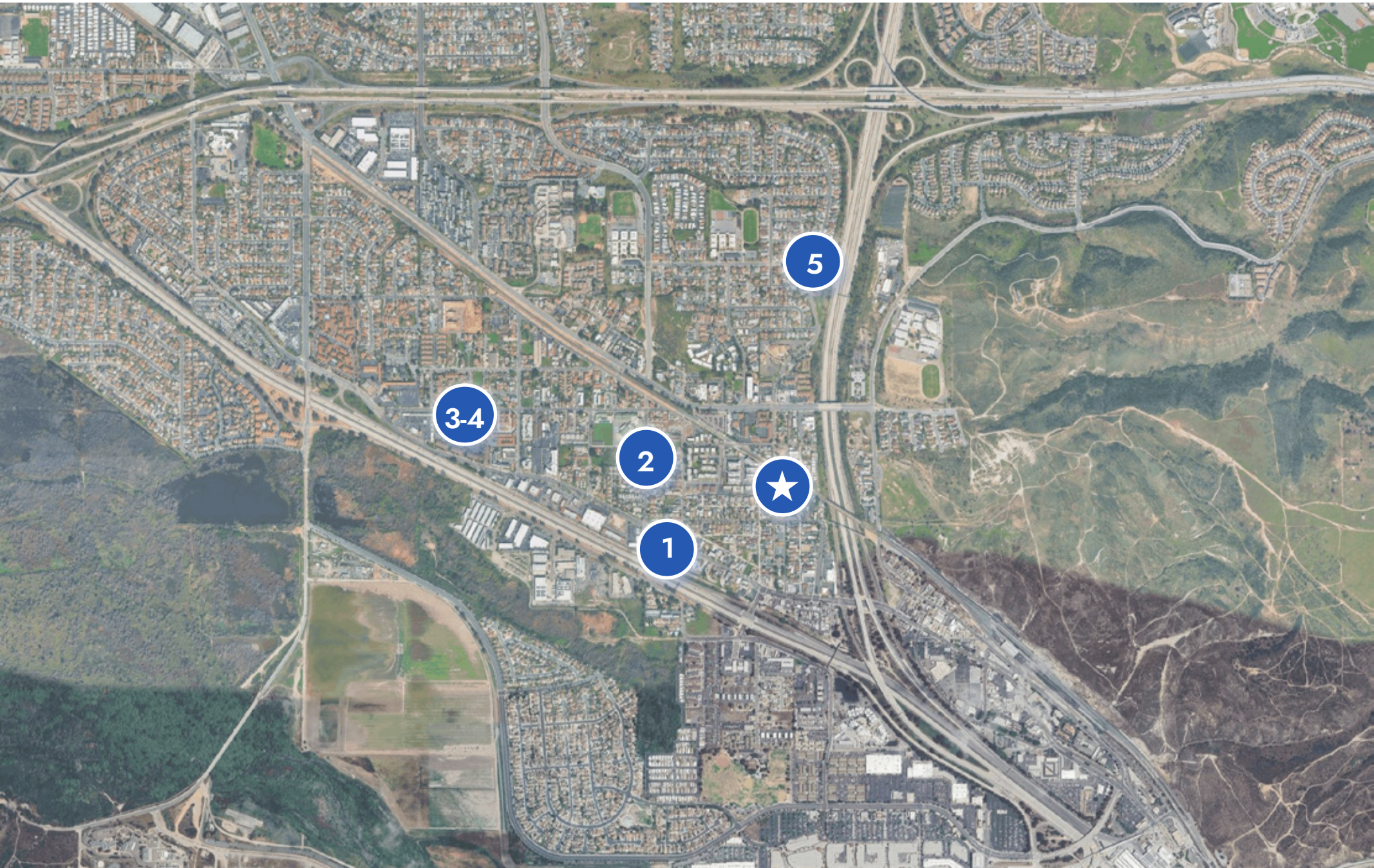
AVERAGES

882 SF

\$2,893

\$3.29







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SAN DIEGO

12230 EL CAMINO REAL #200
SAN DIEGO CA 92130