

630 N JUNIPER STREET Escondido, CA 92025



2025 CONSTRUCTION | 4 UNITS | 2 BED, 2 BATH EACH | 10,018 SQ FT LOT

Overview



Price: \$2,149,000

Property Type: Residential Multifamily

No. Units: 4

Building size: 3,784 SF

No. Stories: 2

Lot Size: 10,018 SF

Year Built: 2025

Parking Spaces: 8

Parking Ratio: 2.11/1,000 SF

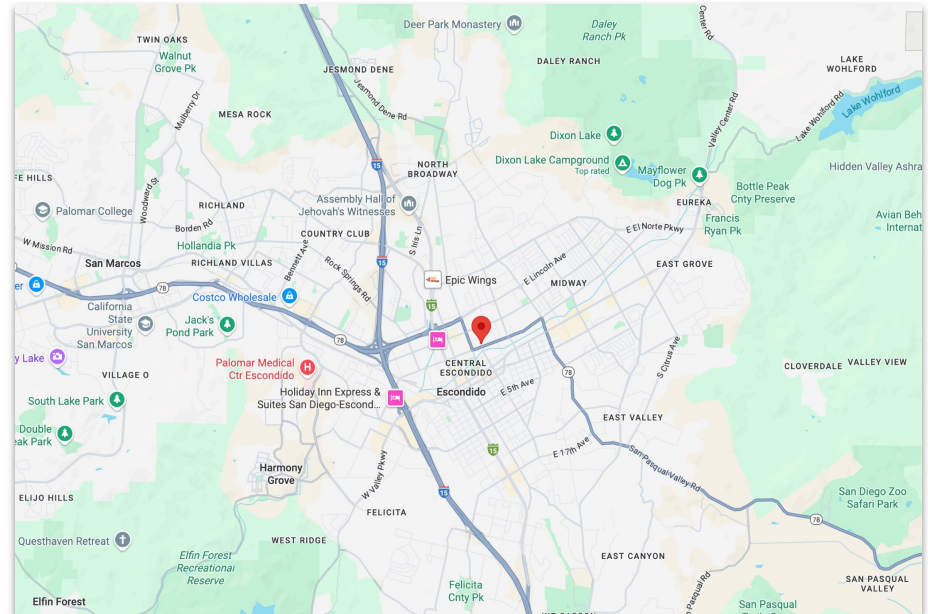
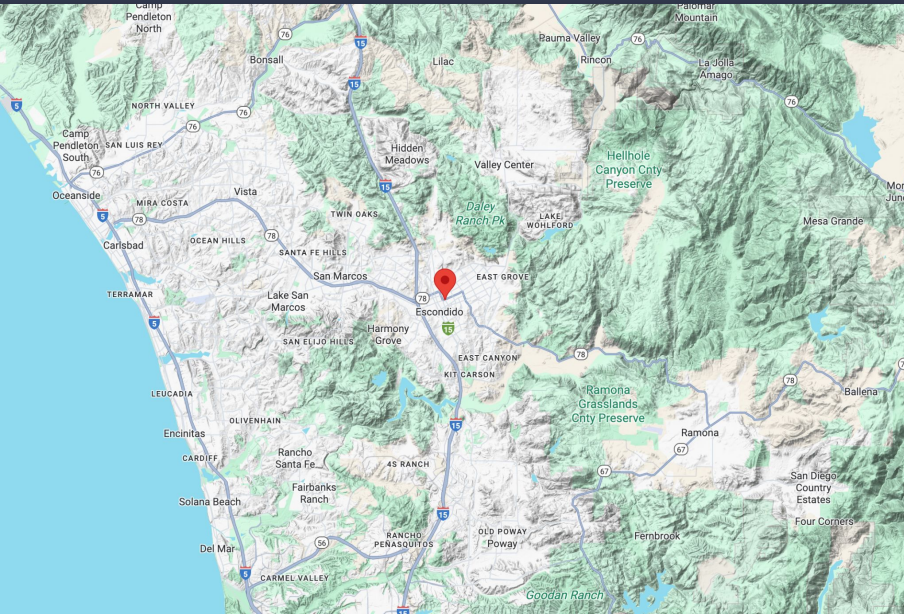
APN: 229-220-07-00

Walk Score: 92 (Walker's Paradise)

Transit Score: 47 (Some Transit)

Location

630 N Juniper St is located near downtown in Central Escondido. It's a few blocks away from highways 78 and 15, which offer easy access west to the Pacific ocean, south to San Diego, Temecula to the north and San Pasqual Valley to the east. There are many local amenities such as the San Diego Zoo & Safari Park, universities, rec centers, parks, restaurants, breweries and more!



Highlights



General:

- 4 units, 2 bed/ 2 bath, approx 946 sq ft each
- Fully leased
- Tenants pay extra \$50/mo each for water
- 8 parking spaces with 4 steel covered carports (1 ADA compliant)
- Upstairs units have large balconies and downstairs have patios

Interior features:

- Milgard windows, recessed lighting and 9' & 10' ceilings
- Oversized 8' & 9' interior doors
- Central heat & AC and tankless water heaters
- Full size washer & dryers in-unit
- Large, private outdoor storage closet
- Stainless steel appliances

Unit Mix



Rent Roll & Proforma

<u>Unit</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq Ft</u>	<u>Actual Rent</u>	<u>Market Rent</u>
624 N Juniper St	2	2	946	\$ 2,750/mo	\$3,000/mo
626 N Juniper St	2	2	946	\$ 2,750/mo	\$3,000/mo
628 N Juniper St	2	2	946	\$ 2,800/mo	\$3,000/mo
630 N Juniper St	2	2	946	\$ 2,800/mo	\$3,000/mo
Total (4)	8	8	3,784	\$11,100/mo	\$12,000/mo
Other income (water)				\$ 200/mo	\$ 200/mo
Total income				\$11,300/mo	\$12,200/mo

Summary



Income & Expenses

<u>Item</u>	<u>Total Monthly</u>	<u>Total Annual</u>	<u>%</u>
Rent	\$11,100	\$ 133,200	100.00%
- less vacancy:	\$ 333	\$ 3,996	3.00%
+ other income:	<u>\$ 200</u>	<u>\$ 2,400</u>	
Gross operating income	\$10,967	\$ 131,604	98.80%
Est. Property tax (1.14%)	\$ 2,042	\$ 24,498	18.39%
Operating expenses:	<u>\$ 1,422</u>	<u>\$ 17,064</u>	12.81%
Total expenses:	\$ 3,464	\$ 41,562	31.20%
NOI:	\$ 7,503	\$ 90,042	67.59%

Price: \$2,149,000 | Cap Rate: 4.19% | GRM: 16.14



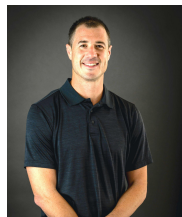




Contact



For more info contact:



Joe Smylie, Realtor
619.573.5839
josephsmylie@firstteam.com
DRE #01844159



Saeid Ghorbani, Realtor
619.564.9005
saeidghorbani@firstteam.com
DRE #02084457

First Team Real Estate | Smylie-Ghorbani Group
12501 Seal Beach Blvd #100 | Seal Beach, CA 90740

FIRSTTEAM®
COMMERCIAL

This map shows the Escondido area in California. Key features include:

- Highways:** I-15 (San Diego Freeway) running vertically through the center, and I-78 (San Marcos Road) running horizontally across the middle.
- Neighborhoods:** Country Club (top left), Vineyard (bottom left), Central Escondido (center), South Boulevard (bottom center), East Valley (bottom right), and Midway (top right).
- Streets:** Numerous local streets are labeled, including W El Norte Pkwy, E El Norte Pkwy, N El Norte Pkwy, E Mission Ave, E Washington Ave, E Grand Ave, E 2nd Ave, E 5th Ave, E 9th Ave, W 9th Ave, W Mission Rd, W Park Rd, W Valley Pkwy, N Valley Pkwy, N Lincoln Ave, N Rose St, N Midway Dr, S Midway Dr, S Rose St, S Citrus Ave, S Orange Ave, S San Marcos Rd, S San Pasqual Ave, S San Juan Ave, S San Felipe Ave, S San Marcos Ave, S San Juan Ave, S San Felipe Ave, S San Marcos Ave, S San Juan Ave, S San Felipe Ave, S San Marcos Ave.
- Landmarks:** A green shield with the number 16 is located near the center of the map.
- Other Features:** A blue line representing a waterway or canal runs through the eastern part of the map.

Broker/Agents are not inspectors and cannot guarantee accuracy of permits, square footage, lot size, zoning, rent control, use codes, schools, HOA information and/or other information concerning the condition or features of the property provided by the seller or obtained from public records. Agent strongly recommends Buyer to verify all systems including but not limited to, appliances, plumbing, sewer/septic, roof, taxes, schools, permits, easements, square footage and lot size, possible noise from traffic, aircraft and watercraft activities, appliances, neighbors and any other factors that may affect the property.