

THE BEVERLY HILLS ESTATES

ESTATE OF MIND



**3736** MISSISSIPPI ST  
SAN DIEGO, CA 92104



## PROPERTY SUMMARY

Presenting a premier investment opportunity in the highly sought-after North Park area. Just three blocks from Morley Field, this property offers tenants convenient access to a variety of amenities, including tennis courts, a dog park, and Balboa Park's expansive athletic facilities—all within walking distance.

This 4,710-square-foot, six-unit building is an ideal acquisition for multifamily investors, featuring spacious, well-designed units that attract quality tenants. The property's strategic North Park location ensures proximity to popular local attractions and conveniences, enhancing its rental appeal.

With strong income potential and desirable unit features, this property stands as a compelling opportunity for investors looking to expand their multifamily real estate portfolio in one of San Diego's most in-demand neighborhoods.

---

## OFFERING SUMMARY

Listing Price: \$3,199,000

Building Size: 4,710 square foot

Lot Size: 7,013 square foot

Number of Units: 6

Price / SF: \$679.40

Cap Rate: 5.19%

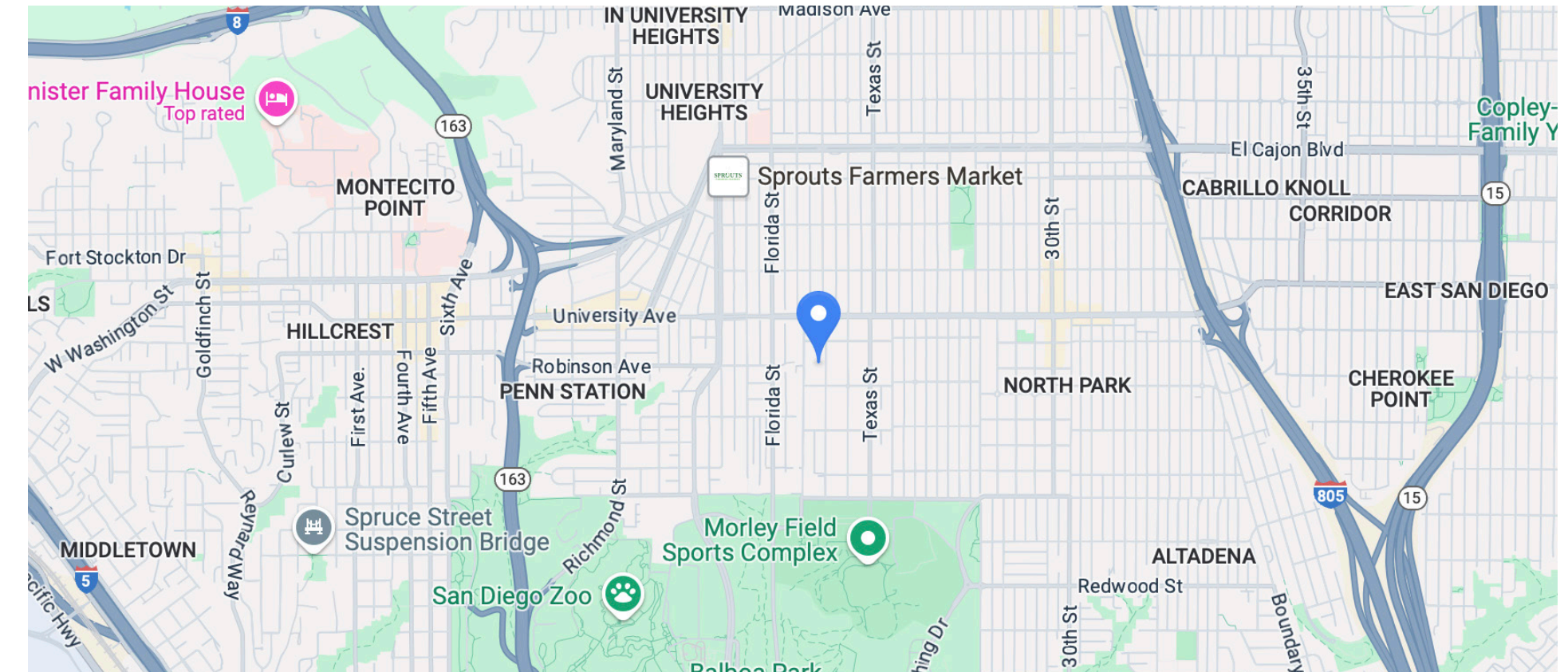
NOI: \$165,596

Market: North Park



## LOCATION DESCRIPTION

Explore the vibrant surroundings of this property, located in the heart of North Park—one of San Diego's trendiest and most dynamic neighborhoods. North Park offers a unique blend of art, culture, and commerce, creating an attractive environment for investors. The thriving local business scene, popular dining spots such as The Smoking Goat, Urban Solace, and Tribute Pizza, and diverse leisure options like the Observatory North Park and nearby Balboa Park, all contribute to the area's energetic atmosphere. North Park's creative spirit, combined with its central location, makes it a prime destination for office building investors seeking a property in a neighborhood with strong character and significant growth potential.



# FINANCIAL SUMMARY

INVESTMENT OVERVIEW		PROFORMA
Price	\$3,199,000	
Price per SF	\$679.40	
Price per Unit	\$533,333.16	
GRM	16.9	15.67
Cap Rate	5.19%	4.62%

OPERATING DATA		PROFORMA
Gross Scheduled Income	\$189,120	\$204,240
Vacancy Cost		
Gross Income	\$189,120	\$204,240
Operating Expenses	\$23,188	\$56,441
Net Operating Income	\$165,596	\$154,799

# INCOME & EXPENSES

INCOME SUMMARY		PROFORMA
Vacancy Cost		

EXPENSES SUMMARY		PROFORMA
Gas & Electric	\$1,920	\$1,920
Water & Sewer	\$4,021	\$4,021
Landscaping	\$0	\$500
Trash Removal	\$1,500	\$1,500
Pest Control	\$288	\$288
Maintenance	\$3,000	\$3,000
Management (Off Site)	\$0	\$8,800
Insurance	\$3,000	\$3,000
Taxes	\$9,247	\$42,500
OPERATING EXPENSES	\$23,188	\$56,441

# UNIT MIX SUMMARY

UNIT TYPE	BEDS	BATH	RENT	MARKET RENT
1 BED 1 BATH	1	1	\$2,275	\$2,300
1 BED 1 BATH	1	1	\$1,925	\$2,300
2 BED 1 BATH	2	1	\$2,650	\$3,150
2 BED 1 BATH	2	1	\$2,560	\$3,150
2 BED 1 BATH	2	1	\$2,850	\$3,150
3 BED 2 BATH	3	2	\$3,500	\$3,875

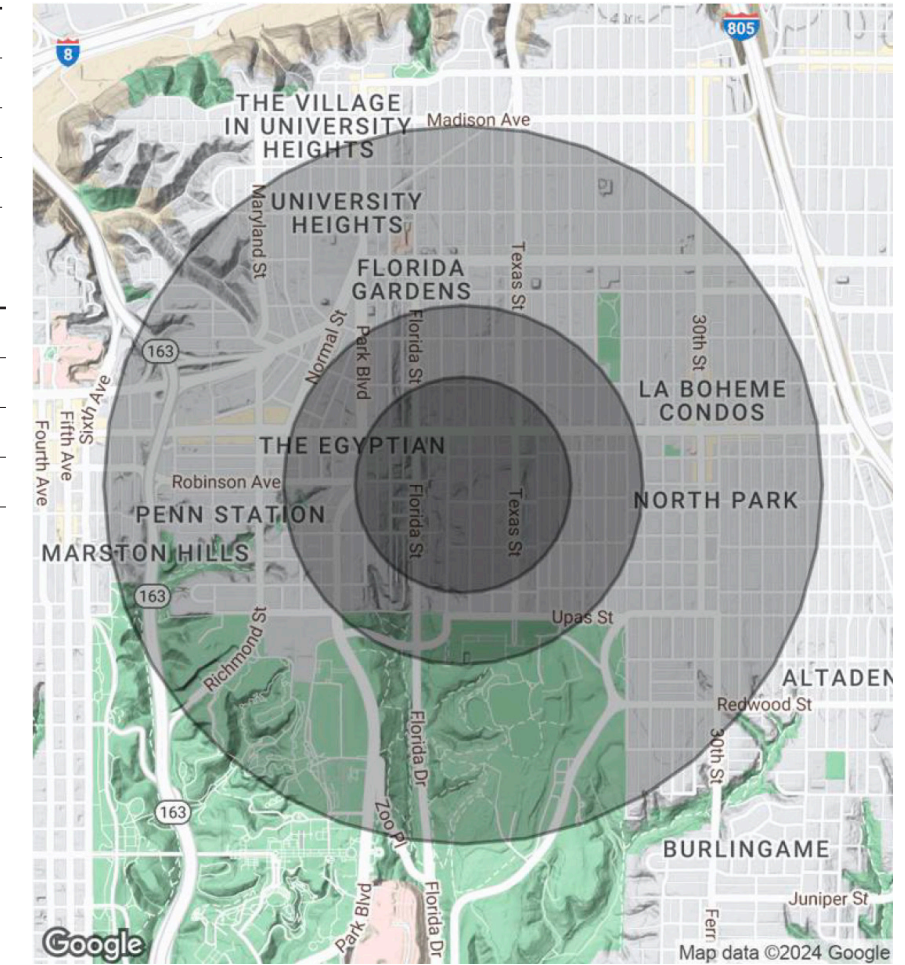


\*RENDERINGS SHOWN

# DEMOGRAPHICS & MAP REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,468	15,951	36,301
Average Age	42	42	41
Average Age (Male)	43	42	41
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,574	9,119	20,322
# of Persons per HH	1.7	1.7	1.8
Average HH Income	\$105,193	\$107,008	\$112,214
Average Home Value	\$902,543	\$990,293	\$984,252



# SALES COMPARABLES



4080 32nd St  
San Diego, CA 92104

PRICE \$3,700,000 BUILDING SIZE 5,000 sqft  
LOT SIZE 10,487 sqft NO. UNITS 5  
CAP RATE -



4052 Iowa St  
San Diego, CA 92104

PRICE \$3,200,000 BUILDING SIZE 6,271 sqft  
LOT SIZE 6,970 sqft NO. UNITS 7  
CAP RATE 3.20%



3776 Villa Terr  
San Diego, CA 92104

PRICE \$2,980,000 BUILDING SIZE 5,315 sqft  
LOT SIZE 6,229 sqft NO. UNITS 9  
CAP RATE 4.0%

# SALES COMPARABLES



3935 Centre St  
San Diego, CA 92104

PRICE \$2,900,000 BUILDING SIZE 4,834 sqft  
LOT SIZE 12,632 sqft NO. UNITS 9  
CAP RATE 3.0%



4170 Texas St  
San Diego, CA 92104

PRICE \$2,900,000 BUILDING SIZE 5,224 sqft  
LOT SIZE 6,098 sqft NO. UNITS 7  
CAP RATE -



3746 Florida St  
San Diego, CA 92104

PRICE \$2,850,000 BUILDING SIZE 5,057 sqft  
LOT SIZE 10,019 sqft NO. UNITS 7  
CAP RATE 3.01%



DENNIS DEWALT

323.774.3315

dewalt@thebeverlyhillsestates.com

DRE 02116703



THE BEVERLY HILLS ESTATES

ESTATE OF MIND

BRANDON MENESES

561.674.1733

meneses@thebeverlyhillsestates.com

DRE 02112187

310.626.4248 | THEWILLIAMSESTATES.COM | DRE 0216121