4 BED 2.5 BATH HOME WITH THREE 2 BED 1 BATH UNITS PLUS 4 GARAGES!

1558-1564 EBERS STREET
SAN DIEGO, CA 92107

$3,500,000

CAPITAL
REAL ESTATE VENTURES INC

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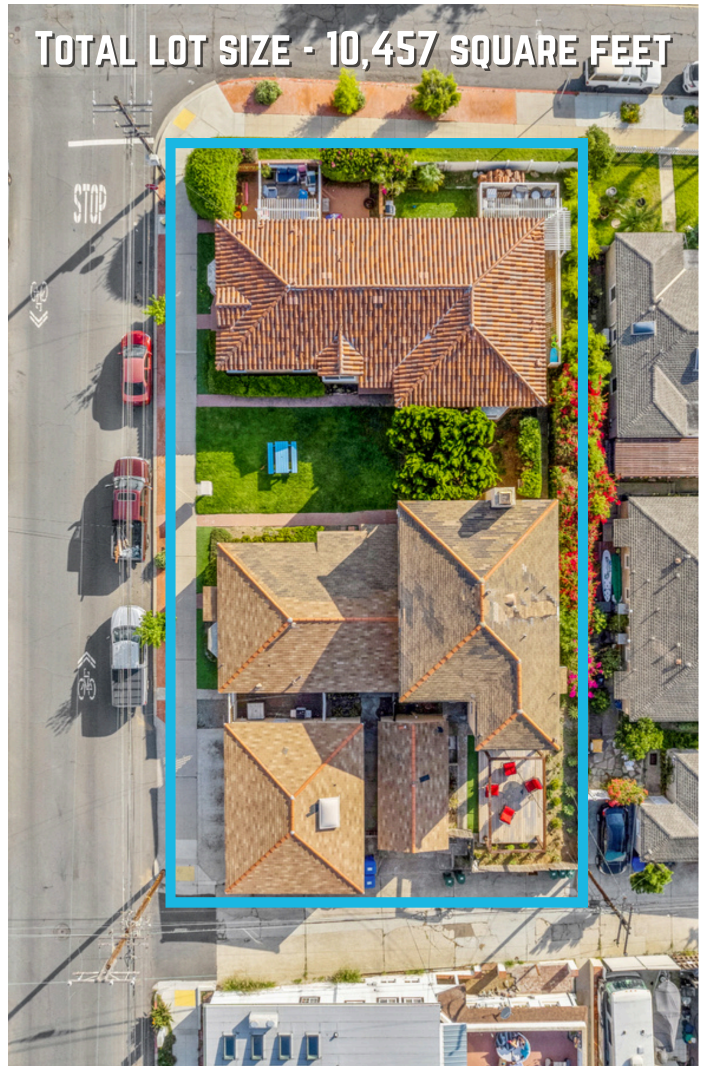

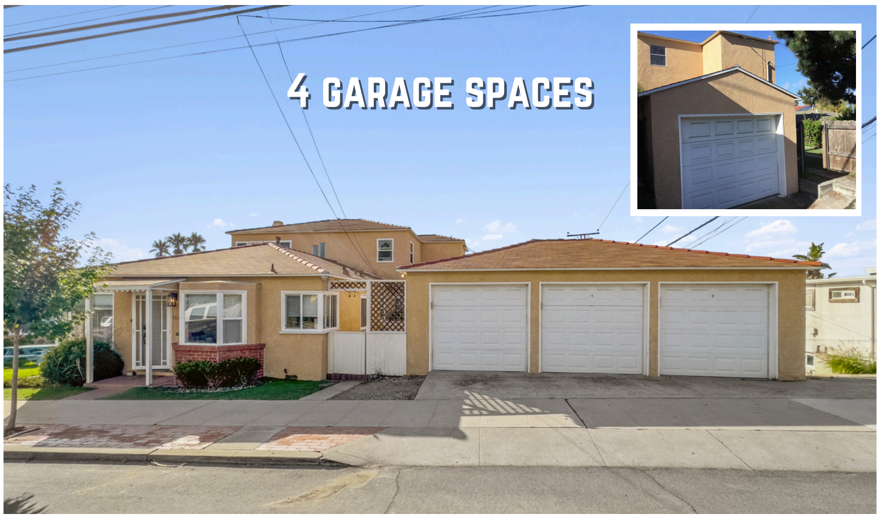

HIGHLIGHTS

- **High demand beach rental market -small vacancy factor**
- **Four units in total**
  - **Three spacious 2 bed | 1 bath units**
  - **One 4 bed | 2.5 bath House**
- **All units have private garages, exclusive-use outdoor patio spaces, and in-unit washer/dryer**
- **Ocean views from three of the units**
- **Dual pane windows, hardwood floors in most units, excellently maintained**
- **flexibility of investment options: long term leases, short term vacation rentals, owner user potential**
- **Development opportunity for lot-line adjustments to build three single-family homes**

This exceptional 2-Story Single Family beach home property includes 3- 2/1 units and is situated in the burgeoning Ocean Beach community of San Diego. This property boasts a prime location just a block and a half from the ocean. Its proximity to downtown, San Diego International Airport, and the renowned surf break at Sunset Cliffs makes it highly sought-after by both tenants and investors.

Ocean Beach exudes a laid-back yet vibrant atmosphere, with a diverse array of trendy restaurants, coffee shops, cultural events, farmers markets, and boutique stores offering something for everyone. Embracing a classic Southern California beach lifestyle, this property presents an enticing investment opportunity in a thriving and dynamic neighborhood.

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4 Beds | 2.5 Bath | 1,928 Sq. Ft. | 1-Car Garage | Private yard | Ocean Views

Unit 1562

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4 Beds | 2.5 Bath | 1,928 Sq. Ft. | 1-Car Garage | Private yard | Ocean Views

Unit 1562

Fully Renovated Kitchen

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4 Beds | 2.5 Bath | 1,928 Sq. Ft. | 1-Car Garage | Private yard | Ocean Views

Unit 1562


NATURAL LIGHTING


OCEAN VIEWS


Modern finishes


PRIVATE PATIO

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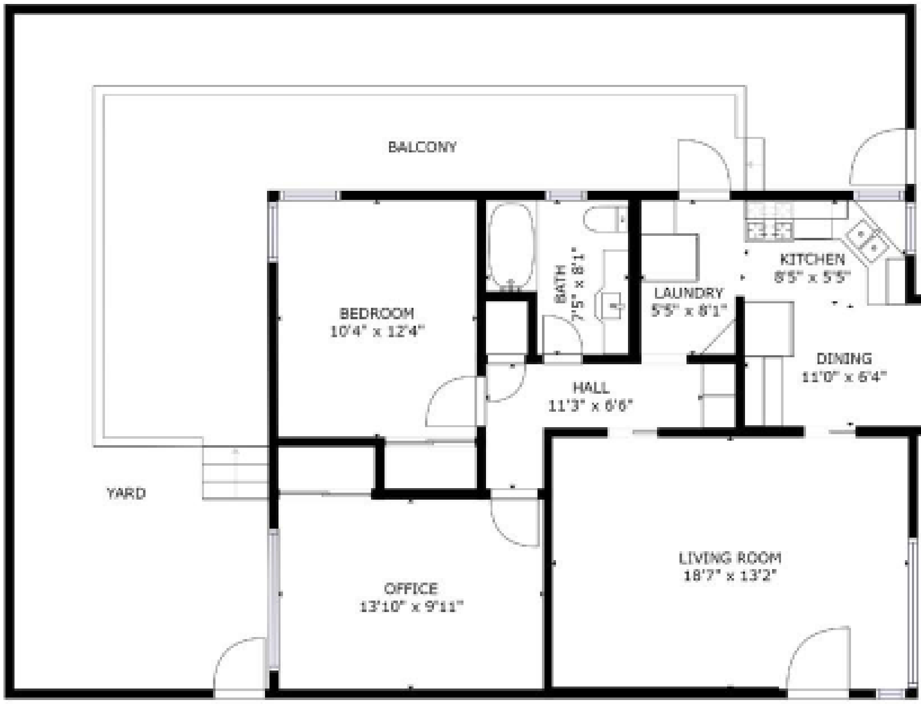
2 Beds | 1 Bath | 849 Sq. Ft. | 1-Car Garage | Private yard and balcony w/ ocean views

Unit 1560



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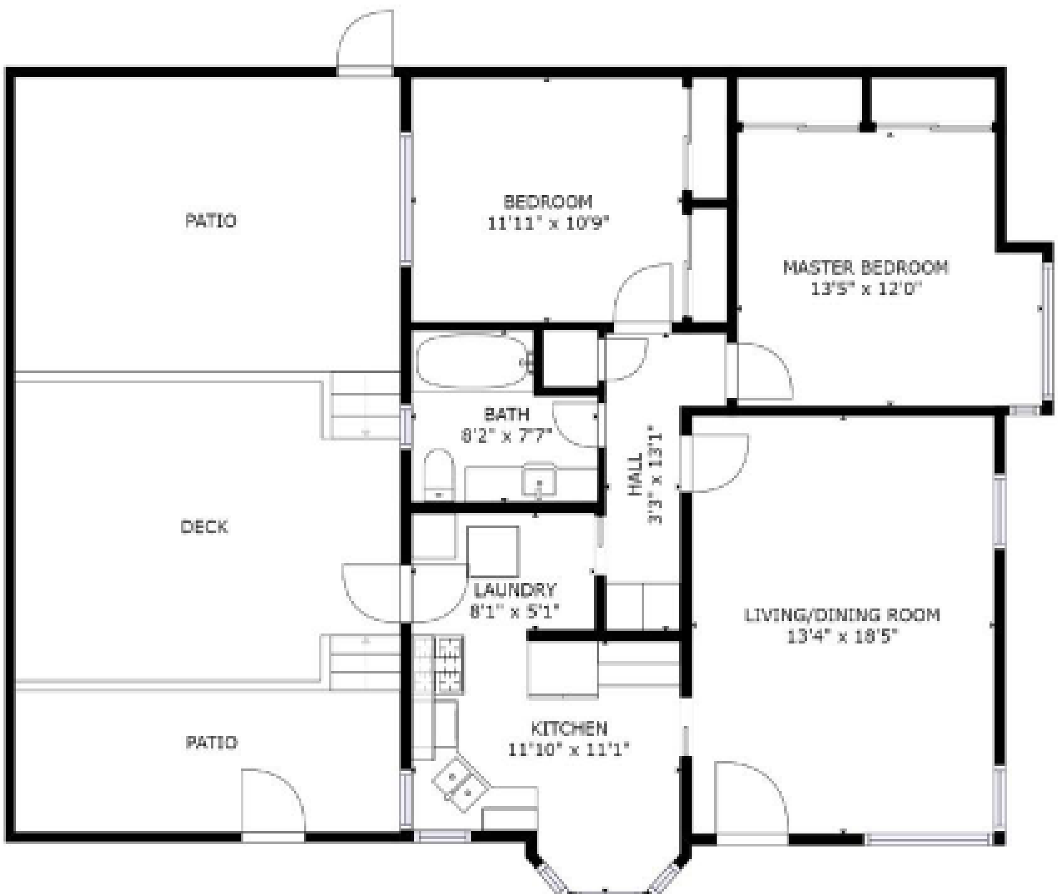
2 Beds | 1 Bath | 881 Sq. Ft. | 1-Car Garage | Private Patio | Ocean Views

Unit 1558



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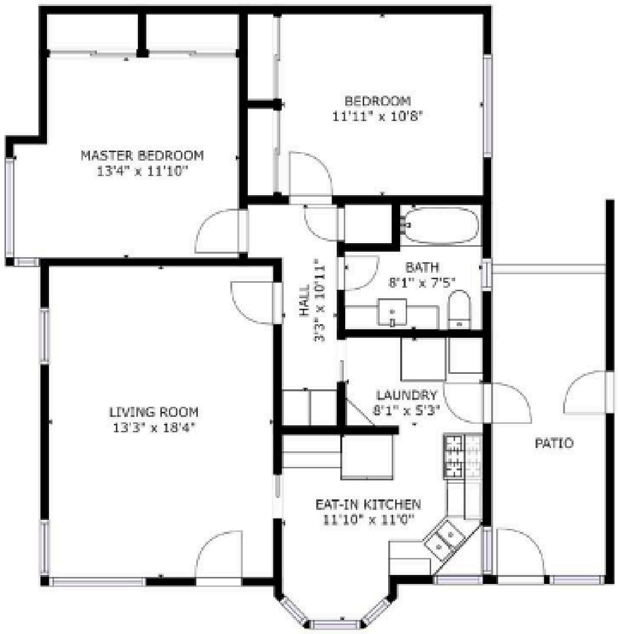
2 Beds | 1 Bath | 880 Sq. Ft. | 1-Car Attached Garage | Private Patio

Unit 1564



RENT ROLL

UNIT	LEASE TERM	BEDS/BATHS	SIZE (SQ. FT.)	CURRENT RENT/MO.
1558 EBERS ST	07/01/2025 - MTM	2/1	881	$4500
1560 EBERS ST	04/01/2026 - 03/31/2027	2/1	849	$4500
1562 EBERS ST	07/24/2025 - MTM	4/2.5	1928	$7500
1564 EBERS ST	MTM	2/1	880	$4300
TOTALS				$20,800

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Spectacular Investment Opportunity

Cash Flow Analysis

FINANCIAL ANALYSIS*	LONG TERM TENANCY (CURRENT)
GROSS MONTHLY INCOME	$20,800
GROSS ANNUAL INCOME	$249,600
PROFORMA VACANCY 2%	$4,992
GROSS OPERATING INCOME	$244,608
INSURANCE*	$5,418
LANDSCAPING	$3,060
MAINTENANCE R&M	$4,200
PROPERTY MANAGEMENT	$6,000
SDGE HOUSE METER	$153
WATER*	$4,500
PROPERTY TAXES PROFORMA*	$43,750
PEST CONTROL	$696
TOTAL ANNUAL EXPENSES	$67,777
NET OPERATING INCOME	$176,831
CAP RATE | GROSS RENT MULTI.	5.05% | 14.30%

*NOTES FOR INCOME

- TAXES BASED UPON TAX RATE OF 1.25% X PURCHASE PRICE
- INSURANCE PER 2025 BILL
- WATER & SEWER ANNUALIZED
- SDGE BASED OFF 5 MONTH ANNUALIZED

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Investor insight

San Diego's high cost of living is actually helping apartment owners. Home prices passed $1 million, making it hard for many people to afford buying a house in 2025. At the same time, apartments are almost fully rented, even though rents are near record highs.
Because of this:

- Demand for apartments is strong across all price levels.
- People looking for more affordable options (Class C apartments) are moving to East and North County cities, and neighborhoods just south and east of Downtown. These areas will continue to have very low vacancy.
- People with higher incomes who still can't afford to buy homes will rent higher-end apartments (Class A and B), keeping those markets strong too.
- New, large apartment buildings are mostly being built in the suburbs, not Downtown — which means the few new buildings in Downtown will likely be in high demand.

San Diego remains a popular place for real estate investors, even though it's one of the most expensive cities to invest in. In 2025, it's expected to stay strong thanks to stable housing conditions.

- Investors looking for trendy, high-demand neighborhoods will focus on areas like North Park near Balboa Park and Pacific Beach — even though prices are high.
- Cities like El Cajon, Escondido, and National City are also attractive because they've had very low vacancy rates for over 10 years.
- Areas in the northern part of San Diego and along Highway 78 are becoming more appealing too, as they currently have fewer vacancies than usual.

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CRITICAL FACTS FOR INVESTORS

High Rental Demand, Low Vacancy:
Ocean Beach benefits from consistently strong demand due to its beachside location and limited housing inventory. Vacancy rates in OB often sit below San Diego's already-tight citywide average, making it a landlord-friendly submarket.

Tight Housing Supply:
Zoning restrictions, local resistance to overdevelopment, and the neighborhood's strong preservationist culture keep new construction limited — preserving property values and reducing supply-side competition.

High Rent Growth Potential:
Rents in Ocean Beach are above the county average due to walkability, proximity to the beach, and desirable lifestyle. Class B/C properties offer value-add upside through renovations, as tenants pay premiums for upgraded units near the coast.

Popular Among Young Professionals & Remote Workers:
The OB lifestyle appeals to millennials, Gen Z renters, and digital nomads who prioritize proximity to surf, bars, coffee shops, and the creative scene. This drives steady turnover and rent elasticity.

Walkability & Amenities Drive Tenant Retention:
Ocean Beach boasts a high Walk Score, with easy access to restaurants, bars, yoga studios, groceries, and public transit. Tenants often stay longer due to lifestyle convenience, reducing turnover costs.

Renter Mentality Dominates:
With median home prices far exceeding $1M, homeownership is out of reach for many, reinforcing long-term renter demand. The lifestyle and affordability gap fuel consistent multifamily occupancy.

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