



MULTI-FAMILY
RESIDENTIAL
OPPORTUNITY

FOR SALE

5738 MEADE AVENUE
SAN DIEGO, CA 92115

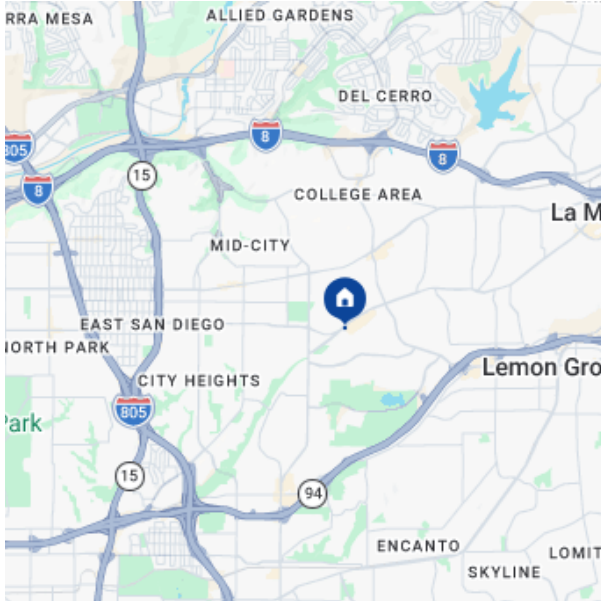
APN: 472-092-13-00



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EXECUTIVE SUMMARY

PALISADE COMMERCIAL REALTY IS PLEASED TO PRESENT 5738 MEADE AVENUE, SAN DIEGO, CALIFORNIA 92115.

EXCELLENT OPPORTUNITY FOR AN INVESTOR OR OWNER-OCCUPANT TO ACQUIRE A PRIME MULTI-FAMILY PROPERTY IN THE HIGHLY DESIRABLE COLLEGE AREA, CONVENIENTLY LOCATED NEAR SHOPPING, SCHOOLS, AND MAJOR FREEWAYS. THIS WELL-MAINTAINED AND RECENTLY RENOVATED PROPERTY OFFERS THREE SEPARATE LIVING SPACES, INCLUDING A SPACIOUS FOUR-BEDROOM, TWO-BATHROOM UNIT, A COMFORTABLE TWO-BEDROOM, ONE-BATHROOM UNIT, AND A FUNCTIONAL STUDIO IDEAL FOR GENERATING ADDITIONAL RENTAL INCOME. THE PROPERTY ALSO FEATURES A TWO-CAR GARAGE AND HAS BEEN THOUGHTFULLY UPDATED, MAKING IT MOVE-IN READY AND EASY TO LEASE. THIS IS AN OUTSTANDING OPPORTUNITY FOR INVESTORS SEEKING A STABLE, INCOME-PRODUCING ASSET OR FOR AN OWNER-OCCUPANT LOOKING TO OFFSET LIVING EXPENSES WITH RENTAL INCOME.



PROPERTY OVERVIEW

5738 MEADE AVENUE | SAN DIEGO, CA 92115



DWELLING SIZE:

2,182 SQ. FT.

LOT SIZE:

5,861 SQ. FT.

TOTAL UNITS:

3 RESIDENTIAL UNITS



LOCATION

LOCATED IN SAN DIEGO, CALIFORNIA



APNS AND ACREAGE

APN: 472-092-13-00

DWELLING: APPROX. 2,182 SQ. FT.



UNIT MIX

4 BED 2 BATH

2 BED 1 BATH

STUDIO



5738 MEADE AVENUE
4 BED 2 BATH



4420 58TH STREET
2 BED 1 BATH



5738 MEADE AVE #A
STUDIO



RENT ROLL

5738 MEADE AVENUE | SAN DIEGO, CA 92115

5738 Meade Avenue, San Diego, CA 92115							
Unit #	Tenant	Start Date	End Date	Rent Monthly	Security Deposit	Utilities	Notes
5738 Meade Avenue 4bd 2ba	2 adults	5/24/2025	5/31/2026	\$ 3,950	\$ 3,000	Tenant	Utilities in tenants name. Current tenants intend to vacate at the end of their lease.
5738 Meade Ave #A Studio	Vacant			\$1,700 Previous Lease		Tenant	Vacant as of May 1, 2026. On the market for rent.
4420 58th Street 2bd 1ba	2 adults 1 child	9/1/2025	8/31/2026	\$ 2,800	\$ 2,800	Tenant	San Diego Housing Commission currently pays \$1,491 and tenant pays \$1,309. Per lease, tenant is responsible for all rent less actual amount paid by SDHC. Utilities in landlord's name, but billed to tenant. Tenant pays their pro-rata share based upon number of adults occupying studio and 2bd unit.
			Totals	\$ 8,450	\$ 5,800		

FINANCIALS

5738 MEADE AVE | SAN DIEGO, CA 92115

LTM Profit and Loss

Rental Income	\$	101,400
Property Taxes*	\$	15,222
Insurance	\$	4,803
Water	\$	-
Gas & Electric	\$	-
Trash**	\$	523
Landscaping	\$	-
Pest Control	\$	-
Repairs & Maintenance***	\$	1,851
TOTAL EXPENSES (22%)	\$	22,399
Net Operating Income	\$	79,001

Pro Forma Profit and Loss

Rental Income	\$	104,400
Property Taxes*	\$	18,129
Insurance	\$	5,000
Water	\$	-
Gas & Electric	\$	-
Trash**	\$	1,234
Landscaping	\$	-
Pest Control	\$	-
Repairs & Maintenance***	\$	2,400
TOTAL EXPENSES (25.6%)	\$	26,763
Net Operating Income	\$	77,637

Unlevered Cap Rate **5.45%**
GRM **14.29x**

Unlevered Cap Rate **5.36%**
GRM **13.88x**

*at assessed value of \$1,181,000

**billed through City of San Diego property taxes

***excludes capital improvements

*at purchase price of \$1,449,000

**billed through City of San Diego property taxes

***excludes capital improvements



FOR MORE INFORMATION CONTACT

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DISCLAIMER STATEMENT

5738 MEADE AVENUE | SAN DIEGO, CA 92115

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