

The Mara 9 Units North Park

4341 Texas St.
San Diego CA 92104



HIGHLIGHTS:

- » PRICE IMPROVEMENT: \$3,050,000
- » Turn Key renovated 9 units in the heart of North Park
- » Features 3 (3br-2ba) & 6 (1br-1ba) with 2 (2 car garages)
- » Off Street parking for 11 cars plus 2 double car garages
- » Potential ADU's- convert garages off the alley
- » Interior renovations include entire kitchens and bathrooms
- » Solid rental history and CURRENT rent levels



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	44,219	261,068	565,229
2026 Average HH Income	\$114,261	\$122,202	\$120,889

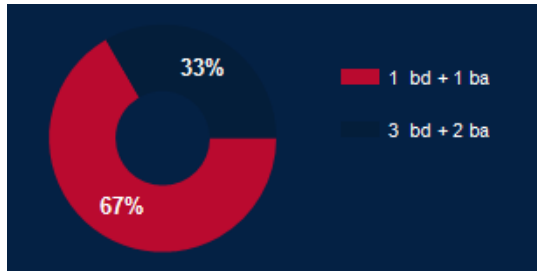
Exclusively Marketed by:

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Unit Mix	# Units	Square Feet	Actual		
			Current Rent	Rent PSF	Monthly Income
3 bd + 2 ba	3	0	\$3,263	\$0.00	\$9,788
1 bd + 1 ba	6	0	\$1,850	\$0.00	\$11,100
Totals/Averages	9	0	\$2,321	\$0.00	\$20,888



PROPERTY SUMMARY

Number of Units	9
Building SF	5,392
Land SF	7,033
Year Built	1987
Year Renovated	2024
Number of Parking Spaces	11 space + 2 (2) car garages

INVESTMENT SUMMARY

Price	\$3,050,000
Price PSF	\$565.65
Occupancy	100%
NOI (CURRENT)	\$164,837
NOI (Pro Forma)	\$181,577
CAP RATE (CURRENT)	5.40%
CAP RATE (Pro Forma)	5.95%
GRM (CURRENT)	12.10
GRM (Pro Forma)	11.35



INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$252,000	\$268,740
Effective Gross Income	\$252,000	\$268,740
Less Expenses	\$87,163 34.58%	\$87,163 32.43%
Net Operating Income	\$164,837	\$181,577

EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$38,468	\$4,274	\$38,468	\$4,274
Insurance	\$3,444	\$383	\$3,444	\$383
Management Fee (\$)	\$14,590	\$1,621	\$14,590	\$1,621
Repairs & Maintenance	\$12,497	\$1,389	\$12,497	\$1,389
Water / Sewer	\$2,100	\$233	\$2,100	\$233
Administration	\$7,842	\$871	\$7,842	\$871
Utilities	\$266	\$30	\$266	\$30
Other Expenses	\$4,512	\$501	\$4,512	\$501
Trash	\$3,444	\$383	\$3,444	\$383
Total Operating Expense	\$87,163	\$9,685	\$87,163	\$9,685
Expense / SF	\$16.17		\$16.17	
% of EGI	34.58%		32.43%	