



SAN DIEGO'S LEADING REAL ESTATE AGENCY AND INCOME BROKERAGE FIRM SINCE 1982



3 UNITS - 418 W IVY STREET, SAN DIEGO CA 92101



EXCLUSIVELY LISTED BY

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01 PROPERTY OVERVIEW

02 KEY HIGHLIGHTS

03 IRREPLACEABLE LOCATION

04 INVESTMENT SUMMARY

05 DEMOGRAPHICS & CMA
REPORT

06 CONFIDENTIALITY &
DISCLOSURE

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TABLE OF CONTENTS



01 PROPERTY OVERVIEW

THE OFFERING

418 W IVY STREET, SAN DIEGO CA 92101

BEAUTIFULLY REMODELED SINGLE FAMILY HOME + 2 UNITS IN THE HEART OF BANKERS HILL AND LITTLE ITALY!

No expense spared in this tastefully remodeled 1917 craftsman home! Boasting a walk score of 95 new owners will enjoy being within walking distance to world class destinations such as **Balboa Park, San Diego Waterfront Park + San Diego Harbor, the USS Midway, and of course Little Italy** and the infamous Little Italy Mercato! Plenty of outdoor living space with a front porch, back deck with harbor views, exterior “man cave” and dining area, storage shed, and private courtyard for the rear building which hosts two stacked studio units – perfect for extended family, additional rental income or short term rentals. Watch the Fourth of July Big Bay Boom from the back deck!

The front home has **3 tandem parking spaces** and has been upgraded with high end finishes including engineered hardwood floors, vintage brass fixtures, dual pane windows, new roof, upgraded plumbing and electrical, new water heaters and upgraded foundation and retaining wall.

Currently set up as a vacation rental, the new owners have the opportunity to purchase furnished and continue renting short term. The two studios have averaged **\$8,707** in monthly income, peaking in July at \$11,725.





02

SUMMARY OF BENEFITS



KEY

HIGHLIGHTS

- ✓ 2 fully mature and producing avocado trees (37 year old trees)
- ✓ Fully Mature and producing Seville Orange tree
- ✓ Front of home adorned with 2 healthy and mature Jacaranda trees.
- ✓ Digital locks throughout the home and Schlage Smart Locks (connect automatically to Airbnb) installed on the Studio units
- ✓ Built in 180 degree big screen TV mount (85" TV can transfer with purchase)
- ✓ Direct sunset views to the West, Downtown views to the South
- ✓ San Diego Bay views from the laundry room and deck
- ✓ Custom wood vent hood (1 of a kind) and professional grade gas range
- ✓ In Cabinet outlets in the kitchen and bathroom
- ✓ Fully automated sprinkler system
- ✓ Custom built shed hidden below deck

MAJOR REPAIRS

This was not a fix-and-flip. In addition to being thoughtfully and professionally designed — featuring Moroccan brass fixtures and real stone countertops — the owners invested heavily in the non-cosmetic improvements that ensure long-term health of the property.

Major capital improvements have already been completed, including a brand-new roof with **new plywood, 100% new HVAC, foundation repairs with 14 leveling jacks installed**, and repairs to the retaining wall bordering the lower neighboring property.

With all major systems addressed, this is a property that can be purchased with confidence, without concern for deferred maintenance or hidden repairs.

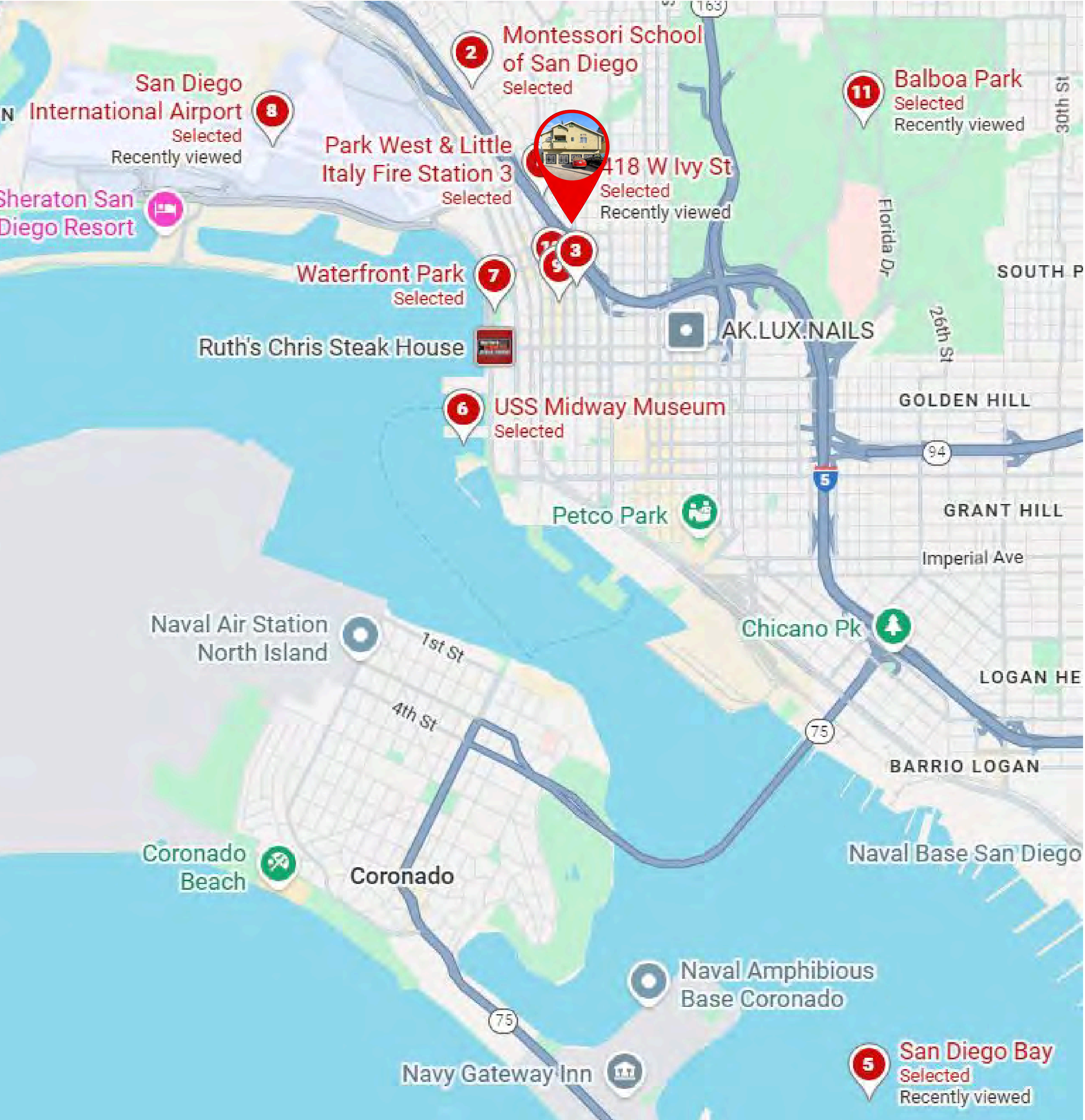
UNIT SUMMARY

Sale Price	Units	Rentable Sq Ft	Lot Size	Year built
\$2,200,000	3	1,620	4,165	2017



03

IRREPLACEABLE LOCATION



IRREPLACEABLE LOCATION

418 W Ivy Street occupies one of San Diego's most coveted urban addresses, nestled within the heart of the 92101 zip code just steps from the vibrant core of downtown. This location offers unparalleled access to a mix of dynamic neighborhoods from the culinary and cultural buzz of Little Italy to the historic charm of **Bankers Hill** and the entertainment, employment, and transit hubs of the Civic Core and Columbia districts. With major transit connections such as the County Center/Little Italy trolley station minutes away and easy access to **San Diego's waterfront, parks, and freeways**, this site benefits from both exceptional walkability and connectivity that few other infill sites can match.

What truly makes this location irreplaceable is its urban context, a blend of high-demand residential, cultural, and commercial uses that sustains strong long-term fundamentals. Residents and future tenants enjoy world-class **dining, boutique shopping, weekend farmers markets, and abundant green space**, all within a walkable radius, while employers and businesses are drawn to the same centrality and energy. This combination creates a rare downtown environment where everyday living, work, and lifestyle amenities converge, a quality of place that is increasingly difficult to replicate as infill development in San Diego's core becomes more constrained.



LIFESTYLE

Living at 418 W Ivy Street places you in the vibrant heart of Downtown San Diego's 92101, a walkable urban lifestyle where work, culture, dining, entertainment, and community intersect. Residents enjoy easy access to **world-class restaurants, cafés, and rooftop lounges** in Little Italy and the nearby Gaslamp Quarter, where historic streets meet modern culinary and nightlife scenes, and the weekly Little Italy Mercato farmers market adds weekend energy and local flavor to daily life. The area also offers abundant cultural attractions, from Petco Park and theaters to scenic waterfront parks and the Embarcadero, making it a dynamic location for both everyday living and social experiences. Whether strolling to brunch, biking along the bay, or enjoying craft cocktails with friends, this address embodies the coastal California urban lifestyle that draws food lovers, professionals, and culture enthusiasts alike.





EMPLOYMENT

The area continues to attract employers and support local workforce growth through established institutions and emerging commercial nodes. A mix of **legal, real estate, hospitality, and corporate office** positions are regularly available within walking distance of the property, while nearby developments and organizations, including partnerships aimed at enhancing downtown's economic vitality and innovative projects in research and technology further stimulate employment activity in and around this central San Diego corridor.





04 INVESTMENT SUMMARY

INVESTMENT SUMMARY

LONG TERM RENTAL INCOME

Estimated Average Monthly Income Analysis						
No.	Floor Plan	SqFt.	Rent	Total	Proforma	Total
1	3BR/2BA SFR		\$5,500	\$5,500	\$6,089	\$6,089
1	Studio		\$2,158	\$2,158	\$2,263	\$2,263
1	Studio		\$2,158	\$2,158	\$2,263	\$2,263
3			Actual	\$9,816	Market	\$10,615
	Garage Income		\$0	\$0		\$0
	Laundry Income (Leased)		\$0	\$0		\$0
	Other Income		\$0	\$0		\$0
	Total Monthly Other Income		\$0	\$0		\$0
	Total Rental & Other Income			\$9,816		\$10,615
Estimated Operating Expenses						
			Actual		Proforma	
	Mgt-Off Site		\$0	Mgt-Off Site	\$0	
	Mgt-On Site		\$0	Mgt-On Site	\$0	
	Gas & Elec.		\$900	Gas & Elec.	\$900	
	Wrt & Swr		\$1,800	Wrt & Swr	\$1,800	
	Landscaping		\$360	Landscaping	\$360	
	Trash		\$540	Trash	\$540	
	Pest Control		\$144	Pest Control	\$144	
	Maintenance		\$1,500	Maintenance	\$1,500	
	Miscellaneous		\$300	Miscellaneous	\$300	
	Insurance		\$3,000	Insurance	\$3,000	
	Taxes		\$27,500	Taxes	\$27,500	
	Turnover Costs		\$450	Turnover Costs	\$450	
	Pool		\$0	Pool	\$0	
	Reserves		\$750	Reserves	\$750	
	Total		\$37,244	Total	\$37,244	
	Total Per Est Sq Ft:		\$22.99	Total Per Est Sq Ft:	\$22.99	
	Total Per Unit:		\$12,415	Total Per Unit:	\$12,415	
	Total Per GSI:		32%	Total Per GSI:	29%	

SHORT TERM RENTAL INCOME

Estimated Average Monthly Income Analysis						
No.	Floor Plan	SqFt.	Rent	Total	Proforma	Total
1	3BR/2BA SFR		\$10,000	\$10,000	\$12,712	\$12,712
1	Studio		\$3,500	\$3,500	\$4,500	\$4,500
1	Studio		\$3,500	\$3,500	\$4,500	\$4,500
3			Actual	\$17,000	Market	\$21,712
	Garage Income		\$0	\$0		\$0
	Laundry Income (Leased)		\$0	\$0		\$0
	Other Income		\$0	\$0		\$0
	Total Monthly Other Income		\$0	\$0		\$0
	Total Rental & Other Income			\$17,000		\$21,712
Estimated Operating Expenses						
			Actual		Proforma	
	Mgt-Off Site		\$0	Mgt-Off Site	\$0	
	Mgt-On Site		\$0	Mgt-On Site	\$0	
	Gas & Elec.		\$900	Gas & Elec.	\$900	
	Wrt & Swr		\$1,800	Wrt & Swr	\$1,800	
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	Taxes		\$27,500	Taxes	\$27,500	
	Turnover Costs		\$450	Turnover Costs	\$450	
	Pool		\$0	Pool	\$0	
	Reserves		\$750	Reserves	\$750	
	Total		\$37,244	Total	\$37,244	
	Total Per Est Sq Ft:		\$22.99	Total Per Est Sq Ft:	\$22.99	
	Total Per Unit:		\$12,415	Total Per Unit:	\$12,415	
	Total Per GSI:		18%	Total Per GSI:	14%	

INVESTMENT SUMMARY

LONG TERM RENTAL INCOME

Annual Operating Proforma		
	Actual	Proforma
Gross Rental Income	\$117,792	\$127,380
Plus Other Income	\$0	\$0
Gross Scheduled Income	\$117,792	\$127,380
Less: Vacancy Factor	\$0	\$0
Gross Operating Income	\$117,792	\$127,380
Less: Operating Expenses	\$37,244	\$37,244
Net Operating Income	\$80,548	\$90,136
Less: First TD Payments	(\$73,534)	(\$73,534)
PITI Monthly Payment	\$8,669	\$8,669
Pre-Tax Cash Flow	\$7,014	\$16,602
Cash On Cash Return	0.58%	1.37%
Principal Reduction	\$11,492	\$11,492
Total Potential Return	1.5%	2.3%
Acquisition Costs	\$0	\$0
Financing Costs	\$0	\$0
Down Payment	\$1,210,000	\$1,210,000
Total 1st Year Cost	\$1,210,000	\$1,210,000

Financing Information			
Down Payment	55.00%	Amount	\$1,210,000
Interest Rate	6.30%		
# of Years Amortized Over	30		
Proposed Loan	0	Amount	\$990,000
Loan Points	0%		
Other Loan Costs	\$0		
Debt Coverage Ratio	Current 1.10	Market	1.23

SHORT TERM RENTAL INCOME

Annual Operating Proforma		
	Actual	Proforma
Gross Rental Income	\$204,000	\$260,544
Plus Other Income	\$0	\$0
Gross Scheduled Income	\$204,000	\$260,544
Less: Vacancy Factor	\$0	\$0
Gross Operating Income	\$204,000	\$260,544
Less: Operating Expenses	\$37,244	\$37,244
Net Operating Income	\$166,756	\$223,300
Less: First TD Payments	(\$122,557)	(\$122,557)
PITI Monthly Payment	\$12,755	\$12,755
Pre-Tax Cash Flow	\$44,199	\$100,743
Cash On Cash Return	8.04%	18.32%
Principal Reduction	\$19,153	\$19,153
Total Potential Return	11.5%	21.8%
Acquisition Costs	\$0	\$0
Financing Costs	\$0	\$0
Down Payment	\$550,000	\$550,000
Total 1st Year Cost	\$550,000	\$550,000

Financing Information			
Down Payment	25.00%	Amount	\$550,000
Interest Rate	6.30%		
# of Years Amortized Over	30		
Proposed Loan	0	Amount	\$1,650,000
Loan Points	0%		
Other Loan Costs	\$0		
Debt Coverage Ratio	Current 1.36	Market	1.82

SHORT TERM RENTAL OVERVIEW

All three units are legally permitted for short-term rental use, offering rare flexibility in today's regulatory environment. For the past two years, the owners have successfully lived in the front home while operating the two studio units as short-term rentals, without disruption or overlap. The studios feature a private entrance with limited visibility to the main residence, allowing for privacy on both sides. This setup creates an ideal opportunity for an owner-occupant seeking supplemental income, or for an investor looking to short-term rent all three units with confidence.

Earnings

You made
\$11,725.05 in July 2025

Year in review

You earned **\$80,686.59** in 2025.



Monthly earnings

Month	Gross earnings	Total (USD)
January	\$7,940.28	\$7,704.99
February	\$6,500.84	\$6,185.82
March	\$9,098.10 <i>Both Suites Rented</i>	\$8,692.15
April	\$8,925.21	\$7,831.45
May	\$9,237.88	\$8,960.74
June	\$10,321.69	\$9,852.48
July	\$12,292.83	\$11,725.05
August	\$6,597.90	\$6,399.97
September	\$2,648.00	\$2,568.56
October	\$4,255.20 <i>Only 1 Suite rented Aug-December Many weeks blocked out for visitors</i>	\$4,127.55
November	\$3,984.70	\$3,527.15
December	\$3,565.65	\$3,110.68

Summary	Gross earnings	Adjustments ⓘ	Service fee ⓘ	Tax withheld ⓘ	Total (USD)
Earnings	\$85,368.28	-\$2,123.56	-\$2,558.13	\$0.00	\$80,686.59

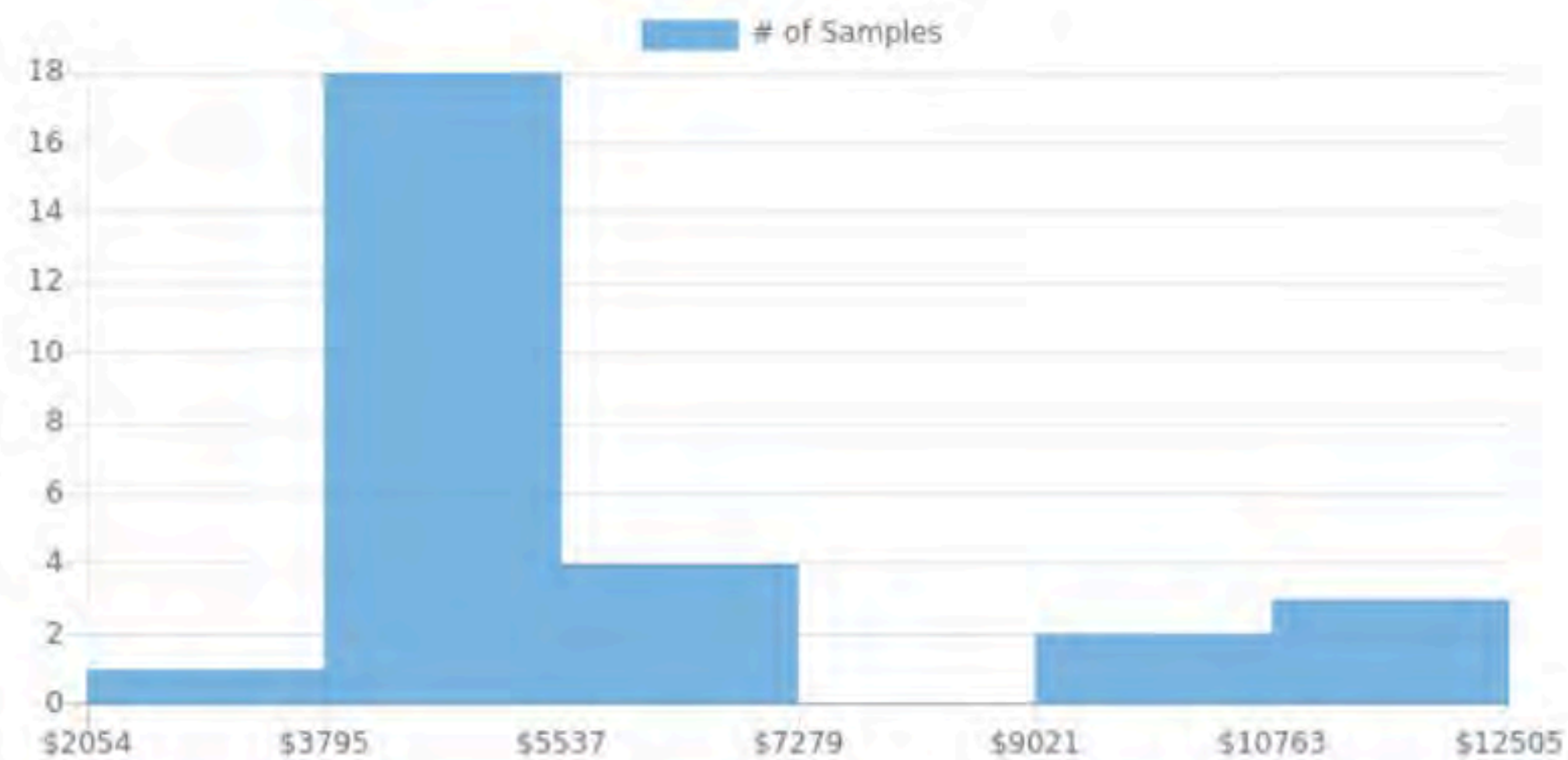
Airbnb remitted taxes: \$9,812.74 was collected from your guests and remitted to tax authorities.

Please note only one suite was rented from August-December 2025 and the owners had many weeks blocked out for visitors so January through August is most indicative of performance of both units, averaging \$8,707 per month (or \$4,353 each).

Average Rent by Bedroom Type



Rent Distribution



3 BEDROOMS RENT SURVEY

Results based on 28, 3-bedroom, 1 1/2 or more bath rentals seen within 3 months in a 2.00 mile radius.

Unit Type	Sample Size	Sample Min	Sample Max	Sample Median
3 Bedroom	28	\$2,054	\$12,500	\$5,042

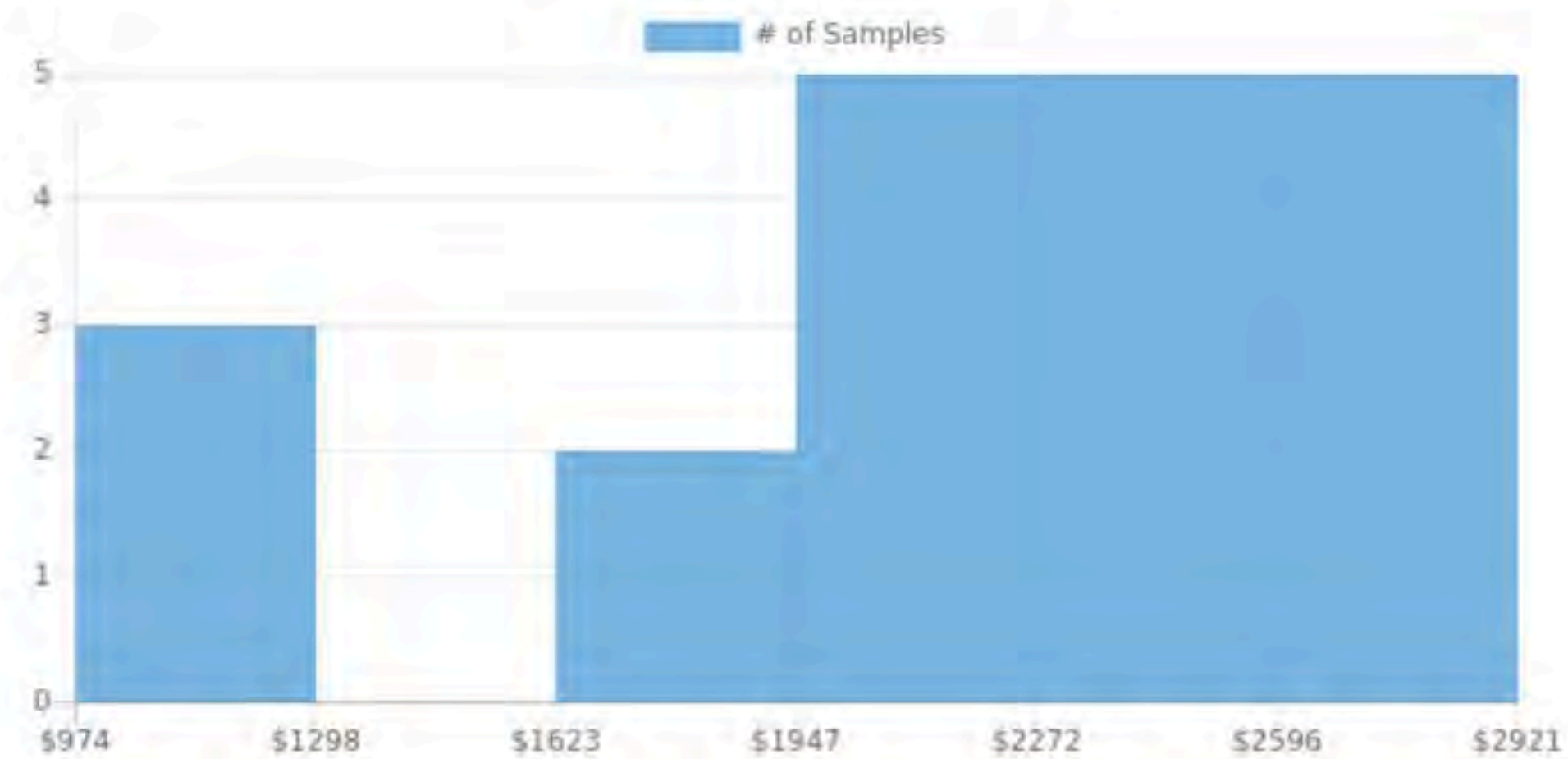
Historical Trend Line



Average Rent by Bedroom Type



Rent Distribution

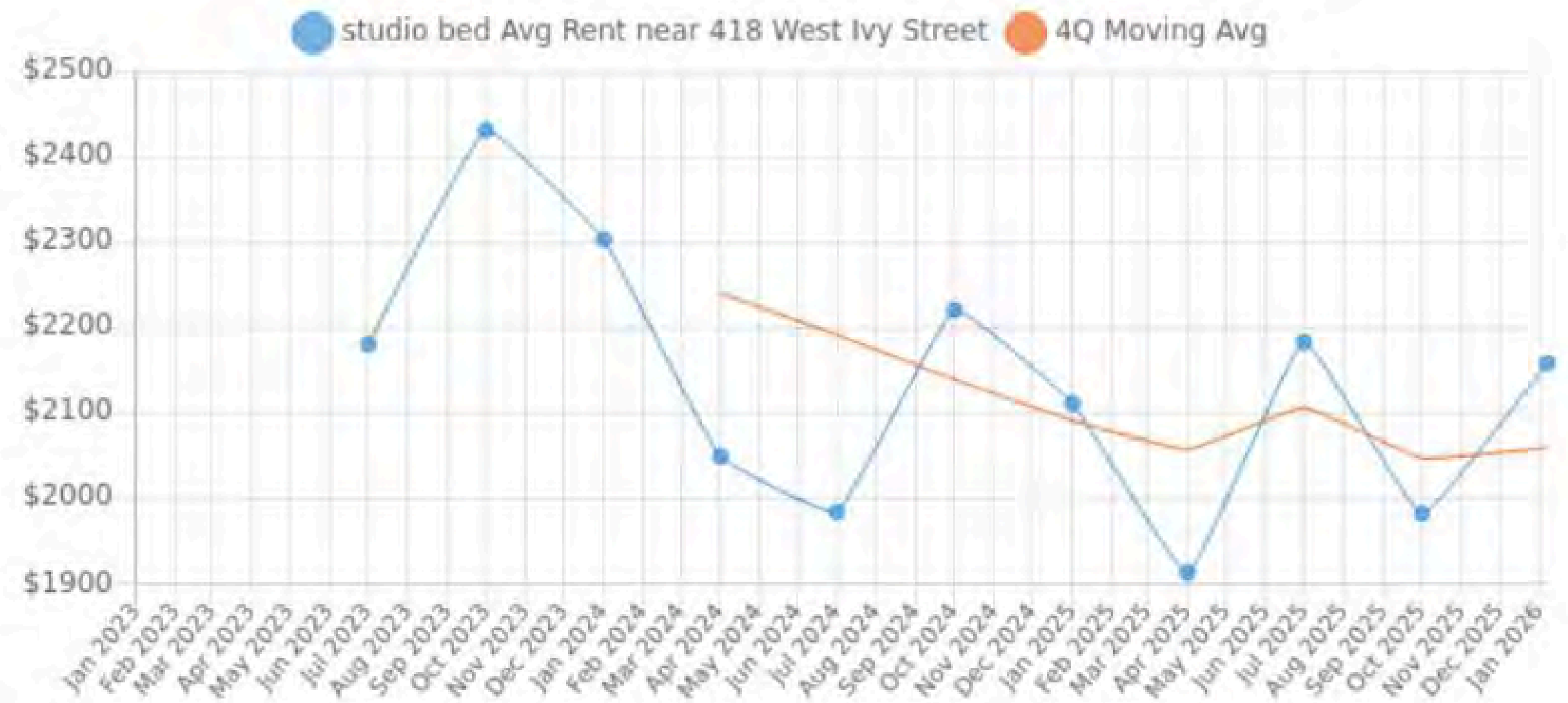


STUDIO BEDROOM RENT SURVEY

Results based on 20, studio bedroom, rentals seen within 3 months in a 1.50 mile radius.

Unit Type	Sample Size	Sample Min	Sample Max	Sample Median
Studio bedroom	20	\$974	\$2,916	\$2,263

Historical Trend Line





05

DEMOGRAPHICS & CMA REPORT



418 W IVY STREET, SAN DIEGO CA 92101

DEMOGRAPHICS & EMPLOYMENT

418 W Ivy Street is located, is a densely populated and highly urban neighborhood with roughly 48,000 residents and a median age in the mid-30s, reflecting a mix of young professionals and established adults in the prime working ages. The area's population is diverse, with a majority identifying as White, followed by significant Hispanic and Asian communities, and nearly one in five residents is foreign born, suggesting both local appeal and broader regional draw. Educational attainment is strong, with over half of adults holding a bachelor's degree or higher, supporting a skilled and educated workforce attracted to downtown living and employment opportunities.

Economically, the neighborhood reflects higher income levels relative to broader regional averages, with median household income near \$90,000 + and a large share of residents employed in white-collar and professional roles, underscoring downtown's role as both a residential and commercial hub. The area's urban profile also features a high proportion of single and non-family households, limited numbers of children under 18, and significant mobility as people move in and out of downtown residences—typical of vibrant city centers where work, lifestyle, and living converge.

418 W IVY STREET, SAN DIEGO CA 92101

CMA REPORT

High

LP: \$2,600,000

SP: \$2,450,000

Low

LP: \$1,980,000

SP: \$1,920,000

Average

LP: \$2,313,750

SP: \$2,173,750

Median

LP: \$2,337,500

SP: \$2,162,500

2-4 Units - Sold

Number of Properties: 4

Num	MLS #	Address	#BR1	U1 Rent	#BR2	U2 Rent	COE Date	U1 SF	U2 SF	DOM	LP	SP
1	250042129	1705-1715 Glenwood Dr	1	2,695	1	2,695	12/30/2025	550	550	59	\$1,980,000	\$1,920,000
2	250033412	1040-1042 Redwood Street	2	2,500	2	2,900	10/20/2025	-	-	110	\$2,275,000	\$2,050,000
3	250026184	3700 Third Ave	2	0	1	0	10/16/2025	1,223	592	138	\$2,400,000	\$2,275,000
4	250041050	1864 Sunset Blvd	4	0	1	0	11/14/2025	3,022	440	21	\$2,600,000	\$2,450,000
Average			2	\$1,298.75	1	\$1,398.75	-	1,598	1,598	82	\$2,313,750	\$2,313,750
Minimum			1	\$0.00	1	\$0.00	-	550	440	21	\$1,980,000	\$1,920,000
Maximum			4	\$2,695.00	2	\$2,900.00	-	3,022	592	138	\$2,600,000	\$2,450,000
Median			2	\$1,250.00	1	\$1,347.50	-	1,223	550	84	\$2,337,500	\$2,162,500





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