HIGH-PERFORMING SHORT-TERM RENTAL FOR SALE

9505 MEADOW MESA DR., ESCONDIDO, CA 92026

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Property Investment Strategies Website
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PROPERTY INVESTMENT STRATEGIES

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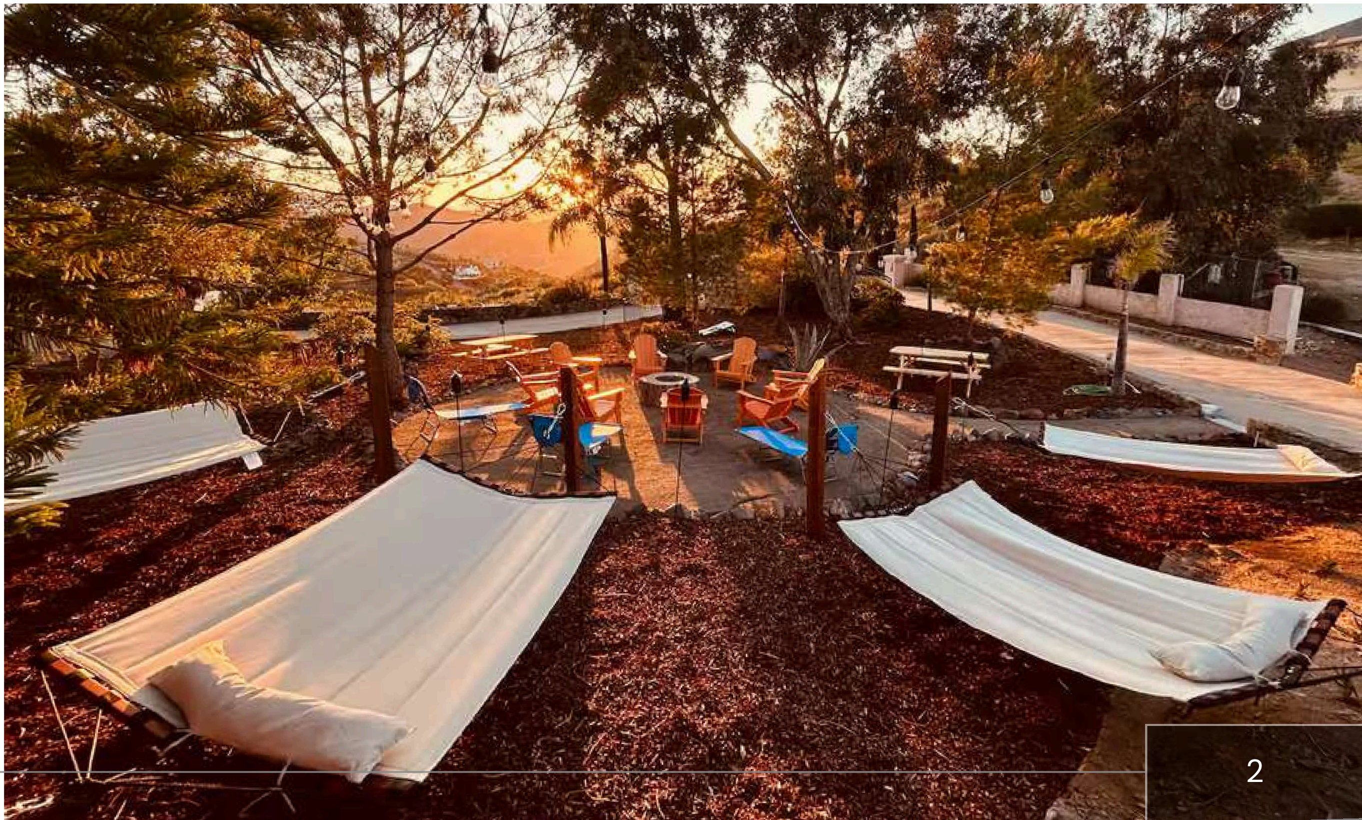
THE OFFERING

This is a compelling opportunity to acquire a fully renovated, income-generating luxury residence in Escondido, CA, offered for sale by owner. Priced at $2,249,000, which is discounted from a $2,470,000 bank backed appraisal and completed refinance in September of 2025. The property is currently operated as a high-performing short-term rental, giving a new owner the ability to step into an active income stream from day one. The existing manager—who has demonstrated strong operational performance—is available to remain in place, allowing for a seamless transition and immediate cash flow. For buyers seeking more control, the option to self-manage or implement a new strategy creates additional upside through operational optimization.

Recently upgraded in 2024, the six-bedroom, six-bathroom property sits on a 4,728-square-foot lot and features premium finishes with modern design tailored to today's rental demand. Located in a high-demand pocket of San Diego County, the asset benefits from consistent occupancy drivers and strong nightly rate potential. This offering combines near-term income with long-term appreciation in one of the most supply-constrained and historically resilient housing markets in the country—positioning investors to capture both yield and equity growth.



PROPERTY OVERVIEW

GENERAL SUMMARY

Property Type	Residential
Location	9505 Meadow Mesa Dr, Escondido, CA 92026
Lot Size	4.14 AC
GBA	4,728 SF
Bedrooms / Bath Rooms	6 Bed / 6 Bath
Year Built	Built in 1987
Year Remodeled	>$500,000 renovation in 2024
Additional Amenities	Pool, hot tub, sauna, movie theatre, game room, 360 degree view from the Pacific Ocean to the snow top mountains

PURCHASE PRICE

Asking Price	$2,249,000
Net Operating Income	$171,624
Cap Rate	7.4%
Proforma Cap Rate	8.2%
September 2025 Appraisal	$2,470,000

Airbnb Page

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INVESTMENT HIGHLIGHTS

Turnkey, Income-Producing Asset
Fully renovated and operational, the property offers immediate cash flow with no upfront capital required—allowing investors to step into a stabilized, income-generating asset from day one.

Proven Short-Term Rental Performance
Currently operating as a high-performing short-term rental with established revenue history, the asset provides in-place income with clear potential to further scale through optimized pricing, marketing, or management.

Tax-Advantaged Investment (Bonus Depreciation Potential)
Potential for significant tax savings through bonus depreciation. A cost segregation study may allow a buyer to accelerate depreciation and expense approximately 20%-35% of the purchase price in Year 1, helping to offset taxable income and enhance after-tax returns.

Lender-Validated Valuation Above Asking Price
The property was appraised at $2,470,000 in September of 2025 as part of a lender-backed refinance - providing third-party validation of value above the asking price

Compelling Yield with Upside
This investment offers an attractive going-in yield with multiple avenues to increase returns, including operational efficiencies, rate optimization, and potential repositioning strategies.

High-Growth San Diego Submarket
Located in a supply-constrained, high-demand area of San Diego County, the property benefits from strong rental demand and limited inventory—driving both consistent income and long-term value growth.

PROFIT & LOSS

Category	Item	Amount (USD)
Revenue	Rental Revenue	$302,055
	Additional Revenue	$4,810
	Cleaning Fee Revenue	$47,875
Total Revenue		**$354,740**
Expenses	Cleaning	$46,759
	Furniture and Appliances	$485
	Garden Maintenance	$3,000
	Propane	$9,288
	Management Fee	$37,757
	AT&T	$720
	Solar	$2,424
	SDGE	$13,896
	Pest Control	$2,217
	Repairs and Maintenance	$19,031
	Pool Cleaning	$5,199
	Supplies and Purchases	$8,097
	Insurance	$11,561
	Trash	$4,322
	Property Taxes	$18,360
	Water	$4,947
Total Expenses		**$188,063**
Expense Ratio		53%
NOI		**$166,677**
Asking price	**$2,249,000**	**7.4%** Cap Rate

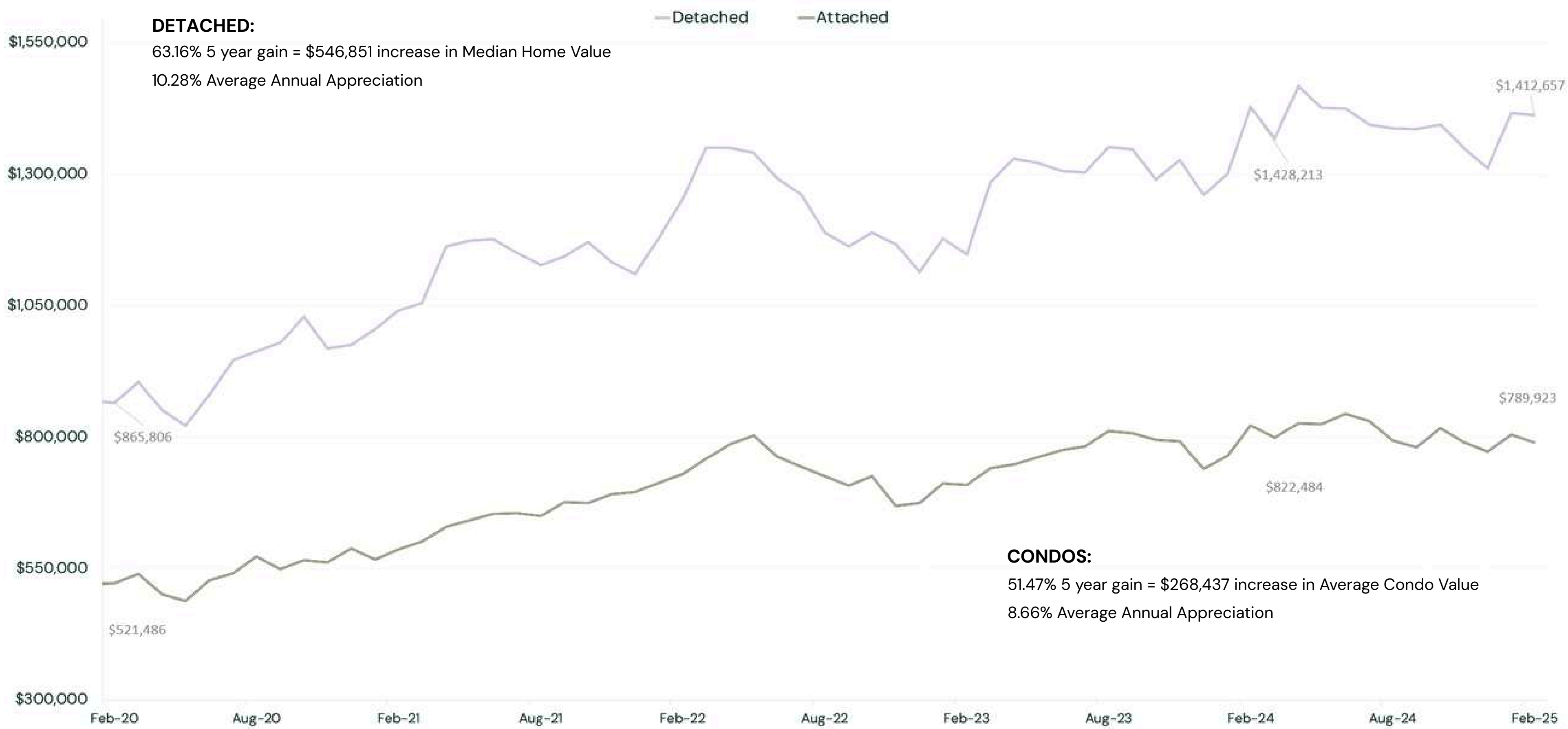
2026 PROFORMA / BUDGET

Year	Month	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Average Nightly	Revenue Potential	Occupancy	Revenue	Cleaning Fees (16%)	Total Gross Revenue
2026	January	1000	1000	1000	1000	1700	1700	1000	$1,200.00	$36,000.00	0.45	$16,200	2,592	$18,792
2026	February	1200	1200	1200	1200	1700	1700	1200	$1,342.86	$40,285.71	0.46	$18,531	2,965	$21,496
2026	March	1300	1300	1300	1300	1800	1800	1300	$1,442.86	$43,285.71	0.62	$26,837	4,294	$31,131
2026	April	1450	1450	1450	1450	1800	1800	1450	$1,550.00	$46,500.00	0.63	$29,295	4,687	$33,982
2026	May	1450	1450	1450	1450	2000	2000	1450	$1,607.14	$48,214.29	0.58	$27,964	4,474	$32,438
2026	June	1600	1600	1600	1600	2100	2100	1600	$1,742.86	$52,285.71	0.75	$39,214	6,274	$45,488
2026	July	1700	1700	1700	1700	2300	2300	1700	$1,871.43	$56,142.86	0.87	$48,844	7,815	$56,659
2026	August	1500	1500	1500	1500	2200	2200	1500	$1,700.00	$51,000.00	0.77	$39,270	6,283	$45,553
2026	September	1350	1350	1350	1350	2000	2000	1350	$1,535.71	$46,071.43	0.66	$30,407	4,865	$35,272
2026	October	1350	1350	1350	1350	2000	2000	1350	$1,535.71	$46,071.43	0.65	$29,946	4,791	$34,737
2026	November	1350	1350	1350	1350	1800	1800	1350	$1,478.57	$44,357.14	0.50	$22,179	3,645	$25,824
2026	December	1600	1600	1600	1600	2200	2200	1600	$1,771.43	$53,142.86	0.50	$26,571	4,251	$30,822
													Total	**$412,194**

Using the expense ratio from the historical P&L of 53% and adjusting for the increase of property taxes based on a $2,249,000 PP the NOI would be $185,103 for a proforma cap rate of 8.2%

SAN DIEGO COUNTY RESIDENTIAL MARKET TRENDS

Average Sales Price



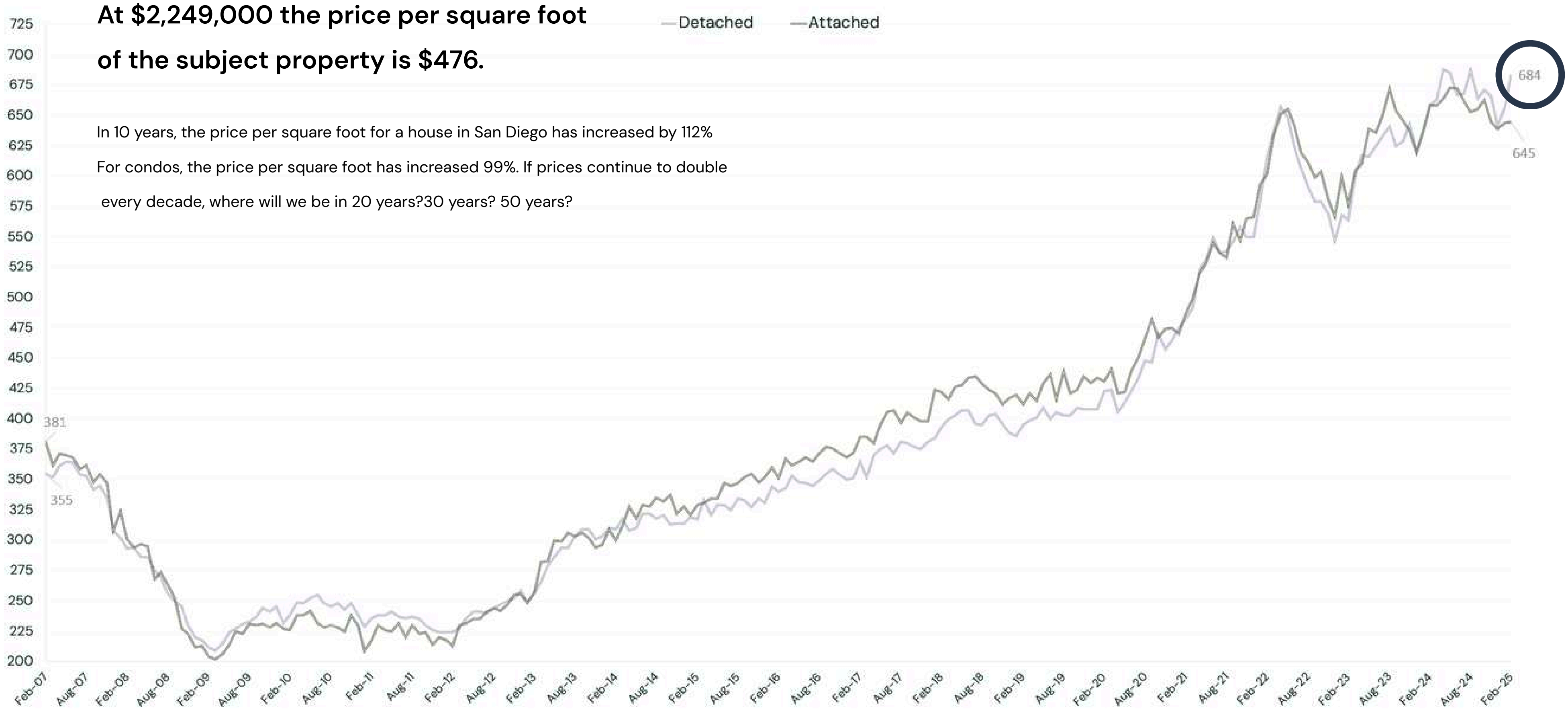
SAN DIEGO COUNTY RESIDENTIAL MARKET TRENDS

Average Price Per Square Foot

At $2,249,000 the price per square foot of the subject property is $476.

In 10 years, the price per square foot for a house in San Diego has increased by 112%

For condos, the price per square foot has increased 99%. If prices continue to double every decade, where will we be in 20 years?30 years? 50 years?



SAN DIEGO COUNTY RESIDENTIAL MARKET TRENDS

Forecast if prices double every 10 Years

YEAR	PRICE PER SQUARE	SUBJECT PROPERTY	AVERAGE SALE	MEDIAN SALE
2025	$657	$476	$1,419,373	$1,049,500
2035	$1,314	$952	$2,838,746	$2,099,000
2045	$2,628	$1,904	$5,677,492	$4,198,000
2055	$5,256	$3,808	$11,354,984	$8,396,000
2065	$10,512	$7,616	$22,709,968	$16,792,000

Forecast if only 5% appreciation Annually

YEAR	PRICE PER SQUARE	SUBJECT PROPERTY	AVERAGE SALE	MEDIAN SALE
2025	$657	$476	$1,419,373	$1,049,500
2035	$1,314	$775	$2,312,009	$1,709,525
2045	$2,628	$1,263	$3,766,019	$2,784,636
2055	$5,256	$2,057	$6,134,448	$4,535,879
2065	$10,512	$3,351	$9,992,370	$7,388,468

SALES COMPARABLES – MULTIFAMILY

AVERAGE MULTIFAMILY CAP RATE	4.7%
SUBJECT PROPERTY CAP RATE	7.4%

01 101-107 E 15TH AVE.
ESCONDIDO, CA 92025

Type	Apartments	**Sale Date**	1/9/2026
Built / Renovated	1950	**Price**	$2,600,000 ($236,364.00/Unit)
Size (% Vacant)	11 Units	**Cap Rate**	3.16% Actual

02 2222 BEAR VALLEY
ESCONDIDO, CA 92027

Type	Apartments	**Sale Date**	10/31/2025
Built / Renovated	1973 / 2022	**Price**	$1,750,000 ($350,000.00/Unit)
Size (% Vacant)	5 Units	**Cap Rate**	5.30% Actual

03 1210 S ORANGE ST.
ESCONDIDO, CA 92025

Type	Apartments	**Sale Date**	5/16/2025
Built / Renovated	1970	**Price**	$1,350,000 ($337,500.00/Unit)
Size (% Vacant)	4 Units	**Cap Rate**	3.70% Actual

SALES COMPARABLES – MULTIFAMILY

04 209 N DATE ST.
ESCONDIDO, CA 92025

Type	Apartments	**Sale Date**	7/14/2025
Built / Renovated	1957	**Price**	$1,250,000 ($416,667.00/Unit)
Size (% Vacant)	3 Units	**Cap Rate**	4.30% Actual

05 318 E WASHINGTON AVE.
ESCONDIDO, CA 92025

Type	Apartments	**Sale Date**	4/28/2025
Built / Renovated	1979 / 2017	**Price**	$1,830,000 ($305,000.00/Unit)
Size (% Vacant)	6 Units	**Cap Rate**	5.50% Actual

06 501 N FIG ST.
ESCONDIDO, CA 92025

Type	Apartments	**Sale Date**	4/16/2025
Built / Renovated	1992	**Price**	$1,750,000 ($437,500.00/Unit)
Size (% Vacant)	4 Units	**Cap Rate**	5.33% Actual

07 406-416 E 10TH AVE.
ESCONDIDO, CA 92025

Type	Apartments	**Sale Date**	12/27/2024
Built / Renovated	1966	**Price**	$2,100,000 ($300,000.00/Unit)
Size (% Vacant)	7 Units	**Cap Rate**	5.40% Actual

SALES COMPARABLES – COMMERCIAL

AVERAGE COMMERCIAL CAP RATE	**5.1%**
SUBJECT PROPERTY CAP RATE	**7.4%**

01 JACK IN THE BOX, 1430 E VALLEY PKWY.
ESCONDIDO, CA 92027

Type	Retail	**Sale Date**	11/13/2025
Built / Renovated	2006	**Price**	$2,812,000 ($1,328.92/SF)
Size (% Leased)	2,116 SF	**Cap Rate**	4.75% Actual

02 MULTI-PROPERTY SALE, 303 S ESCONDIDO BLVD.
ESCONDIDO, CA 92025

Type	Retail (Part of a Portfolio)	**Sale Date**	1/30/2025
Built / Renovated	1980	**Price**	$1,114,810 ($1,107.06/SF)
Size (% Leased)	1,007 SF (100%)	**Cap Rate**	6.30% Actual

03 507 W WASHINGTON AVE.
ESCONDIDO, CA 92025

Type	Retail	**Sale Date**	12/11/2024
Built / Renovated	2024	**Price**	$2,467,000 ($455.59/SF)
Size (% Leased)	5,415 SF (100%)	**Cap Rate**	4.50% Actual

SALES COMPARABLES – COMMERCIAL

04 2365 E. VALLEY PKY. – DUTCH BROS COFFEE
ESCONDIDO, CA 92027

Type	Retail	**Sale Date**	11/13/2023
Built / Renovated	2023	**Price**	$2,600,000 ($2,736.84/SF)
Size (% Leased)	950 SF (100%)	**Cap Rate**	4.65% Actual

05 910 E VALLEY PKWY. – O'REILLY AUTO PARTS
ESCONDIDO, CA 92025

Type	Retail	**Sale Date**	1/6/2023
Built / Renovated	1965	**Price**	$3,300,000 ($471.43/SF)
Size (% Leased)	7,000 SF	**Cap Rate**	4.75% Actual

06 403 N ESCONDIDO BLVD. – CIVIC CENTER PLAZA
ESCONDIDO, CA 92025

Type	Retail	**Sale Date**	6/6/2022
Built / Renovated	1991	**Price**	$4,300,000 ($511.90/SF)
Size (% Leased)	8,400 SF (100%)	**Cap Rate**	5.03% Actual

07 1520 W VALLEY PKWY. – HOME DEPOT CENTER
ESCONDIDO, CA 92029

Type	Retail	**Sale Date**	5/9/2022
Built / Renovated	1996	**Price**	$3,000,000 ($505.05/SF)
Size (% Leased)	5,940 SF	**Cap Rate**	5.50% Actual

BEFORE AND AFTER RENOVATION PHOTOS

BEFORE

AFTER

BEFORE AND AFTER RENOVATION PHOTOS

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BEFORE AND AFTER RENOVATION PHOTOS

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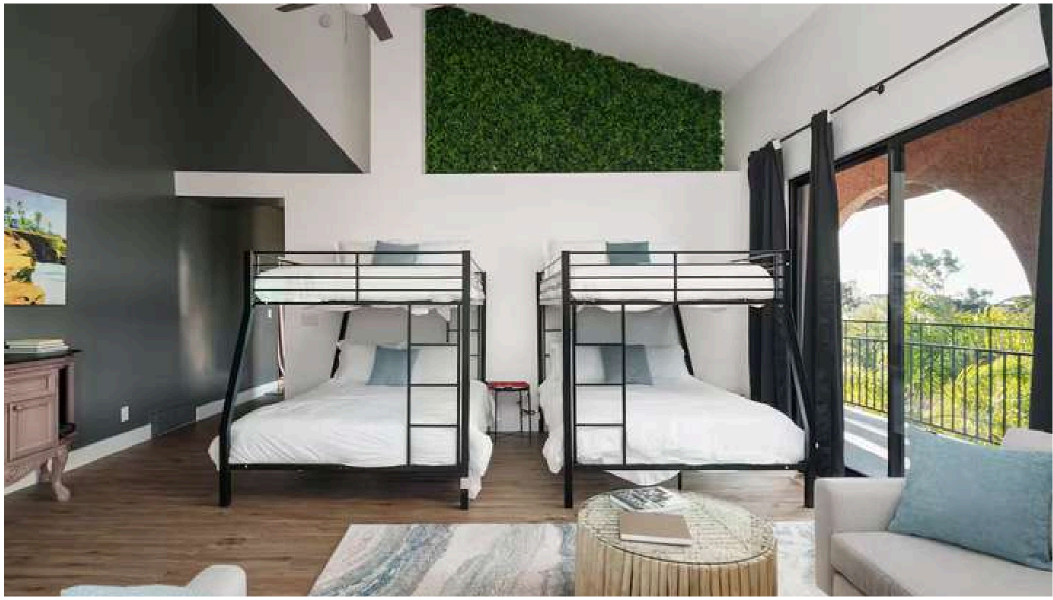

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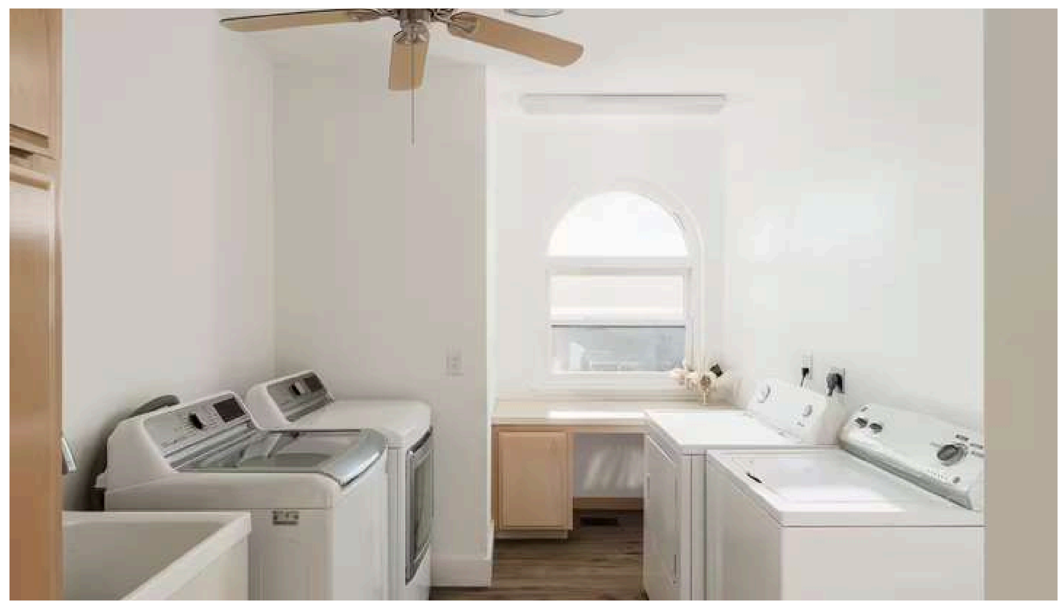

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PROPERTY PHOTOS

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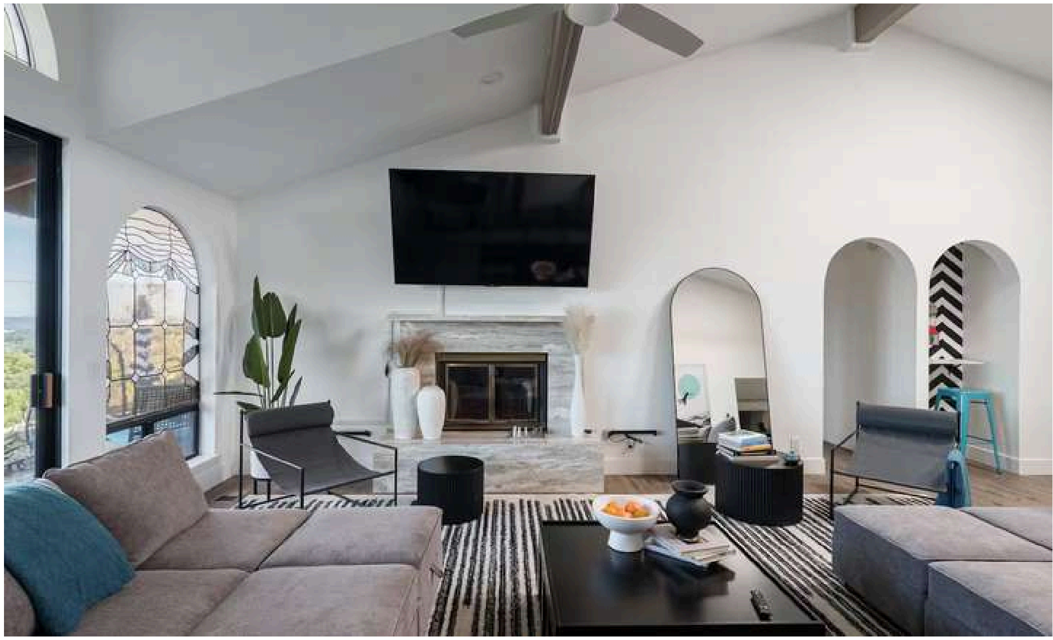

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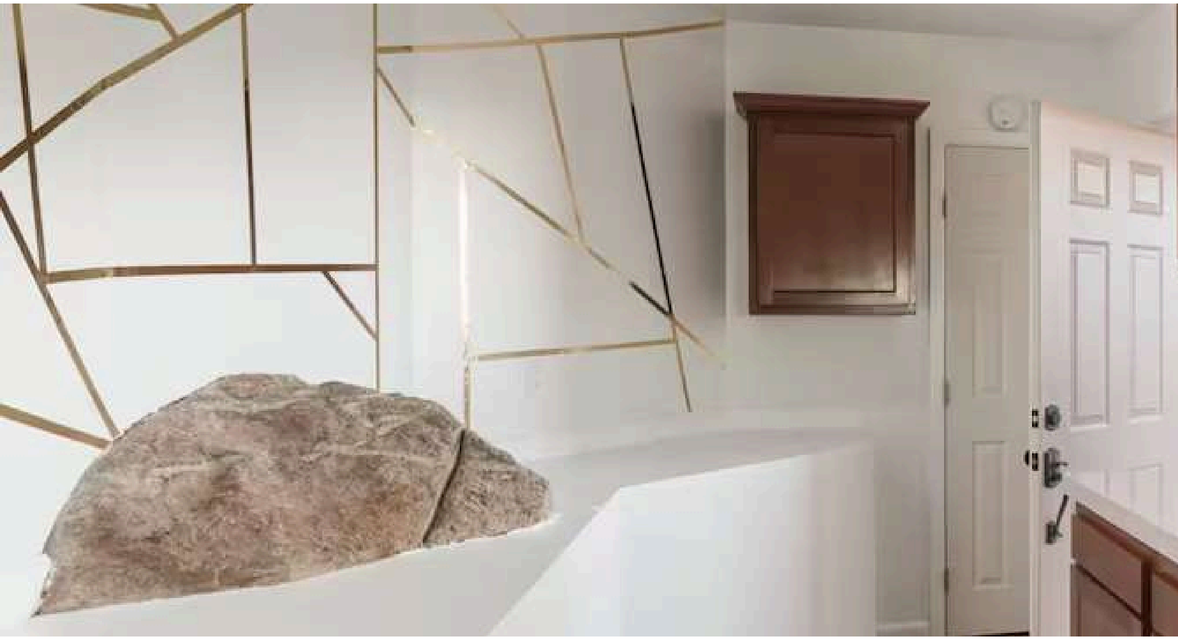

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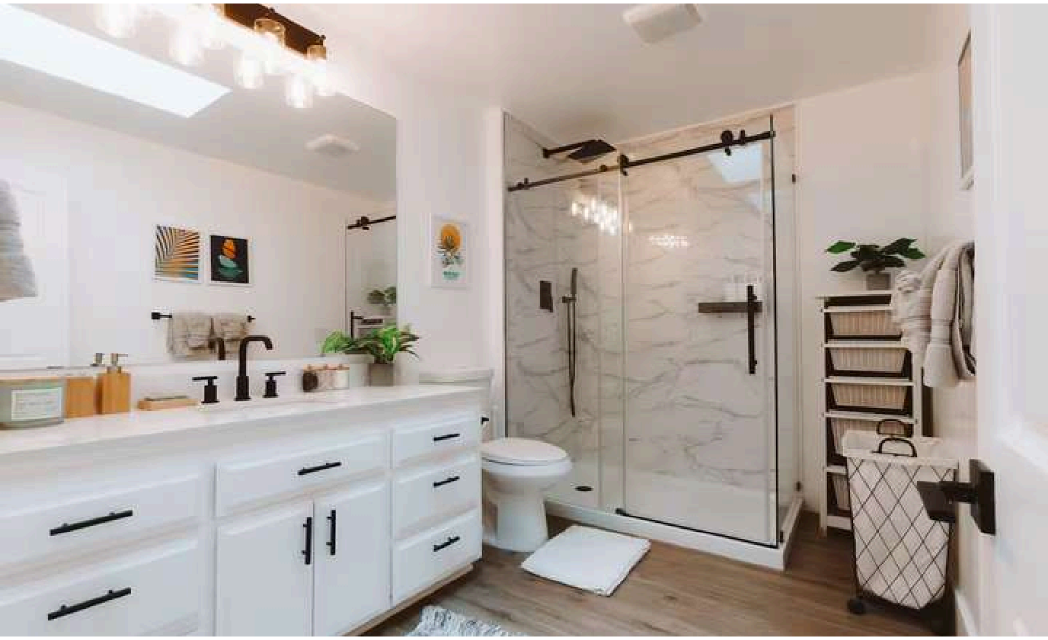

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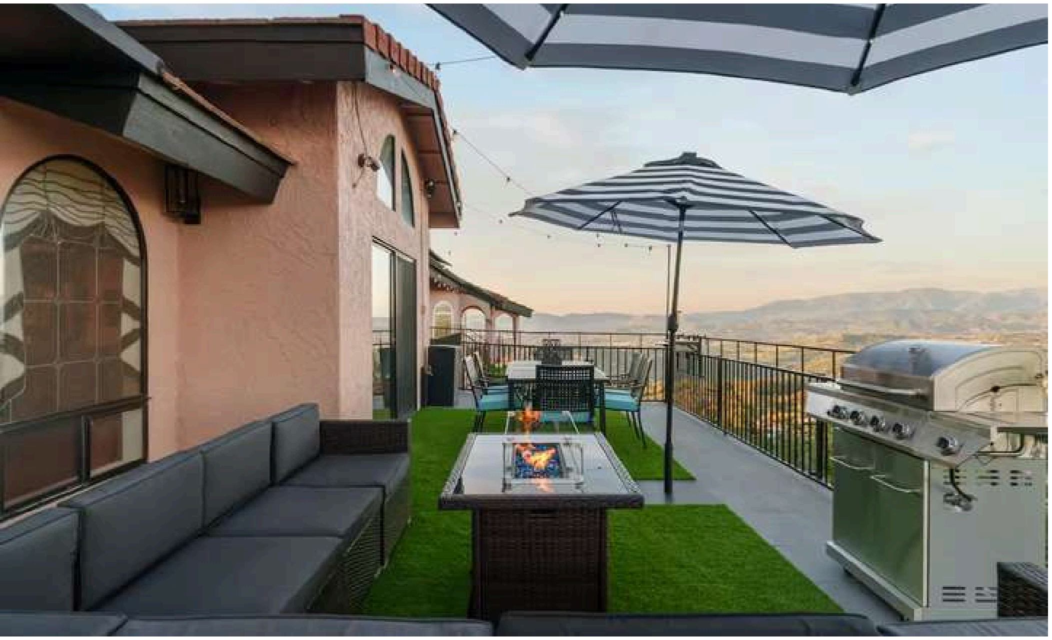

PROPERTY PHOTOS

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AERIAL MAP


SUBJECT PROPERTY
DESERT THEATER NURSERY
Cacti & Succulents
DEER PARK
Escondido
Winery, Deli
Auto Museum
Canyon Grille
RESTAURANT & BAR
HIDDEN MEADOWS VINEYARD
Hidden Meadows
WELK GOLF COURSE
Boulder Oaks
GOLFCLUB
SIDEYARD PUBLIC HOUSE
Cheers!

DEMOGRAPHICS AND MARKET OVERVIEW

POPULATION	1 MILE	3 MILES	5 MILES
Population (2024)	23.639	145,538	207,702
Projected Population (2029)	23.673	146,133	208,173
Projected Annual Growth (2024 - 2029)	0.03%	0.08%	0.05%
Median Age (2024)	33.0	36.8	37.5

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income (2024)	$85,510	$110,408	$125,839
Projected Average Household Income (2029)	$102,548	$131,240	$147,866
Projected Annual Growth (2024-2029)	3.70%	3.52%	3.52%
Wealth Index (2024)	54	94	115

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households (2024)	7,133	47,394	68,152
Projected Households (2029)	7,248	48,451	69,537
Annual Growth (2020-2024)	0.24%	0.24%	0.35%
Projected Annual Growth (2024-2029)	0.32%	0.44%	0.40%
Average Household Size (2024)	3.22	3.03	2.99

Escondido, San Diego County

Escondido, located in the heart of North San Diego County, is a maturing residential submarket with a blend of suburban charm and access to urban amenities. Its strategic inland location offers affordable alternatives to coastal housing with proximity to employment centers, schools, and recreational destinations.

- **Home Price Appreciation:** San Diego County home values have consistently outpaced national averages, with annual appreciation ranging between 5–8% over the past 5 years.
- **Housing Demand:** Residential demand in Escondido remains robust due to limited inventory, strong in-migration, and relatively affordable pricing.
- **Rental Performance:** Short-term rental demand remains high in scenic and suburban areas, especially for luxury properties with high occupancy potential.
- **Owner-Occupancy Trends:** Escondido shows a healthy mix of owner-occupied and rental properties, contributing to neighborhood stability and ongoing property value growth.
- **Market Outlook:** San Diego County is forecasted to remain one of the strongest real estate markets in California due to its economic resilience, limited buildable land, and desirable lifestyle.

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