5007 SAVANNAH ST

SAN DIEGO, CA 92110

OFFERING MEMORANDUM

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Investment Summary

THE OFFERING

Located in the Morena District along the border of the Bay Park community, 5007 Savannah St presents a rare development opportunity in one of San Diego's most centrally positioned submarkets. The 6,300 square foot lot is currently improved with a 2Bed/1Bath single-family residence and is zoned RM-1-1, situated within both a Sustainable Development Area (SDA) and Transit Priority Area (TPA), a designation that meaningfully expands entitlement flexibility and density potential under San Diego's density bonus and ADU programs.

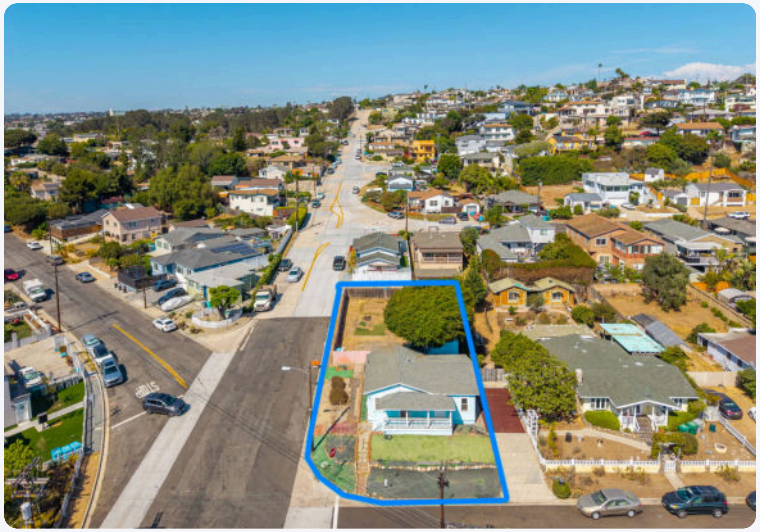
The site offers a clear path to a 4 unit configuration: the existing structure can be converted from a 2Bed/1Bath layout into a 3Bed/2Bath main house, while the rear yard accommodates the addition of (3) detached 3Bed/2Bath units. The combination of lot size, zoning, and SDA/TPA overlay positions the property as a compelling ground-up or value-add development candidate for an investor targeting new construction in an infill location.

Location is central to the opportunity. The property sits minutes from Mission Beach, offering future residents direct access to San Diego's coastline, and is bordered by Bay Park, one of the city's more established residential pockets. Freeway access is immediate, with both I-5 and I-8 within close reach, connecting the site to Downtown San Diego, the airport, and the broader San Diego employment corridor.

Buyer to verify any and all information.

PROPERTY OVERVIEW

Price	**$1,149,000**
Lot SF	**6,300**
Lot Price/SF	**$182.38**
Existing SF	**884**
Proposed New Units	**(3) 3bd/2ba**
Total Proposed Units	**(4) 3bd/2ba**
Zoning	**RM-1-1**
Overlay	**SDA & TPA**



Ground-Up Development Potential

The existing 2Bed/1Bath structure can be converted into a 3Bed/2Bath main house, with (3) additional 3Bed/2Bath units built in the backyard. This creates a clear path from a single-family asset to a four-unit income-producing property.

Central Infill Lot in a Land-Constrained Submarket

The 6,300 square foot lot sits in the Morena District, bordering Bay Park, in a submarket where developable infill sites are increasingly limited. The site's size and zoning support a multi-unit build-out that would be difficult to replicate on comparable parcels nearby.

Favorable Zoning Overlays

The property is zoned RM-1-1 and sits within both a Sustainable Development Area (SDA) and Transit Priority Area (TPA), expanding entitlement flexibility and density potential for future development under San Diego's density bonus and ADU programs.

Highly Desirable Location

The property is minutes from Mission Beach, bordered by Bay Park, and near USD, with immediate access to both I-5 and I-8. This central positioning supports strong long-term rental demand across a wide range of tenant profiles.

PROPERTY PHOTOS

PROPERTY PHOTOS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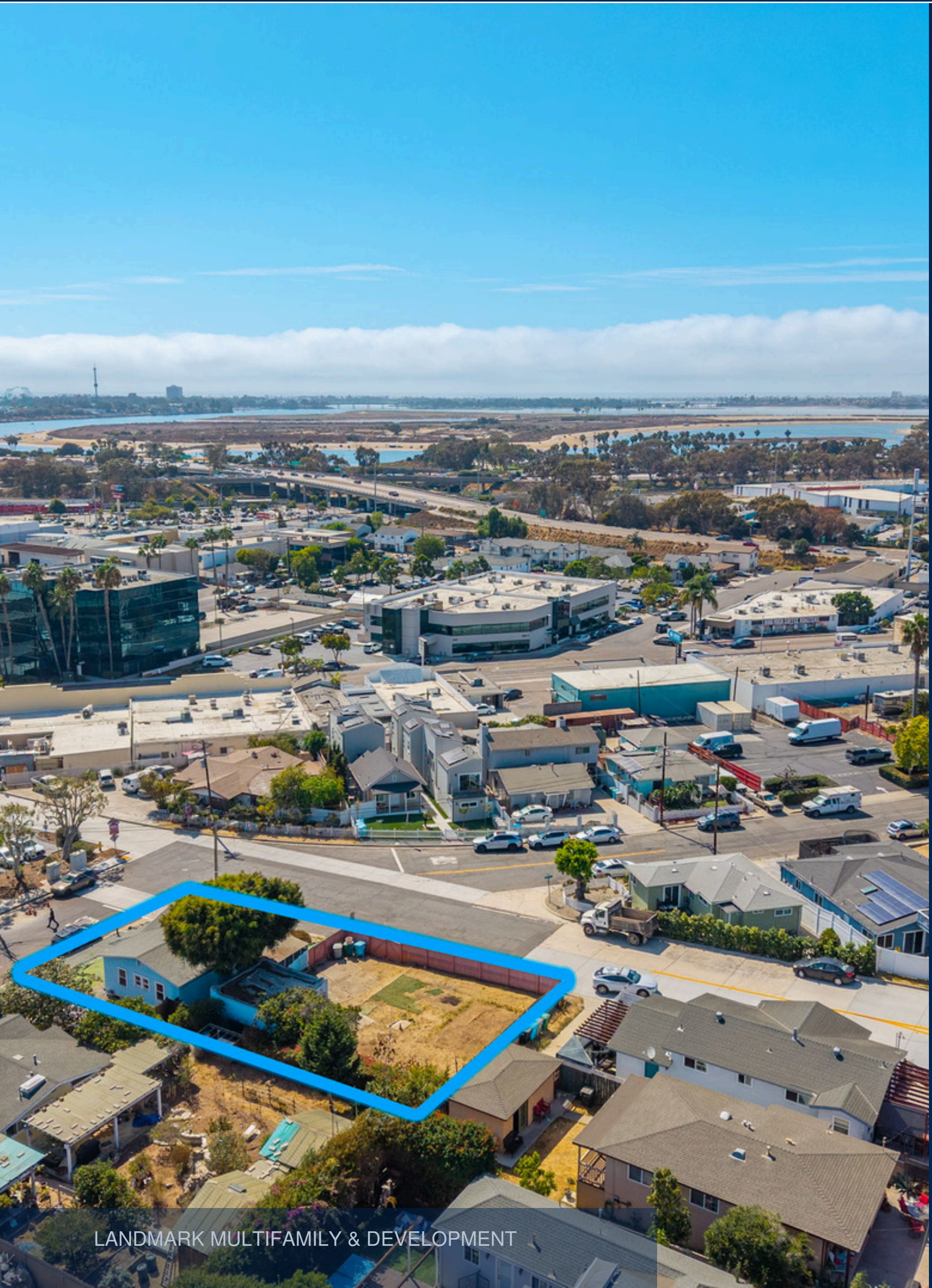

FINANCIALS

RENT ROLL & EXPENSES

Pro Forma Financial Analysis

RENT ROLL — PRO FORMA

	UNIT TYPE	EST. SQUARE FOOTAGE	MARKET RENT
1	3 BED / 2 BATH SFR (Remodeled)	1,100 SF	**$3,850**
2	3 BED / 2 BATH ADU (New Construction)	1,000 SF	**$3,500**
3	3 BED / 2 BATH ADU (New Construction)	1,000 SF	**$3,500**
4	3 BED / 2 BATH ADU (New Construction)	1,000 SF	**$3,500**
Total Monthly Income			**$14,350**

CONSTRUCTION COSTS

SFR Remodel (2BD/1BA → 3BD/2BA)	**$140,000**
3 New ADUs (1,000 SF @ $225/SF)	**$675,000**
Total Costs	**$815,000**

PRO FORMA ANNUAL FINANCIALS

Gross Scheduled Income	**$172,200**
Vacancy Factor (5%)	**($8,610)**
Gross Operating Income	**$163,590**
Expenses (Est.)	**($48,653)**
Net Operating Income	**$114,938**

PRO FORMA ANNUAL EXPENSES

Gas & Electric	**Tenant Pays**
Water/Sewer	**$3,120**
Landscape	**$2,400**
Trash	**$1,680**
Pest Control	**$1,680**
Maintenance	**$3,200**
Management Fees (5%)	**$8,610**
Insurance	**$3,600**
Taxes	**$24,363**
Total	**$48,653**

Development Upside Analysis

4 UNITS — ARV & NET PROFIT BY EXIT CAP RATE

CAP RATE	4.80%	5.00%	5.25%	5.50%	5.70%
ARV	$2,394,542	$2,298,760	$2,189,295	$2,089,782	$2,016,456
Construction Cost	($815,000)	($815,000)	($815,000)	($815,000)	($815,000)
Purchase Price	($1,149,000)	($1,149,000)	($1,149,000)	($1,149,000)	($1,149,000)
Closing Costs (2%)	($22,980)	($22,980)	($22,980)	($22,980)	($22,980)
Net Profit	**$407,562**	**$311,780**	**$202,315**	**$102,802**	**$29,476**

EXIT ASSUMPTIONS

Exit Cap Rate	**5.25%**
Stabilized NOI (Market)	**$114,938**
New Value (ARV)	**$2,189,295**

PROFIT SUMMARY

ARV	**$2,189,295**
Less: Purchase Price	**($1,149,000)**
Less: Construction Cost	**($815,000)**
Less: Closing Costs (2%)	**($22,980)**
Net Profit	**$202,315**

RETURN ON COST

Total Cash In	**$1,986,980**
Net Profit	**$202,315**
ROC	10.18%

SALES COMPARABLES

Land Sales Comparables

5525 LAURETTA ST
San Diego, CA 92110

Sale Price	**$1,367,000**
Lot SF	**8,200**
Lot Price/SF	**$166.77**
Date Sold	**5/1/2025**
Zoning	**RM-3-7**

Sold a few months later for $1,600,000 at $195/SF

5621 MILDRED ST
San Diego, CA 92110

Sale Price	**$900,000**
Lot SF	**5,023**
Lot Price/SF	**$179.17**
Date Sold	**11/12/2025**
Zoning	**RM-3-7**

Backyard has alley access
Neighboring property has 3 new construction ADUs

Land Sales Comparables

1330 GOSHEN ST
San Diego, CA 92110

Sale Price	**$1,350,000**
Lot SF	**5,140**
Lot Price/SF	**$262.65**
Date Sold	**8/3/2026**
Zoning	**RM-3-7**

Sold with fully approved, permit-ready plans for an 8-unit building already attached

5649 LAURETTA ST
San Diego, CA 92110

Sale Price	**$1,150,000**
Lot SF	**4,972**
Lot Price/SF	**$240.05**
Date Sold	**12/15/2025**
Zoning	**RM-3-7**

Existing 1,020 SF 3bed/2ba
4.0 FAR / 20,000 SF density potential

Subject Property Metrics vs Comparable Averages

5007 SAVANNAH ST
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Sale Price	**$1,149,000**
Lot SF	**6,300**
Lot Price/SF	**$182.38**
Existing SF	**884**
Zoning	**RM-1-1 | TPA | SDA**

Existing 2bed/1ba
Potential to add (3) ADUs in backyard

$195.33
AVERAGE COMP LOT PRICE/SF

$182.38
SUBJECT LOT PRICE/SF

$1,139,000
AVERAGE COMP SALE PRICE

$1,149,000
SUBJECT SALE PRICE

MARKET OVERVIEW

MORENA SUBMARKET

MORENA MARKET OVERVIEW

The Morena District occupies one of San Diego's most centrally located urban infill corridors, situated along the Morena Boulevard/Pacific Highway spine between Old Town and Clairemont. The neighborhood sits directly adjacent to the University of San Diego (USD), placing the submarket within a short drive or bike ride of a consistent base of student, faculty, and staff rental demand, a demand driver that has historically supported steady occupancy and rent growth for well-located product in the area.

The subject property borders Bay Park to the east, one of San Diego's more established residential neighborhoods known for its hillside single-family homes, canyon views, and proximity to Mission Bay. This adjacency positions the property at the intersection of two distinct rental pools: the density and walkability of the Morena corridor and the quieter, family-oriented character of Bay Park, broadening the property's appeal across renter profiles.

Location within the submarket is a defining strength. The property sits within minutes of Mission Beach and Pacific Beach, giving tenants direct access to San Diego's coastal lifestyle without coastal-zone pricing. Freeway access is similarly strong, with both I-5 and I-8 reachable within minutes, providing fast connectivity to Downtown San Diego, the airport, UTC/La Jolla employment centers, and the broader San Diego metro.

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