

# 870 GARNET AVE

SAN DIEGO, CALIFORNIA 92109

THE ORIGINAL *Prince St.* PIZZA EST. 2012

BACKYARD  
KITCHEN & TAP  
*Proper Drink, Calif.*

MAVERICKS  
BEACH CLUB

SUBJECT  
PROPERTY

29 UNITS ON  
GARNET AVE WITH  
STAMPED PLANS

ADJACENT TO  
MAVERICKS BEACH  
CLUB



3D RENDERING



3.8% CAP COVERED LAND PLAY | A+ LOCATION DELIVERED FULLY PERMITTED

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**CAST**  
CAPITAL PARTNERS

# INVESTMENT HIGHLIGHTS

**Approved 29-Unit Multi-Family Development** 9,353 SF lot with structure approved by the Development Services Department

**Desirable Corner Lot with Parking Income** Situated on the highly visible corner of Garnet Ave and Bayard Ave, the plans include surface and covered parking totaling 27 stalls

**Premier Location and Accessibility** Located in the heart of Pacific Beach, just two blocks from Crystal Pier and surrounded by a variety of amenities including dining, shopping, hospitality, and entertainment



## EXECUTION READY | FULLY ENTITLED

|                                  |             |
|----------------------------------|-------------|
| <b>LAND SF</b>                   | 9,353 SF    |
| <b>BUILDING SF</b>               | 480 SF      |
| <b>PROFORMA PARKING CAP RATE</b> | 3.8%        |
| <b>PROFORMA PARKING INCOME</b>   | \$193,833   |
| <b>PURCHASE PRICE</b>            | \$5,200,000 |



## RENDERING

# FINANCIAL OVERVIEW COVERED LAND PLAY

| MONTH     | ESTIMATED CLIENT NET REVENUE | ESTIMATED REV PER SPACE |
|-----------|------------------------------|-------------------------|
| JANUARY   | \$10,017                     | \$371                   |
| FEBRUARY  | \$9,990                      | \$370                   |
| MARCH     | \$11,664                     | \$432                   |
| APRIL     | \$13,743                     | \$509                   |
| MAY       | \$23,760                     | \$880                   |
| JUNE      | \$23,760                     | \$880                   |
| JULY      | \$23,760                     | \$880                   |
| AUGUST    | \$23,760                     | \$880                   |
| SEPTEMBER | \$20,898                     | \$774                   |
| OCTOBER   | \$11,421                     | \$423                   |
| NOVEMBER  | \$9,990                      | \$370                   |
| DECEMBER  | \$11,070                     | \$410                   |
| YEAR      | \$193,833                    | \$598                   |

# FEASIBILITY

## 3 LEVELS TYPE V OVER SUB BASEMENT

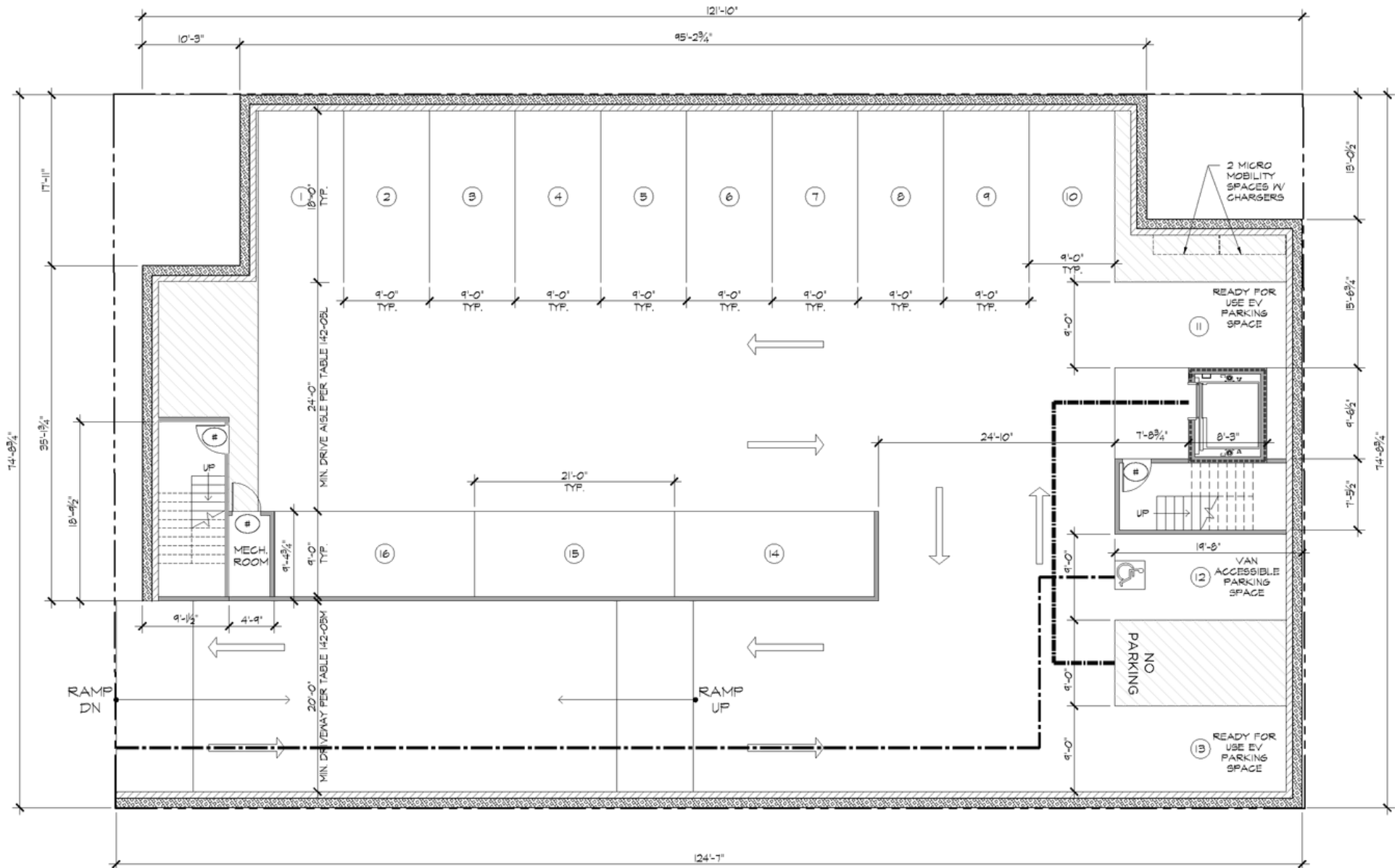
| TYPE OF UNIT | NUMBER OF UNITS | NRSF          | ASF           |
|--------------|-----------------|---------------|---------------|
| STUDIO       | 5               | 2,335         | 2,569         |
| 1BD/1BA      | 10              | 4,847         | 5,332         |
| 1BD/1BA/DEN  | 12              | 7,930         | 8,723         |
| 2BD/2BA      | 2               | 1,966         | 2,163         |
| <b>TOTAL</b> | <b>29</b>       | <b>17,078</b> | <b>18,786</b> |

| TYPE              | SIZE             |
|-------------------|------------------|
| Average Unit Size | 589 SF           |
| Circulation       | 2,613 SF         |
| Common & Utility  | 4,136 SF         |
| Balcony           | 980 SF           |
| Basement/Parking  | 8,767 SF         |
| <b>ASF</b>        | <b>35,282 SF</b> |



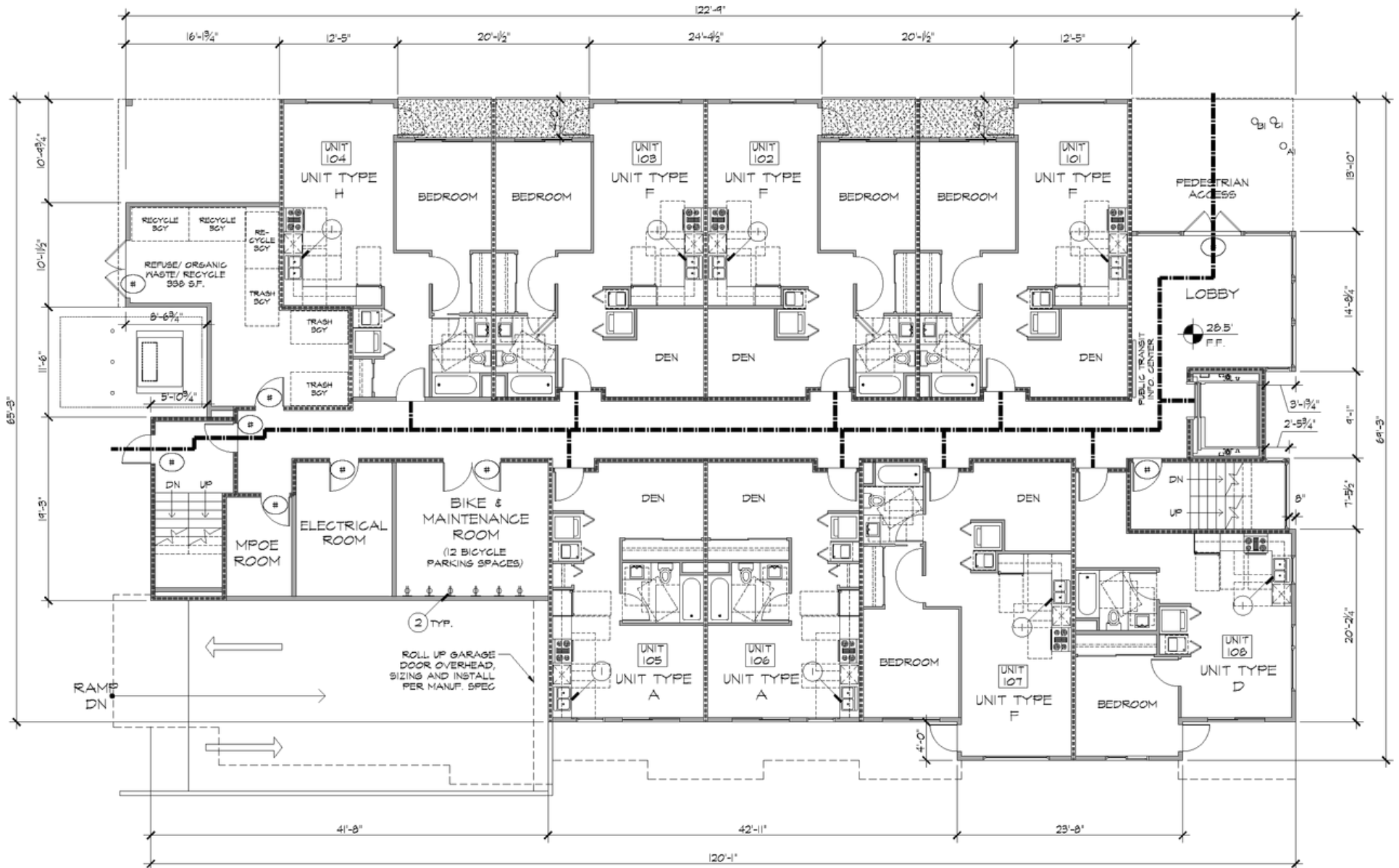
# FLOOR PLANS

## PROPOSED BASEMENT/PARKING PLAN



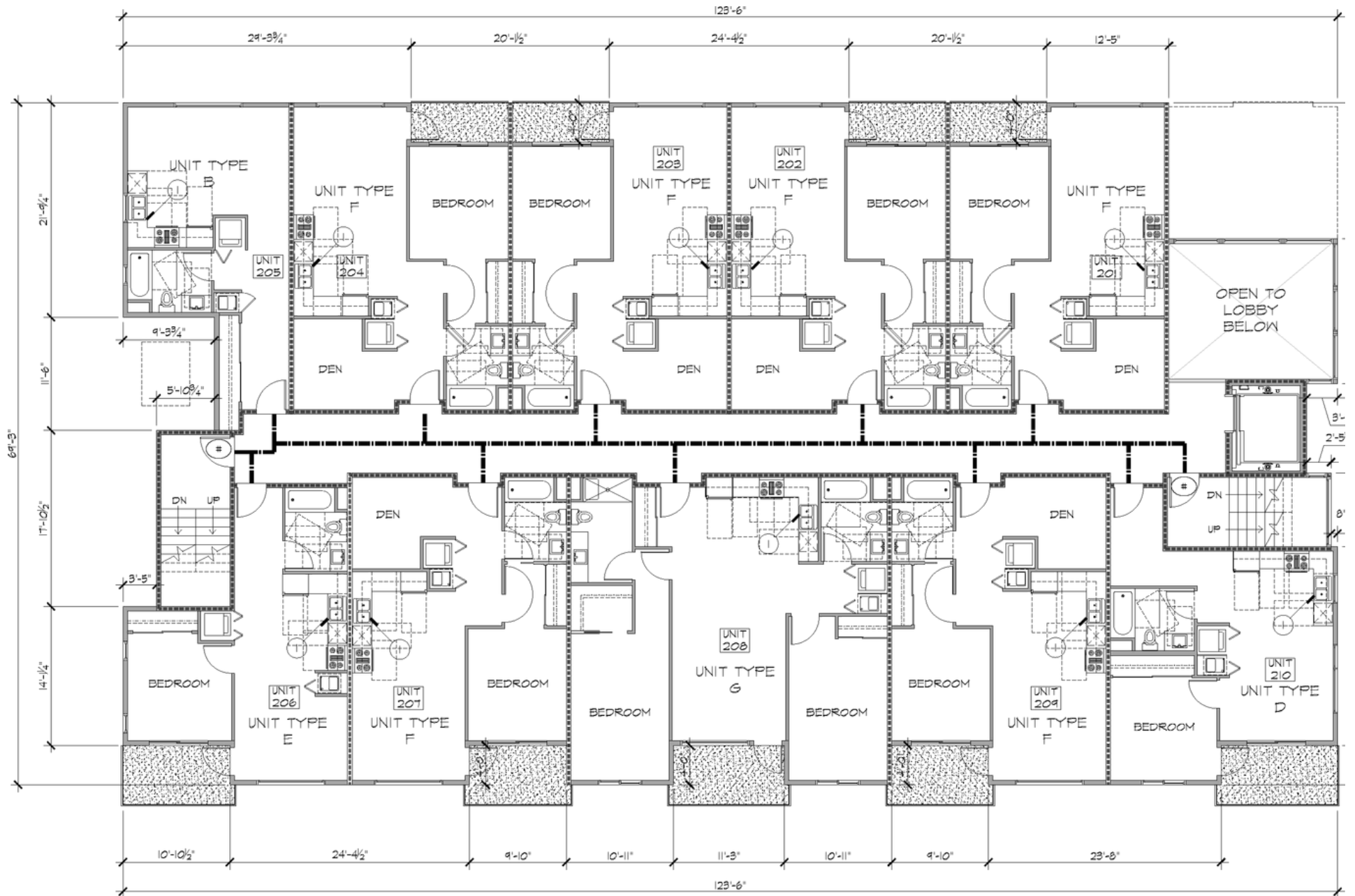
# FLOOR PLANS

## PROPOSED FIRST FLOOR PLAN



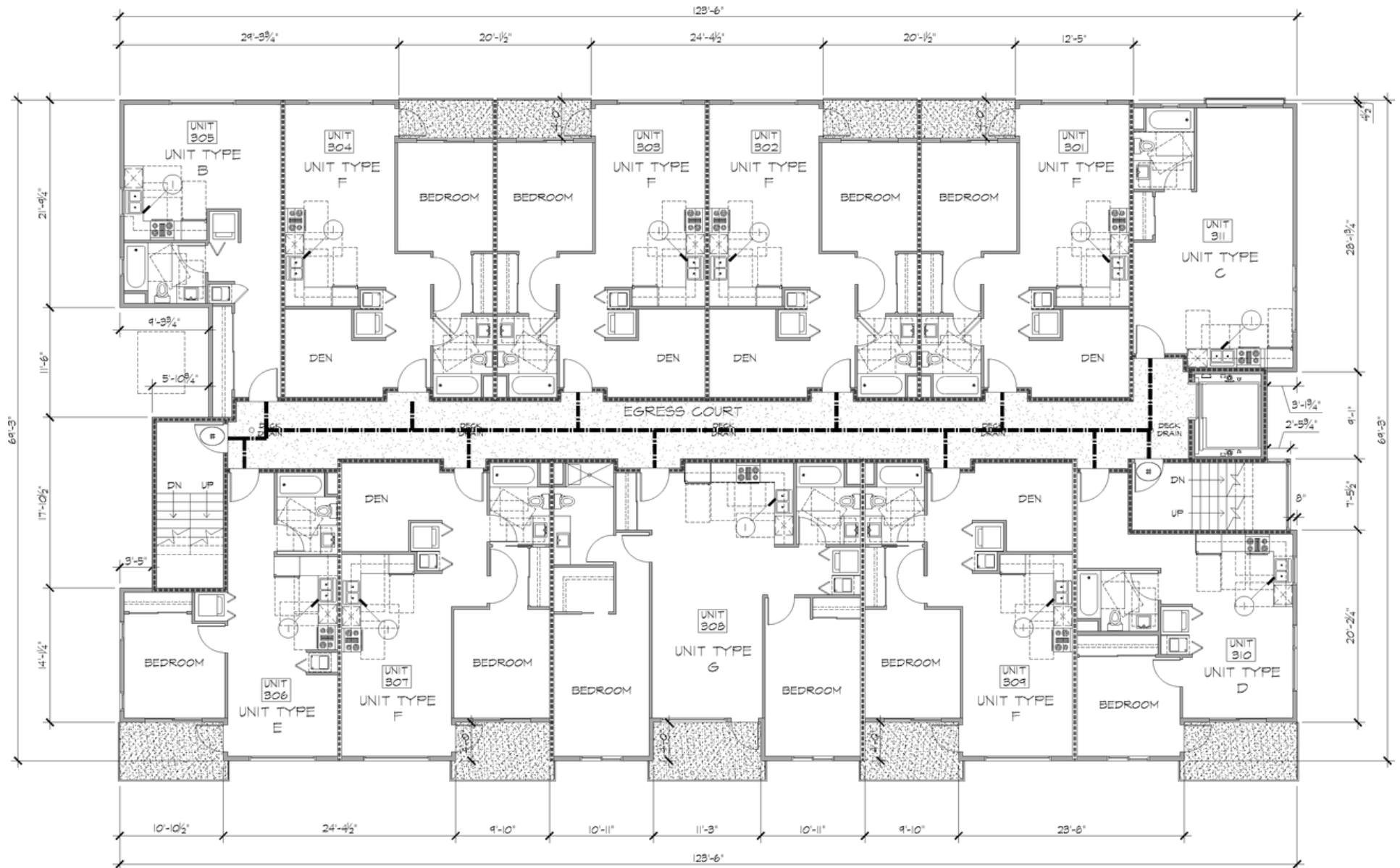
# FLOOR PLANS

## PROPOSED SECOND FLOOR PLAN



# FLOOR PLANS

## PROPOSED THIRD FLOOR PLAN



# PROPERTY PHOTOS



# RENDERINGS





# CAST

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