

4 BED 2.5 BATH HOME WITH THREE 2 BED 1 BATH UNITS PLUS 4 GARAGES!

WITH OCEAN VIEWS

1558- 1564 EBERS STREET | SAN DIEGO, CA 92107



CAPITAL REAL ESTATE VENTURES, INC.

CAPITAL
REAL ESTATE VENTURES INC

\$3,700,000

Randy Rivera - President

Phone: 619-398-8901

Fax: 619-398-8940

rrivera@capital-rev.com

www.capital-rev.com

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Opportunity Awaits



- **Total lot size - 10,457 square feet**
- **1.5 blocks from the beach**
- **1 mile from Ocean Beach Pier and multiple dining choices**



Highlights

- **High demand beach rental market -small vacancy factor**
- **Four units in total - 3 spacious 2-bed/1-bath units; one 4 bed/2.5 bath unit**
- **Each unit lives like a single-family home**
- **All units have private garages, exclusive-use outdoor patio spaces, and in-unit washer/dryer**
- **Ocean views from three of the units**
- **Dual pane windows, hardwood floors in most units, excellently maintained**
- **Flexibility of investment options: long term leases, short term vacation rentals**
- **Development opportunity for lot-line adjustments to build three single-family homes**

This exceptional 2-Story Single Family beach home property includes 3- 2/1 units and is situated in the burgeoning Ocean Beach community of San Diego. This property boasts a prime location just a block and a half from the ocean. Its proximity to downtown, San Diego International Airport, and the renowned surf break at Sunset Cliffs makes it highly sought-after by both tenants and investors.

Ocean Beach exudes a laid-back yet vibrant atmosphere, with a diverse array of trendy restaurants, coffee shops, cultural events, farmers markets, and boutique stores offering something for everyone. Embracing a classic Southern California beach lifestyle, this property presents an enticing investment opportunity in a thriving and dynamic neighborhood.

Randy Rivera - President

Phone: 619-227-1542

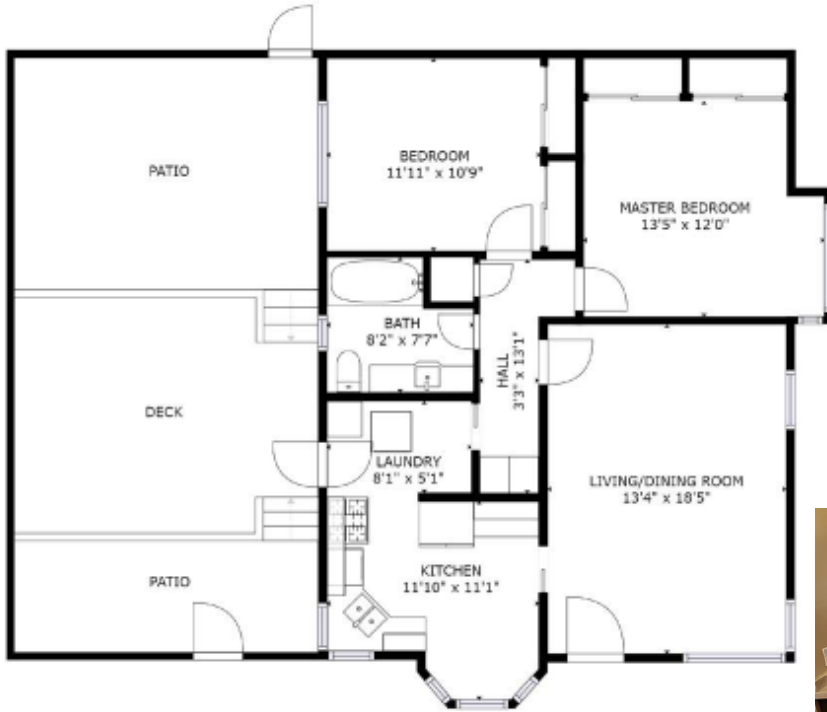
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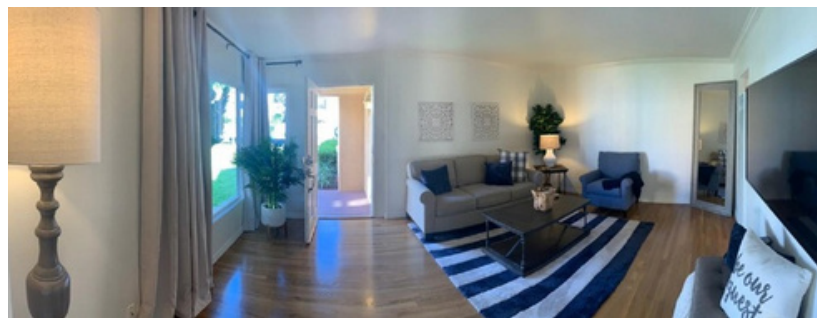
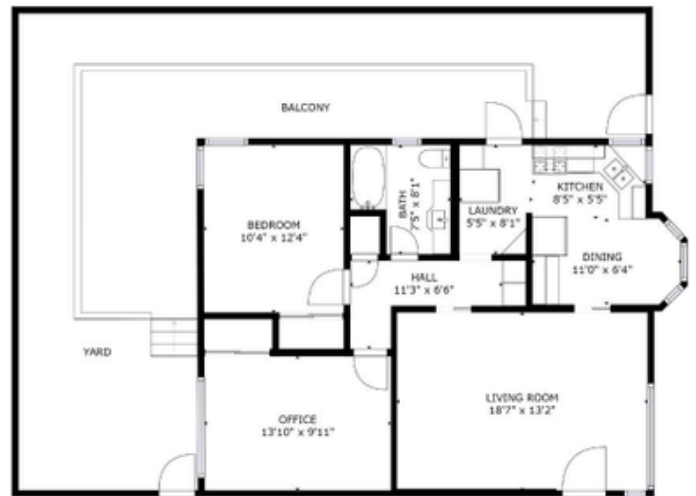
Unit 1558

2 Beds | 1 Bath | 881 Sq. Ft. | 1-Car Garage | Private Patio | Ocean Views



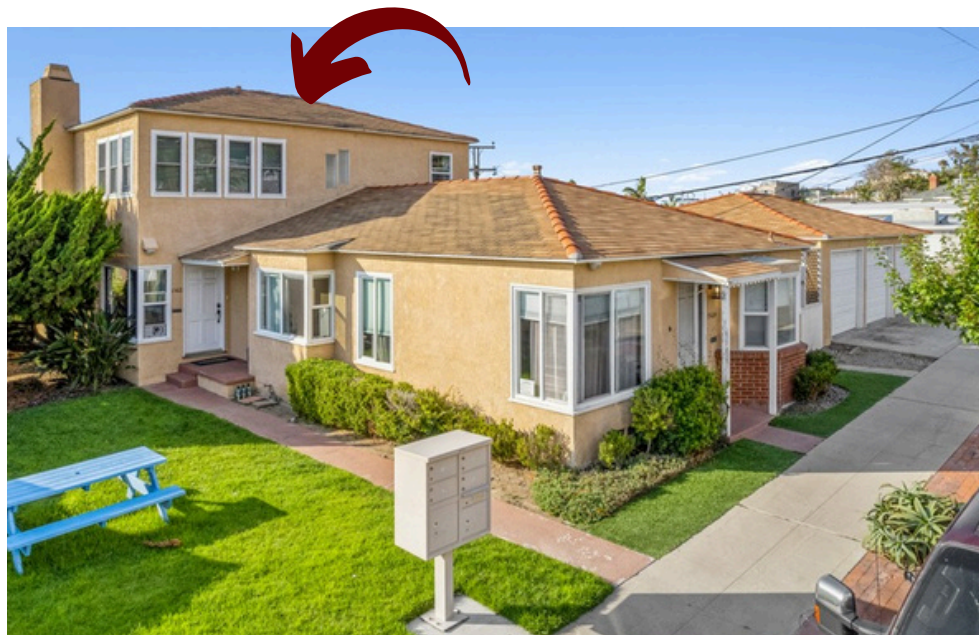
2 Beds | 1 Bath | 849 Sq. Ft. | 1-Car Garage | Private Patio | Ocean Views

Unit 1560



Unit 1562

4 Beds | 2.5 Baths | Single family 2-Story | 1,928 Sq. Ft. | 1-Car Garage | Private Yard | Ocean Views



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Unit 1562

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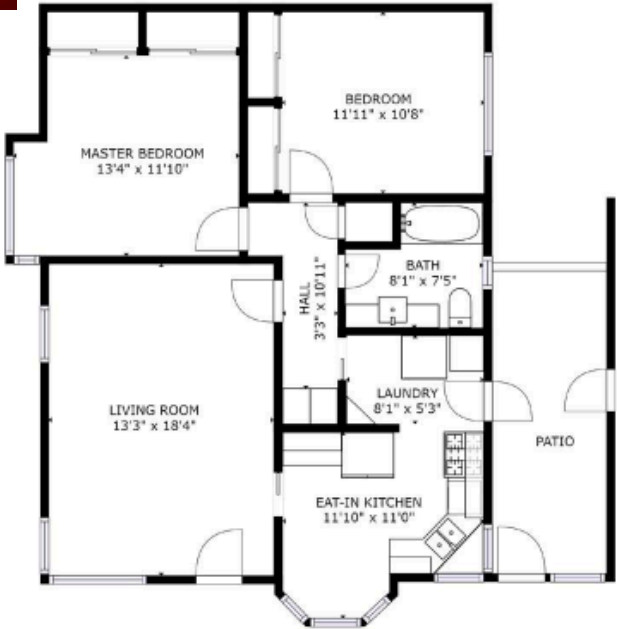


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2 Beds | 1 Bath | 880 Sq. Ft. | 1-Car Garage w/direct access | Private Patio

Unit 1564



RENT ROLL

UNIT	LEASE TERM	BEDS/BATHS	SIZE (SQ. FT.)	CURRENT RENT/MO.
1558 EBERS ST	MONTH TO MONTH	2/1	881	\$4500
1560 EBERS ST	4/1/2026-3/31/2027	2/1	849	\$4500
1562 EBERS ST	07/24/2025 - 07/31/2026	4/2.5	1928	\$7500
1564 EBERS ST	MONTH TO MONTH	2/1	880	\$4300
TOTALS				\$20,800

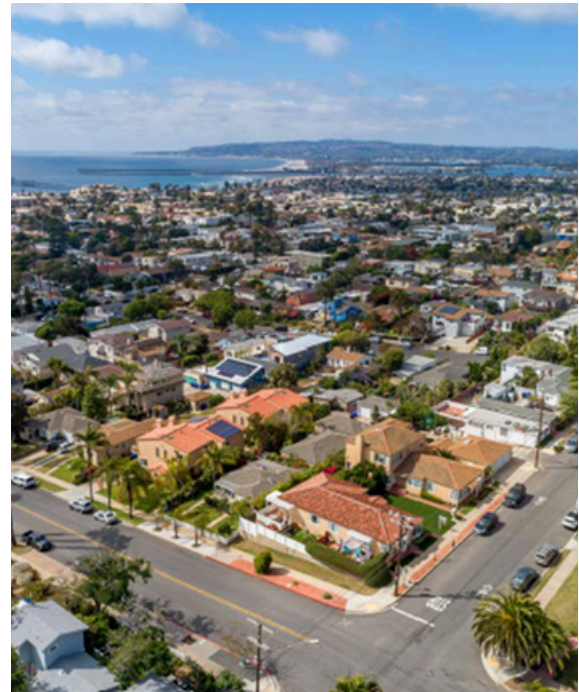


Spectacular Investment Opportunity



CASH FLOW ANALYSIS

	<u>FINANCIAL ANALYSIS*</u>	<u>LONG TERM TENANCY (CURRENT)</u>
INCOME	GROSS MONTHLY INCOME	\$20,800
	GROSS ANNUAL INCOME	\$249,600
	PROFORMA VACANCY 2%	\$4,992
	GROSS OPERATING INCOME	\$244,608
EXPENSES	INSURANCE*	\$5,201
	LANDSCAPING	\$3,135
	MAINTENANCE R&M	\$17,692
	PROPERTY MANAGEMENT	\$15,396
	SDGE HOUSE METER	\$160
	WATER*	\$3,107
	PROPERTY TAXES*	\$37,095
	PEST CONTROL	\$693
	TOTAL ANNUAL EXPENSES	\$82,479
	NET OPERATING INCOME	\$162,129
CAP RATE GROSS RENT MULTIPLIER		4.38% 14.82%



*NOTES FOR INCOME

- TAXES BASED UPON 2025 TAX BILL
- MONTHLY INCOME BASED ON 100% OCCUPIED
- INSURANCE BASED ON 2025 BILL
- WATER & SEWER ANNUALIZED