

Offering Memorandum

Thirteen Units

275 S Mollison Ave | El Cajon, CA 92020



Content



Farid Khayamian
DRE# 01835318
(858) 922 - 4845
info@bluxen.com

Ryan Khayamian
DRE# 02226223
(858) 900 - 1067
ryan@bluxen.com

bluxen.com

1 Property Overview



2 Property Photos



3 Financial Overview



4 Market & Demographics



5 Location & Aerials



6 Disclaimer



Property Highlights

275 S Mollison Avenue is a thirteen unit apartment community offering a fully occupied investment opportunity with recent interior updates. Select units feature upgraded finishes including new flooring and refreshed bathrooms, creating an appealing living environment for today's tenants while supporting stable income for investors. The property provides a private setting with low maintenance operations and convenient access to nearby schools, shopping, and major freeways.

The asset is comprised of twelve one bedroom one bathroom units and one two bedroom one bathroom unit, all with functional and efficient layouts situated on a spacious lot. Additional features include off street parking, updated appliances, and an on site laundry facility.



Stabilized asset situated in a desirable residential area of El Cajon. A majority of the thirteen units have been upgraded with improved interior finishes, including updated appliances, enhancing both tenant appeal and overall property condition.



The property benefits from convenient access to Interstate 8, providing direct connectivity to La Mesa and the College Area to the west, as well as State Route 67, which connects to Santee and surrounding northern communities.



Strong local demographics within a desirable neighborhood that appeals to small family households.



Located near a variety of national retailers including Starbucks, Sprouts, Walmart Neighborhood Market, and Wells Fargo. The property is also within walking distance to multiple dining options, fitness centers, and schools along Main Street.

Improvements

PRICE	\$3,950,000
BUILDING SF	6,730 SF +/-
LAND SF	23,086 SF +/-
YEAR BUILT	1962
YR RENOVATED	2025
NOI	\$172,418
CAP RATE	4.4%

Interior

- New flooring in select units
- Fresh interior paint in select units
- Updated electrical outlets, switches, and covers
- A/C units installed in select units
- New interior doors and hardware
- Reglazed bathtubs in select units

Exterior

- Landscaping improvements
- New fencing installed







Financials



Operating Statement

Income

Rental Income	\$267,876
Gross Income	\$267,876

Expenses

Property Taxes	\$48,523
Insurance	\$6,768
Utilities	\$16,058
Property Management	\$16,073
Repairs & Maintenance	\$8,036
Total Expenses	\$95,458
Net Operating Income (NOI)	\$172,418

Unit Summary

# of Units	BD	BA	Rent	Total Rent
12	1	1.00	\$1,850	\$22,200
1	2	1.00	\$2,420	\$2,420

This information has been gathered from sources considered reliable; however, Bluxen Real Estate does not guarantee the accuracy or completeness of the information provided. All details are subject to change without notice. Any references to square footage, property age, or other characteristics are approximate. Financial projections and market rent figures are estimates and may not represent actual results. Prospective buyers are encouraged to perform their own independent investigation and due diligence and should rely solely on their own conclusions.

Area Demographics

PRICE \$3,950,000

BUILDING SF 6,730 SF +/-

LAND SF 23,086 SF +/-

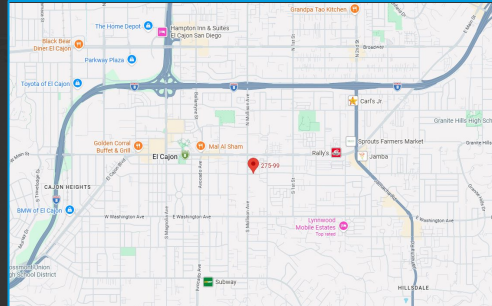
YEAR BUILT 1962

YR RENOVATED 2025

NOI \$172,418

CAP RATE 4.4%

Surrounding Area	1-Mile	3-Mile	5-Mile
Population (2024-2026 adjusted)	32,500	162,000	347,500
Projected Population (2028 est.)	33,200	166,000	355,000
Average Household Income	\$70,000	\$90,000	\$95,000
Median Age	35	36	37
Median Home Value	\$650,000	\$700,000	\$725,000



CLICK TO VIEW IN GOOGLE MAPS



\$700,000
Median Home Value



122,200
Households
(3-Mile Radius)



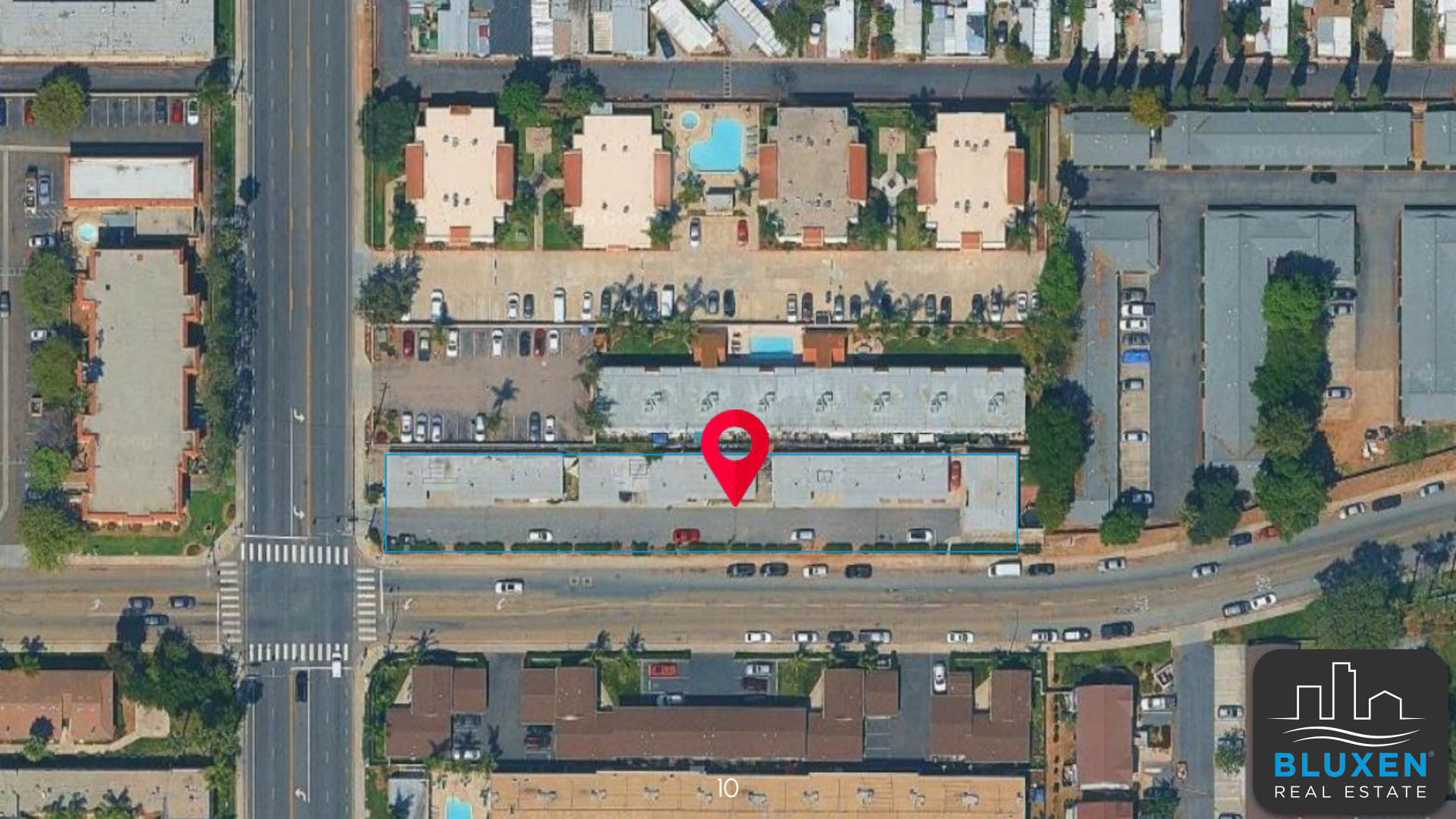
\$90,000
Avg HH Income
(3-Mile Radius)



60%
College Educated

This information has been gathered from sources considered reliable; however, Bluxen Real Estate does not guarantee the accuracy or completeness of the information provided. All details are subject to change without notice. Any references to square footage, property age, or other characteristics are approximate. Financial projections and market rent figures are estimates and may not represent actual results. Prospective buyers are encouraged to perform their own independent investigation and due diligence and should rely solely on their own conclusions.





10



Disclaimer: 275 S Mollison Ave | El Cajon, CA 92020

THE INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM IS CONFIDENTIAL AND PROVIDED EXCLUSIVELY TO THE RECIPIENT BY BLUXEN REAL ESTATE. THIS MATERIAL IS INTENDED SOLELY FOR THE USE OF THE PARTY TO WHOM IT IS DELIVERED AND MAY NOT BE SHARED OR DISCLOSED TO ANY OTHER PERSON OR ENTITY WITHOUT PRIOR WRITTEN CONSENT FROM BLUXEN REAL ESTATE.

BY RECEIVING AND REVIEWING THIS OFFERING MEMORANDUM, THE RECIPIENT AGREES TO MAINTAIN ALL INFORMATION IN STRICT CONFIDENCE. THE RECIPIENT ALSO AGREES NOT TO REPRODUCE, DISTRIBUTE, OR DUPLICATE ANY PORTION OF THIS MATERIAL. IF THE RECIPIENT ELECTS NOT TO PURSUE THE SUBJECT PROPERTY, THIS OFFERING MEMORANDUM SHOULD BE RETURNED PROMPTLY TO BLUXEN REAL ESTATE. THIS DOCUMENT HAS BEEN PREPARED TO PROVIDE A SUMMARY OF CERTAIN FINANCIAL AND PHYSICAL INFORMATION AND IS INTENDED ONLY TO GENERATE PRELIMINARY INTEREST IN THE PROPERTY.

THE INFORMATION PROVIDED HEREIN IS NOT INTENDED TO REPLACE A COMPLETE AND INDEPENDENT DUE DILIGENCE INVESTIGATION. BLUXEN REAL ESTATE HAS NOT VERIFIED THE INFORMATION AND MAKES NO GUARANTEE OR REPRESENTATION REGARDING THE ACCURACY OF THE PROPERTY'S INCOME, EXPENSES, FUTURE PERFORMANCE, SIZE, CONDITION, OR COMPLIANCE WITH APPLICABLE REGULATIONS. THIS INCLUDES, WITHOUT LIMITATION, ANY MATTERS RELATED TO ENVIRONMENTAL CONDITIONS, BUILDING SYSTEMS, OR THE STATUS OR INTENTIONS OF CURRENT TENANTS.

ALL INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE; HOWEVER, BLUXEN REAL ESTATE DOES NOT WARRANT ITS ACCURACY OR COMPLETENESS. PROSPECTIVE BUYERS ARE STRONGLY ADVISED TO CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND RELY SOLELY ON THEIR OWN FINDINGS. ALL COSTS ASSOCIATED WITH DUE DILIGENCE SHALL BE THE RESPONSIBILITY OF THE BUYER.

PROPERTY SHOWINGS ARE AVAILABLE BY APPOINTMENT ONLY.

PLEASE CONTACT BLUXEN REAL ESTATE FOR ADDITIONAL INFORMATION.



Farid Khayamian
DRE# 01835318
(858) 922 - 4845
info@bluxen.com

Ryan Khayamian
DRE# 02226223
(858) 900 - 1067
ryan@bluxen.com

bluxen.com