



SAN DIEGO'S LEADING REAL ESTATE AGENCY AND INCOME BROKERAGE FIRM SINCE 1982



4 UNITS - 1990 HARRISON AVE, 92113



EXCLUSIVELY LISTED BY

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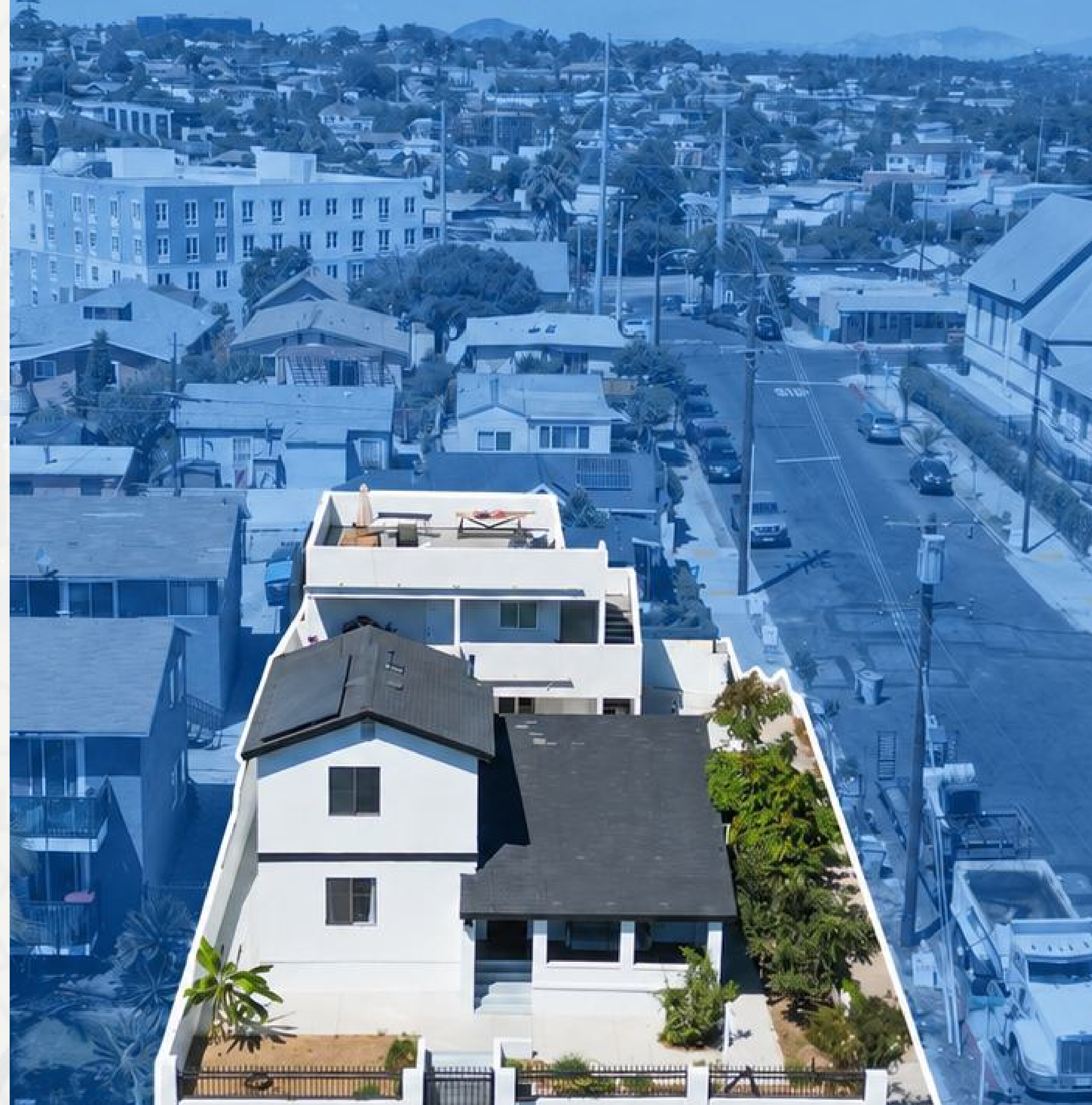
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01 PROPERTY OVERVIEW

THE OFFERING

4 UNITS - 1990 HARRISON AVE, 92113

OFFERED AT \$1,575,000

4 UNITS - (3) 2 BEDROOM/1 BATH | (1) 1 BEDROOM/1 BATH

1990 Harrison Ave offers a rare opportunity to acquire a newly constructed and remodeled 4-unit property in San Diego's 92113 market. The property features two newly constructed **2-bedroom / 1-bath units**, each approximately **750 square feet** and currently rented for **\$2,900 per month**. The new construction units include owned solar, which was installed as part of the development requirements, helping support long-term operating efficiency.

The property also includes a detached 2-bedroom **"SFR-style"** unit of approximately **1,150 square feet** with in-unit laundry, currently vacant, offering immediate flexibility for an owner-user, market-rate tenant, or lease-up opportunity. An additional vacant 1-bedroom loft unit of approximately **350 square feet** further enhances the property's income potential and tenant profile.

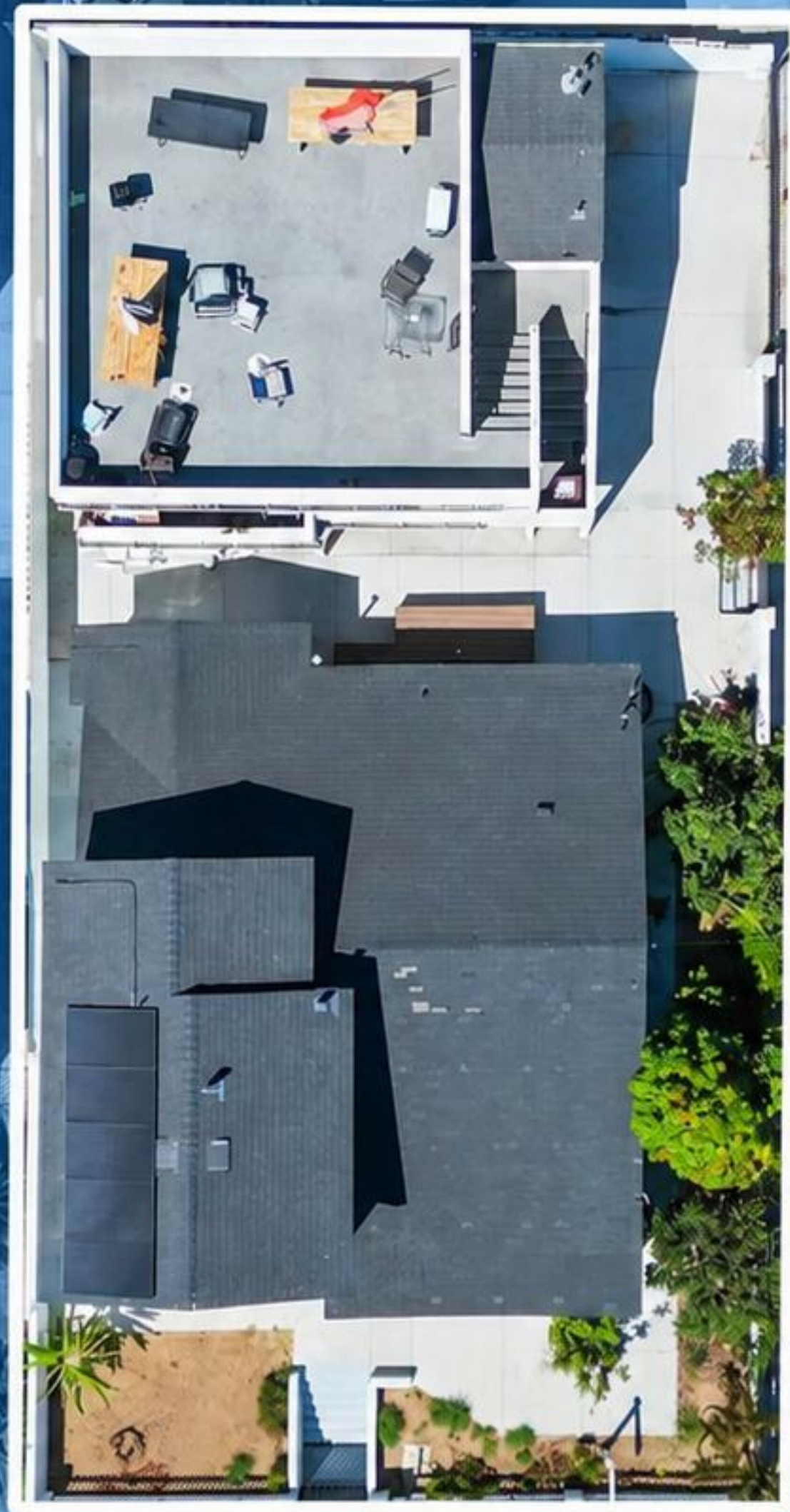
A dedicated laundry room is located near the duplex portion of the property and serves three of the units, while the spacious 2-bedroom features in-unit hookups. The laundry equipment is owned by the property, and tenants currently do not pay separately to use it. With a mix of new construction, remodeled improvements, strong unit layouts, vacant upside, owned solar, and multiple income streams, 1990 Harrison Ave is well positioned for investors seeking a stabilized asset with additional lease-up potential in a central San Diego location.





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SUMMARY OF BENEFITS



PROPERTY HIGHLIGHTS

✓ New Construction + Remodeled Unit Mix

The property includes two newly constructed 2BR/1BA units, a larger 2BR “SFR-style” unit, and a 1BR loft, creating a flexible 4-unit configuration with strong rental appeal.

✓ Immediate Income + Lease-Up Upside

The two new 2BR units are rented for \$2,900/month each, while the vacant 2BR SFR-style unit and vacant 1BR loft provide additional upside through market-rate lease-up.

✓ Owned Solar + On-Site Laundry

The new construction portion includes owned solar, and the property features an owned laundry room serving three units, with in-unit hookups in the front 2BR unit, supporting operational efficiency and tenant convenience.



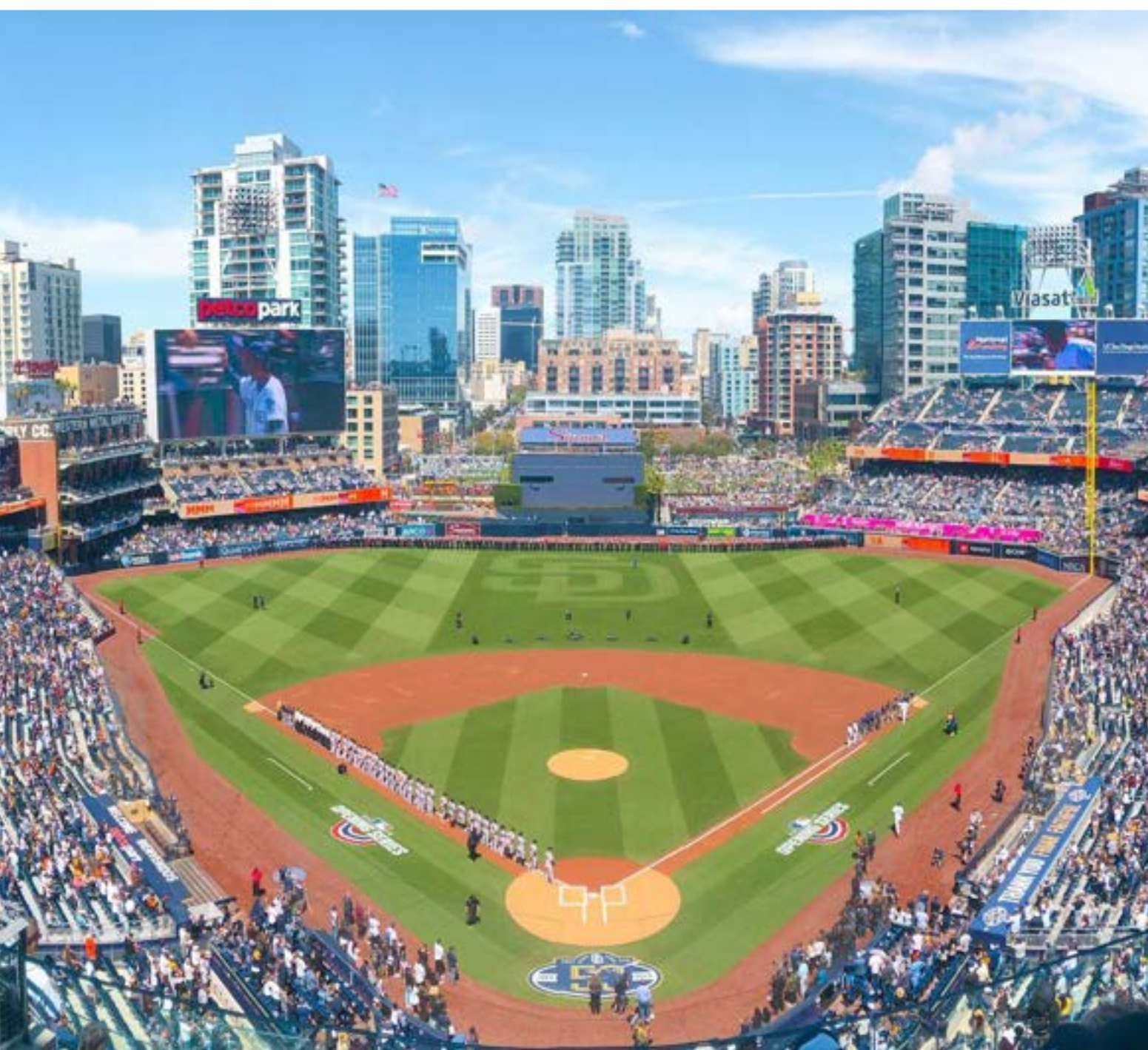


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IRREPLACEABLE LOCATION

IRREPLACABLE LOCATION





LIFESTYLE

1990 Harrison Ave, San Diego, CA 92113 is located in the Logan Heights neighborhood, a historic and culturally rich community just southeast of Downtown San Diego. The area offers an urban lifestyle with a strong sense of community, where residents enjoy easy access to local Mexican restaurants, cafés, neighborhood markets, schools, and public parks. Its location near the Coronado Bridge, Petco Park, and Downtown San Diego makes commuting and entertainment convenient.

The neighborhood is known for its Hispanic heritage, vibrant street art, and community events, creating a welcoming and authentic atmosphere. Residents also benefit from walkable streets, public transit options, and proximity to major employment centers, making it a practical location for families, students, and working professionals.



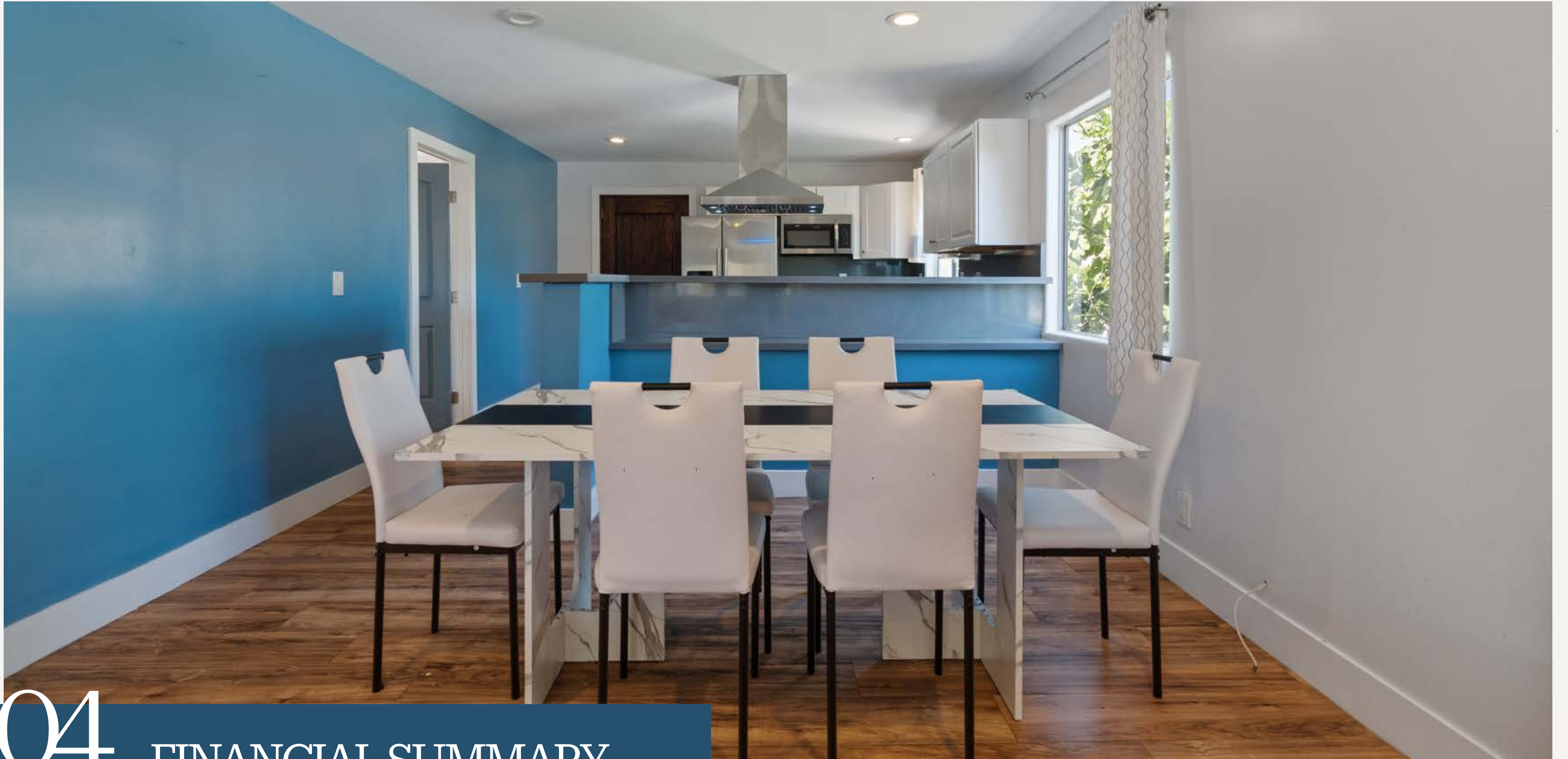


EMPLOYMENT

1990 Harrison Ave, San Diego, CA 92113 is located in the Logan Heights neighborhood, which offers residents access to a wide range of employment opportunities. Its proximity to Downtown San Diego, the Port of San Diego, and major transportation routes provides convenient access to jobs in healthcare, education, government, logistics, construction, retail, hospitality, and professional services.

Nearby employment centers include downtown office buildings, hospitals, warehouses, and commercial districts, while public transit and freeway connections make commuting to other parts of San Diego easy. The area's central location makes it an attractive place for working professionals seeking employment across multiple industries.





04 FINANCIAL SUMMARY

INVESTMENT SUMMARY

SUMMARY	
# Units	4
Address	1990 Harrison Ave
City	San Diego
State	CA
Zip Code	92113
Price per Unit	\$393,750
Price per Sq Ft	\$525.00
Rentable Building Size	3,000 Sq Ft
Sale Price	\$1,575,000
Lot Size	4,367 Sq Ft
Year Built	1987
APN	538-140-13-00

	Actual	Proforma
Gross Rental Income	\$125,400	\$130,464
Plus Other Income	\$0	\$0
Gross Scheduled Income	\$125,400	\$130,464
Less: Vacancy Factor 5.0%	\$0	\$0
Gross Operating Income	\$125,400	\$130,464
Less: Operating Expenses	\$37,620	\$39,139
Net Operating Income	\$87,780	\$91,325
Less: First TD Payments	(\$77,650)	(\$77,650)
PITI Monthly Payment	\$6,471	\$6,471
Pre-Tax Cash Flow	\$10,130	\$13,675
Principal Reduction	\$11,443	\$11,443
Acquisition Costs	\$0	\$0
Financing Costs	\$0	\$0
Down Payment	\$551,250	\$551,250
Total 1st Year Cost	\$551,250	\$551,250

RENT ROLL AND FINANCIAL METRICS

ESTIMATED AVERAGE MONTHLY INCOME ANALYSIS

			Actual		Market	
No.	Floor Plan	SqFt.	Rent	Total	Proforma	Total
1	1BR Loft	350	Vacant	\$1,750	\$1,872	\$1,872
1	2BR/1BA "SFR"	1,150	Vacant	\$2,900	\$3,200	\$3,200
1	2BR/1BA	750	\$2,900	\$2,900	\$2,900	\$2,900
1	2BR/1BA	750	\$2,900	\$2,900	\$2,900	\$2,900
4				\$10,450	\$10,872	

FINANCIAL METRICS

	Current	Proforma
GRM	12.56	12.07
CAP Rate %	5.57%	5.80%
Cash On Cash Return	1.84%	2.48%
Total Potential Return	3.9%	4.6%
Debt Coverage Ratio	1.13	1.18





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COMPARABLES

SOLD COMPARABLES



320 Willie James Jones Ave

Zip	92102
Sale Price	\$1,455,000
Price / Unit	\$363,750
Price / Sq Ft	\$462
GRM	13.13
CAP	4.95%
# of Units	4
Year Built	1974
GSI	\$110,796
Sale Date	4/21/2026
Sq Ft	3,150



1910 B Avenue

Zip	91950
Sale Price	\$1,305,000
Price / Unit	\$435,000
Price / Sq Ft	\$510
GRM	12.88
CAP	5.05%
# of Units	3
Year Built	1979
GSI	\$101,340
Sale Date	4/8/2026
Sq Ft	2,560



1849 E 16th St

Zip	91950
Sale Price	\$1,199,000
Price / Unit	\$399,667
Price / Sq Ft	\$499
GRM	13.35
CAP	4.87%
# of Units	3
Year Built	1954
GSI	\$89,820
Sale Date	1/30/2026
Sq Ft	2,402



3171–3175 K Street

Zip	92102
Sale Price	\$1,260,000
Price / Unit	\$420,000
Price / Sq Ft	\$573
GRM	13.46
CAP	4.83%
# of Units	3
Year Built	1936
GSI	\$93,600
Sale Date	4/28/2026
Sq Ft	2,200



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MARKET OVERVIEW



1990 HARRISON AVE, SAN DIEGO, 92113

MARKET DYNAMICS

✓ Strong 92113 Market Position

Central San Diego location at a more attainable basis than many coastal/core submarkets.

✓ Investor Appeal

The area continues to attract investors seeking multifamily rental opportunities.

✓ Reduced Capital Exposure

1990 Harrison Avenue offers new construction/remodeled improvements with limited near-term capital expenditure needs.

✓ Immediate Income

Unlike many value-add properties, the asset provides income from day one without requiring extensive upfront renovation.

✓ Competitive Price Per Unit

Priced at \$393,750 per unit, compared with approximately \$392,236 per unit across the broader adjusted comparable set.

✓ Higher Cap Rate

The property offers a 5.57% cap rate, above the 5.05% broader comparable average and 5.30% remodeled 92113 average.

✓ Lower GRM

At a 12.56 GRM, the property compares favorably with the broader comparable average of 12.89.

✓ Strong Income Performance

The subject generates approximately 28% more gross scheduled income than the average remodeled 92113 comparable set.

✓ Competitive Across ZIP Codes

The property remains highly competitive when compared with remodeled assets in 92113, 92102, and 91950.



LISTED BY



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