

47th Street Apartments

3546 -3552 47th St



COMPASS

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CONFIDENTIALITY &
DISCLAIMER

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Information is provided as a guide only. Buyers need to confirm all details through their own due diligence.

THE OFFERING

 3546 -3552 47th St

 \$2,180,000



6,465 Lot SF



3,170 SF



476-061-22-00



4
UNITS



5.25% Cap
Rate



5
SPOTS



15.53 GRM

INVESTMENT HIGHLIGHTS



Turnkey 4-Unit Property
Comprehensive interior and exterior upgrades and new construction completed for long-term durability



Spacious
Three Bedroom and One-Bedroom
Layouts
All units feature one or two bathrooms



Rare Parking Capacity
5 total assigned off street parking spaces.
Located off the alley



Modern Unit Amenities
In-home laundry, split air conditioning and heating, dishwashers, dual pane windows, etc.



Enhanced Living
Appeal
Private balconies, decks, and walk out spaces



East San Diego Fairmount Village location
Highly walkable neighborhood within San Diego's coveted "wine glass" zone



Strong Transit Access
Immediate connectivity to I-805 close to CA-94, and I-8 and 6 minutes to downtown San Diego



Resilient Rental Demand
Long-term tenant appeal and Owner buyer occupancy appeal

PROPERTY DESCRIPTION

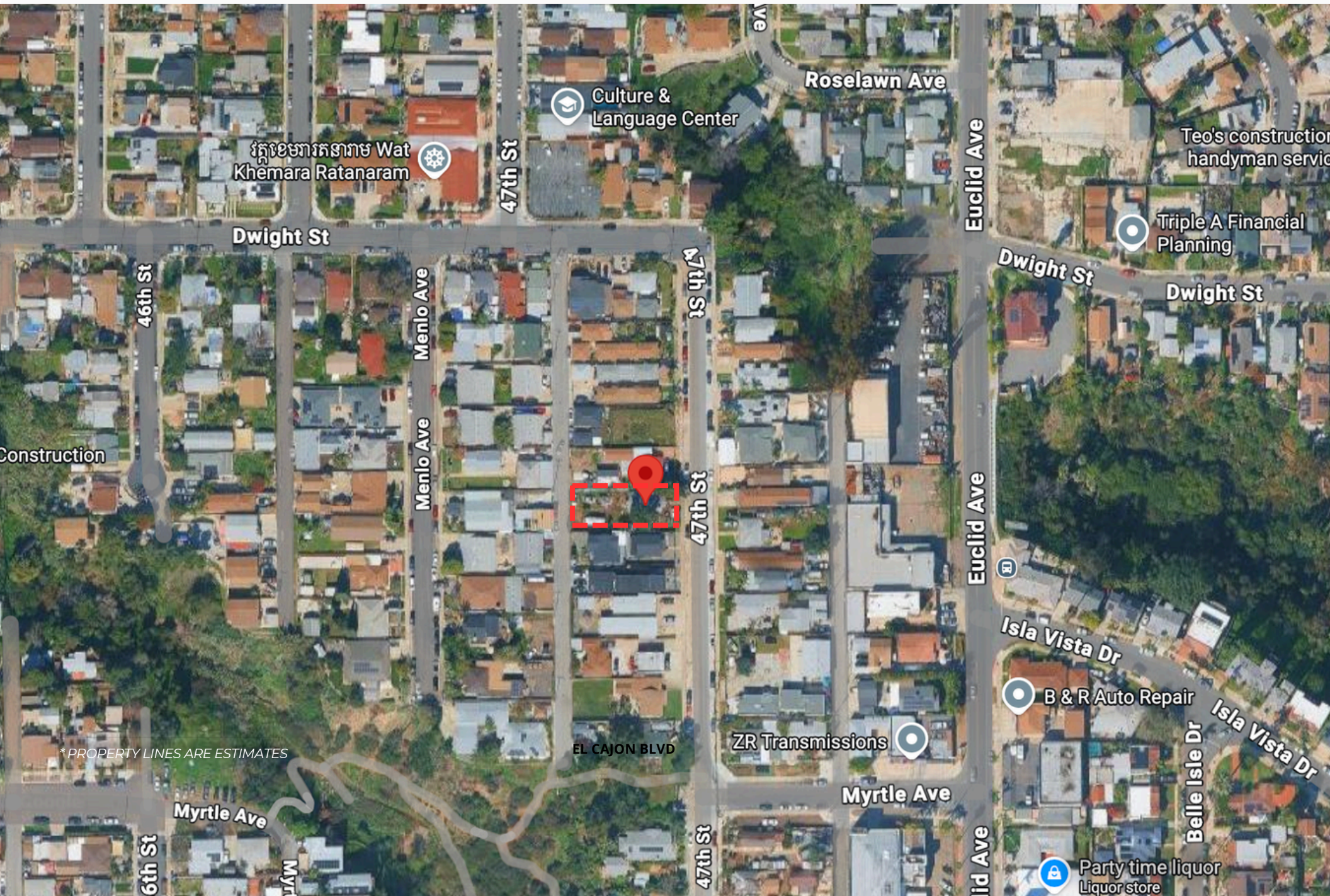


47th Street Apartments is rare, turnkey 4-unit opportunity in the heart of Fairmount Village, where modern design meets smart investment potential. Property has 5.25% Cap Rate, 15.53 GRM, \$545,238 a door at \$688 SF.

Every unit comes with parking, 1 to 1 parking ratio. Property owner only expenses are taxes, insurance, and trash. Anchoring the property is a beautifully reimagined front home offering 1,198 SF of stylish living space and its own exclusive-use private yard—a true standout feature that feels like a single-family retreat. Fully remodeled from top to bottom, this residence showcases luxury vinyl plank flooring, brand-new dual-pane windows, a new roof, and a thoughtfully designed kitchen and bathrooms that blend clean, contemporary finishes with everyday functionality. Tucked behind, three newly constructed units deliver the ultimate in low-maintenance, high-demand living.

The unit mix includes two 1-bedroom residences and a spacious 3-bedroom home with a versatile layout—featuring one bedroom and full bath on the main level, and two additional bedrooms and a bath upstairs—ideal for multi-generational living or maximizing rental flexibility. Each unit is equipped with its own split HVAC system, in-unit washer and dryer, and assigned off-street parking, offering comfort and convenience that today's tenants and owners expect. All the heavy lifting has been done—new construction, major system upgrades, and modern finishes—so you can step right into a seamless ownership experience. Located in Fairmount Village neighborhood of East San Diego, minutes from downtown San Diego.

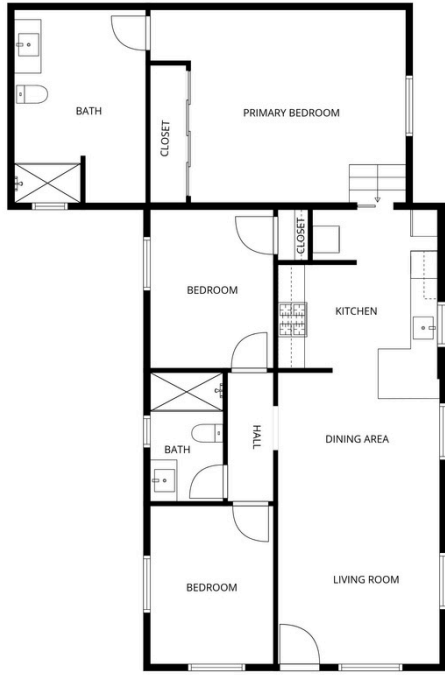
AERIAL VIEW



EXTERIOR PROPERTY PHOTOS



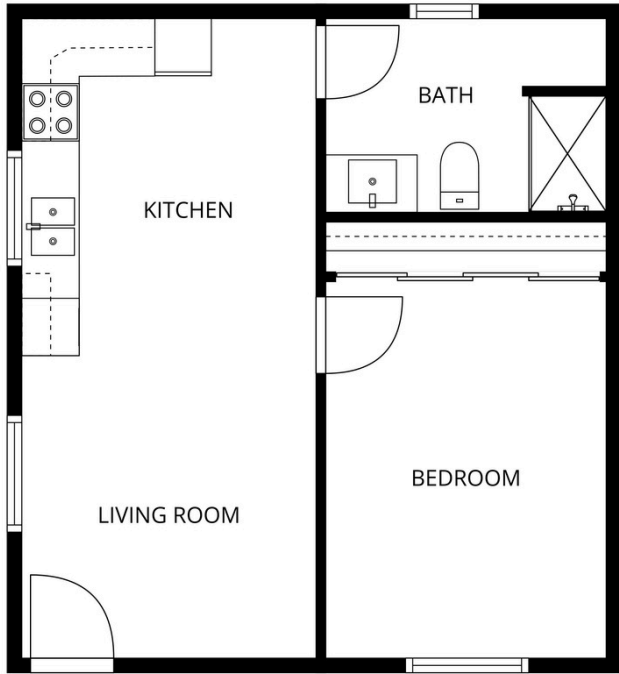
3546 47TH ST – 3 Bed 2 Bath - Front House - 1198 SF



3548 47TH ST - 1 Bed 1 Bath - 450 SF



3550 47TH ST - 1 Bed 1 Bath - 468 SF



3552 47TH ST - 3 Bed 2 Bath - 1054 SF



1st floor



2nd floor





Neighborhood Overview

3546-3552 47th Street



3546 47TH STREET, SAN DIEGO, CA 92105

AREA REPORT



VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1** mile.



GROCERIES



CLEANERS



COFFEE



ATM



MEDICAL



0.1
MILES

0.3
MILES

0.4
MILES

0.4
MILES

0.5
MILES



MOVIE THEATER



GYM



GAS



PHARMACY

1.6
MILES

0.8
MILES

0.5
MILES

0.5
MILES



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OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	GOLF COURSE PRO KIDS GOLF ACADEMY	0.8 MILES
	DOG PARK HELEN K. COPLEY YOUTH CENTER	1 MILES
	PARK CITY HEIGHTS URBAN VILLAGE	1.1 MILES
	HIKING THE HAUNTED TRAIL OF BALBOA PARK	3.8 MILES





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FOOD REPORT



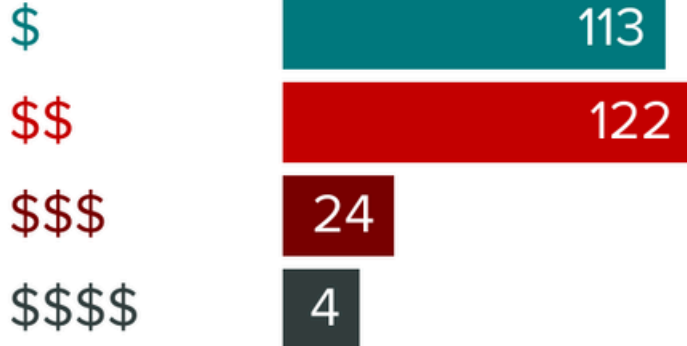
NEIGHBORHOOD EATS

This home is located near **235** moderately priced restaurants and has an **above average** variety of cuisines.

281



WITHIN 5 MILES



GOOD EATS BY CATEGORY

AMERICAN	94
BARS	31
FAST FOOD	23
BARBECUE	16
CAFES, COFFEE AND TEA	14
DELIS	13
SEAFOOD	13
MEXICAN	13
INTERNATIONAL	12
OTHER	17



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SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **31** private schools and **34** charter schools within **5** miles.

K-5	ROSA PARKS ELEMENTARY SCHOOL ASSIGNED	6 RATING
6-8	CLARK MIDDLE SCHOOL ASSIGNED	6 RATING
9-12	HOOVER HIGH SCHOOL ASSIGNED	6 RATING



33.6
Median Age

69.2%
Renter
Occupied
(census reporter)

71,411
Population
(2024)

\$68,563
Median
Household
Income

\$675,000
Median Sale Price
(Zillow)

22,910
Households
Average of 3.1 per
household

33%
Owner
Occupied
(census reporter)

Demographics



Financial Analysis

INCOME & EXPENSES SUMMARY

CURRENT ANNUAL

INCOME SUMMARY

GROSS INCOME	\$140,400
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EXPENSES SUMMARY

<i>Water & Sewer</i>	Tenant Paid
<i>Landscaping</i>	Tenant Paid (Front House)
<i>Trash Removal</i>	\$900
<i>Insurance</i>	\$3,000
<i>Taxes</i>	\$22,000

OPERATING EXPENSES	\$25,900
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NET OPERATING INCOME	\$114,500
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UNIT MIX SUMMARY



UNIT TYPE	BEDS	BATHS	COUNT	SF	RENT
3Bd 2Ba	3	2	1	1198	\$3,950
3Bd 2Ba	3	2	1	1054	\$3750
1Bd 1Ba Affordable Unit	1	1	1	450	\$2,000
1Bd 1Ba	1	1	1	468	\$2,000
TOTAL/AVERAGE	8	6	4	3170	\$11,700

ADVISOR BIO



Sidnev “Sid” Muldrow, Realtor®

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Sidnev “Sid” Muldrow is a San Diego real estate advisor known for a results-driven, client-first approach. He helps sellers, buyers, and investors navigate the market with clarity, strategy, and confidence.

Sid specializes in strategic pricing, high-impact marketing, and property positioning to maximize exposure and drive strong offers. His approach combines modern digital marketing, agent outreach, and thoughtful presentation to ensure every listing stands out and performs.

In addition to residential sales, Sid has experience in multifamily and investment properties—guiding clients through cap rates, income analysis, and long-term value strategy to help them make smart, data-driven decisions.

Clients value his responsiveness, transparency, and ability to simplify complex transactions while consistently delivering results.

**SDAR RECOGNITION
OF EXCELLENCE**

40 UNDER 40



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The San Diego
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