

4 UNIT MULTIFAMILY APARTMENT BUILDING

Pacific Beach



Features & Financials

Property Photos

Location Overview

Contact Information

2033 Garnet Avenue, San Diego, CA 92109

**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

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PROPERTY FEATURES

- Excellent Unit Mix
- Rare Opportunity for Square Footage in that Area
- Well Maintained with Good Upside in Rents
- Large Front Deck
- Parking Spaces and Wide Paved Alley Access in Rear of Building
- Within Blocks From the Beach
- Easy Freeway Access to Interstate 5

Unit #	Unit Mix	Square Footage	Current Monthly Rent
A	Studio / 1 ba	400	\$850
B	2 bd / 1 ba	750	\$1,380
C	1 bd / 1 ba	580	\$1,295
D	2 bd / 1 ba	750	\$1,450

FINANCIAL ANALYSIS

Sale Price:	\$1,295,000
CAP Rate:	Actual 3.54% Projected 4.09%
Net Operating Income:	Actual \$42,787 Projected \$53,011
Gross Rent Multiplier:	Actual 21.69 Projected 18.00



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Pacific Beach is a neighborhood in San Diego, bounded by La Jolla to the north, Mission Beach and Mission Bay to the south, Interstate 5 to the east and the Pacific Ocean to the west. While formerly largely populated by young people, surfers, and college students, the population is gradually becoming older, more professional, and more affluent. "P.B.," as it is known as by local residents, is home to one of San Diego's more developed nightlife scenes, with a great variety of bars, eateries, and clothing stores.



DEMOGRAPHIC SUMMARY

Population	1-Mile	3-Mile	5-Mile
2016 Total Population	20,126	78,827	233,933
2021 Estimated Population	21,163	83,180	246,826
2010 Census	19,159	75,583	218,331
Pop Growth 2016-2021	5.15%	5.52%	5.51%
Pop Growth 2010-2016	5.05%	7.13%	7.15%
Median Age	34.60	37.10	37.40
Average Age	36.10	39.10	39.10
Households			
2016 Total Households	10,403	37,660	103,702
Owner Occupied	3,034	16,253	48,664
Renter Occupied	7,369	21,407	55,038
HH Growth 2016-2021	5.04%	5.38%	5.43%
Average Household Size	1.90	2.10	2.20
Income			
Median Household Income	\$80,104	\$82,124	\$74,287
Average Household Income	\$101,209	\$110,557	\$100,117

live and play with your feet in the sand

Pacific Beach

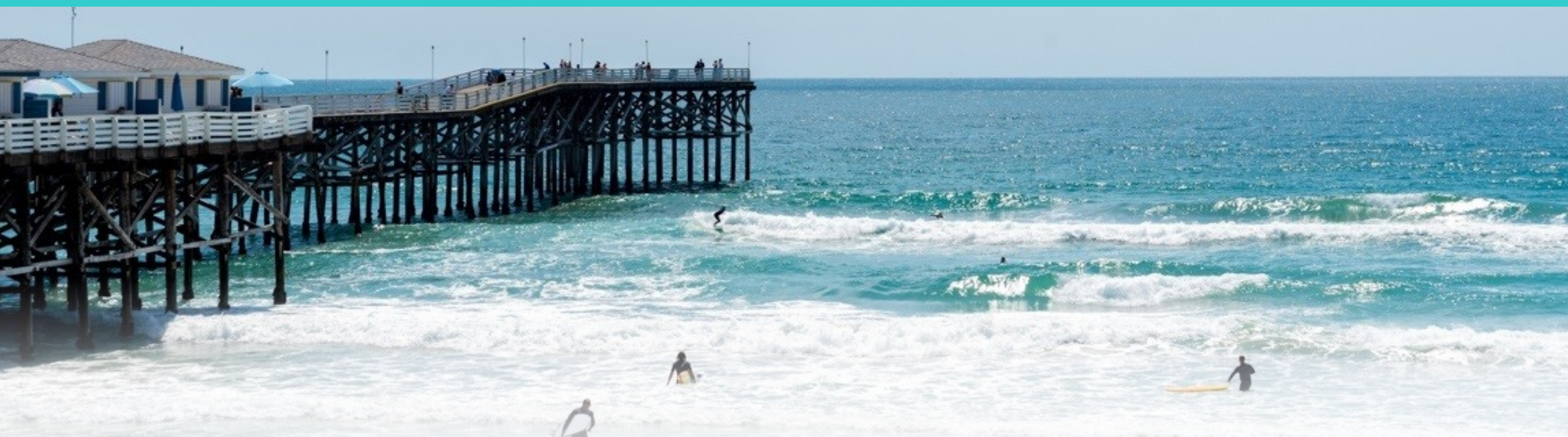


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