



CORFAC
INTERNATIONAL

SRO UNITS ON 1ST AVE

1468 1ST AVENUE, SAN DIEGO, CA 92101



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from South Coast Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither South Coast Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. South Coast Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. South Coast Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. South Coast Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by South Coast Commercial in compliance with all applicable fair housing and equal opportunity laws.



TABLE OF CONTENTS

04 | THE PROPERTY

08 | THE LOCATION

11 | FINANCIAL ANALYSIS

15 | DEMOGRAPHICS

17 | ADVISOR BIOS



3405 Kenyon St #411
San Diego, CA 92110
619.226.6011
scc1031.com

THE PROPERTY



1468 1ST AVENUE

We are proud to present for sale, an extremely rare opportunity to own an investment property in one of the best locations in all of San Diego. Sitting in downtown San Diego, 1468 1st Ave is comprised of 34 SRO units and one office space. All units have been extensively remodeled and 8 of the units come with their own bathroom. These interior renovations, combined with exterior upgrades, meaning massive upside potential for a new owner. Each floor of the property has its own kitchen, bathroom and shower. Additionally, the property sits on a prime lot in downtown San Diego and could be repurposed for a developer.

The owner of this building also owns 1445 Front St which sits on the same block. The seller is looking to exchange out of both properties and retire. The buyer can make an offer on either or both properties. Don't miss out on this opportunity to own real estate in one of the best locations in San Diego.



EXECUTIVE SUMMARY

\$4,290,000 | **34** | **10,980** | **5,001**
SALE PRICE | # OF UNITS | BUILDING SF | LOT SF

PROPERTY HIGHLIGHTS

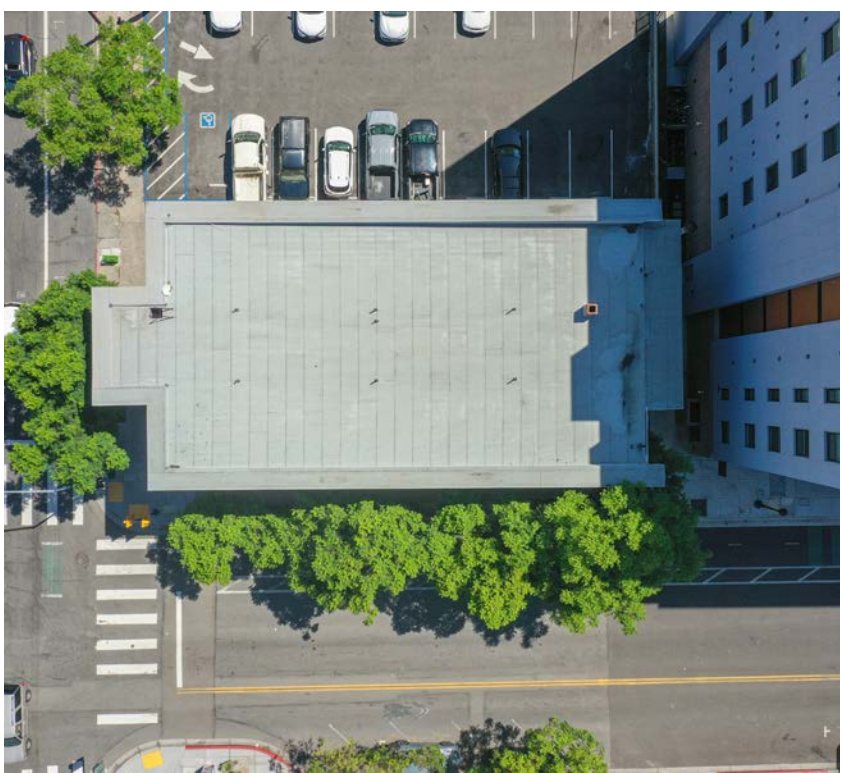
- 34 SRO Units, Averaging 160 SF
- Rare Opportunity to develop in Downtown San Diego
- Huge Upside Potential with Minimal Upgrades
- 8 Units have their own Bathrooms and Showers
- One of the best locations in all of San Diego
- Seller is motivated
- Potential candidate for AirBnb - Permits still available for this location and ZIP Code
- Property is believed to have Historic designation - Buyer to verify

PROPERTY DETAILS

ADDRESS	1468 1st Ave, San Diego, CA 92101
COUNTY	San Diego
SUBMARKET	Little Italy/Downtown
APN	533-422-12-00
YEAR BUILT	1907

INVESTMENT OVERVIEW

CAP Rate	5.43%
GRM	10.01
PRICE/SF	\$391
PRICE/UNIT	\$126,176
NOI	\$233,145





THE LOCATION



DOWNTOWN SAN DIEGO

Downtown San Diego is the vibrant and bustling urban core of the city, located in the southern part of San Diego, California. Situated along the beautiful San Diego Bay, downtown is known for its prime coastal location and stunning views of the Pacific Ocean. It is a dynamic neighborhood that combines a rich historical heritage with modern amenities, making it a popular destination for residents and visitors alike.

One of the highlights of Downtown San Diego is the historic Gaslamp Quarter, a lively district filled with Victorian-era buildings that house a diverse array of restaurants, bars, shops, and nightclubs. The Gaslamp Quarter is a hub for entertainment and nightlife, offering everything from fine dining to live music and theater performances. Another iconic feature of downtown is the Embarcadero, a waterfront promenade lined with parks, public art installations, and the famous USS Midway Museum, a decommissioned aircraft carrier that serves as a museum and educational attraction. For those interested in cultural experiences, the Balboa Theatre and the San Diego Symphony are renowned venues that host a wide range of performances throughout the year. Additionally, the downtown area is home to Petco Park, the stadium of the San Diego Padres, where baseball fans can catch a game while enjoying views of the city skyline.

Downtown San Diego's central location provides easy access to other parts of the city, including popular neighborhoods like Little Italy, East Village, and the historic Old Town. The city's public transportation system, including trolleys and buses, makes it convenient to explore the broader San Diego area from downtown. With its mix of historical charm, cultural attractions, waterfront beauty, and urban energy, downtown San Diego offers a vibrant and diverse experience for residents and visitors.

NEARBY ATTRACTIONS





FINANCIAL SUMMARY

INVESTMENT OVERVIEW

	CURRENT	PRO FORMA
PRICE	\$4,290,000	\$4,290,000
PRICE/SF	\$391	\$391
PRICE/UNIT	\$126,176	\$126,176
GRM	10.01	7.81
CAP RATE	5.43%	8.12%
CASH-ON-CASH RETURN (YR 1)	2.38%	8.25%
TOTAL RETURN (YR 1)	\$83,685	\$198,825
DEBT COVERAGE RATIO	1.36	2.03

OPERATING DATA

	CURRENT	PRO FORMA
GROSS SCHEDULED INCOME	\$428,400	\$549,600
VACANCY COST	5% (\$21,420)	(\$27,480)
GROSS INCOME	\$406,980	\$522,120
OPERATING EXPENSES	41% (\$173,835)	(\$173,835)
NET OPERATING INCOME	\$233,145	\$348,285
PRE-TAX CASH FLOW	\$61,896	\$177,036

FINANCING DATA

	CURRENT	PRO FORMA
DOWN PAYMENT	\$2,145,000	\$2,145,000
LOAN AMOUNT	\$2,145,000	\$2,145,000
DEBT SERVICE	\$171,249	\$171,249
DEBT SERVICE MONTHLY	\$14,270	\$14,270
PRINCIPAL REDUCTION (YR 1)	\$21,789	\$21,789

INCOME & EXPENSES

INCOME SUMMARY	CURRENT	PRO FORMA
VACANCY COST	(\$21,420)	(\$27,480)
GROSS INCOME	\$406,980	\$522,120

EXPENSES SUMMARY	CURRENT	PRO FORMA
GAS & ELECTRIC	\$28,932	\$28,932
WATER & SEWER	\$26,400	\$26,400
LANDSCAPING	\$0	\$0
TRASH REMOVAL	\$500	\$500
PEST CONTROL	\$0	\$0
MAINTENANCE	\$17,000	\$17,000
MANAGEMENT (OFF SITE)	\$19,273	\$19,273
MANAGEMENT (ON SITE)	\$8,400	\$8,400
LICENSES & FEES	\$150	\$150
MISCELLANEOUS	\$4,200	\$4,200
INSURANCE	\$17,500	\$17,500
TAXES	\$51,480	\$51,480
OPERATING EXPENSES	\$173,835	\$173,835
NET OPERATING INCOME	\$233,145	\$348,285

UNIT MIX

	# UNITS	SQ FT	CURRENT RENT	RENT/SF	MARKET RENT	MARKET RENT/SF
0BD/0BA	26	160	\$1,050	\$6.56	\$1,300	\$8.13
0BD/1BA	8	160	\$1,050	\$6.56	\$1,500	\$9.38
TOTALS/AVERAGES	34	160	\$35,700	\$6.56	\$45,800	\$8.42

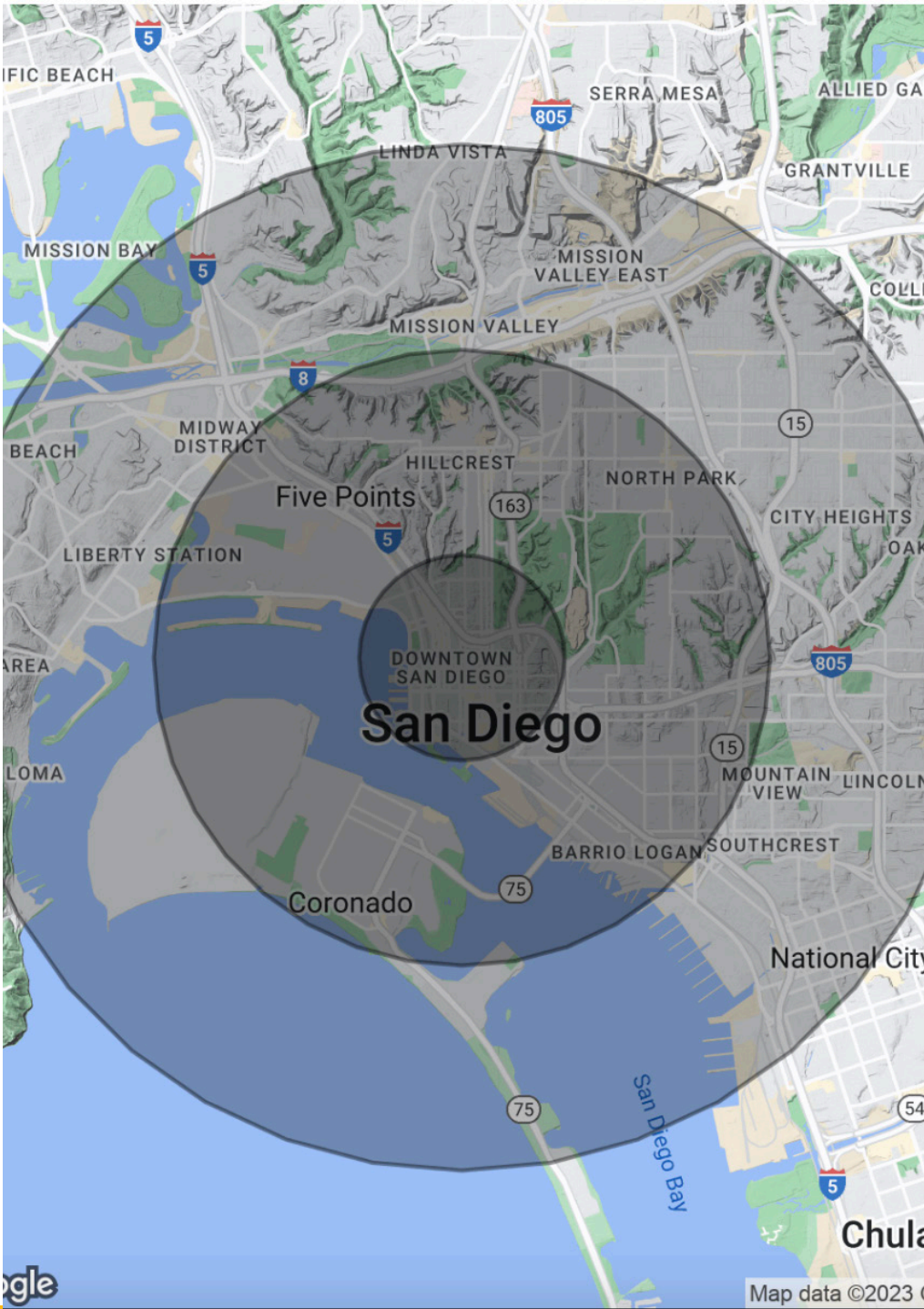




DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	36,634	183,541	479,994
AVERAGE AGE	40.9	38.0	35.5
AVERAGE AGE (MALE)	41.7	38.4	35.7
AVERAGE AGE (FEMALE)	43.1	38.2	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	25,497	95,693	204,831
# OF PERSONS PER HH	1.4	1.9	2.3
AVERAGE HH INCOME	\$98,323	\$94,301	\$87,436
AVERAGE HOUSE VALUE	\$564,231	\$635,985	\$550,336



ADVISOR BIOS



ADVISOR BIO



KEVIN HEMSTREET

Managing Principal

DRE# 01490629

619.309.9296

hemstreet@scc1031.com

As a co-founder of South Coast Commercial, Inc. and founding member of our sister company, North Coast Commercial, Inc., Kevin Hemstreet (DRE# 01490629) has been an integral player on our team from the very beginning. Prior to forming South Coast Commercial, Inc. in 2007, Kevin was a tour de force in real estate, spending 18 years as a regional manager and working as a top-producing sales manager at two Fortune 500 companies. Today, he continues to apply his skills and expertise as our Senior Vice President and Managing Principal. Kevin brings not only extensive experience to the team, but also exceptionally strong communication skills and an understanding of how to effectively lead others to produce real results.

In addition to his leadership role, Kevin also oversees daily operations and management of over 2,000 multifamily and commercial assets throughout California. With over one billion dollars in sales of investment property over the past twenty years, his track record speaks for itself. Kevin takes a progressive sales approach that melds a unique style of asset management with a solid emphasis on portfolio development. A nationally recognized expert in the single-tenant triple-net arena, he's an invaluable resource for those who wish to invest in real estate without actively managing a property. He is also skilled at crafting individualized 1031 exchange packages, which take into account provisions in the tax law to increase cash flow, optimize tax shelter opportunities, and create tremendous wealth for his clients.

Kevin is a member of the local San Diego chapter of the Certified Commercial Investment Member (CCIM) organization, a national body that certifies recognized experts in the disciplines of commercial and investment real estate. He is also a member of the Urban Land Institute (ULI), which provides leadership in responsible use of land and creating sustainable communities worldwide. In his free time, Kevin loves to go back-packing and sport fishing. He has a passion for travel, and has also been known to play to SRO crowds as percussionist in a local band.



ADVISOR BIO



ELLIS JOLLY

Associate

DRE# 02088017

619.415.5195

jolly@scc1031.com

Ellis Jolly (DRE# 02088017) is a dedicated real estate professional with a Bachelor's Degree in Economics from Northern Arizona University. Specializing in multifamily sales, triple net leases, and 1031 exchanges, Ellis works tirelessly to build lasting relationships and deliver exceptional results for his clients.

With a background in project management, Ellis possesses a comprehensive understanding of the construction process and the intricacies of running successful projects. His expertise ranges from navigating permits to budgeting and assembling skilled construction teams. This knowledge allows him to accurately understand the cost of adding value to a property.

In his free time, Ellis enjoys Brazilian Jiu Jitsu, researching private investment deals and continuing to expand his knowledge of the real estate industry.



SOUTH COAST
COMMERCIAL

