



4065 Wightman Street

San Diego, CA 92105

Strategic 10-Unit Multifamily in City Heights with Value-Add Potential & Income-Boosting Amenities

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SOUTH COAST
COMMERCIAL

CORFAC
INTERNATIONAL

4065 WIGHTMAN ST

Executive Summary

THE OFFERING



4065 Wightman St

STREET ADDRESS



\$2,550,000

LISTING PRICE

South Coast Commercial is pleased to present 4065 Wightman Street, a well-maintained 10-unit multifamily investment opportunity located in the centrally positioned City Heights neighborhood of San Diego. The property consists entirely of oversized one-bedroom units, each approximately 678 square feet, offering an attractive layout for long-term tenancy and operational efficiency. With gated access, garage parking, and income-generating storage units, the asset delivers both immediate cash flow and future rental upside.

Additional amenities include coin-operated laundry facilities and secure entry, enhancing tenant convenience and supporting consistent occupancy. With current rents below market and immediate access to major freeways, 4065 Wightman represents a compelling opportunity for investors seeking a clean, income-generating asset in a high-demand infill location.

OFFERING SUMMARY



R-M 1-1

(RESIDENTIAL - MULTIPLE UNIT)
ZONING



6,486 SF

LOT SIZE



6,772 SF

BUILDING SIZE



10

UNITS



\$133,313

NOI



5.2%

CAP RATE



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

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DEMOGRAPHICS

INVESTMENT HIGHLIGHTS



Transit-Connected Location

Direct access to I-15, I-805, and SR-94 for seamless commuter convenience



Rental Upside Opportunity

Below-market rents with potential for growth through turnover and upgrades



Low-Density Configuration

Garden-style layout with two stories supports privacy and retention



Secure, Gated Community

Controlled access and on-site laundry enhance resident experience



Oversized One-Bedroom Units

Ten spacious 678 SF layouts ideal for long-term tenancy and operational efficiency



Income-Boosting Amenities

Garage parking and storage units generate additional monthly revenue



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Property Information

THE PROPERTY AT A GLANCE



6,486 SF

LOT SIZE



6,772 SF

BUILDING SIZE



1

NO. OF BUILDINGS



2

STORIES



10

UNITS



1979

YEAR BUILT



10

ATTACHED GARAGE - PARKING



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PROPERTY PROFILE

4065 Wightman Street is a 10-unit multifamily property located in the centrally positioned and transit-accessible City Heights neighborhood of San Diego.

4065 Wightman Street is a clean, garden-style apartment community featuring ten oversized one-bedroom units, each approximately 678 square feet. The gated property offers residents privacy and convenience, with a layout that supports efficient operations and long-term tenant retention. Its central San Diego location provides strong connectivity to major freeways, employment centers, and lifestyle amenities.

The asset includes garage parking and multiple storage units, both of which generate additional income. On-site amenities such as coin-operated laundry and secure gated access enhance the resident experience while supporting operational efficiency. The property's low-density configuration and consistent occupancy reflect its appeal to renters seeking spacious, well-located housing.

With current rents below market, future ownership has a clear opportunity to increase revenue through lease turnover and targeted interior upgrades. The property's income-generating features and rental upside position 4065 Wightman as a compelling investment in a supply-constrained submarket.



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PROPERTY DESCRIPTION

DOWNTOWN SAN DIEGO

BALBOA PARK

SAN DIEGO ZOO

SOUTH PARK

PROPERTY DETAILS

4065 Wightman St, San Diego, CA 92105

PROPERTY ADDRESS

454-081-01

APN

Lot Size	6,486 SF
Zoning	RM-1-1 (Residential – Multiple Unit)
Building Size	6,772 SF
Year Built	1979
Units	10
Stories	2
Parking	10 Attached Garage

CHEROKEE POINT ELEMENTARY SCHOOL



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EXTERIOR PHOTOS



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4065 WIGHTMAN ST

Location Overview

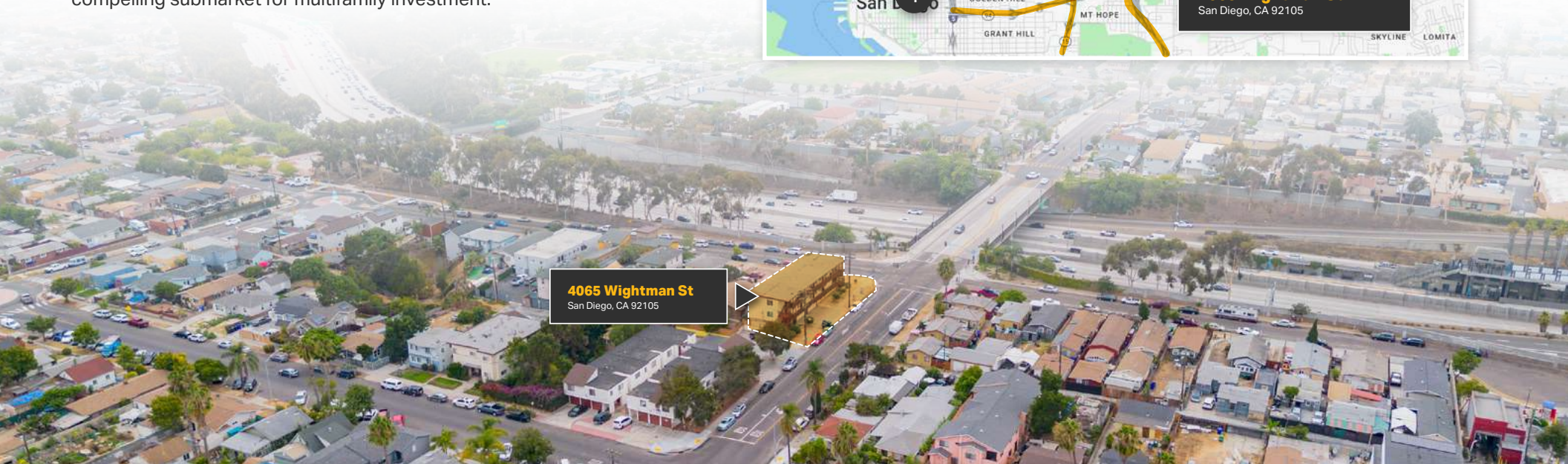
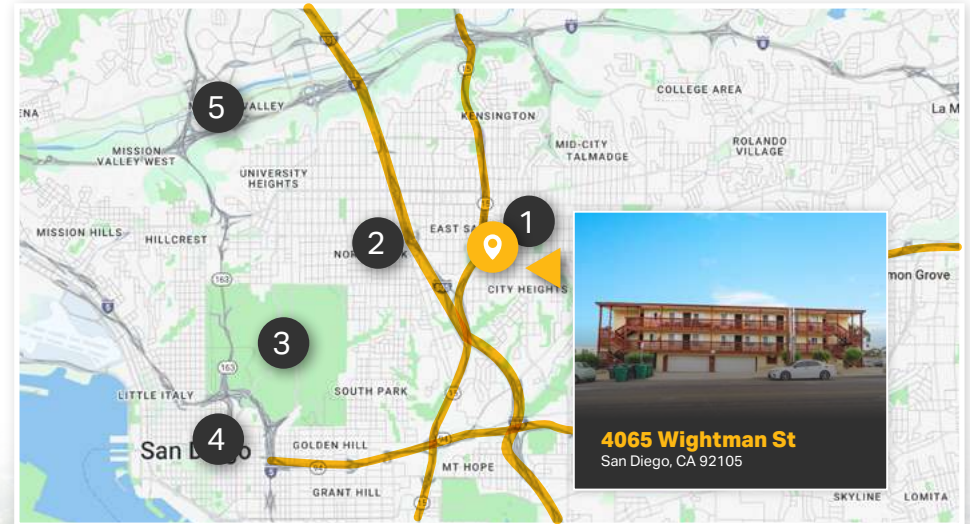
LOCATION OVERVIEW

CITY HEIGHTS – SAN DIEGO'S CULTURAL CROSSROADS WITH UNMATCHED CONNECTIVITY

City Heights is one of San Diego's most culturally vibrant and centrally located urban neighborhoods, known for its international cuisine, active street life, and strong community identity. The area attracts long-term residents and working professionals seeking affordability and access to the city's core

4065 Wightman Street is located near ① University Avenue and Fairmount Avenue, placing it within walking distance of ② local markets, ③ parks, and public transit. With direct access to I-15, I-805, and SR-94, residents enjoy seamless connectivity to ④ downtown San Diego, ⑤ Mission Valley, and major employment hubs.

As a high-density infill neighborhood with limited new development, City Heights continues to show strong rental demand and consistent occupancy. Its central location and evolving infrastructure make it a compelling submarket for multifamily investment.



EXECUTIVE SUMMARY

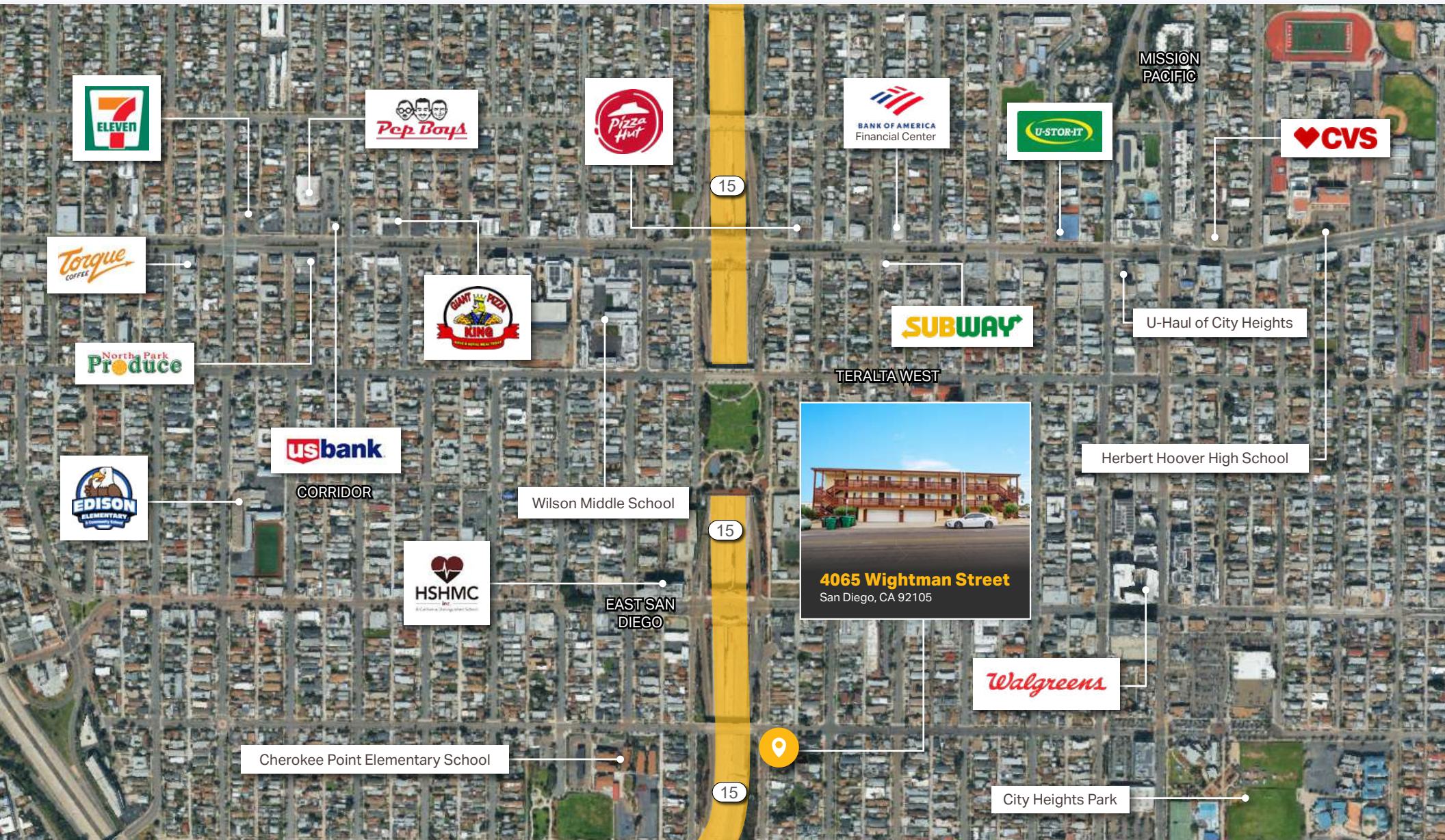
PROPERTY INFORMATION

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IMMEDIATE MAP



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Financial Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

\$376.55

PRICE PER SF

\$2,550,000

PRICE

\$255,000

PRICE PER UNIT

CURRENT

PROFORMA

12.18

GRM

10.42

5.2%

CAP RATE

6.6%

3.6%

CASH-ON-CASH
RETURN (YR 1)

6.3%

\$63,617

TOTAL RETURN (YR 1)

\$97,955

1.53

DEBT COVERAGE RATIO

1.93

CURRENT

PROFORMA

OPERATING DATA

Gross Scheduled Income	\$209,316	\$244,716
Total Scheduled Income	\$209,316	\$244,716
Vacancy Cost	\$6,279	\$7,341
Gross Income	\$203,037	\$237,375
Operating Expenses	\$69,723	\$69,723
Net Operating Income	\$133,313	\$167,651
Pre-Tax Cash Flow	\$46,441	\$80,779

FINANCING DATA

Down Payment	\$1,275,000	\$1,275,000
Loan Amount	\$1,275,000	\$1,275,000
Debt Service	\$86,872	\$86,872
Debt Service Monthly	\$7,239	\$7,239
Principal Reduction (yr 1)	\$17,175	\$17,175

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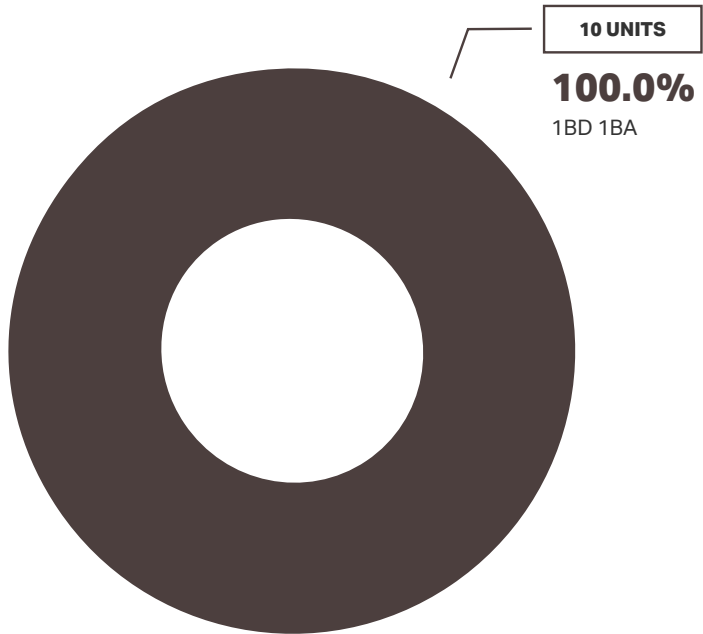
DEMOGRAPHICS

INCOME & EXPENSES SUMMARY

	CURRENT	PROFOMA
INCOME SUMMARY		
Vacancy Cost	(\$6,279)	(\$7,341)
GROSS INCOME	\$203,037	\$237,375
EXPENSES SUMMARY		
Utilities	\$7,366	\$7,366
Pest Control	\$480	\$480
Maintenance	\$10,000	\$10,000
Management (Off Site)	\$11,512	\$11,512
Miscellaneous	\$2,500	\$2,500
Insurance	\$6,500	\$6,500
Tax	\$31,365	\$31,365
OPERATING EXPENSES	\$69,723	\$69,723
NET OPERATING INCOME	\$133,313	\$167,651



UNIT MIX SUMMARY



UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	RENT	MARKET RENT
1Bd / 1Ba	1	1	10	100.00%	\$1,705	\$2,000
TOTALS/AVERAGES			10	100.00%	\$1,705	\$2,000

4065 WIGHTMAN ST

I Demographics

DEMOGRAPHICS

1,376,742

2024 POPULATION

\$82,357

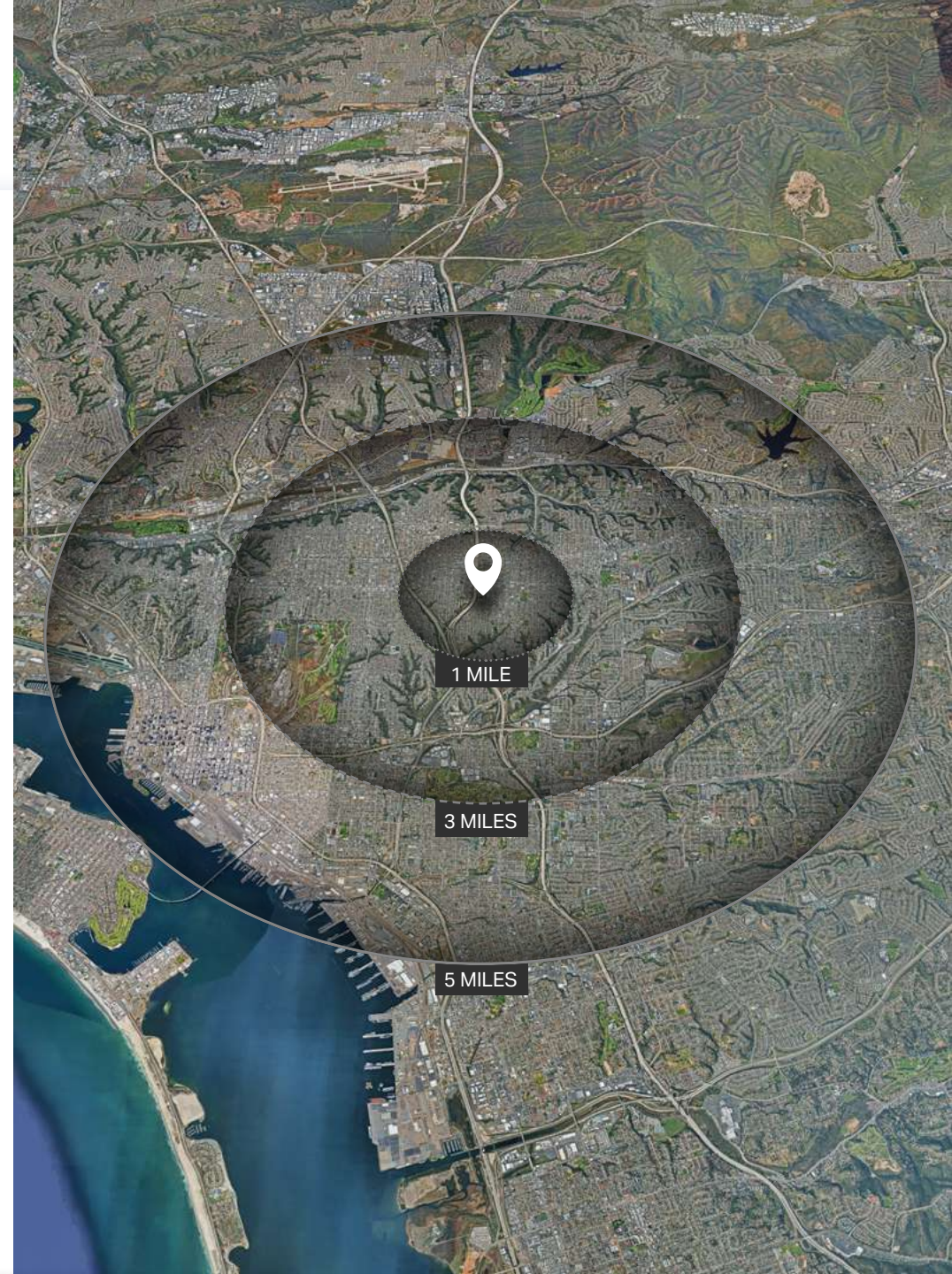
MEDIAN HH INCOME

\$738,251

MEDIAN HOME VALUE

	1-Mile	3-Mile	5-Mile
POPULATION			
2024 Population	259,440	639,809	1,376,742
2029 Population Projection	258,082	637,704	1,369,042
Median Age	35.5	36.3	37.4
HOUSEHOLDS			
2024 Households	104,936	249,488	514,901
2029 Household Projection	104,304	248,842	512,235
Owner Occupied Households	31,620	86,016	219,840
Renter Occupied Households	72,684	162,827	292,395
Avg Household Size	2.3	2.4	2.5
Avg Household Vehicles	2	2	2
INCOME			
Avg Household Income	\$93,955	\$98,292	\$106,854
Median Household Income	\$71,801	\$73,950	\$82,357
HOUSING			
Median Home Value	\$704,885	\$700,541	\$738,251
Median Year Built	1970	1974	1972

Source: CoStar



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Advisor Bio

ADVISOR BIOS



BRENDAN FLYNN

VICE PRESIDENT

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Brendan Flynn (DRE# 01933302) is an experienced San Diego multifamily sales advisor specializing in the acquisition and disposition of commercial and residential property. He identifies opportunities within the market to help clients accomplish their objectives and maximize their opportunities. He researches and focuses particularly on updated market trends, fluctuations in inventory, interest rates, rental rates and transactional data.

Attention to detail and client-specific communication are especially important to him. Brendan focuses on understanding the client's long term investment goals as a way to preserve and grow their capital. Some of his more recent sales have varied from 1031 exchanges to IRS tax liens. He has a degree in Management & Business from Skidmore College where he was a 4 year member of the nationally ranked men's lacrosse team. He holds dual Irish/United States citizenship.



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