



Avalon By-The-Sea

123 South Nevada Street, Oceanside, California 92054

8-UNIT COMMUNITY IN THE HEART OF DOWNTOWN OCEANSIDE



CONTACT

Gary Kaufman, SENIOR VICE PRESIDENT

760.814.0114 DRE# 01816761 kaufman@scc1031.com

www.scc1031.com



TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

Executive Summary	03
Property Information	06
Location Overview	13
Financial Analysis	16
Comparables	20
Demographics	29
Advisor Bios	31

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.



SOUTH COAST
COMMERCIAL

CORFAC
INTERNATIONAL

Avalon
by the sea
123

AVALON BY-THE-SEA

Executive Summary

THE OFFERING



123 SOUTH NEVADA

STREET ADDRESS



\$3,595,000

LISTING PRICE

South Coast Commercial is pleased to present Avalon By-The-Sea, an 8-unit multifamily investment opportunity located in the heart of Downtown Oceanside's Townsite neighborhood. Situated on a 7,152 SF parcel and improved with a 6,028 SF two-story apartment building, the property features a balanced mix of 5 two-bedroom units and 3 one-bedroom units. Well-maintained interiors and a master-metered utility system with partial RUBS reimbursement already in place provide investors with an attractive combination of stable in-place income and operational upside. Four highly desirable two-car garages offer the residents off street parking and could also provide a new owner with a value add opportunity by converting some or all of the garages to ADUs.

Minutes from the beach and within walking distance of the Oceanside Pier, South Coast Highway, and the Oceanside Transit Center, the property benefits from exceptional coastal amenities and regional connectivity. Ongoing mixed-use development, public infrastructure improvements, and transit-oriented investment continue to strengthen Downtown Oceanside's growth outlook, positioning Avalon By-The-Sea to benefit from sustained rental demand and long-term value appreciation.

OFFERING SUMMARY



7,152 SF

LOT SIZE



6,028 SF

BUILDING SIZE



8

UNITS



\$136,727

NOI



3.8%

CAP RATE



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

INVESTMENT HIGHLIGHTS



Premier Coastal Location

Minutes from the beach in Downtown Oceanside's Townsite neighborhood



Efficient 8-Unit Community

Balanced mix of one- and two-bedroom residences



Four Two-Car Garages

A genuine rarity in a beach town where off-street parking is scarce and highly valued



RUBS Reimbursement in Place

Master-metered utilities with partial RUBS reimbursement already in place



Upgraded Interior Finishes

Luxury vinyl plank flooring, upgraded appliances, and modern unit features



Walkable Lifestyle Location

Stroll to the Oceanside Pier, dining, shopping, and entertainment



Transit-Oriented Connectivity

Near the Oceanside Transit Center with Coaster, Sprinter, and Metrolink service



Major Downtown Revitalization

Surrounded by significant mixed-use and residential development activity



Strong Long-Term Growth Story

Public infrastructure investment and expanding amenities continue to strengthen rental demand

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS



SOUTH COAST
COMMERCIAL

CORFAC
INTERNATIONAL

Avalon
by the sea
123

AVALON BY-THE-SEA

Property Information

THE PROPERTY AT A GLANCE



7,152 SF

LOT SIZE



6,028 SF

BUILDING SIZE



1968

YEAR BUILT



8

UNITS

* PROPERTY LINES ARE ESTIMATES



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

PROPERTY DESCRIPTION

Avalon By-The-Sea is an 8-unit multifamily community ideally located minutes from the beach in Downtown Oceanside's highly desirable Townsite neighborhood.

Set on a 7,152 SF parcel, the property is improved with a 6,028 SF two-story apartment building comprising eight residences with a balanced mix of five two-bedroom units and three one-bedroom units ranging from approximately 650 to 800 square feet. The property is thoughtfully designed to appeal to a broad tenant base, from individuals and couples to small families and professionals seeking a coastal lifestyle in one of Southern California's most desirable rental markets.

Residences feature luxury vinyl plank flooring, upgraded appliances with dishwashers, vinyl windows, forced-air heating, and dual-sink vanities in the two-bedroom units. Additional amenities include a community laundry room with seller owned equipment and a master-metered utility system with an already implemented RUBS program for utility cost recovery. The property also benefits from four two-car garages, a highly sought-after amenity in a coastal neighborhood where off-street parking remains limited.



EXECUTIVE SUMMARY

PROPERTY INFORMATION

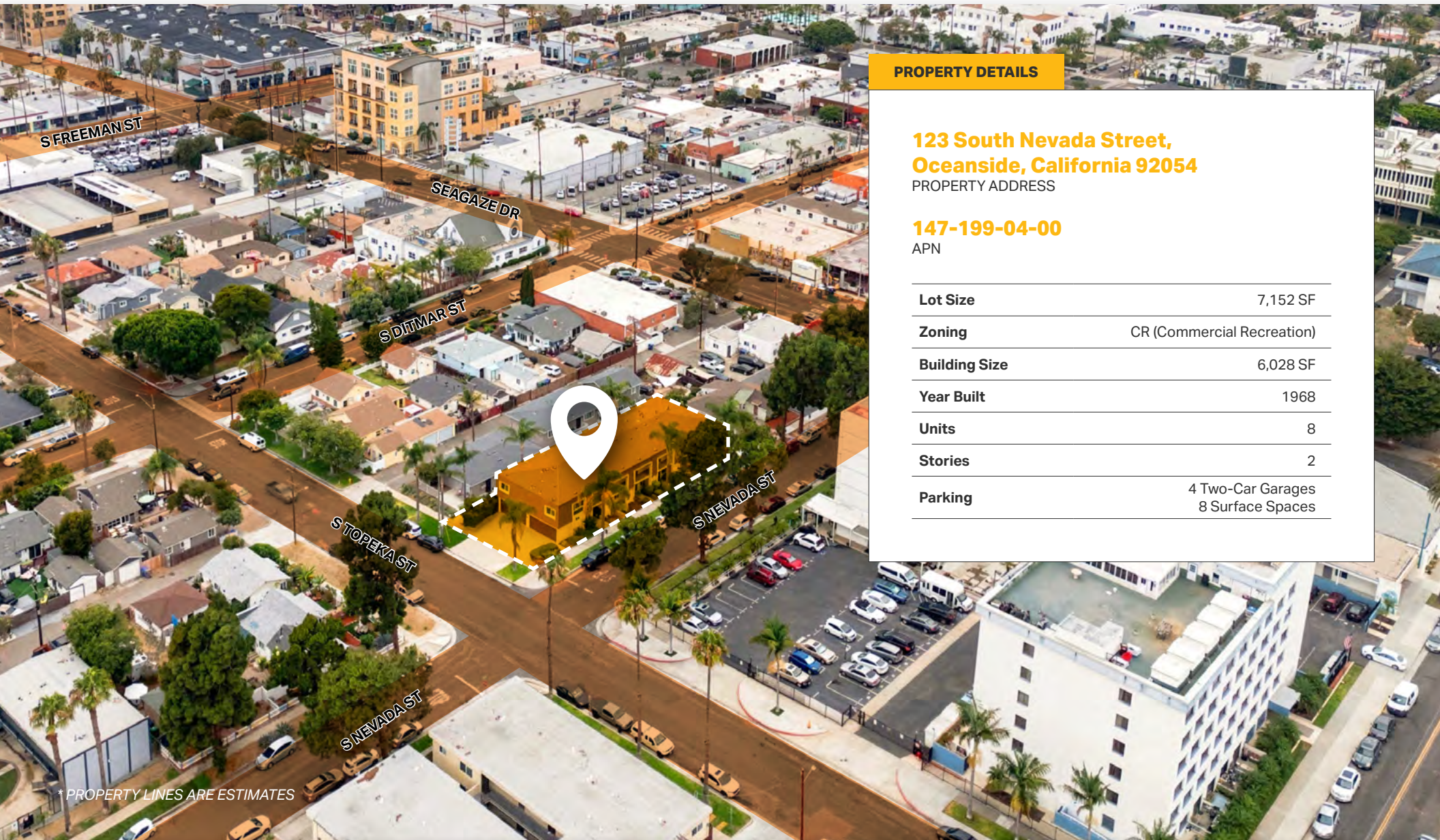
LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

PROPERTY DESCRIPTION



PROPERTY DETAILS

**123 South Nevada Street,
Oceanside, California 92054**
PROPERTY ADDRESS

147-199-04-00
APN

Lot Size	7,152 SF
Zoning	CR (Commercial Recreation)
Building Size	6,028 SF
Year Built	1968
Units	8
Stories	2
Parking	4 Two-Car Garages 8 Surface Spaces

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

AERIAL VIEW



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

EXTERIOR PHOTOS



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

INTERIOR PHOTOS



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS



SOUTH COAST
COMMERCIAL

CORFAC
INTERNATIONAL

Avalon
by the sea
123

AVALON BY-THE-SEA

Location Overview

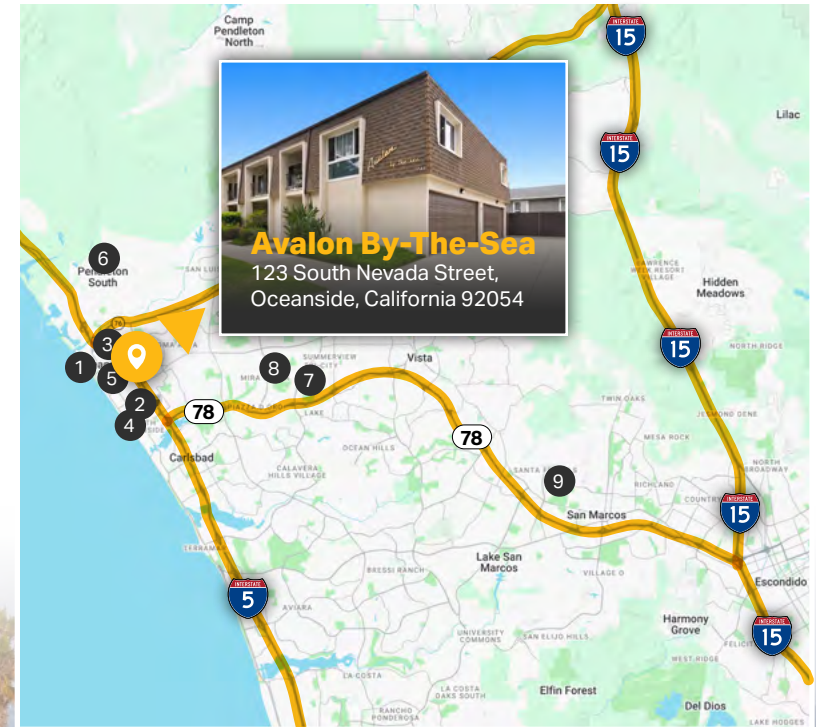
LOCATION OVERVIEW

ICONIC COASTAL LIVING IN THE HEART OF DOWNTOWN OCEANSIDE

Nestled within Downtown Oceanside's Townsite neighborhood, Avalon By-The-Sea enjoys a premier coastal location just blocks from the beach in one of Southern California's fastest-growing seaside communities. The neighborhood blends a relaxed beach-town atmosphere with a vibrant downtown, offering walkable access to dining, shopping, entertainment, and everyday conveniences.

Residents are just moments from the **1 Oceanside Pier**, **2 South Coast Highway's**, restaurants and cafés, the **3 Oceanside Museum of Art**, and **4 Buccaneer Beach Park**. Approximately half a mile away, the **5 Oceanside Transit Center** provides Coaster, Sprinter, and Metrolink rail service, while nearby **6 Camp Pendleton**, **7 Tri-City Medical Center**, **8 MiraCosta College**, and **9 Palomar College** support consistent housing demand from military personnel, healthcare professionals, students, and local employees.

Downtown Oceanside is undergoing significant transformation with more than 1,000 approved residential units, multiple mixed-use developments, and the planned Coast Highway Corridor Design Project enhancing the area's walkability and transit connectivity. Combined with its desirable coastal lifestyle and limited beachfront housing supply, these investments position Oceanside for sustained growth and long-term rental demand.



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

IMMEDIATE MAP



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS



SOUTH COAST
COMMERCIAL

CORFAC
INTERNATIONAL

Avalon
by the sea
123

AVALON BY-THE-SEA

Financial Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

\$596.38

PRICE PER SF

\$3,595,000

PRICE

\$449,375

PRICE PER UNIT

CURRENT

PROFORMA

15.8

GRM

12.7

3.8%

CAP RATE

5.3%

1.6%

CASH-ON-CASH
RETURN (YR 1)

4.2%

\$53,401

TOTAL RETURN (YR 1)

\$107,760

1.34

DEBT COVERAGE RATIO

1.88

CURRENT

PROFORMA

OPERATING DATA

Gross Scheduled Income	\$227,616	\$283,656
Total Scheduled Income	\$227,616	\$283,656
Vacancy Cost	\$6,828	\$8,510
Gross Income	\$220,788	\$275,146
Operating Expenses	\$84,061	\$84,061
Net Operating Income	\$136,727	\$191,085
Pre-Tax Cash Flow	\$34,984	\$89,342

FINANCING DATA

Down Payment	\$2,150,000	\$2,150,000
Loan Amount	\$1,445,000	\$1,445,000
Debt Service	\$101,743	\$101,743
Debt Service Monthly	\$8,479	\$8,479
Principal Reduction (Yr 1)	\$18,417	\$18,417

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

INCOME & EXPENSES SUMMARY

	CURRENT	PROFORMA
INCOME SUMMARY		
Gross Scheduled Income	\$227,616	\$283,656
Vacancy Cost	(\$6,828)	(\$8,510)
GROSS INCOME	\$220,788	\$275,146
EXPENSES SUMMARY		
Gas & Electric	\$9,580	\$9,580
Water & Sewer	\$7,566	\$7,566
Landscaping	\$1,200	\$1,200
Trash Removal	\$3,702	\$3,702
Maintenance	\$4,000	\$4,000
Management (Off Site)	\$11,039	\$11,039
Licenses & Fees	\$800	\$800
Insurance	\$8,000	\$8,000
Taxes	\$38,174	\$38,174
OPERATING EXPENSES	\$84,061	\$84,061
NET OPERATING INCOME	\$136,727	\$191,085



EXECUTIVE SUMMARY

PROPERTY INFORMATION

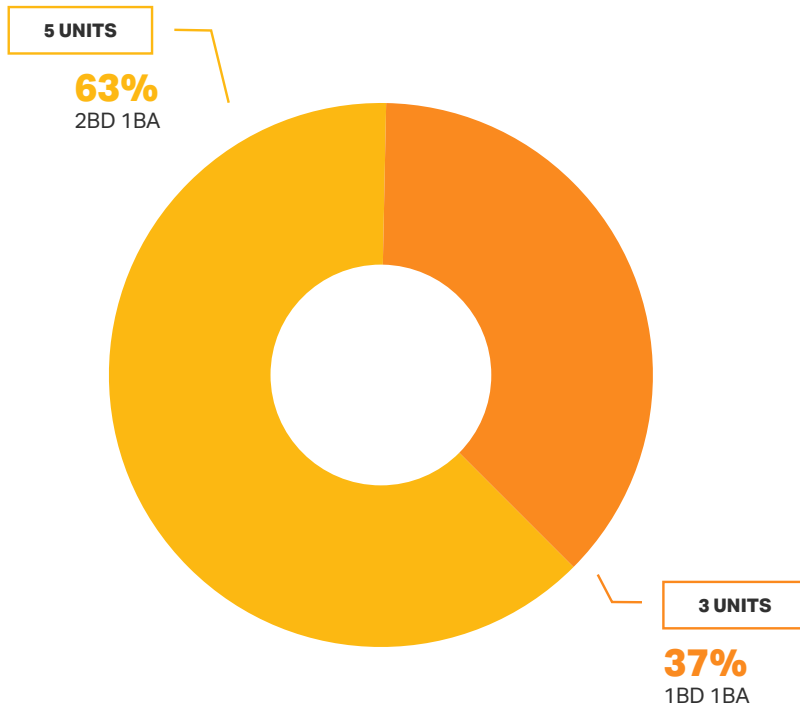
LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

UNIT MIX SUMMARY



UNIT TYPE	COUNT	% OF TOTAL	RENT	MARKET RENT
1Bd 1Ba	3	37.50%	\$2,000	\$2,500
2Bd 1Ba	5	62.50%	\$2,436	\$3,100
TOTAL / WTD AVG	8	100.00%	\$2,273	\$2,875

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS



SOUTH COAST
COMMERCIAL

CORFAC
INTERNATIONAL

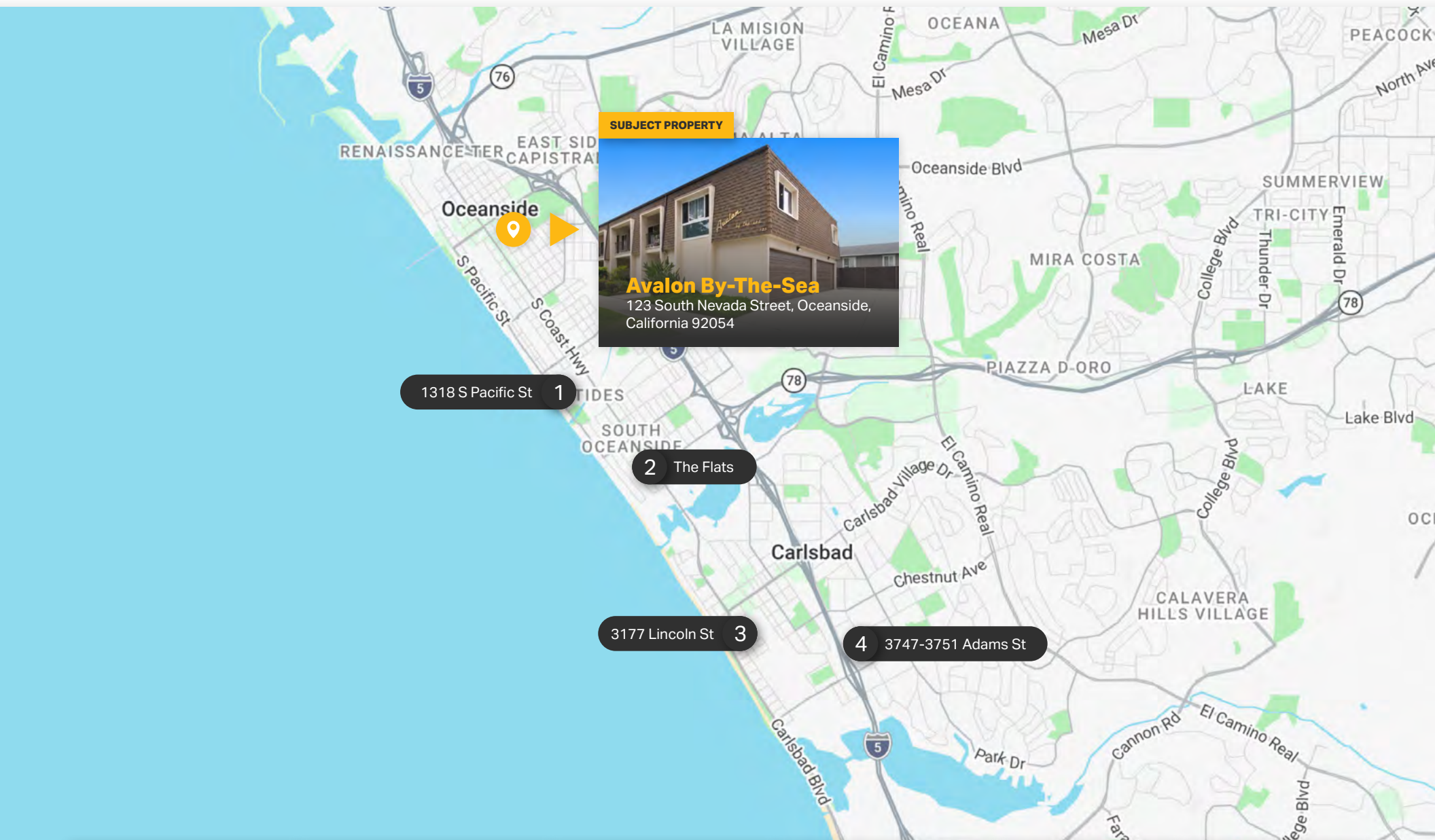
Avalon
by the sea
123

AVALON BY-THE-SEA

|

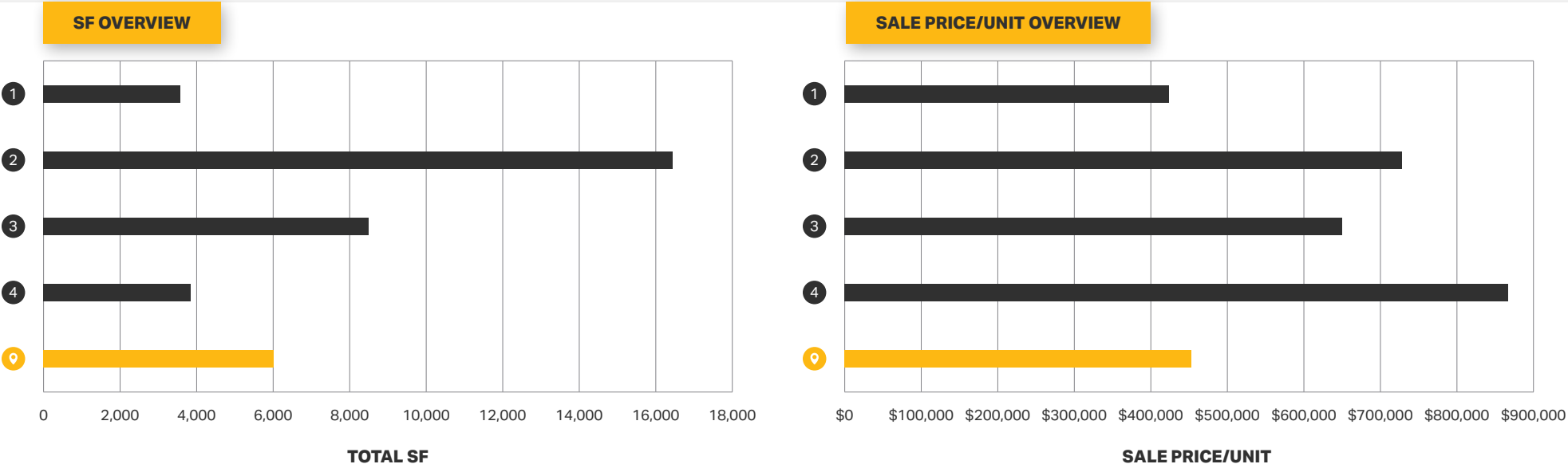
Comparables

SALE COMPARABLES MAP



EXECUTIVE SUMMARY	PROPERTY INFORMATION	LOCATION OVERVIEW	FINANCIAL ANALYSIS	COMPARABLES	DEMOGRAPHICS
-------------------	----------------------	-------------------	--------------------	-------------	--------------

SALE COMPARABLES SUMMARY



	Property Name		Property Address	Distance	Units	Year Built	Total SF	COE Date	Sale Price	Price per Unit	Price PSF
1	1318 S Pacific St	SOLD	1318 S Pacific St, Oceanside, CA 92054	1.1 mi	6	1960	3,715 SF	05/18/2026	\$2,597,000	\$432,833	\$699.06
2	The Flats	SOLD	1931 S Coast Hwy, Oceanside, CA 92054	1.9 mi	20	2024	16,311 SF	02/03/2026	\$14,425,000	\$721,250	\$884.37
3	3177 Lincoln St	SOLD	3177 Lincoln St, Carlsbad, CA 92008	3.1 mi	6	1966	8,232 SF	04/09/2026	\$3,910,000	\$651,667	\$474.98
4	3747-3751 Adams St	SOLD	3747-3751 Adams St, Carlsbad, CA 92008	3.7 mi	3	2024	3,811 SF	04/20/2026	\$2,600,000	\$866,667	\$682.24
Average of Comps				2.4 mi	9	1994	8,017 SF	04/05/2026	\$5,883,000	\$668,104	\$733.79
📍	Avalon By-The-Sea		123 South Nevada Street, Oceanside, California 92054	0.0 mi	8	1968	6,028 SF	TBD	\$3,595,000	\$449,375	\$596.38

SALE COMPARABLES

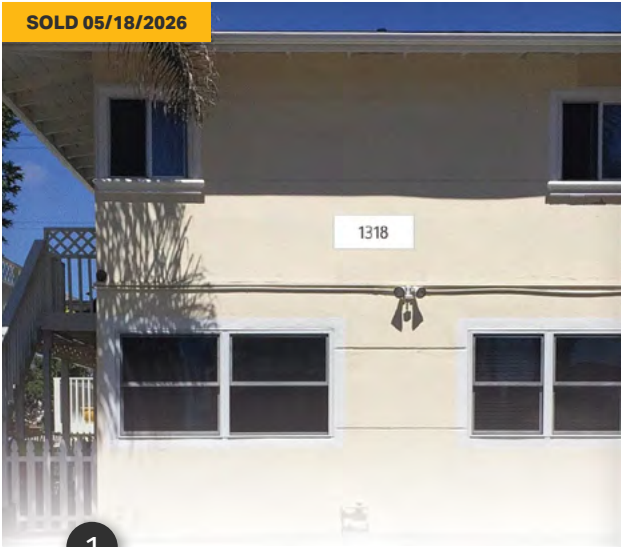
SOLD



Avalon By-The-Sea
123 South Nevada Street, Oceanside, California 92054

\$3,595,000 PRICE	6,028 SF BLDG SIZE
\$596.38 PRICE/SF	7,152 SF LOT SIZE
3.80% CAP RATE	1968 YEAR BUILT

SOLD 05/18/2026



1318 S Pacific St
1318 S Pacific St, Oceanside, CA 92054

\$2,597,000 PRICE	3,715 SF BLDG SIZE
\$699.06 PRICE/SF	3,920 SF LOT SIZE
3.90% CAP RATE	1960 YEAR BUILT

SALE COMPARABLES

SOLD

SOLD 02/03/2026



2

The Flats

1931 S Coast Hwy, Oceanside, CA 92054

\$14,425,000
PRICE

16,311 SF
BLDG SIZE

\$884.37
PRICE/SF

12,197 SF
LOT SIZE

4.60%
CAP RATE

2024
YEAR BUILT

SOLD 04/09/2026



3

3177 Lincoln St

3177 Lincoln St, Carlsbad, CA 92008

\$3,910,000
PRICE

8,232 SF
BLDG SIZE

\$474.98
PRICE/SF

8,160 SF
LOT SIZE

3.38%
CAP RATE

1966
YEAR BUILT

SOLD 04/20/2026



4

3747-3751 Adams St

3747-3751 Adams St, Carlsbad, CA 92008

\$2,600,000
PRICE

3,811 SF
BLDG SIZE

\$682.24
PRICE/SF

12,632 SF
LOT SIZE

4.13%
CAP RATE

2024
YEAR BUILT

EXECUTIVE SUMMARY

PROPERTY INFORMATION

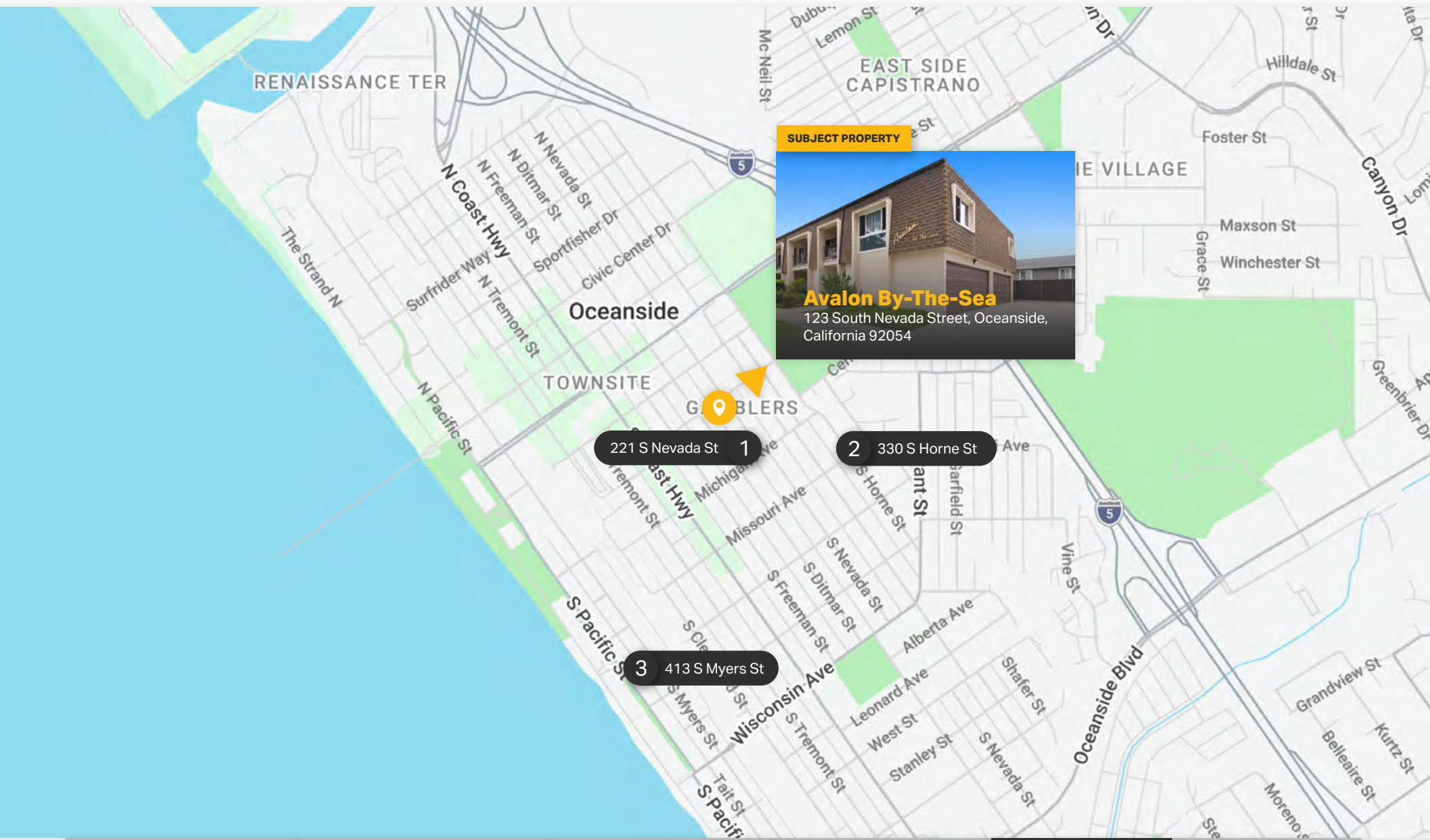
LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

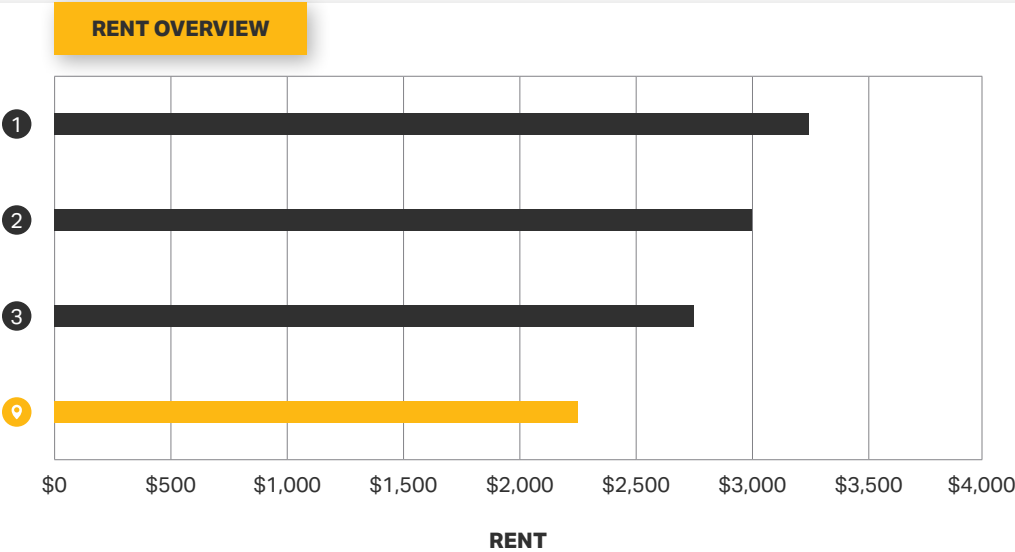
DEMOGRAPHICS

RENT COMPARABLES MAP



EXECUTIVE SUMMARY	PROPERTY INFORMATION	LOCATION OVERVIEW	FINANCIAL ANALYSIS	COMPARABLES	DEMOGRAPHICS
-------------------	----------------------	-------------------	--------------------	-------------	--------------

RENT COMPARABLES SUMMARY



	PROPERTY NAME		PROPERTY ADDRESS	DISTANCE	AVG RENT
1	221 S Nevada St		221 S Nevada St, Oceanside, CA 92054	0.1 mi	\$3,238
2	330 S Horne St		330 S Horne St, Oceanside, CA 92054	0.2 mi	\$3,000
3	413 S Myers St		413 S Myers St, Oceanside, CA 92054	0.5 mi	\$2,800
Average of Comps				0.3 mi	\$3,013
📍	Avalon By-The-Sea		123 South Nevada Street, Oceanside, California 92054	0.0 mi	\$2,273

RENT COMPARABLES



Avalon By-The-Sea

123 South Nevada Street, Oceanside, California 92054

RENT SUMMARY

UNIT TYPE	COUNT	% OF TOTAL	RENT	MARKET RENT
1Bd 1Ba	3	37.5%	\$2,000	\$2,500
2Bd 1Ba	5	62.5%	\$2,436	\$3,100
Total/Wtd Avg	8	100.0%	\$2,273	\$2,875

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

RENT COMPARABLES



1

221 S Nevada St

221 S Nevada St, Oceanside, CA 92054

0.1 mi
DISTANCE

RENT SUMMARY

UNIT TYPE	COUNT	RENT
2Bd 1Ba	1	\$3,250
2Bd 1.5Ba TH	1	\$3,225
Total/Wtd Avg	2	\$3,238



2

330 S Horne St

330 S Horne St, Oceanside, CA 92054

0.2 mi
DISTANCE

RENT SUMMARY

UNIT TYPE	COUNT	RENT
1Bd 1Ba	1	\$2,350
2Bd 2Ba	1	\$3,000
Total/Wtd Avg	2	\$2,675



3

413 S Myers St

413 S Myers St, Oceanside, CA 92054

0.5 mi
DISTANCE

RENT SUMMARY

UNIT TYPE	COUNT	RENT
1Bd 1Ba	1	\$2,800
Total/Wtd Avg	1	\$2,800

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS



SOUTH COAST
COMMERCIAL

CORFAC
INTERNATIONAL

Avalon
by the sea
123

AVALON BY-THE-SEA

| Demographics

DEMOGRAPHICS

161,197

2025 POPULATION

\$117,276

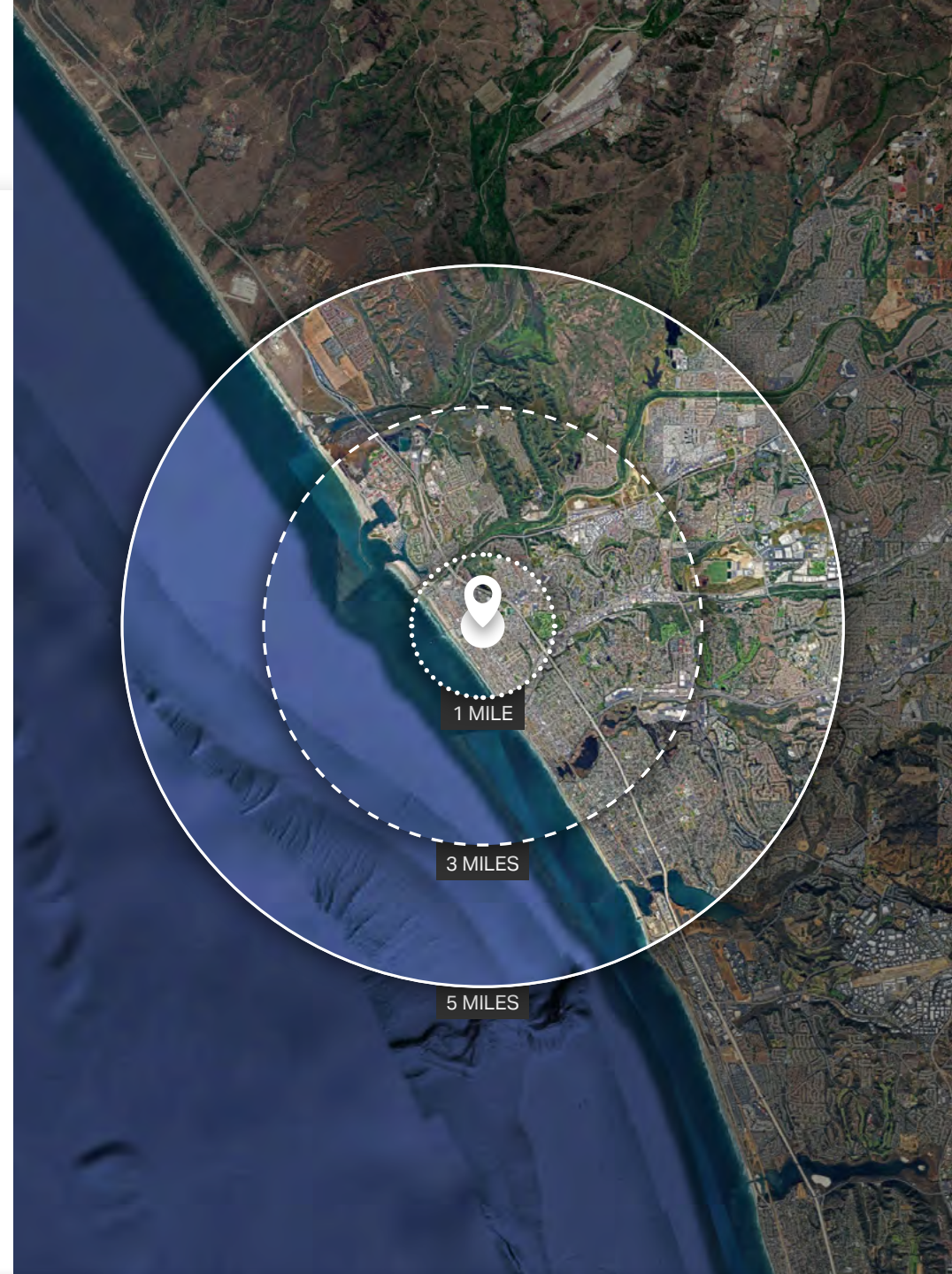
AVG HH INCOME

\$833,632

MEDIAN HOME VALUE

	1-MILE	3-MILE	5-MILE
POPULATION			
2025 Population	20,868	72,766	161,197
2030 Population Projection	21,511	74,140	163,115
Annual Growth 2025-2030	0.6%	0.4%	0.2%
Median Age	39.4	35.1	36.4
HOUSEHOLDS			
2025 Households	9,070	26,081	58,153
2030 Household Projection	9,405	26,675	58,966
Annual Growth 2025-2030	0.7%	0.5%	0.3%
Owner Occupied Households	2,713	9,871	26,847
Renter Occupied Households	6,692	16,805	32,119
Avg Household Size	2.2	2.4	2.5
Avg Household Vehicles	2	2	2
INCOME			
Avg Household Income	\$102,389	\$107,509	\$117,276
Median Household Income	\$78,431	\$81,783	\$90,954
HOUSING			
Median Home Value	\$909,708	\$894,541	\$833,632
Median Year Built	1979	1978	1981

SOURCE: COSTAR



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS



SOUTH COAST
COMMERCIAL

CORFAC
INTERNATIONAL

Avalon
by the sea
123

AVALON BY-THE-SEA

| Advisor Bio

ADVISOR BIO



GARY KAUFMAN, CCIM
SENIOR VICE PRESIDENT
DRE# 01816761

760.814.0114

kaufman@scc1031.com

Gary Kaufman (DRE# 01816761) has been a licensed broker since 2007. He received his Bachelor's degree in Management Science from The University of California, San Diego and then went to The University of California, Irvine, Paul Merage School of Business to receive his M.B.A with an emphasis in Finance.

Gary brings a vast business background to South Coast Commercial, having spent 20 years as a manufacturer's representative for one of the largest domestic furniture manufacturers and also having owned his own retail furniture business for over 6 years. During that time he operated 2 successful retail furniture stores with 50 employees as well as some personal investment properties. Gary possesses an operational understanding of what it takes to successfully manage and steer a business to profitability and client satisfaction. As a property owner and landlord for more than 30 years Gary has real world experience in all aspects of the multi-tenant business from tenant relations to property renovations to investment underwriting.

Gary specializes in multi-family investment properties in North San Diego County, particularly along the 78 corridor.



www.scc1031.com

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

Avalon By-The-Sea

123 South Nevada Street, Oceanside,
California 92054

CONTACT

Gary Kaufman

760.814.0114
DRE# 01816761
kaufman@scc1031.com

 **SOUTH COAST**
COMMERCIAL

 **CORFAC**
INTERNATIONAL

www.scc1031.com