



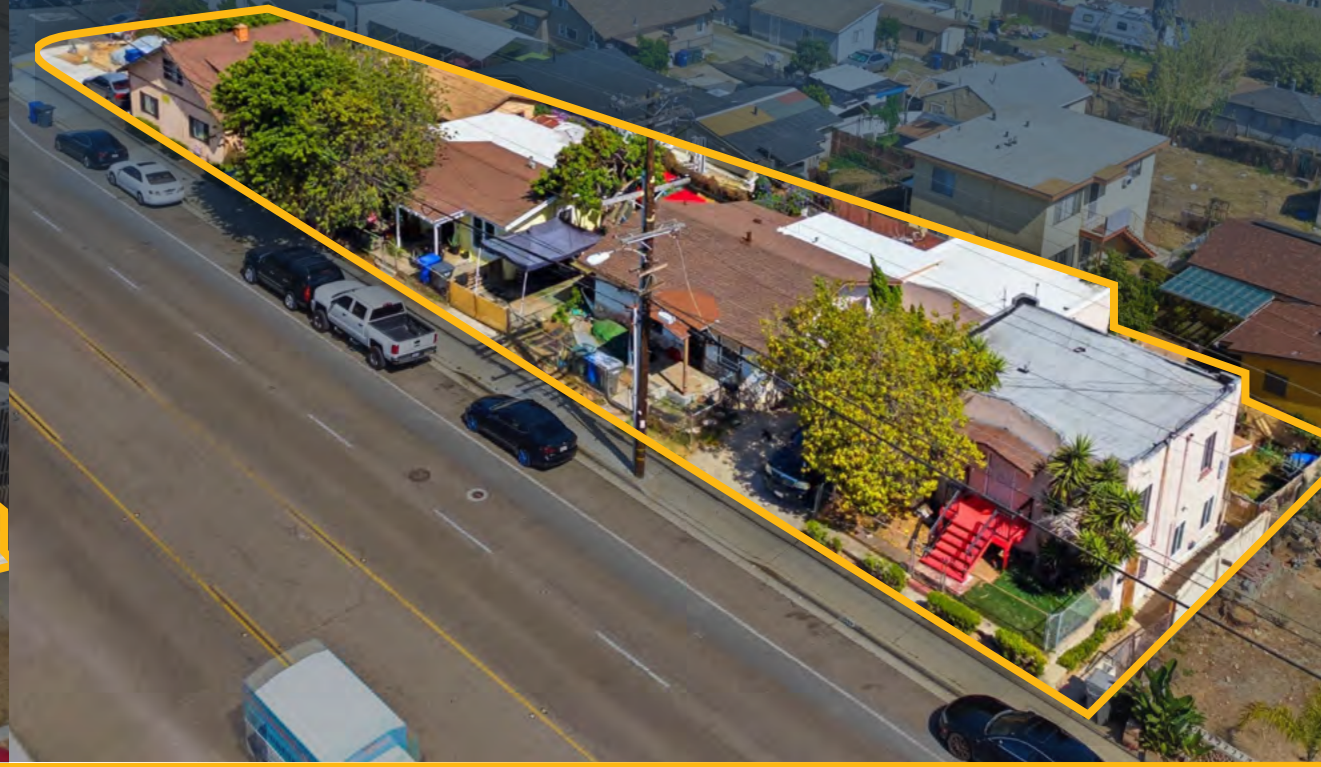
E 8th & Roosevelt Portfolio

National City, CA 91950

10-UNIT MULTIFAMILY PORTFOLIO INVESTMENT OPPORTUNITY
WITH RENTAL UPSIDE IN NATIONAL CITY



CONTACT



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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.



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E 8TH & ROOSEVELT PORTFOLIO

Executive Summary

THE OFFERING

South Coast Commercial is pleased to present the **E 8th & Roosevelt Portfolio**, a **10-unit multifamily investment opportunity located in National City, CA**. The portfolio consists of four residential properties situated across a combined 16,274 SF of land, offering a diverse mix of building configurations and unit types. The unit mix includes studios, one-bedroom, two-bedroom, and three-bedroom units, providing a broad and practical distribution that appeals to a wide tenant base.

Situated within an established residential area of National City, the portfolio benefits from proximity to nearby retail, dining, and everyday amenities, along with convenient access to major transportation corridors. Three of the four parcels are situated side by side along E 8th Street, with the fourth parcel located on Roosevelt Avenue, offering a geographically cohesive collection of assets within the same submarket. This offering presents an opportunity to acquire a multi-property portfolio with significant rental upside and a clear value-add profile in a well-located South Bay submarket. The portfolio is available for purchase as a whole or on an individual property basis, providing flexibility for a broad range of investor profiles.



SOLD TOGETHER OR SEPARATELY

PORTFOLIO OFFERING SUMMARY



\$2,908,000

PORTFOLIO LISTING PRICE



5.37%

CAP RATE



10

UNITS



16,274 SF

LOT SIZE

ASSET OFFERING SUMMARY

LISTING PRICE

1427-29 Roosevelt Avenue	\$775,000
2830 E 8th Street	\$635,000
2840 E 8th Street	\$499,000
2908-12 E 8th Street	\$999,000

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INVESTMENT HIGHLIGHTS



10-Unit Multifamily Portfolio Investment Opportunity

Well-located multi-property portfolio situated within an established neighborhood in National City



Geographically Cohesive Asset Collection

Three parcels side by side along E 8th Street with a fourth parcel on Roosevelt Avenue



Significant Rental Upside Across All Properties

Current rents are below market across all four properties, presenting a clear opportunity for income growth



Garage and Driveway Parking

Select properties feature (3) driveways and garage parking, with MXC-1 zoning supporting potential ADU development



Submarket Momentum

National City's bayfront redevelopment and active pipeline of city-backed projects signal continued investment and long-term submarket growth



Strong Regional Connectivity

Convenient access to Interstate 5, Interstate 805, and State Route 54 throughout San Diego County and the South Bay

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16,274 SF

LOT SIZE



100%

OCCUPANCY



1925/1938

YEAR BUILT



10

UNITS



* PROPERTY LINES ARE ESTIMATES

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PROPERTY DESCRIPTION

1427-29 ROOSEVELT AVE

1427-29 Roosevelt Avenue is a 3-unit multifamily asset located in an established neighborhood in National City, CA.

Situated on a $\pm 4,311$ square foot lot, the property is improved with two buildings featuring both one- and two-story construction.

The unit mix consists of one (1) three-bedroom/one-bathroom unit, one (1) two-bedroom/one-bathroom unit, and one (1) one-bedroom/one-bathroom unit, offering a practical distribution that appeals to a broad tenant base. The diverse unit composition caters to a range of household sizes and renter profiles, supporting stable and consistent occupancy throughout the asset.



4,311 SF
LOT SIZE



1,674 SF
BUILDING SIZE



3
UNITS



1-2
STORIES



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1427-29 ROOSEVELT AVE

◀ DOWNTOWN SAN DIEGO

1427-29 Roosevelt Ave, National City, CA 91950

PROPERTY ADDRESS

APN	560-063-04-00
Lot Size	4,311 SF
Zoning	12B (Specific Plan)
Building Size	1,674 SF

KIMBALL PARK ▶

* PROPERTY LINES ARE ESTIMATES

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AERIAL VIEW



* PROPERTY LINES ARE ESTIMATES

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PROPERTY DESCRIPTION

2830 E 8TH STREET

2830 E 8th Street is a 2-unit multifamily asset located in an established neighborhood in National City, CA.

The property is situated on a $\pm 2,276$ square foot lot and is improved with a two-story structure featuring a straightforward and functional layout. The low-density configuration, with only two units on the parcel, provides a more private and residential living environment compared to higher-density alternatives.

Zoned MXC-1, the site supports a mix of residential and commercial uses at a scale compatible with the surrounding neighborhood, adding meaningful development optionality over time. The property features two (2) two-bedroom/one-bathroom units, a configuration that appeals to a broad tenant base and supports stable occupancy and dependable rental income.



2,276 SF

LOT SIZE



1,160 SF

BUILDING SIZE



2

UNITS



2

STORIES



* PROPERTY LINES ARE ESTIMATES

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PROPERTY DESCRIPTION

2840 E 8TH STREET

2840 E 8th Street is a single-family residence located in an established neighborhood in National City, CA.

The property is situated on a $\pm 2,277$ square foot lot and is improved with a single-story structure featuring a functional and efficient layout. The single-unit configuration provides a fully private residential environment, offering a straightforward and low-maintenance operational profile well-suited for an owner-user or single-tenant investment strategy. The property recently received a new roof, reducing near-term capital expenditure requirements.

The unit consists of one (1) two-bedroom/one-bathroom unit, providing a practical and efficient layout suitable for a wide range of tenants. Zoned MXC-1, the site benefits from a designation that accommodates a blend of residential and commercial uses at a scale sensitive to the surrounding neighborhood, opening the door to future development possibilities beyond its current use.



2,277 SF

LOT SIZE



904 SF

BUILDING SIZE



1

UNITS



1

STORIES



*PROPERTY LINES ARE ESTIMATES

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PROPERTY DESCRIPTION

2908-12 E 8TH STREET

2908-12 E 8th Street is a 4-unit multifamily asset located in an established neighborhood in National City, CA.

The property is situated on a $\pm 7,410$ square foot lot and is improved with a functional layout offering a relatively low-density configuration. The generous lot size relative to the unit count provides tenants with a more private residential environment compared to higher-density alternatives.

The site is zoned MXC-1, a mixed-use designation that broadens the property's long term potential beyond its current residential use. Consists of two (2) three-bedroom/one-bathroom units and two (2) studio units, the property offers a diverse distribution that appeals to a broad tenant base including both single occupants and larger households.



7,410 SF

LOT SIZE



1,919 SF

BUILDING SIZE



4

UNITS



2

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*PROPERTY LINES ARE ESTIMATES

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2830, 2840 & 2908-12 E 8TH STREET

DOWNTOWN SAN DIEGO

2830 E 8th St, National City, CA 91950

PROPERTY ADDRESS

APN	558-022-02-00
Lot Size	2,276 SF
Zoning	MXC-1 (Minor Mixed-Use Corridor)
Building Size	1,160 SF
Year Built	1938

2840 E 8th St, National City, CA 91950

PROPERTY ADDRESS

APN	558-022-03-00
Lot Size	2,277 SF
Zoning	MXC-1 (Minor Mixed-Use Corridor)
Building Size	904 SF

2908-12 E 8th St, National City, CA 91950

PROPERTY ADDRESS

APN	558-022-18-00
Lot Size	7,410 SF
Zoning	MXC-1 (Minor Mixed-Use Corridor)
Building Size	1,919 SF
Year Built	1925

* PROPERTY LINES ARE ESTIMATES

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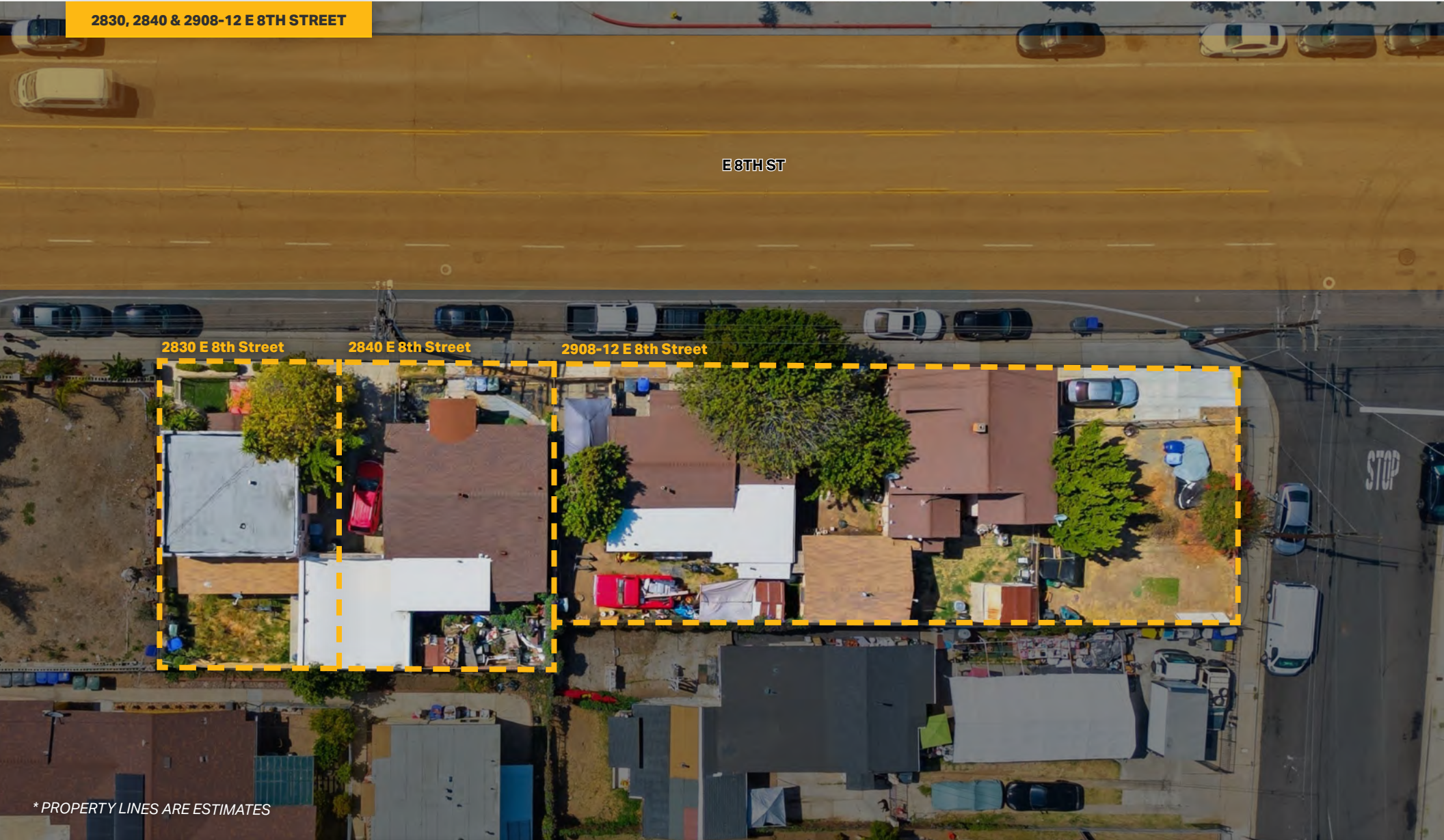
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* PROPERTY LINES ARE ESTIMATES

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2840 E 8TH STREET



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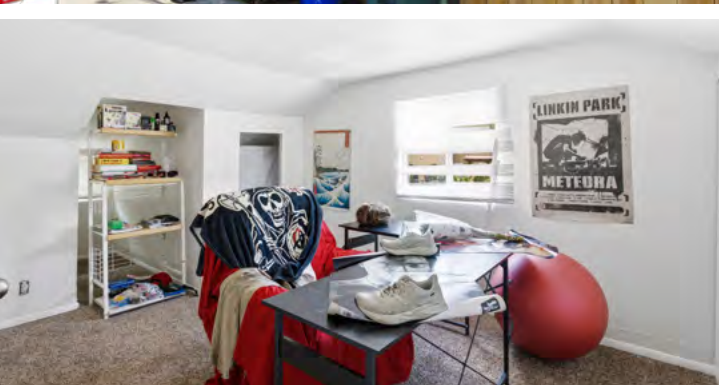
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Location Overview

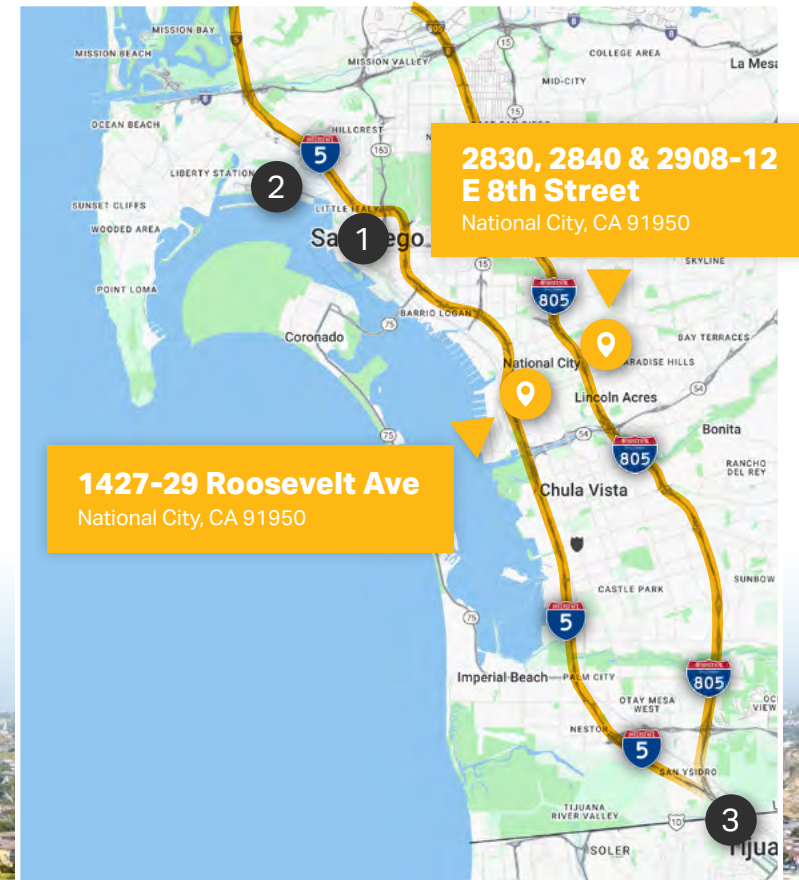
LOCATION OVERVIEW

STRATEGIC SOUTH BAY POSITION – NATIONAL CITY'S CENTRAL CONNECTIVITY AND ESTABLISHED URBAN APPEAL

National City occupies one of the most strategically advantageous positions in all of San Diego County, sitting at the intersection of accessibility, affordability, and long-term growth potential. As the county's second-oldest city, National City offers investors and residents alike a proven submarket with deep roots and a clear trajectory forward — positioned just minutes from **1 Downtown San Diego**, **2 San Diego International Airport**, and the **3 U.S.-Mexico border**.

The surrounding community delivers a full spectrum of everyday amenities, from established retail corridors and diverse dining options to neighborhood parks and family-owned businesses that reflect the area's strong cultural identity. National City is not standing still — the Port of San Diego's recently certified Balanced Plan unlocks major bayfront redevelopment, paving the way for expanded commercial recreation, improved public access, and new hospitality development along the waterfront. Combined with the upcoming Union Tower Apartments and continued infrastructure investment citywide, the submarket is entering a new era of momentum that directly benefits residential income properties.

For commuters and renters, National City is simply unmatched in the South Bay. Direct **access to Interstates 5 and 805 and State Route 54**, combined with the **San Diego Trolley Blue Line** running along E 8th Street, connects residents to every major employment center across the metro with ease. Its relative affordability compared to neighboring submarkets, paired with accelerating demand and a constrained supply pipeline, creates a compelling foundation for sustained rental performance and long-term asset appreciation.



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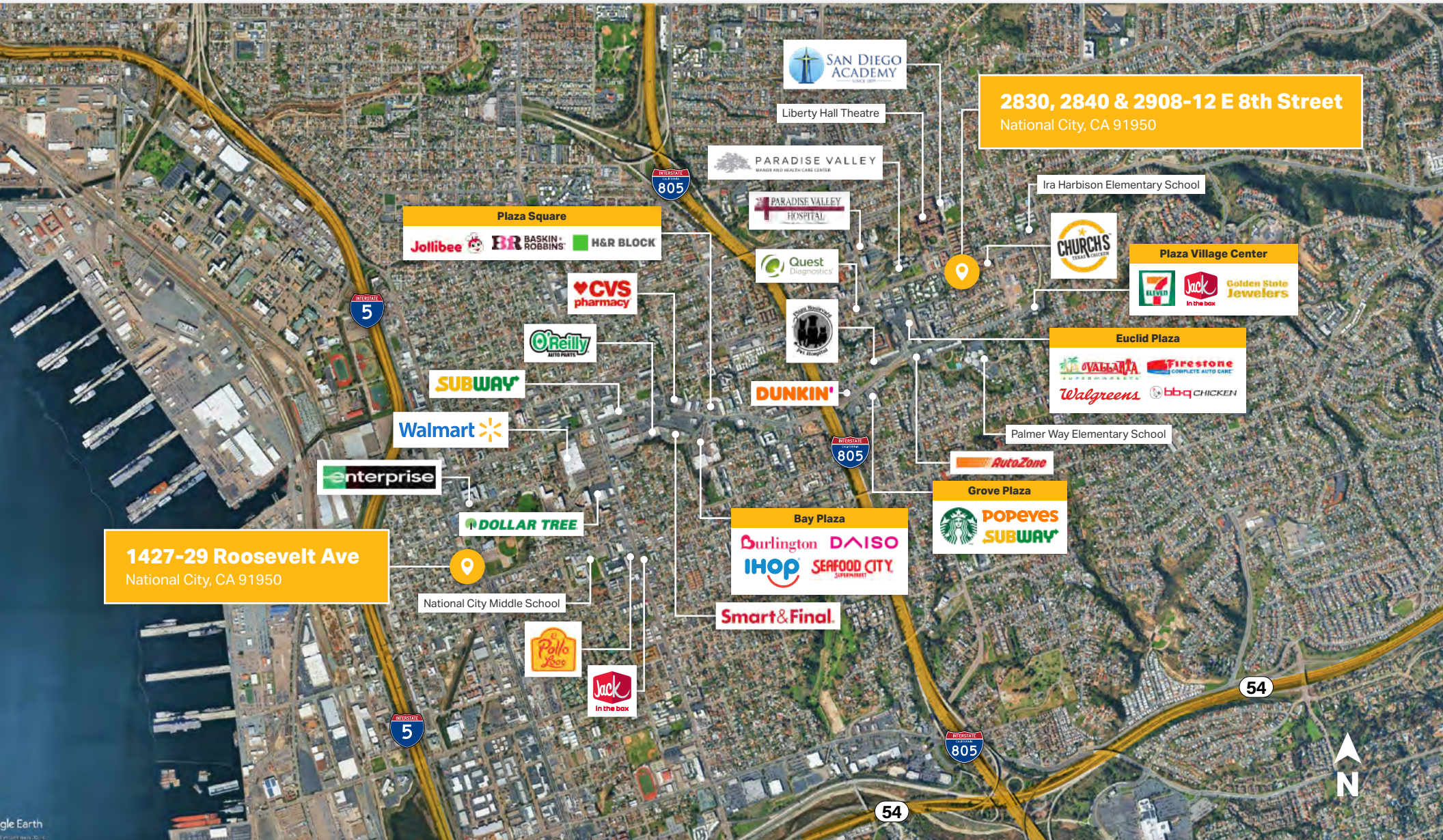
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IMMEDIATE MAP



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Financial Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW		
\$514.05 PRICE PER SF	\$2,908,000 PRICE	\$290,800 PRICE PER UNIT
CURRENT		PROFORMA
11.85	GRM	9.72
5.4%	CAP RATE	7.2%
2.9%	CASH-ON-CASH RETURN (YR 1)	7.4%
\$56,480	TOTAL RETURN (YR 1)	\$108,647
1.28	DEBT COVERAGE RATIO	1.71

	CURRENT	PROFORMA
OPERATING DATA		
Gross Scheduled Income	\$245,367	\$299,148
Total Scheduled Income	\$245,367	\$299,148
Vacancy Cost	\$7,361	\$8,974
Gross Income	\$238,006	\$290,174
Operating Expenses	\$81,786	\$81,786
Net Operating Income	\$156,221	\$208,388
Pre-Tax Cash Flow	\$34,035	\$86,202
FINANCING DATA		
Down Payment	\$1,163,200	\$1,163,200
Loan Amount	\$1,744,800	\$1,744,800
Debt Service	\$122,186	\$122,186
Debt Service Monthly	\$10,182	\$10,182
Principal Reduction (Yr 1)	\$22,446	\$22,446

INCOME & EXPENSES SUMMARY

	CURRENT	PROFORMA
INCOME SUMMARY		
Vacancy Cost	(\$7,361)	(\$8,974)
GROSS INCOME	\$238,006	\$290,174
EXPENSES SUMMARY		
Advertising	\$83	\$83
Pest Service	\$775	\$775
SDGE	\$2,210	\$2,210
Water & Sewer	\$3,057	\$3,057
Trash Removal	\$4,540	\$4,540
Landscaping	\$1,650	\$1,650
Pest Control	\$480	\$480
Maintenance	\$5,000	\$5,000
Management (Off Site)	\$10,839	\$10,839
Licenses & Fees	\$184	\$184
Miscellaneous	\$5,607	\$5,607
Reserves	\$5,000	\$5,000
Insurance	\$9,500	\$9,500
Taxes	\$32,860	\$32,860
OPERATING EXPENSES	\$81,786	\$81,786
NET OPERATING INCOME	\$156,221	\$208,388



EXECUTIVE SUMMARY

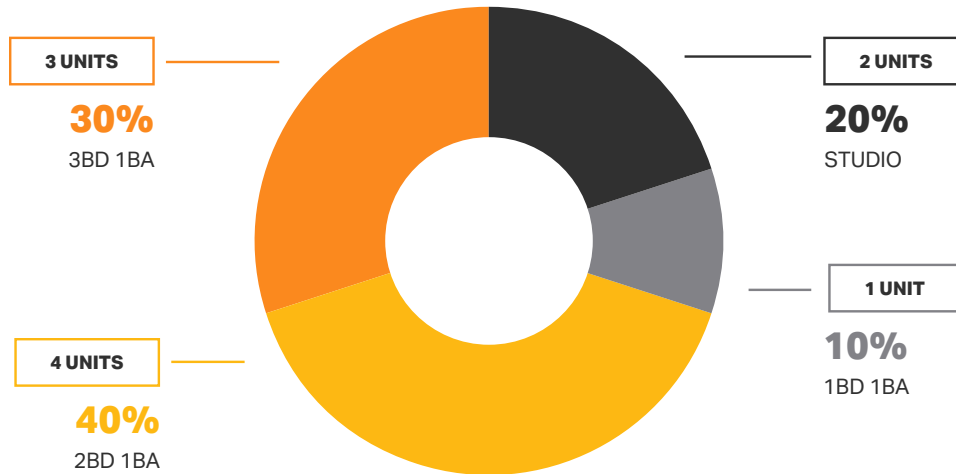
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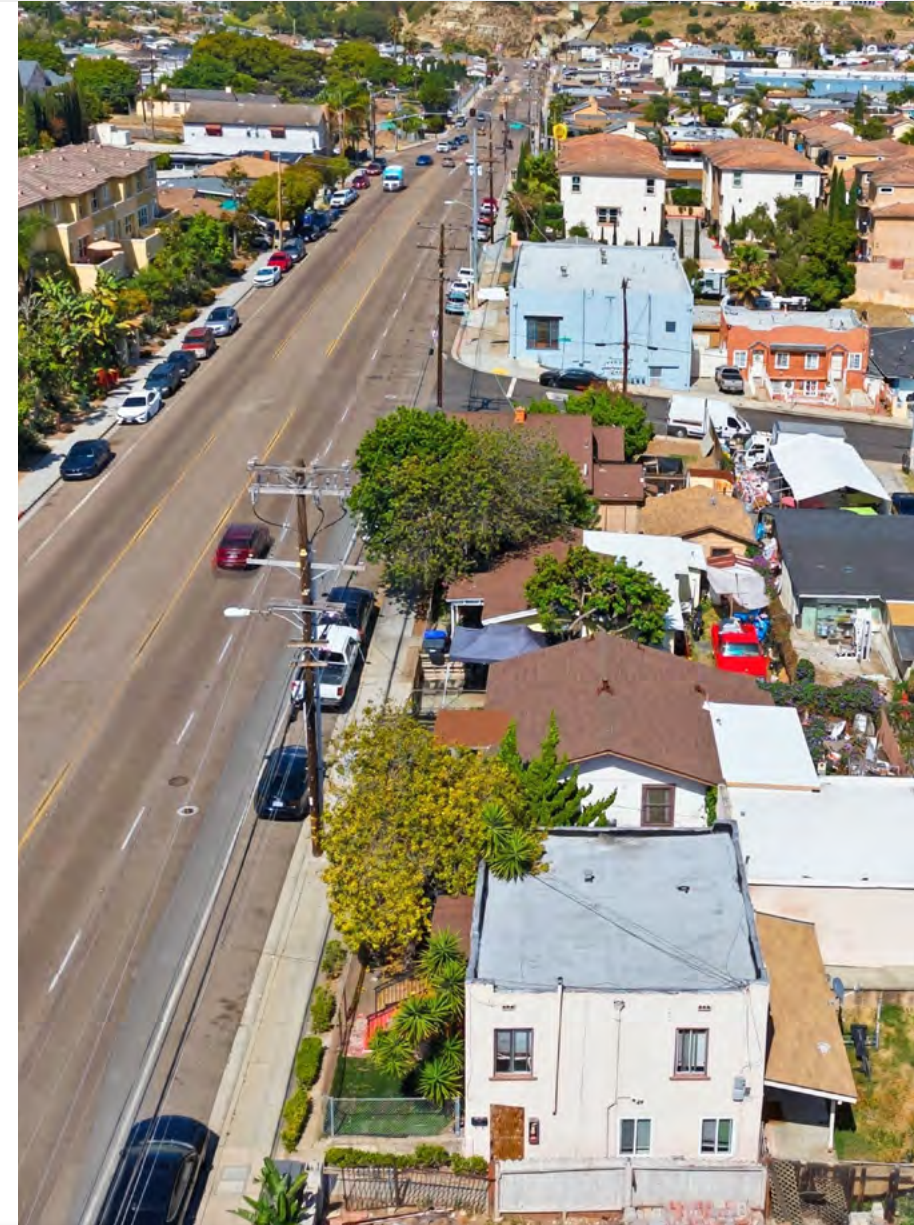
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UNIT MIX SUMMARY



UNIT	UNIT TYPE	OCCUPANCY	RENT	MARKET RENT
1427 Roosevelt	3 Bd / 1 Ba	10.0%	\$2,755	\$3,590
1429 Roosevelt	2 Bd / 1 Ba	10.0%	\$2,221	\$2,373
1429.5 Roosevelt	1 Bd / 1 Ba	10.0%	\$1,695	\$1,802
2830 E 8th	2 Bd / 1 Ba	10.0%	\$2,281	\$2,590
2830.5 E 8th	2 Bd / 1 Ba	10.0%	\$1,600	\$2,590
2840 E 8th	2 Bd / 1 Ba	10.0%	\$2,085	\$2,698
2908 E 8th	3 Bd / 1 Ba	10.0%	\$2,661	\$3,100
2912 E 8th	3 Bd / 1 Ba	10.0%	\$2,400	\$3,100
2910 E 8th	Studio	10.0%	\$1,400	\$1,543
2912.5 E 8th	Studio	10.0%	\$1,350	\$1,543
TOTALS/AVERAGES	10 Units	100.0%	\$20,447	\$24,929



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I Demographics

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525,708

2025 POPULATION

\$102,734

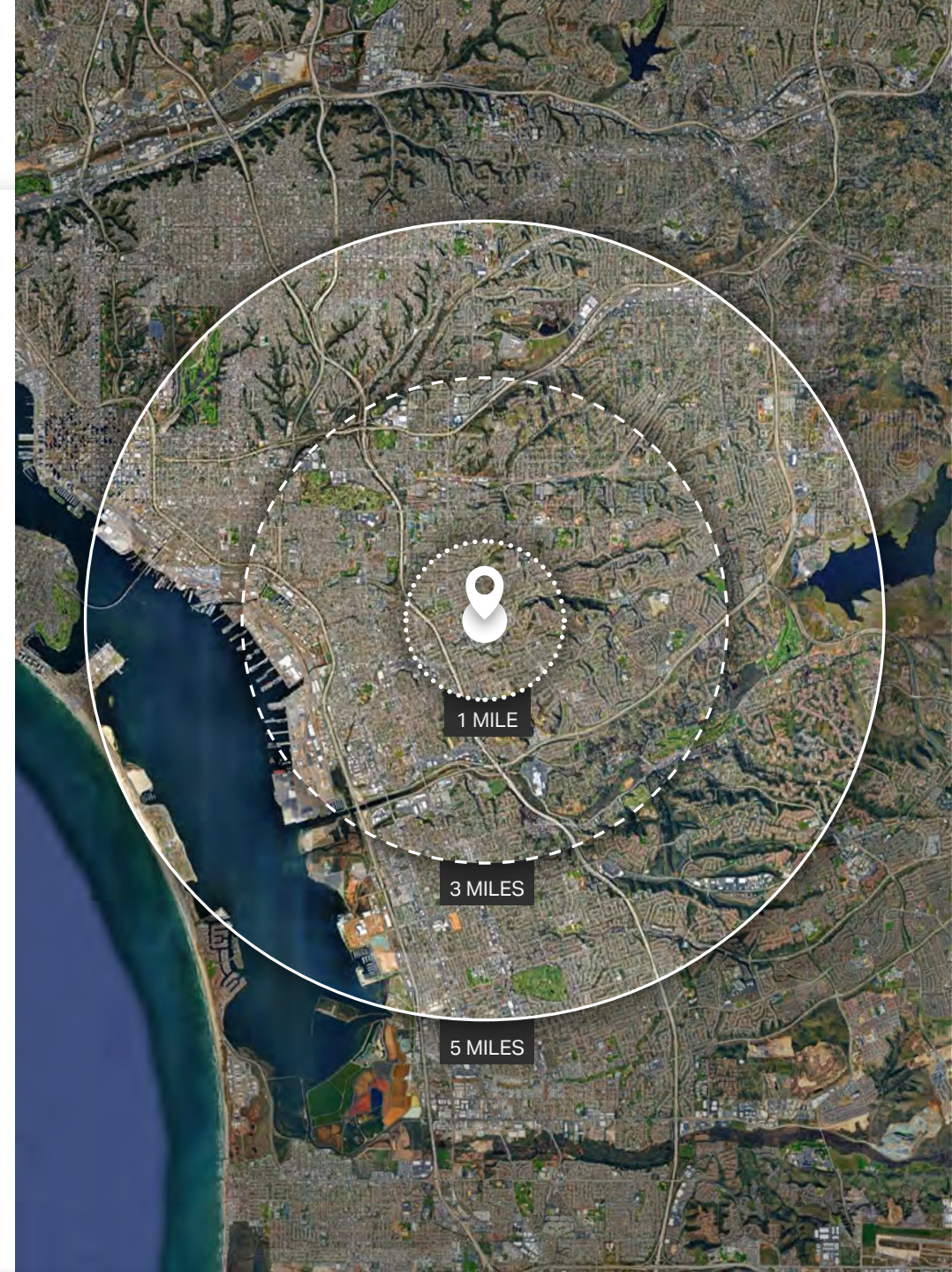
AVG HH INCOME

\$722,360

MEDIAN HOME VALUE

	1-MILE	3-MILE	5-MILE
POPULATION			
2025 Population	31,841	225,065	525,708
2030 Population Projection	31,887	225,135	526,042
Median Age	38.3	36.2	36.9
HOUSEHOLDS			
2025 Households	9,017	63,812	165,505
2030 Household Projection	9,013	63,751	165,559
Owner Occupied Households	4,268	28,966	70,431
Renter Occupied Households	4,745	34,785	95,128
Avg Household Size	3.4	3.3	3
Avg Household Vehicles	2	2	2
INCOME			
Avg Household Income	\$101,149	\$96,441	\$102,734
Median Household Income	\$79,630	\$78,744	\$81,806
HOUSING			
Median Home Value	\$706,464	\$687,412	\$722,360
Median Year Built	1968	1970	1970

SOURCE: COSTAR



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| Advisor Bio

ADVISOR BIO



KEVIN SCUDELARI

SENIOR ASSOCIATE

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858.302.5248

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Kevin (DRE# 02062391), born and raised in Santa Barbara, CA, moved to San Diego in 2016 to study real estate at San Diego State University. As a student, Kevin was an active member of The Real Estate Society where he found passion in commercial real estate brokerage. Prior to the start of his career in real estate, Kevin worked in wealth management for 4 years and volunteered as a YoungLife leader.

In his free time, Kevin enjoys playing basketball, playing guitar, hiking and furthering his knowledge and professional experience in real estate.



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