

Attractive Assumable Financing

Casa Blanca Apartments

Offering Memorandum

Property Address
2241 4th Avenue, San Diego, CA 92101 &
401-423 E Juniper Street, San Diego, CA 92101



A DIVISION OF ACRE INVESTMENT REAL ESTATE SERVICES



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PROPERTY INFORMATION

Executive Summary

CLICK HERE
FOR PROPERTY
VIDEO



SALE PRICE \$13,495,000

NUMBER OF UNITS 38

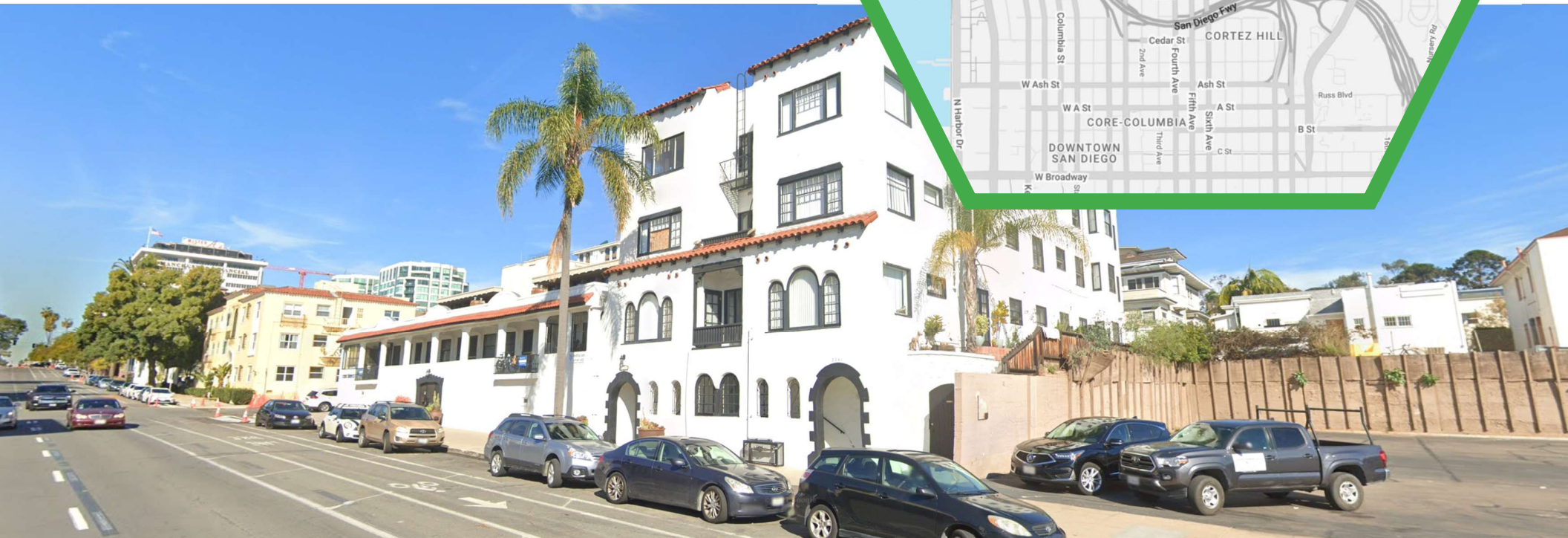
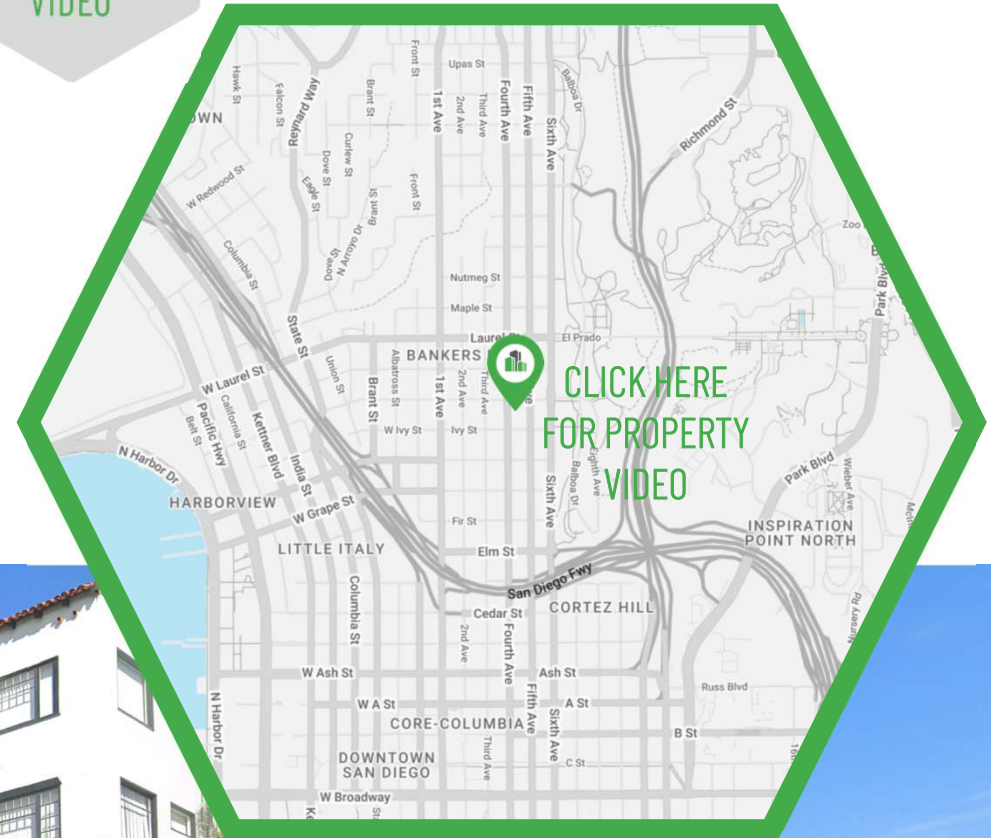
PRICE/UNIT \$355,132

PRICE/SF \$727.53

CAP RATE (CURRENT & MARKET) 4.28% / 5.03%

BUILDING SIZE 18,549

LOT SIZE 0.36 AC



Property Overview

The Anderson Group is pleased to present Casa Blanca (the "Property"), an attractive rental community located in Bankers Hill in San Diego, California. The offering presents real estate investors the opportunity to acquire a turn-key stabilized real estate asset that has been professionally managed and meticulously remodeled while still preserving the charm and historical features of that era - featuring claw foot bathtubs, original ice boxes for extra storage, and hardwood flooring in select units. This listing is being offered with attractive, in-place assumable financing.

The Property consists of 38 units, spread out across two parcels totaling 15,777 square feet. The Property was extensively renovated in 2018 and is well-maintained by the current ownership.

Casa Blanca units are comprised of ten (10) one-bedroom / one-bath units and twenty-eight (28) studios. The Property provides tenants with secure gate entry with code access, a common area BBQ, dog wash, common area games, bike racks, and modern laundry facilities - featuring smartphone pay. Unit 101 offers an in-unit washer and dryer. The design and aesthetics of the courtyard offer the tenants an enjoyable place to relax and mingle.

The substantial renovation of the property consisted of both the exterior of the building and totaled a little under \$2M. The exterior renovations include - branding signage, a new roof, paint, and fencing. The interiors were appointed with - cabinets, quartz countertops, and stainless steel appliances including - refrigerators, gas ranges, fixtures, and sinks. In addition, the units were appointed with new designer light fixtures, ceiling fans, and window coverings.





Interiors

- Stainless steel appliances with gas range
- Quartz countertops
- Oversized kitchen sink
- Designer mosaic and subway tile
- Designer lighting
- Original hardwood flooring
- Ceiling fan
- Original ice boxes for extra storage
- WWI-era vintage bathrooms mirrors
- Original claw foot tub (select units)
- Rain shower head and handheld sprayer

Community

- Gated community with code access
- Spacious courtyard with BBQ and picnic seating
- Cornhole game and lounge area
- Bike racks
- Dog wash
- Next generation laundry room with smartphone pay
- Pet friendly (no weight or breed restrictions)
- Responsive management team with 24 hour emergency line
- Online resident portal for easy maintenance requests and rent payment

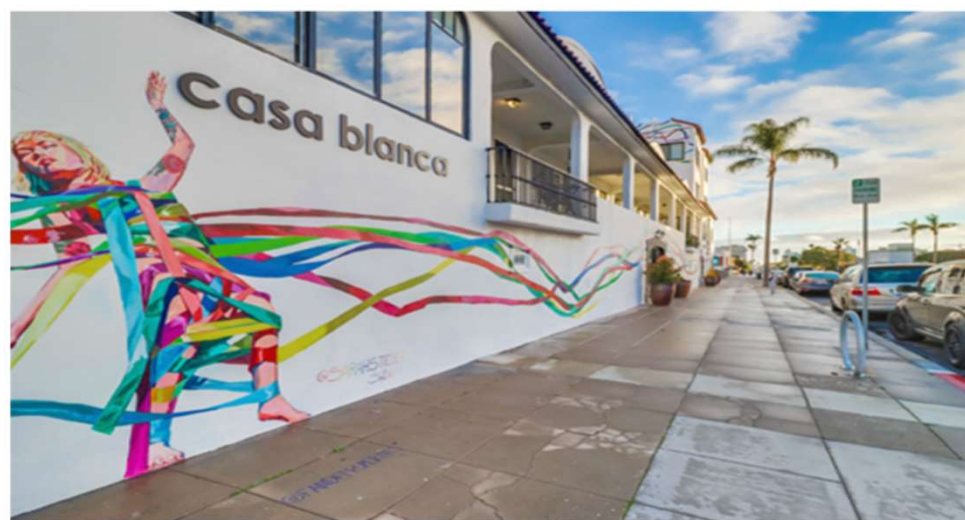


Property Features

Casa Blanca gets a splash of color

Applauded as "San Diego's Best Local Contemporary Artist" by Modern Luxury Magazine, Sarah Stieber, is commissioned to share her creativity and brighten up the beautiful building.

[CLICK HERE
FOR CBS
REPORTING
ON THE
PROJECT](#)











PROPERTY DESCRIPTION

Property Details

SALE PRICE

\$13,495,000

LOCATION INFORMATION

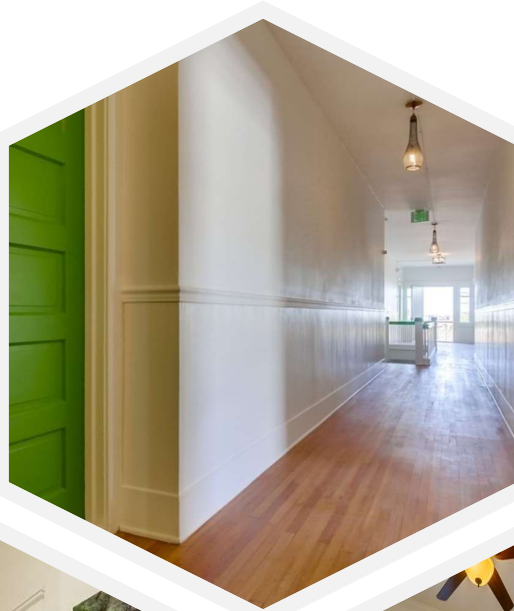
Building Name	Casa Blanca
Street Address	2241 4 th Avenue & 401-23 Juniper Street
City, State, Zip	San Diego, CA 92101
County	San Diego
Sub-market	Bankers Hills

BUILDING INFORMATION

Building Size	18,549 SF
NOI (Current & Market)	\$577,805 / \$678,932
Cap Rate (Current & Market)	4.28% / 5.03%
Occupancy %	100%
Year Last Renovated	2018

PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	Commercial
Lot Size	0.36 AC
APN#	533-195-01,02



Property Photos - Exterior





LOCATION INFORMATION

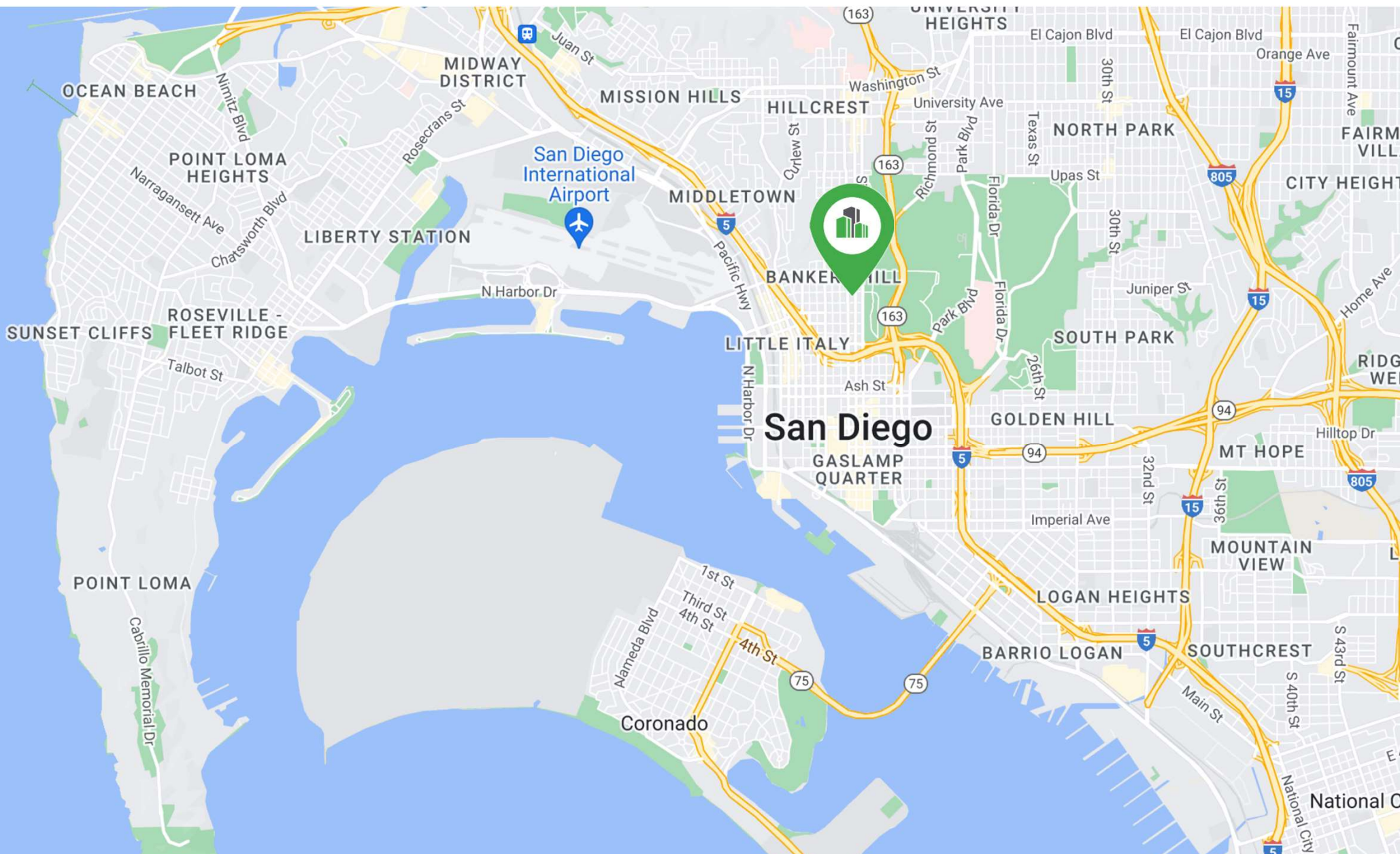
BANKERS HILL

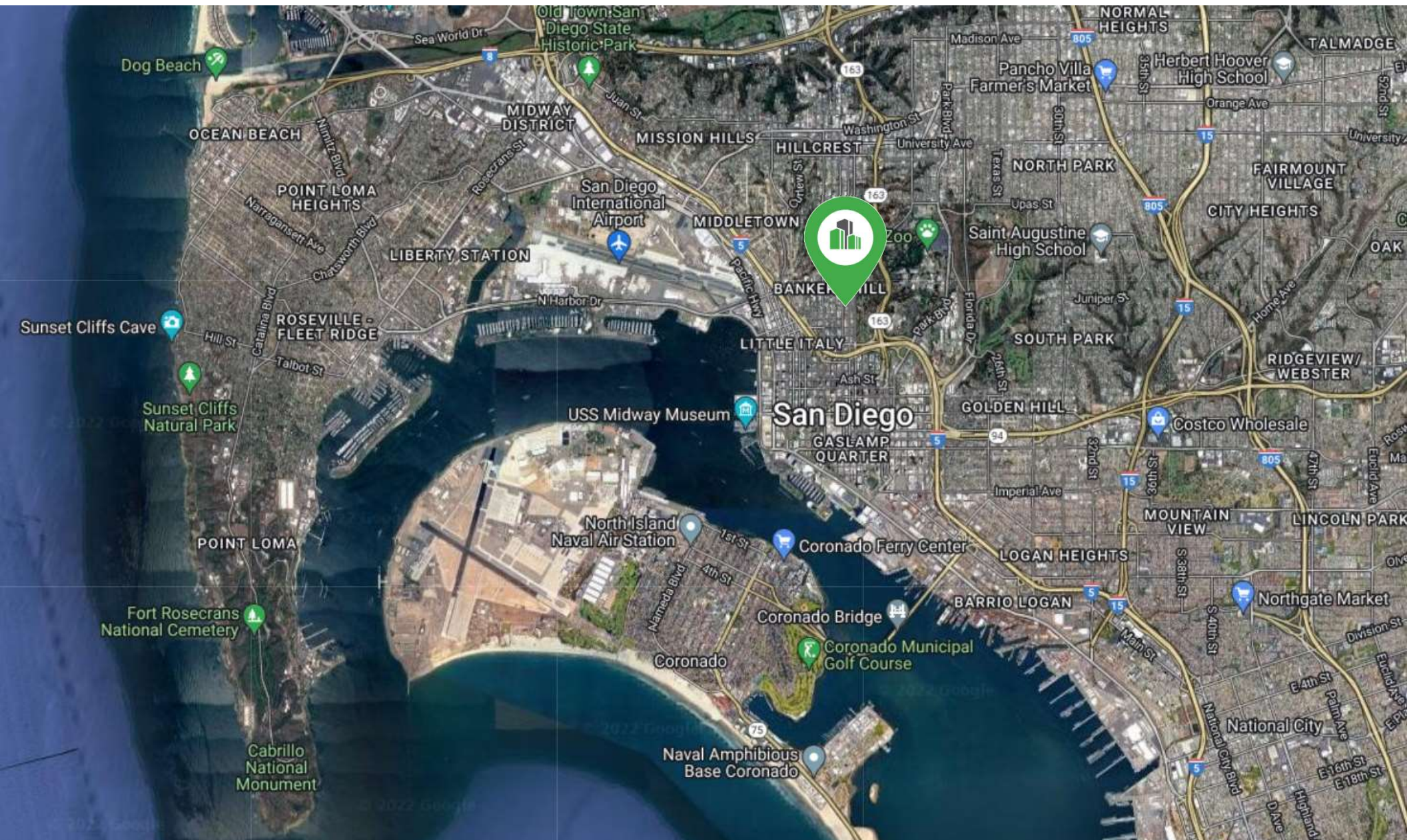
Bankers Hill, also known as Park West, is one of the most established neighborhoods in San Diego. It is nestled west of Balboa Park, east of Little Italy/Midtown, south of Hillcrest, and north of Downtown San Diego. It was named "Bankers Hill" because of its reputation for being home to the affluent. Many of the homes were designed by notable architects, such as Irving Gill, date back to the late 1800s and have been restored and are currently used for small offices and small businesses.

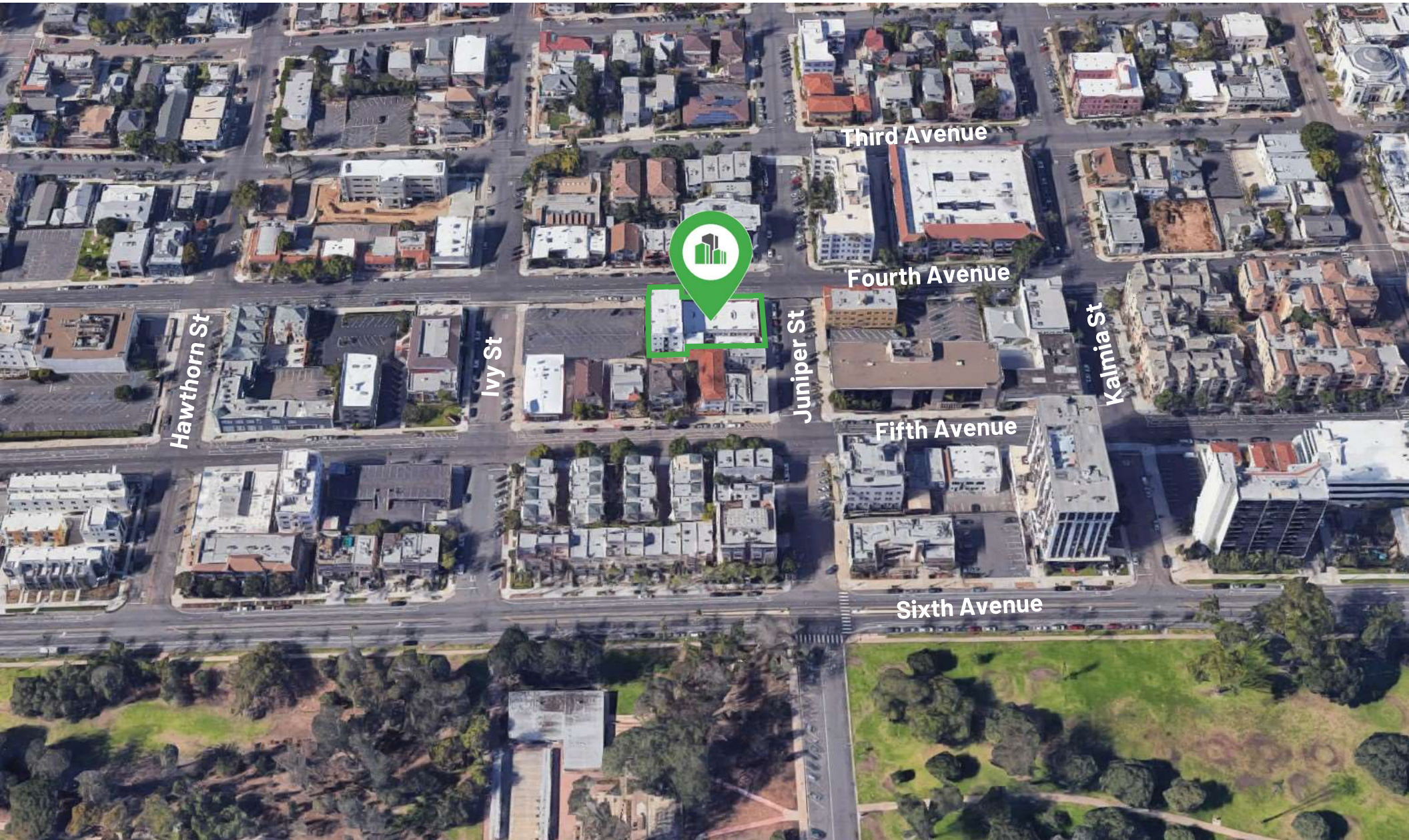
Just two blocks from Casa Blanca lies Balboa Park, which offers more than seventeen museums, the Old Globe Theater, Spreckels Organ Pavilion, restaurants, beautiful gardens, and the infamous San Diego Zoo.

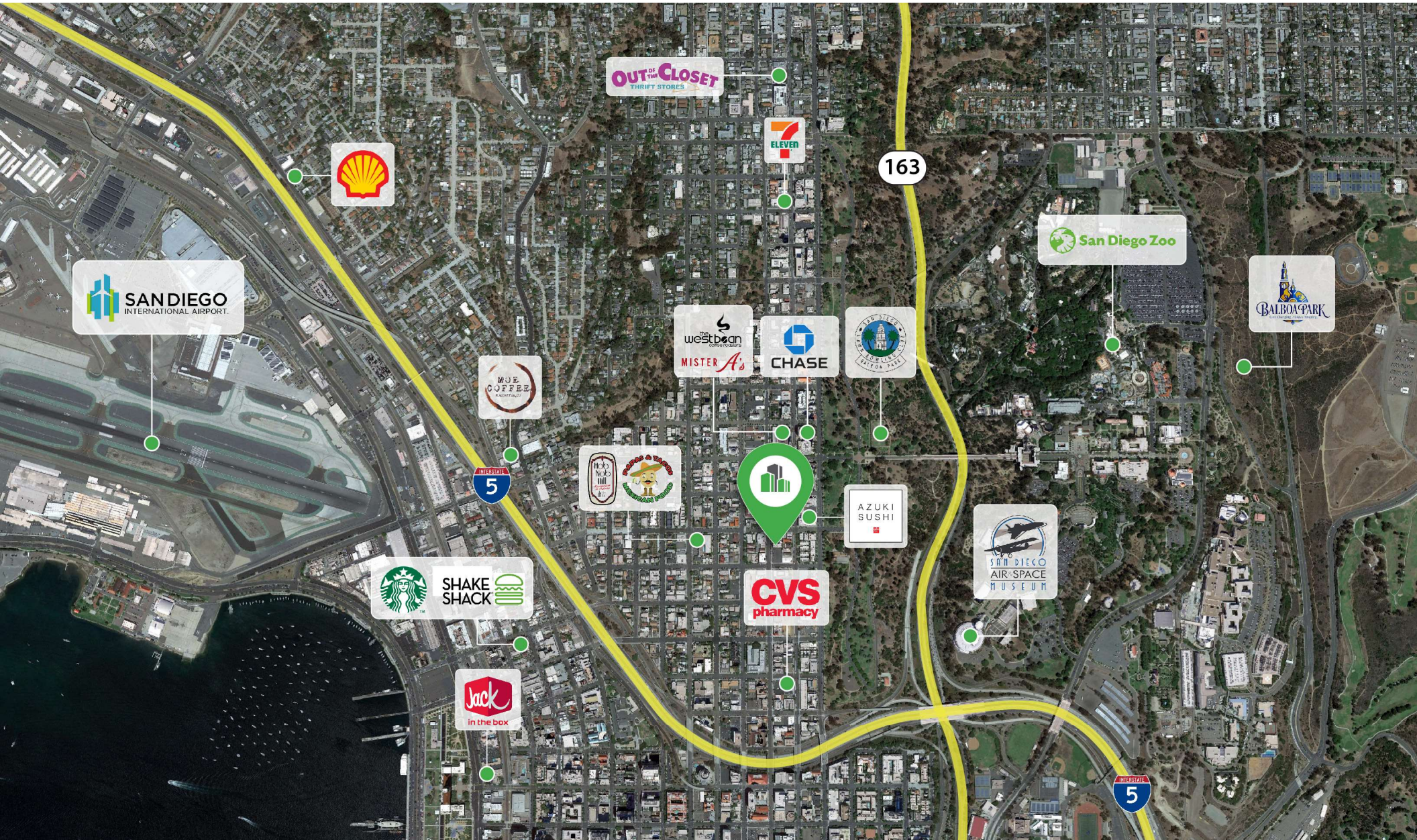
With a Walk Score of 94 (Walker's Paradise) and the Fifth Avenue Bikeway, Bankers Hill makes it easy to access everything and offers so much for residents and visitors alike such as - a small commercial district, farm-to-table restaurants, boutiques, salons, coffee shops, and bars.

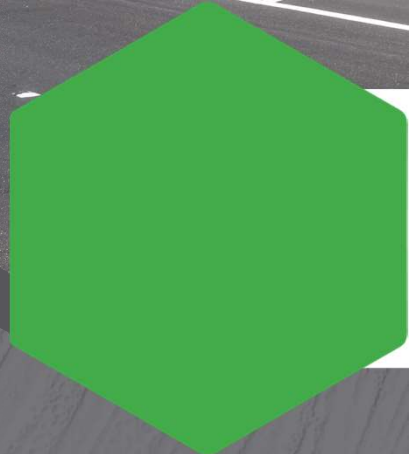












FINANCIAL ANALYSIS

Financial Summary

INVESTMENT OVERVIEW	CURRENT	MARKET
Price	\$13,495,000	\$13,495,000
Price per Unit	\$355,132	\$355,132
GRM	15.55	13.79
CAP Rate	4.28%	5.03%
Cash-on-Cash Return (Year 1)	4.55%	6.21%
Total Return (Year 1)	\$277,664	\$378,492
Debt Coverage Ratio	1.92	2.26
OPERATING DATA	CURRENT	MARKET
Gross Scheduled Income	\$869,880	\$978,480
Other Income	\$45,796	\$45,796
Total Scheduled Income	\$915,648	\$1,024,248
Vacancy Cost (3%)	\$26,096	\$29,354
Gross Income	\$889,551	\$994,893
Operating Expenses	\$311,747	\$315,961
Net Operating Income	\$577,804	\$678,932
Pre-Tax Cash Flow	\$277,364	\$378,492
FINANCIAL DATA	CURRENT	MARKET
Down Payment	\$6,095,000	\$6,095,000
Loan Amount	\$7,400,000	\$7,400,000
Debt Service	\$300,440	\$300,440
Debt Service Monthly	\$25,036	\$25,036
Principal Reduction (Year 1)	\$0	\$0

Loan Assumption Summary

Loan Assumption Details

Current Balance:	\$7,400,000
Rate:	4.02%
5-Year Interest Only:	8/1/2024
First Adjustment:	8/1/2026
Prepay:	4-4-3-3-2-1-1
Prepay Stepdown:	2% on 8/1/2023

Prepay automatically waived on a refinance provided the rate and balance are the same or higher.

For More Information:

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Andrew Gilligan | 858.490.3252 | andrew.gilligan@chase.com

Income & Expenses

INCOME SUMMARY	CURRENT	PER SF	MARKET	PER SF
Rental Income	\$869,880	\$46.90	\$978,480	\$52.75
RUBS	\$28,968	\$1.56	\$28,968	\$1.56
Other Income	\$16,800	\$0.91	\$16,800	\$0.91
Gross Income	\$915,648	\$49.36	\$1,024,248	\$55.22
EXPENSES SUMMARY	CURRENT	PER SF	MARKET	PER SF
Property Taxes	\$166,419	\$8.97	\$166,419	\$8.97
Insurance	\$14,535	\$0.78	\$14,535	\$0.78
On-Site Management	\$12,689	\$0.68	\$12,689	\$0.68
Off-Site Management (4%)	\$33,751	\$1.82	\$37,965	\$2.05
Repairs and Maintenance	\$34,200	\$1.84	\$34,200	\$1.84
Gas & Electric	\$9,448	\$0.51	\$9,448	\$0.51
Water & Sewer	\$18,889	\$1.02	\$18,889	\$1.02
Rubbish	\$8,255	\$0.45	\$8,255	\$0.45
Administrative	\$6,065	\$0.33	\$6,065	\$0.33
Turnover Expense	\$3,480	\$0.19	\$3,480	\$0.19
Landscape	\$2,210	\$0.12	\$2,210	\$0.12
Pest Control	\$1,806	\$0.10	\$1,806	\$0.10
Gross Expenses	\$311,747	\$16.81	\$315,961	\$17.03
Net Operating Income	\$577,804	\$31.15	\$678,932	\$36.60

Unit Mix Summary

UNIT TYPE	BEDS	BATHS	COUNT	SIZE SF	RENT	RENT/SF	MARKET RENT	MARKET RENT/SF
Studio (C)	0	1	28	377 SF	\$1,746	\$4.63	\$1,950	\$5.17
1 Bd/ 1 BA (A)	1	1	4	853 SF	\$2,578	\$3.02	\$2,975	\$3.49
1 Bd/ 1 BA (B)	1	1	3	812 SF	\$2,500	\$3.08	\$2,825	\$3.48
1 Bd/ 1 BA (C)	1	1	2	521 SF	\$1,995	\$3.83	\$2,195	\$4.21
1 Bd/ 1 BA (D)	1	1	1	459 SF	\$1,800	\$3.92	\$2,175	\$4.74
Totals/Averages			38	471 SF	\$1,908	\$4.28	\$2,146	\$4.80

Rent Roll

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT/SF	MARKET RENT	MARKET RENT/SF
101 – A (Laundry in-unit)	1	1	940 SF	\$2,795	\$2.97	\$2,975	\$3.16
102 – B	1	1	872 SF	\$2,560	\$2.94	\$2,825	\$3.24
103 – D	1	1	459 SF	\$1,800	\$3.92	\$2,175	\$4.74
104 – A (Outdoor Space)	1	1	708 SF	\$2,475	\$3.50	\$2,975	\$4.20
201 – B	1	1	778 SF	\$2,450	\$3.15	\$2,825	\$3.63
202 – A (View)	1	1	872 SF	\$2,595	\$2.98	\$2,975	\$3.41
203	0	1	405 SF	\$1,850	\$4.57	\$1,950	\$4.81
204	0	1	341 SF	\$1,850	\$5.43	\$1,950	\$5.72
205	0	1	405 SF	\$1,750	\$4.32	\$1,950	\$4.81
206 (View)	0	1	367 SF	\$1,750	\$4.77	\$1,950	\$5.31
301 – B	1	1	778 SF	\$2,495	\$3.21	\$2,695	\$3.63
302 – A (View)	1	1	872 SF	\$2,450	\$2.81	\$2,895	\$3.41
303	0	1	405 SF	\$1,595	\$3.94	\$1,950	\$4.81
304	0	1	341 SF	\$1,595	\$4.68	\$1,950	\$5.72
305	0	1	405 SF	\$1,750	\$4.32	\$1,950	\$4.81
306 (View)	0	1	367 SF	\$1,755	\$4.78	\$1,950	\$5.31
401	0	1	377 SF	\$1,750	\$4.64	\$1,950	\$5.17
401 ½ - C	1	1	525 SF	\$1,845	\$3.51	\$2,150	\$4.18
403	0	1	377 SF	\$1,625	\$4.31	\$1,950	\$5.17
403 ½ - C	1	1	525 SF	\$2,145	\$4.09	\$2,150	\$4.18
405	0	1	377 SF	\$1,750	\$4.64	\$1,950	\$5.17
407	0	1	377 SF	\$1,850	\$4.91	\$1,950	\$5.17
409	0	1	377 SF	\$1,550	\$4.11	\$1,950	\$5.17

Rent Roll

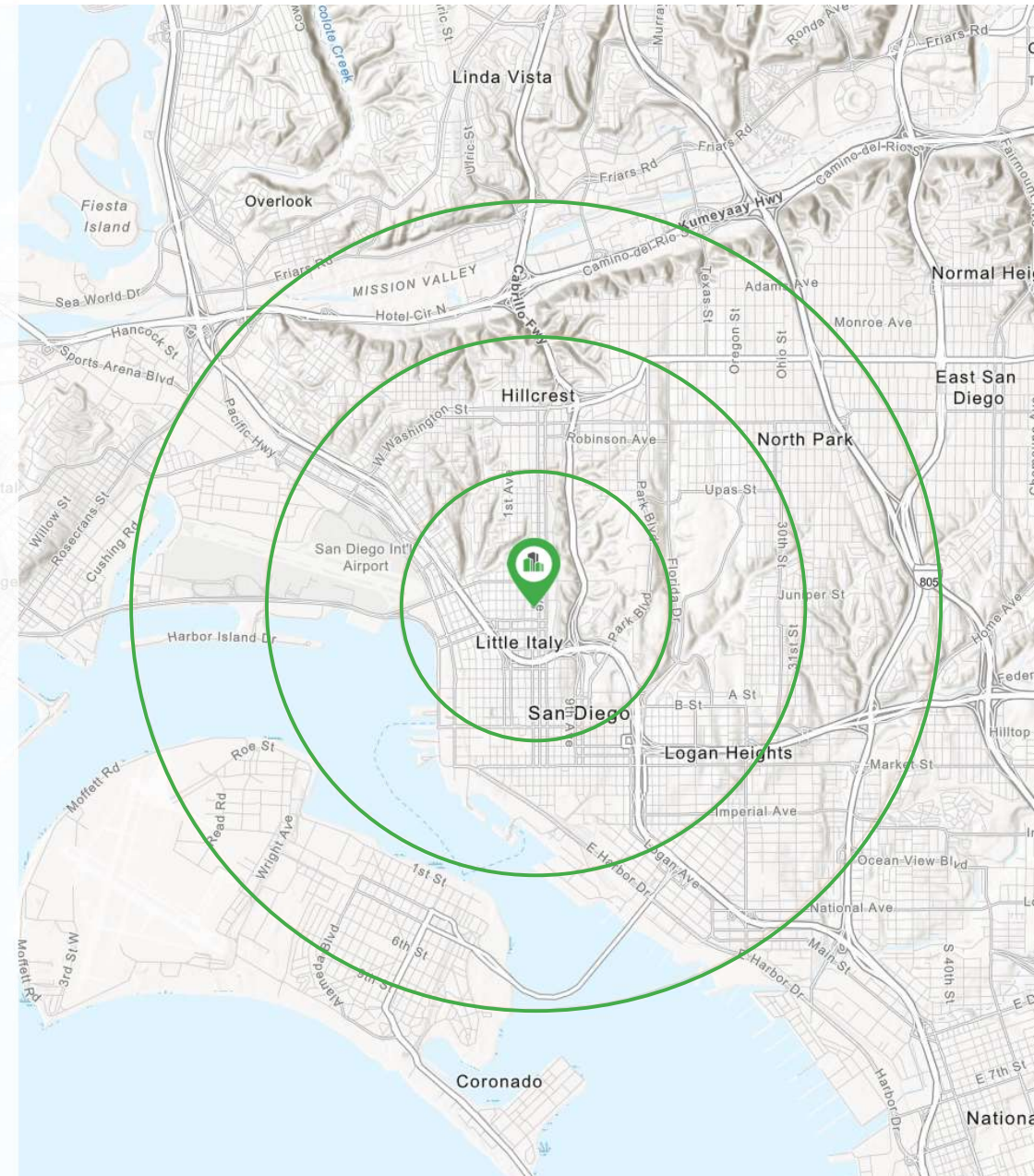
SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT/SF	MARKET RENT	MARKET RENT/SF
411	0	1	377 SF	\$1,595	\$4.23	\$1,950	\$5.17
413	0	1	377 SF	\$1,675	\$4.44	\$1,950	\$5.17
415	0	1	377 SF	\$1,740	\$4.62	\$1,950	\$5.17
417	0	1	377 SF	\$1,795	\$4.76	\$1,950	\$5.17
419	0	1	377 SF	\$1,750	\$4.64	\$1,950	\$5.17
421 (Front Porch)	0	1	377 SF	\$1,810	\$4.80	\$1,950	\$5.17
423 (Front Porch)	0	1	377 SF	\$1,895	\$5.03	\$1,950	\$5.17
2257 (Front Porch)	0	1	377 SF	\$1,650	\$4.38	\$1,950	\$5.17
2259	0	1	377 SF	\$1,750	\$4.64	\$1,950	\$5.17
2261	0	1	377 SF	\$1,850	\$4.91	\$1,950	\$5.17
2263	0	1	377 SF	\$1,750	\$4.64	\$1,950	\$5.17
2265	0	1	377 SF	\$1,705	\$4.52	\$1,950	\$5.17
2267	0	1	377 SF	\$1,750	\$4.64	\$1,950	\$5.17
2269	0	1	377 SF	\$1,850	\$4.91	\$1,950	\$5.17
2271 (Front Porch)	0	1	377 SF	\$1,895	\$5.03	\$1,950	\$5.17
Totals			17,905 SF	\$72,490	\$4.28	\$2,146	\$5.17
Averages			471 SF	\$1,908	\$4.28	\$2,146	\$4.80



DEMOGRAPHICS

Demographics Report

POPULATION	1 Mile	2 Miles	3 Miles
Total Population	28,879	109,383	212,921
Median Age	40.3	38.8	36.3
Median Age (Male)	40.6	39.4	35.9
Median Age (Female)	39.8	38.0	36.7
HOUSEHOLD & INCOME	1 Mile	2 Miles	3 Miles
Total Households	16,642	59,153	98,106
Average HH Income	\$124,995	\$116,449	\$114,963
Average Home Value	\$900,736	\$929,910	\$920,817
ETHNICITY (%)	1 Mile	2 Miles	3 Miles
Hispanic	20.5%	28.8%	36.0%
RACE (%)	1 Mile	2 Miles	3 Miles
White	72.3%	67.5%	63.1%
Black	6.2%	7.2%	7.8%
American Indian	0.6%	0.8%	0.8%
Asian	8.5%	7.0%	6.1%
Pacific Islander	0.2%	0.3%	0.3%
Other Race	6.9%	11.9%	16.3%



Demographics Report

	1 Mile	2 Miles	3 Miles
Total Population	28,879	109,383	212,921
Median Age	40.3	38.8	36.3
Median Age (Male)	40.6	39.4	35.9
Median Age (Female)	39.8	38.0	36.7
Total Households	16,642	59,153	98,106
Average HH Income	\$124,995	\$116,449	\$114,963
Average Home Value	\$900,736	\$929,910	\$920,817
Total Population - White	20,890	73,861	134,401
% White	72.3%	67.5%	63.1%
Total Population - Black	1,791	7,870	16,536
% Black	6.2%	7.2%	7.8%
Total Population - American Indian	170	847	1,763
% American Indian	0.6%	0.8%	0.8%
Total Population - Asian	2,459	7,617	13,058
% Asian	8.5%	7.0%	6.1%
Total Population - Pacific Islander	72	298	708
% Pacific Islander	0.2%	0.3%	0.3%
Total Population - Other Race	2,007	12,983	34,719
% Other Race	6.9%	11.9%	16.3%



Casa Blanca

Apartments

Offering Memorandum



THE
ANDERSON
GROUP



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