



SAN DIEGO'S LEADING REAL ESTATE AGENCY AND INCOME BROKERAGE FIRM SINCE 1982



**10 UNITS - 4415 ROSEBUD LANE, LA MESA 91941**



EXCLUSIVELY LISTED BY

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# 01 PROPERTY OVERVIEW

# THE OFFERING

4415 ROSEBUD LANE, LA MESA 91941

OFFERED AT \$2,650,000

10 UNITS - 4 1-BEDROOM, 2 2-REBROOM, 4 STUDIO

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For buyers focused on stable in-place returns, 4415 Rosebud Lane offers strong existing income supported by healthy, well-positioned rents and a current cap rate in line with recent area sales. The property's 10-unit mix provides immediate cash flow without requiring heavy reliance on speculative rental upside.

What distinguishes this asset is the significant recent capital improvements already completed by ownership, including a new roof (2024), upgraded electrical system and panels, and full SB 721 compliance with new stairs and railings. These upgrades meaningfully reduce near-term capital expenditure risk which is an increasingly important factor for buyers underwriting older inventory.

When evaluated against comparable sales in the 91941 submarket, investors will naturally gravitate toward the combination of durable in-place income and completed major improvements, as both remain primary acquisition drivers in today's market.





# 02

## SUMMARY OF BENEFITS



KEY

## FEATURES & INVESTMENT HIGHLIGHTS

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- ✓ Strong in-place rents providing immediate, stable cash flow
- ✓ Excellent visual curb appeal enhancing tenant demand and long-term marketability
- ✓ Ample parking to help keep competitive with rental demand in the area

Priced at \$2,650,000, the property offers 5,940 SF of rentable area across a well-balanced 10-unit configuration. Current income of \$18,012 per month (\$216,144 annually) reflects a 12.26 GRM and 5.30% CAP rate, with upside to 11.27 GRM and 5.98% CAP at market rents.

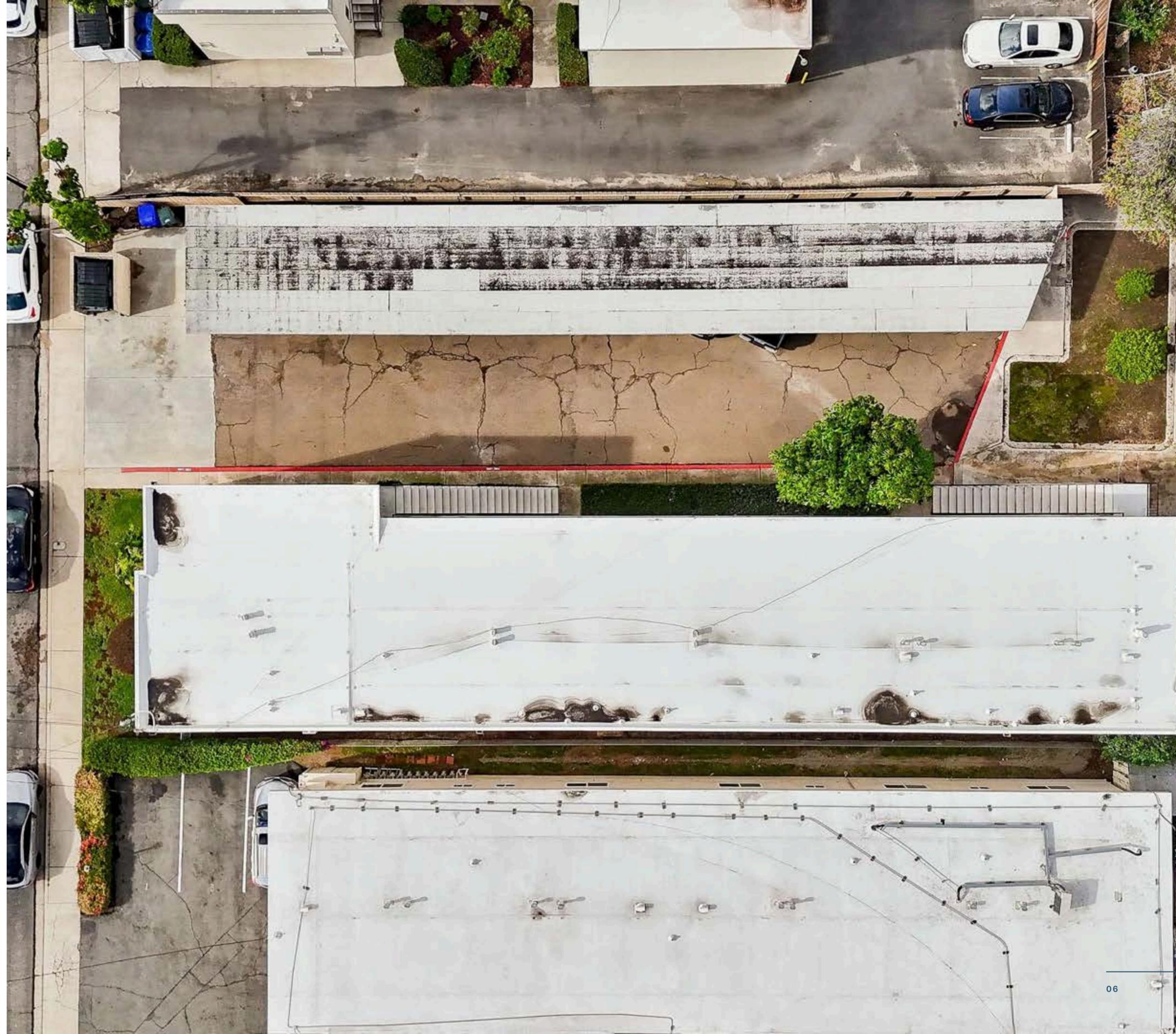
# MAJOR CAPITAL IMPROVEMENTS

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✓ **SB 721 Compliance** - New stairs, repairs catwalks, and new railings.

✓ **New Electrical Panels** - A new twelve-meter base gear, fused disconnect, new exterior service entrance riser, ground rods & water bond, installation of conduit & wiring between the existing and new meter gear locations, service weather head, service entrance bracing, and new circuit breakers for each unit.

✓ **New Roof Upgrade** (done in 2024)





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IRREPLACEABLE LOCATION

# IRREPLACABLE LOCATION



4415 Rosebud Lane, La Mesa 91941



Vons  
Grocery store

Casa Gabriela

Sprouts Farmers Market  
Grocery store  
Recently viewed



La Mesa Dale  
Elementary School  
Elementary school

4415 Rosebud Ln  
Building  
Recently viewed

Highwood Park

Highwood Park  
Park

Helix Charter  
High School  
High school

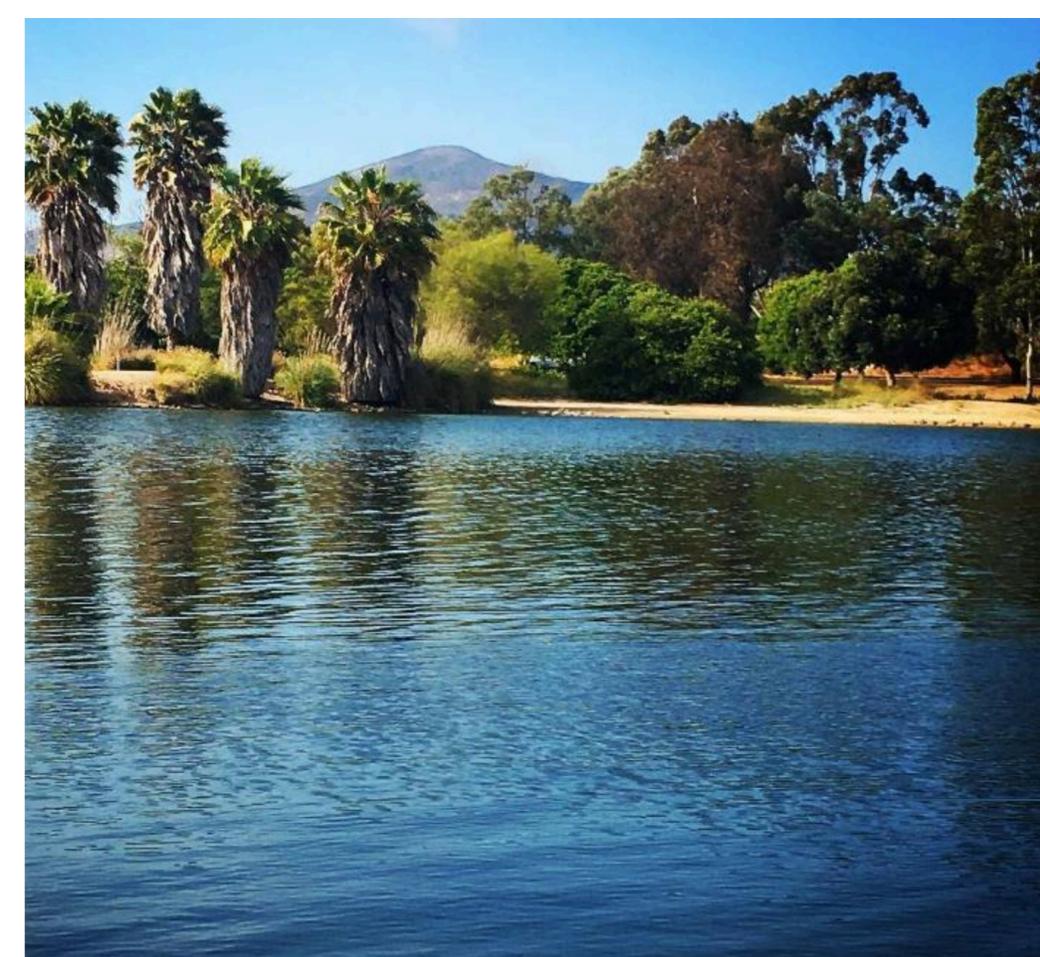




## LIFESTYLE

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Living near 4415 Rosebud Lane in La Mesa, CA 91941 means enjoying a blend of suburban comfort and vibrant small-city energy. The area has a charming downtown called La Mesa Village, where you can walk to cafés, restaurants, local shops, breweries and a weekly farmers market – giving you a real community vibe right near home. There are also plenty of outdoor recreation options like Lake Murray, neighborhood parks and trails, and scenic spots like Mt. Helix, making it easy to get outside and be active most days of the year. La Mesa’s climate is generally sunny and mild, the streets are lined with trees, and residents enjoy a welcoming, friendly neighborhood feel with regular community events like markets and festivals.





## EMPLOYMENT

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You will have easy access to employment in healthcare, education, retail, hospitality, city government and nearby San Diego businesses. Many full-time roles in the region offer standard benefits such as medical/dental/vision coverage, paid time off, retirement plans (like 401(k) or CalPERS for public jobs), and employee discounts — supporting both stability and long-term financial planning.

Because the area is well connected to major employment hubs and transit routes, it's easier to commute to higher-paying jobs or shift into different sectors as your career grows. At the same time, entry-level and flexible work options are abundant thanks to nearby shopping centers, restaurants and service businesses, making this part of La Mesa appealing for students, part-timers and professionals alike.





# 04 FINANCIAL SUMMARY

## SUMMARY

# Units	10
Address	4415 Rosebud Ln
City	La Mesa
State	CA
Zip Code	91941
Price per Unit	\$260,000
Rentable Building Size	5,940 Sq Ft
Price per Sq Ft	\$437.71
Sale Price	\$2,650,000
Lot Size	11,346 Sq Ft
Year Built	1959 (Approx.)
APN	470-492-03-00

## ESTIMATED AVERAGE MONTHLY INCOME ANALYSIS

No.	Floor Plan	SqFt.	Actual		Market	
			Rent	Total	Rent + 8.8%	Total
4	Studio	435	\$1,611	\$6,444	\$1,753	\$7,011
4	1BR/1BA	600	\$1,807	\$7,228	\$1,966	\$7,864
2	2BR/1BA	900	\$2,170	\$4,340	\$2,361	\$4,722
10				\$18,012		\$19,597

## INVESTMENT SUMMARY

### FINANCING INFORMATION

Down Payment	40.00%	\$1,040,000
Interest Rate	6.00%	
# of Years Amortized Over	30	
Proposed Loan	\$1,560,000	
Loan Points	0%	
Other Loan Costs	\$0	

	Current	Proforma
GRM	12.03	11.06
CAP Rate %	4.99%	5.68%
Cash On Cash Return	1.68%	3.41%
Total Potential Return	3.5%	5.3%
Debt Coverage Ratio	1.16	1.32

# ANNUAL OPERATING PROFORMA

	Actual	Proforma
Gross Rental Income	\$216,144	\$235,165
Plus Other Income	\$0	\$0
Gross Scheduled Income	\$216,144	\$235,165
Less: Vacancy Factor	\$10,807	\$11,758
Gross Operating Income	\$205,337	\$223,406
Less: Operating Expenses	\$75,663	\$75,663
<b>Net Operating Income</b>	<b>\$129,674</b>	<b>\$147,743</b>
Less: First TD Payments	(\$112,236)	(\$112,236)
PITI Monthly Payment	\$12,730	\$12,730
Pre-Tax Cash Flow	<b>\$17,438</b>	<b>\$35,508</b>
Principal Reduction	\$19,157	\$19,157
Acquisition Costs	\$0	\$0
Financing Costs	\$0	\$0
Down Payment	\$1,040,000	\$1,040,000
<b>Total 1st Year Cost</b>	<b>\$1,040,000</b>	<b>\$1,040,000</b>



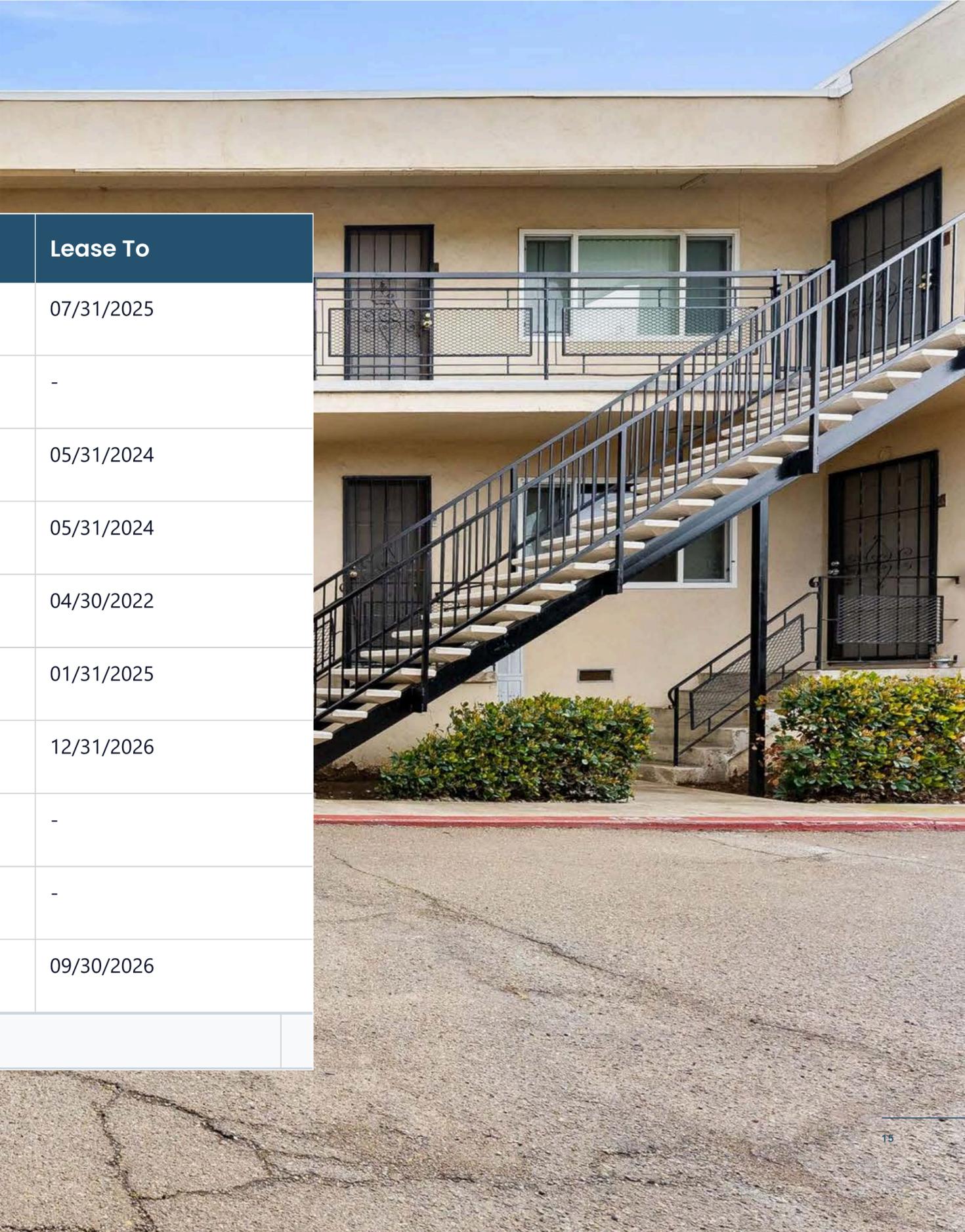


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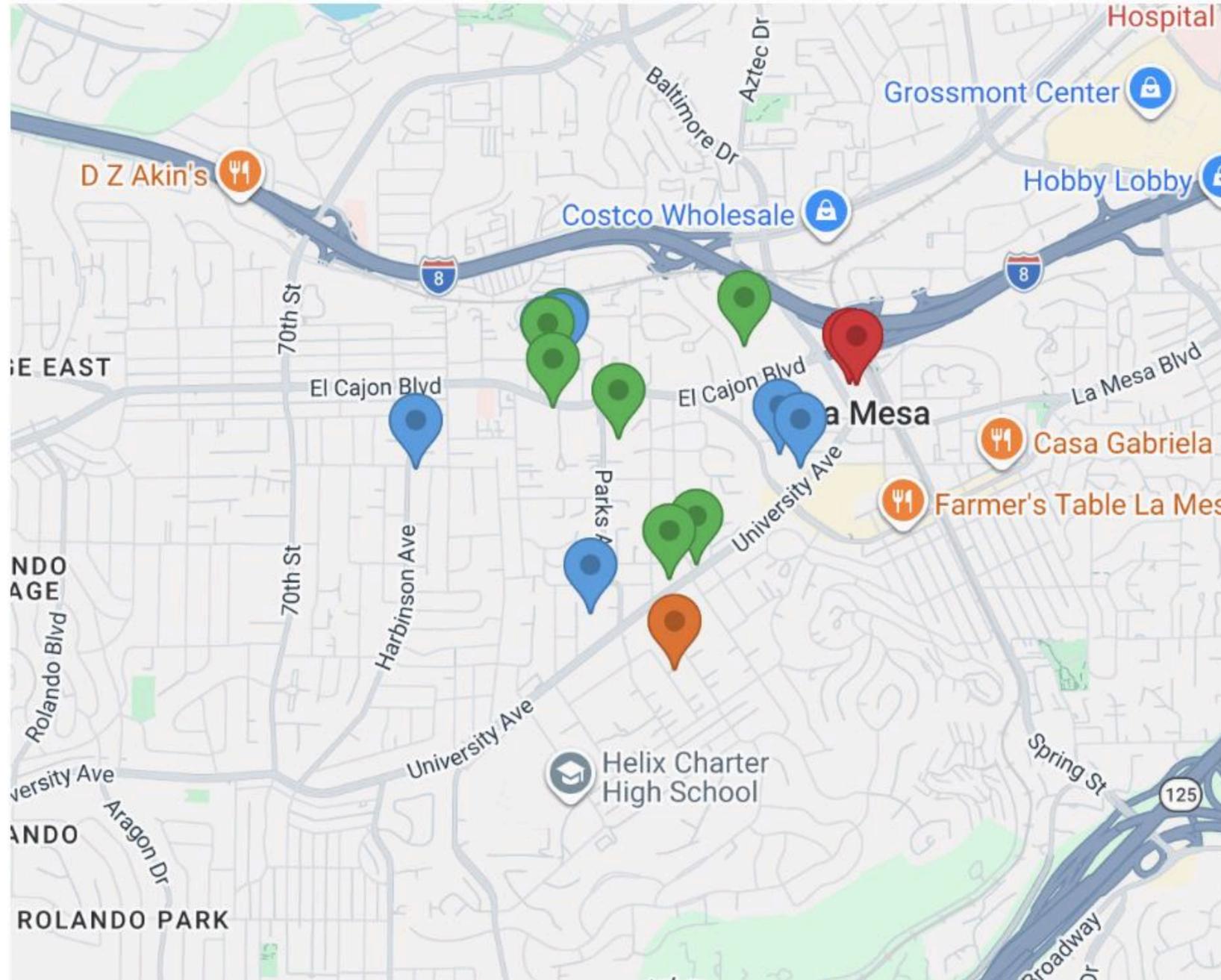
# RENT ROLL & SURVEY

# RENT ROLL

Unit	BD/BA	Rent (\$)	Move-In	Lease To
A	2/1.00	2,220.00	04/01/2022	07/31/2025
B	1/1.00	1,605.00	02/14/2020	-
C	1/1.00	1,850.00	11/27/2023	05/31/2024
D	0/1.00	1,550.00	12/01/2023	05/31/2024
E	0/1.00	1,575.00	10/12/2021	04/30/2022
F	2/1.00	2,120.00	04/19/2024	01/31/2025
G	1/1.00	1,950.00	05/23/2025	12/31/2026
H	1/1.00	1,875.00	05/01/2023	-
I	0/1.00	1,590.00	-	-
J	0/1.00	1,710.00	03/04/2025	09/30/2026
<b>10 Units</b>		<b>16,455.00</b>		

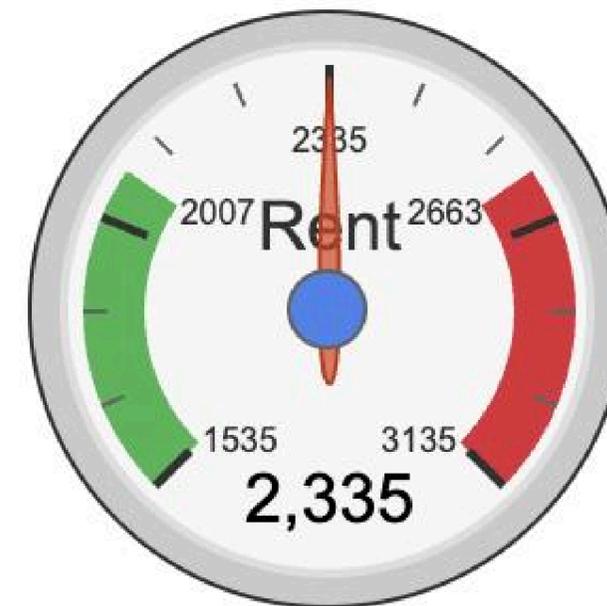


# SINGLE BEDROOM RENT SURVEY



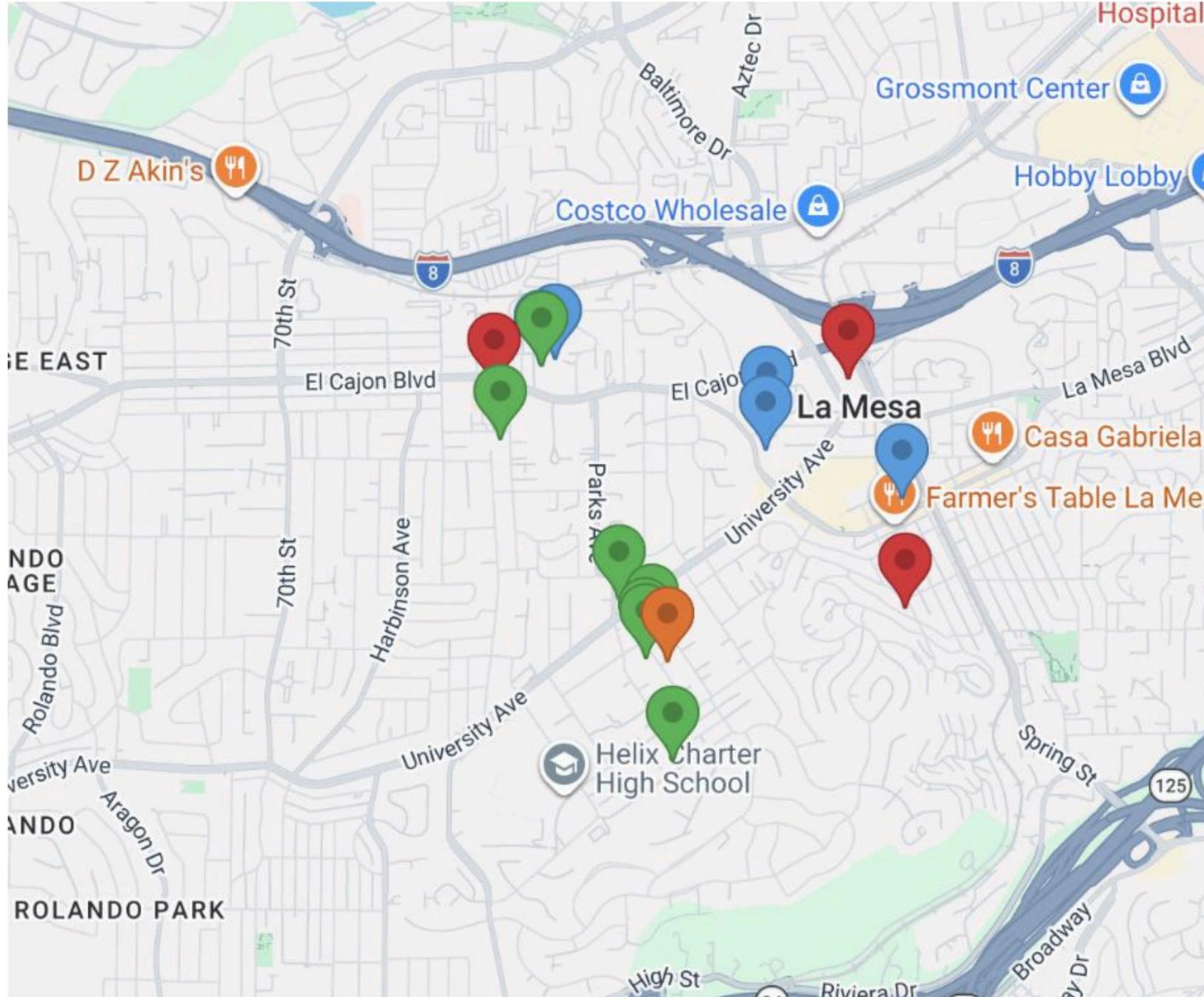
Results based on 26, single bedroom, apartment rentals seen within 6 months in a 1.00 mile radius.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$2,335±4%	\$2,154	\$2,007	\$3,663



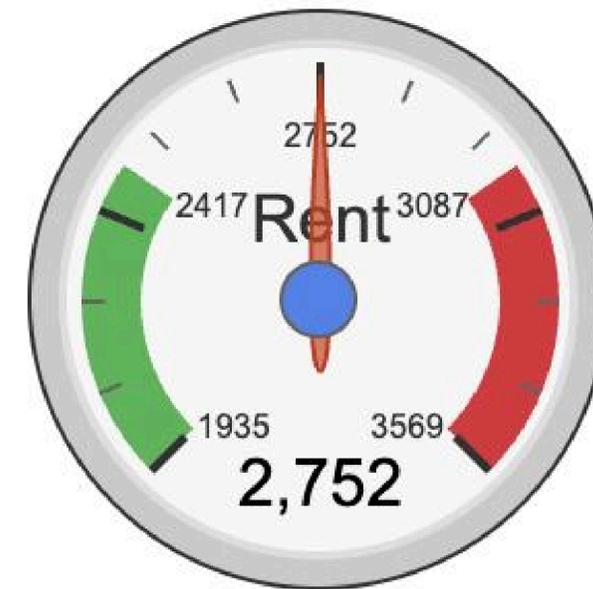
Source: Rentometer

# TWO BEDROOM RENT SURVEY



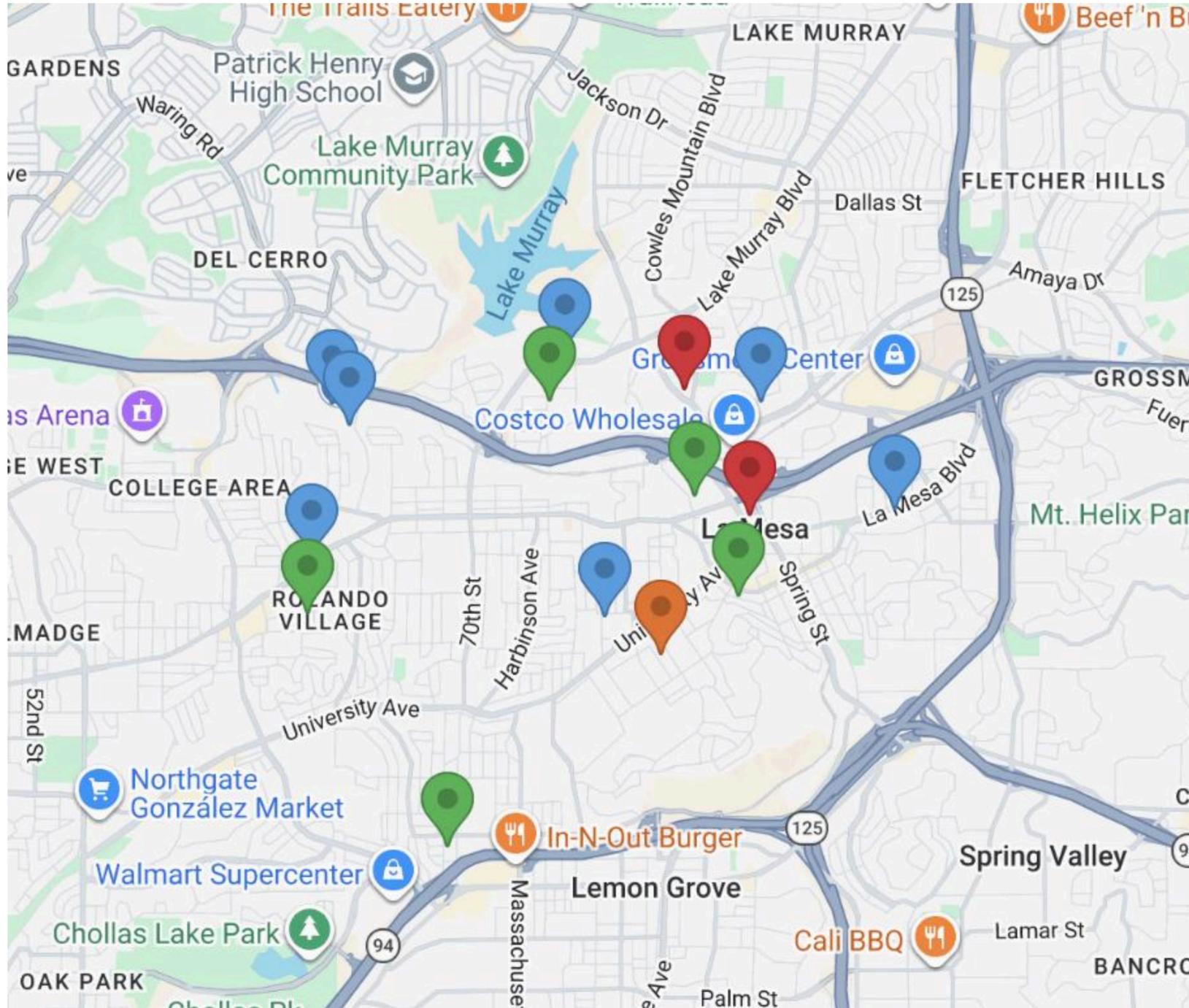
Results based on 22, 2-bedroom, apartment rentals seen within 6 months in a 1.00 mile radius.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$2,752±4%	\$2,823	\$2,417	\$3,087



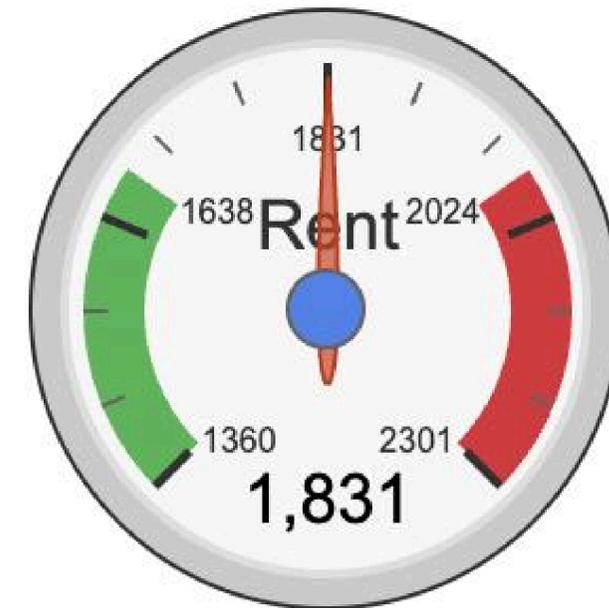
Source: Rentometer

# STUDIO RENT SURVEY



Results based on 13, studio bedroom, apartment rentals seen within 6 months in a 3.00 mile radius.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,831±4%	\$1,867	\$1,638	\$2,024



Source: Rentometer



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COMPARABLES

## SOLD COMPARABLES



4349 Rosebud Ln



8105 Lemon Ave



7025 Boulevard Dr



7425 Waite Dr

Zip	91941
Sale Price	\$2,155,000
Price / Unit	\$269,375
Price / Sq Ft	\$359
GRM	11.45
CAP	5.68%
# of Units	8
Year Built	1969
Condition	Average
Sale Date	7/25/2025
Sq Ft	6004

Zip	91941
Sale Price	\$2,463,861
Price / Unit	\$307,983
Price / Sq Ft	\$380
GRM	12.86
CAP	5.05%
# of Units	8
Year Built	2000
Condition	Average
Sale Date	6/20/2025
Sq Ft	6480

Zip	91941
Sale Price	\$4,100,000
Price / Unit	\$205,000
Price / Sq Ft	\$332
GRM	11.55
CAP	5.63%
# of Units	20
Year Built	1956
Condition	Average
Sale Date	4/10/2025
Sq Ft	12336

Zip	91941
Sale Price	\$3,700,000
Price / Unit	\$308,333
Price / Sq Ft	\$365
GRM	10.68
CAP	5.76%
# of Units	12
Year Built	1983
Condition	Average
Sale Date	8/4/2025
Sq Ft	10150



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## DEMOGRAPHICS & MARKET OVERVIEW



## 4415 ROSEBUD LANE, LA MESA 91941

# DEMOGRAPHICS

La Mesa (ZIP 91941) benefits from a stable and well-established demographic profile that supports consistent housing demand. The area attracts professionals, families, and retirees seeking suburban living with proximity to major employment hubs in San Diego. Strong household incomes, balanced tenure levels, and access to healthcare, retail, and education centers contribute to durable residential fundamentals.

Metric	Value (Source)
Population	~33,218 residents (ZIP 91941) (Source: <a href="#">Census Reporter</a> )
Median Age	~41 years (Source: <a href="#">Census Reporter</a> )
Median Household Income	~\$115,381 / year (Source: <a href="#">Census Reporter</a> )
Per Capita Income	~\$57,539 (Source: <a href="#">Census Reporter</a> )
Poverty Rate	~7.3% (Source: <a href="#">Census Reporter</a> )
Racial & Ethnic Composition	Primarily White (~57%), with Hispanic (~22%), Black (~6%), Asian (~5-7%) and other groups — reflecting a moderately diverse suburban area. (Source: <a href="#">ZIP-Codes.com</a> )
Housing Snapshot	Owner-occupied and renter-occupied homes both present, supporting a mix of stable homeownership and rental demand. (Source: <a href="#">Census Reporter</a> )
Average Commute Time	~25 minutes (Source: <a href="#">Census Reporter</a> )



LISTED BY



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