

4135-4137 CHAMOUNE AVENUE

4135-4137 Chamoune Avenue, San Diego, CA 92105

MULTIFAMILY PROPERTY FOR SALE



CRAIG STEWART

Principal | CalDRE #01060001

760.809.3626 | cstewart@acrecommercial.com



4135-4137 CHAMOUNE AVENUE

4135-4137 Chamoune Avenue, San Diego, CA 92105

TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from ACRE Investment Real Estate Services 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 ACRE Investment Real Estate Services 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. ACRE Investment Real Estate Services 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. ACRE Investment Real Estate Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. ACRE Investment Real Estate Services 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 ACRE Investment Real Estate Services in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY DESCRIPTION	8
LOCATION INFORMATION	10
FINANCIAL ANALYSIS	16
DEMOGRAPHICS	20

CRAIG STEWART

Principal | CalDRE #01060001
760.809.3626 | cstewart@acrecommercial.com

PROPERTY INFORMATION

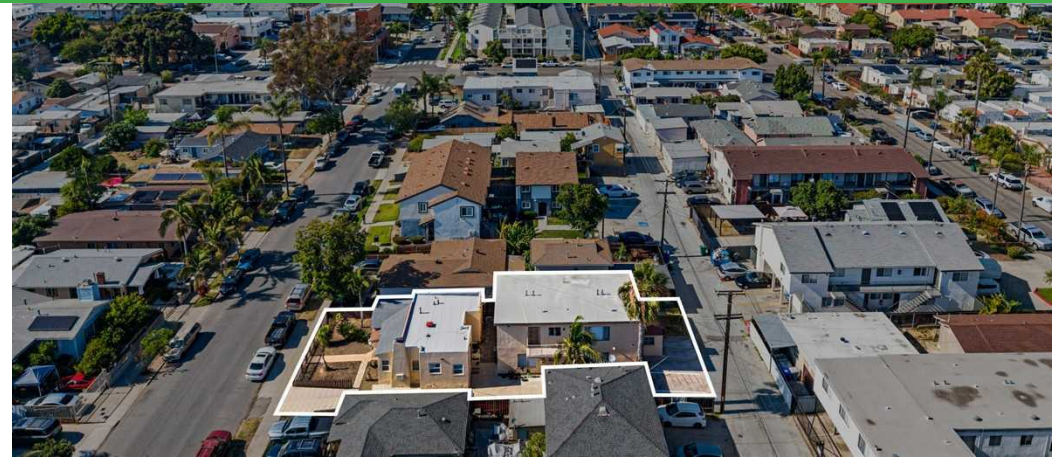
SECTION 1



4135-4137 CHAMOUNE AVENUE

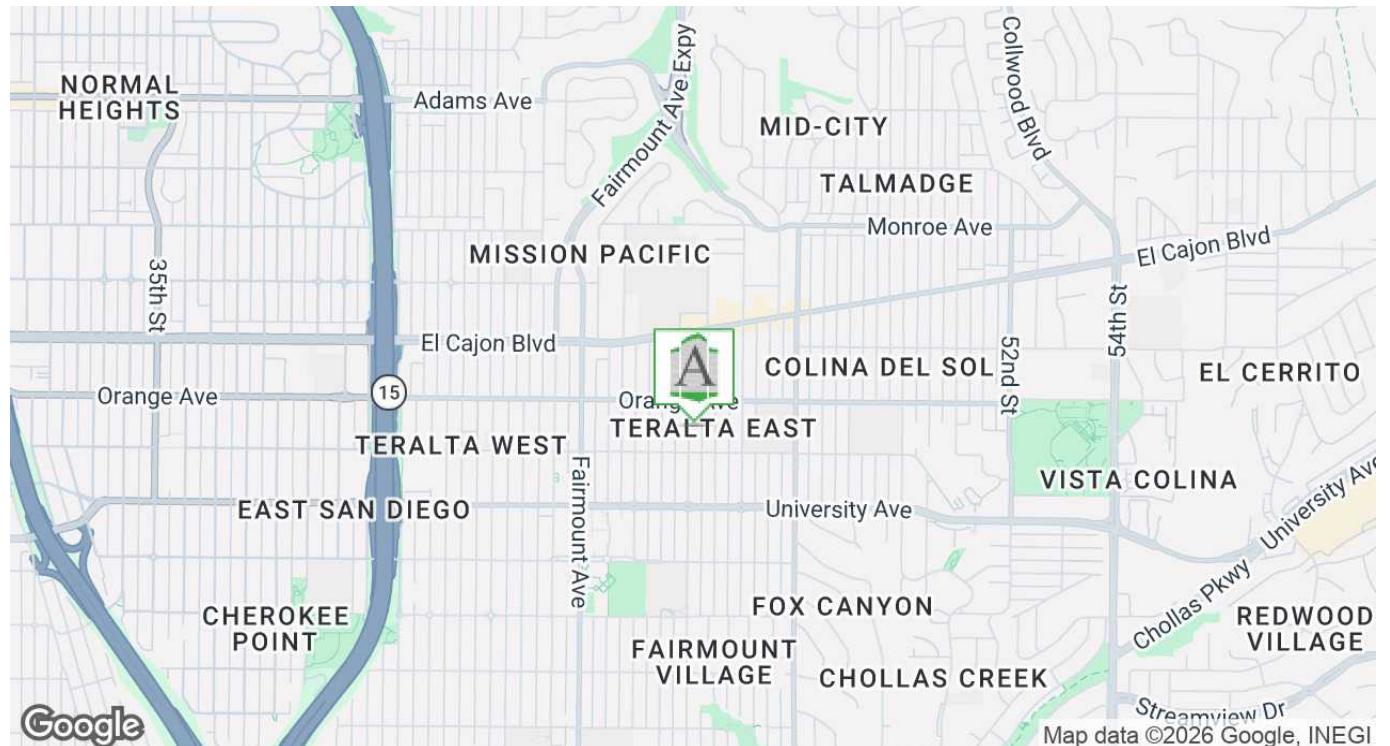
4135-4137 Chamoune Avenue, San Diego, CA 92105

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,295,000
NUMBER OF UNITS:	5
PRICE / UNIT:	\$259,000
PRICE / SF:	\$386.45
CAP RATE:	5.56%
BUILDING SIZE:	3,351
LOT SIZE:	0.14 Acres
MARKET:	City Heights



CRAIG STEWART

Principal | CalDRE #01060001
760.809.3626 | cstewart@acrecommercial.com

4135-4137 CHAMOUNE AVENUE

4135-4137 Chamoune Avenue, San Diego, CA 92105

INVESTMENT OVERVIEW



PROPERTY OVERVIEW

ACRE Investment Real Estate Services is proud to present an exceptional investment opportunity in the heart of City Heights, San Diego. This impressive property features a 3,351 square foot building comprising a two-bedroom, one bath house in the front, and four 1-bedroom, 1 bath apartments in the back. These 5 well-maintained units are perfect for a prospective multifamily investor. Renovated in 2009, the property offers modern amenities and a well-maintained interior to attract discerning tenants. New gas lines and a reinforced foundation were recently installed in the front home. The property has an on-site laundry room and ample parking. This investment promises a stable income stream and future growth potential. Take advantage of this prime opportunity to own a sought-after property in the thriving City Heights neighborhood, where demand for quality housing remains consistently high.

CRAIG STEWART

Principal | CalDRE #01060001
760.809.3626 | cstewart@acrecommercial.com

4135-4137 CHAMOUNE AVENUE

4135-4137 Chamoune Avenue, San Diego, CA 92105

INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- 5.16% CAP Rate on Current Numbers
- Two Bedroom Home in the Front
- New Gas Lines and Foundation Reinforcement in the Front Home
- Ample Parking
- On-site Laundry Room
- Rental Upside



CRAIG STEWART

Principal | CalDRE #01060001
760.809.3626 | cstewart@acrecommercial.com

4135-4137 CHAMOUNE AVENUE

4135-4137 Chamoune Avenue, San Diego, CA 92105

ADDITIONAL PHOTOS



CRAIG STEWART

Principal | CalDRE #01060001
760.809.3626 | cstewart@acrecommercial.com

PROPERTY DESCRIPTION

SECTION 2

4135-4137 CHAMOUNE AVENUE

4135-4137 Chamoune Avenue, San Diego, CA 92105

PROPERTY DETAILS

SALE PRICE

\$1,295,000

LOCATION INFORMATION

BUILDING NAME	4135-4137 Chamoune Avenue
STREET ADDRESS	4135-4137 Chamoune Avenue
CITY, STATE, ZIP	San Diego, CA 92105
COUNTY	San Diego
MARKET	City Heights
CROSS-STREETS	Polk & Chamoune

BUILDING INFORMATION

BUILDING SIZE	3,351 SF
NOI	\$71,977.98
CAP RATE	5.56
OCCUPANCY %	98.0%
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR LAST RENOVATED	2009
NUMBER OF BUILDINGS	2

PROPERTY INFORMATION

PROPERTY TYPE	Multifamily
PROPERTY SUBTYPE	Low-Rise/Garden
ZONING	RM-1-1
LOT SIZE	6,098 SF
APN #	471-392-10-00

PARKING & TRANSPORTATION

PARKING TYPE	Surface
NUMBER OF PARKING SPACES	5

CRAIG STEWART

Principal | CalDRE #01060001
760.809.3626 | cstewart@acrecommercial.com

LOCATION INFORMATION

SECTION 3

4135-4137 CHAMOUNE AVENUE

4135-4137 Chamoune Avenue, San Diego, CA 92105

LOCATION OVERVIEW



LOCATION OVERVIEW

City Heights is a vibrant neighborhood in San Diego known for its diverse and multicultural community. It offers a rich tapestry of cultural influences, reflected in its diverse dining options, local markets, and community events. The area is home to a mix of residential and commercial spaces, making it an attractive choice for those seeking a dynamic urban lifestyle. City Heights is located near popular attractions such as the San Diego Zoo and Balboa Park, as well as San Diego State University, adding to its appeal. With its lively atmosphere, diverse population, and convenient location, City Heights is a unique and exciting part of San Diego.

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,820	6,742	19,682
Total Population	5,435	20,150	56,142
Average HH Income	\$71,578	\$68,714	\$79,132

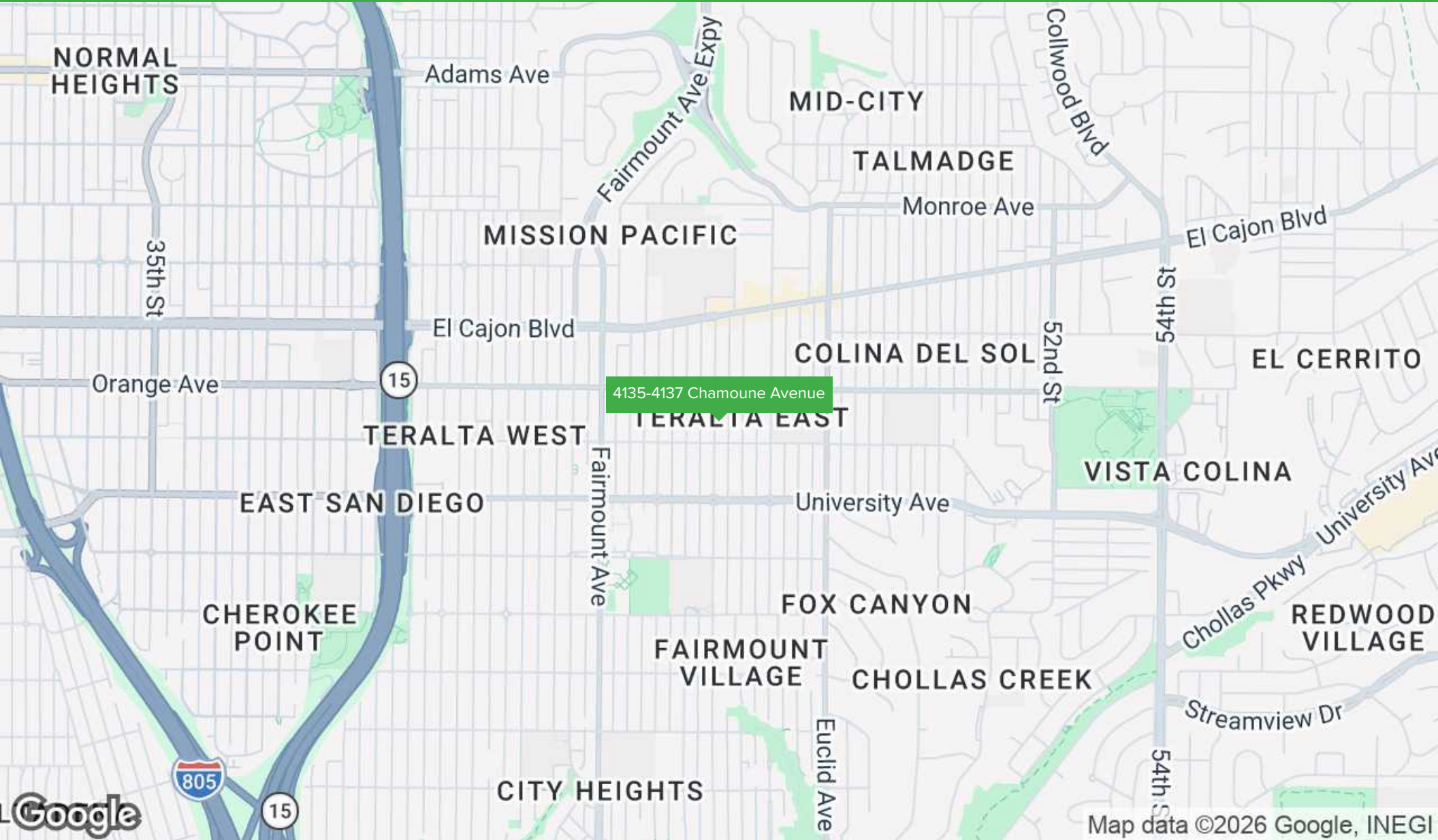
CRAIG STEWART

Principal | CalDRE #01060001
760.809.3626 | cstewart@acrecommercial.com

4135-4137 CHAMOUNE AVENUE

4135-4137 Chamoune Avenue, San Diego, CA 92105

REGIONAL MAP



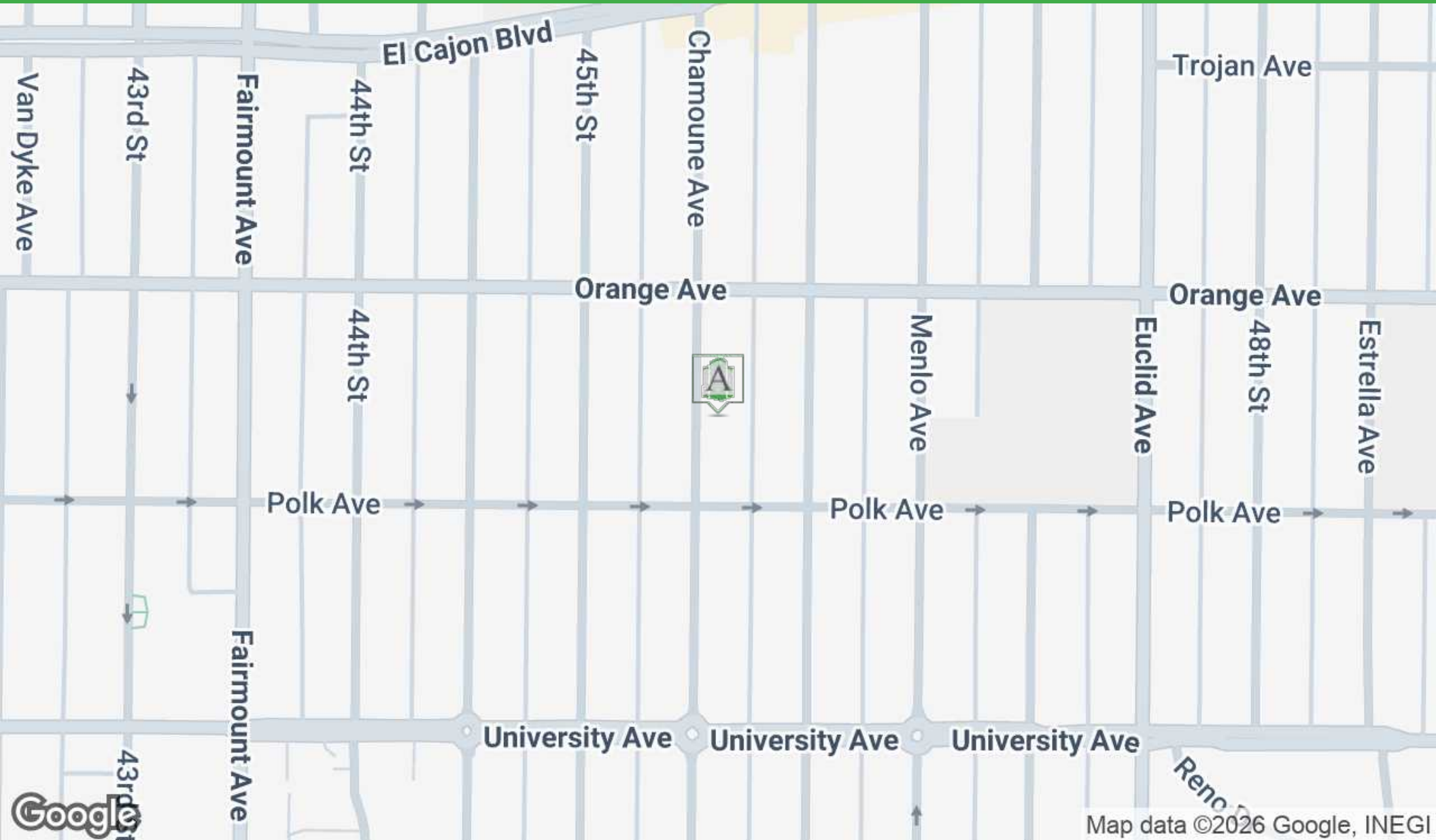
CRAIG STEWART

Principal | CalDRE #01060001
760.809.3626 | cstewart@acrecommercial.com

4135-4137 CHAMOUNE AVENUE

4135-4137 Chamoune Avenue, San Diego, CA 92105

LOCATION MAP



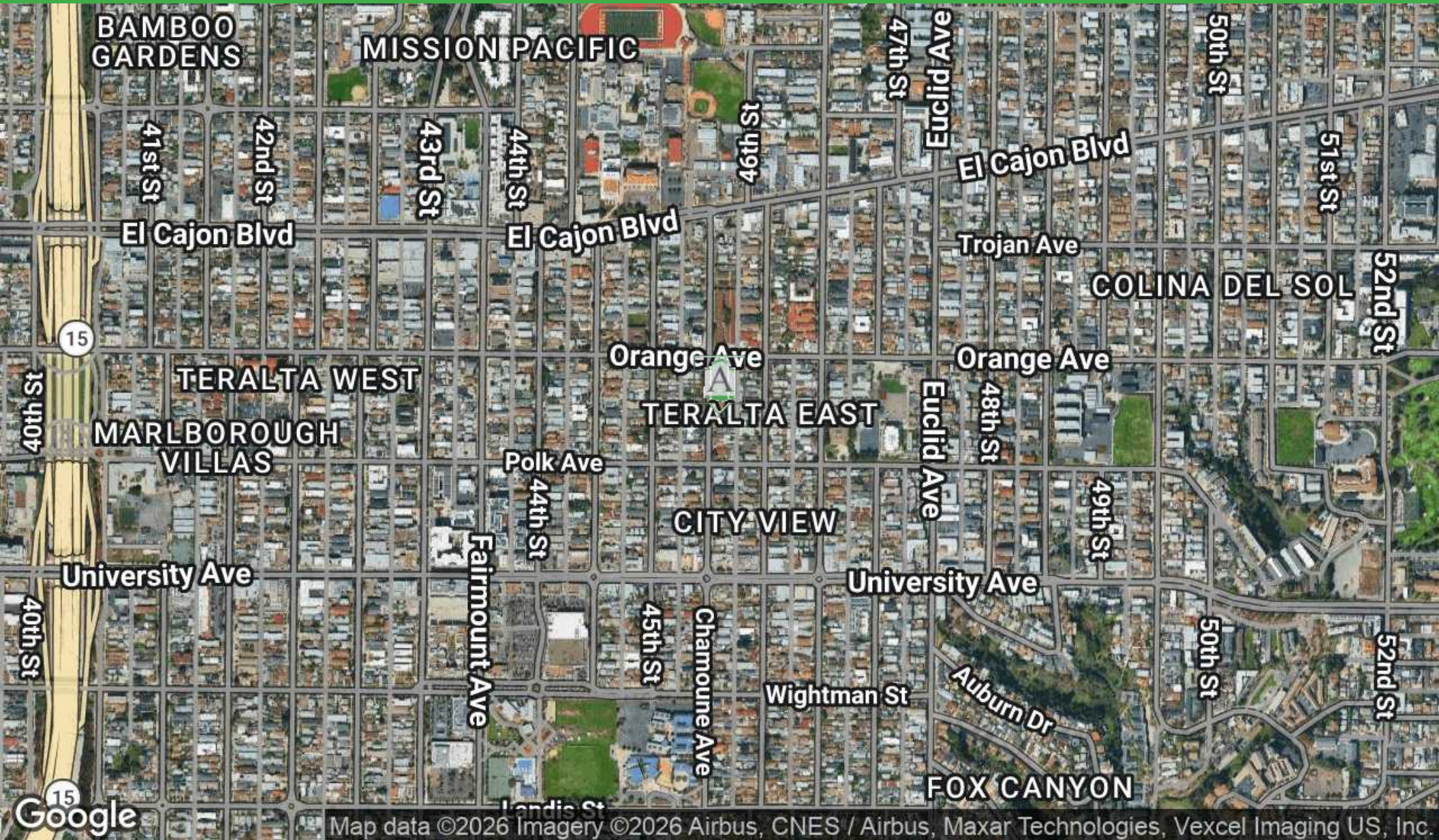
CRAIG STEWART

Principal | CalDRE #01060001
760.809.3626 | cstewart@acrecommercial.com

4135-4137 CHAMOUNE AVENUE

4135-4137 Chamoune Avenue, San Diego, CA 92105

AERIAL MAP



CRAIG STEWART

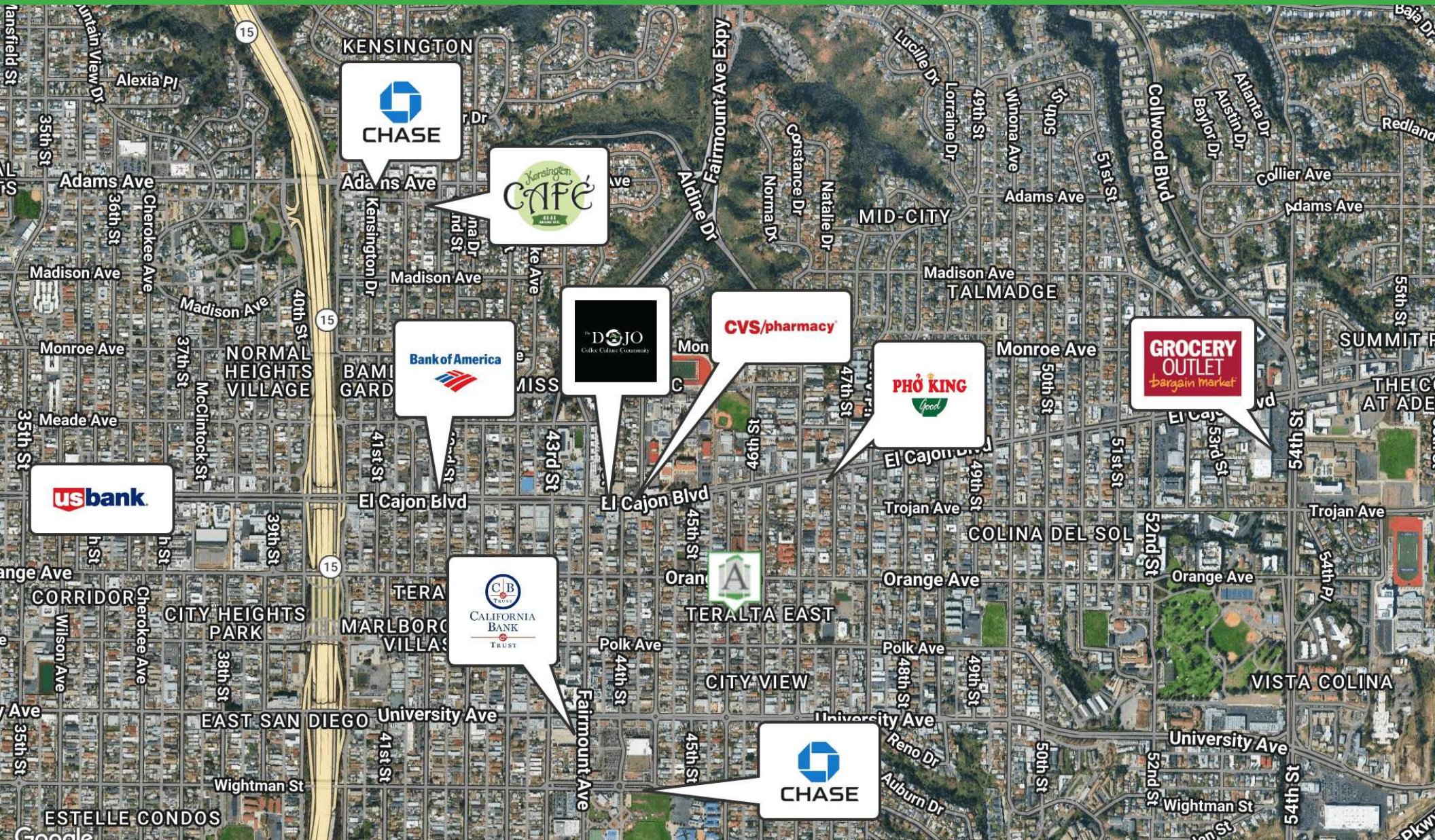
Principal | CalDRE #01060001

760.809.3626 | cstewart@acrecommercial.com

4135-4137 CHAMOUNE AVENUE

4135-4137 Chamoune Avenue, San Diego, CA 92105

RETAILER MAP



CRAIG STEWART

Principal | CalDRE #01060001

760.809.3626 | cstewart@acrecommercial.com

FINANCIAL ANALYSIS

SECTION 4

4135-4137 CHAMOUNE AVENUE

4135-4137 Chamoune Avenue, San Diego, CA 92105

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	2025 ACTUAL INCOME AND EXPENSES
PRICE	\$1,295,000
PRICE PER SF	\$386
PRICE PER UNIT	\$259,000
GRM	12.19
CAP RATE	5.56%
CASH-ON-CASH RETURN (YR 1)	5.56%
TOTAL RETURN (YR 1)	\$71,978

OPERATING DATA	2025 ACTUAL INCOME AND EXPENSES
GROSS SCHEDULED INCOME	\$106,200
OTHER INCOME	\$1,000
TOTAL SCHEDULED INCOME	\$107,200
VACANCY COST	\$2,124
GROSS INCOME	\$105,076
OPERATING EXPENSES	\$33,098
NET OPERATING INCOME	\$71,978
PRE-TAX CASH FLOW	\$71,978

FINANCING DATA	2025 ACTUAL INCOME AND EXPENSES
DOWN PAYMENT	\$1,295,000

CRAIG STEWART

Principal | CalDRE #01060001
760.809.3626 | cstewart@acrecommercial.com

4135-4137 CHAMOUNE AVENUE

4135-4137 Chamoune Avenue, San Diego, CA 92105

INCOME & EXPENSES

INCOME SUMMARY	2025 ACTUAL INCOME AND EXPENSES	PER SF
RENTAL INCOME	\$106,200	\$31.69
REPAIRS INCOME	\$1,000	\$0.30
GROSS INCOME	\$107,200	\$31.99
EXPENSES SUMMARY	2025 ACTUAL INCOME AND EXPENSES	PER SF
CLEANING AND MAINTENANCE	\$34	\$0.01
LANDSCAPING	\$1,400	\$0.42
PROPERTY MANAGEMENT FEES	\$6,112	\$1.82
REPAIRS	\$3,000	\$0.90
UTILITIES	\$7,748	\$2.31
PROPERTY TAXES	\$12,804	\$3.82
INSURANCE	\$2,000	\$0.60
OPERATING EXPENSES	\$33,098	\$9.88
NET OPERATING INCOME	\$71,978	\$21.48

CRAIG STEWART

Principal | CalDRE #01060001
760.809.3626 | cstewart@acrecommercial.com

4135-4137 CHAMOUNE AVENUE

4135-4137 Chamoune Avenue, San Diego, CA 92105

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
1	2	1	1,051 SF	\$2,000	\$1.90	\$2,300	\$2.19
A	1	1	575 SF	\$1,750	\$3.04	\$1,800	\$3.13
B	1	1	575 SF	\$1,700	\$2.96	\$1,800	\$3.13
C	1	1	575 SF	\$1,650	\$2.87	\$1,750	\$3.04
D	1	1	575 SF	\$1,700	\$2.96	\$1,750	\$3.04
TOTALS			3,351 SF	\$8,800	\$13.73	\$9,400	\$14.53
AVERAGES			670 SF	\$1,760	\$2.75	\$1,880	\$2.91

CRAIG STEWART

Principal | CalDRE #01060001
760.809.3626 | cstewart@acrecommercial.com



DEMOGRAPHICS

SECTION 5

4135-4137 CHAMOUNE AVENUE

4135-4137 Chamoune Avenue, San Diego, CA 92105

DEMOGRAPHICS REPORT

	0.25 MILES	0.5 MILES	1 MILE
Total population	5,435	20,150	56,142
Median age	39.7	35.0	34.3
Median age (male)	40.2	35.1	34.6
Median age (female)	36.0	35.2	35.5
Total households	1,820	6,742	19,682
Total persons per HH	3.0	3.0	2.9
Average HH income	\$71,578	\$68,714	\$79,132
Average house value	\$148,185	\$430,088	\$642,832
Total Population - White	1,260	4,139	14,203
% White	23.2%	20.5%	25.3%
Total Population - Black	306	2,762	7,159
% Black	5.6%	13.7%	12.8%
Total Population - Asian	2,357	5,023	10,198
% Asian	43.4%	24.9%	18.2%
Total Population - Hawaiian	0	162	234
% Hawaiian	0.0%	0.8%	0.4%
Total Population - American Indian	12	413	937
% American Indian	0.2%	2.0%	1.7%
Total Population - Other	666	3,329	10,391
% Other	12.3%	16.5%	18.5%
Total Population - Hispanic	2,302	9,399	27,998
% Hispanic	42.4%	46.6%	49.9%

* Demographic data derived from 2020 ACS - US Census

CRAIG STEWART

Principal | CalDRE #01060001
760.809.3626 | cstewart@acrecommercial.com

4135-4137 CHAMOUNE AVENUE

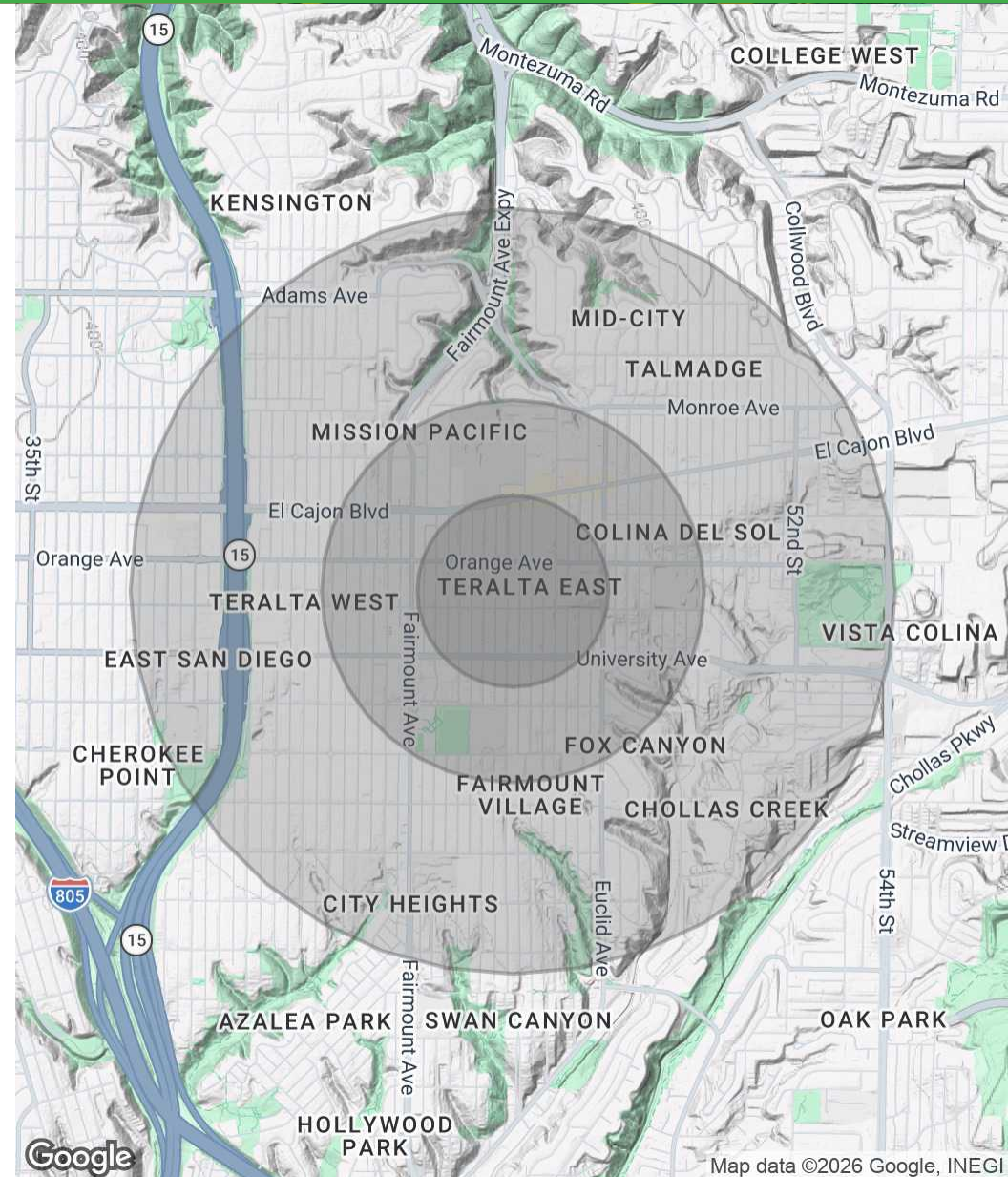
4135-4137 Chamoune Avenue, San Diego, CA 92105

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	5,435	20,150	56,142
AVERAGE AGE	39.7	35.0	34.3
AVERAGE AGE (MALE)	40.2	35.1	34.6
AVERAGE AGE (FEMALE)	36.0	35.2	35.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,820	6,742	19,682
# OF PERSONS PER HH	3.0	3.0	2.9
AVERAGE HH INCOME	\$71,578	\$68,714	\$79,132
AVERAGE HOUSE VALUE	\$148,185	\$430,088	\$642,832

2023 American Community Survey (ACS)



CRAIG STEWART

Principal | CalDRE #01060001
760.809.3626 | cstewart@acrecommercial.com

4135-4137 CHAMOUNE AVENUE

4135-4137 Chamoune Avenue, San Diego, CA 92105

MULTIFAMILY PROPERTY FOR SALE

CRAIG STEWART

Principal

CalDRE #01060001

760.809.3626

cstewart@acrecommercial.com

