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Exclusive Investment Opportunity

Welcome to 3710-3712 Louisiana Street, a rare and beautifully maintained two unit opportunity in the heart of North Park blending

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Investment Summary

Located in the heart of North Park, 3710–3712 Louisiana Street presents a rare opportunity to acquire a well-maintained duplex in one of San Diego's most desirable urban neighborhoods. Combining historic charm with thoughtful modern upgrades, the property offers strong rental appeal, energy-efficient features, and flexible occupancy options. With two separate residences, attractive outdoor living spaces, and a prime location near North Park's vibrant dining and entertainment scene, this asset is well-positioned for both immediate income generation and long-term appreciation.

PROPERTY HIGHLIGHTS: (3712) 3 bed / 2 bath

- remodeled bathrooms
- stunning custom built-ins
- hardwood flooring
- solar panels

PROPERTY HIGHLIGHTS: (3710) 2 bed / 2 bath

- fenced yard
- separate outdoor space
- detached 1 car garage access
- tandem off-street parking





Property Features

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Property Address	3710-3712 Louisiana St, San Diego CA
Parcel Number	453-551-06-00
Year Built	1922
Type of Ownership	Fee Simple
Zoning	R-3
Submarket	North Park
Number of Units	2
Number of Buildings	2
Number of Stories	1
Rentable Square Feet	1886sf
Lot Size	6,369sf
Water	Owner Pays
Electric	Tenant Pays
Gas	Tenant Pays
Foundation	Raised
Framing	Wood
Exterior	Stucco/Wood
Roof	Pitched

Financial Overview



List Price
\$1,699,000

Total units
2

Price Per Unit
\$849,500

Rentable SQFT
2390 sqft

Price Per SQFT
\$710

Year Built
1922

Lot Size	6,360
Cap Rate - Current	3.91%
Cap Rate - ProForma	4.73%
GRM - Current	16.74
GRM - ProForma	14.66

Annualized Operating Data

Rent Roll/ Income

**Front House unit 3712: \$4140 per month
lease expires 3/2027**

**Back House unit 3710: \$3000 per month
month to month**



Annual Operating Expenses

- **Property Taxes : \$21,237**
- **Insurance (est) : \$3,000**
- **Water/Trash/Sewer: \$2,400**
- **Landscaping/Pest: \$2,400**
- **Solar**

3 bed/ 2 bath



2 bed/ 2 bath



AREA MAP



3710-3712 Louisiana Street San Diego 92104

Walk Score : 86 /100