

8453 CARLISLE DRIVE

24-UNIT MULTIFAMILY | SAN DIEGO, CA 92114

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The Browar Group (the “Agent”) has been engaged to provide information relating to the potential sale of 8453 Carlisle Drive, San Diego, California 92114 (the “Property”). This memorandum is intended solely for qualified prospective purchasers.

Information contained herein has been supplied by ownership, compiled from the seller-provided Carlisle APOD, and supplemented by public property descriptions. It has not been independently audited. Any rent, expense, occupancy, square footage, lot size, permitting, restrictions, or operating projections must be independently verified.

No representation or warranty is made as to accuracy or completeness. Nothing herein is a substitute for legal, tax, environmental, zoning, financing, title, lease, or physical due diligence. Financing illustrations and projected market rents are hypothetical and are not guarantees.

This document is confidential and may not be redistributed without the express authorization of ownership or Agent. The seller reserves the right to modify the offering, reject offers, or terminate negotiations at any time.

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A FOCUSED INVESTMENT OPPORTUNITY

24 ONE-BEDROOM APARTMENTS

8453 Carlisle Drive
San Diego, CA 92114

01
Executive Summary



A 24-unit community with established income and measurable rent upside.

The Browar Group is pleased to present 8453 Carlisle Drive, a 24-unit multifamily property in San Diego's Jamacha-Lomita neighborhood. The community comprises an all-one-bedroom apartment mix, providing a straightforward operational profile and a broad renter audience.

Seller-provided underwriting indicates approximately $526,488 of annual gross scheduled income and $328,631 of net operating income at the $5.25 million asking price. A modeled rent scenario at $1,800 per residence yields approximately $349,903 in net operating income, before consideration of any further operating changes.

The offering affords investors the ability to acquire immediate scale, dedicated on-site parking, laundry income, and utility reimbursements. Buyers should verify unit rents and occupancy, property conditions, any affordability or use restrictions, and the extent of possible revenue increases.

ADDRESS	**8453 Carlisle Dr.**
CITY / ZIP	**San Diego, CA 92114**
ASKING PRICE	**$5,250,000**
APARTMENT UNITS	**24**
UNIT MIX	**24 × 1BR / 1BA**
YEAR BUILT	**1977**
BUILDING AREA	**13,230 SF***
LOT AREA	**20,583 SF***
PARKING	**14 spaces***
ANNUAL IN-PLACE NOI	**$328,631***

* PER SELLER-PROVIDED APOD; BUYER TO VERIFY

$5.25M	6.26%	6.66%	$218,750
ASKING PRICE	CURRENT CAP RATE	MODELED CAP RATE	PRICE PER UNIT

ANNUAL OPERATING SUMMARY

	CURRENT	MARKET MODEL
Gross Scheduled Income	$526,488	$548,880
Less: Vacancy (5%)	($26,324)	($27,444)
Gross Operating Income	$500,164	$521,436
Less: Operating Expenses	($171,533)	($171,533)
Net Operating Income	**$328,631**	**$349,903**
Cap Rate on Asking Price	6.26%	6.66%
Gross Rent Multiplier	9.97	9.57

SOURCE: SELLER APOD; MARKET CASE IS A MODEL, NOT A GUARANTEE.

24

Single-Bedroom Homes

Consistent one-bedroom / one-bath mix supports efficient leasing and operations.

6.26%

Current APOD Cap Rate

Seller-provided in-place NOI relative to the $5.25 million offering price.

$1,800

Modeled Apartment Rent

Market scenario uses $1,800 per unit versus roughly $1,722 currently.

14

Parking Spaces

APOD indicates on-site parking with approximately $700 in monthly income.

$2,540

Monthly Ancillary Income

Parking, utility reimbursement and laundry income included in underwriting.

1977

Original Construction

Established residential asset; verify upgrades, condition and remaining capital needs.

02
Property Description



AN ESTABLISHED 24-UNIT RESIDENTIAL COMMUNITY

Consistent unit mix. Multiple income streams.

A 1977-vintage, two-story garden-style apartment community situated in the Jamacha-Lomita area of eastern San Diego. Its 24 one-bedroom residences are complemented by parking, shared amenity income, and an approximately 600-square-foot clubhouse. The clubhouse offers a potential ADU conversion opportunity, subject to municipal approvals and feasibility, which could create additional rental income and enhance property value. The asset's neighborhood-oriented scale and operational history provide a foundation for future improvements.

24 × 1BR / 1BA units	14 on-site spaces*
On-site laundry income	RUBS reimbursements
Approx. 13,230 SF building*	Approx. 20,583 SF parcel*

PROPERTY AT A GLANCE

PROPERTY TYPE	**Multifamily**
BUILDINGS	**Two-story community**
UNITS	**24**
YEAR BUILT	**1977**
UNIT PLAN	**1BR / 1BA**
AVG. APOD UNIT SF	**Approx. 551**
GROSS BUILDING SF	**13,230**
PARCEL SF	**20,583**
ON-SITE PARKING	**14 spaces**

DIMENSIONS AND PARKING FROM SELLER APOD; VERIFY.

Twenty-four one-bedroom residences.

UNIT TYPE	COUNT	CURRENT AVG. RENT	MODELED AVG. RENT
1BR / 1BA	**24**	**$1,722**	**$1,800**

MONTHLY ANCILLARY INCOME · CURRENT UNDERWRITING

Parking	$700
RUBS / Utility Reimbursement	$1,190
Laundry	$650
TOTAL	**$2,540**

UNDERWRITING NOTES

Rents reflect portfolio-level APOD estimates, not a unit-by-unit lease audit. Buyers should review current leases, concessions, delinquency, RUBS compliance, affordable-housing restrictions, and parking agreements.



EXTERIOR / COURTYARD · 13



EXTERIOR / COURTYARD · 12



RENOVATED INTERIOR · 11



EXTERIOR / COURTYARD · 1



RENOVATED INTERIOR · 2



RENOVATED INTERIOR · 3



RENOVATED INTERIOR · 4



RENOVATED INTERIOR · 5



RENOVATED INTERIOR · 6



RENOVATED INTERIOR · 7

03
Financial Analysis



INCOME, EXPENSES AND RETURN POTENTIAL

INCOME AND NET OPERATING INCOME

UNDERWRITING COMPONENT	CURRENT	MARKET
Apartment Rent (annual)	$496,008	$518,400
Parking	$8,400	$8,400
RUBS	$14,280	$14,280
Laundry	$7,800	$7,800
Gross Scheduled Income	**$526,488**	**$548,880**
Vacancy / Credit Loss (5%)	($26,324)	($27,444)
Gross Operating Income	**$500,164**	**$521,436**
Operating Expenses	($171,533)	($171,533)
NET OPERATING INCOME	**$328,631**	**$349,903**

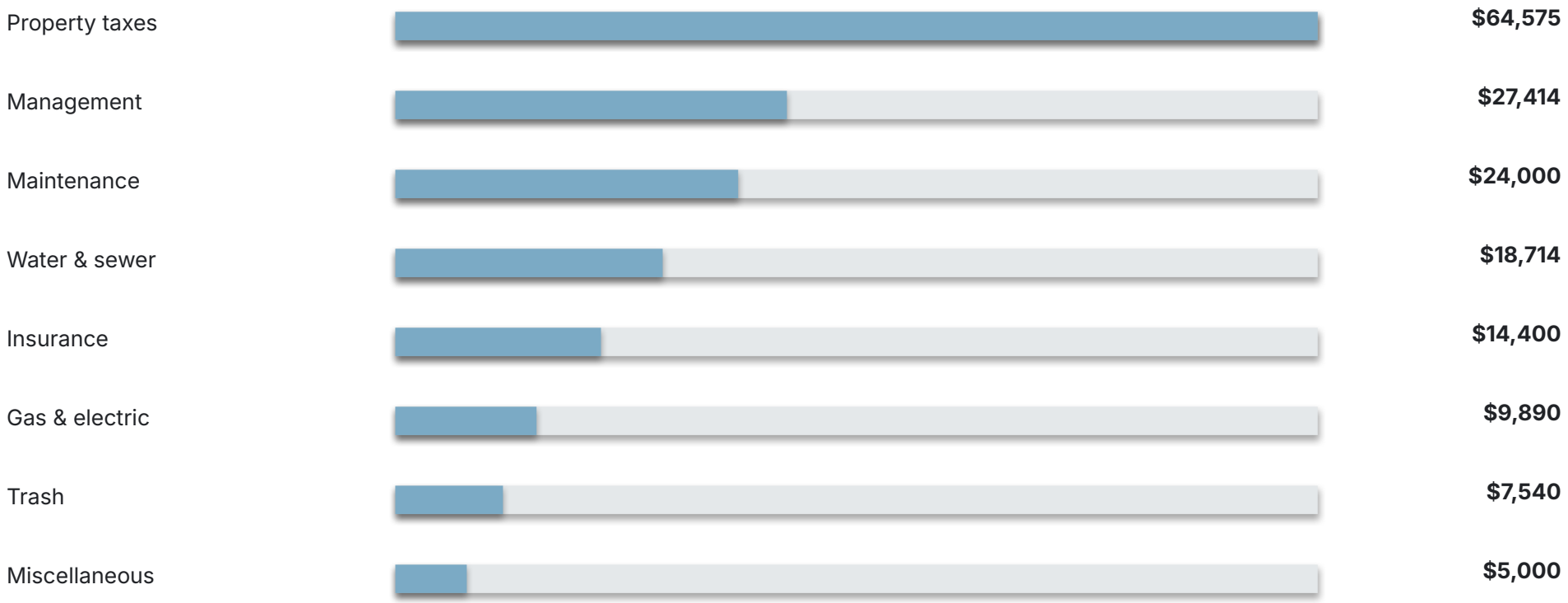
OPERATING EXPENSE SUMMARY

Management	**$27,414**
Electric / Gas	**$9,890**
Water / Sewer	**$18,714**
Trash	**$7,540**
Repairs / Maintenance	**$24,000**
Insurance	**$14,400**
Property Taxes	**$64,575**
Miscellaneous	**$5,000**
TOTAL EXPENSES	**$171,533**

SOURCE: SELLER-PROVIDED CARLISLE APOD. FIGURES ROUNDED.

$171,533

TOTAL ANNUAL OPERATING EXPENSES



Expense ratio: 34.3% of effective income · 32.6% of scheduled income

$218,750

Price per Residence

$396.83

Price per Building SF

9.97×

Current Gross Rent Multiplier

IMPLIED VALUE BY CAP RATE · ILLUSTRATIVE

ASSUMED CAP RATE	IN-PLACE NOI VALUE	MARKET MODEL NOI VALUE
6.00%	$5,477,183	$5,831,717
6.26%	**$5,258,096**	**$5,598,448**
6.50%	$5,055,862	$5,383,123
6.75%	$4,868,607	$5,183,748
7.00%	$4,694,729	$4,998,614

Illustrative valuation only. Uses the APOD NOI figures, not an appraisal or a representation of achievable price.

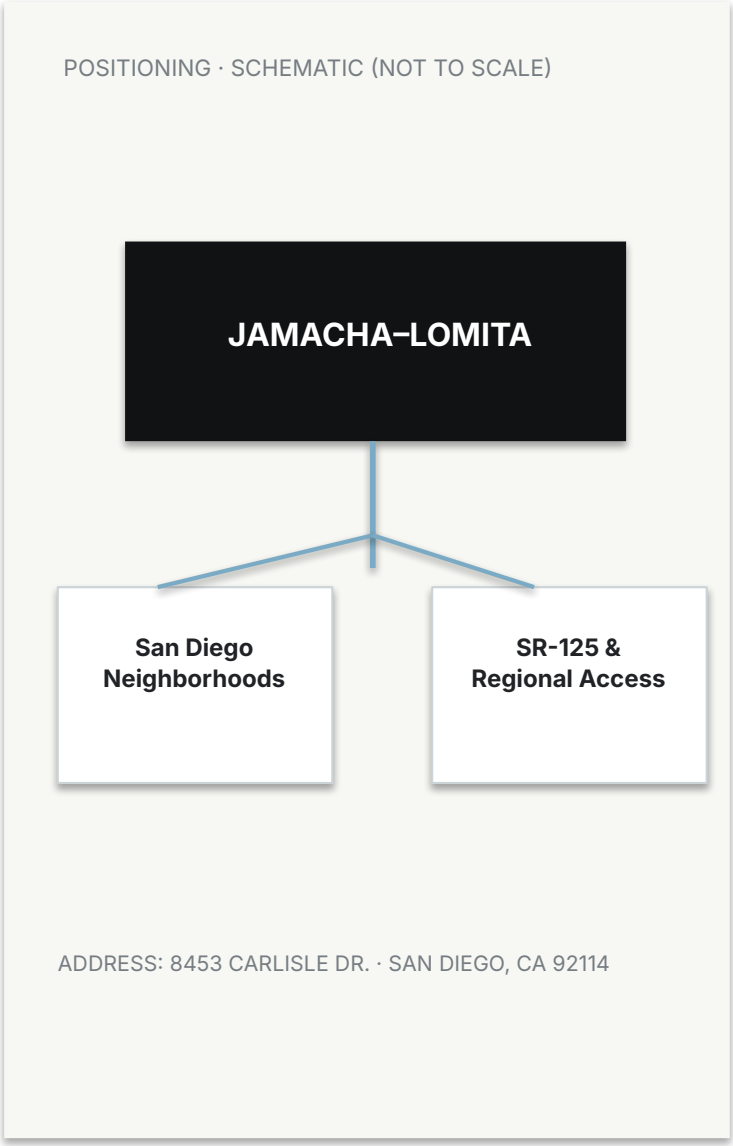
04
Location & Market



A San Diego rental address with regional connectivity.

8453 Carlisle Drive sits in the Jamacha-Lomita area of southeastern San Diego. The neighborhood offers access to everyday retail, services, schools, community amenities and eastern San Diego employment nodes. Its proximity to State Route 125 connects residents with broader San Diego County corridors.

The asset's 24 one-bedroom homes target a high-frequency renter segment. Prospective purchasers should underwrite demand, achievable rents, lease-up timing and any regulatory covenants using independently verified comparable properties.



STABLE FORMAT

24 one-bedroom homes

An efficient unit mix gives the community a consistent leasing profile and simplifies portfolio-scale operations.

REVENUE DRIVERS

Leasing + ancillary income

Existing rent, parking, laundry and utility reimbursements should be reviewed for collections performance and sustainability.

UNDERWRITING DISCIPLINE

Confirm actual performance

Validate lease dates, concessions, vacancies, financial statements, regulatory requirements and capital expenditures before relying on estimates.

A focused, income-oriented opportunity with a market-rent scenario—not a guarantee of future performance.

OFFERING PROCESS

8453 Carlisle Drive

Prospective purchasers are invited to submit a non-binding Letter of Intent describing price, earnest money deposit, diligence period, financing structure and anticipated closing date. Tours are by appointment; please do not disturb residents.

EXCLUSIVE LISTING CONTACT

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