

OFFERING MEMORANDUM

814

4TH STREET

CORONADO, CA 92118

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section 1

Executive Summary



offering summary

.....
summary of terms

.....
investment overview

.....
investment highlights

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OFFERING SUMMARY

814 4TH STREET

 Total Price	\$3,650,000
 Total Units	10
Gross Square Feet	4,818 SF
Number of Buildings	02
Number of Stories	02
Year Built	1945
Lot Size	0.16 Acres

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814 4TH STREET

Coronado, CA 92118

The McCartin Group is pleased to present an extremely rare investment opportunity located in the highly sought after and rarely traded city of Coronado, CA. Available are Ten Garden Style Apartment Units that have been well maintained by long term ownership. 2 of the 10 units have been recently renovated. This is an excellent opportunity for a savvy investor to Renovate the remaining units while bringing the rents up to market and achieving close to a 5% Cap Rate. Nearby Renovated Units are achieving rents 40% Higher than The Subject Property. The Property has 2 Structures on a .16 ACRE Lot. The Pitched Roofs were replaced in the mid 2000's and the Seller believes that they were 35 Year Shingles.

The Property is Located in the Resort City of Coronado Across the Bay from Downtown San Diego. Coronado was incorporated as a Town in 1890. The city has 32.7 Sq Miles. 814 4th Street is Located just a few short blocks to the US Navy's North Island Naval Air Station as well as the Coronado Ferry Landing Shopping Center. In addition, the Property is just a short walk to all of the shops and restaurants that line Orange Avenue. Tenants with families enjoy the convenience of being one block away from Coronado High School & Coronado Middle School.

INVESTMENT HIGHLIGHTS

Rarely Traded Coronado Location!!!

Walk Score 78 out of 100

10 Off Street Parking Spaces and 2 Garages

On Site Laundry Room

2 Structures with Pitched Roofs

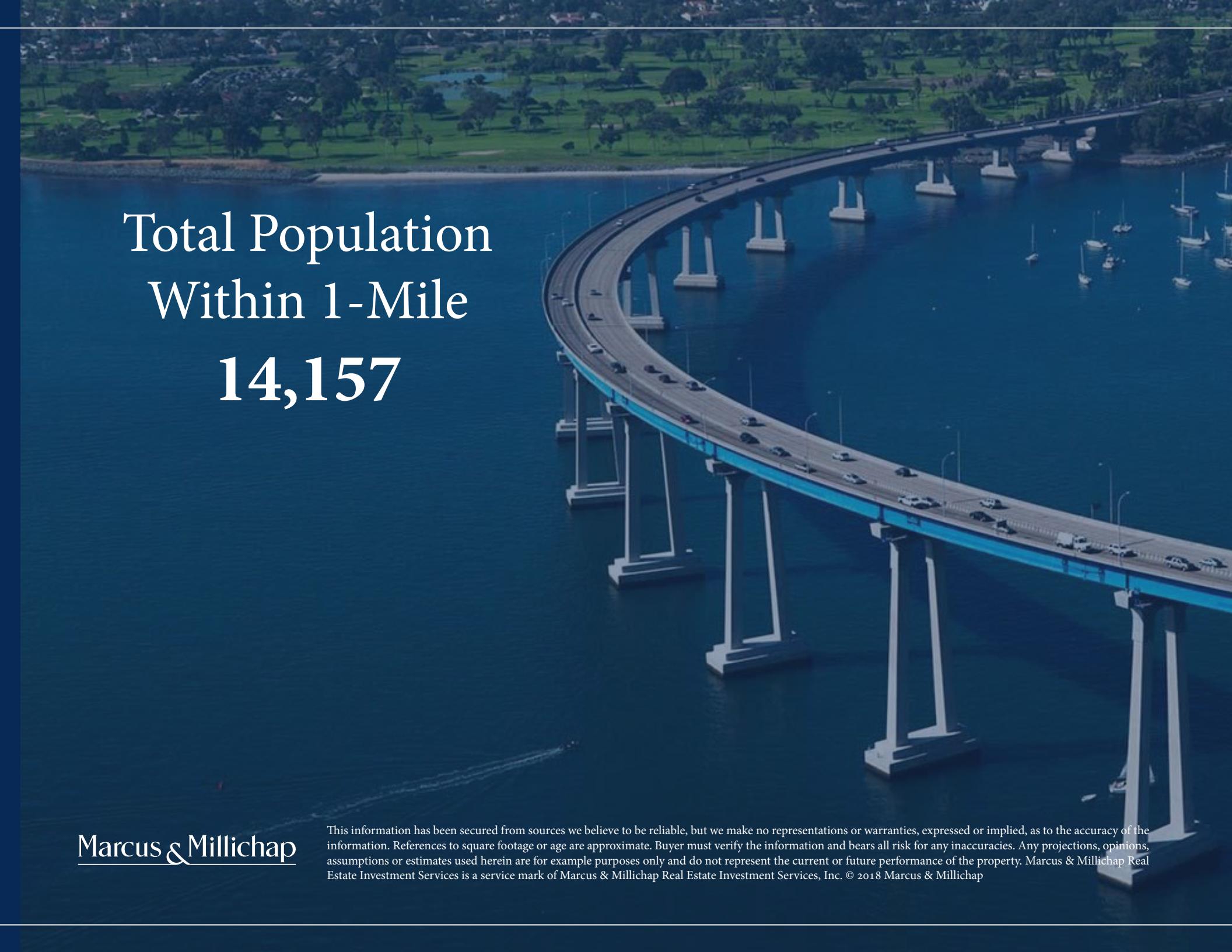
Diverse Unit Mix (Studios, 1's & 2 Bedrooms)

Very Well Maintained with Excellent Curb Appeal

2 Units Renovated Recently Totaling \$28,000

Immediate Upside in Rental, Garage & Laundry Income

Rents are 40% Below Market



Total Population
Within 1-Mile
14,157

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section 2 Property Description



regional maps and aerial

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exterior photos

.....
interior photos

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EXTERIOR PHOTOS // 814 4th Street

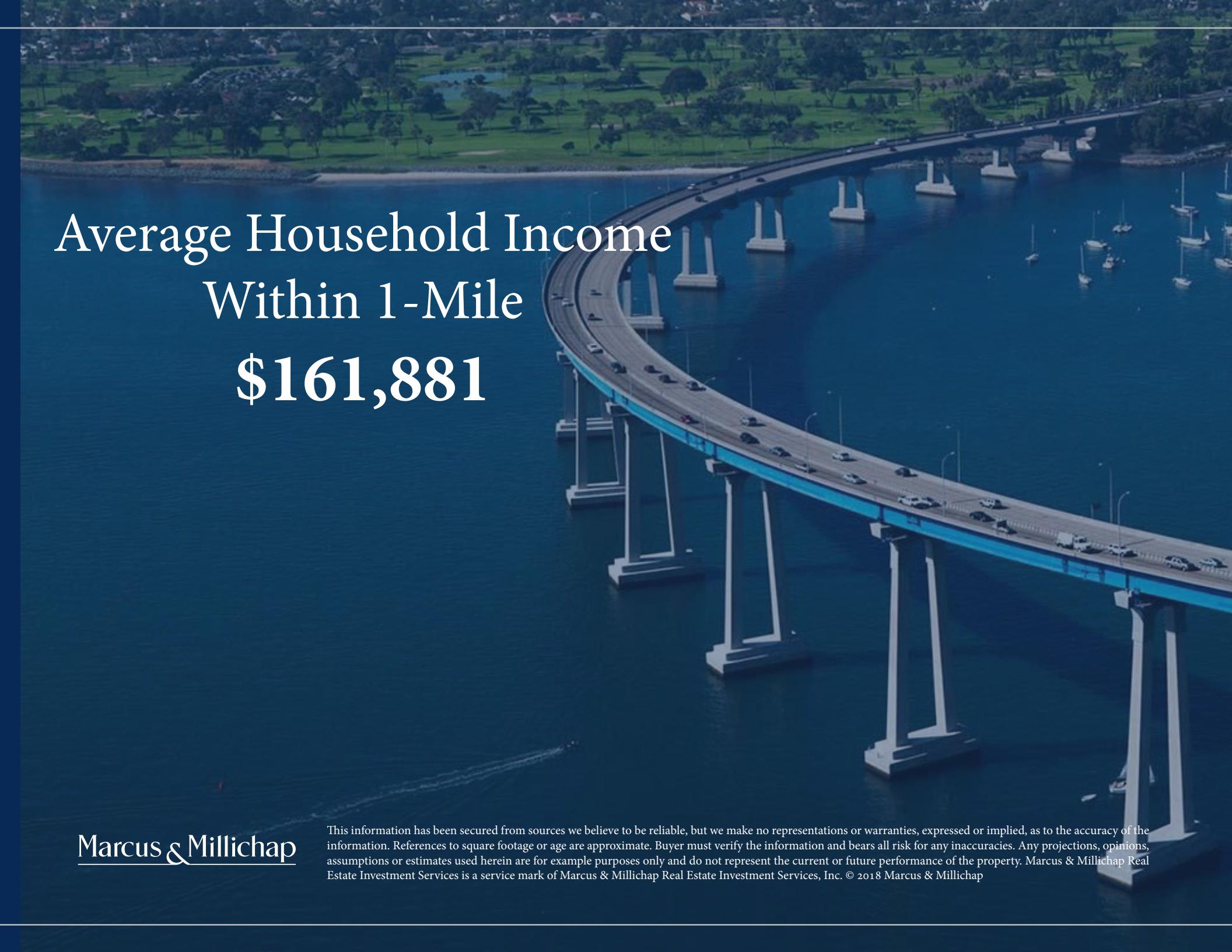




INTERIOR PHOTOS // 814 4th Street





An aerial photograph of a bridge spanning a body of water, likely a bay or inlet. The bridge has a distinctive curved section supported by white pylons. In the background, a green golf course with several lakes is visible. The water is a deep blue, and several small boats are scattered across it.

Average Household Income
Within 1-Mile
\$161,881

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section 3

Financial Analysis



pricing details

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operating statement

.....
cash flow

.....
rent roll summary

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PRICING DETAILS // 814 4th Street

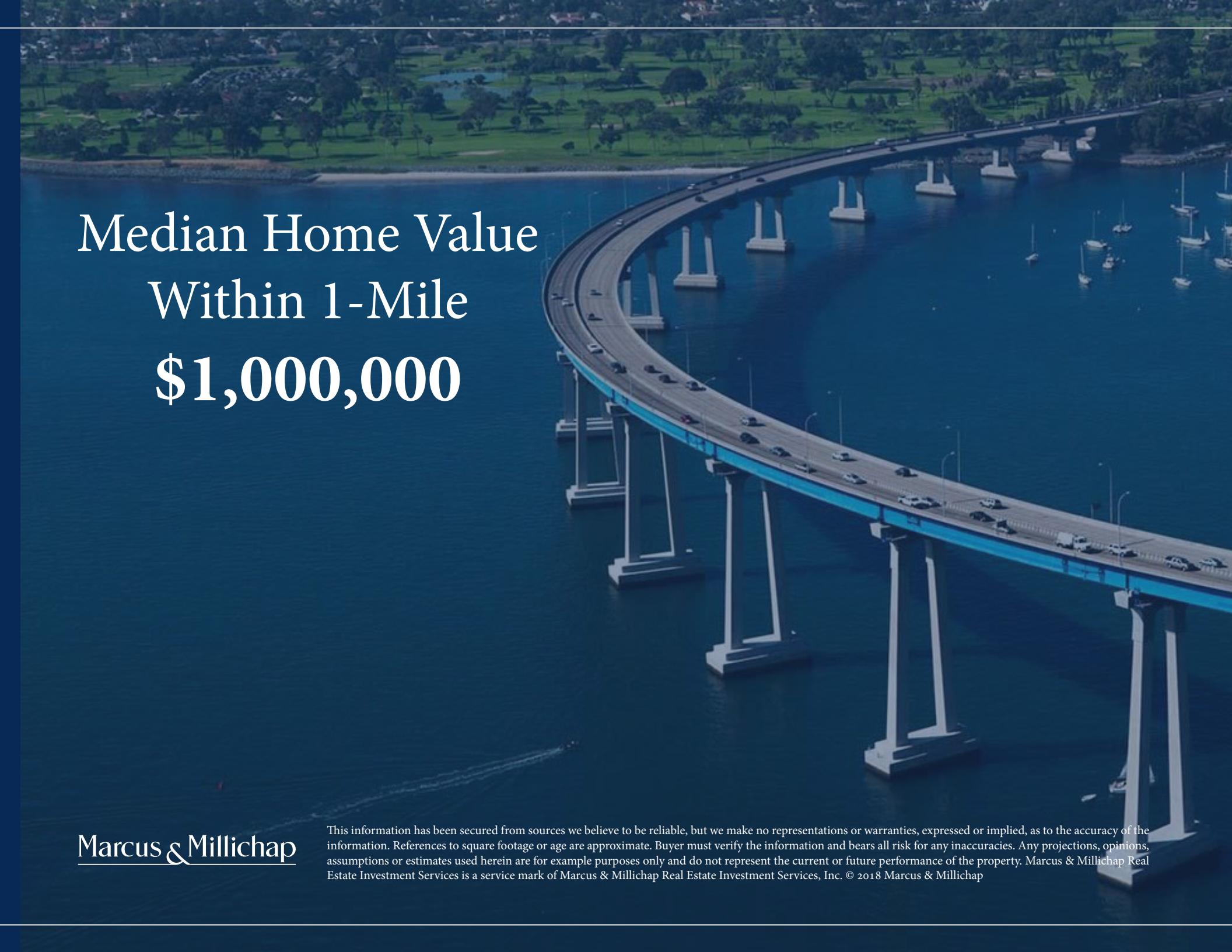
SUMMARY				
Price	\$3,650,000			
Down Payment	\$3,650,000			
Number of Units	10			
Price Per Unit	\$365,000			
Price Per Sq Ft	\$757.58			
Gross Sq Ft	4,818			
Lot Size	0.16 Acres			
Approx. Year Built	1945			
RETURNS				
CURRENT				
YEAR 1				
CAP Rate	2.03%	4.81%		
GRM	25.89	14.93		
Cash-on-Cash	2.03%	4.81%		
Debt Coverage Ratio	N/A	N/A		
FINANCING				
1ST LOAN				
Loan Amount	\$0			
Loan Type	Free and Clear			
Interest Rate	N/A			
Amortization	N/A			
Year Due	N/A			
# OF UNITS	UNIT TYPE	SQ FT/UNIT	SCHEDULED RENTS	MARKET RENTS
2	STUDIO/1BATH	325	\$1,013	\$1,450
7	1BR/1BATH	500	\$1,250	\$2,200
1	2BR/1BATH	668	\$975	\$2,700

INCOME	CURRENT	YEAR 1
Gross Scheduled Rent	\$141,000	\$244,440
Less: Vacancy/Deductions	0.0%	\$0
Total Effective Rental Income	\$141,000	\$244,440
Other Income	\$4,425	\$7,050
Effective Gross Income	\$145,425	\$251,490
Less: Expenses	49.1%	\$71,348
Net Operating Income	\$74,077	\$175,714
Cash Flow	\$74,077	\$175,714
Debt Service	\$0	\$0
Net Cash Flow After Debt Service	2.03%	\$74,077
Principal Reduction	\$0	\$0
Total Return	2.03%	\$74,077
		4.81%
		\$175,714
EXPENSES	CURRENT	YEAR 1
Real Estate Taxes	\$43,648	\$43,648
Insurance	\$3,374	\$2,500
Utilities - Electric	\$929	\$929
Utilities - Water & Sewer	\$4,189	\$4,189
Trash Removal	\$2,376	\$2,376
Repairs & Maintenance	\$6,250	\$6,250
Landscaping	\$2,060	\$2,060
Operating Reserves	\$1,250	\$1,250
Management Fee	\$7,271	\$12,575
Total Expenses	\$71,348	\$75,777
Expenses/Unit	\$7,135	\$7,578
Expenses/SF	\$14.81	\$15.73

RENT ROLL // 814 4th Street

				SCHEDULED			POTENTIAL		
UNIT TYPE	# OF UNITS	Avg. Sq Feet	Rental Range	Avg. Rent	Avg. Rent/SF	Monthly Income	Avg. Rent	Avg. Rent/SF	Monthly Income
Studio / 1 Bathroom	2	325	\$975 - \$1,050	\$1,013	\$3.12	\$2,025	\$1,450	\$4.46	\$2,900
1 Bedroom / 1 Bathroom	7	500	\$1,000 - \$1,650	\$1,250	\$2.50	\$8,750	\$2,200	\$4.40	\$15,400
2 Bedroom / 1 Bathroom	1	668	\$975 - \$975	\$975	\$1.46	\$975	\$2,700	\$4.04	\$2,700
TOTAL / WEIGHTED AVERAGES	10	482		\$1,175	\$2.44	\$11,750	\$2,100	\$4.36	\$21,000
GROSS ANNUALIZED RENTS				\$141,000			\$252,000		

UNIT	UNIT TYPE	SQUARE FEET	CURRENT RENT/MONTH	CURRENT RENT/SF/MONTH	POTENTIAL RENT/MONTH	POTENTIAL RENT/SF/MONTH
1	Studio/ 1 Bathroom	325	\$975	\$3.00	\$1,450	\$4.46
2	Studio/ 1 Bathroom	325	\$1,050	\$3.23	\$1,450	\$4.46
3	2 Bedroom/ 1 Bathroom	668	\$975	\$1.46	\$2,700	\$4.04
4	1 Bedroom/ 1 Bathroom	500	\$1,000	\$2.00	\$2,200	\$4.40
5	1 Bedroom/ 1 Bathroom	500	\$1,175	\$2.35	\$2,200	\$4.40
6	1 Bedroom/ 1 Bathroom	500	\$1,125	\$2.25	\$2,200	\$4.40
7	1 Bedroom/ 1 Bathroom	500	\$1,075	\$2.15	\$2,200	\$4.40
8	1 Bedroom/ 1 Bathroom	500	\$1,550	\$3.10	\$2,200	\$4.40
9	1 Bedroom/ 1 Bathroom	500	\$1,175	\$2.35	\$2,200	\$4.40
10	1 Bedroom/ 1 Bathroom	500	\$1,650	\$3.30	\$2,200	\$4.40
TOTAL		4,818	\$11,750	\$2.44	\$21,000	\$4.36



Median Home Value
Within 1-Mile
\$1,000,000

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section 4

Sales Comparables



location map
.....
comparables

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SALES COMPARABLES

- 814 4TH STREET
- 1 716 F Avenue
- 2 810 G Avenue
- 3 844-850 G Avenue
- 4 157-163 D Avenue
- 5 1012-1028 A Avenue
- 6 1111 Adella Avenue

SALES COMPARABLES // 814 4th Street



★ 814 4TH STREET
Coronado, CA, 92118

Sale Price	\$3,650,000
Sale Date	On Market
Year Built	1945
Price per Unit	\$365,000
Price per Square Foot	\$757.58
CAP Rate	2.03%
Number of Units	10

Units	Unit Type
2	Studio / 1 Bathroom
7	1 Bedroom / 1 Bathroom
1	2 Bedroom / 1 Bathroom



1 716 F AVENUE
Coronado, CA, 92118

Sale Price	\$4,800,000
Sale Date	4/18/2019
Year Built	1949
Price per Unit	\$400,000
Price per Square Foot	\$673.40
CAP Rate	3.43%
Number of Units	12

Units	Unit Type
3	Studio / 1 Bathroom
7	1 Bedroom / 1 Bathroom
2	2 Bedroom / 1 Bathroom

SALES COMPARABLES // 814 4th Street



 **810 G AVEMUE**
Coronado, CA, 92118

Sale Price	\$2,800,000
Sale Date	3/8/2019
Year Built	1962
Price per Unit	\$466,666
Price per Square Foot	\$415.45
CAP Rate	3.3%
Number of Units	6
Units	Unit Type
3	2 Bedroom / 1 Bathroom
3	3 Bedroom / 1 Bathroom



 **844-850 G AVENUE**
Coronado, CA, 92118

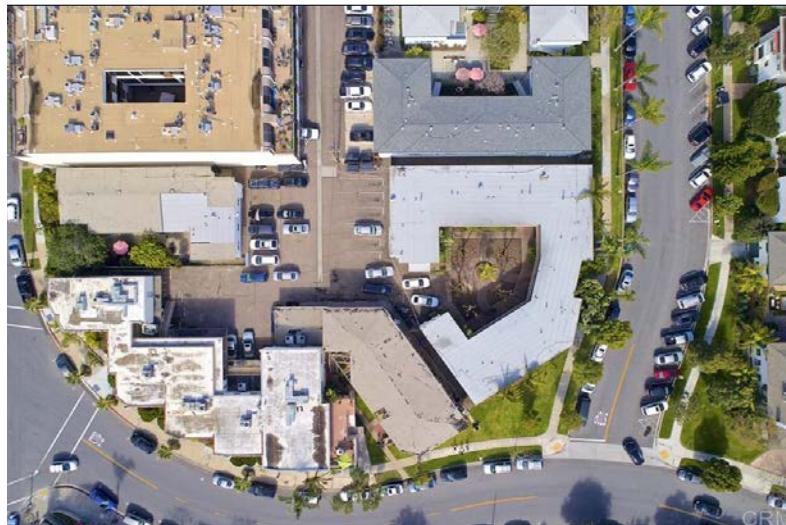
Sale Price	\$2,350,000
Sale Date	8/12/2019
Year Built	1963
Price per Unit	\$391,667
Price per Square Foot	\$506.47
CAP Rate	2.96%
Number of Units	6
Units	Unit Type
3	1 Bedroom / 1 Bathroom
3	2 Bedroom / 1 Bathroom

SALES COMPARABLES // 814 4th Street



4 157-163 D AVENUE
Coronado, CA, 92118

Sale Price	\$4,100,000
Sale Date	5/5/2019
Year Built	1968
Price per Unit	\$512,500
Price per Square Foot	\$756.46
CAP Rate	3.34%
Number of Units	8
Units	Unit Type
3	1 Bedroom / 1 Bathroom
5	2 Bedroom / 1 Bathroom



5 1012-1028 A AVENUE
Coronado, CA, 92118

Sale Price	\$6,150,000
Sale Date	12/16/2019
Year Built	1960
Price per Unit	\$341,667
Price per Square Foot	\$594.20
CAP Rate	3.43%
Number of Units	18
Units	Unit Type
6	Studio / 1 Bathroom
12	2 Bedroom / 1 Bathroom

SALES COMPARABLES // 814 4th Street



1111 ADELLA AVENUE
Coronado, CA, 92118

Sale Price	\$5,775,000
Sale Date	7/31/2019
Year Built	1956
Price per Unit	\$444,231
Price per Square Foot	\$345.77
CAP Rate	3.28%
Number of Units	13

Units	Unit Type
4	Studio / 1 Bathroom
3	1 Bedroom / 1 Bathroom
6	2 Bedroom / 1 Bathroom



An aerial photograph of a bridge spanning a body of water, likely the San Diego-Coronado Bridge. The bridge has a distinctive blue-painted section and white support pillars. In the background, a city with green parks and buildings is visible across the water.

Total Renter Occupied Units
Within 1-Mile
3,263

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section 5 Rent Comparables



location map

comparables

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RENT COMPARABLES

- ★ 3770 40TH STREET
- 1 716 F Avenue
- 2 1111 Adella Avenue
- 3 344 G Avenue
- 4 505 D Avenue
- 5 1009 2nd Street
- 6 220 Orange Avenue
- 7 712 7th Street

RENT COMPARABLES // 814 4th Street

 **814 4TH STREET**
Coronado, CA, 92118



10 Total Units



100% Total Occupancy



1945 Year Built

UNIT TYPE	UNITS	SQUARE FEET	RENT	RENT/SF
Studio / 1 Bathroom	2	325	\$1,013	\$3.12
1 Bedroom / 1 Bathroom	7	500	\$1,250	\$2.50
2 Bedroom / 1 Bathroom	1	668	\$975	\$1.46
TOTAL/WTD. AVG.		10	482	\$1,175
				\$2.44

 **716 F AVENUE**
Coronado, CA, 92118



12 Total Units



100% Total Occupancy



1949 Year Built

UNIT TYPE	UNITS	SQUARE FEET	RENT	RENT/SF
Studio / 1 Bathroom	3	375	\$1,395	\$3.72
1 Bedroom / 1 Bathroom	7	550	\$1,925	\$3.50
2 Bedroom / 1 Bathroom	2	975	\$2,675	\$2.74
TOTAL/WTD. AVG.		12	577	\$1,918
				\$3.32

RENT COMPARABLES // 814 4th Street

2 1111 ADELLA AVENUE
Coronado, CA, 92118



13 Total Units 100% Total Occupancy Year Built 1956

UNIT TYPE	UNITS	SQUARE FEET	RENT	RENT/SF
Studio / 1 Bathroom	4	350	\$2,085	\$5.96
1 Bedroom / 1 Bathroom	3	550	\$2,300	\$4.18
2 Bedroom / 1 Bathroom	6	750	\$2,550	\$3.40
TOTAL/WTD. AVG.	13	581	\$2,349	\$4.05

3 344 G AVENUE
Coronado, CA, 92118



05 Total Units 100% Total Occupancy Year Built 1932

UNIT TYPE	UNITS	SQUARE FEET	RENT	RENT/SF
Studio / 1 Bathroom	5	425	\$2,100	\$4.94
TOTAL/WTD. AVG.	5	425	\$2,100	\$4.94

RENT COMPARABLES // 814 4th Street

4
505 D AVENUE
Coronado, CA, 92118



06
Total Units



100%
Total Occupancy



Year Built
2011

UNIT TYPE	UNITS	SQUARE FEET	RENT	RENT/SF
Studio / 2 Bathroom	3	380	\$1,975	\$5.20
1 Bedroom / 1 Bathroom	3	750	\$2,200	\$2.93
TOTAL/WTD. AVG.	6	565	\$2,088	\$3.69

5
1009 2ND STREET
Coronado, CA, 92118



03
Total Units



100%
Total Occupancy



Year Built
1945

UNIT TYPE	UNITS	SQUARE FEET	RENT	RENT/SF
1 Bedroom / 1 Bathroom	2	500	\$2,275	\$4.55
2 Bedroom / 1 Bathroom	1	680	\$2,775	\$4.08
TOTAL/WTD. AVG.	3	560	\$2,442	\$4.36

RENT COMPARABLES // 814 4th Street

6 220 ORANGE AVENUE
Coronado, CA, 92118



15 Total Units



100% Total Occupancy



Year Built 1971

UNIT TYPE	UNITS	SQUARE FEET	RENT	RENT/SF
1 Bedroom / 1 Bathroom	3	625	\$2,445	\$3.91
2 Bedroom / 2 Bathroom	12	925	\$2,845	\$3.08
TOTAL/WTD. AVG.	15	865	\$2,765	\$3.20

7 712 7TH STREET
Coronado, CA, 92118



08 Total Units



100% Total Occupancy



Year Built 1955

UNIT TYPE	UNITS	SQUARE FEET	RENT	RENT/SF
1 Bedroom / 1 Bathroom	4	463	\$2,095	\$4.52
2 Bedroom / 1 Bathroom	4	700	\$2,495	\$3.56
TOTAL/WTD. AVG.	8	582	\$2,295	\$3.95



An aerial photograph of a bridge spanning a body of water, likely a bay or harbor. The bridge has a distinctive curved design with multiple support pillars. In the background, a city with numerous green spaces and buildings is visible across the water.

Average Household Size
Within 1-Mile

2.20

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section 6

Market Overview

market research

demographics

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Coronado, CA



City Of Coronado

Coronado is a California resort city on a peninsula in San Diego Bay. It's known for the grand Victorian Hotel del Coronado, which opened in 1888. Across from the hotel, the wide, flat Coronado Beach draws surfers and sunbathers. Its western stretch includes the leash-free Coronado Dog Beach. The Coronado Ferry Landing has shops, restaurants and a small beach. Nearby, Centennial Park offers San Diego skyline views.



The city has a total area of 32.7 square miles (85 km²); 20.5 km² (7.9 mi²) of the city is land and 24.7 square miles (64 km²) of it (75.72%) is water.

Geographically, Coronado is a peninsula or a "tied island"; since the completion of a road to the mainland, it is no longer an "island." Coronado is connected to the mainland by a strip of land called the Silver Strand. The Silver Strand, Coronado and North Island, form San Diego Bay. Since recorded history, Coronado was mostly separated from North Island by a shallow inlet of water called the Spanish Bight. The development of North Island by the United States Navy prior to and during World War II led to the filling of the bight by July 1944, combining the land areas into a single body. The Navy still operates Naval Air Station North Island (NASNI or "North Island") on Coronado. On the southern side of the town is Naval Amphibious Base Coronado, a training center for Navy SEALs and Special warfare combatant-craft crewmen (SWCC). Both facilities are part of the larger Naval Base Coronado complex. Coronado has increased in size due to dredge material being dumped on its shoreline and through the natural accumulation of sand. The "Country Club" area on the northwest side of Coronado, the "Glorietta" area and golf course on the southeast side of Coronado, most of the Naval Amphibious Base Coronado, most of the Strand Naval Housing, and most of the Coronado Cays (all on the south side of Coronado) were built on dirt dredged from San Diego Bay.

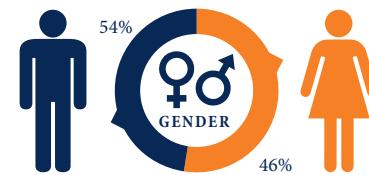
In 1969, the San Diego–Coronado Bridge was opened, allowing much faster transit between the cities than bay ferries or driving via State Route 75 along the Silver Strand. The bridge is made up of five lanes, one of which is controlled by a moveable barrier that allows for better traffic flow during rush hours. In the morning, the lane is moved to create three lanes going north-bound towards downtown San Diego, and in the evening it is moved again to create three lanes going south-bound towards Coronado.

DEMOGRAPHICS // 814 4th Street



319,659

Total Population Within 5 Mile Radius



\$97,466

Average Household Income within
5 Mile Radius



128,069

Total Households in 5 Mile Radius





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