

802-858 Franklin AveFranklin Ave Apartments
El Cajon, CA 92020**16,670 SF Apartments Building Built in 1958**
Property is for sale at \$2,895,000 (\$120,625/Unit)

buyer

For Sale

seller

-



vital data

Days on Market: **46 days**
 Conditions: -
 Land Area SF: **22,216 SF**
 Acres: **0.51 AC**
 \$/SF Land Gross: -
 Year Built, Age: **1958 Age: 57**
 Parking Spaces: **24**
 Parking Ratio: **1.00/Unit**
 FAR **0.75**
 Lot Dimensions: -
 Frontage: -

Asking Price: **\$2,895,000**
 Status: **For Sale**
 Building SF: **16,670 SF**
 Price/SF: **\$173.67**
 Pct Office: -
 Actual Cap Rate: **5.0%**
 Price/Unit:
 No Units: **24**
 Corner: **No**
 Zoning: **R3**
 Submarket: **El Cajon MF**
 Map Page: **Thomas Bros. Guide 1251-E6**
 Parcel No: **487-531-07**
 Property Type: **Multi-Family**

income expense data

Listing Broker

Income Property Advisors, LLC
4565 Ruffner St
San Diego, CA 92111
(619) 302-0363
Bob Macguire

Buyer Broker

909-977 Leslie Rd

Laurel Village Apartments
El Cajon, CA

Class C Apartments Building 41 Units of 37,885 SF Sold on 8/19/2014 for \$4,350,000 - Research Complete

buyer

Jonathan Roper
571 Lucas Dr
Solana Beach, CA 92075

seller

Affirmed Housing Group, Inc
13520 Evening Creek Dr N
San Diego, CA 92128
(858) 679-2828



vital data

Escrow/Contract: -	Sale Price: \$4,350,000
Sale Date: 8/19/2014	Status: Confirmed
Days on Market: -	Building SF: 37,885 SF
Exchange: No	Price/SF: \$114.82
Conditions: -	Pro Forma Cap Rate: -
0 Bedroom: 0	Actual Cap Rate: -
1 Bedroom: 0	Price/Unit: \$106,098
2 Bedroom: 28/68% (2 + 1)	No Units: 41
3 Bedroom: 7/17% (3 + 1)	Down Pmnt: \$1,087,500
Other: 6/15% (4 + 2)	Pct Down: 25.0%
Land Area SF: 17,250	Doc No: 0356762
Acres: 0.4	Trans Tax: \$4,785
\$/SF Land Gross: \$252.18	Corner: No
Year Built, Age: 1960 Age: 54	Zoning: R3 GN9, El Cajon
Parking Spaces: 40	No Tenants: 2
Parking Ratio: 0.98/Unit	Percent Improved: 72.3%
FAR: 2.20	Submarket: El Cajon MF
Lot Dimensions: 143x120	Map Page: -
Frontage: -	Parcel No: 492-342-29 [Partial List]
Comp ID: 3130861	Property Type: Multi-Family

income expense data

Expenses	- Taxes	\$27,826
	- Operating Expenses	
	Total Expenses	\$27,826

Listing Broker

Marcus & Millichap
601 Union St
Seattle, WA 98101
(206) 826-5700
Jeff Kunitz

Buyer Broker

Marcus & Millichap
601 Union St
Seattle, WA 98101
(206) 826-5700
Jeff Kunitz

financing

1st Banc of California
Bal/Pmt: **\$3,262,500**

prior sale

Date/Doc No:	2/28/1997
Sale Price:	\$370,000
CompID:	64156

UNIT MIX AT TIME OF SALE													
Units					Asking Rent				Effective Rent				Concessions
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
2/1.0	28	68.3	795	-	-	-	-	-	-	-	-	-	-
3/1.0	7	17.1	895	-	-	-	-	-	-	-	-	-	-
4/2.0	6	14.6	1,500	-	-	-	-	-	-	-	-	-	-

718 S Magnolia Ave

Magnolia Apartments
El Cajon, CA 92020

Class C Apartments Building 15 Units of 8,775 SF Sold on 10/10/2014 for \$1,740,000 - Research Complete

buyer

Bryan Gail & Lorri Barnes Bordeaux
9216 Abraham Way
Santee, CA 92071
(619) 562-1530

seller

Daniel I & Victoria Moyal
4732 63rd St
San Diego, CA 92115



vital data

Escrow/Contract: -	Sale Price: \$1,740,000
Sale Date: 10/10/2014	Status: Confirmed
Days on Market: 171 days	Building SF: 8,775 SF
Exchange: No	Price/SF: \$198.29
Conditions: -	Pro Forma Cap Rate: -
0 Bedroom: 0	Actual Cap Rate: 5.19%
1 Bedroom: 12/80% (1 + 1)	Price/Unit: \$116,000
2 Bedroom: 3/20% (2 + 1)	No Units: 15
3 Bedroom: 0	GRM: 11.31
Other: 0	Down Pmnt: \$950,000
Land Area SF: 20,038	Pct Down: 54.6%
Acres: 0.46	Doc No: 0441808
\$/SF Land Gross: \$86.84	Trans Tax: -
Year Built, Age: 1969 Age: 45	Corner: No
Parking Spaces: 21	Zoning: R-3, El Cajon
Parking Ratio: 1.40/Unit	No Tenants: 1
FAR: 0.44	Percent Improved: 74.9%
Lot Dimensions: 64x311	Submarket: El Cajon MF
Frontage: 64 feet on Magnolia	Map Page: Thomas Bros. Guide 1251-F6
Comp ID: 3140488	Parcel No: 492-160-50
	Property Type: Multi-Family

income expense data

Expenses	- Taxes	\$15,158
	- Operating Expenses	
	Total Expenses	\$15,158
Net Income	Net Operating Income	\$108,439,000
	- Debt Service	
	- Capital Expenditure	
	Cash Flow	

Listing Broker

Marcus & Millichap
9255 Towne Centre Dr
San Diego, CA 92121
(858) 373-3100
Christopher Zorbas, Taylor Kettlewell

Buyer Broker

San Diego Realty Group
2510 Lund St
El Cajon, CA 92020
(619) 258-1114
Frank Giordano

financing

1st JP Morgan Chase Bank, N.A.
Bal/Pmt: **\$800,000**

prior sale

Date/Doc No: **6/28/2012**
Sale Price: -
CompID: **2503378**

UNIT MIX AT TIME OF SALE

Units					Asking Rent				Effective Rent				Concessions
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	12	80.0	550	-	-	-	-	-	-	-	-	-	-
2/1.0	3	20.0	600	-	-	-	-	-	-	-	-	-	-

265-267 Orlando StOrlando Woods
El Cajon, CA**Class C Apartments Building 28 Units of 11,645 SF Sold on
2/4/2015 for \$2,450,000 - In Progress**

buyer

seller

David & Frances Strykowski
242 Orchard Rd
Orinda, CA 94563
(925) 254-7426

vital data

Escrow/Contract:	-	Sale Price:	\$2,450,000
Sale Date:	2/4/2015	Status:	Confirmed
Days on Market:	173 days	Building SF:	11,645 SF
Exchange:	No	Price/SF:	\$210.39
Conditions:	-	Pro Forma Cap Rate:	-
0 Bedroom:	28/100% (0 + 1)	Actual Cap Rate:	-
1 Bedroom:	0	Price/Unit:	\$87,500
2 Bedroom:	0	No Units:	28
3 Bedroom:	0	Down Pmnt:	-
Other:	0	Pct Down:	-
Land Area SF:	22,651	Doc No:	-
Acres:	0.52	Trans Tax:	-
\$/SF Land Gross:	\$108.16	Corner:	No
Year Built, Age:	1960 Age: 55	Zoning:	R3
Parking Spaces:	22	No Tenants:	1
Parking Ratio:	0.79/Unit	Percent Improved:	-
FAR:	0.51	Submarket:	El Cajon MF
Lot Dimensions:	-	Map Page:	-
Frontage:	-	Parcel No:	489-161-13
Comp ID:	3223557	Property Type:	Multi-Family

income expense data

Listing Broker

Colliers International
5901 Priestly Dr
Carlsbad, CA 92008
(760) 438-8950
Peter Scepanovic, Corey McHenry

Buyer Broker

Colliers International
5901 Priestly Dr
Carlsbad, CA 92008
(760) 438-8950
Peter Scepanovic, Corey McHenry

financing

prior sale

Date/Doc No:	10/5/2004
Sale Price:	-
CompID:	938789

UNIT MIX AT TIME OF SALE

Units					Asking Rent				Effective Rent				Concessions
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
/1.0	28	100.0	-	-	-	-	-	-	-	-	-	-	-

260-280 W Park AvePark Villa Apartments
El Cajon, CA**26,056 SF Apartments Building Built in 1948**
Property is for sale at \$5,120,000 (\$134,736.84/Unit)

buyer

For Sale

seller

-



vital data

Days on Market: 167 days	Asking Price: \$5,120,000
Conditions: -	Status: For Sale
Land Area SF: 39,204 SF	Building SF: 26,056 SF
Acres: 0.90 AC	Price/SF: \$196.50
\$/SF Land Gross: -	Pct Office: -
Year Built, Age: 1948 Age: 67	Actual Cap Rate: 5.5%
Parking Spaces: 30	Price/Unit:
Parking Ratio: 0.79/Unit	No Units: 38
FAR 0.66	GRM: 10.86
Lot Dimensions: -	Cornet: No
Frontage: -	Zoning: -
	Submarket: El Cajon MF
	Map Page: -
	Parcel No: 487-172-34
	Property Type: Multi-Family

income expense data

Listing Broker

Marcus & Millichap
9255 Towne Centre Dr
San Diego, CA 92121
(858) 373-3100
Taylor Kettlewell

Marcus & Millichap
19800 MacArthur Blvd
Irvine, CA 92612
(949) 419-3200
Mark D. Bridge

Buyer Broker

939 E Washington AveSierra Vista Apartments
El Cajon, CA 92020**Class C Apartments Building 20 Units of 18,337 SF Sold on
2/18/2015 for \$2,611,000 - In Progress**

buyer

seller

Rose Resource Management
9526 Halberns Blvd
Santee, CA 92071
(619) 405-8387

vital data

Escrow/Contract:	-	Sale Price:	\$2,611,000
Sale Date:	2/18/2015	Status:	-
Days on Market:	96 days	Building SF:	18,337 SF
Exchange:	No	Price/SF:	\$142.39
Conditions:	-	Pro Forma Cap Rate:	-
0 Bedroom:	0	Actual Cap Rate:	-
1 Bedroom:	0	Price/Unit:	\$130,550
2 Bedroom:	20/100% (2 + 1)(2 + 2)	No Units:	20
3 Bedroom:	0	GRM:	13.98
Other:	0	Down Pmnt:	-
Land Area SF:	37,462	Pct Down:	-
Acres:	0.86	Doc No:	-
\$/SF Land Gross:	\$69.70	Trans Tax:	-
Year Built, Age:	1980 Age: 35	Corner:	No
Parking Spaces:	32	Zoning:	-
Parking Ratio:	1.60/Unit	Percent Improved:	-
FAR:	0.49	Submarket:	El Cajon MF
Lot Dimensions:	-	Map Page:	-
Frontage:	-	Parcel No:	-
Comp ID:	3238343	Property Type:	Multi-Family

income expense data

Listing Broker

Marcus & Millichap
9255 Towne Centre Dr
San Diego, CA 92121
(858) 373-3100
Raymond Choi

Buyer Broker

Marcus & Millichap
9255 Towne Centre Dr
San Diego, CA 92121
(858) 373-3100
Raymond Choi

financing

UNIT MIX AT TIME OF SALE

Units					Asking Rent				Effective Rent				Concessions
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
2/1.0	19	95.0	800	-	-	-	-	-	-	-	-	-	-
2/2.0	1	5.0	1,050	-	-	-	-	-	-	-	-	-	-

668 W Washington AveWashington Village Apartments
El Cajon, CA 92020**Class B Apartments Building 38 Units of 44,000 SF Sold on 10/28/2014 for \$6,100,000 - Research Complete**

buyer

Andrea Brant
657 Live Oak Dr
El Cajon, CA 92020
(619) 440-1789

seller

Michael S Recht & Marlene Sasson-Recht
907 E Plaza Blvd
National City, CA 91950
(619) 477-3749

vital data

Escrow/Contract: 60 days	Sale Price: \$6,100,000
Sale Date: 10/28/2014	Status: Confirmed
Days on Market: -	Building SF: 44,000 SF
Exchange: Yes	Price/SF: \$138.64
Conditions: 1031 Exchange	Pro Forma Cap Rate: -
0 Bedroom: 0	Actual Cap Rate: 5.50%
1 Bedroom: 0	Price/Unit: \$160,526
2 Bedroom: 26/68% (2 + 2)	No Units: 38
3 Bedroom: 12/32% (3 + 2)	Down Pmnt: \$2,584,769
Other: 0	Pct Down: 42.4%
Land Area SF: 69,260	Doc No: 0467063
Acres: 1.59	Trans Tax: \$6,710
\$/SF Land Gross: \$88.07	Corner: No
Year Built, Age: 1986 Age: 28	Zoning: R16-GN9, El Cajon
Parking Spaces: 50	No Tenants: 1
Parking Ratio: 1.32/Unit	Percent Improved: 79.4%
FAR: 0.64	Submarket: El Cajon MF
Lot Dimensions: 300x240	Map Page: -
Frontage: -	Parcel No: 487-544-62
Comp ID: 3155963	Property Type: Multi-Family

income expense data

Expenses	- Taxes	\$30,197
	- Operating Expenses	
	Total Expenses	\$30,197

Listing Broker

Ron Mazzola Realty
8880 Rio San Diego Dr
San Diego, CA 92108
(619) 297-4232
Ron Mazzola

Buyer Broker

Ron Mazzola Realty
8880 Rio San Diego Dr
San Diego, CA 92108
(619) 297-4232
Ron Mazzola

financing

1st First Republic Bk
Bal/Pmt: **\$2,135,000**
2nd Private Lender
Bal/Pmt: **\$1,380,231**

prior sale

Date/Doc No: **4/7/1997**
Sale Price: **\$1,850,000**
CompID: **64182**

299 Wisconsin Ave

Wisconsin Terrace
El Cajon, CA 92020

**Class C Apartments Building 22 Units of 23,896 SF Sold on
1/12/2015 for \$3,875,000 - In Progress**

buyer

Wisconsin Apartments Llc
14336 Olde Highway 80
El Cajon, CA 92021

seller

Browar Kenneth S



vital data

Escrow/Contract: -	Sale Price: \$3,875,000
Sale Date: 1/12/2015	Status: -
Days on Market: 123 days	Building SF: 23,896 SF
Exchange: No	Price/SF: \$162.16
Conditions: -	Pro Forma Cap Rate: -
0 Bedroom: 0	Actual Cap Rate: 5.10%
1 Bedroom: 0	Price/Unit: \$176,136
2 Bedroom: 12/55% (2 + 2)	No Units: 22
3 Bedroom: 10/45% (3 + 2)	GRM: 12.10
Other: 0	Down Pmnt: -
Land Area SF: 33,541	Pct Down: -
Acres: 0.77	Doc No: 0012661
\$/SF Land Gross: \$115.53	Trans Tax: -
Year Built, Age: 1986 Age: 29	Corner: No
Parking Spaces: 38	Zoning: -
Parking Ratio: 1.73/Unit	Percent Improved: 49.7%
FAR: 0.71	Submarket: El Cajon MF
Lot Dimensions: -	Map Page: -
Frontage: -	Parcel No: 487-172-73
Comp ID: 3211632	Property Type: Multi-Family

income expense data

Listing Broker

South Coast Commercial, Inc.
3405 Kenyon St
San Diego, CA 92110
(619) 226-6011
Josh Browar

Buyer Broker

financing

prior sale

1st JP Morgan Chase Bank, N.A.
Bal/Pmt: **\$2,500,000**

Date/Doc No:	12/21/2007
Sale Price:	\$2,699,000
CompID:	1484612

UNIT MIX AT TIME OF SALE													
Units					Asking Rent				Effective Rent				Concessions
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
2/2.0	12	54.5	875	-	-	-	-	-	-	-	-	-	-
3/2.0	10	45.5	1,125	-	-	-	-	-	-	-	-	-	-