

# OFFERING MEMORANDUM

811 - 829 S. ANZA STREET, EL CAJON CA 92020



**PRICE  
REDUCED!**

**5 UNITS ON OVER  
2 ACRES OF LAND!**

**5 UNIT VALUE ADD INVESTMENT OPPORTUNITY**



858.360.3000 | caacre.com

**BRIAN JENKINS**  
Principal  
Brian@caacre.com  
BRE Lic # 01814828

**MIKE CONGER**  
Principal  
Mike@caacre.com  
BRE Lic # 01381193

This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.



# OFFERING MEMORANDUM

811 - 829 S. ANZA STREET, EL CAJON CA 92020



Three Detached Homes, Plus One Duplex!



± 1,344 SF 2 Bed / 1 Bath SFR



± 758 SF 2 Bed / 1 Bath SFR



Duplex ±858 SF 2 Bed / 1 Bath - Each Unit



± 579 SF 1 Bed / 1 Bath SFR

This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, with or without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.



# OFFERING MEMORANDUM

811 - 829 S. ANZA STREET, EL CAJON CA 92020



## INVESTMENT OFFERING



### UNITS

Five - Three detached homes, one duplex.  
All with garages

### PARCEL NUMBER

493-444-21-00

### IMPROVEMENTS

±4,397 SF

### LOT SIZE

±2.06 Acres

### YEAR BUILT

±1950

### LAUNDRY

Connection for each unit

### PARKING

6 Garage Spaces

### CONSTRUCTION

Wood and Stucco

### UTILITIES

Electric : SDGE

Sewer: Private Septic

### ZONING

RS

**PLEASE DO NOT DISTURB TENANTS**

This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.



# OFFERING MEMORANDUM

811 - 829 S. ANZA STREET, EL CAJON CA 92020



## INVESTMENT OFFERING

### PRICE PER UNIT

\$ 255,000

### PRICE PER SQ FT

\$ 290

### ESTIMATED CURRENT CAP RATE

4.1 %

### ESTIMATED MARKET CAP RATE

5.5 %

### ESTIMATED GRM

±15.2

### ESTIMATED MARKET GRM

±12.3

### MILLAGE RATE

1.21886

### FIXED ASSESSMENTS

62.46



**OFFERING PRICE: \$\$1,275,000**

This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.



# OFFERING MEMORANDUM

811 - 829 S. ANZA STREET, EL CAJON CA 92020



## FINANCIALS

Property: 811-829 S. Anza		In Place	Profoma	COMMENTS/NOTES	
Date: 4/16/2019					
PROPERTY	Rentable SF	4,397			
	Purchase Price	\$289.97	\$ 1,275,000.00	\$ 1,275,000.00 Asking Price	
LEVERAGE	Debt	0.00%	\$ -	\$ -	
	Equity	100.00%	\$ 1,275,000.00	\$ 1,275,000.00	
INCOME/EXPENSE	Monthly Scheduled Base Rent		\$ 6,985.00	\$ 8,625.00	
	Annual Scheduled Base Rent		\$ 83,820.00	\$ 103,500.00	
	Laundry Income				
	Vacancy	-3.00%	\$ (2,514.60)	\$ (3,105.00)	
	<b>TOTAL ANNUAL BASE RENT</b>			<b>\$ 81,305.40</b>	<b>\$ 100,395.00</b>
	SDGE		\$ -	\$ -	Tenant Responsibility
	Trash Removal		\$ -	\$ -	Included in Taxes
	Water/Sewer		\$ 1,972.00	\$ 1,972.00	Average
	Septic Service		\$ 750.00	\$ 750.00	Budget
	General Maintenance/Turnover		\$ 3,500.00	\$ 3,500.00	\$700/Unit Proforma
	Property Tax	1.22%	\$ 15,555.00	\$ 15,555.00	
	Insurance	Proforma	\$ 2,594.00	\$ 2,594.00	
	Management Fees	6.00%	\$ 5,029.20	\$ 6,210.00	
	Operating Expenses as % of Base Rent		31.83%	26.92%	
	Operating Expenses per SF per Month		\$ 0.51	\$ 0.53	
	<b>TOTAL EXPENSES (PROFORMA)</b>			<b>\$ 29,400.20</b>	<b>\$ 30,581.00</b>
	<b>NET OPERATING INCOME</b>			<b>\$ 51,905.20</b>	<b>\$ 69,814.00</b>
<b>INITIAL CAP RATE</b>			<b>4.1%</b>	<b>5.5%</b>	
<b>COST PER DOOR</b>			<b>\$ 255,000.00</b>	<b>\$ 255,000.00</b>	
<b>COST PER SQUARE FOOT</b>			<b>\$ 289.97</b>	<b>\$ 289.97</b>	
<b>GRM</b>			<b>15.21</b>	<b>12.32</b>	

Information contained herein was obtained from sources deemed reliable, but has not been verified, warranted, or guaranteed. All references to acreages, square footages and other measurements are approximations. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors, therefore, all projections, assumptions and other information provided and made herein as an example only, and are subject to material variation. No representations or warranties, expressed or implied, are made as to the accuracy, completeness, or relevance of the information and assumptions contained herein. This document contains only partial information pertaining to the Property and does not purport to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. Each prospective investor is to rely upon its own independent investigation, evaluation, and judgment as to the condition of the Property, and should consult all relevant professionals for additional legal or tax advice. You and your advisors and other professionals should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, with draw without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.



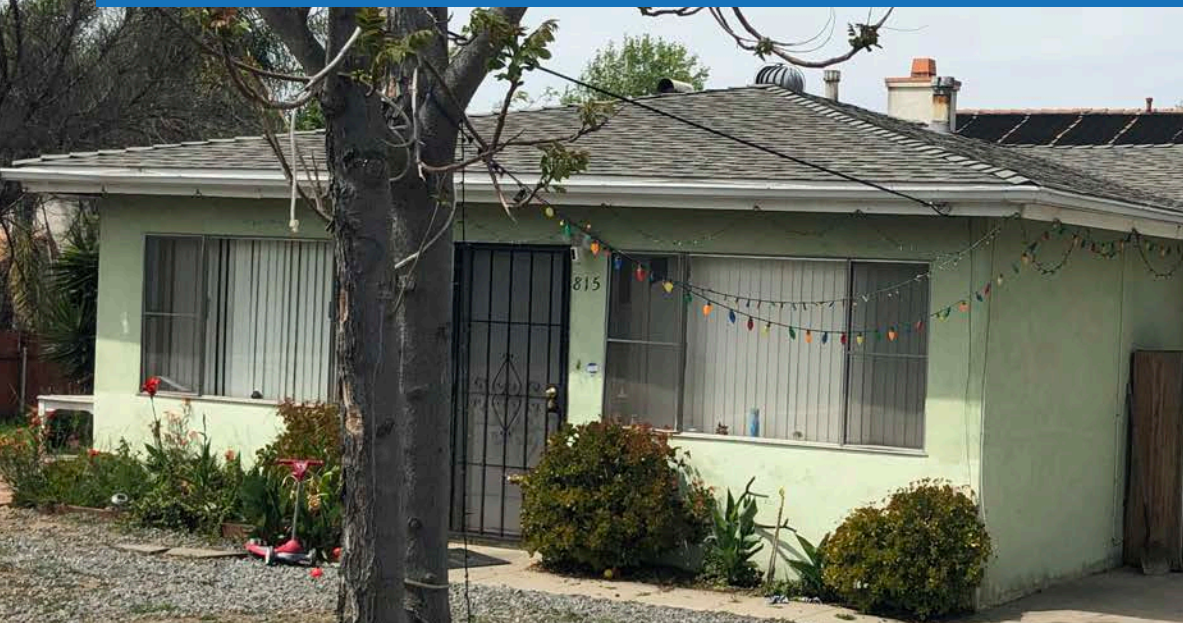


# OFFERING MEMORANDUM

811 - 829 S. ANZA STREET, EL CAJON CA 92020



## UNITS



<b>Property:</b>	<b>811-829 S. Anza</b>
<b>Date:</b>	<b>4/16/2019</b>

Unit	BD/BA	Total SF	Current Rent	Lease Expiration	Market Rent	Features
811*	2/1.0	858	\$1,200.00	MTM	\$1,675.00	Window AC units, 1 car garage, W/D hookups
815	2/1.0	858	\$1,395.00	MTM	\$1,675.00	Window AC units, 1 car garage, W/D hookups
823	2/1.0	1,344	\$1,695.00	MTM	\$2,150.00	Central AC, 2 car garage, W/D hookups
827	2/1.0	758	\$1,495.00	MTM	\$1,725.00	Window AC units, 1 car garage, W/D hookups
829	1/1.0	579	\$1,200.00	MTM	\$1,400.00	Window AC units, 1 car garage, W/D hookups
<b>5</b>	<b>9</b>	<b>4,397</b>	<b>\$6,985.00</b>		<b>\$8,625.00</b>	

\*\$224 of this is Section 8



# OFFERING MEMORANDUM

811 - 829 S. ANZA STREET, EL CAJON CA 92020



## LOCATION



This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.



# OFFERING MEMORANDUM

811 - 829 S. ANZA STREET, EL CAJON CA 92020



## 5 UNIT VALUE ADD INVESTMENT OPPORTUNITY



858.360.3000 | caacre.com

**BRIAN JENKINS**  
Principal  
Brian@caacre.com  
BRE Lic # 01814828

**MIKE CONGER**  
Principal  
Mike@caacre.com  
BRE Lic # 01381193