



VOLTAIRE STREET COTTAGES

4865-71 VOLTAIRE STREET / SAN DIEGO, CA 92107



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4865-71 Voltaire Street, San Diego, CA 92107

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PROPERTY INFORMATION

SECTION 1



VOLTAIRE STREET COTTAGES

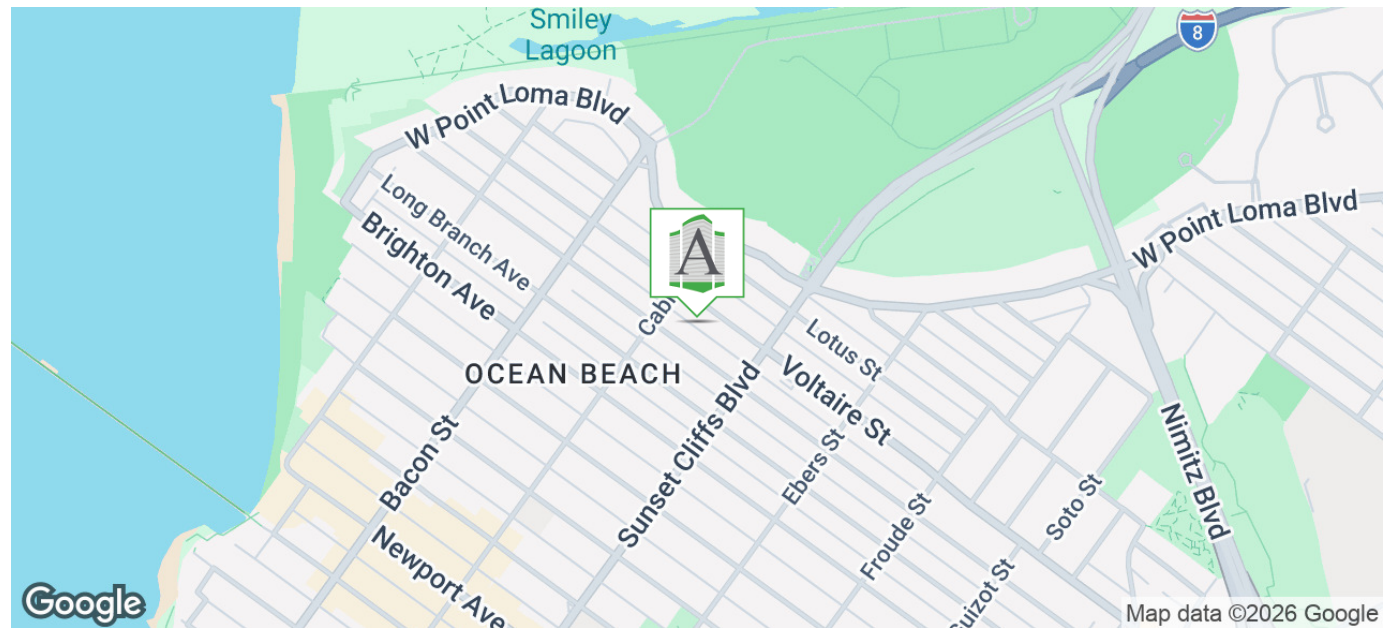
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,900,000
Number Of Units:	4
Price / Unit:	\$475,000
Price / SF:	\$871.56
Cap Rate:	3.4%
Building Size:	2,180 SF
Lot Size:	4,259 SF
Year Built:	1970
Market:	Ocean Beach



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INVESTMENT OVERVIEW



PROPERTY OVERVIEW

Seller Financing Available ACRE presents the Voltaire Street Cottages, a four-unit multifamily asset located in the Ocean Beach submarket of San Diego, blocks from the Pacific Ocean. The property consists of two detached 2bed/1bath cottages and one duplex with two 1bed/1bath units situated on a 4,259 SF parcel zoned CC-4-2. The zoning allows for mixed-use and higher-density development, offering flexibility for future expansion.

The property features private yards, gated ingress and egress, and a prime location near entertainment, shopping and restaurants. The seller has completed ADU feasibility studies, outlining options to add 1 to 10 additional units and has obtained permits to add a 1bed/ 1bath ADU.

With its ideal location, substantial development potential, and seller financing option, the Voltaire Street Cottages represents an exceptional investment in one of San Diego's most desirable coastal communities. Contact Chris Sarver at 619.316.5036 for more details.

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INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Attractive Seller Financing Available - \$1,560,000 @ 5% I/O until 8/1/2028
- Excellent Unit Mix of Two 2 Bed/1 Bath Cottages and Two 1 Bed/ 1 Bath Units
- Seller has Permit to add a 1 Bed/ 1 Bath ADU
- Blocks to Ocean and Steps to Entertainment, Shops & Restaurants
- Upside in Rental Income or Convert to Vacation Rentals
- CC-4-2 Zoning - Opportunity to Build More Units or a Mixed-Use Project
- ADU Feasibility Study Completed, Options to Build 1-10 Additional Units



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PROPERTY PHOTOS



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PROPERTY DESCRIPTION

SECTION 2



VOLTAIRE STREET COTTAGES

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PROPERTY DETAILS

SALE PRICE	\$1,900,000
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LOCATION INFORMATION	
BUILDING NAME	Voltaire Street Cottages
STREET ADDRESS	4865-71 Voltaire Street
CITY, STATE, ZIP	San Diego, CA 92107
COUNTY	San Diego
MARKET	Ocean Beach

BUILDING INFORMATION	
BUILDING SIZE	2,180 SF
NOI	\$64,663.00
CAP RATE	3.4
OCCUPANCY %	100.0%
NUMBER OF FLOORS	1
YEAR BUILT	1970
NUMBER OF BUILDINGS	3

PROPERTY INFORMATION	
PROPERTY TYPE	Multifamily
PROPERTY SUBTYPE	Low-Rise/Garden
ZONING	CC-4-2
LOT SIZE	4,259 SF
APN #	448-333-21-00

PARKING & TRANSPORTATION	
STREET PARKING	Yes

UTILITIES & AMENITIES	
SDG&E	Tenant Paid Excluding Common Area
WATER	Owner Paid

LOCATION INFORMATION

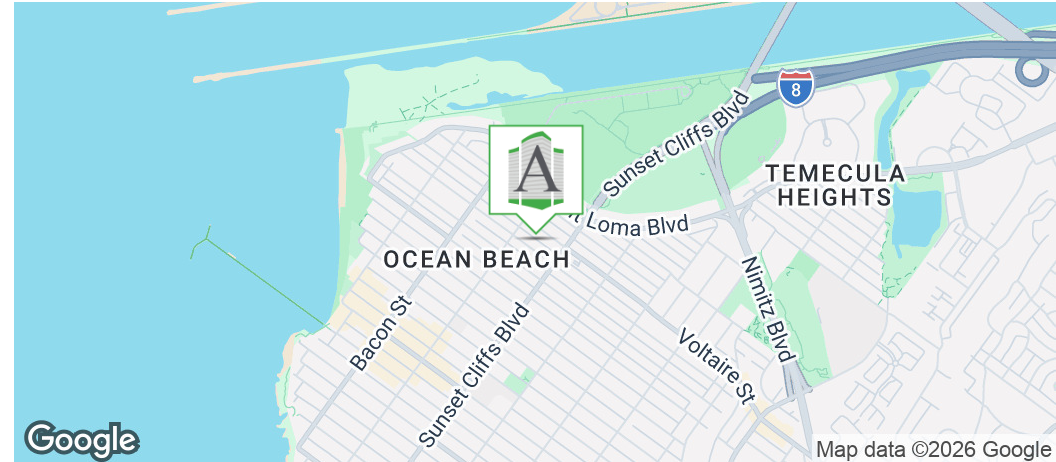
SECTION 3



VOLTAIRE STREET COTTAGES

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LOCATION OVERVIEW



LOCATION OVERVIEW

Ocean Beach is a quaint beach community located in Central San Diego known for its beautiful beaches and thriving restaurant and entertainment scene. Ocean Beach lies on the Pacific Ocean at the estuary of the San Diego River, at the western terminus of Interstate 8. Located about 7 miles (11 km) northwest of Downtown San Diego, it sits south of Mission Bay and Mission Beach and directly north of Point Loma. The O.B. community planning area comprises about 1 square mile (742 acres), bounded on the north by the San Diego River, on the west by the Pacific Ocean, on the east by Froude St., Seaside St. and West Point Loma Boulevard, and on the south by Adair Street.

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,924	4,139	10,432
Total Population	3,533	7,810	20,847
Average HH Income	\$101,678	\$113,669	\$123,788

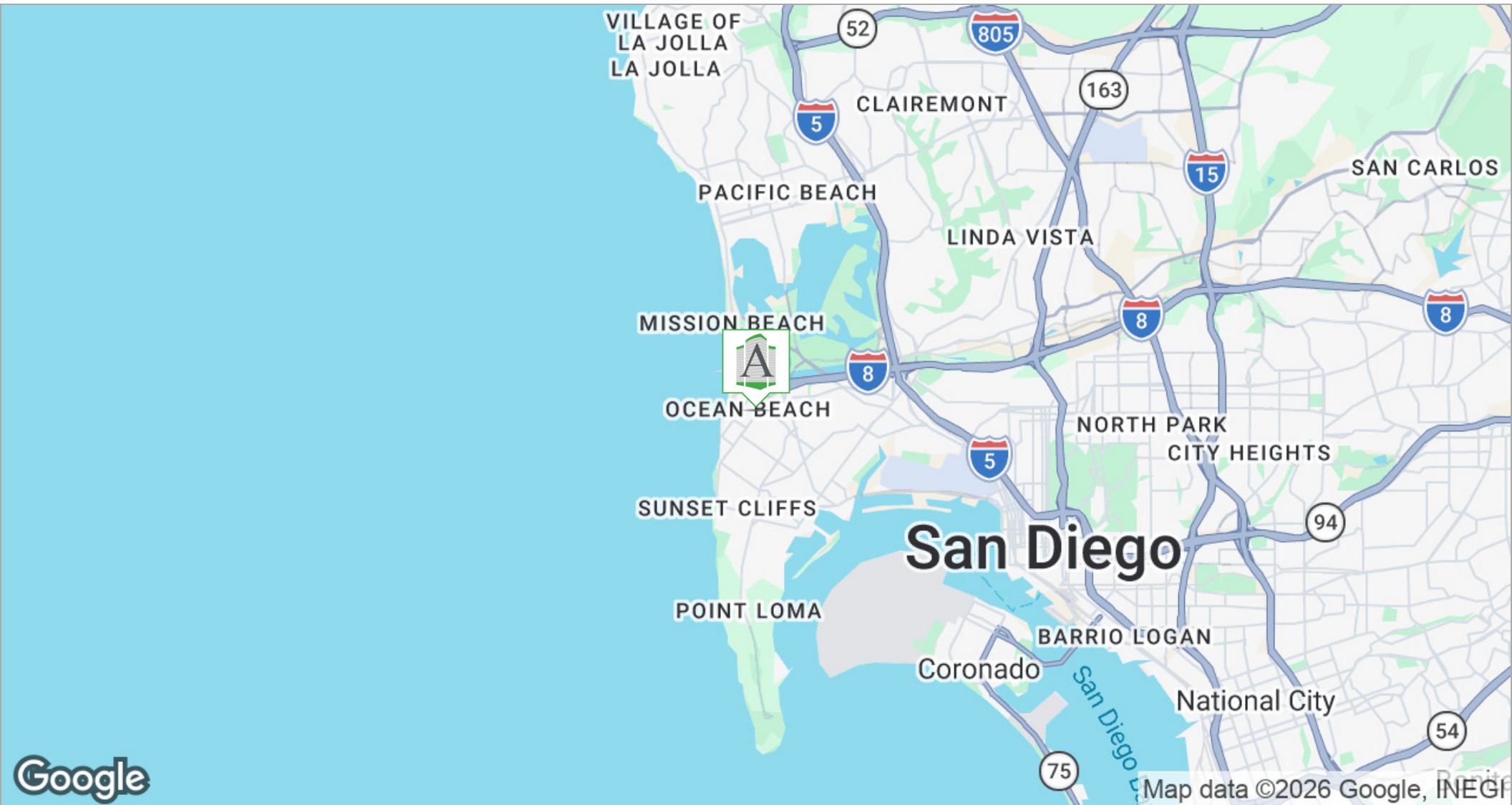
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VOLTAIRE STREET COTTAGES

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REGIONAL MAP



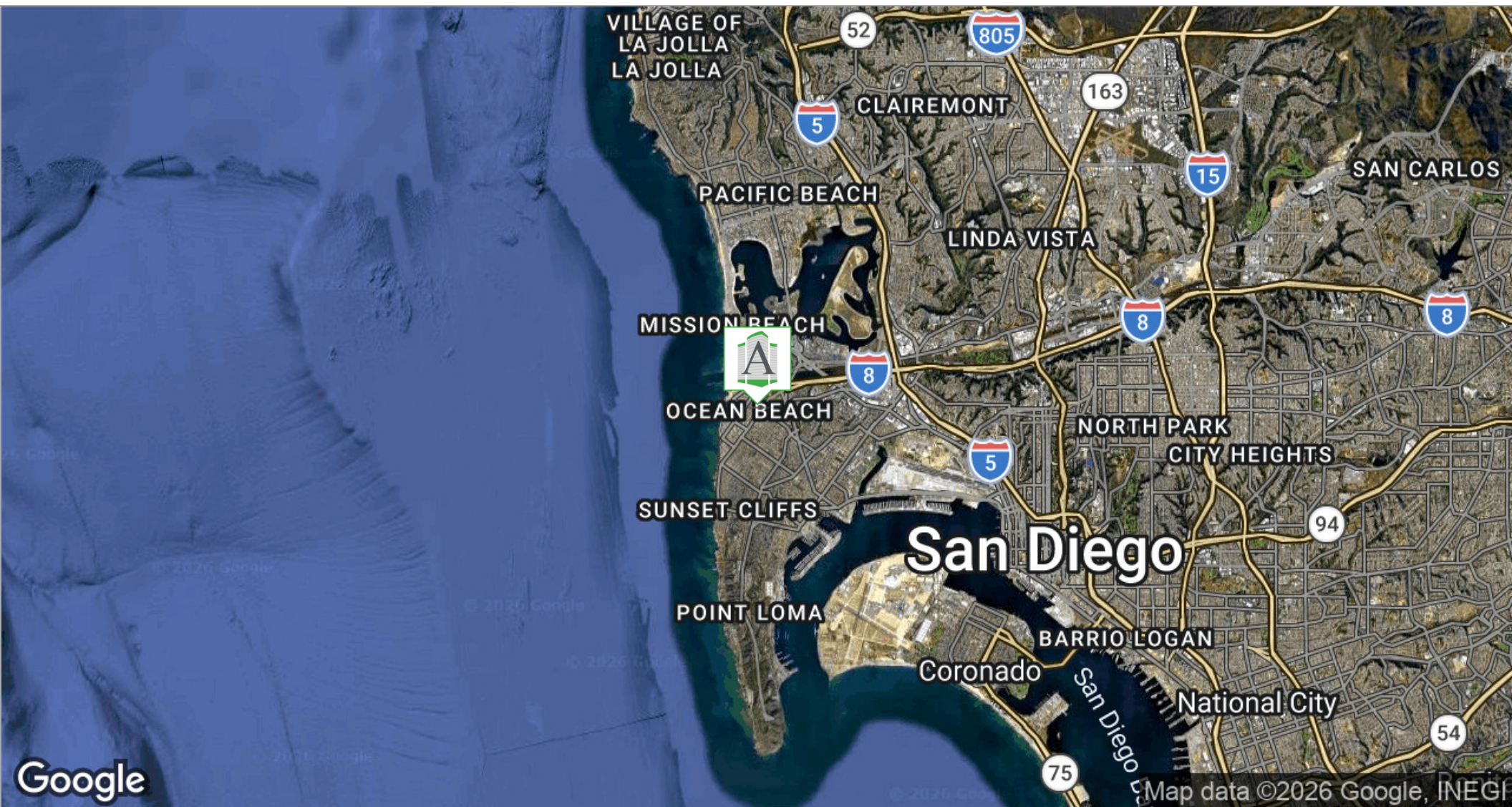
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LOCATION MAPS



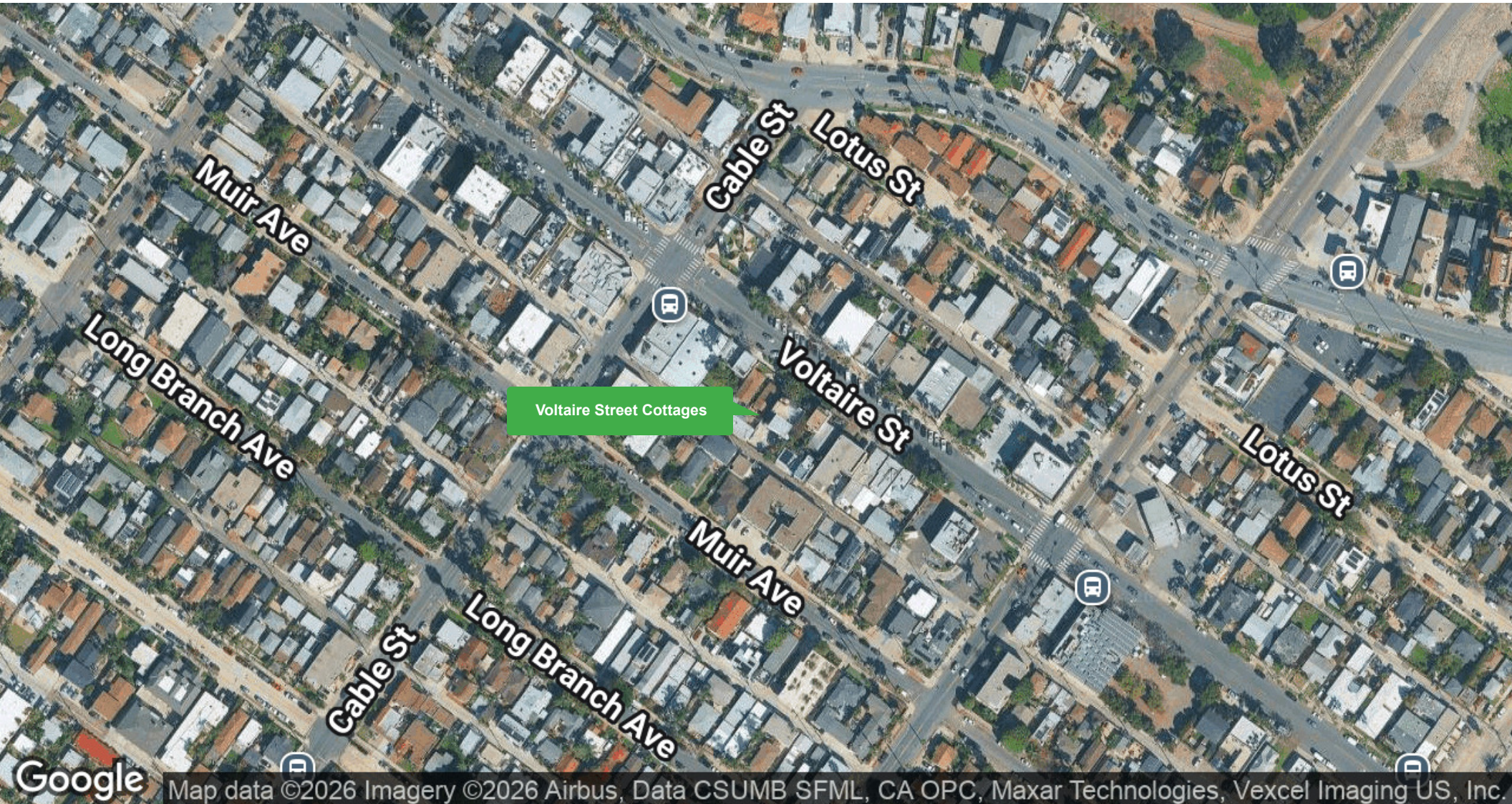
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AERIAL MAP



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RETAILER MAP



Map
data
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FINANCIAL ANALYSIS

SECTION 4

VOLTAIRE STREET COTTAGES

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UNIT MIX SUMMARY

UNIT TYPE	BEDS	BATHS	% OF TOTAL	SIZE SF	RENT	RENT/SF	MARKET RENT	MARKET RENT/SF
4865	2	1	25%	650 SF	\$2,200	\$3.38	\$2,600	\$4.00
4867	2	1	25%	650 SF	\$2,300	\$3.54	\$2,600	\$4.00
4869	1	1	25%	450 SF	\$1,950	\$4.33	\$2,200	\$4.89
4871	1	1	25%	450 SF	\$2,000	\$4.44	\$2,200	\$4.89

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	PRO- FORMA	SELLER FINANCING
Price	\$1,900,000	\$1,900,000	\$1,900,000
Price per Unit	\$475,000	\$475,000	\$475,000
GRM	18.74	16.49	18.63
CAP Rate	3.4%	4.11%	3.43%
Cash-on-Cash Return (yr 1)	-16.69 %	0.01 %	-3.75 %
Total Return (yr 1)	-\$40,128	\$49	-\$12,755
Debt Coverage Ratio	0.53	1.0	0.84

OPERATING DATA	CURRENT	PRO- FORMA	SELLER FINANCING
Gross Scheduled Income	\$101,400	\$115,200	\$102,000
Other Income	-	-	-
Total Scheduled Income	\$101,400	\$115,200	\$102,000
Vacancy Cost	\$3,042	\$3,456	\$3,060
Gross Income	\$98,358	\$111,744	\$98,940
Operating Expenses	\$33,695	\$33,695	\$33,695
Net Operating Income	\$64,663	\$78,049	\$65,245
Pre-Tax Cash Flow	-\$56,755	\$49	-\$12,755

FINANCING DATA	CURRENT	PRO- FORMA	SELLER FINANCING
Down Payment	\$340,000	\$340,000	\$340,000
Loan Amount	\$1,560,000	\$1,560,000	\$1,560,000
Debt Service	\$121,418	\$78,000	\$78,000
Debt Service Monthly	\$10,118	\$6,500	\$6,500
Principal Reduction (yr 1)	\$16,626	\$0	\$0

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INCOME & EXPENSES

INCOME SUMMARY	CURRENT	PER SF	PRO- FORMA	PER SF
Gross Income	\$98,358	\$45.12	\$111,744	\$51.26
EXPENSE SUMMARY	CURRENT	PER SF	PRO- FORMA	PER SF
Property Taxes	\$23,772	\$10.90	\$23,772	\$10.90
Insurance	\$3,000	\$1.38	\$3,000	\$1.38
Repairs, Maint. & Reserves	\$3,400	\$1.56	\$3,400	\$1.56
Water and Sewer	\$2,400	\$1.10	\$2,400	\$1.10
SDGE	\$600	\$0.28	\$600	\$0.28
Trash	\$523	\$0.24	\$523	\$0.24
Gross Expenses	\$33,695	\$15.46	\$33,695	\$15.46
Net Operating Income	\$64,663	\$29.66	\$78,049	\$35.80

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DEMOGRAPHICS

SECTION 5

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DEMOGRAPHICS REPORT

	0.3 MILES	0.5 MILES	1 MILE
Total population	3,533	7,810	20,847
Median age	38	39	40
Median age (male)	39	39	40
Median age (female)	38	38	40
Total households	1,924	4,139	10,432
Total persons per HH	1.8	1.9	2
Average HH income	\$101,678	\$113,669	\$123,788
Average house value	\$1,210,657	\$1,240,240	\$1,196,997
Total Population - White	2,681	5,864	15,310
% White	75.9%	75.1%	73.4%
Total Population - Black	49	129	493
% Black	1.4%	1.7%	2.4%
Total Population - Asian	122	243	719
% Asian	3.5%	3.1%	3.4%
Total Population - Hawaiian	19	28	78
% Hawaiian	0.5%	0.4%	0.4%
Total Population - American Indian	16	40	124
% American Indian	0.5%	0.5%	0.6%
Total Population - Other	167	394	1,110
% Other	4.7%	5.0%	5.3%
Total Population - Hispanic	550	1,287	3,446
% Hispanic	15.6%	16.5%	16.5%

* Demographic data derived from 2020 ACS - US Census

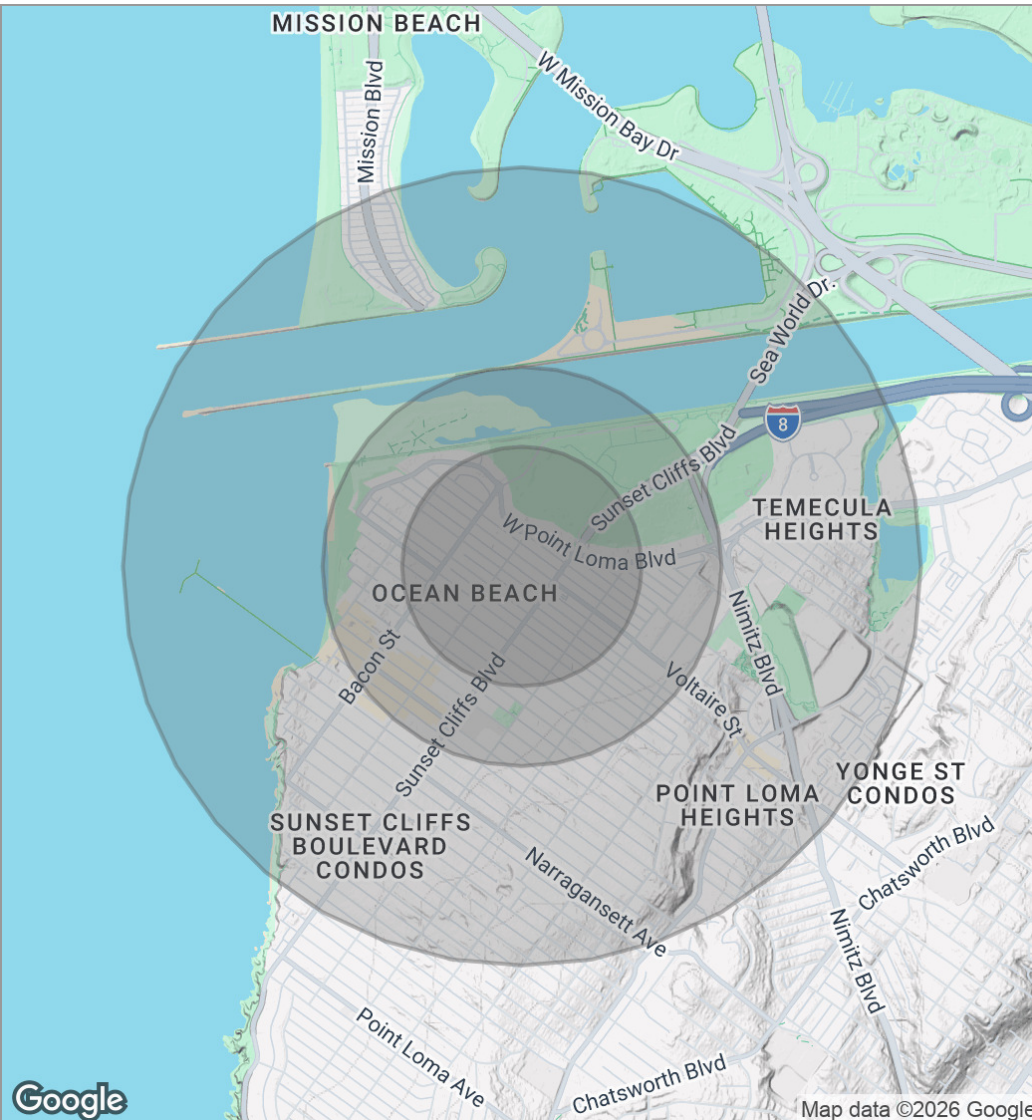
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DEMOGRAPHICS MAP



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	3,533	7,810	20,847
Median age	38	39	40
Median age (male)	39	39	40
Median age (Female)	38	38	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	1,924	4,139	10,432
# of persons per HH	1.8	1.9	2
Average HH income	\$101,678	\$113,669	\$123,788
Average house value	\$1,210,657	\$1,240,240	\$1,196,997
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	15.6%	16.5%	16.5%
RACE (%)	0.3 MILES	0.5 MILES	1 MILE
White	75.9%	75.1%	73.4%
Black	1.4%	1.7%	2.4%
Asian	3.5%	3.1%	3.4%
Hawaiian	0.5%	0.4%	0.4%
American Indian	0.5%	0.5%	0.6%
Other	4.7%	5.0%	5.3%

* Demographic data derived from 2020 ACS - US Census

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