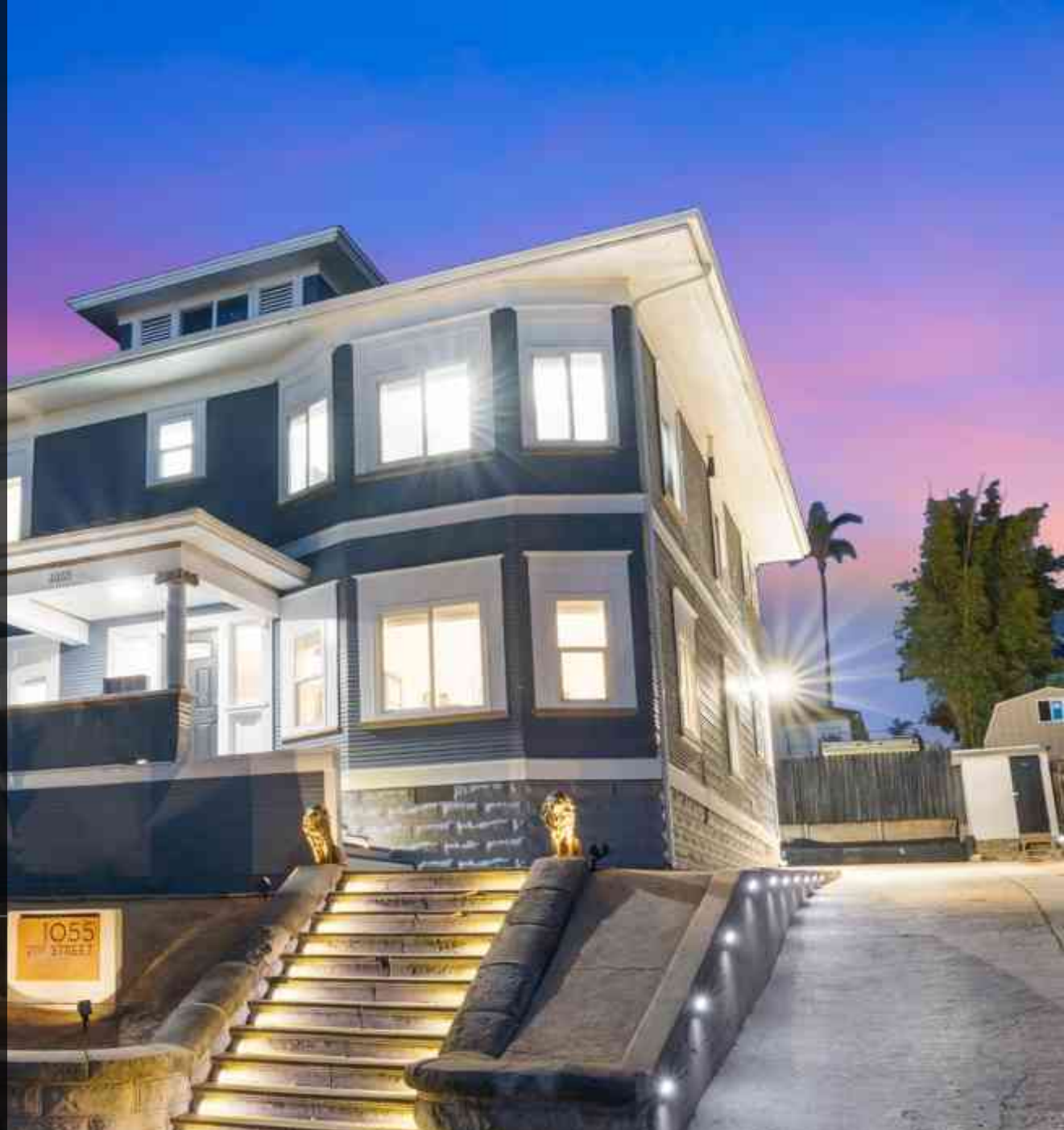


# 21st Street Manor

OFFERING MEMORANDUM

1055 21st Street  
San Diego, CA 92102



# 21st Street Manor

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*Exclusively Marketed by:*

#### **Josh Browar**

The Browar Group

President / Principal

(858) 414-4398

[josh@thebrowargroup.com](mailto:josh@thebrowargroup.com)

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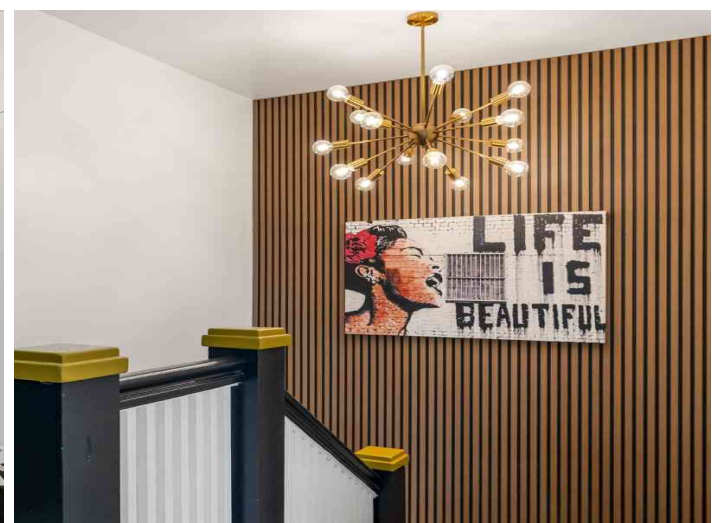
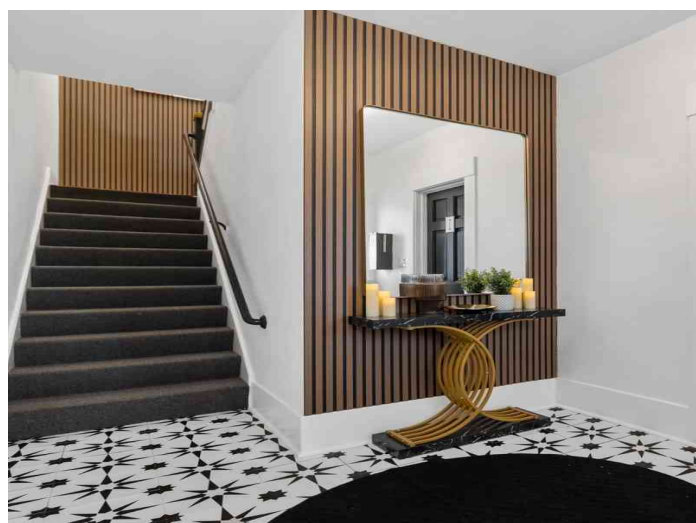


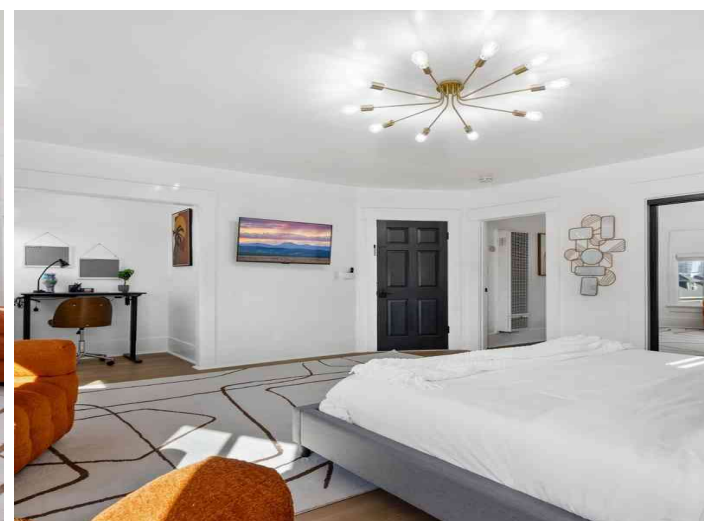
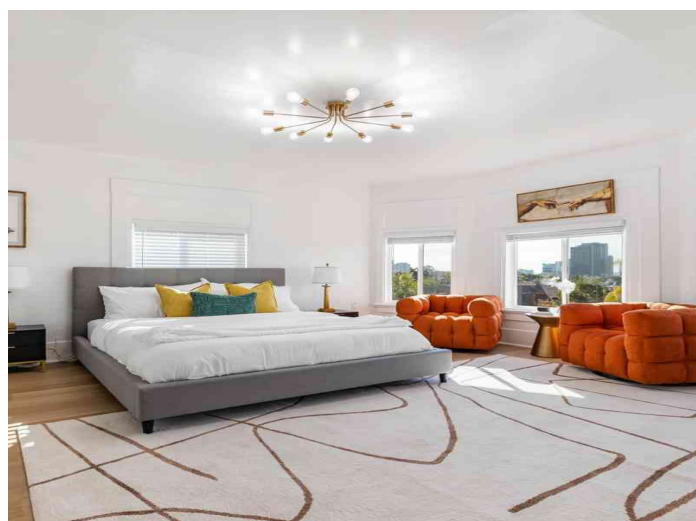
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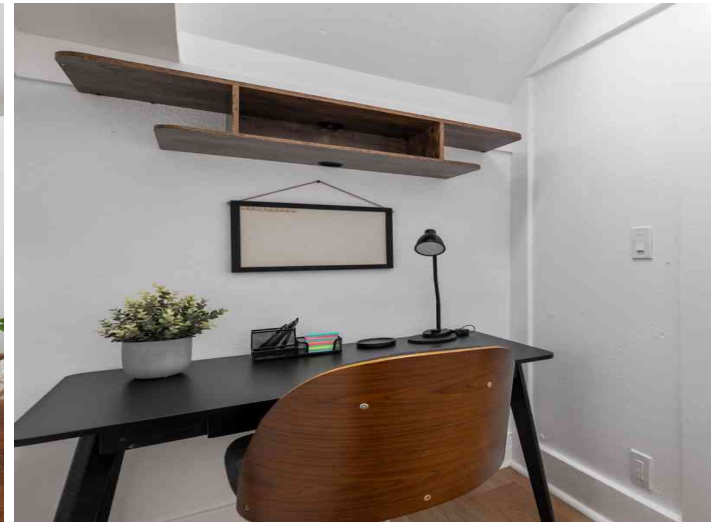
Property Description

Property Images

# 21ST STREET MANOR









02

Executive Summary

Investment Summary

# 21ST STREET MANOR

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## OFFERING SUMMARY

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ADDRESS	1055 21st Street San Diego CA 92102
COUNTY	San Diego
MARKET	Golden Hill
APN	534-266-02-00

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## FINANCIAL SUMMARY

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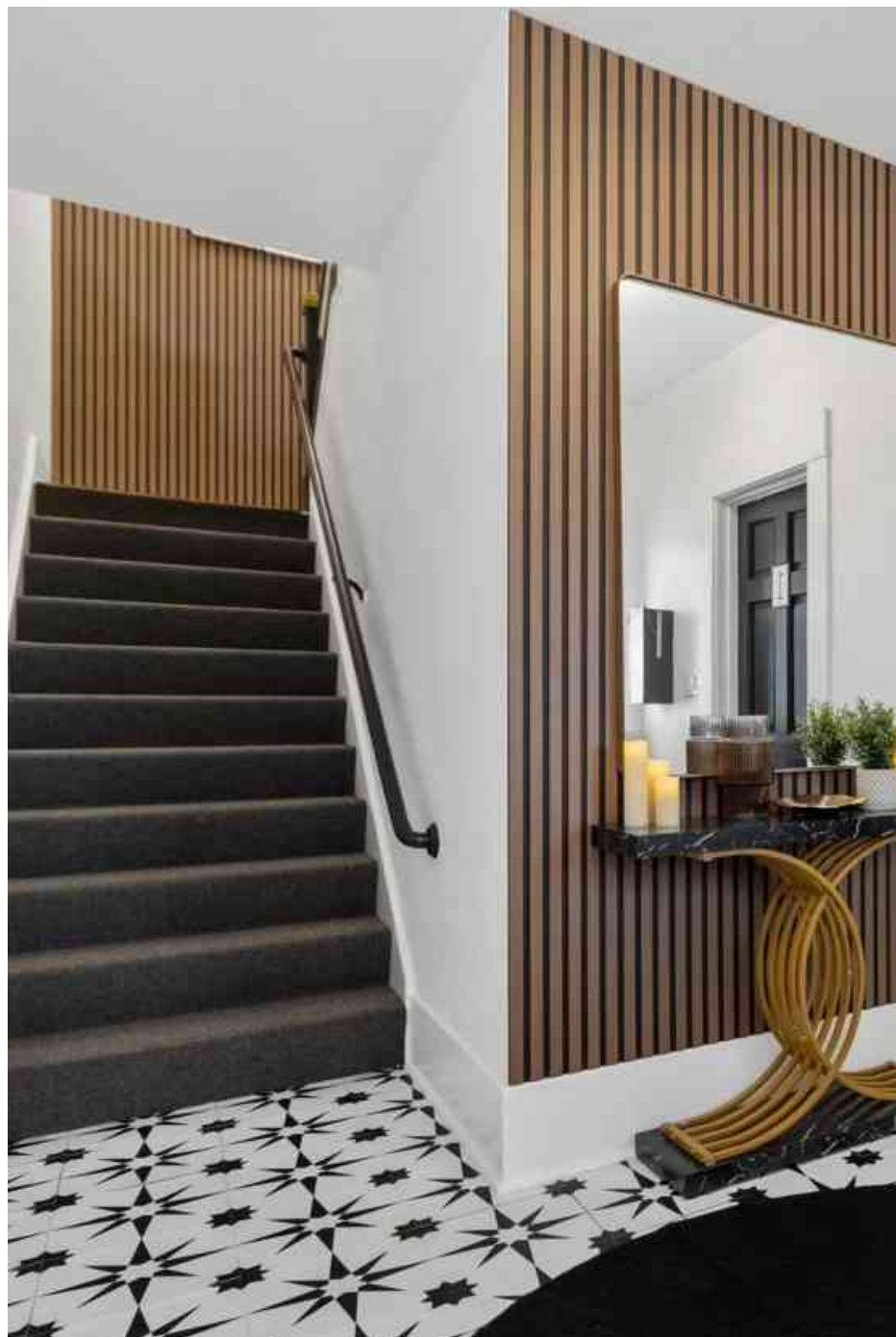
PRICE	\$1,895,000
OCCUPANCY	97.00%
NOI (CURRENT)	\$93,894
NOI (Pro Forma)	\$109,547
CAP RATE (CURRENT)	4.95%
CAP RATE (Pro Forma)	5.39%
GRM (CURRENT)	13.57
GRM (Pro Forma)	12.76

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	48,788	230,489	510,657
2026 Median HH Income	\$79,678	\$90,964	\$87,181
2026 Average HH Income	\$106,597	\$123,233	\$117,503

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- Located in the highly desirable Golden Hill neighborhood of San Diego, 1055 21st Street presents a rare opportunity to acquire a fully renovated, pride-of-ownership 4-unit apartment community in one of San Diego's fastest growing urban neighborhoods. The property consists of four spacious approximately 675 square foot 1-bedroom / 1-bathroom apartments situated on an approximately 7,000 square foot lot with approved plans to construct an additional ADU, offering immediate rental upside without sacrificing existing off-street parking.
- Ideally positioned just minutes from Downtown San Diego, the property offers exceptional accessibility with immediate connectivity to Interstate 5, SR-94, and Interstate 15, while also being located less than 10 minutes from San Diego International Airport. Golden Hill continues to attract strong tenant demand due to its charming residential atmosphere, walkability, proximity to employment centers, and continued neighborhood revitalization.
- Ownership has recently completed an extensive remodel designed to create a long-term, low-maintenance investment for years to come. Capital improvements include new dual-pane windows, interior and exterior paint, low-maintenance landscaping, modern address signage, tankless water heaters, plumbing and electrical upgrades, new doors, exterior lighting, stainless steel appliances, quartz countertops, recessed lighting, modern light fixtures, new flooring, fully renovated bathrooms, and in-unit washer/dryers throughout.
- Additionally, ownership has invested more than \$40,000 into new furniture and décor, allowing all four units to operate as furnished rentals and creating an attractive turnkey investment opportunity for both traditional and furnished rental strategies.
- Each unit includes dedicated off-street parking, a highly desirable amenity in the urban San Diego rental market. The approved ADU plans provide investors with a clear path to increasing cash flow and maximizing long-term value in an ever-gentrifying neighborhood with continued appreciation potential.
- 1055 21st Street represents a unique opportunity to acquire a stabilized, extensively renovated multifamily asset with immediate upside in one of San Diego's most desirable urban communities.



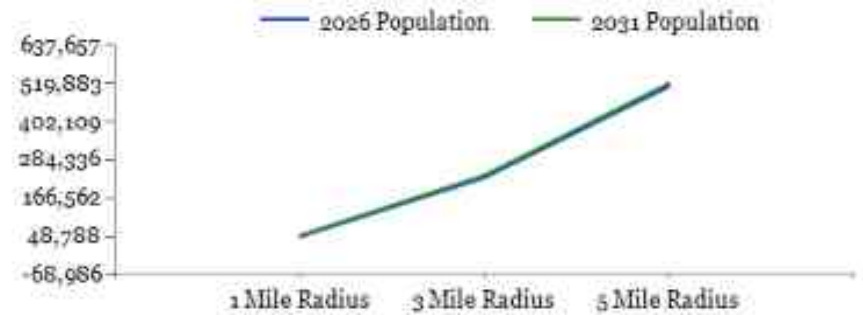
03 Demographics

- General Demographics
- Race Demographics

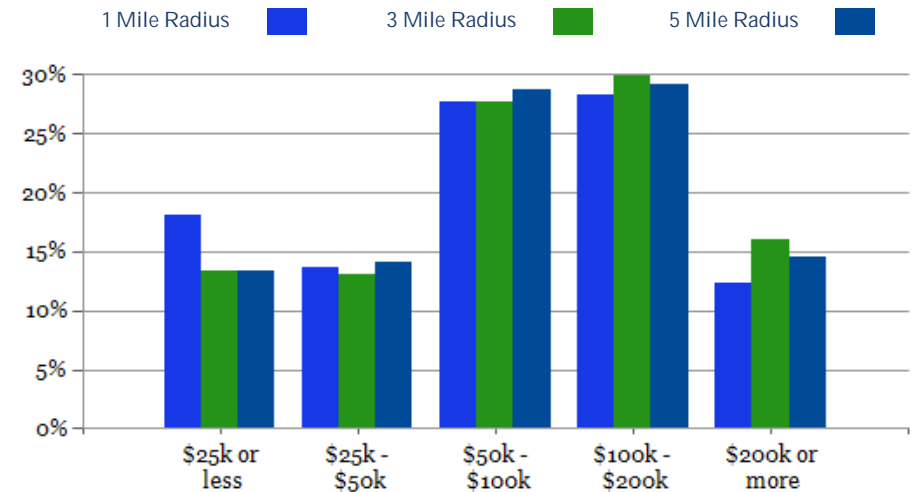
21ST STREET MANOR

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	34,396	209,353	476,979
2010 Population	37,783	218,994	495,713
2026 Population	48,788	230,489	510,657
2031 Population	51,732	237,128	519,883
2026 African American	4,096	16,167	43,475
2026 American Indian	829	3,217	6,978
2026 Asian	3,220	15,717	61,095
2026 Hispanic	19,138	94,240	219,214
2026 Other Race	9,914	51,339	118,368
2026 White	22,883	108,735	199,713
2026 Multiracial	7,667	34,574	78,950
2026-2031: Population: Growth Rate	5.90%	2.85%	1.80%

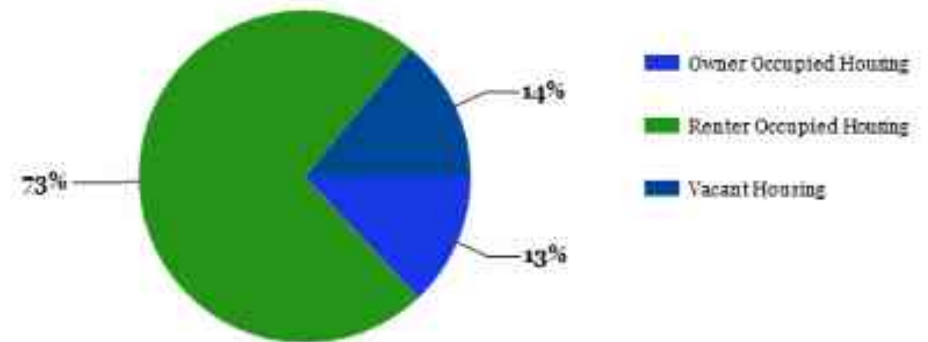
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,184	8,787	16,537
\$15,000-\$24,999	1,353	5,359	11,134
\$25,000-\$34,999	1,454	5,630	11,884
\$35,000-\$49,999	1,977	8,188	17,248
\$50,000-\$74,999	3,903	15,244	30,152
\$75,000-\$99,999	3,071	14,248	29,293
\$100,000-\$149,999	4,546	19,926	38,460
\$150,000-\$199,999	2,564	11,885	21,721
\$200,000 or greater	3,118	17,057	30,173
Median HH Income	\$79,678	\$90,964	\$87,181
Average HH Income	\$106,597	\$123,233	\$117,503



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius

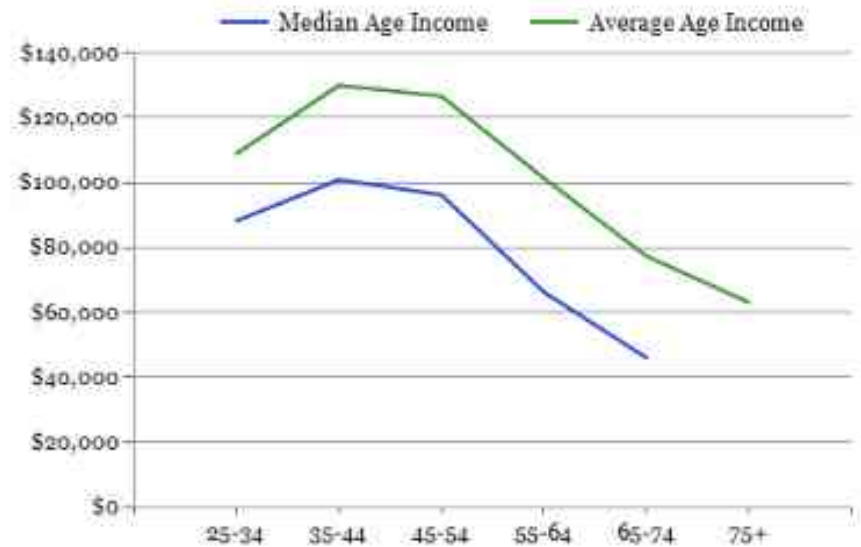
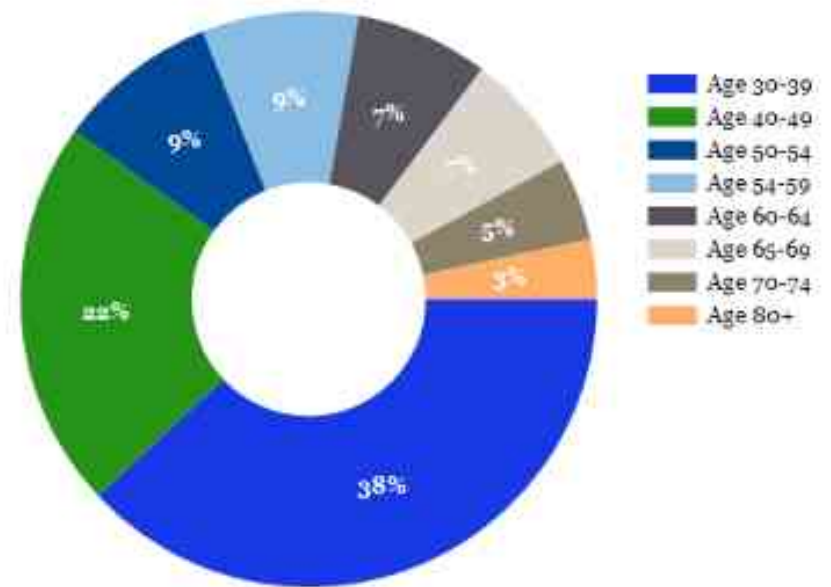


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	6,852	27,578	54,219
2026 Population Age 35-39	5,085	22,000	44,031
2026 Population Age 40-44	4,024	17,812	36,460
2026 Population Age 45-49	2,858	13,677	29,119
2026 Population Age 50-54	2,851	13,091	28,347
2026 Population Age 55-59	2,751	12,617	27,143
2026 Population Age 60-64	2,347	11,623	25,407
2026 Population Age 65-69	2,125	10,468	22,679
2026 Population Age 70-74	1,454	8,504	18,517
2026 Population Age 75-79	1,048	6,436	13,751
2026 Population Age 80-84	598	3,766	7,924
2026 Population Age 85+	405	3,095	7,215
2026 Population Age 18+	43,490	198,758	426,069
2026 Median Age	36	37	36
2031 Median Age	37	38	37

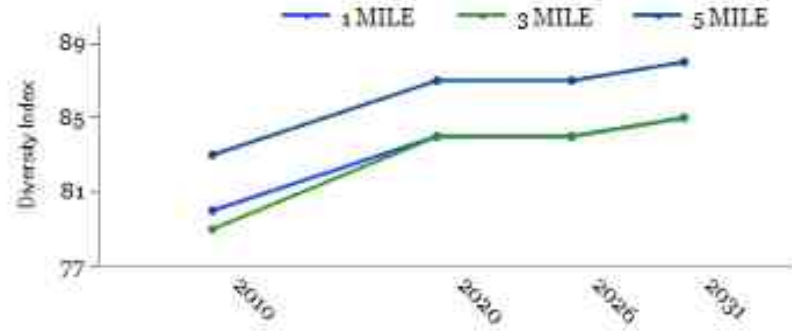
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$88,300	\$93,932	\$90,909
Average Household Income 25-34	\$108,987	\$117,690	\$113,304
Median Household Income 35-44	\$100,955	\$107,992	\$103,167
Average Household Income 35-44	\$130,096	\$142,519	\$135,501
Median Household Income 45-54	\$96,288	\$109,583	\$103,209
Average Household Income 45-54	\$126,713	\$145,860	\$137,421
Median Household Income 55-64	\$66,290	\$98,993	\$91,964
Average Household Income 55-64	\$101,397	\$135,264	\$126,830
Median Household Income 65-74	\$46,034	\$72,291	\$70,610
Average Household Income 65-74	\$77,396	\$108,750	\$104,303
Average Household Income 75+	\$63,104	\$82,604	\$81,592

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	85	85	88
Diversity Index (current year)	84	84	87
Diversity Index (2020)	84	84	87
Diversity Index (2010)	80	79	83

POPULATION DIVERSITY



POPULATION BY RACE

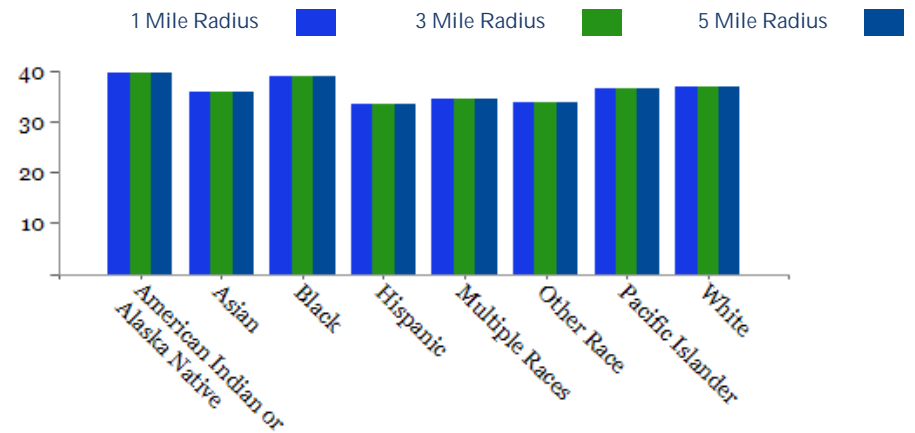


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	6%	5%	6%
American Indian	1%	1%	1%
Asian	5%	5%	8%
Hispanic	28%	29%	30%
Multiracial	11%	11%	11%
Other Race	15%	16%	16%
White	34%	34%	27%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	40	38	36
Median Asian Age	36	38	39
Median Black Age	39	37	35
Median Hispanic Age	34	33	32
Median Multiple Races Age	35	34	33
Median Other Race Age	34	33	32
Median Pacific Islander Age	37	34	34
Median White Age	37	39	38

2026 MEDIAN AGE BY RACE



# 21st Street Manor

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to The Browar Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. The Browar Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, The Browar Group has not verified, and will not verify, any of the information contained herein, nor has The Browar Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*

**Josh Browar**

The Browar Group  
President / Principal  
(858) 414-4398

[josh@thebrowargroup.com](mailto:josh@thebrowargroup.com)  
01824454

