

FOR SALE: MULTI-FAMILY INVESTMENT OPPORTUNITY

4-UNIT VALUE-ADD MULTI-FAMILY APARTMENT | 2,556 SF | \$960,000

**PRICE
REDUCED!**

5141 - 5147 DAILEY COURT, LA MESA, CA 91942

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Great value-add 4 Unit Multi-Family conveniently located in La Mesa, only a short drive to downtown, San Diego.

PROPERTY HIGHLIGHTS

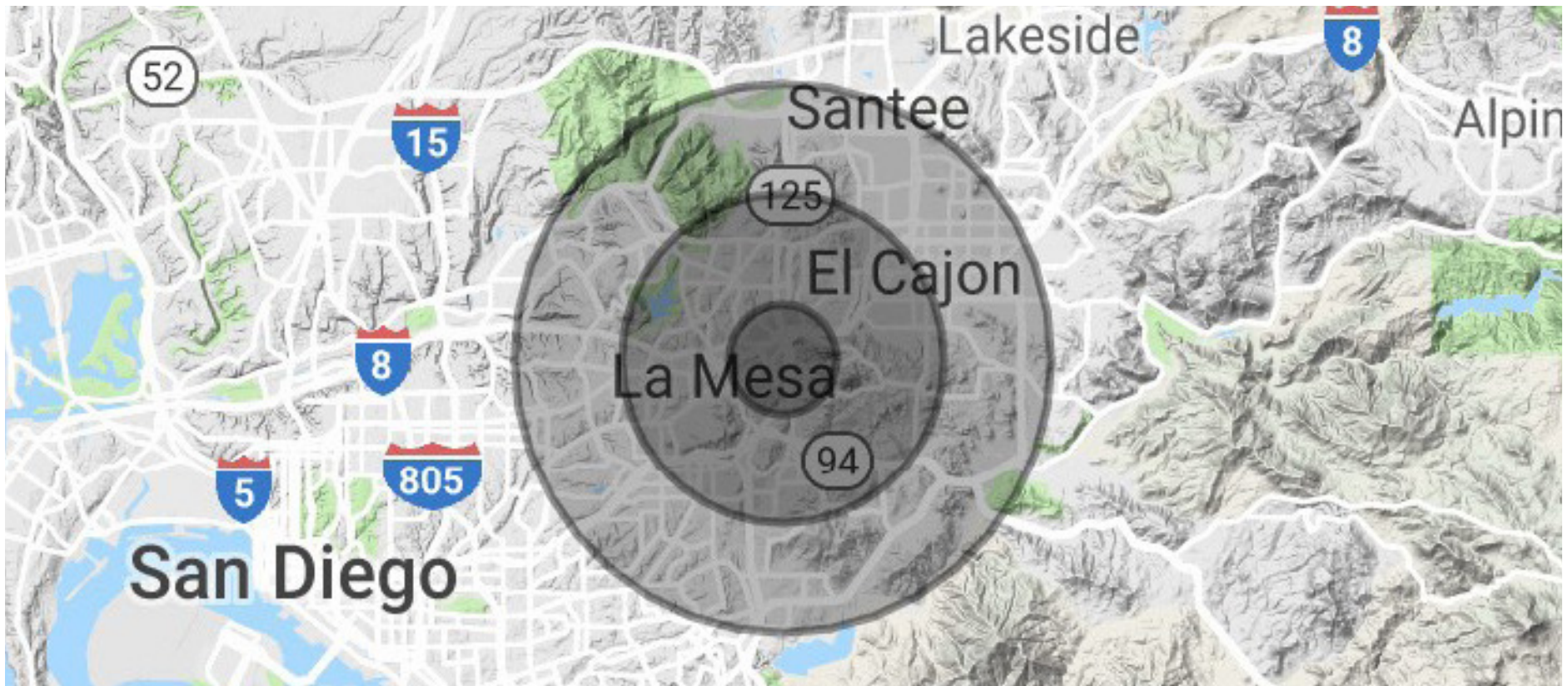
- Well Cared for Property
- Current Rents are Well Under Market Value
- Three of the Four Units are Month-to-Month
- Newer Roof's on Both Buildings
- Each Unit Pays Their Own Gas and Electric
- Three of the Units Have Been Renovated, Including New Plumbing and Windows
- Garages for Each Unit
- Nicely Landscaped and on Drip Irrigation
- Walk-able to Shopping Stores
- On a Quieter Dead-End Street

OFFERING SUMMARY

Sale Price:	\$960,000
Number of Units:	4
Price/SF:	\$375.59
Lot Size:	7,945 SF
Building Size:	2,556 SF
Year Built:	1954
Renovated:	2018
Market:	La Mesa

RENT ROLL

UNIT #	UNIT TYPE	LEASE START	CURRENT RENT
5141	2Bed/1Bath	Current	\$1,280
5143	2Bed/1Bath	Current	\$1,595
5145	1Bed/1Bath	Current	\$1,275
5147	1Bed/1Bath	Current	\$1,200
TOTAL			\$5,350



PROPERTY PHOTOS



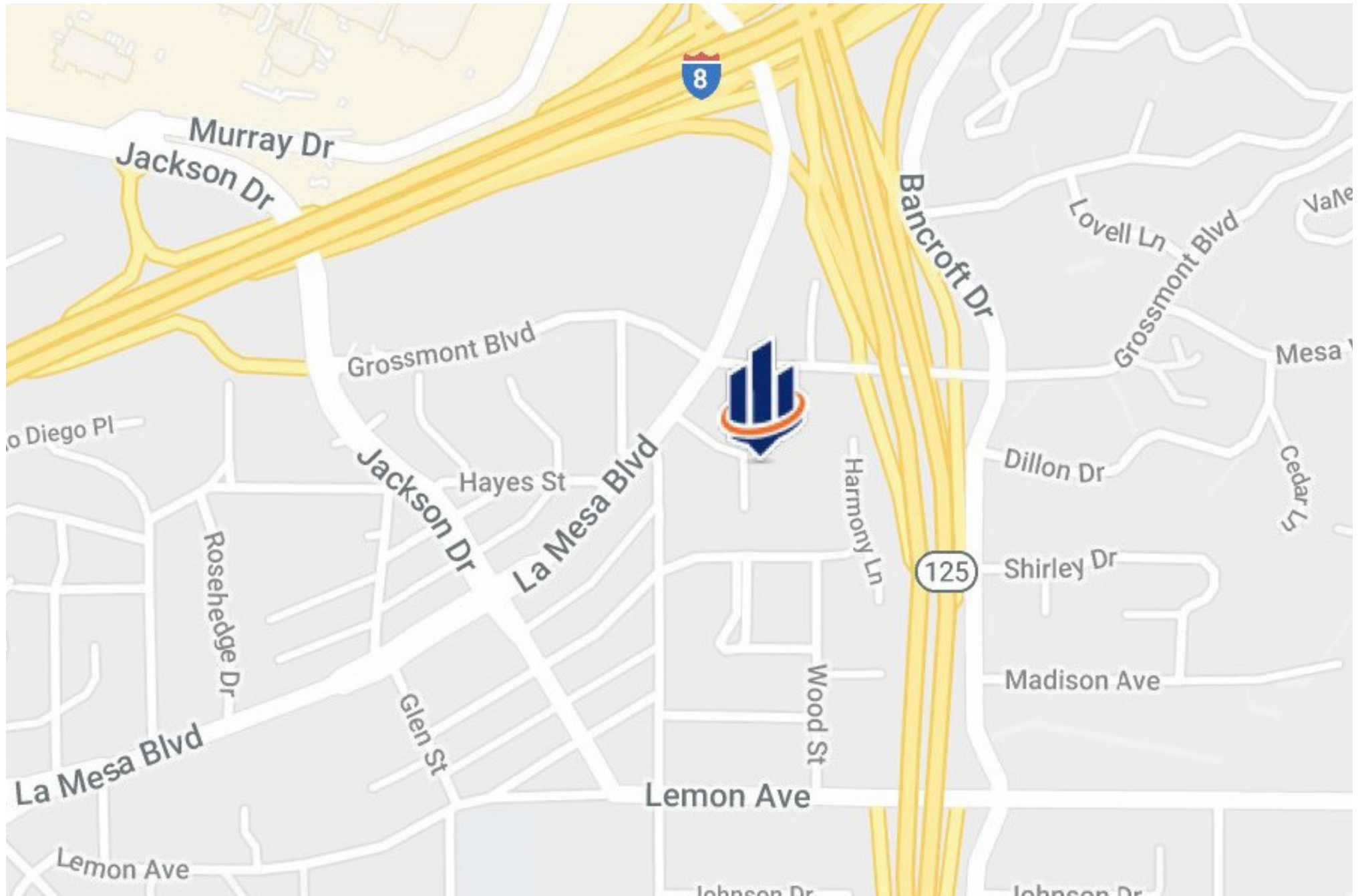
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PROPERTY PHOTOS



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MAP



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MAP



DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile
Population					
2024 Projection	14,403		171,836		441,981
2019 Estimate	13,795		166,050		429,814
2010 Census	11,978		152,753		411,043
Growth 2019 - 2024	4.41%		3.48%		2.83%
Growth 2010 - 2019	15.17%		8.70%		4.57%
2019 Population by Hispanic Origin	2,971		45,266		130,304
2019 Population	13,795		166,050		429,814
White	11,325	82.09%	128,766	77.55%	322,581
Black	856	6.21%	14,442	8.70%	40,767
Am. Indian & Alaskan	124	0.90%	1,962	1.18%	5,295
Asian	742	5.38%	10,479	6.31%	34,336
Hawaiian & Pacific Island	71	0.51%	1,297	0.78%	3,255
Other	676	4.90%	9,104	5.48%	23,580
U.S. Armed Forces	204		1,521		3,859
Households					
2024 Projection	5,863		66,032		159,165
2019 Estimate	5,633		63,870		154,901
2010 Census	4,994		59,023		148,633
Growth 2019 - 2024	4.08%		3.39%		2.75%
Growth 2010 - 2019	12.80%		8.21%		4.22%
Owner Occupied	2,365	41.98%	31,439	49.22%	78,957
Renter Occupied	3,268	58.02%	32,431	50.78%	75,943
2019 Households by HH Income	5,634		63,871		154,900
Income: <\$25,000	859	15.25%	11,238	17.59%	29,105
Income: \$25,000 - \$50,000	1,188	21.09%	13,359	20.92%	33,439
Income: \$50,000 - \$75,000	1,089	19.33%	12,300	19.26%	28,520
Income: \$75,000 - \$100,000	875	15.53%	8,949	14.01%	21,574
Income: \$100,000 - \$125,000	466	8.27%	6,572	10.29%	15,375
Income: \$125,000 - \$150,000	469	8.32%	4,252	6.66%	9,577
Income: \$150,000 - \$200,000	252	4.47%	3,781	5.92%	9,479
Income: \$200,000+	436	7.74%	3,420	5.35%	7,831
2019 Avg Household Income	\$88,436		\$82,399		\$80,532
2019 Med Household Income	\$67,103		\$64,553		\$62,604

