

5752-58 RILEY STREET

SAN DIEGO, CA 92110 | MORENA | 8 UNITS



Marcus & Millichap

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01 | Executive Summary

INVESTMENT OVERVIEW

Prime Morena 8-Unit Value-Add Opportunity

Marcus & Millichap is pleased to present the exclusive listing for 5752-58 Riley Street, an 8-unit value-add investment opportunity located in the highly desirable Morena submarket of San Diego, California. Originally constructed in 1958, the property offers classic architectural character featuring a pitched roof, low-maintenance common areas, and updated dual-pane vinyl windows installed throughout the building.

The 4,574-square-foot property is situated on a 4,976 SF lot and consists of a diverse unit mix featuring (2) studios, (4) 1-bedroom / 1-bathroom units, and (2) 2-bedroom / 1-bathroom units. This specific unit mix caters perfectly to a broad urban tenant base, providing highly efficient layouts, including 1-bedroom floor plans that offer 76 more square feet of living space than nearby new construction, remaining consistently attractive to renters in the submarket. Current ownership has kept up on maintenance and completed a variety of capital improvements including LVP flooring, dual-pane vinyl windows in all units and passed SB721 inspection. Tenants amenities include on-site laundry, (5) off-street parking spaces and partial views of Mission Bay/Point Loma in select units.

VALUE-ADD POTENTIAL

The property offers investors the ability to capitalize on San Diego's constrained housing supply and favorable long-term fundamentals through strategic unit renovations, operational efficiencies, and continued rental growth. Through these upgrades, there is a clear path to increase the NOI by 46.9% and bring rents to current market levels. The unit mix and location is well suited for a broad tenant base including young professionals, students, military personnel, and long term residents seeking convenient access to major freeways, retail amenities and coastal recreation.

LOCATION OVERVIEW

The Morena neighborhood continues to experience strong investor interest due to its central location and accessibility to the region's top lifestyle and employment destinations. Positioned minutes from Mission Bay and Pacific Beach, the area attracts a diverse renter demographic seeking affordability relative to nearby coastal communities without sacrificing convenience. Residents benefit from proximity to shopping, dining, entertainment, public transportation, and outdoor recreation, making 5752 Riley Street a compelling long-term investment opportunity in one of Southern California's most resilient apartment markets.

Property Description

Property Address	5752-58 Riley Street, San Diego, CA 92110
APN Number	436-581-13-00
Number of Units	8
Number of Buildings	1
Number of Stories	2
Year Built	1958
Parking	(5) Spaces
Building Area	4,574 SF
Lot Size	0.11 Acres / 4,976 SF



PROPERTY HIGHLIGHTS



Well Balanced Unit Mix Consisting of 2-Bedrooms, 1-Bedrooms and Studios



Rarely Traded Morena Submarket - Across the Street from University of San Diego



Value-Add Opportunity with 22% Renovation Upside



Prime Central Location - Minutes to Mission Bay, Old Town, USD, Downtown San Diego and More



Passed SB721 Inspection



All Dual-Pane Vinyl Windows



Low Maintenance Common Areas and Pitched Roof



Well Maintained Interiors

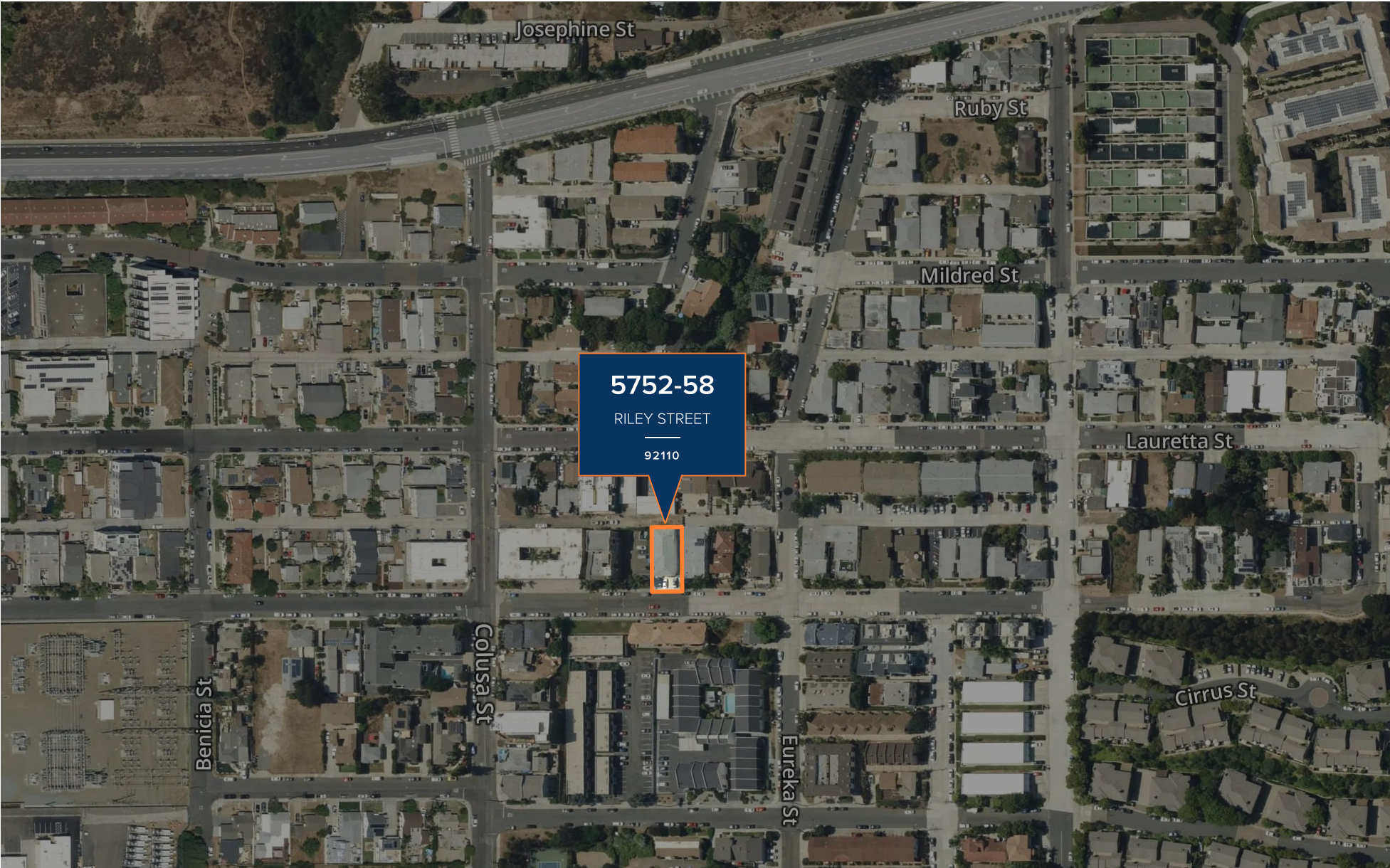


On-Site Laundry Room

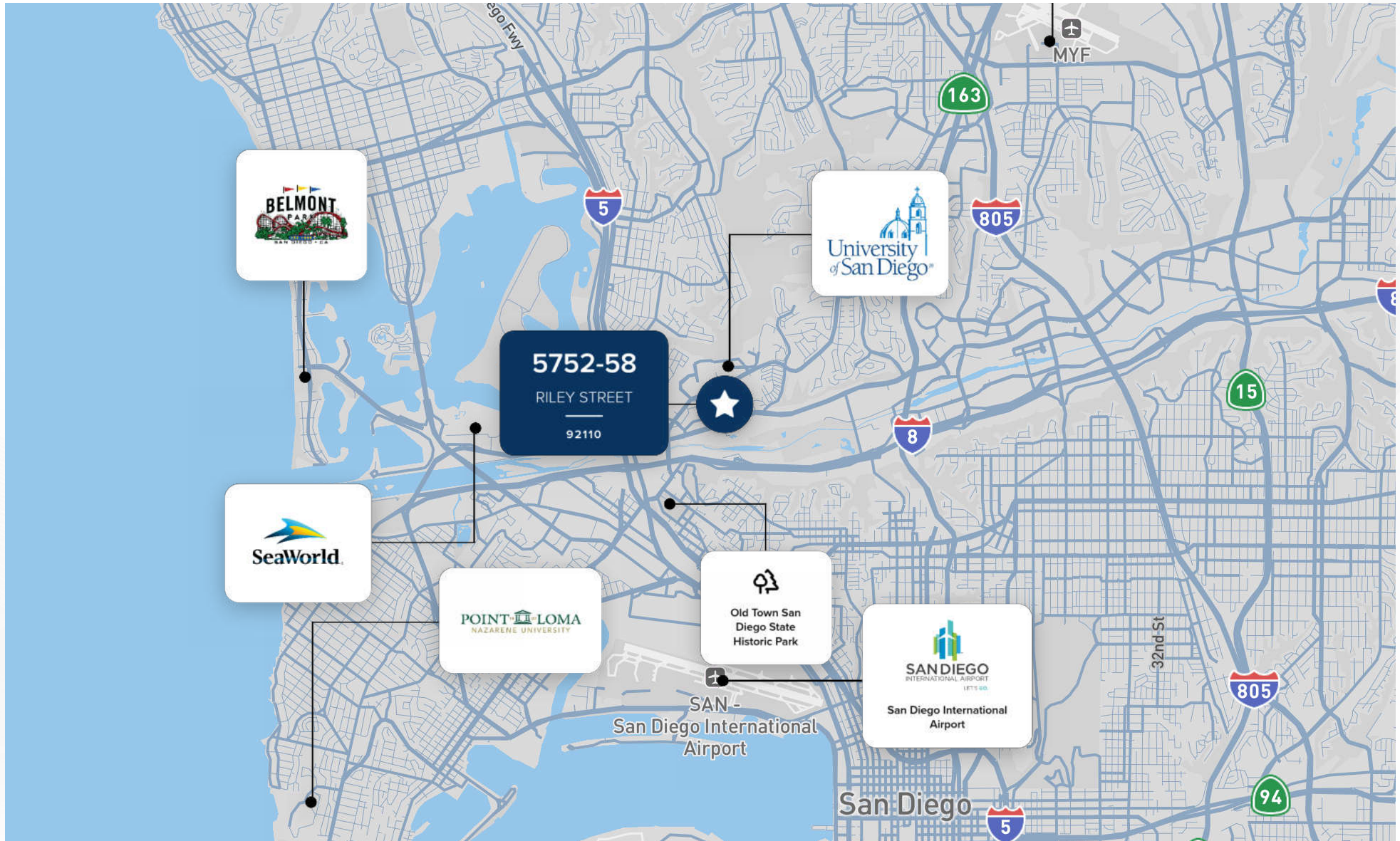


Benefits from \$2B Mid-Coast Trolley Expansion

SITE MAP



AERIAL MAP





02 | Property Photos

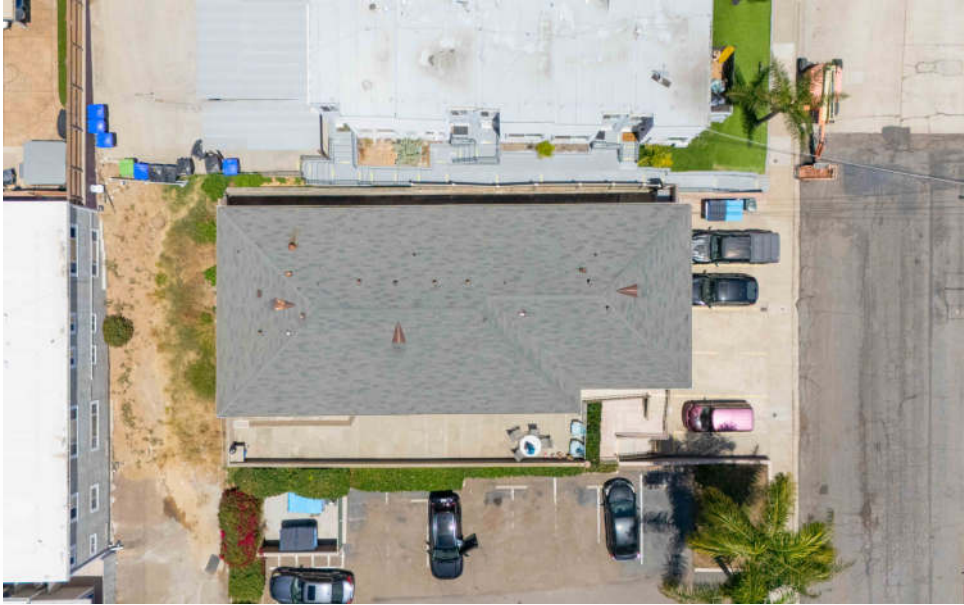
EXTERIOR PHOTOS



EXTERIOR PHOTOS



AERIAL PHOTOS



INTERIOR PHOTOS





04 | Financial Analysis

RENT ROLL DETAIL

UNIT	UNIT TYPE	Square Feet	CURRENT		POTENTIAL	
			Rent / Month	Rent / SF / Month	Rent / Month	Rent / SF / Month
5752	2-Bdrm/1-Bath	740	\$2,048	\$2.77	\$2,850	\$3.85
5752.5	1-Bdrm/1-Bath	551	\$1,925	\$3.49	\$2,395	\$4.35
5754	1-Bdrm/1-Bath	551	\$1,895	\$3.44	\$2,395	\$4.35
5754.5	Studio	364	\$1,750	\$4.81	\$1,950	\$5.36
5756	2-Bdrm/1-Bath	740	\$2,101	\$2.84	\$2,850	\$3.85
5756.5	1-Bdrm/1-Bath	551	\$1,695	\$3.08	\$2,395	\$4.35
5758	1-Bdrm/1-Bath	551	\$1,785	\$3.24	\$2,395	\$4.35
5758.5	Studio	445	\$1,775	\$3.99	\$2,100	\$4.72
Total		Square Feet: 4,574	\$14,974	\$3.27	\$19,330	\$4.23



FINANCIAL ANALYSIS: PRICING DETAIL

SUMMARY

Price	\$2,750,000	
Down Payment	\$1,375,000	50%
Number of Units	8	
Price Per Unit	\$343,750	
Price Per SqFt	\$601.22	
Gross SqFt	4,574	
Lot Size	0.11 Acres	
Approx. Year Built	1958	

RETURNS	Current	Proforma
CAP Rate	3.69%	5.43%
GRM	15.30	11.86
Cash-on-Cash	0.19%	3.66%
Debt Coverage Ratio	1.03	1.51

FINANCING	1st Loan
Loan Amount	\$1,375,000
Loan Type	New
Interest Rate	6.00%
Amortization	30 Years
Year Due	2033

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

UNIT TYPE

# OF UNITS	UNIT TYPE	SGFT/UNIT	CURRENT RENTS	RENO. RENTS
2	Studio	405	\$1,763	\$2,025
4	1-Bdrm/1-Bath	551	\$1,825	\$2,395
2	2-Bdrm/1-Bath	740	\$2,074	\$2,850

INCOME

		Current		Proforma
Gross Scheduled Rent		\$179,682		\$231,960
Less: Vacancy/Deductions	4.0%	\$7,187	4.0%	\$9,278
Total Effective Rental Income		\$172,495		\$222,682
Other Income		\$1,600		\$1,600
Effective Gross Income		\$174,095		\$224,282
Less: Expenses	41.6%	\$72,494	33.4%	\$75,003
Net Operating Income		\$101,601		\$149,279
Cash Flow		\$101,601		\$149,279
Debt Service		\$98,926		\$98,926
Net Cash Flow After Debt Service	0.19%	\$2,675	3.66%	\$50,353
Principal Reduction		\$16,885		\$17,927
TOTAL RETURN	1.42%	\$19,560	4.97%	\$68,279

EXPENSES	Current	Proforma
Real Estate Taxes	\$34,375	\$34,375
Insurance	\$8,000	\$8,000
Utilities	\$7,564	\$7,564
Trash Removal	\$3,396	\$3,396
Repairs & Maintenance	\$6,000	\$6,000
Contracted Services	\$3,654	\$3,654
General & Administrative	\$800	\$800
Management Fee	\$8,705	\$11,214
TOTAL EXPENSES	\$72,494	\$75,003
Expenses/Unit	\$9,062	\$9,375
Expenses/SF	\$15.85	\$16.40

OPERATING STATEMENT

INCOME	CURRENT		PROFORMA		NOTES	PER UNIT	PER SF
Gross Current Rent	\$179,682		\$231,960			\$28,995	\$50.71
Physical Vacancy	(7,187)	4.0%	(9,278)	4.0%	[1]	(1,160)	(2.03)
TOTAL VACANCY	(\$7,187)	4.0%	(\$9,278)	4.0%		(\$1,160)	(\$2)
Effective Rental Income	\$172,495		\$222,682			\$27,835	\$48.68
All Other Income	\$1,600		\$1,600		[2]		\$0.35
TOTAL OTHER INCOME	\$1,600		\$1,600			\$200	\$0.35
EFFECTIVE GROSS INCOME	\$174,095		\$224,282			\$28,035	\$49.03
EXPENSES	Current		Proforma		NOTES	PER UNIT	PER SF
Real Estate Taxes	\$34,375		\$34,375		[3]	4,297	7.52
Insurance	\$8,000		\$8,000		[4]	1,000	1.75
Utilities	\$7,564		\$7,564		[5]	946	1.65
Trash Removal	\$3,396		\$3,396		[6]	425	0.74
Repairs & Maintenance	\$6,000		\$6,000		[7]	750	1.31
Contracted Services	\$3,654		\$3,654		[8]	457	0.80
General & Administrative	\$800		\$800		[9]	100	0.17
Management Fee	\$8,705	5.0%	\$11,214	5.0%	[10]	1,402	2.45
TOTAL EXPENSES	\$72,494		\$75,003			\$9,375	\$16.40
EXPENSES AS % OF EGI	41.6%		33.4%				
NET OPERATING INCOME	\$101,601		\$149,279			\$18,660	\$32.64

OPERATING STATEMENT NOTES

NOTES TO OPERATING STATEMENT

- [1] Vacancy Rate based on San Diego County average of 4%.
- [2] Other Income based on owner provided financials for 2025 for laundry and parking.
- [3] Property Taxes based on ad valorem rate of 1.25% of new purchase price.
- [4] Insurance based on current market premiums for age of property \$1000/unit per year.
- [5] Utilities based on owner provided financials for 2025.
- [6] Trash Removal based on owner provided financials for 2025 of \$283/month.
- [7] Repairs & Maintenance based on market standard of \$750/unit per year.
- [8] Contracted Services based on owner provided financials for 2025 (landscaping, pest control, common area cleaning service).
- [9] General & Administrative Expense based on market standard of \$100/unit per year.
- [10] Management Fee based on market standard of 5% of Effective Gross Income (EGI).



05 | Sales Comparables

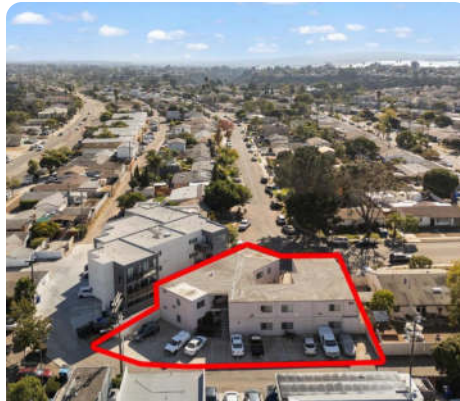
SALES COMPARABLES



5752-58 Riley Street
San Diego, CA 92110

Sale Price	\$2,750,000
Close of Escrow	
# of Units	8
Year Built/Renovated	1958
Price / Unit	\$343,750
Cap Rate	3.69%
SQ FT	4,578 SF
Lot Size	0.11 acres

Units	SQFT	Unit Type
2	740	2-Bdrm/1-Bath
4	551	1-Bdrm/1-Bath
2	405	Studio



3736 Jemez Drive
San Diego, CA 92117

Sale Price	\$3,150,000
Close of Escrow	02/11/2025
# of Units	12
Year Built/Renovated	1973
Price / Unit	\$262,500
Cap Rate	2.41%
SQ FT	7,430 SF
Lot Size	0.24 acres

Units	SQFT	Unit Type
10	600	1-Bdrm/1-Bath
2	450	Studio



5844 Riley Street
San Diego, CA 92110

Sale Price	\$3,450,000
Close of Escrow	08/07/2025
# of Units	10
Year Built/Renovated	1973
Price / Unit	\$345,000
Cap Rate	4.90%
SQ FT	6,800 SF
Lot Size	0.23 acres

Units	SQFT	Unit Type
6	594	1-Bdrm/1-Bath
4	800	2-Bdrm/1-Bath



The Palms Apartments
547 Laureta St, San Diego, CA 92110

Sale Price	\$3,700,000
Close of Escrow	12/05/2025
# of Units	12
Year Built/Renovated	1962
Price / Unit	\$308,333
Cap Rate	5.15%
SQ FT	6,550 SF
Lot Size	0.23 acres

Units	SQFT	Unit Type
2	400	Studio
10	575	1-Bdrm/1-Bath

SALES COMPARABLES



6736-6740 Kelly Street
San Diego, CA 92111

Sale Price	\$1,925,000
Close of Escrow	04/24/2026
# of Units	6
Year Built/Renovated	1970
Price / Unit	\$320,833
Cap Rate	4.27%
SQ FT	4,820 SF
Lot Size	0.21 acres

Units	SQFT	Unit Type
4	700	2-Bdrm/1-Bath
3	500	1-Bdrm/1-Bath



1315 Morena Boulevard
San Diego, CA 92110

Sale Price	\$3,394,000
Close of Escrow	On Market
# of Units	12
Year Built/Renovated	1950
Price / Unit	\$282,833
Cap Rate	5.00%
SQ FT	4,101 SF
Lot Size	0.15 acres

Units	SQFT	Unit Type
8	350	1-Bdrm/1-Bath
3	225	Studio
1	650	2-Bdrm/2-Bath



2240 W Dunlop Street
San Diego, CA 92111

Sale Price	\$1,695,000
Close of Escrow	On Market
# of Units	6
Year Built/Renovated	1973
Price / Unit	\$282,500
Cap Rate	4.50%
SQ FT	3,561 SF
Lot Size	0.17 acres

Units	SQFT	Unit Type
6	600	1-Bdrm/1-Bath



3736 Jemez Drive

Sale Price	Price Per Unit
\$3,150,000	\$262,500
Cap Rate	Year Built
2.41%	1973



2240 W Dunlop Street

Sale Price	Price Per Unit
\$1,695,000	\$282,500
Cap Rate	Year Built
4.84%	1973



5844 Riley Street

Sale Price	Price Per Unit
\$3,450,000	\$345,000
Cap Rate	Year Built
4.90%	1973



6736-6740 Kelly Street

Sale Price	Price Per Unit
\$1,925,000	\$320,833
Cap Rate	Year Built
4.27%	1970



5752-58 Riley Street

Sale Price	Price Per Unit
\$2,750,000	\$343,750
Cap Rate	Year Built
3.69%	1958



1315 Morena Boulevard

Sale Price	Price Per Unit
\$3,394,000	\$282,833
Cap Rate	Year Built
5.00%	1950



The Palms Apartments

Sale Price	Price Per Unit
\$3,700,000	\$308,333
Cap Rate	Year Built
5.15%	1962



SALES COMPARABLES SUMMARY

Address	Sale Price	Close of Escrow	Number of Units	Year Built / Renovated	Price / Unit	Cap Rate	SQ FT	Lot Size	Unit Mix
5752-58 Riley St, San Diego, CA 92110	\$2,750,000	-	8	1958	\$343,750	3.69%	4,578 SF	0.11 acres	(2) Studio, (4) 1-Bdrm/1-Bath , (2) 2-Bdrm/1-Bath
3736 Jemez Dr, San Diego, CA 92117	\$3,150,000	02/11/2025	12	1973	\$262,500	2.41%	7,430 SF	0.24 acres	(10) 1-Bdrm/1-Bath, (2) Studio
5844 Riley St, San Diego, CA 92110	\$3,450,000	08/07/2025	10	1973	\$345,000	4.90%	6,800 SF	0.23 acres	(6) 1-Bdrm/1-Bath, (4) 2-Bdrm/1-Bath
5747 Laurretta St, San Diego, CA 92110	\$3,700,000	12/05/2025	12	1962	\$308,333	5.15%	6,550 SF	0.23 acres	(2) Studio, (10) 1-Bdrm/1-Bath
6736 Kelly St, San Diego, CA 92111	\$1,925,000	04/24/2026	6	1970	\$320,833	4.27%	4,820 SF	0.21 acres	(4) 2-Bdrm/1-Bath , (3) 1-Bdrm/1-Bath
1315 Morena Blvd, San Diego, CA 92110	\$3,394,000	On Market	12	1950	\$282,833	5.00%	4,101 SF	0.15 acres	(3) Studio, (8) 1-Bdrm/1-Bath, (1) 2-Bdrm/2-Bath
2240 W Dunlop St, San Diego, CA 92111	\$1,695,000	On Market	6	1973	\$282,500	4.84%	3,561 SF	0.17 acres	(6) 1-Bdrm/1-Bath
	\$2,902,333	-	-	1965	\$306,535	4.32%	5,544 SF	0.2 AC	

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