

870 GARNET AVE

SAN DIEGO, CALIFORNIA 92109

THE ORIGINAL *Prince St.* PIZZA EST. 2012

BACKYARD
KITCHEN & TAP
Proper Beach, Calif.

MAVERICKS
BEACH CLUB

SUBJECT
PROPERTY

29 UNITS ON
GARNET AVE WITH
STAMPED PLANS

ADJACENT TO
MAVERICKS BEACH
CLUB



3D RENDERING

3.8% CAP COVERED LAND PLAY | A+ LOCATION DELIVERED FULLY PERMITTED

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CAST
CAPITAL PARTNERS

INVESTMENT HIGHLIGHTS

Approved 29-Unit Multi-Family Development 9,353 SF lot with structure approved by the Development Services Department

Desirable Corner Lot with Parking Income Situated on the highly visible corner of Garnet Ave and Bayard Ave, the plans include surface and covered parking totaling 27 stalls

Premier Location and Accessibility Located in the heart of Pacific Beach, just two blocks from Crystal Pier and surrounded by a variety of amenities including dining, shopping, hospitality, and entertainment



EXECUTION READY | FULLY ENTITLED

LAND SF	9,353 SF
BUILDING SF	480 SF
PROFORMA PARKING CAP RATE	3.8%
PROFORMA PARKING INCOME	\$193,833
PURCHASE PRICE	\$5,200,000



FINANCIAL OVERVIEW COVERED LAND PLAY

MONTH	ESTIMATED CLIENT NET REVENUE	ESTIMATED REV PER SPACE
JANUARY	\$10,017	\$371
FEBRUARY	\$9,990	\$370
MARCH	\$11,664	\$432
APRIL	\$13,743	\$509
MAY	\$23,760	\$880
JUNE	\$23,760	\$880
JULY	\$23,760	\$880
AUGUST	\$23,760	\$880
SEPTEMBER	\$20,898	\$774
OCTOBER	\$11,421	\$423
NOVEMBER	\$9,990	\$370
DECEMBER	\$11,070	\$410
YEAR	\$193,833	\$598

FEASIBILITY

3 LEVELS TYPE V OVER SUB BASEMENT

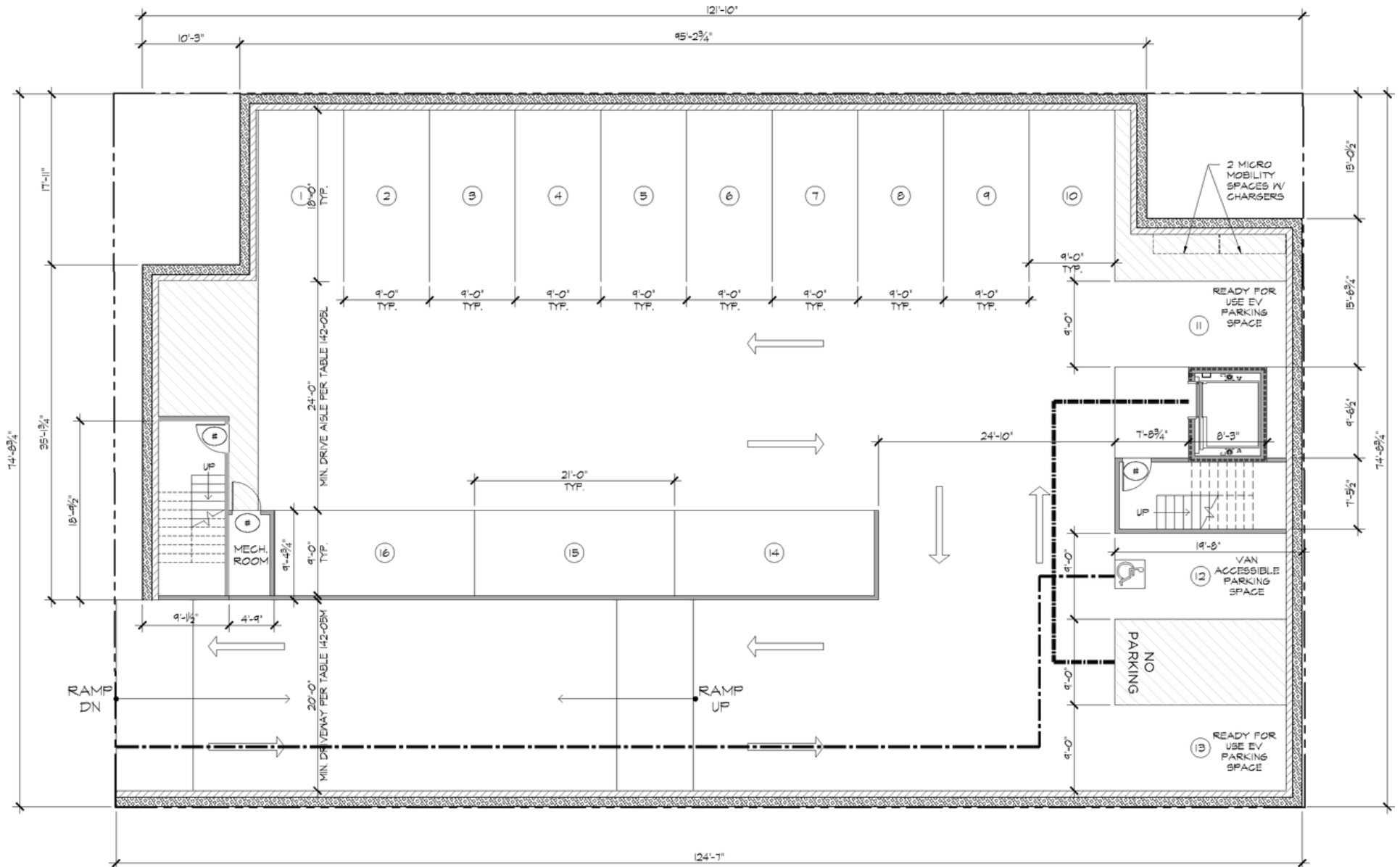
TYPE OF UNIT	NUMBER OF UNITS	NRSF	ASF
STUDIO	5	2,335	2,569
1BD/1BA	10	4,847	5,332
1BD/1BA/DEN	12	7,930	8,723
2BD/2BA	2	1,966	2,163
TOTAL	29	17,078	18,786

TYPE	SIZE
Average Unit Size	589 SF
Circulation	2,613 SF
Common & Utility	4,136 SF
Balcony	980 SF
Basement/Parking	8,767 SF
ASF	35,282 SF



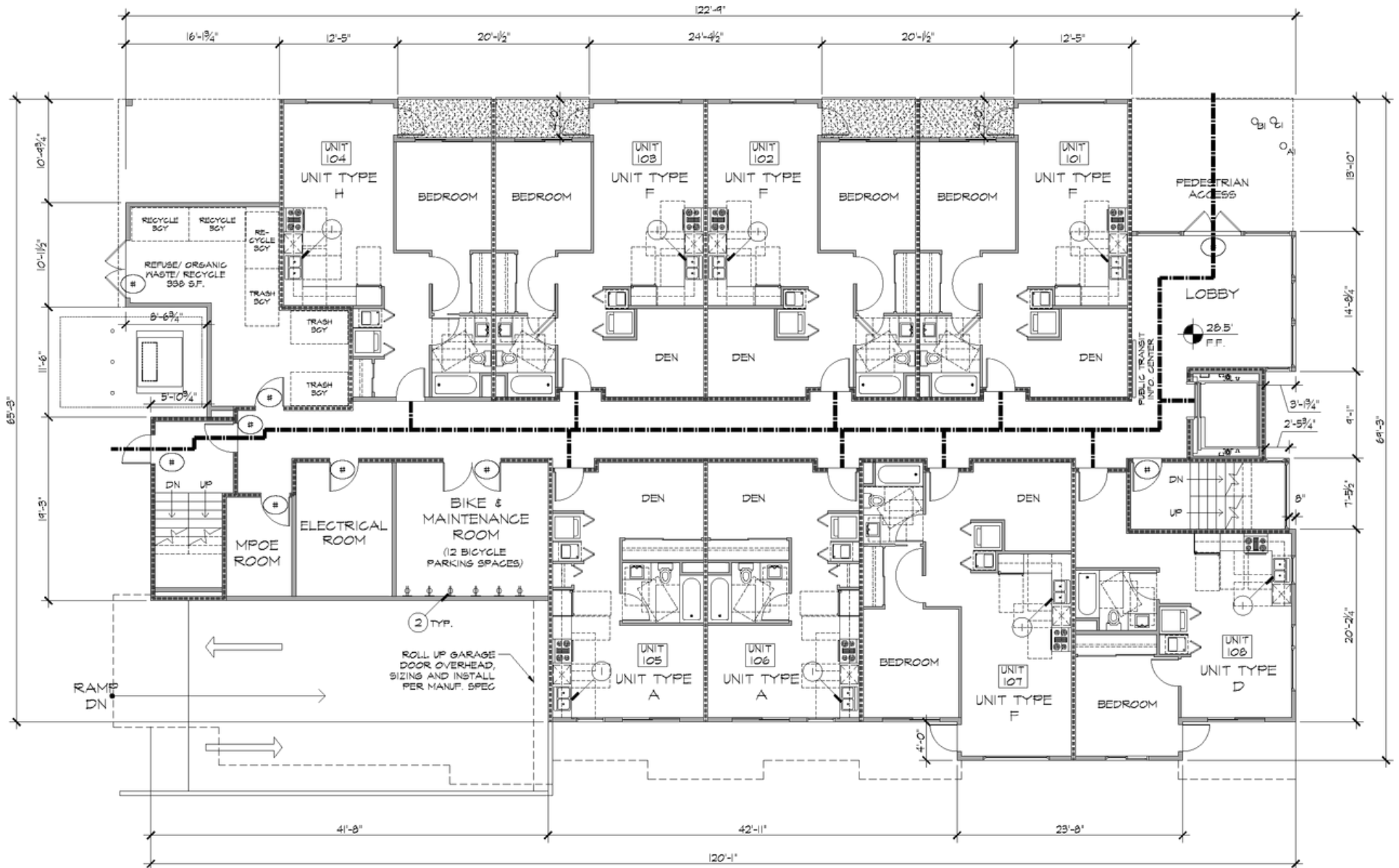
FLOOR PLANS

PROPOSED BASEMENT/PARKING PLAN



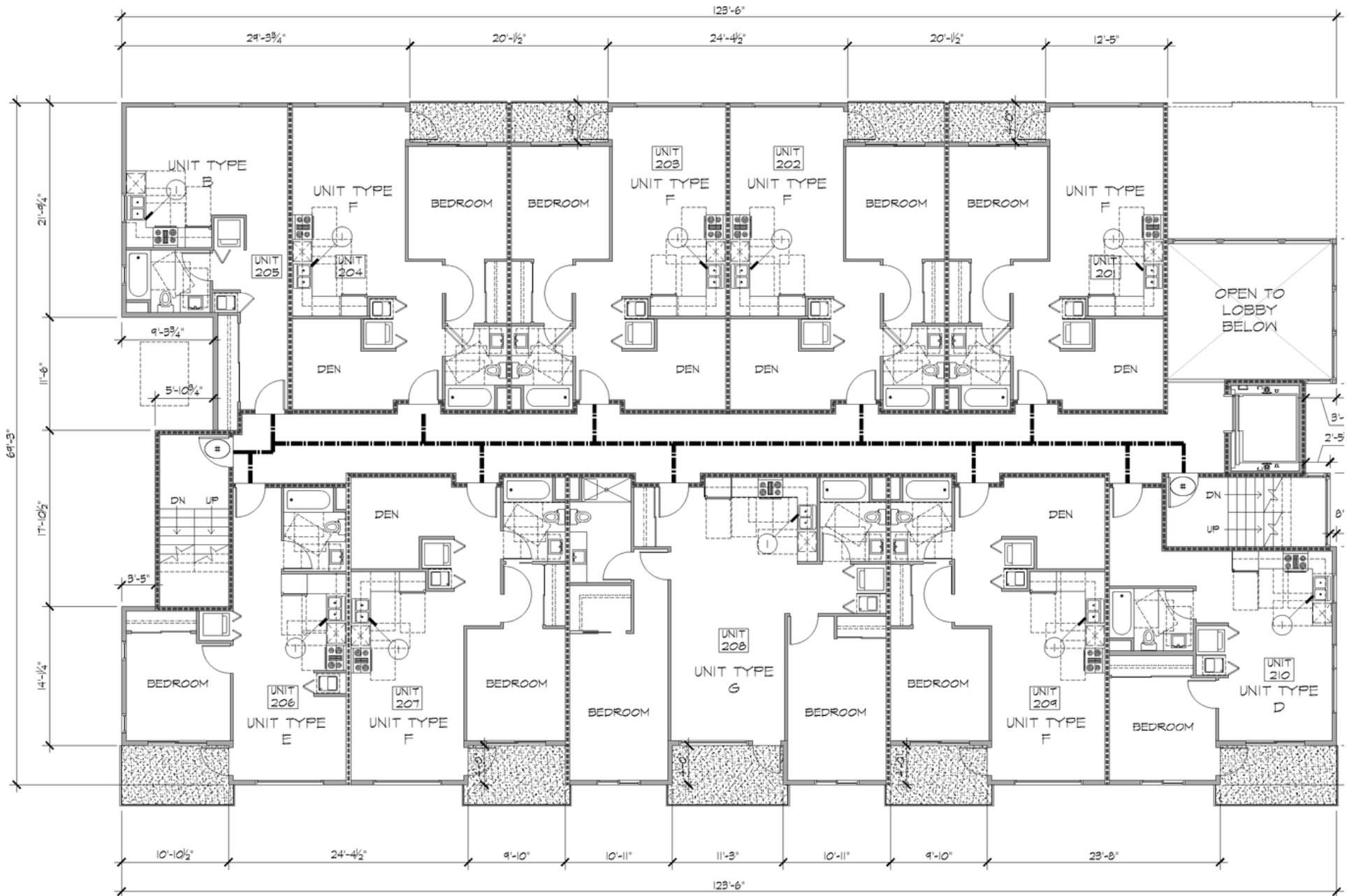
FLOOR PLANS

PROPOSED FIRST FLOOR PLAN



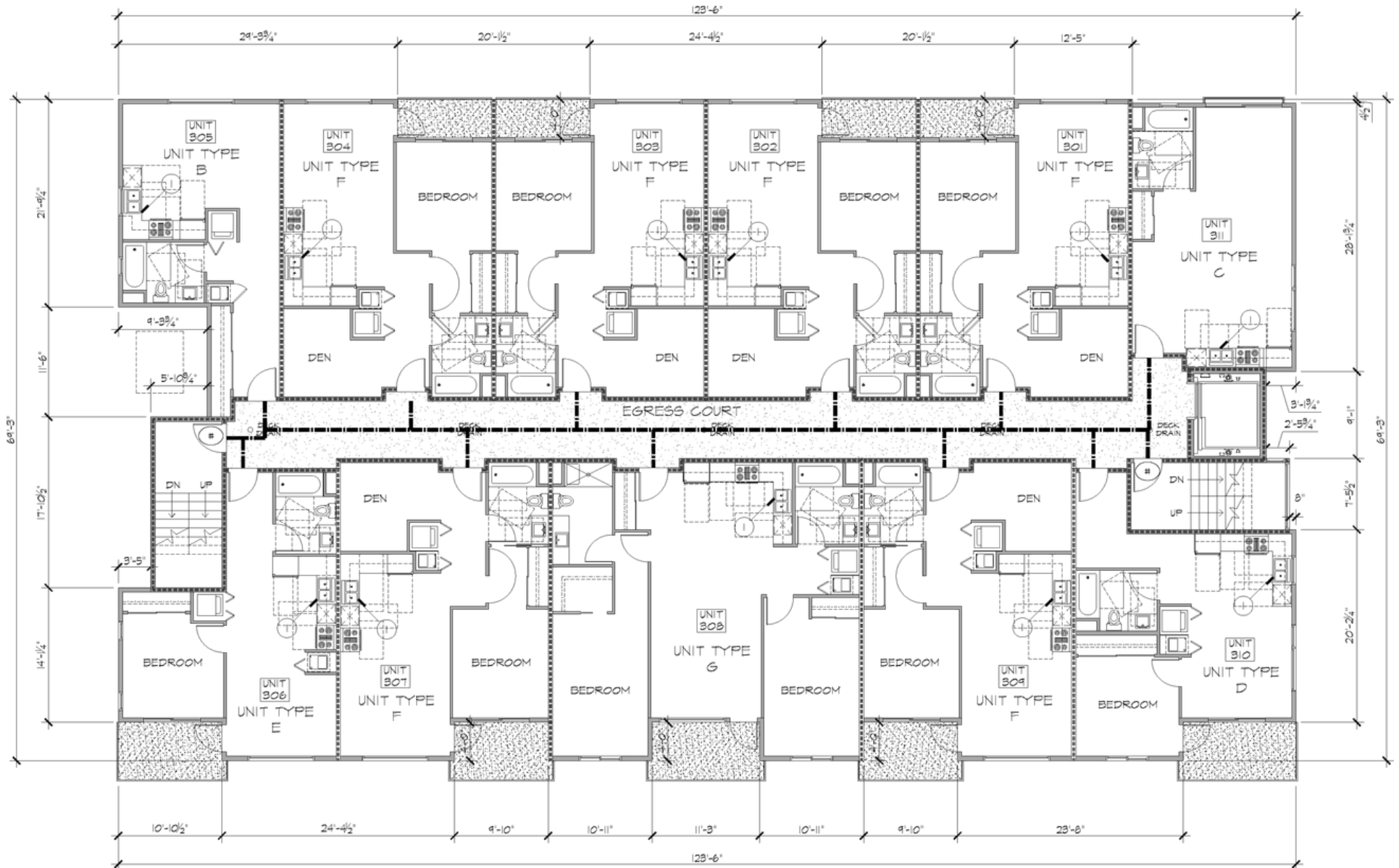
FLOOR PLANS

PROPOSED SECOND FLOOR PLAN

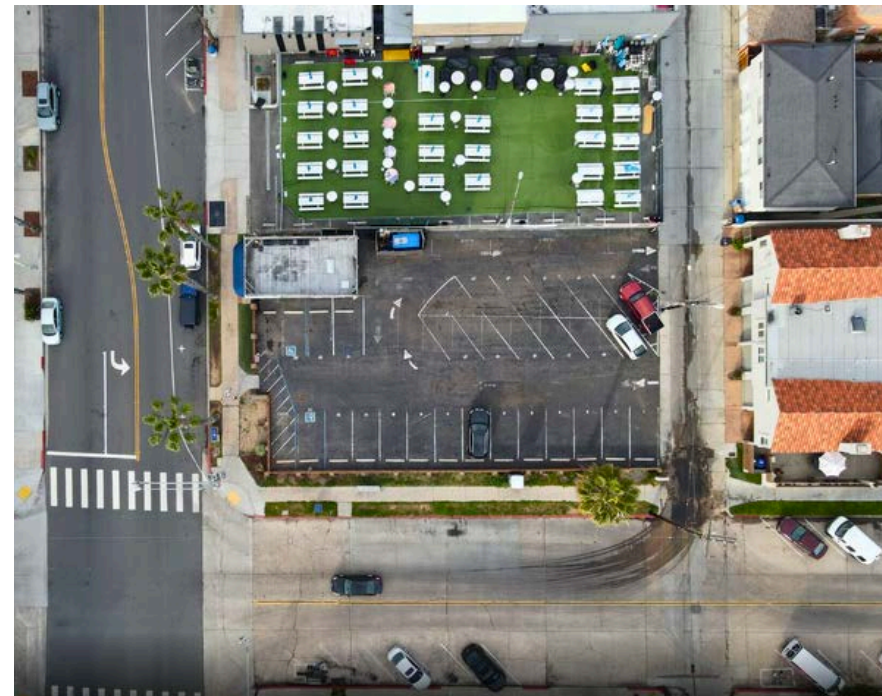


FLOOR PLANS

PROPOSED THIRD FLOOR PLAN



PROPERTY PHOTOS



RENDERINGS





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