EXCLUSIVE INVESTMENT OFFERING

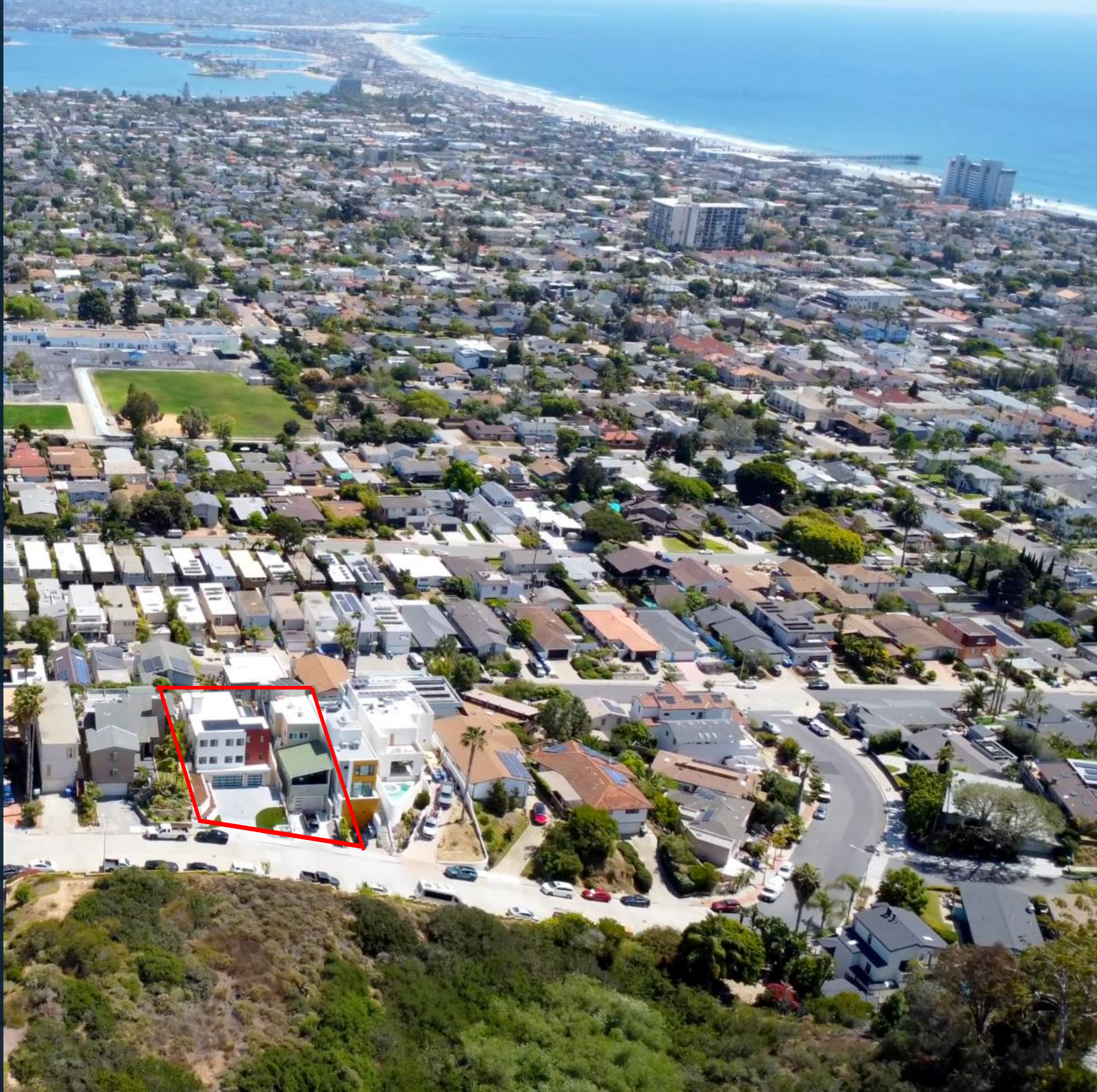
THE VAN NUYS COLLECTION

Six luxury residences | Two adjacent properties | Pacific Beach

$9.0M	7,250	12
COMBINED PRICE	APPROX. SF	PARKING SPACES

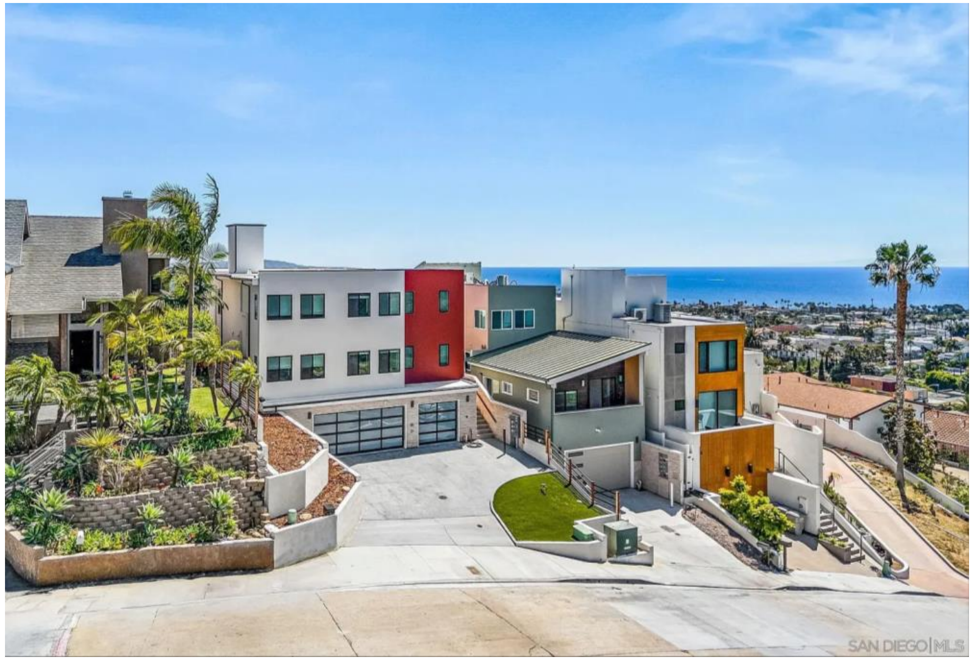
1243-1245 & 1251-1253 Van Nuys Street
San Diego, CA 92109

Featuring a 2,700 SF primary residence with attached six-car garage



Executive Summary

A six-residence coastal compound with income, lifestyle, and 1031 exchange positioning.



The offering consists of two adjacent new-construction assets in Pacific Beach: a fourplex at 1243-1245 Van Nuys Street and a primary residence plus ADU at 1251-1253 Van Nuys Street. Together, the properties create a rare six-residence compound with 12 parking spaces and broad owner-user, investor, and family-office appeal.

6	12	4.09%	$367.7K
RESIDENCES	PARKING SPACES	BLENDED CAP RATE	COMBINED NOI

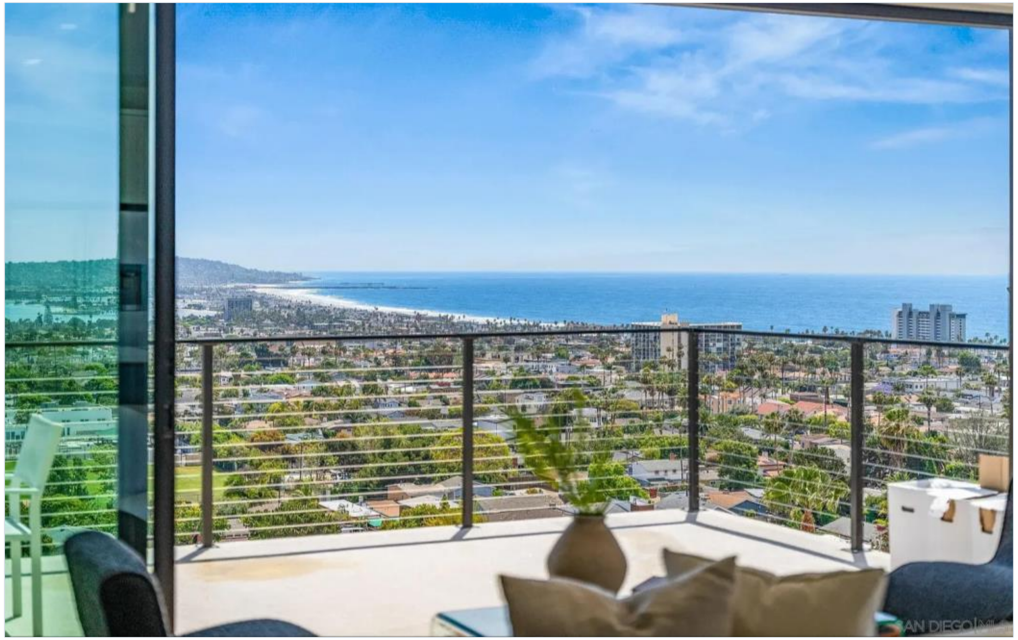
Asset	Price	Program	Basis	Cap
1243-1245 Van Nuys	$4.0M	4 residences / fourplex	Actual	3.68%
1251-1253 Van Nuys	$5.0M	Primary + ADU	Pro forma	4.41%
Combined	$9.0M	6 residences / 12 parking	Blended	4.09%

Property Program

A fourplex at 1243-1245 paired with a primary residence and ADU at 1251-1253

1243-1245 Van Nuys Street

Fourplex | 4 residences | approx. 3,250 SF | 6 parking spaces

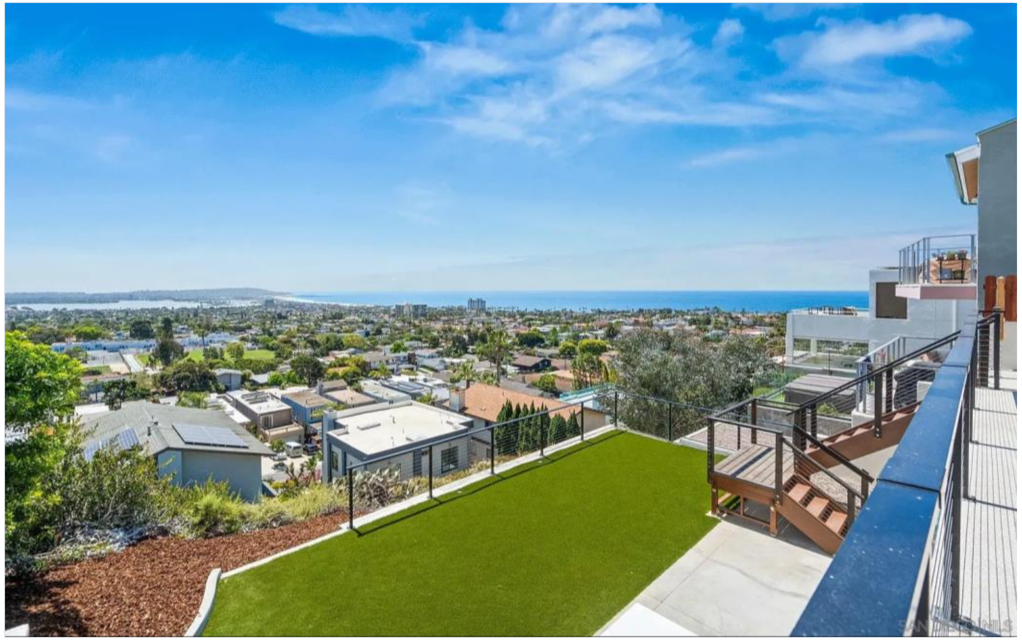


4
UNITS

6
PARKING

1251-1253 Van Nuys Street

Primary residence + ADU | approx. 4,000 SF | attached 6-car garage



2
RESIDENCES

6
GARAGE

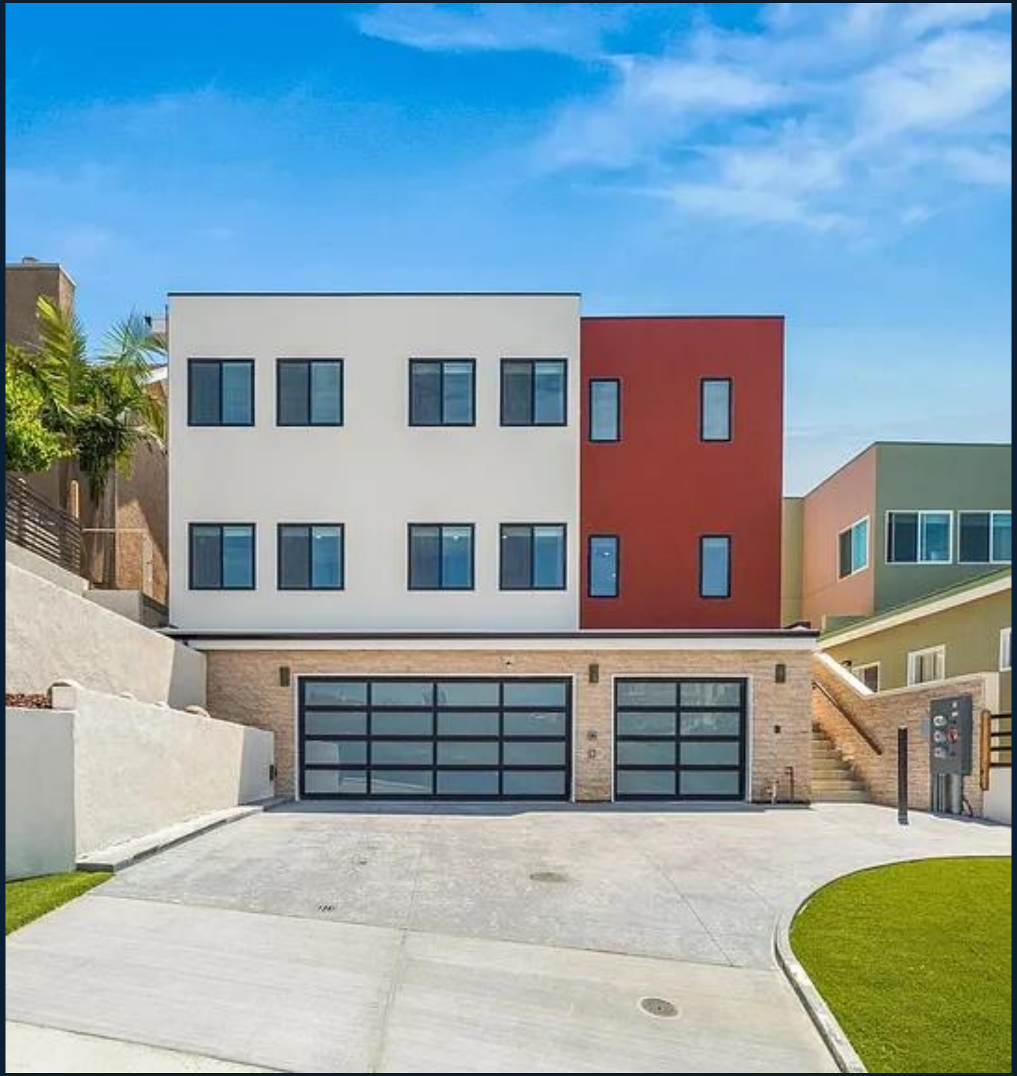
12
TOTAL PARKING

1251-1253 VAN NUYS STREET

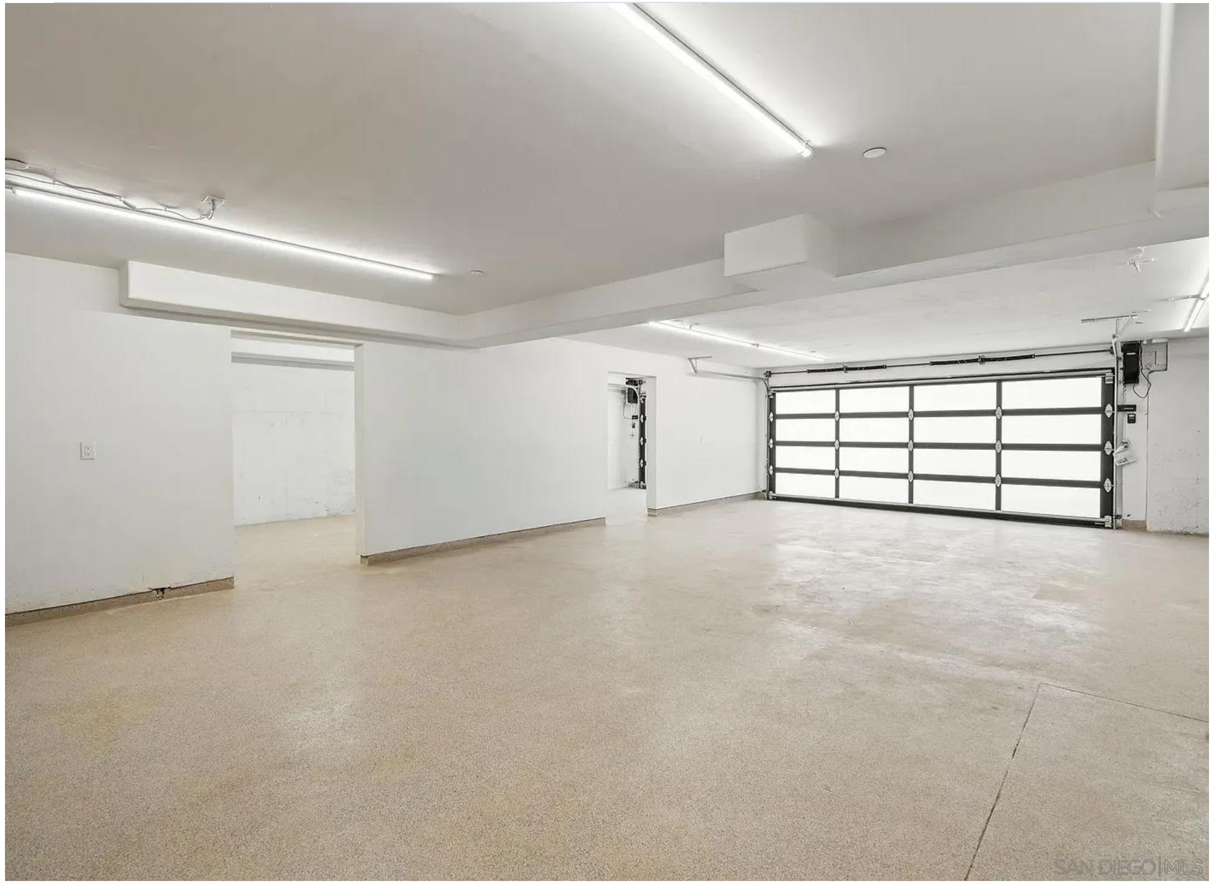
The garage is the story: a 2,700 SF primary residence with attached six-car garage.

2,700 SF	1,300 SF	6-CAR
PRIMARY RESIDENCE	ADU	ATTACHED GARAGE

- Approximately 4,000 SF total across the primary residence and ADU.
- The ADU creates rental, guest, multigenerational, or caregiver flexibility.
- The six-car attached garage materially expands buyer appeal in a constrained coastal parking market.
- Best positioning: luxury owner-user asset with income-producing optionality.



Rare Six-Car Attached Garage



Why it matters

- Secure, enclosed parking for up to six vehicles attached to the primary residence.
- Supports high-net-worth owner-user demand, automobile collectors, recreational equipment, and premium storage.
- Differentiates 1251 from typical coastal residential inventory where parking is constrained.
- Creates lifestyle value beyond the income approach, while preserving ADU and adjacent fourplex income options.

The rarest amenity on the coast: a 4,000 SF residence with its own attached six-car garage.

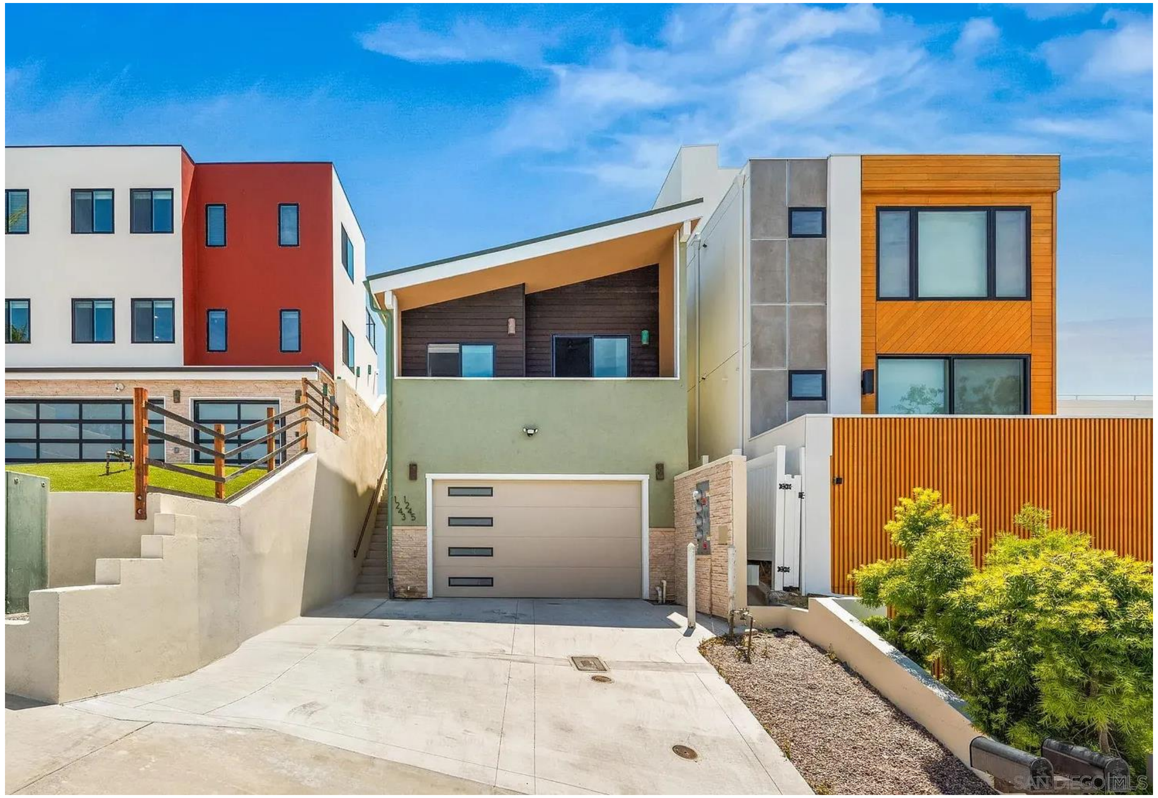
1243-1245 Van Nuys Street

Fourplex underwriting based on actual operations and the 3.68% market cap rate.

This asset is the actual-income component of the offering: four separate residences totaling approximately 3,250 SF, six parking spaces, and an indicated $4,000,000 value at a 3.68% capitalization rate.

Valuation Input	Amount
Asking / indicated value	$4,000,000
Capitalization rate	3.68%
Implied annual NOI	$147,200
Implied monthly NOI	$12,267
Approx. price per SF	$1,231

- Four residences across the 1243-1245 property.
- Actual operating performance should be verified against APOD, leases, rent roll, and trailing statements.
- Pairs with 1251-1253 to create six total residences and 12 total parking spaces.



Financial Analysis

Actual-income and pro forma underwriting are intentionally separated.

Asset	Price	SF	NOI	Cap Rate	Price/SF
1243-1245 Van Nuys	$4,000,000	3,250	$147,200	3.68%	$1,231
1251-1253 Van Nuys	$5,000,000	4,000	$220,500	4.41%	$1,250
Combined Offering	$9,000,000	7,250	$367,700	4.09%	$1,241

Underwriting Notes

- 1243-1245 is priced from actual operating data at 3.68% cap.
- 1251-1253 is priced from pro forma stabilization at 4.41% cap.
- Combined blended cap rate equals combined NOI divided by combined asking price.

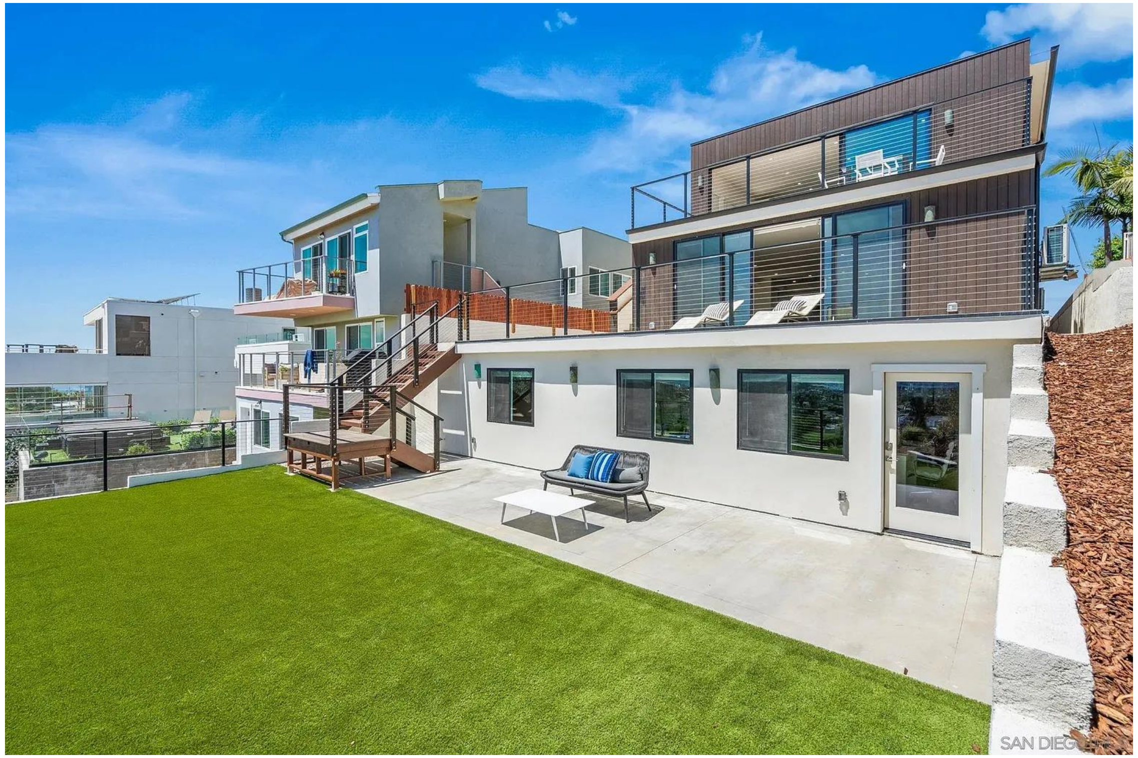
Blended Cap Rate

$367,700 / $9,000,000 = 4.09%

The blended analysis supports the combined offering while preserving separate pricing logic for each property.

Combined Compound Strategy

Market the properties together first, without losing separate-sale optionality.

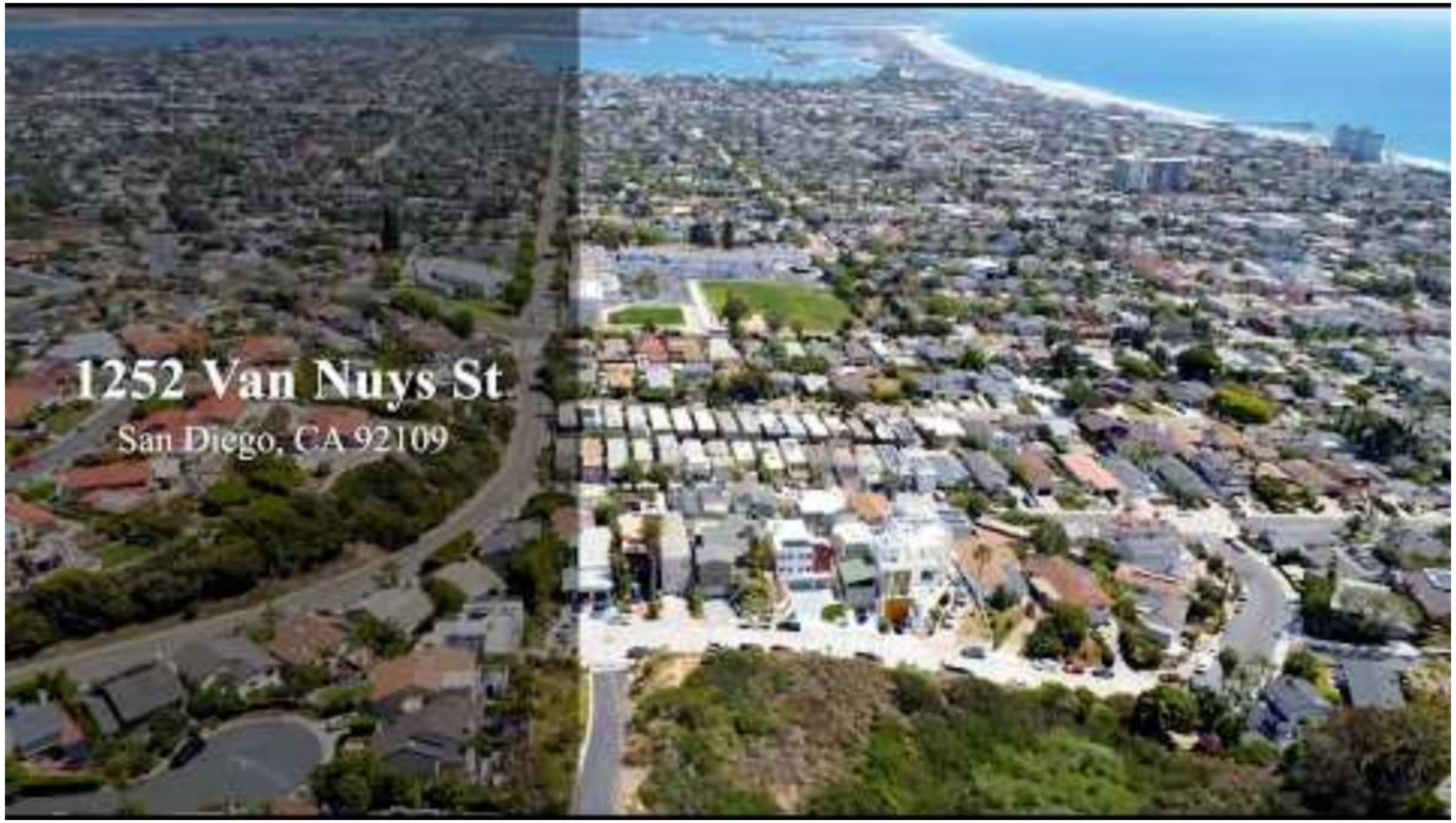


Recommended positioning

- Lead with “six residences, two adjacent properties, 12 parking spaces.”
- Make the attached six-car garage the premium differentiator for 1251.
- Present as a luxury coastal family compound, not merely a small multifamily listing.
- Keep buyer paths open: one buyer for both assets, or separate buyers at $4M / $5M.

Best buyer universe: 1031 exchange investors, high-net-worth family buyers, owner-users seeking ADU income, and investors wanting a differentiated coastal portfolio.

Property Video Tour



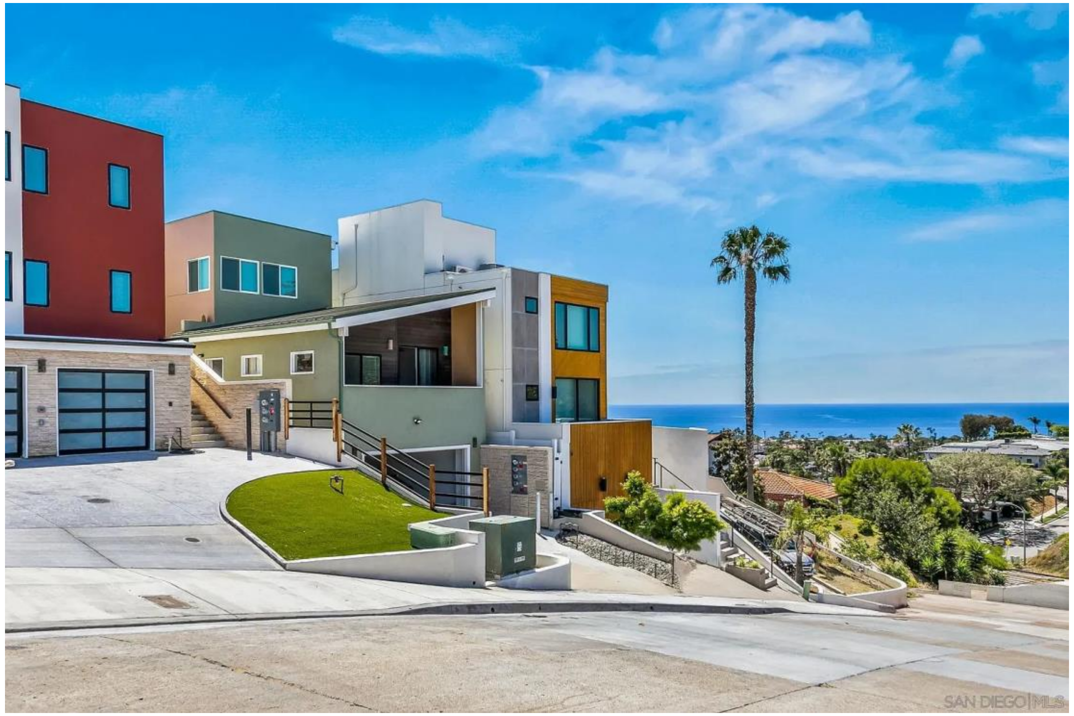
Scan the QR code or visit the property site for the full walkthrough.

1031 Exchange and Sale Process

Disposition strategy should support the sellers’ reinvestment plan.

The sellers anticipate a 1031 exchange with estimated net proceeds of approximately $5.7 million at current pricing. The offering should therefore balance maximum value, certainty of closing, and closing-timeline management.

Process Step	Purpose
Launch CoStar / investor package	Market combined offering with separate-sale option.
Collect APOD and due-diligence package	Reduce buyer uncertainty and financing friction.
Prioritize qualified 1031 buyers	Focus on speed, proof of funds, and exchange deadlines.
Run best-and-final if multiple offers	Evaluate price, contingencies, closing timeline, and certainty.
Coordinate exchange accommodator	Protect sellers’ reinvestment timeline and transaction flow.



Net proceeds estimate and tax consequences must be verified by the sellers’ CPA and qualified intermediary.

Due Diligence Package

Items to complete before public distribution or buyer underwriting.

Item	Purpose
Seller-approved APOD schedules	Insert detailed income, expenses, assumptions, and footnotes.
Leases and rent roll	Confirm current rents, deposits, lease terms, concessions, and occupancy.
Trailing operating statements	Support actual-income valuation for the 1243-1245 fourplex.
Rent-comparable support	Substantiate pro forma assumptions for 1251-1253.
Permits / final approvals	Verify unit count, ADU status, and certificate of occupancy.
Parking / garage documentation	Confirm 12 spaces and attached six-car garage configuration.
SNAP image license / seller authorization	Document permission for CoStar, OM, and online marketing use.

Broker Contact

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Disclaimer: All square footage, unit counts, parking counts, income, expenses, and permits are subject to buyer verification. Seller-provided photos and video remain subject to applicable ownership and licensing rights.