855-857
Franklin Avenue
El Cajon, CA 92020

FOR SALE

CONFIDENTIAL OFFERING MEMORANDUM

TWO UPDATED DETACHED SINGLE-FAMILY HOMES ON ONE LOT WITH ADU DEVELOPMENT POTENTIAL

CBRE

Affiliated Business Disclosure

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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Franklin Ave

Offering Overview

CBRE is pleased to offer for sale 855 Franklin Avenue, a residential community consisting of two updated Single Family Homes in the heart of El Cajon.

This exceptional property presents a rare and lucrative opportunity for investors and discerning homebuyers to acquire two partially renovated homes situated on a single, generously sized lot in a highly desirable El Cajon location. This offering delivers immediate income potential with the added potential of future development of ADU's on the over-sized lot, without eliminating any existing parking.

This property's prime location in El Cajon is a major draw for tenants, ensuring consistent rental demand. The property offers convenient access to major freeways (e.g., I-8), public transportation, shopping centers, and dining options, making daily life easy and convenient. Residents enjoy proximity to parks, schools, and recreational facilities, providing a high quality of life. El Cajon is known for its friendly neighborhoods, diverse community, and welcoming atmosphere, attracting long-term tenants. The area also benefits from proximity to employment centers and major employers within the San Diego region, further bolstering tenant demand.

OFFERING PRICE
$1,095,000

PRICE PER UNIT
$547,500

PRICE PER SF
$547.50

CURRENT GRM
15.10

MARKET GRM
10.27

Investment Highlights

Ideal Duplex Layout
Two Detached Single Family Homes with Private Yards and Parking on One Oversized Lot

Development Potential
Excess Land Allows for Future ADU Development

Excellent Unit Mix
Large Two and Three-Bedroom Units with Parking

Convenient Location
Easy Access to the 8 Freeway, El Cajon Boulevard and Other Major Thoroughfares

Enhanced Security
Private Parking & Gated Access

Laundry
In-Unit

Utilities
Metered Individually for Water and Gas/Electric

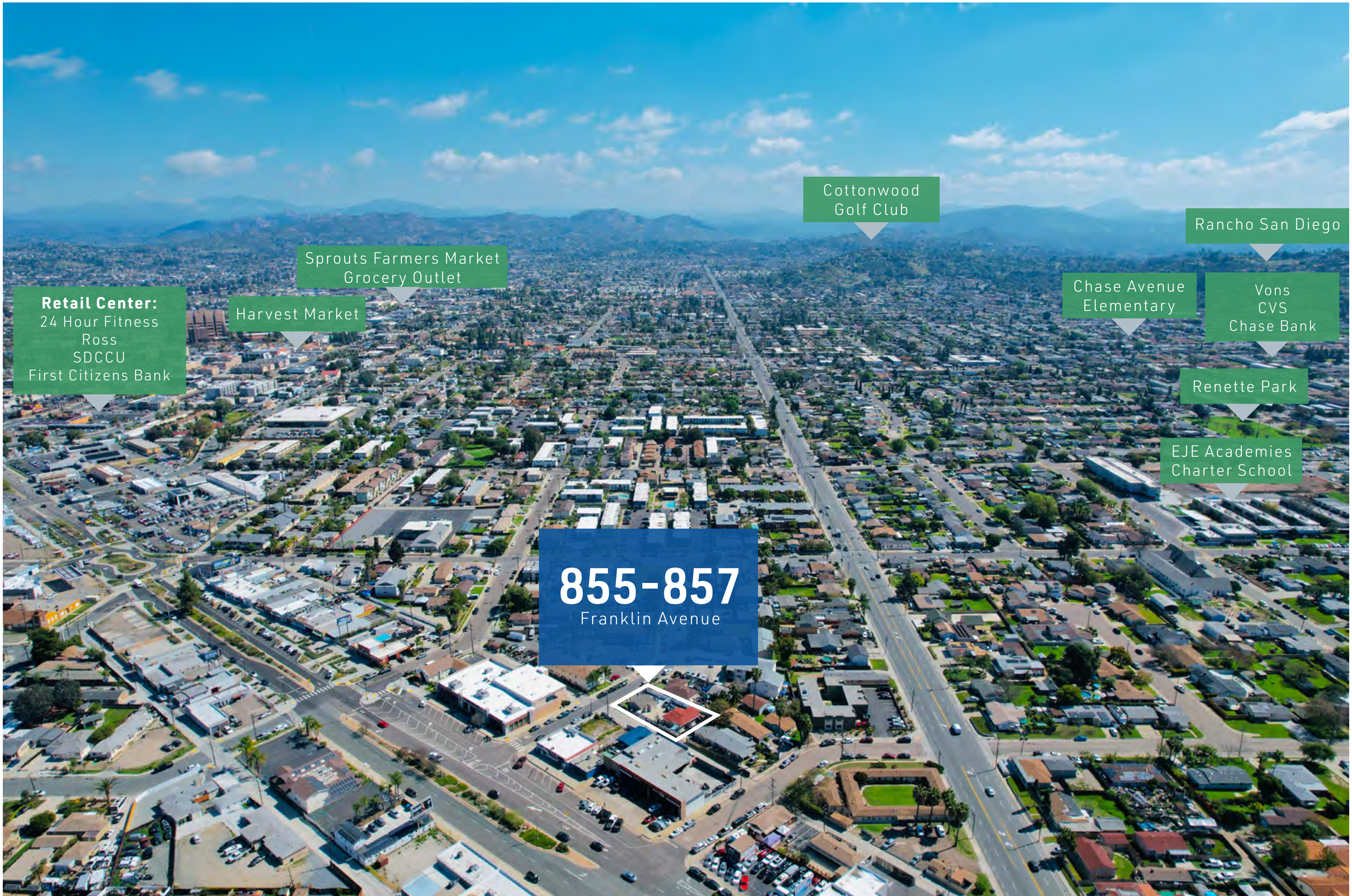
PROPERTY DETAILS

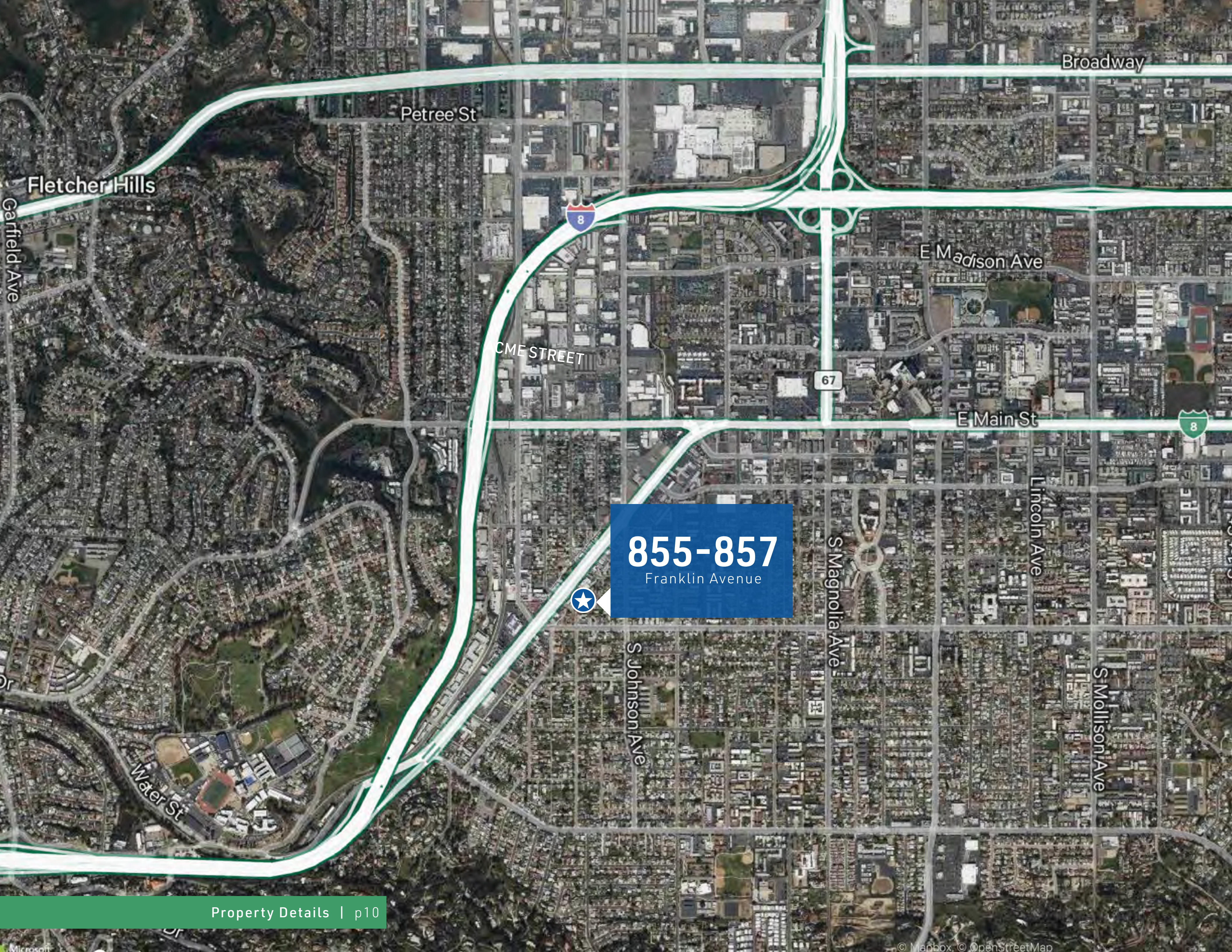
Address	855-857 Franklin Avenue El Cajon, CA 92021
Units	Two Single Family Homes
Year Built	1952
APN	487-512-05-00
Rentable Area	± 2,000 SF
Lot Area	± 7,434 SF / ± 0.17 AC
Asking Price	$1,095,000
Asking Price Per Unit	$547,500
Asking Price Per Square Foot	$547.50
Roofs	Pitched
Parking	Three (3) Surface Spaces for Each Unit, Six (6) Spaces Total
Laundry	In-Unit Laundry
Utilities	Tenants Pay Gas, Electric and Water. Each Unit is Individually Metered

Interior Photos

Aerial Overview - South West

Aerial Overview - East




Broadway
Petree St
Fletcher Hills
Garfield Ave
8
E Madison Ave
ACME STREET
67
E Main St
8
855-857
Franklin Avenue
S Magnolia Ave
Lincoln Ave
S Johnson Ave
S Mollison Ave
Water St
© Mapbox, © OpenStreetMap

Income & Expenses

INVESTMENT SUMMARY	ACTUAL	PRO FORMA
Price	$1,095,000	$1,095,000
Number of Units	2	3
Price Per Unit	$547,500	$365,000
Price Per SF	$547.50	$427.07
GRM	15.10	10.27
Cap Rate	4.62%	7.49%
Year Built	1952	1952/2026
Lot Size	7,434	7,434
Building Size	2,000	2,800

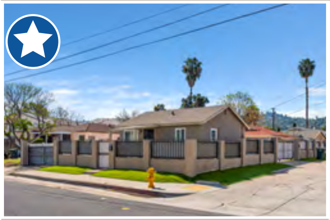
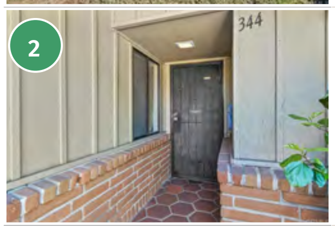
# OF UNITS	TYPE	UNIT SF	IN-PLACE RENT	ANNUAL RENT	MARKET RENT	ANNUAL MARKET RENT
1	2 Bed / 2 Bath House	700	$2,500	$30,000	$2,625	$31,500
1	3 Bed / 2 Bath House	1,300	$3,500	$42,000	$3,675	$44,100
2		**1,000**	**$3,000**	**$72,000**	**$6,300**	**$75,600**

INCOME		IN-PLACE	PRO FORMA
Scheduled Market Rent		**$72,000**	**$75,600**
Plus: Other Income (Pet Rent, Late Fee, NSF)		$500	$500
Plus: Trash Bill Back		$0	$2,880
Plus: ADU Income (800 SF 2-Bed/1-Bath @ $2,300/Month)		$0	$27,600
Gross Scheduled Income		**$72,500**	**$106,580**
Less: Vacancy	4.00%	($2,900)	($4,263)
Total Operating Income (EGI)		**$69,600**	**$102,317**

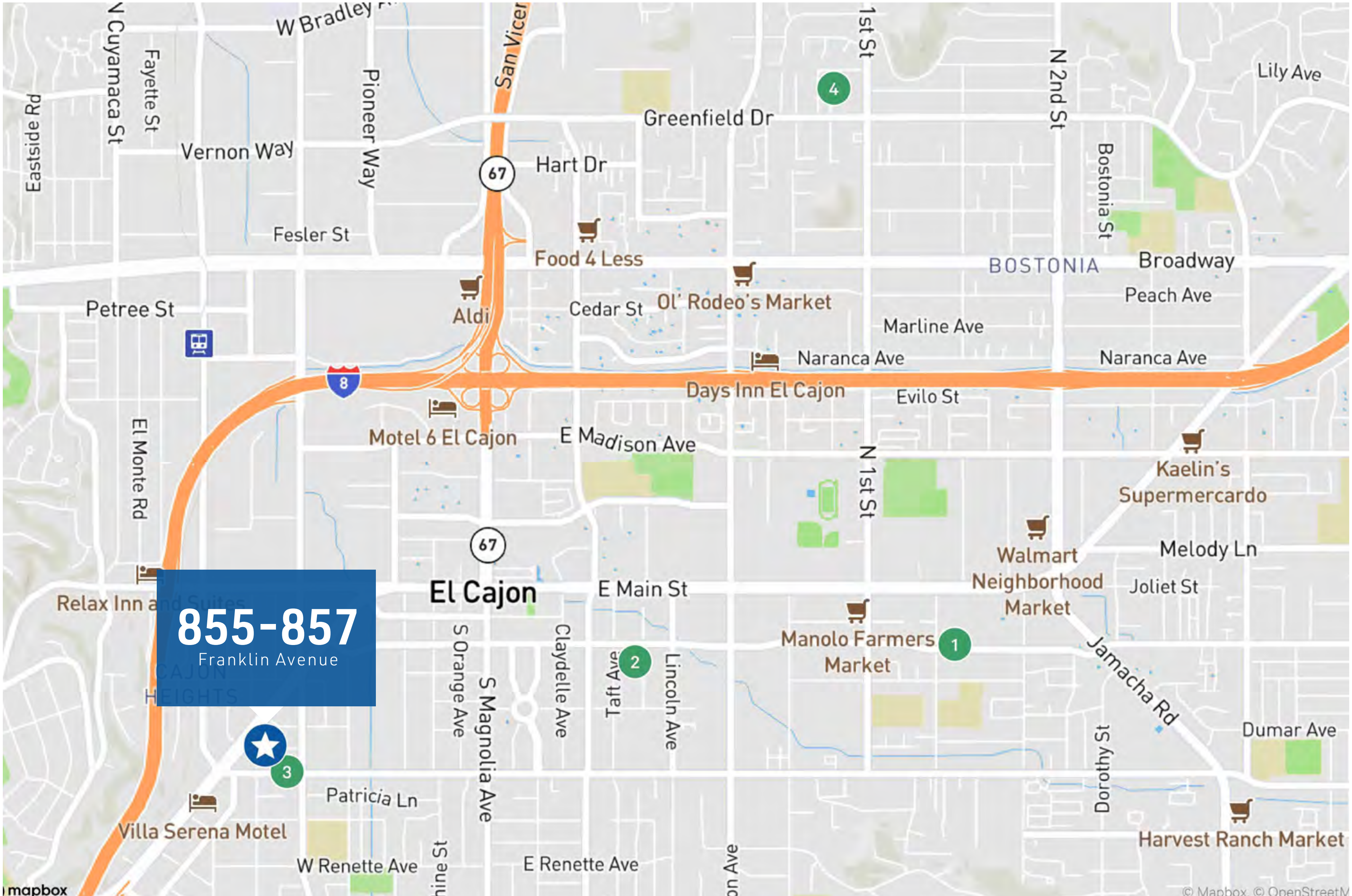
EXPENSES		PER UNIT	IN-PLACE	PER UNIT	PRO FORMA
Repairs & Maintenance/Turnover		$800	$1,600	$1,200	$2,400
Utilities (Water/SDGE/Trash)		$250	$500	$250	$500
Sewer		$767	$1,533	$767	$1,533
Contracted Services (Pest Control/Landscape)		$500	$1,000	$750	$1,500
Real Estate Taxes	1.1711%	$6,412	$12,823	$6,412	$12,823
Insurance		$750	$1,500	$750	$1,500
Total Expenses			**$18,956**		**$20,256**
		Per Unit:	$9,478		$10,128
		% of EGI	27.2%		19.8%

	IN-PLACE	PRO FORMA
NET OPERATING INCOME	**$51,316**	**$80,889**

Sales Comparables

	PROPERTY	YEAR BUILT	UNITS	MIX	PRICE	$/UNIT	$/TSF	SALE DATE
	**855-857 Franklin Ave** El Cajon, CA 92021 2,225 Building SF 2,225 Rentable SF 7,434 Lot SF	1952	2	(1)2 bd/2 ba (1) 3 bd/2 ba	$1,095,000	$547,500	$547.50	Proposed
1 	**1186 E Lexington** El Cajon, CA 92019 2,388 Building SF 2,388 Rentable SF 12,700 Lot SF	1960	2	(1)1 bd/1 ba (1) 4 bd/3 ba	$1,299,000	$649,500	$544	For Sale Listed 11/6/25
2 	**340 Filbert St** El Cajon, CA 92020 2,686 Building SF 2,686 Rentable SF 14,936 Lot SF	1981	2	(2)3 bd/2 ba	$1,100,000	$550,000	$410	Jul-25
3 	**796-98 West Washington Ave** El Cajon, CA 92020 2,516 Building SF 2,516 Rentable SF 7,346 Lot SF	1980	2	(1)3 bd/1 ba (1) 3 bd/2.5 ba	$1,150,000	$575,000	$457	Dec-25
4 	**1407-09 Five D** El Cajon, CA 92021 2,144 Building SF 2,144 Rentable SF 10,019 Lot SF	1970	2	(2)3 bd/2 ba	$1,280,000	$640,000	$597	Jul-25
	SUBJECT	1987	2		$1,095,000	$547,500	$547.50	
	AVERAGES	1973	2		$1,207,250	$603,625	$502	

Sales Comparables Map



Area Demographics

	1 MILE	3 MILE	5 MILE
PLACE OF WORK			
2025 Businesses	1,310	7,357	14,065
2025 Employees	9,470	67,137	122,386
2025 Employed Civilian Population 16+	11,979	77,555	180,194
White Collar	6,330	46,974	113,705
Services	2,769	15,785	33,770
Blue Collar	2,878	14,795	32,723
POPULATION			
2025 Population	26,210	164,298	372,945
Males	13,231	81,562	183,390
Females	12,979	82,736	189,555
2025 Median Age	36.0	38.2	39.2
EDUCATION			
High School Diploma	4,244	24,105	49,840
GED or Alternative Credential	984	4,278	8,881
Some College - No Degree	3,633	22,909	56,591
Associate`s Degree	2,048	12,190	28,870
Bachelor`s Degree	2,633	24,133	62,016
Graduate or Professional Degree	1,361	12,840	32,020
HOUSEHOLDS			
2025 Households	9,011	58,279	135,901
2020-2025 Compound Annual Household Growth Rate	0.17%	0.05%	0.17%
2025-2030 Annual Household Growth Rate	0.12%	0.02%	0.12%
2025 Average Household Size	2.84	2.78	2.70
2025 Average Household Income	$98,868	$115,579	$125,366
2025 Median Household Income	$77,066	$85,304	$96,957

Source: Esri

Market Overview

El Cajon

The City of El Cajon, with an estimated population of 158,722, is the 6th largest of the 18 cities within San Diego County. Located in the eastern portion of the county, El Cajon is known for its mild climate and its affordability.

Rockford Gardens is located in close proximity to abundant local retail services from grocery stores to fast food to banking, including the Magnolia Performing Arts Center and the East County Regional Center. El Cajon is engaged in a revitalization effort of its downtown core area adjacent to the property.

Employment

Local employers include Grossmont-Cuyamaca Community College District, the City of El Cajon, Grossmont Union and Cajon Valley Union School Districts, GKN Aerospace Chem-Tronics and Sharp Grossmont Medical Campus. In addition to the job opportunities within the City of El Cajon itself, Rockford Gardens is located less than 20 minutes from East County, Kearny Mesa, Mission Valley, UTC, and downtown San Diego-five of the County's largest employment centers. In total, these areas have 48.4M SF of Office, 41.5M SF of Industrial, and 38.3M SF of Retail space.

Location

El Cajon is bordered by San Diego and La Mesa on the west, Spring Valley on the south, Santee on the north, and includes the neighborhoods of Fletcher Hills, Bostonia, and Rancho San Diego. The property is located in close proximity to transportation (easy freeway access, close to trolley stops), schools (Magnolia Elementary, Cajon Valley Middle School, El Cajon Valley High School, Grossmont College) and retail with several neighborhood shopping centers conveniently close by. With its easy access to Highway 67, 52, and Interstate 8, Rockford Gardens is within 20 minutes or less of several major employment centers: SDSU, Mission/Fashion Valley, Downtown and Kearny Mesa.

Demographics

El Cajon has an estimated population of 158,722. The average household income is approximately $108,083 and the average age is 35 years old.

Housing Market

El Cajon maintains a diverse housing stock, with multifamily homes as the predominant housing type and renter-occupied community, with 55% of dwelling units in the city occupied by renters.

Why San Diego

San Diego County's nearly perfect year-round weather, combined with a dynamic economy, makes the region one of the most desirable places to live and work in the United States. San Diego's quality of life and burgeoning economy attract residents, businesses and visitors from around the world.

Over the last two decades, the San Diego region has developed its own progressive identity as a premier tourist destination as well as a leader in defense development, biotechnology, sustainable energy, wireless and telecommunications technologies, and electronics manufacturing.

AVG. HOME VALUE	GRP	POPULATION	HOUSEHOLDS	AVERAGE HH INCOME
$927,756[1]	$253.1 B[2]	$3.32 M[1]	$1,160,040 [1]	$108,186[1]

[1] Fast Report
[2] U.S. Bureau of Economic Analysis (2019)

Why San Diego

CONNECTIVITY

- Two international airports serving San Diego County – San Diego International Airport and Tijuana Airport
- The world's first cross-border airport terminal connecting San Diego and Tijuana
- The Port of San Diego, the fourth largest of California's 11 ports, includes two maritime cargo terminals and two cruise ship terminals
- Mean travel time to work is 23 minutes – Lowest of the 10 peer metros
- Proximity to Orange County 1 h 43 (88 mi)/ Los Angeles approx. 2 h 35 min (127 mi)

(Source: San Diego Regional EDC, Trulia)

TALENT

- More than 60% of people who migrate here hold a college degree
- Over 63,000 professionals in science and engineering jobs
- 39.6% of degree holders have their first degree in a STEM field
- 22.3% of the population are Multi-Lingual English-Speaking.
- 23.4% growth in millennial degree holders from 2010 - 2014

(Source: San Diego Regional EDC, Trulia)

QUALITY OF LIFE

- #4 safest city in the U.S. (F.B.I.)
- Over 120 breweries - #2 best beer cities in America (Thrillist)
- 70 miles of Coastline – La Jolla Shores, Coronado and Carlsbad on Trip Advisor's Top 25 Beaches List
- Top attractions for both locals and tourists: The San Diego Zoo, San Diego Zoo Safari Park, SeaWorld San Diego, LEGOLAND California
- High Quality education options include San Diego State University, University of San Diego and UC San Diego
- Miles of running, hiking and biking trails as well as 90 golf courses in the county

(Source: San Diego Regional EDC)

Why San Diego

INNOVATION is in our DNA

The San Diego region has long been known as a military hub, as well as one of the top tourist destinations in the world. In recent decades, San Diego has developed its own identity as a world leader in innovation.

INNOVATION

The region's six major universities and more than 80 research institutions receive $1.8 billion in annual federal and philanthropic funding to perform ground-breaking technological and medical research.

(Source: San Diego Regional EDC)

MILITARY

San Diego has the largest concentration of uniformed military personnel in the world. The defense industry represents one out of every four jobs in the region and includes leaders in unmanned vehicles, robotics, cybersecurity and shipbuilding.

(Source: San Diego Regional EDC)

TOURISM

Each year, San Diego hosts over 34 million visitors who spend approximately $10 billion. This spending impacts more than 181,000 jobs and generates over $16 billion of economic impact.

(Source: San Diego Tourism Authority)

#1 Most Patent Intense Region in the U.S. – #3 in the World

SAN DIEGO ECONOMIC DEVELOPMENT CORPORATION

#1 Metro for NIH Research Dollars to Research Institutes

NATIONAL INSTITUTES OF HEALTH

#1 Solar City

IN 2017, ENVIRONMENT AMERICA RESEARCH & POLICY CENTER RANKED SAN DIEGO AS THE 2ND BEST SOLAR CITY IN THE NATION FOR INSTALLED SOLAR PV SYSTEMS

#3 Life Sciences Hub

CBRE RESEARCH 2023

#4 Clean Tech City in America

CLEAN TECH LEADERSHIP

#4 in Venture Capital Dollars per Employee

NATIONAL VENTURE CAPITAL ASSOCIATION/U.S. BUREAU OF LABOR STATISTICS

#4 San Diego ranks fifth among the top 25 U.S. startup hubs

U.S. CHAMBER OF COMMERCE FOUNDATION

#6 in U.S. Startup Activity in 2023

LEGALZOOM.COM INC.

#7 City for Fast-Growth Companies

INC. MAGAZINE

Why San Diego

Located along the Pacific Coast in Southern California, San Diego is world-famous for its 70 miles of pristine coastline, abundant sunshine and vast array of tourist attractions and amenities. As a scenic backdrop in which to live, work and play, the region is home to residents and businesses that have transformed San Diego into an economic powerhouse.

5TH MOST POPULOUS COUNTY IN THE NATION

WELL-EDUCATED WORKFORCE

300+ DAYS OF SUN-SHINE

$215 BILLION OF GDP (16TH IN U.S) - SOURCE: BEA

3.3 MILLION RESIDENTS

37.4% OF POPULATION WITH BACHELOR'S/ADVANCED DEGREE

$4.5 BILLION OF VENTURE CAPITAL RECEIVED (2022)

BEST WEATHER IN THE COUNTRY

855-857

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