

1747-1749

Fern St, San Diego, CA 92102



VALUE ADD MULTIFAMILY IN SOUTH PARK

TWO SINGLE FAMILY HOMES + ADDITIONAL LAND



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San Diego, CA 92110
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**Exclusively
Offered By:**

Kevan McDougal
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RE Lic. #01994492



EXECUTIVE SUMMARY

THE OFFERING



Enduring Real Estate is pleased to present this turnkey short-term rental investment opportunity in San Diego's South Park neighborhood. 1747-1749 Fern St is a unique two-house offering situated on a single 6,406 SF parcel. The unit mix consists of (1) detached single-family home at 1747 Fern St (4 Bedroom, 2 Bath) and (1) detached single-family home at 1749 Fern St (3 Bedroom, 2 Bath). Both homes are permitted for short-term rental use and are currently operating as income-producing Airbnb properties, offering a new owner immediate cash flow from day one.

With active STR permits already in place — an increasingly scarce and valuable asset in the City of San Diego given permit caps in many neighborhoods — this offering removes the entitlement risk and lead time typically associated with launching a short-term rental operation. A new owner can step in and continue operating both homes on Airbnb, or explore alternative uses, while benefiting from two separate structures on one parcel. The property offers convenient parking both on-street and via a rear lot, an added amenity for guests and a rarity for South Park's dense, walkable core.

PRICE: \$1,900,000

Located in the heart of South Park, one of San Diego's most walkable and character-rich urban neighborhoods, the property is just blocks from South Park's boutique shops, coffee houses, and acclaimed restaurant row along Fern St and Grape St, as well as nearby Balboa Park, North Park, and Golden Hill. The neighborhood's tree-lined streets, Craftsman-era architecture, and strong walkability continue to drive premium nightly rates and consistent demand for short-term stays. South Park's proximity to Balboa Park, downtown San Diego, and major employment centers makes it a magnet for both leisure travelers and business visitors alike.

EXECUTIVE SUMMARY

TERMS



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PRICE:	\$1,900,000
# OF UNITS:	Two Single Family Residences
PRICE PER UNIT:	\$950,000/ per unit
PRICE PER SQ. FT.:	\$905
GROSS SQ. FT.:	2,100 (estimated)
LOT SIZE:	6,406 SQ. FT./ 0.147 acres
ZONING:	RM-2-5
ADU PLANS:	Link to ADU Plans (not approved by the city of San Diego)

PROPERTY DESCRIPTION

UNITS

**PROPERTY:**

1747 Fern St (SFR)

4 Bed 2 Baths

1749 Fern St (SFR)

3 Bed 1 Bath

INCOME:

Ask Broker for Airbnb Revenue

BUILDINGS:

2 Buildings on 1 Parcel

PARKING:

Large Lot in the Rear
Roughly 2,250 SF Land

AMENITIES:

- ❖ Historical South Park Neighborhood
- ❖ High Barrier to Entry
- ❖ Walkable to Numerous Restaurants and Bars
- ❖ Bike and Pedestrian Friendly

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PROPERTY PHOTOS

1747 FERN STREET

FEATURES:

4



BEDROOMS

2



BATHROOMS

**SINGLE
FAMILY
HOME**



***APPROXIMATELY 2,250 SF
OF LAND"**



PROPERTY PHOTOS

DEVELOPMENT POTENTIAL



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REAR LOT

**APPROXIMATELY
2,250 SF OF LAND**

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

PROPERTY PHOTOS

1749 FERN STREET

FEATURES:

3



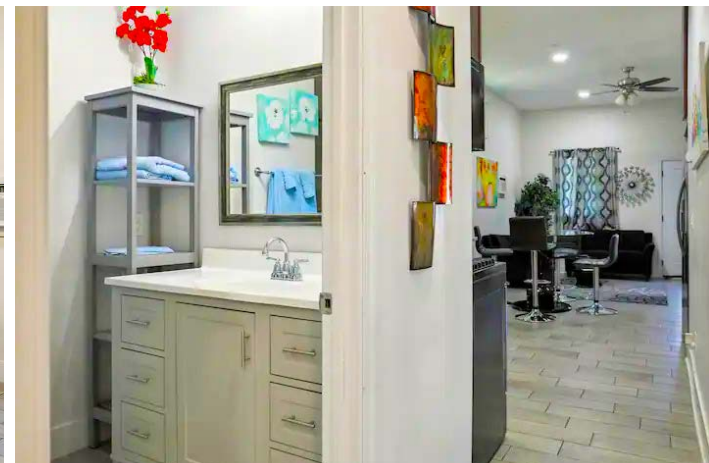
BEDROOMS

1



BATHROOMS

**SINGLE
FAMILY
HOME**



MARKET AERIAL

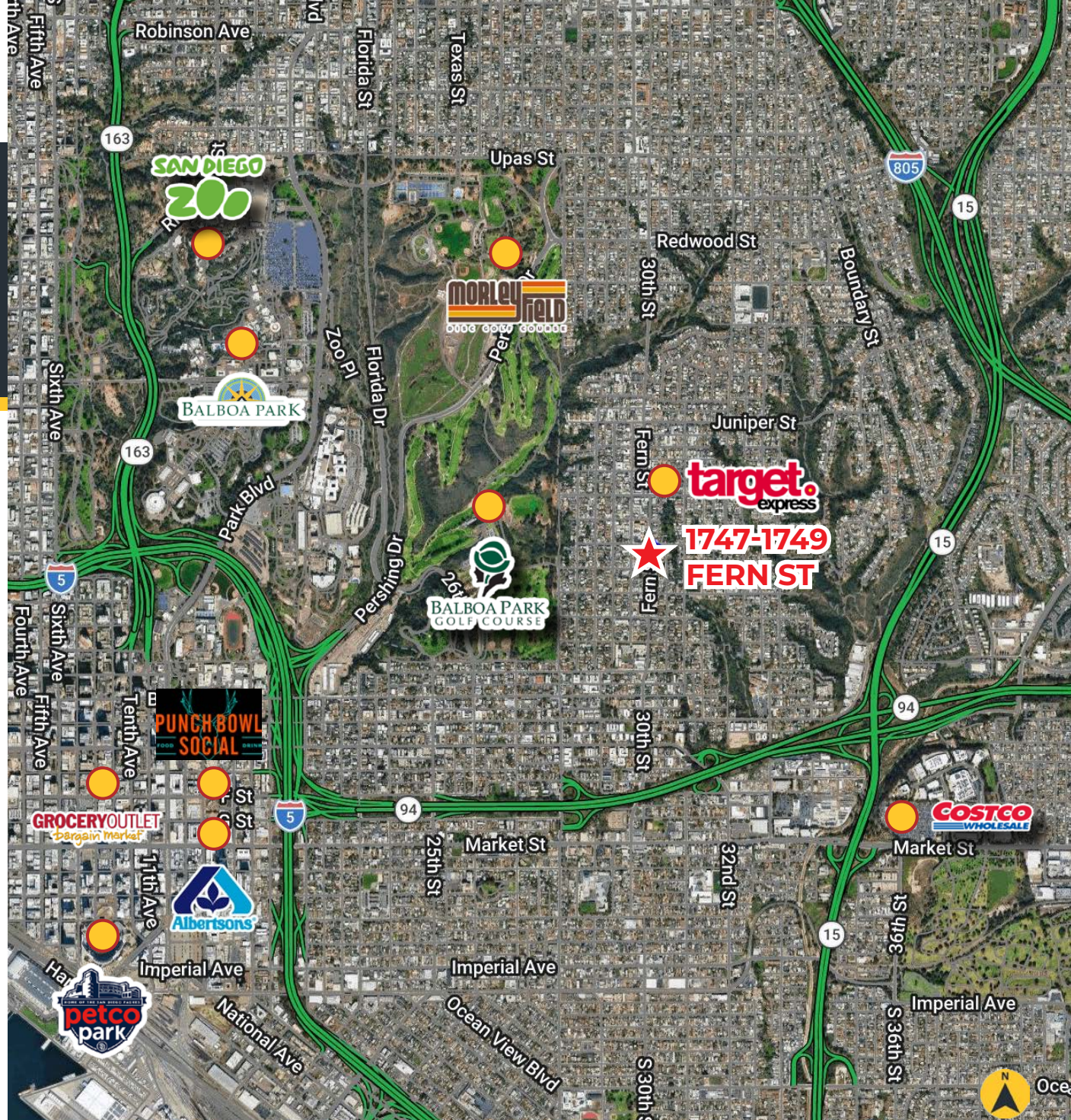
SOUTH PARK



**15 MINUTES FROM
DOWNTOWN SAN DIEGO
AND BALBOA PARK**



**OVER 70 INDEPENDENTLY
OWNED BUSINESSES**

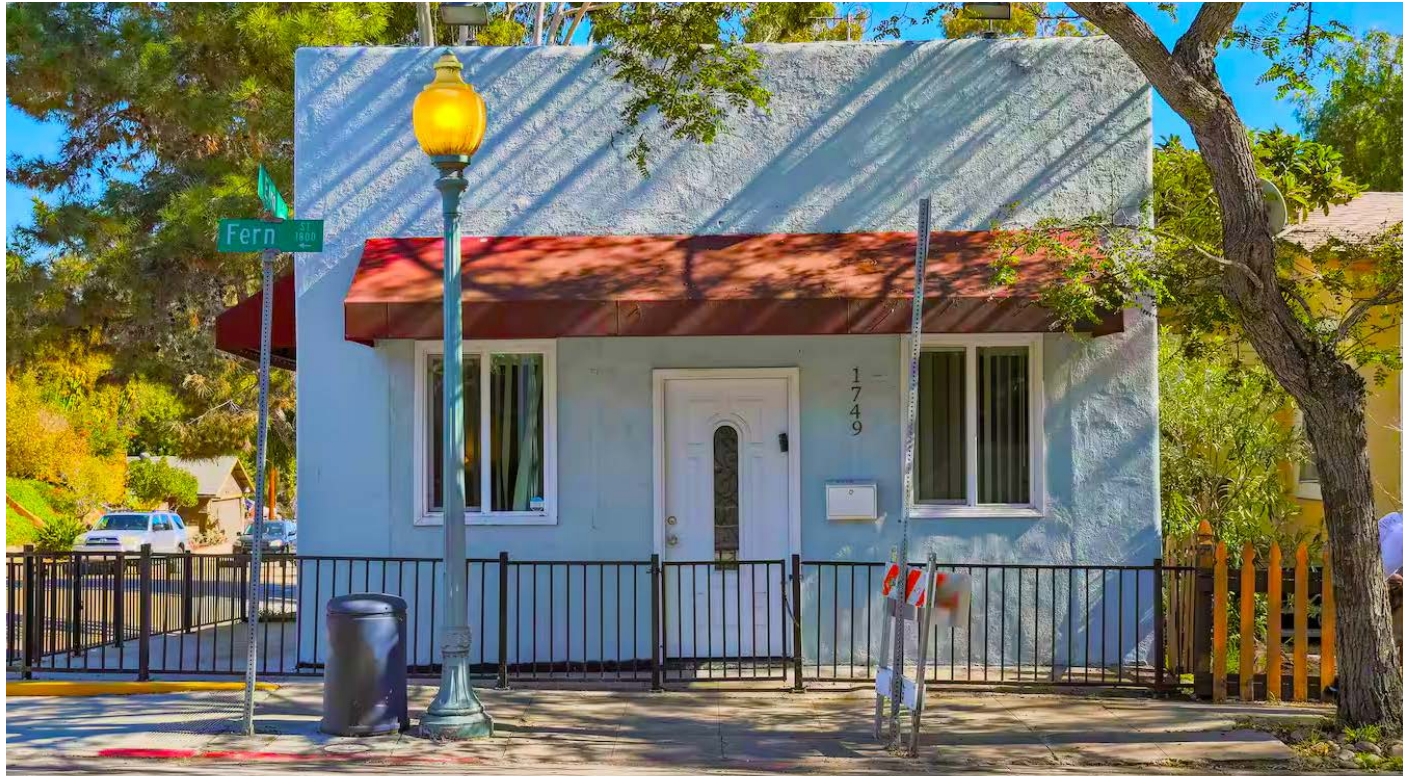


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