COLDWELL BANKER COMMERCIAL

MIXED USE MULTIFAMILY / COMMERCIAL FOR SALE

BALLANTYNE CONDOMINIUMS

120 BALLANTYNE STREET, EL CAJON, CA 92020

OFFERING MEMORANDUM

BEN AMEEN | Broker Associate | BRE# 01999481
(619) 840-6692 | bensdcommercial@gmail.com

EXECUTIVE SUMMARY

120 BALLANTYNE STREET

Ballantyne Condominiums is a newly constructed mixed-use asset ideally located in the heart of downtown El Cajon, within walking distance of Magnolia entertainment venue, popular restaurants, shopping, and local amenities.

THE PROPERTY CONSISTS OF:

- Four (4) spacious 2-bedroom, 2.5-bath units
- Two (2) 1-bedroom plus study, 1.5-bath units
- Two (2) 1-bedroom, 1.5-bath units
- Two (2) street-level retail spaces

Each residential unit is equipped with in-unit washer and dryer, individual HVAC systems, and secure gated covered parking.

The property is currently 100% occupied, with all residential tenants on month-to-month leases, providing a new owner with the flexibility to implement immediate rental increases and maximize income potential.

As a rare newer-construction asset, Ballantyne Condominiums offers low maintenance requirements, modern amenities, and strong long-term investment fundamentals.

This turnkey investment is strategically positioned to benefit from the continued growth and revitalization of the East County submarket. A unique value-add opportunity exists for a buyer to complete the HOA formation process and pursue the sale of individual condominium units, potentially unlocking significant additional value.

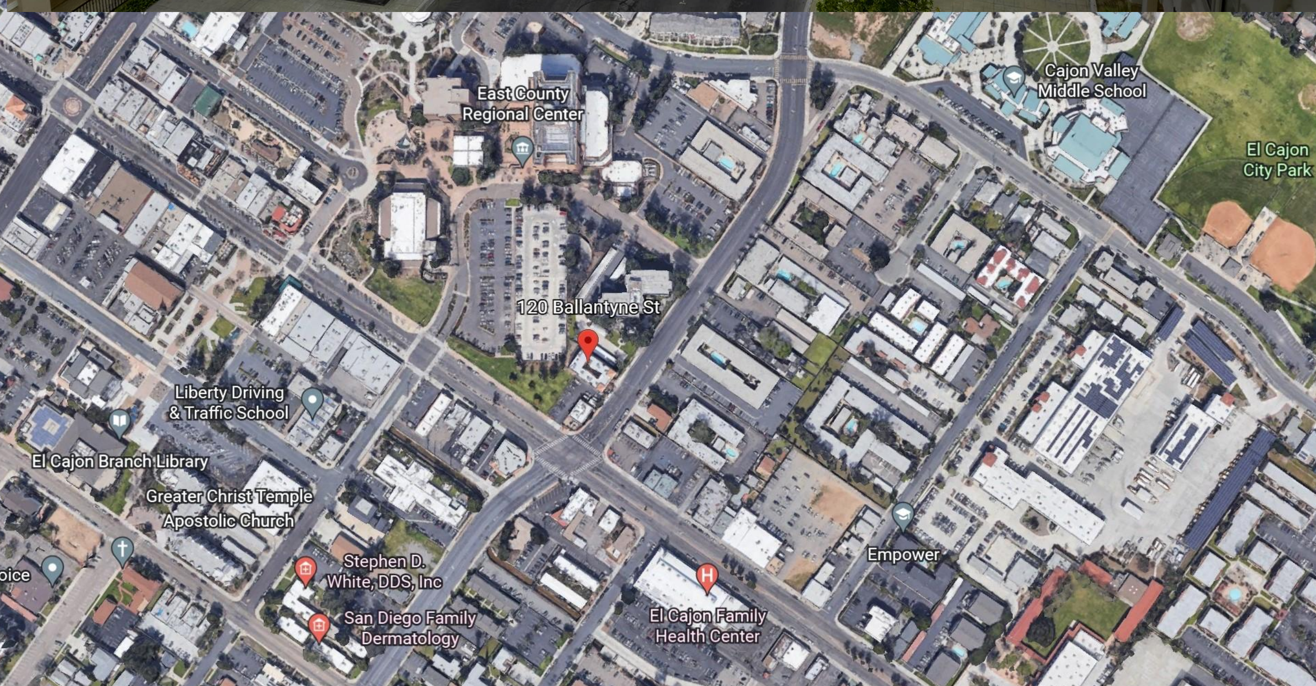
PRICE	BUILDING SF	PRICE / SF	NOI	CAP RATE	OCCUPANCY	LOT SIZE	NUMBER OF UNITS	PARKING
$3,700,000	10,950	$337.89	$177,813	4.80	100%	7,663 SF	8 Condo Plus 2-Offices	15

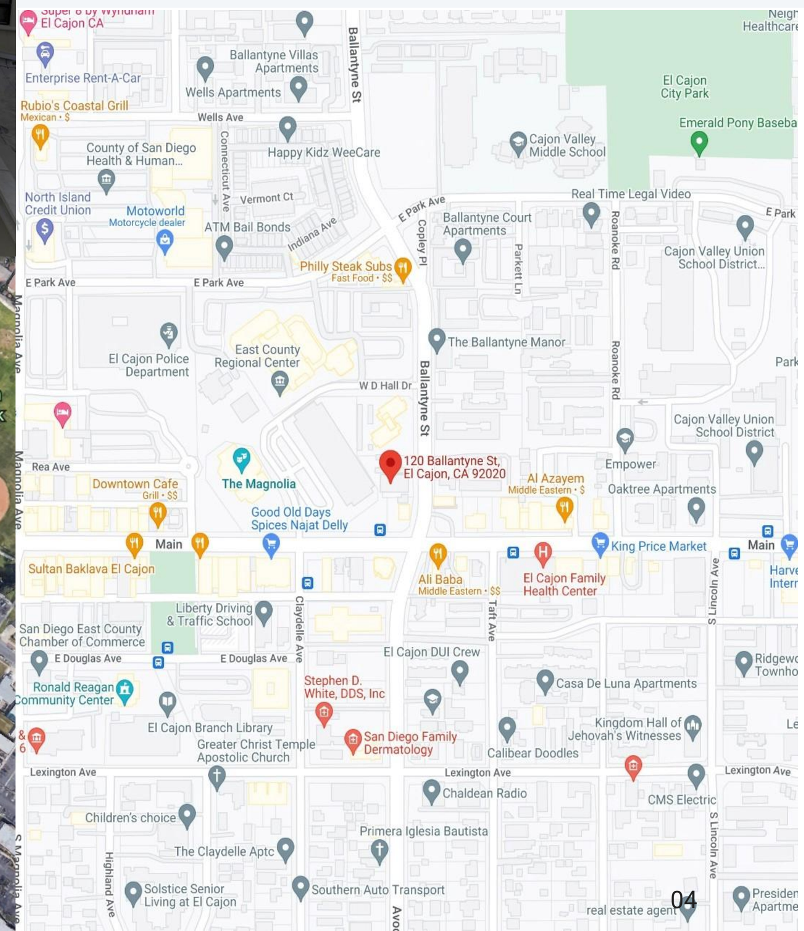
LOCATION & HIGHLIGHTS

120 BALLANTYNE STREET

PROPERTY HIGHLIGHTS

- Rare Newer Construction built 2019
- Low Maintenance/Repair Requirements
- Month-To-Month Leases Offer Opportunity for Increases
- Large Units Located in the Heart of El Cajon
- Washer & Dryer in Each Unit
- Turn-Key Investment





PROPERTY PHOTOS

120 BALLANTYNE STREET

PROPERTY PHOTOS

120 BALLANTYNE STREET

PROPERTY PHOTOS

120 BALLANTYNE STREET

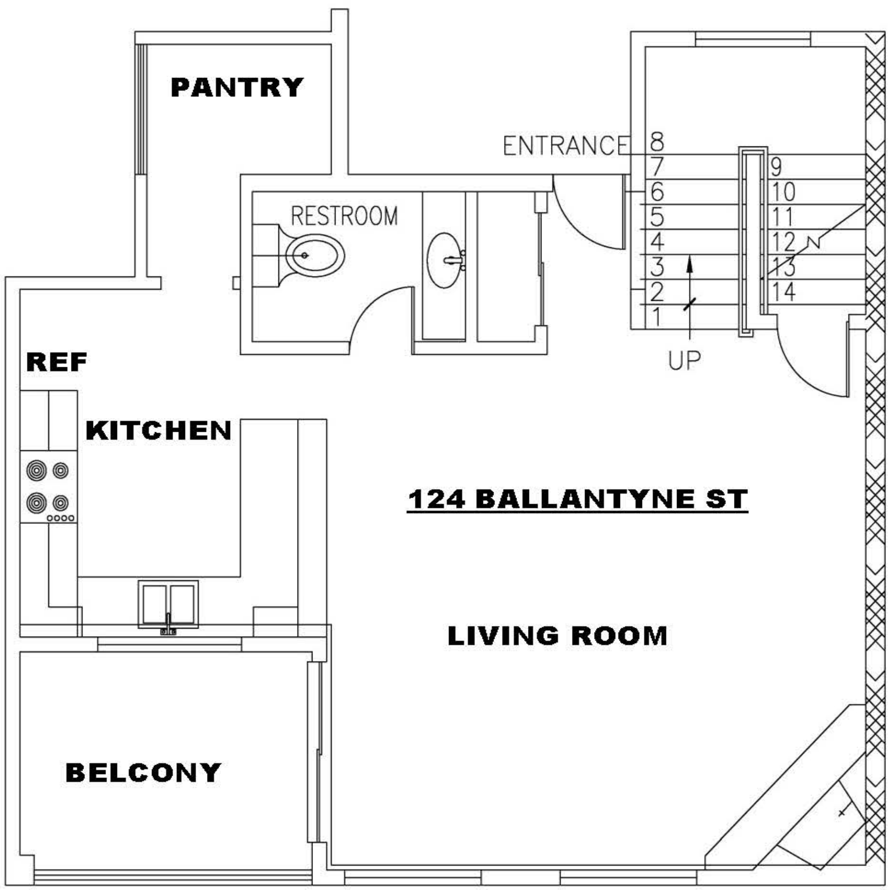
FLOOR PLAN

120 BALLANTYNE STREET

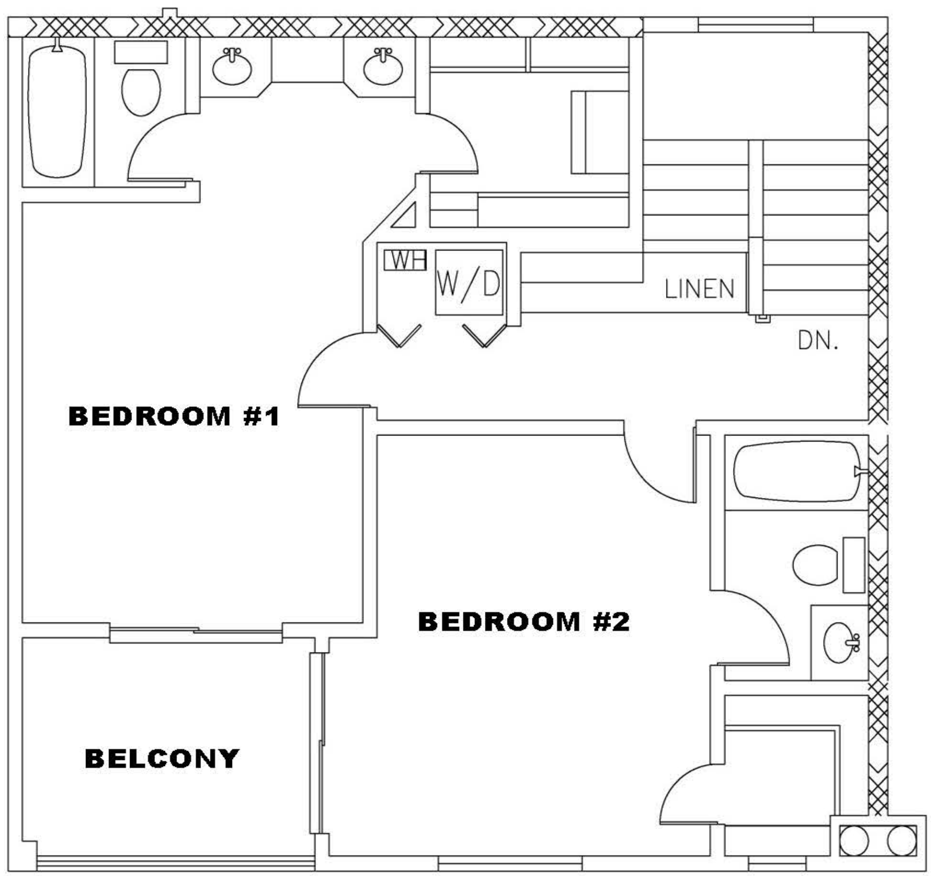
120 Ballantyne St, El Cajon, CA 92020

Plan 1

2 Bedroom ~ 2.5 Beths ~ 1,521 SF



LEVEL1



LEVEL2

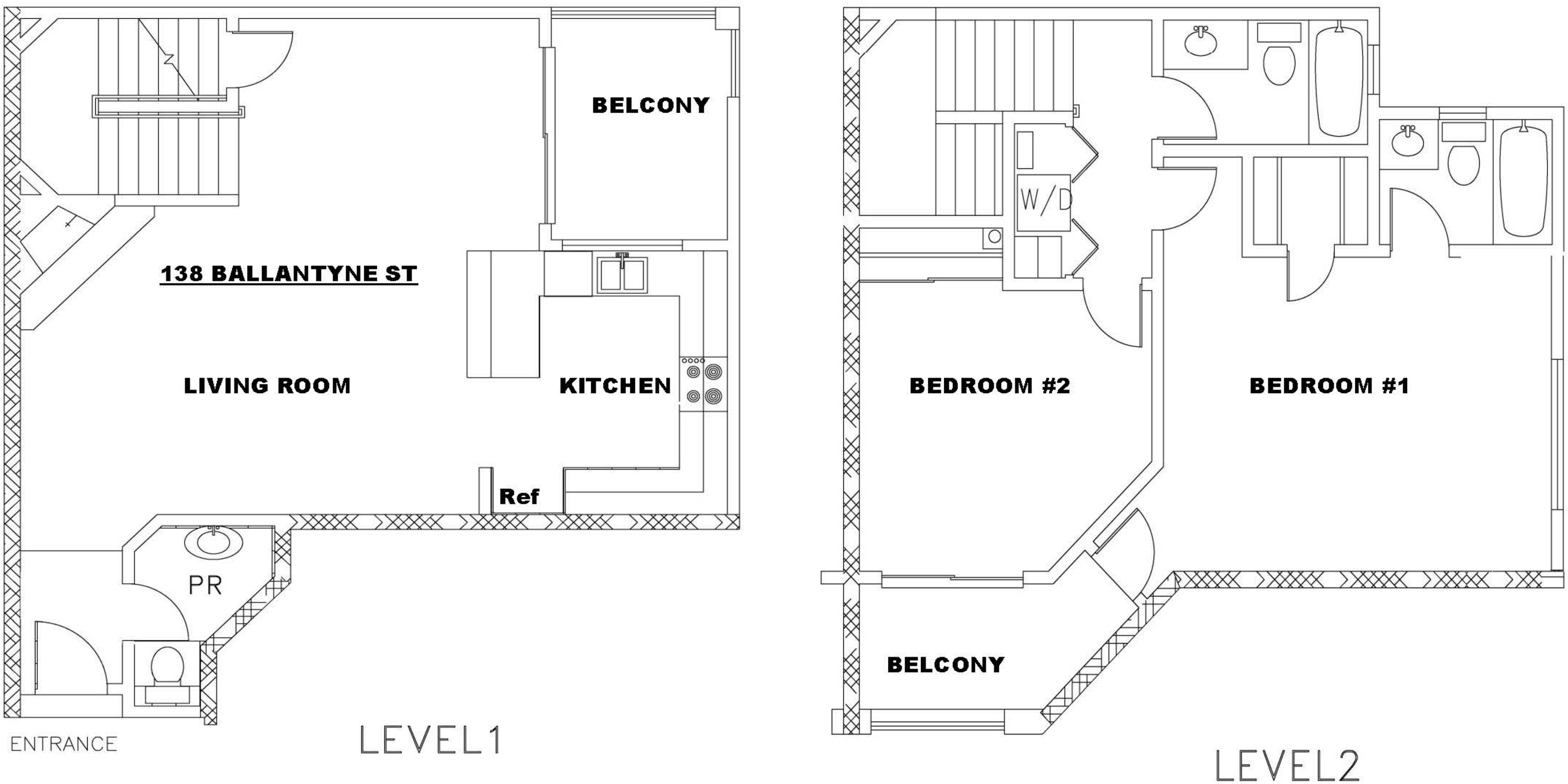
FLOOR PLAN

120 BALLANTYNE STREET

120 Ballantyne St, El Cajon, CA 92020

Plan 2

2 Bedroom ~ 2.5 Beths ~ 1387 SF



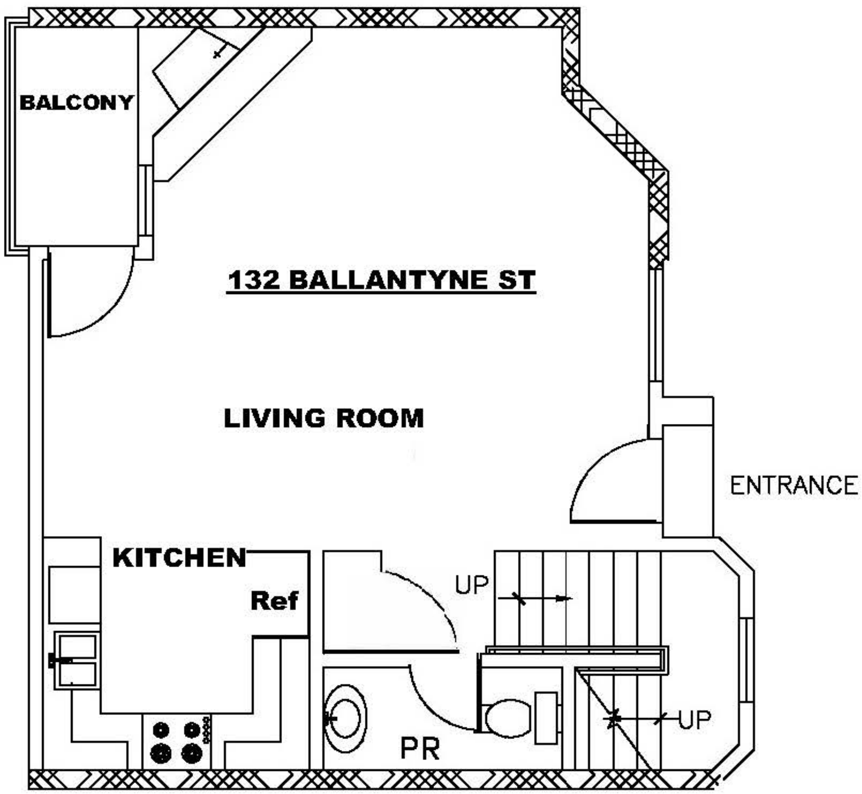
FLOOR PLAN

120 BALLANTYNE STREET

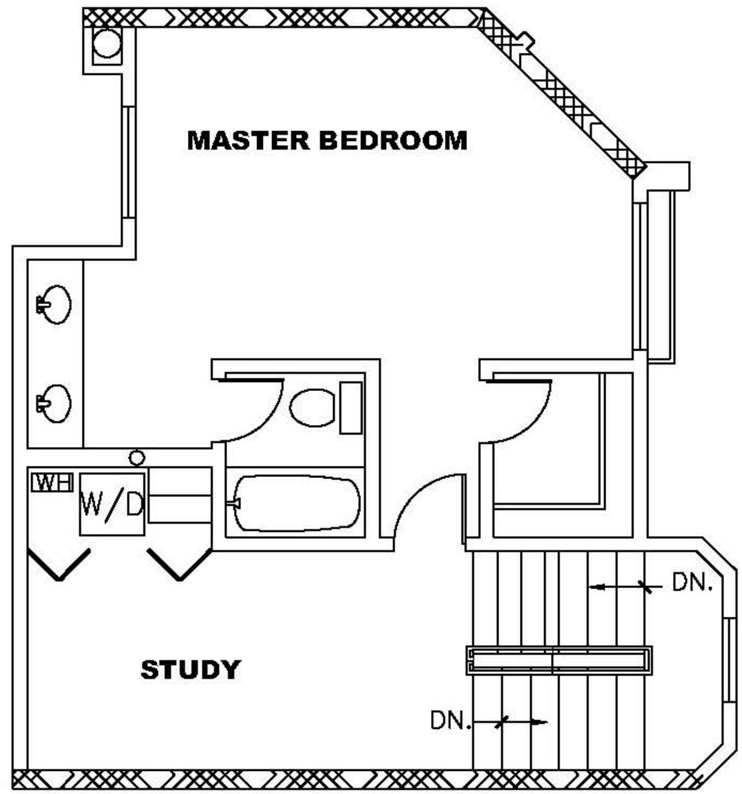
120 Ballantyne St, El Cajon, CA 92020

Plan 3

1 Bedroom + Study ~ 1.5 Beths ~ 1,167 SF



LEVEL1



LEVEL2

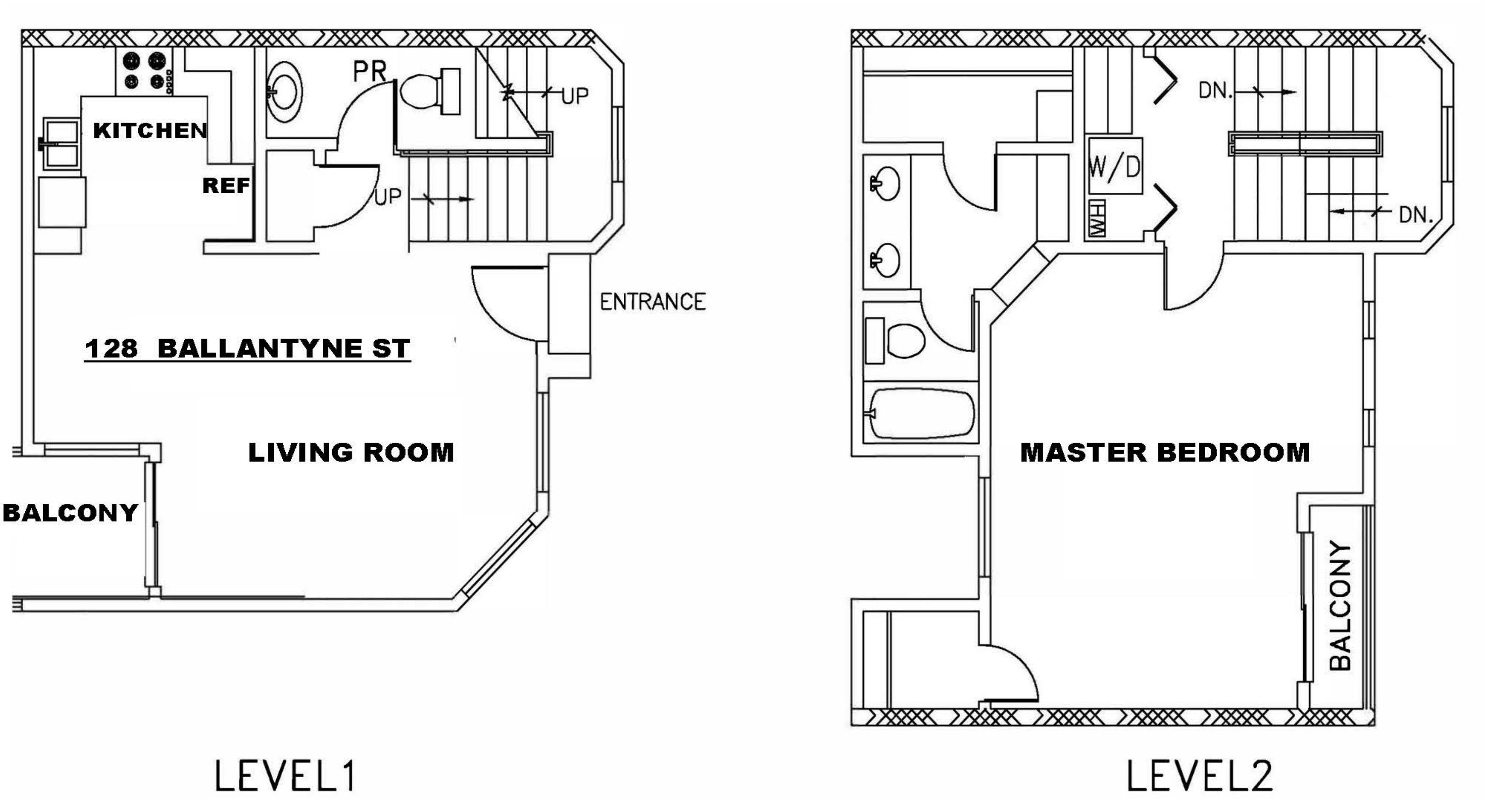
FLOOR PLAN

120 BALLANTYNE STREET

120 Ballantyne St, El Cajon, CA 92020

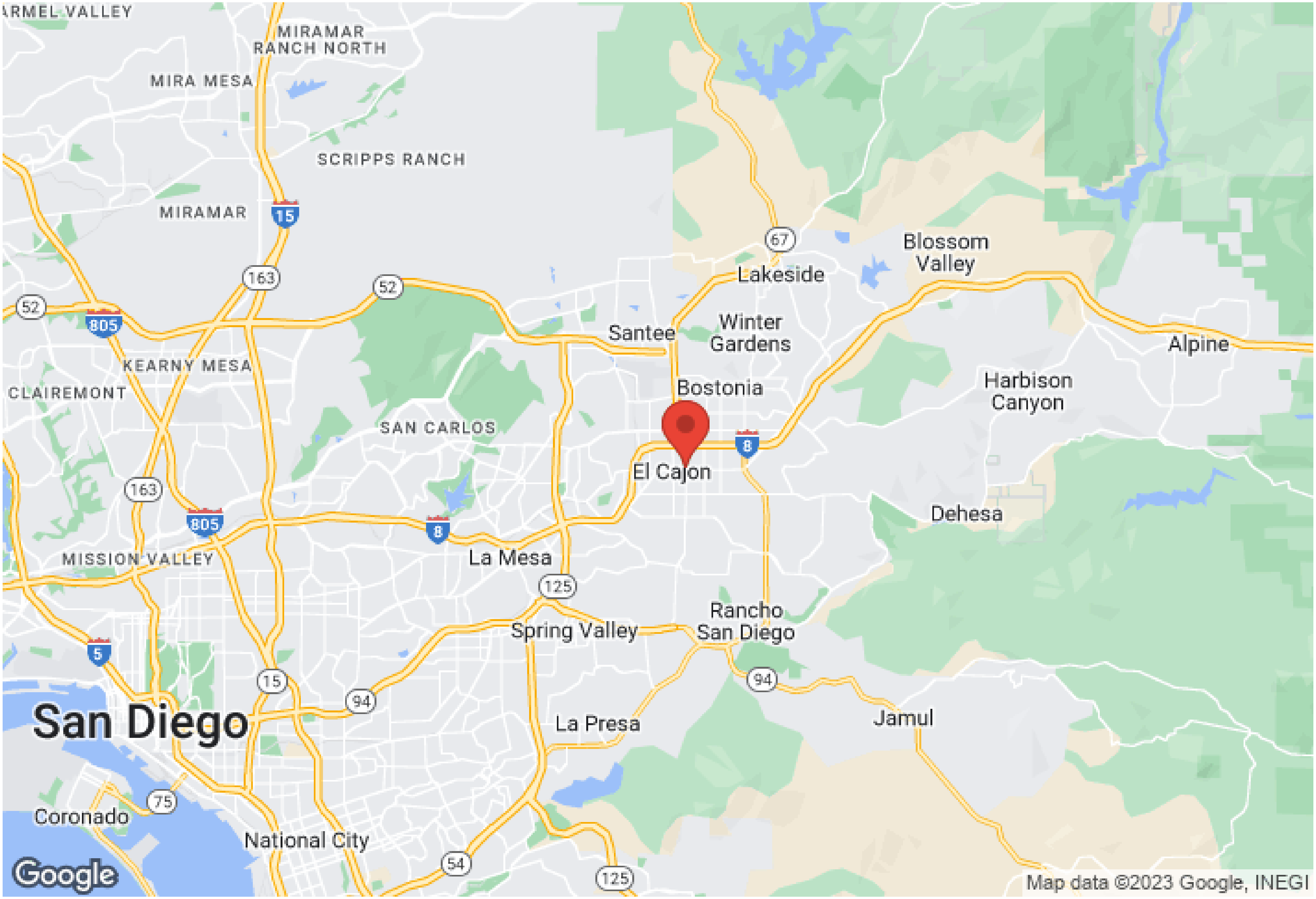
Plan 4

1 Bedroom ~ 1.5 Beths ~ 1,100 SF



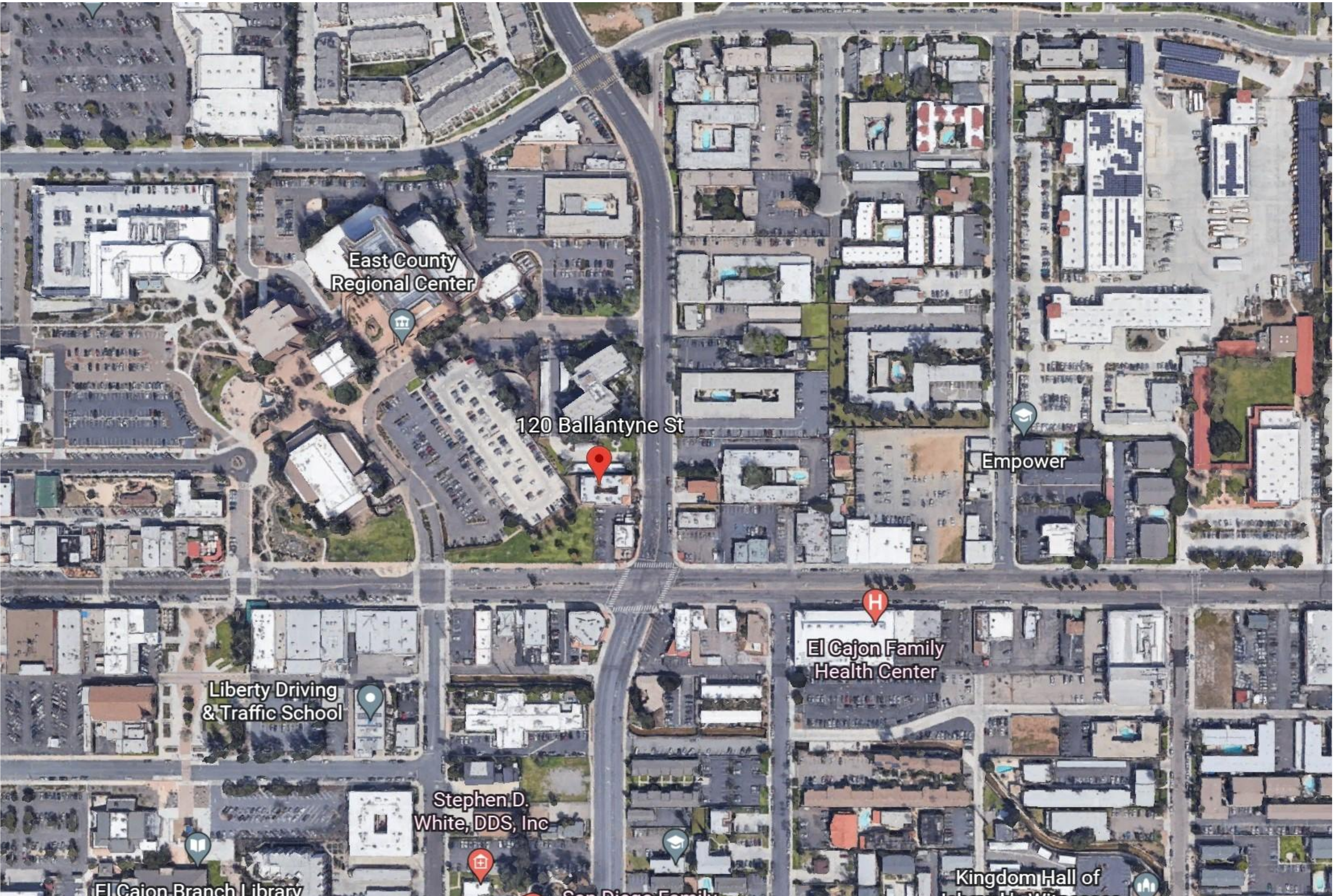
REGIONAL MAP

120 BALLANTYNE STREET



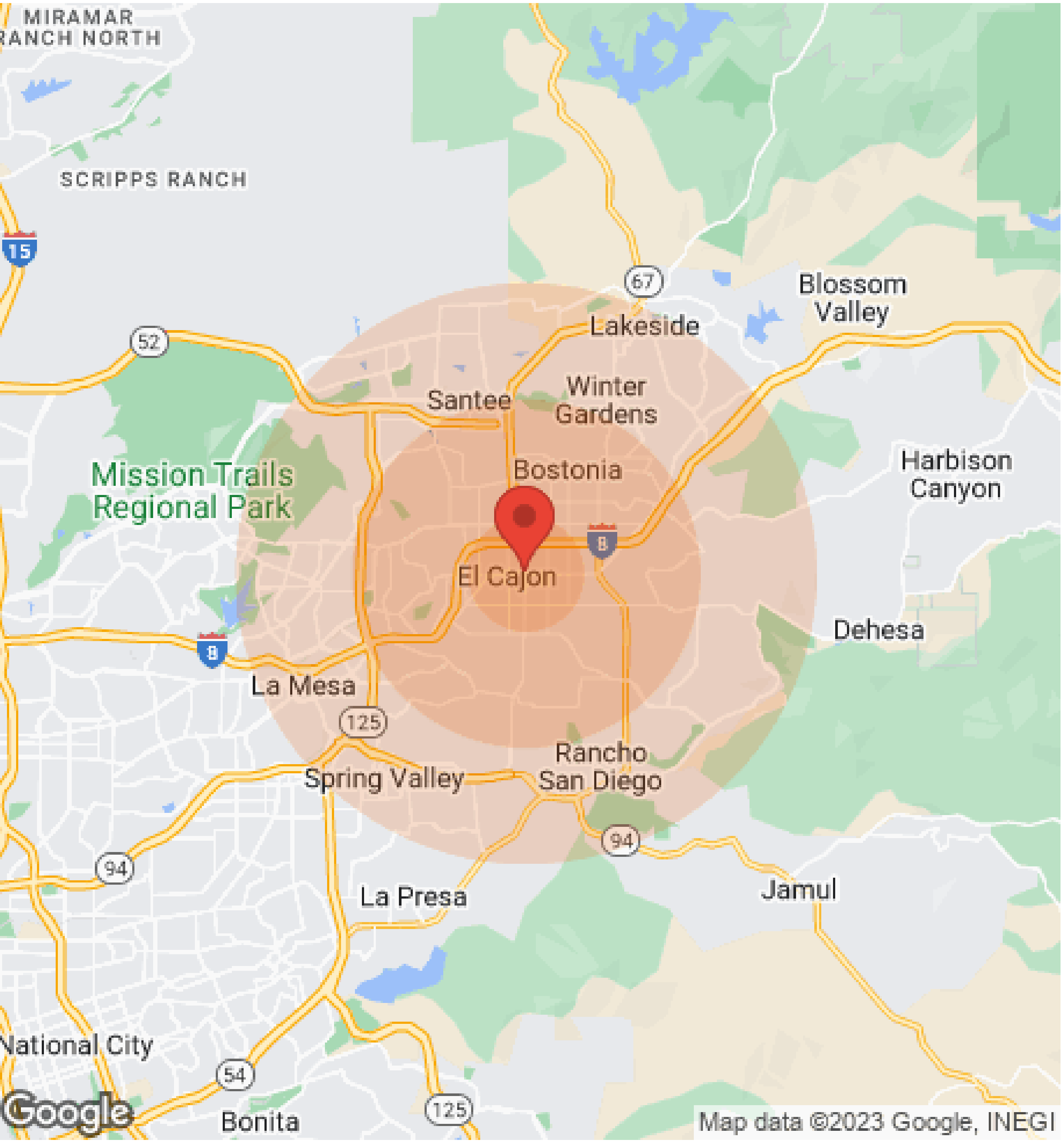
AERIAL MAP

120 BALLANTYNE STREET



DEMOGRAPHICS

120 BALLANTYNE STREET



Population	1 Mile	3 Miles	5 Miles
Male	20,547	75,982	158,639
Female	21,184	76,984	163,896
Total Population	41,731	152,966	322,535

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	9,912	31,743	63,642
Ages 15-24	6,055	20,432	41,154
Ages 55-64	3,600	16,961	38,587
Ages 65+	3,810	22,166	50,167

Race	1 Mile	3 Miles	5 Miles
White	24,858	112,452	247,011
Black	3,400	7,067	14,246
Am In/AK Nat	166	389	701
Hawaiian	139	262	487
Hispanic	16,944	42,881	78,098
Multi-Racial	23,888	57,786	101,856

Income	1 Mile	3 Miles	5 Miles
Median	$36,704	$52,697	$61,838
< $15,000	2,661	6,613	11,366
$15,000-$24,999	2,452	5,919	11,123
$25,000-$34,999	1,875	5,326	11,627
$35,000-$49,999	2,589	7,971	16,306
$50,000-$74,999	2,425	10,537	23,406
$75,000-$99,999	1,114	6,776	17,219
$10,0000-$149,999	682	6,616	17,657
$150,000-$199,999	97	2,154	5,817
> $200,000	142	2,163	4,174

Housing	1 Mile	3 Miles	5 Miles
Total Units	14,910	57,724	128,563
Occupied	14,041	54,991	122,313
Owner Occupied	3,143	26,615	67,122
Renter Occupied	10,898	28,376	55,191
Vacant	869	2,733	6,250

RENT ROLL

120 BALLANTYNE STREET

Unit Mix & Annual Scheduled Income / ACTUAL

Unit#	Square Feet	Bedrooms	Bathrooms	Total Months	Rent PSF	Monthly Rent	Annual Rent
Unit 1	1521	2	2.5	12	$ 1.71	$ 2,600.00	$ 31,200.00
Unit 2	1100	1	1.5	12	$ 1.82	$ 2,000.00	$ 24,000.00
Unit 3	1167	1.5	1.5	12	$ 1.95	$ 2,270.00	$ 27,240.00
Unit 4	1387	2	2.5	12	$ 1.87	$ 2,600.00	$ 31,200.00
Unit 5	1387	2	2.5	12	$ 1.87	$ 2,600.00	$ 31,200.00
Unit 6	1167	1.5	1.5	12	$ 2.10	$ 2,450.00	$ 29,400.00
Unit 7	1100	1	1.5	12	$ 1.73	$ 1,900.00	$ 22,800.00
Unit 8	1521	2	2.5	12	$ 1.82	$ 2,600.00	$ 31,200.00
Office 101	300	1	1	12	$ 2.50	$ 750.00	$ 9,000.00
Office 102	300	1	1	12	$ 3.50	$ 1,050.00	$ 12,600.00
Total: 10950 SF						**$ 20,820.00**	**$ 249,840.00**

ACTUAL GROSS RENT

$249,840

TOTAL EXPENSES

$72,027

NET OPERATING INCOME

$177,813

PRO FORMA SUMMARY

120 BALLANTYNE STREET

Unit Mix & Annual Scheduled Income / PRO FORMA

Unit#	Square Feet	Bedrooms	Bathrooms	Total Months	Rent PSF	Monthly Rent	Annual Rent
Unit 1	1,521	2	2.5	12	$ 2.04	$ 3,100.00	$ 37,200.00
Unit 2	1,100	1	1.5	12	$ 1.82	$ 2,700.00	$ 32,400.00
Unit 3	1,167	1.5	1.5	12	$ 2.44	$ 2,850.00	$ 34,200.00
Unit 4	1,387	2	2.5	12	$ 2.13	$ 2,950.00	$ 35,400.00
Unit 5	1,387	2	2.5	12	$ 2.13	$ 2,950.00	$ 35,400.00
Unit 6	1,167	1.5	1.5	12	$ 2.44	$ 2,850.00	$ 34,200.00
Unit 7	1,100	1	1.5	12	$ 2.45	$ 2,700.00	$ 32,400.00
Unit 8	1,521	2	2.5	12	$ 1.82	$ 3,100.00	$ 37,200.00
Office 101	300	1	1	12	$ 3.50	$ 1,050.00	$ 12,600.00
Office 102	300	1	1	12	$ 3.50	$ 1,050.00	$ 12,600.00
Total: 10950 SF						**$ 25,300.00**	**$ 303,600.00**

INVESTMENT SUMMARY

PRICE	**$3,700,000**	PRICE/RSF	**$337.89**
YEAR BUILT	**2019**	LOT SIZE	**7,663 sf**
TENANTS	**10**	FLOORS	**3**
PRICE/UNIT	**$370,000**	APN	**488-111-34-00**
RSF	**10,950**	CAP RATE	**6.25 %**

ANNUALIZED INCOME

GROSS POTENTIAL RENT	**$303,600**
LESS: EXPENSES	**$72,027**
NET OPERATING INCOME	**$ 231,573**

DISCLAIMER

120 BALLANTYNE STREET

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property “AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer’s choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property.

Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

COLDWELL BANKER COMMERCIAL

BEN AMEEN

Broker Associate | BRE# 01999481 | (619) 840-6692 | bensdcommercial@gmail.com

9555 Grossmont Summit Dr., La Mesa CA 91941 | Each Office Independently Owned and Operated