

OFFERING MEMORANDUM

718-722 N FREEMAN ST

Oceanside, 92054



Pacific Sun Properties

Cherise Zentic
DRE#01310963

Exclusively Listed by:

CHERISE ZENTIC

BROKER / OWNER

Pacific Sun Properties

Office: 408 Cassidy St UNIT 101 | Oceanside

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czentic@pacsundiego.com

DRE# 01310963





DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Pacific Sun Properties makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.







Offering Summary

Price: **\$3,200,000**
(\$400K / Unit)

Cap Rate: **5%** (proforma)

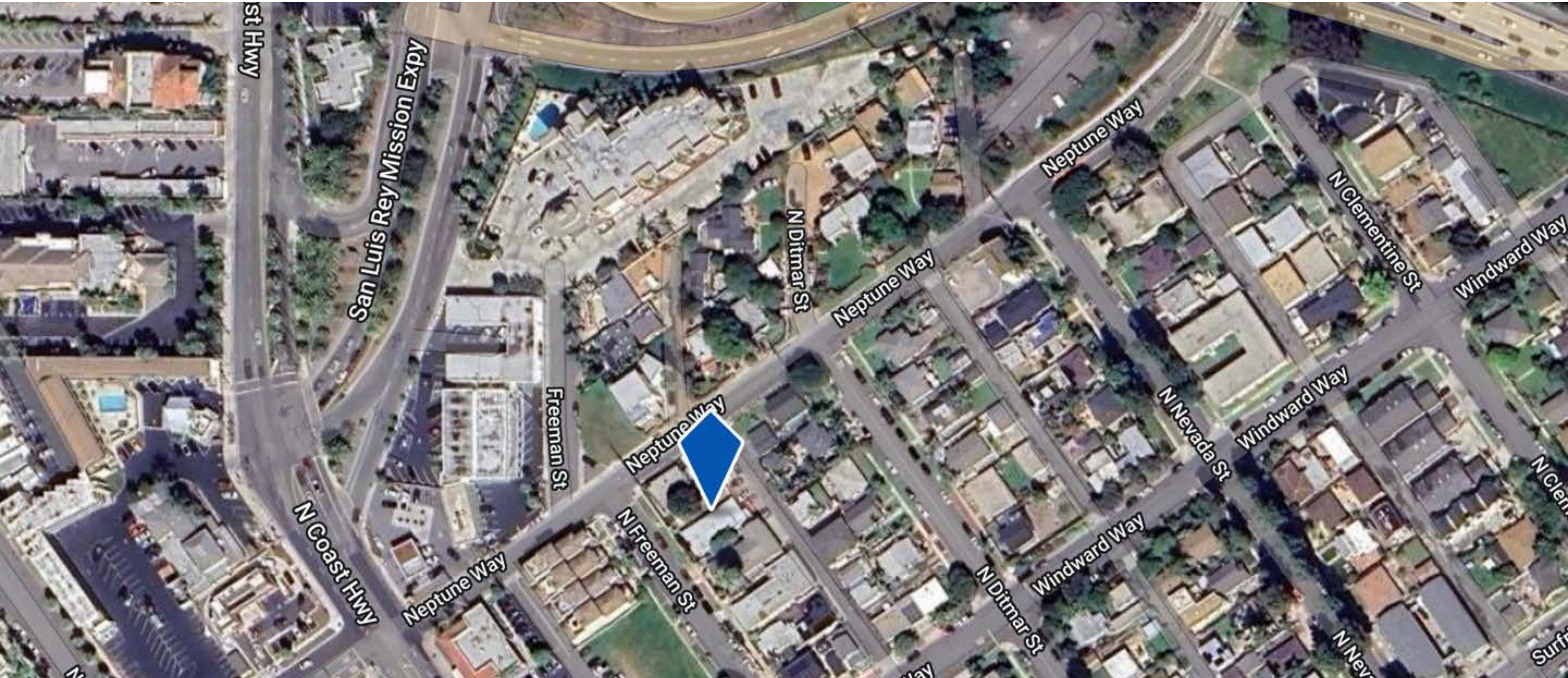
of units: **8**
(avg. 500 sqft/unit)

Parcels: 2 parcels
***Being sold together as 1
parcel.**

**First parcel- 5 units/2 garages
Second parcel- 3 units**

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Financial Analysis

718-722 N Freeman St.

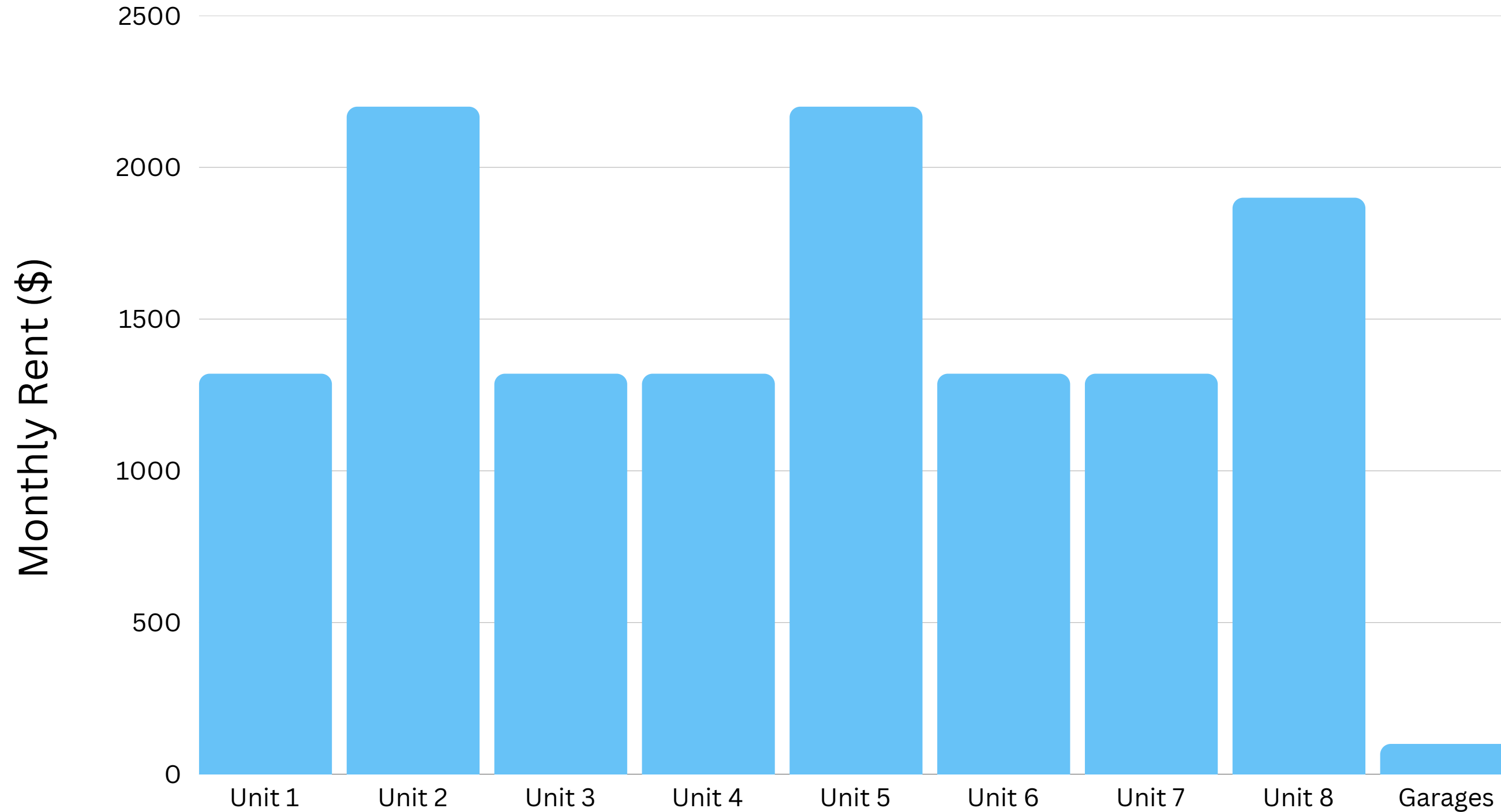
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RENT ROLL: AS OF 3/01/2026

Cap Rate 3.1%



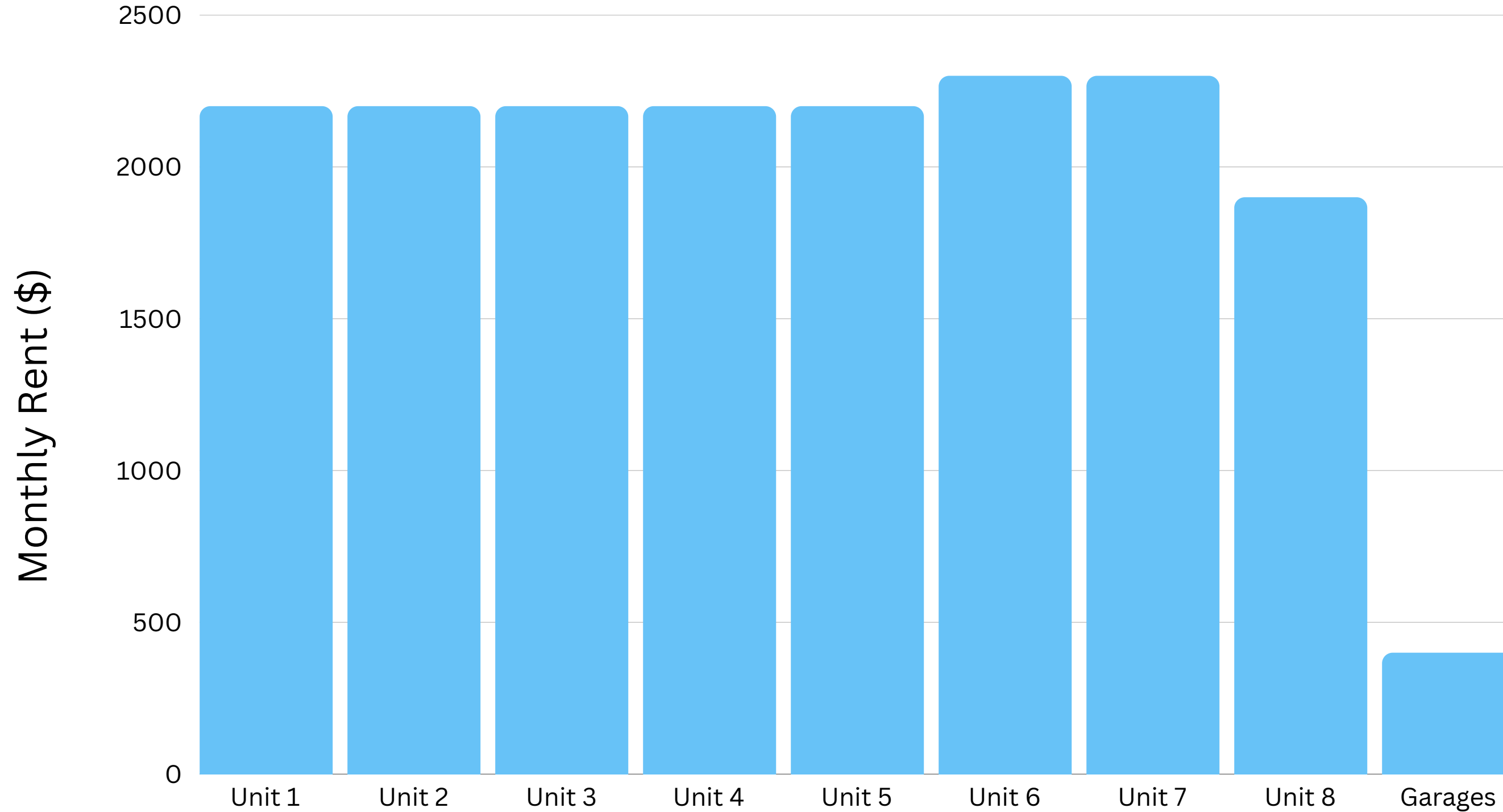
Updated Financial Summary:

- Total Annual Income: \$156,000
- Net Operating Income (NOI): \$100,208

718-722 N FREEMAN ST

RENT ROLL: Proforma

Cap Rate 5%



Proforma Financial Summary:

- Total Annual Income: \$214,800
- Net Operating Income (NOI): \$159,008

Oceanside, CA

