

CONFIDENTIAL OFFERING MEMORANDUM

Avrópa Hotel



3776 4TH AVENUE | HILLCREST | SAN DIEGO, CA 92103

OPERATE AS HOTEL, LONG-TERM APARTMENTS (ORIGINAL INTENT), OR FURNISHED MONTHLY RENTALS

CBRE

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Αvrópa
Hotel

INVESTMENT
OVERVIEW

Αврόρα
Hotel

01



A unique space featuring micro-lofts at the cultural and geographical heart of San Diego

Welcome Aboard the ABPOPA Hillcrest! A unique space featuring micro-lofts at the cultural and geographical heart of San Diego, located in the Hillcrest neighborhood. Surrounded by must-see attractions, eateries, events, and natural splendor, the building is conveniently located within a short distance from Balboa Park and Downtown. If you want to immerse yourself in urban San Diego, staying at ABPOPA Hillcrest offers convenient access to pretty much everything.

ABPOPA offers 24 unique micro-lofts within the building and 2 penthouse units. Each unit has a small kitchenette. Each micro-loft has an individual style with a modern feel. Lending to a communal vibe the building also features a retail shop with wood work, vinyl, turntables jewelry and other gifts in our bottom floor lobby and a rooftop solarium space with panoramic views where you can book your event. Visit the restaurant / bar in our lobby during the open hours.

Hillcrest is a charming and creative neighborhood in San Diego, California, just Northwest of Balboa Park and Downtown and South of Mission Valley.



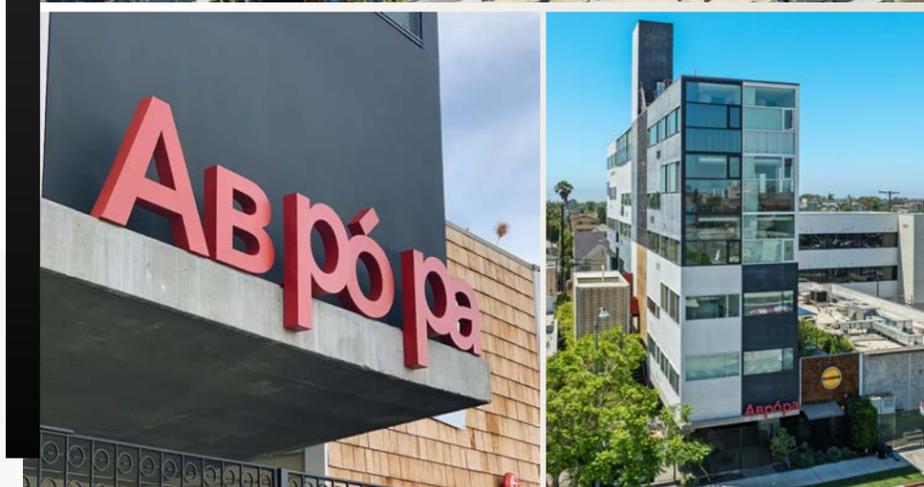
PRIME HILLCREST LOCATION



12,056 RENTABLE SF



26 UNITS & 2 RETAIL



Hillcrest is a progressive neighborhood known for its diversity, acceptance and numerous locally owned businesses. One can find restaurants, cafes, bars, clubs, trendy thrift-stores, and other independent specialty boutiques that give it a unique and decidedly local flair. The Hillcrest community is well populated, friendly, and active.

Building managers live on site and are available for anything you should need. They are also often available at the floor level retail shop / front-desk for your convenience.

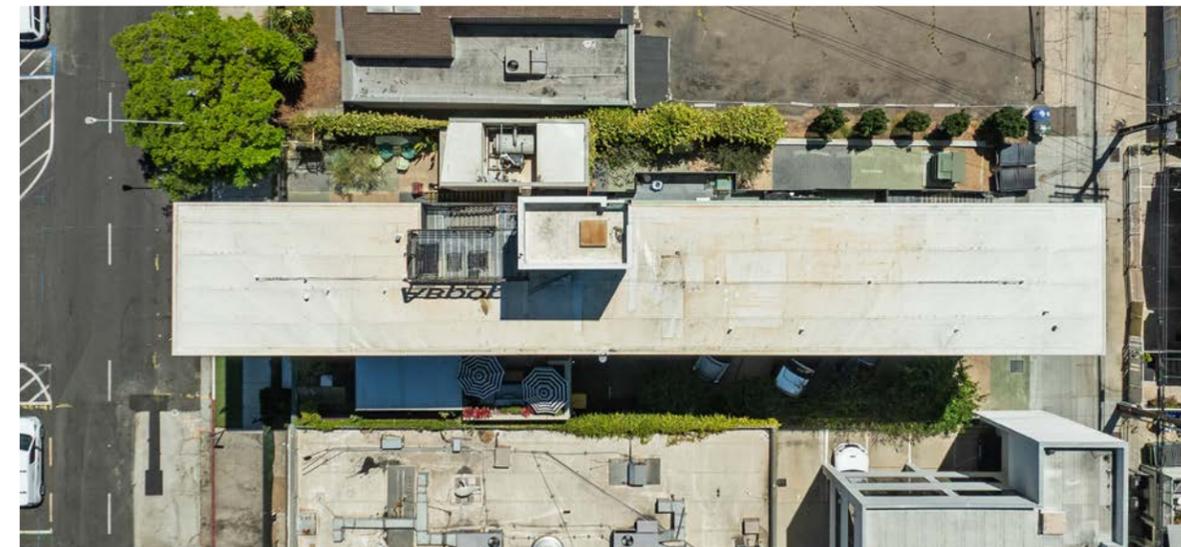
PROPERTY OVERVIEW

Rentable SF	12,056
Unit Count	26 Units & 2 Retail
Year build	2019
Average Unit SF	358
Lot Size	6,795

Positioned in one of San Diego's most vibrant and walkable neighborhoods, this 24 unique micro-lofts with 2 penthouse units property blends modern design with local charm. With a rooftop solarium, curated retail, and on-site food & beverage, ABPOPA offers a unique, lifestyle-driven asset in high demand by today's urban traveler and long-term tenant alike. A rare, plug-and-play opportunity in the heart of Hillcrest.

\$8,250,000 SALE PRICE	\$294,643 PRICE PER UNIT	9.21% CAP RATE CURRENT HOTEL OPERATIONS	6.08% CAP RATE LONG-TERM RENTALS
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Accessibility

- Accessible Parking
- Property has wheelchair access
- Raised toilet
- Toilet with grab rails

Check-In & Front-Desk Services

- Contactless check-in / check-out
- Express check-in / check-out
- Private check-in / check-out
- Audio / Visual equipment rental
- Meeting rooms

Common Areas

- Lounge

Entertainment & Recreation

- Live music / performance

Food & Beverage

- Bar
- Coffee Shop
- Restaurant



General Guest Services

- Elevator
- Air conditioning
- Heating
- Internet
- Non-smoking rooms
- Cashless payment accepted

Shopping

- Gift shop



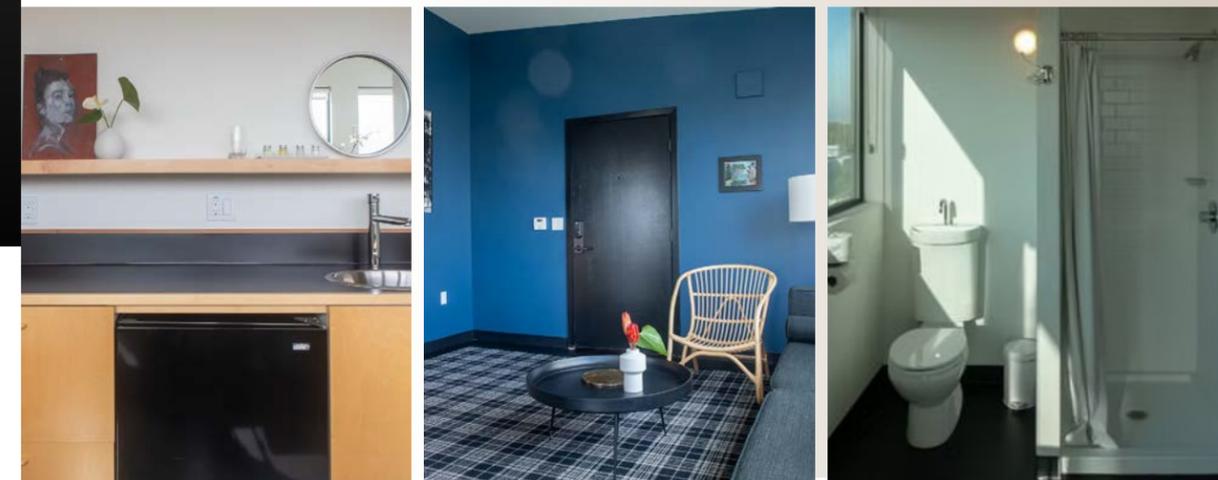
Split Level Cabin

This style is one of our favorite spaces and is uniquely arranged in a creative configuration. The rooms include split-levels with a few steps between each with a queen bed. All these rooms have a breathtaking view of the bay and city. They all feature a fridge, microwave, coffee maker and a sink. Each space has it's own bathroom.



Captain's Quarters

Perched on Abpòpa's top floor, adjacent to our event space, the 2 bedroom, 2 private bathroom Captain's Quarters offers breathtaking mountain and bay views. Accommodating 4 guests, each bedroom is outfitted with a queen sized bed, with a sofa in the suite's separate communal living space. The Captain's Quarters features a fridge, microwave, sink, and coffee maker. One bathroom offers a tub and the other a shower.



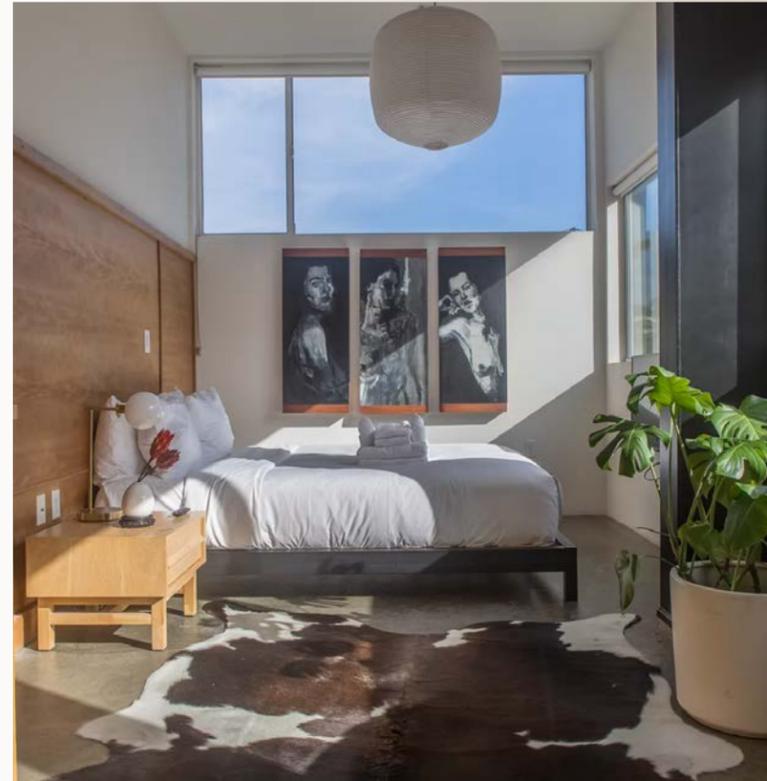
Ada Room 403

Bay View Room 403 is our fully accessible ADA room, with all necessary amenities. You can see a list by clicking [here](#). Easily accessible by elevator. This room has an amazing view of the San Diego Bay, Point Loma and Downtown. This room comes with a queen bed, fridge, sink, coffee maker and a microwave. The ADA accessible bathroom includes a toilet and roll-in shower.



Standard Cabin

Cabins accommodate up to 2 guests. Uniquely arranged the rooms include a single level with a queen bed. Cabins are stylishly decorated with distinct and modern furnishings, large picture windows, a fridge, microwave, sink, and coffee maker. Each Cabin has its own bathroom.



Sleeper Loft Cabin

All hands on deck! Perfect for up to 4 guests, the close-quartered cabin features a micro-living and dining space with a ladder up to sleeping bunks with one Queen bed and 2 single beds. The room has a beautiful view of distant mountains and the close city streets. The room features a fridge, microwave, sink, and coffee maker. Each Cabin has it's own private bathroom.



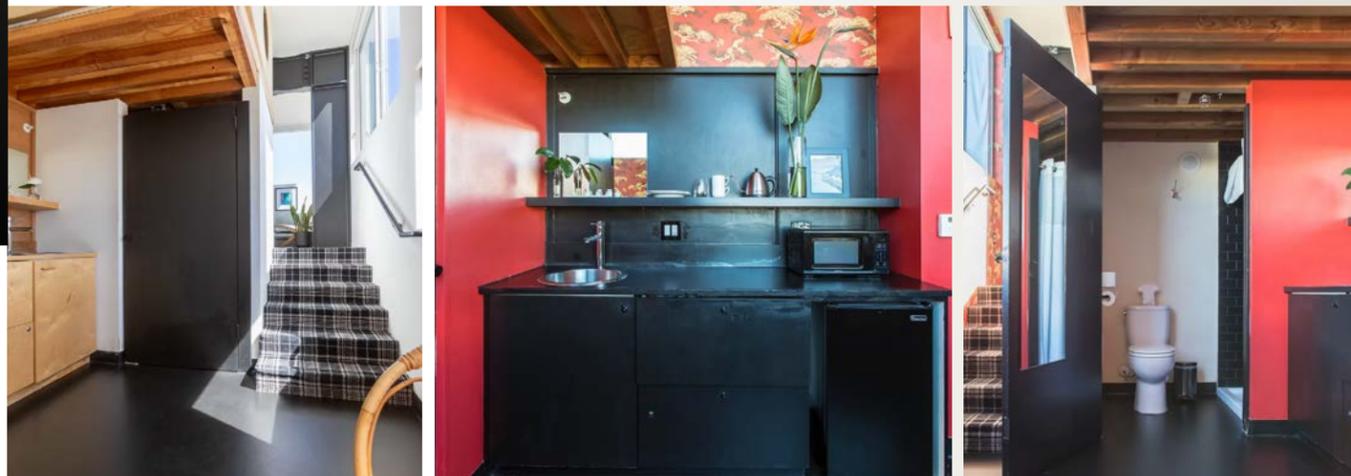
Sleeper Loft W/Patio

Perfect for up to 4 guests, the close-quartered cabin features a micro-living and dining space with a ladder up to sleeping quarters with one queen bed and 2 single beds. The room features a fridge, microwave, sink, and coffee maker. This version comes with a spacious patio and has It's own bathroom.



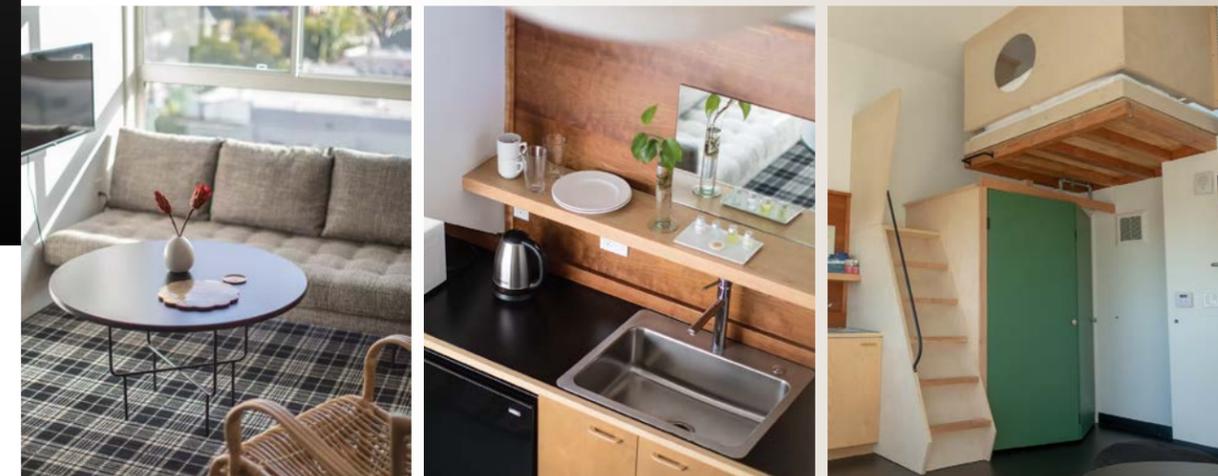
Studio Loft

These eastern facing mountain side rooms offer views of distant lands while peering down on the native streets, these rooms have a different look of the land. With a split-level floor plan a full size bed and feature a fridge, microwave, coffee maker and a sink. Each space has It's own bathroom.



Standard Loft

These rooms have a bunk loft with a queen bed With a split-level floor plan and feature a fridge, microwave, coffee maker and a sink. Each space has It's own bathroom.



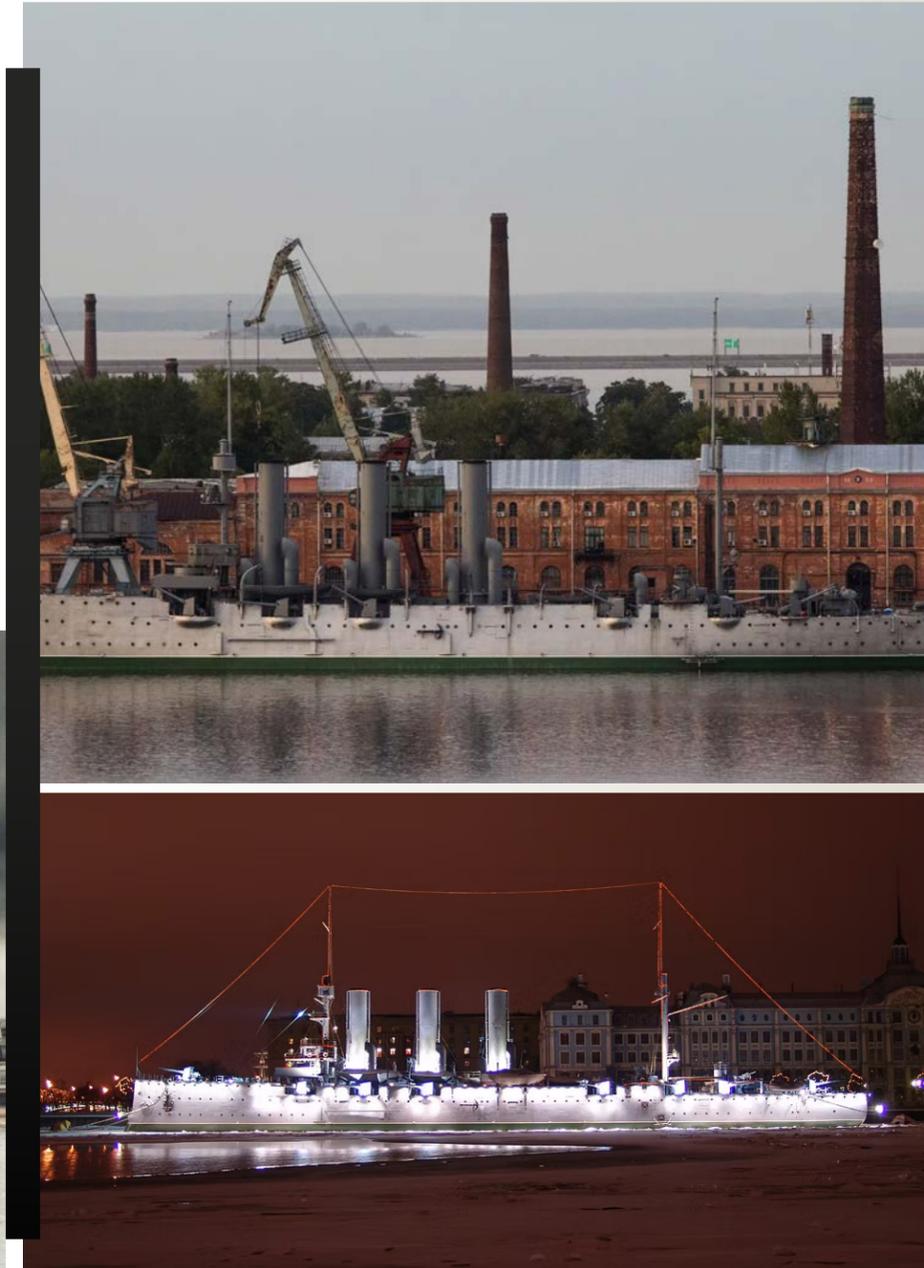
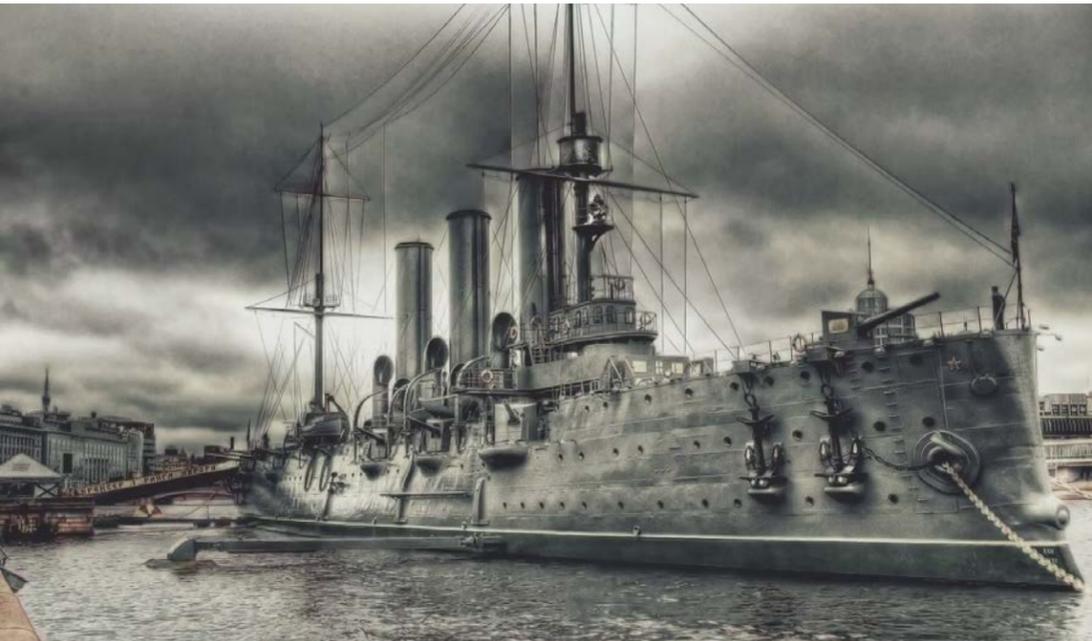
Penthouse

This room is one large space with a queen bed at one end in front off large glass windows, while at the other end is a living room space with a large 75inch flatscreen TV. This unit has a full kitchen, bathroom with a shower. A massive space with lots of windows and incredible views.



History

Αβρόπα Hillcrest is named in honor of the famed Russian cruiser launched in 1900, and currently preserved as a museum ship in St. Petersburg. Not only because we think she is the best looking battleship ever, but also because the project architects, developers, and operators are the RED Office. The stalwart RED Office team share the rewards of the hotel development endeavor equally among all who volunteered their time to make it happen. In this way, we live in a bubble of fairness in a capitalistic society. We hope you will support our young designers, builders, and managers, who subsidize their artistic careers through this unique organization.



Rates

To provide insight into projected revenue potential, the following chart highlights starting nightly rates at ABPOPA Hillcrest over the next four months. These rates reflect current market positioning and seasonal demand patterns, offering a strong indication of the property's ability to capture consistent income through both leisure and business travel segments.

August 2025							September 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2		1	2	3	4	5	6
							\$140	\$140	\$145	\$150	\$185	\$195	
3	4	5	6	7	8	9	7	8	9	10	11	12	13
\$150	\$125	\$125	\$135	\$145	\$165	\$210	\$150	\$145	\$145	\$150	\$150	\$186	\$186
10	11	12	13	14	15	16	14	15	16	17	18	19	20
\$150	\$125	\$125	\$135	\$145	\$165	\$210	\$150	\$155	\$160	\$160	\$160	\$186	\$186
17	18	19	20	21	22	23	21	22	23	24	25	26	27
\$130	\$130	\$135	\$145	\$160	\$200	\$195	\$145	\$145	\$145	\$155	\$165	\$210	\$195
24	25	26	27	28	29	30	28	29	30				
\$140	\$140	\$140	\$140	\$155	\$195	\$210	\$160	\$150	\$150				
31													
\$160													

Price in USD

October 2025							November 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4							1
			\$150	\$160	\$186	\$186							\$186
5	6	7	8	9	10	11	2	3	4	5	6	7	8
\$155	\$155	\$155	\$155	\$155	\$205	\$215	\$160	\$155	\$155	\$146	\$155	\$186	\$195
12	13	14	15	16	17	18	9	10	11	12	13	14	15
\$175	\$165	\$155	\$165	\$205	\$235	\$250	\$155	\$155	\$160	\$155	\$160	\$195	\$186
19	20	21	22	23	24	25	16	17	18	19	20	21	22
\$190	\$160	\$155	\$160	\$155	\$186	\$186	\$170	\$170	\$165	\$160	\$160	\$186	\$186
26	27	28	29	30	31		23	24	25	26	27	28	29
\$155	\$155	\$155	\$160	\$160	\$186		\$160	\$155	\$155	\$155	\$160	\$186	\$186
							30						
							\$155						

Price in USD

AREA
OVERVIEW

Αβρόρα
Hotel

02





AREA OVERVIEW

Hillcrest: A Vibrant, Walkable Neighborhood in the Heart of San Diego

Hillcrest, located just north of Balboa Park in San Diego, is one of the city's most vibrant and desirable neighborhoods for multifamily development. Known for its walkability, central location, and strong sense of community, it attracts a diverse mix of residents, including healthcare professionals, students, and creative professionals. Its proximity to major medical centers such as UC San Diego Medical Center and Scripps Mercy Hospital adds to its appeal for long-term renters.

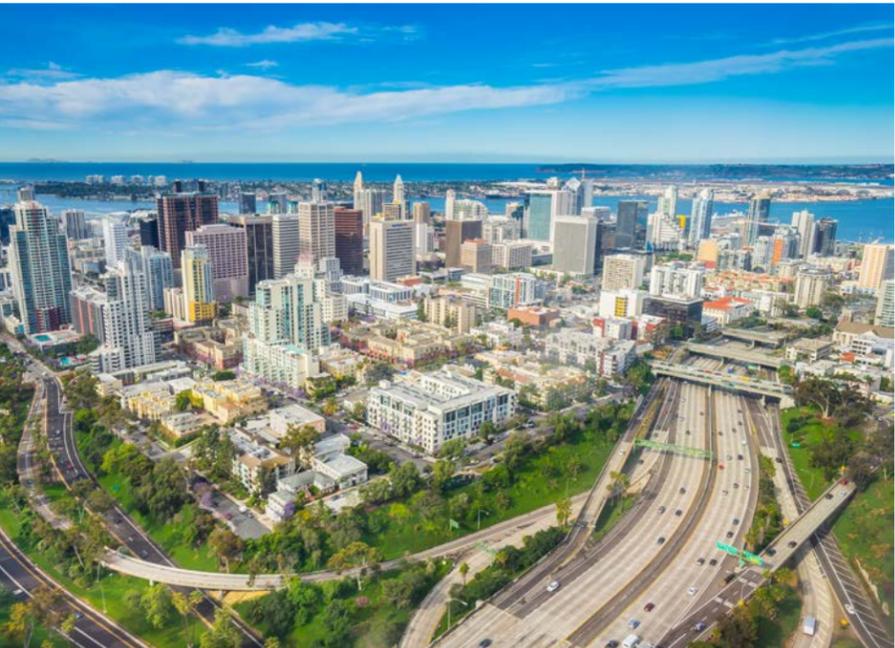
The neighborhood's real estate fundamentals are strong, with consistently high rental demand and low vacancy rates. Residents are drawn to Hillcrest for its lifestyle convenience, urban energy, and access to employment hubs, making it a reliable and resilient market for multifamily investment.

For investors, Hillcrest offers a rare combination of lifestyle appeal, stable tenant demand, limited new supply, and long-term growth potential. Its central location, demographic strength, and evolving zoning environment make it an ideal setting for a well-executed multifamily development aimed at professionals seeking urban convenience and cultural connection.

Hillcrest offers a dense, character-rich environment with tree-lined streets, historic homes, and active retail corridors along University and Fifth Avenues. Its high walk and bike scores support a car-light lifestyle, and the area is well-served by public transit, connecting residents easily to downtown and surrounding neighborhoods.

Recent updates to San Diego's community plans have opened the door for higher-density residential development in parts of Hillcrest. These zoning changes align with the city's broader goals of increasing infill housing and improving urban livability. Despite some local resistance, the combination of location, demand, and evolving land use policies makes Hillcrest a prime opportunity for thoughtfully designed multifamily projects.





San Diego Metro: A High-Growth Market

San Diego, California, is one of the most dynamic and resilient metropolitan markets in the United States, offering investors a unique blend of economic stability, innovation-driven growth, and lifestyle appeal. With a population exceeding 3.3 million in the metro area, San Diego boasts a diversified economy anchored by biotech, defense, tourism, and technology, creating strong fundamentals for long-term investment success.

Market Highlights:

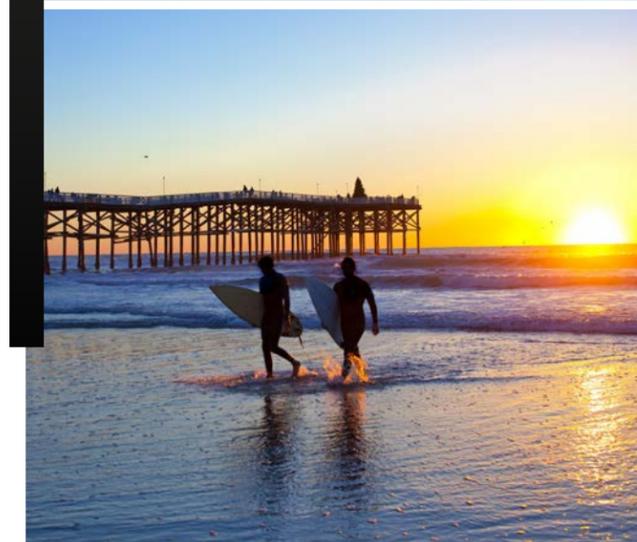
Robust Economy: San Diego ranks as one of the top U.S. metros for biotech innovation and defense contracting, supported by institutions like UC San Diego, Scripps Research, and major military installations including Naval Base San Diego.

High Demand, Low Supply: Limited land availability, strict zoning laws, and strong population growth contribute to consistently high demand for housing and commercial real estate—creating a favorable supply/demand dynamic.

Tech & Innovation Hub: With a growing startup ecosystem and increasing venture capital flows, San Diego is a rising tech center. The city saw over \$5 billion in VC funding in 2023, especially in life sciences and clean tech.

Strategic Location: Proximity to the U.S.-Mexico border, the Pacific Rim, and major California cities makes San Diego a key logistics and trade hub, enhancing business appeal and global connectivity.

Lifestyle Magnet: World-class beaches, year-round sunshine, and a high quality of life continue to attract talent and capital. The city is also one of the top destinations for remote and hybrid professionals.





Αvróra

BALBOA PARK

DOWNTOWN SAN DIEGO

PETCO PARK

SAN DIEGO AIRPORT

SAN DIEGO BAY

AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILES	3 MILES	5 MILES
POPULATION			
2024 Population	29,358	232,903	523,694
2029 Population - Projection	29,788	243,705	535,337
2020 Population - Census	28,582	224,942	521,508
GENERATIONS			
Generation Alpha	4.4%	5.9%	8.2%
Generation Z	11.9%	19.2%	22.3%
Millennials	38.5%	39.0%	33.6%
Generation X	20.1%	17.6%	17.7%
Baby Boomers	20.1%	15.2%	15.0%
Greatest Generations	5.1%	3.0%	3.2%
HOUSEHOLD INCOME			
Average Household Income	\$139,211	\$125,918	\$124,966
Median Household Income	\$101,822	\$96,207	\$93,571
HOUSING VALUE			
Median Home Price	\$1,085,282	\$978,552	\$940,769
Average Home Price	\$1,227,807	\$1,126,918	\$1,089,348
HOUSING UNITS			
Owner-Occupied Housing	26.9%	24.1%	29.6%
Renter-Occupied Housing	65.4%	65.4%	61.8%

FINANCIAL
ANALYSIS

Αβρόρα
Hotel

03



RENT ROLL SUMMARY

Unit Type	# of Units	Avg SF	Rental Range	Current Hotel Income		Long-Term Rentals	
				Average Rent	Nightly Median Rent	Average Rent	Monthly Income
2-Bedroom Penthouse	1	1,045	\$11,391	\$11,391	\$400	\$3,900	\$3,900
Studio Penthouse	1	1,095	\$11,391	\$11,391	\$400	\$4,500	\$4,500
1-Bedroom / 1-Bath	4	300	\$3,794	\$3,794	\$150	\$2,014	\$8,056
Studio / 1-Bath	20	284	\$3,794	\$3,794	\$150	\$1,977	\$41,517
SOET Shop	1	402	\$1,794	\$1,794	\$1,794	\$1,794	\$1,794
Gooseberries Kafe	1	2,356	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500
Totals / Weighted Avg	26 Units & 2 Retail	12,056				\$120,132	\$62,288
Gross Annualized Rents						\$1,441,584	\$747,456

RENT ROLL DETAIL

Unit	Unit Type	Square Feet	Room	Loft	Terrace	Current Hotel Income		Long-Term Rentals	
						Hotel Rent Month	Hotel Median Rent/Night	Rentals Month	Rentals SF /Month
201	Studio Loft	271	271			\$3,794	\$150	\$1,965	\$7.25
202	Studio w/ Large Terrace	302	302		650	\$3,794	\$150	\$2,400	\$7.95
203	Studio Large	419	419			\$3,794	\$150	\$1,965	\$4.69
204	Studio Loft / Terrace	269	269		300	\$3,794	\$150	\$1,750	\$6.51
205	Studio Loft	247	247			\$3,794	\$150	\$1,965	\$7.96
301	1-Bedroom Split Level	287	246	41		\$3,794	\$150	\$1,965	\$6.85
302	1-Bedroom Split Level	309	268	41		\$3,794	\$150	\$1,965	\$6.36
303	Studio Small w/ Terrace	310	154	156	200	\$3,794	\$150	\$1,474	\$4.75
304	Studio Loft	298	217	81		\$3,794	\$150	\$1,965	\$6.59
305	Studio Loft	275	192	83		\$3,794	\$150	\$1,965	\$7.15
306	Studio - 3 Stepping Levels	276	247	29		\$3,794	\$150	\$1,965	\$7.12
307	Studio - 3 Stepping Levels	289	269	20		\$3,794	\$150	\$1,965	\$6.80
401	Studio Loft	271	271			\$3,794	\$150	\$2,063	\$7.61
402	Studio Loft	302	302			\$3,794	\$150	\$2,063	\$6.83
403	Studio Large	419	419			\$3,794	\$150	\$2,063	\$4.92
404	Studio Loft	269	269			\$3,794	\$150	\$2,122	\$7.89
405	Studio Loft	247	247			\$3,794	\$150	\$2,122	\$8.59
501	1-Bedroom Split Level	287	246	41		\$3,794	\$150	\$2,063	\$7.19
502	1-Bedroom Split Level	309	268	41		\$3,794	\$150	\$2,063	\$6.68
503	Studio Small	310	154	156		\$3,794	\$150	\$1,474	\$4.75
504	Studio Loft	298	217	81		\$3,794	\$150	\$2,063	\$6.92
505	Studio Loft	275	192	83		\$3,794	\$150	\$2,063	\$7.50
506	Studio - 3 Stepping Levels	330	247	83		\$3,794	\$150	\$2,063	\$6.25
507	Studio - 3 Stepping Levels	289	269	20		\$3,794	\$150	\$2,063	\$7.14
601	2-Bedroom / 2-Bath PH	1,045	1045			\$11,391	\$400	\$3,900	\$3.73
602	Studio PH	1,095	1095			\$11,391	\$400	\$4,500	\$4.11
100	Gooseberries Kafé	2,356				\$4,500	N/A	\$4,500	\$1.91
104	SOET shop	402				\$1,794	N/A	\$1,794	\$4.46
Total		12,056				\$120,132	N/A	\$62,288	\$5.17

INCOME		Current Hotel Income		Long-Term Rentals
Gross Scheduled Rent		\$1,441,584		\$747,456
Less: Vacancy / Deductions	15%	\$43,248	3%	\$22,424
Total Effective Rental Income		\$1,398,336		\$725,032
Garage Income		\$26,400		\$26,400
RUBS Reimbursements		-		\$21,840
Effective Gross Income		\$1,424,736		\$773,272
Less: Expenses	47.54%	\$664,720	37.46%	\$271,595
Net Operating Income		\$760,016		\$501,678
Cash Flow		\$760,016		\$501,678
Debt Service		\$399,569		\$399,569
Net Cash Flow After Debt Service	13.11%	\$360,447	3.71%	\$102,109
Principal Reduction		\$82,858		\$82,858
Total Return		16.12%		\$443,305
			6.73%	\$184,966

*Actual Hotel and Retail P&L Income for 2024

EXPENSES		Current Hotel Income		Long-Term Rentals
Real Estate Tax		\$109,910		\$109,910
Insurance		\$20,266		\$20,266
Administrative & General		\$20,336		\$-
Sales & Marketing		\$7,034		\$-
Franchise Fees		\$63,197		\$-
Electricity		\$43,435		\$43,435
Water & Sewer		\$10,218		\$10,218
Trash Removal		\$2,904		\$2,904
Repairs & Maintenance		\$20,800		\$20,800
Landscaping		\$3,250		\$3,250
Pest Control		\$1,873		\$1,873
Sprinkler Maintenance		\$10,196		\$10,196
Security		\$900		\$900
Otis Elevator Maintenance		\$16,041		\$16,041
Reserves		\$5,200		\$5,200
Payroll		\$195,283		\$12,000
Management Fee	10.0%	\$142,473.65	3.0%	\$23,198.17
Total Expense		\$673,316		\$280,191
Expense as a % of EGI		48.15%		38.65%
Net Operating Income		\$751,420		\$493,081

SUMMARY

Price	\$8,250,000
Number of Units	28
Price Pr Unit	\$294,643
Price Per SF	\$684.31
Rentable SF	12,056
Lot Size	6,795
Approx. Year Built	2019

RETURNS	CURRENT HOTEL INCOME	LONG-TERM RENTALS
Cap Rate	9.21%*	6.08%
GRM	5.72	11.04
Cash-on-Cash	13.11%	3.71%
Debt Coverage Ratio	1.90	1.26

FINANCING	1ST LOAN
Down Payment	\$2,750,000
Loan Amount	\$5,500,000
Loan Type	Proposed New
Interest Rate	6.00%
Amortization	30 Years
Term	5 Years

* Actual 2024 Cap Rate Based on Hotel P&L Income



KEEP AS A HOTEL

Conventional Hotel Financing:

- \$4,950,000 (60% LTV)
- 5, 7, or 10 year term
- 30 year amortization
- 5.8% interest rate

SBA Hotel Financing

- \$7,012,500 loan amount (85% LTV)
- 25 year term
- 25 year amortization
- 6% interest rate
- Note: Would have to keep it operating as a hotel throughout the life of the loan to stay in compliance with the SBA

CONVERT TO APARTMENTS/LEASE LONG TERM

Bridge debt

- \$6,250,000
- Can include any Capex into the loan amount as well, so the loan amount can increase depending on the budget
- 2 year term
- Full Term IO
- 7.5% - 8.5% interest rate
- Would refinance into long term debt once stabilized on long term leases

Bank Financing With Intent to Lease Long Term

- \$5,500,000 loan amount
- 5, 7, or 10 year term
- 30 year amortization
- 6% - 6.25% interest rate

Debt Quote Courtesy of Kyle Wilson
 CBRE | Debt and Structured Finance
 E kyle.wilson@cbre.com
 C 858 740 7410



SALE
COMPARABLES

Αврόρα
Hotel

04





Subject

Abpopap Hillcrest Hotel

3776 4th Avenue
San Diego

Submarket:	Hillcrest
Built:	2019
Units:	26 & 2 Retail
Average SF:	430
Average Rent:	\$6,111
Date of Sale:	-
Building Gross SF	16,840
Sale Price:	\$8,250,000
Price Per Unit:	\$294,643
Price Gross SF.:	\$684.31
Cap Rate (As Apartments):	6.08%



01

The Contiental

320 W Cedar Street
San Diego

Submarket:	Downtown
Built:	2019
Units:	43
Average SF:	468
Average Rent:	N/A
Date of Sale:	Sept-23
Buyer:	Naomi Capital LLC
Seller:	At the Polk LLC
Sale Price:	\$21,350,000
Price Per Unit:	\$496,512
Price Per Sq. Ft.:	\$790.74
Cap Rate (In-Place):	4.15%



02

Bay Ridge

3010-3020 Crowley Avenue
San Diego

Submarket:	Clairemont
Built:	1986
Units:	70
Average SF:	754
Average Rent:	\$2,084
Date of Sale:	Nov-24
Buyer:	Pacifica Companies
Seller:	Private
Sale Price:	\$25,350,000
Price Per Unit:	\$362,143
Price Per Sq. Ft.:	\$490
Cap Rate (In-Place):	4.25%



03

Broadstone Balboa Park

3288 Fifth Avenue
San Diego

Submarket:	Balboa Park
Built:	2015
Units:	100
Average SF:	777
Average Rent:	\$3,480
Date of Sale:	Aug-24
Buyer:	AvalonBay Residential
Seller:	Clarion Partners
Sale Price:	\$51,000,000
Price Per Unit:	\$510,000
Price Per Sq. Ft.:	\$642
Cap Rate (In-Place)	4.00%



04

Mar At Mesa

3502 Angelucci Street
San Diego

Submarket:	Clairemont
Built:	1988
Units:	62
Average SF:	875
Average Rent:	\$2,897
Date of Sale:	Aug-24
Buyer:	F&F Income Properties
Seller:	Blackstone
Sale Price:	\$21,500,000
Price Per Unit:	\$346,774
Price Per Sq. Ft.:	\$294
Cap Rate (In-Place):	n/a



05

Market Street Village

699 14th Street
San Diego

Submarket:	East Village
Built:	2006
Units:	229
Average SF:	765
Average Rent:	\$2,547
Date of Sale:	Nov-24
Buyer:	699 14th Street CSLC LP
Seller:	BDP Impact Real Estate
Sale Price:	\$82,200,000
Price Per Unit:	\$358,952
Price Per Sq. Ft.:	\$381
Cap Rate (In-Place):	4.50%

RENT
COMPARABLES

Αврόρα
Hotel

05





Subject

Abpopap Hillcrest Hotel

3776 4th Avenue
San Diego

Built:	2019
Units:	28
Owner:	
Manager:	
Average SF:	430

Type	Units	Avg Sf	Avg Rent
2 Bed PH	1	1045	\$11,391
Studio PH	1	1095	\$11,391
1-Bed	4	300	\$3,794
Studio	20	284	\$3,794
	26	519	\$2,077



01

South Park Place

2915 E St
Golden Hill

Built:	2024
Units:	46
Owner:	R.A. Snyder Properties
Manager:	R.A. Snyder Properties
Average SF:	983

Type	Units	Avg Sf	Avg Rent	Rent/Sf
1 Bed	18	522	\$2,295	\$4.40
2 Bed	5	602	\$2,595	\$4.31
3 Bed	23	1,427	\$3,695	\$2.59
	46	983	\$3,028	\$3.08



02

Bridgeview Apartments

2925 Broadway
Golden Hill

Built:	1988
Units:	94
Owner:	Private
Manager:	Torrey Pines
Average SF:	594

Type	Units	Avg Sf	Avg Rent	Rent/Sf
Studio	15	420	\$1,800	\$4.29
1 Bed	56	550	\$1,948	\$3.54
2 Bed	23	817	\$2,369	\$2.90
	94	594	\$2,027	\$3.41



03

The Irving

1010 33rd St
East Village

Built:	1989
Units:	32
Owner:	Private
Manager:	F&F Properties
Average SF:	700

Type	Units	Avg Sf	Avg Rent	Rent/Sf
1 Bed		600	\$2,395	\$3.99
2 Bed		800	\$2,895	\$3.61
	32	700	\$2,645	\$3.80



04

Market Street Village

699 14th St
East Village

Built:	2006
Units:	229
Owner:	BDP Impact Real Estate
Manager:	ConAm
Average SF:	765

Type	Units	Avg Sf	Avg Rent	Rent/Sf
Studio	57	517	\$2,167	\$4.19
1 Bed	83	692	\$2,407	\$3.48
2 Bed	89	992	\$2,987	\$3.01
	229	765	\$2,573	\$3.36



05

Entrada

453 13th St
East Village

Built:	2004
Units:	172
Owner:	Affordable Housing Development Corp.
Manager:	Greystar
Average SF:	513

Type	Units	Avg Sf	Avg Rent	Rent/Sf
Studio	139	449	\$2,106	\$4.69
1 Bed	26	693	\$2,448	\$3.53
2 Bed	4	1,024	\$3,218	\$3.14
3 Bed	3	1,234	\$4,798	\$3.89
	172	513	\$2,226	\$4.35

06



City View Apartments

840 17th St
East Village

Built: 1990 / 2012

Units: 122

Owner: Lehbros Limited

Manager: Greystar

Average SF: 689

Type	Units	Avg Sf	Avg Rent	Rent/Sf
1 Bed	74	589	\$2,123	\$3.60
2 Bed	48	843	\$2,793	\$3.31
	122	689	\$2,387	\$3.46

07



900 F Street Apartment Homes

900 F St
East Village

Built: 2002

Units: 117

Owner: Protea Properties

Manager: ConAm

Average SF: 722

Type	Units	Avg Sf	Avg Rent	Rent/Sf
Studio	29	534	\$2,032	\$3.81
1 Bed	38	592	\$2,250	\$3.80
2 Bed	40	888	\$2,661	\$3.00
3 Bed	10	1,093	\$2,782	\$2.55
	117	722	\$2,382	\$3.30



Αβρόρα Hotel

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OR FURNISHED MONTHLY RENTALS

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