

5260

REX AVENUE



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 acknowledgment 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).

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.

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment 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.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE.

Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

©2026 CBRE, Inc. All Rights Reserved.

5260

REX AVENUE

01 Investment Overview

02 Financial Analysis

03 Sales Comparables

04 Rent Comparables

05 Market Overview

CONTENTS



INVESTMENT
OVERVIEW

01



Rare Two-Bedroom Mix with Upside in San Diego's Urban Core

CBRE is pleased to present 5260-62 Rex Ave, a 13-unit apartment complex located in the City Heights neighborhood of San Diego. Built in 1987, the property consists entirely of two-bedroom, two-bathroom units. Units feature dual-pane windows, granite and tile countertops, and predominantly tile flooring. Eight of the thirteen units have been updated with new kitchens and bathrooms, positioning the property for strong day-one cashflow.

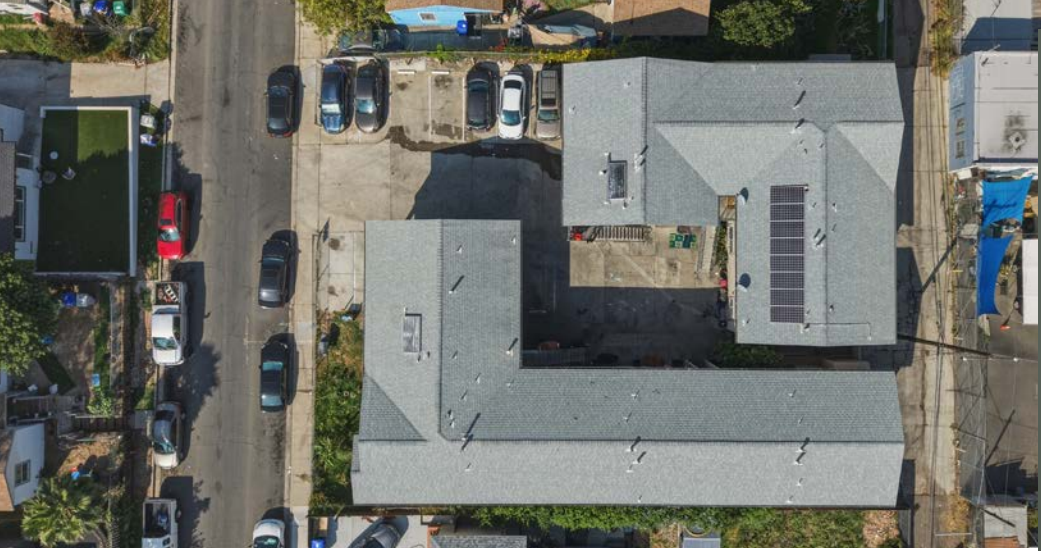
The complex has had new roofs installed in 2016, which are equipped with solar panels to offset utility costs, and one of two plumbing systems have been recently replaced with copper pipes. Residents enjoy ample surface parking, 11 garages, and access to convenient on-site, shared laundry facilities. Well-maintained and already mostly renovated, the property offers immediate income with additional upside through strategic unit improvements and ADU conversions. Its strong unit mix, recent capital improvements, potential investment upside, and high-demand rental market location creates a compelling opportunity for investors.



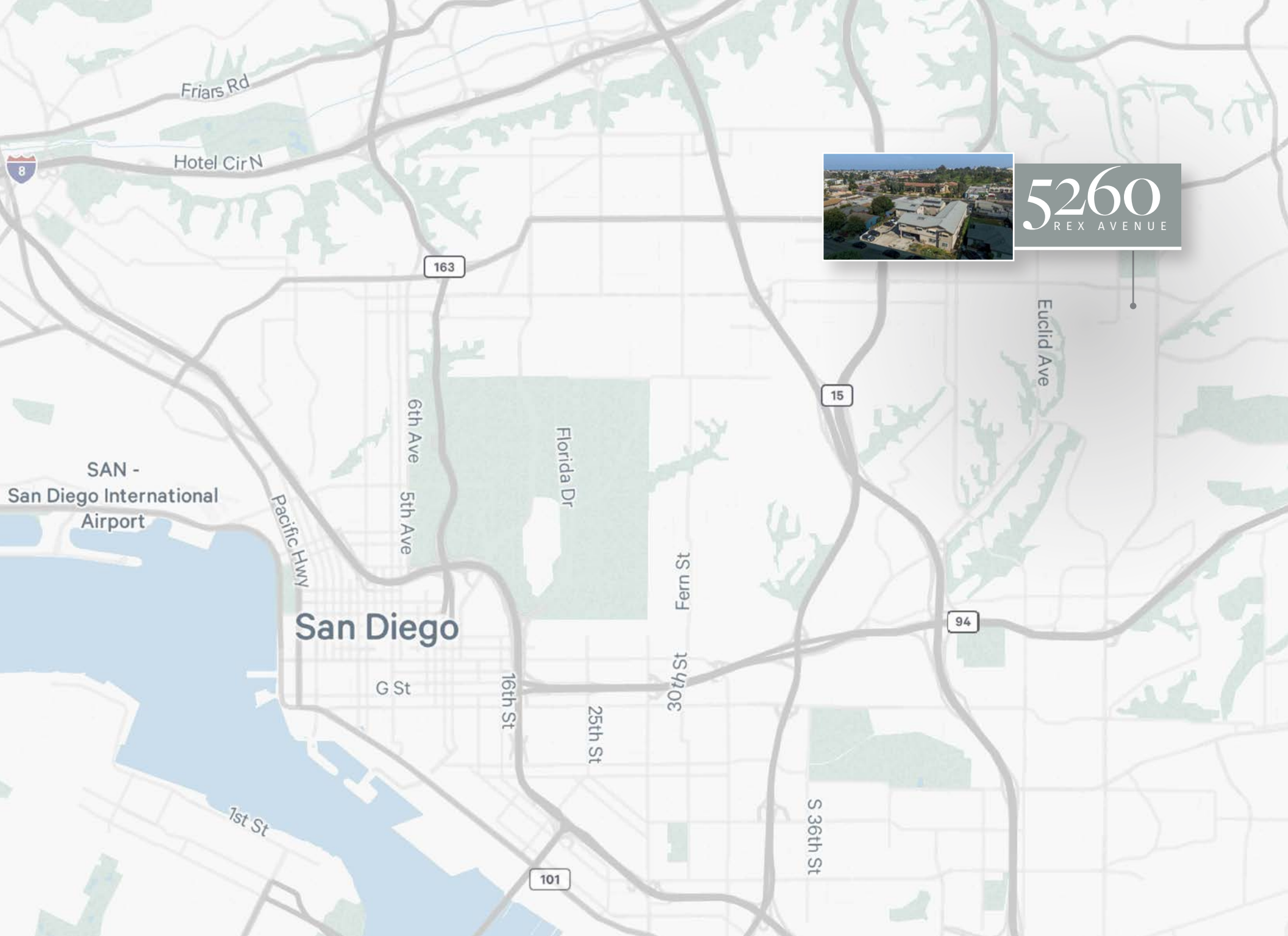
INVESTMENT HIGHLIGHTS

- + Prime Central San Diego Location Near Local Amenities And Transportation Hubs
- + Substantial Value-Add Opportunity Through ADU Conversion And Unit Renovation
- + Well-Maintained Granite/Tile Counters, Dual-Pane Windows, And Tile Flooring
- + Desirable Two-Bed, Two-Bath Units In A High Demand Rental Market
- + On-Site, Coin Operated Shared Laundry
- + Ample Surface Parking And 11 Garages









5260
REX AVENUE

FINANCIAL
ANALYSIS

02



Rent Roll Summary

Unit Type	# of Units	Avg Sq Feet	Rental Range	Current		Market Stabilized		Post Renovation	
				Avg Rent	Monthly Income	Avg Rent	Monthly Income	Avg Rent	Monthly Income
2-Bedroom / 2-Bathroom	13	825	\$2,300-\$2,700	\$2,494	\$32,423	\$2,700	\$35,100	\$2,800	\$36,400
Totals / Weighted Avg	13	10,725			\$32,423		\$35,100		\$36,400
Gross Annualized Rents					\$389,076		\$421,200		\$436,800

Rent Roll Detail

Unit	Unit Type	Square Feet	Current		Market Stabilized		Post Renovation	
			Rent / Month	Rent / SF / Month	Rent / Month	Rent / SF / Month	Rent / Month	Rent / SF / Month
1	2-bedroom / 2-bath	825	\$2,673	\$3.24	\$2,700	\$3.27	\$2,800	\$3.39
2	2-bedroom / 2-bath	825	\$2,628	\$3.19	\$2,700	\$3.27	\$2,800	\$3.39
3	2-bedroom / 2-bath	825	\$2,470	\$2.99	\$2,700	\$3.27	\$2,800	\$3.39
4	2-bedroom / 2-bath	825	\$2,550	\$3.09	\$2,700	\$3.27	\$2,800	\$3.39
5	2-bedroom / 2-bath	825	\$2,400	\$2.91	\$2,700	\$3.27	\$2,800	\$3.39
6	2-bedroom / 2-bath	825	\$2,400	\$2.91	\$2,700	\$3.27	\$2,800	\$3.39
7	2-bedroom / 2-bath	825	\$2,300	\$2.79	\$2,700	\$3.27	\$2,800	\$3.39
8	2-bedroom / 2-bath	825	\$2,434	\$2.95	\$2,700	\$3.27	\$2,800	\$3.39
9	2-bedroom / 2-bath	825	\$2,434	\$2.95	\$2,700	\$3.27	\$2,800	\$3.39
10	2-bedroom / 2-bath	825	\$2,700	\$3.27	\$2,700	\$3.27	\$2,800	\$3.39
11	2-bedroom / 2-bath	825	\$2,600	\$3.15	\$2,700	\$3.27	\$2,800	\$3.39
12	2-bedroom / 2-bath	825	\$2,400	\$2.91	\$2,700	\$3.27	\$2,800	\$3.39
13	2-bedroom / 2-bath	825	\$2,434	\$2.95	\$2,700	\$3.27	\$2,800	\$3.39
Total		10,725	\$32,423	\$3.02	\$35,100	\$3.27	\$36,400	\$3.39

Operating Statement

INCOME		Current		Market Stabilized		Post Renovation
Gross Scheduled Rent		\$389,076		\$421,200		\$436,800
Less: Vacancy / Deductions	3%	\$11,672	3%	\$12,636	3%	\$13,104
Total Effective Rental Income		\$377,404		\$408,564		\$423,696
Garage + Parking Income		\$22,152		\$40,560		\$40,560
Laundry Income		\$5,760		\$5,760		\$6,000
Effective Gross Income		\$405,316		\$454,884		\$470,256
Less: Expenses	35.61%	\$134,381	33.50%	\$136,859	32.48%	\$137,628
Net Operating Income		\$270,935		\$318,025		\$332,628
Cash Flow		\$270,935		\$318,025		\$332,628
Debt Service		\$222,191		\$222,191		\$222,191
Net Cash Flow After Debt Service	4.24%	\$48,744	8.33%	\$95,834	9.60%	\$110,438
Principal Reduction		\$43,315		\$43,315		\$43,315
Total Return		8.01%		\$139,150		13.37%
		\$92,060		\$153,753		
EXPENSES						
Real Estate Tax		\$52,499		\$52,499		\$52,499
Insurance		\$10,236		\$10,236		\$10,236
Water & Sewer		\$26,032.19		\$26,032.19		\$26,032.19
SDG&E		\$5,388.88		\$5,388.88		\$5,388.88
Trash Removal		\$5,598.96		\$5,598.96		\$5,598.96
Pest Control & Misc.		\$2,230		\$2,230		\$2,230
Repairs & Maintenance		\$8,880		\$8,880		\$8,880
Reserves		\$3,250		\$3,250		\$3,250
Management Fee	5%	\$20,265.79	5%	\$22,744.20	5%	\$23,512.80
Total Expense		\$134,381		\$136,859		\$137,628
Expense as a % of EGI		35.61%		33.50%		32.48%
Net Operating Income		\$270,935		\$318,025		\$332,628



Pricing Details

SUMMARY

Price	\$4,275,000
Number of Units	13
Price Pr Unit	\$328,846
Price Per SF	\$398.60
Rentable SF	10,725
Lot Size	13,503
Approx. Year Built	1987

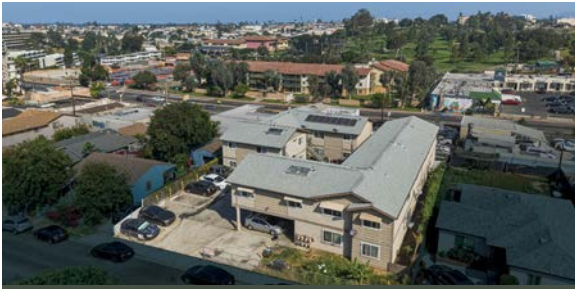
RETURNS	CURRENT	MARKET STABILIZED	POTENTIAL
Cap Rate	6.34%	7.44%	7.78%
GRM	10.99	10.15	9.79
Cash-on-Cash	4.24%	8.33%	9.60%
Debt Coverage Ratio	1.22	1.43	1.50

FINANCING	1ST LOAN
Down Payment	\$1,150,000
Loan Amount	\$3,125,000
Loan Type	Proposed New
Interest Rate	5.80%
Amortization	30 Years
Term	5 Years

SALES
COMPARABLES

03





5260 Rex Avenue, San Diego CA 92105

Sales Date	N/A	
Status	On Market	
Sales Price	\$4,275,000	
Price/Unit	\$328,846	
Price Per SF	\$398.60	
Cap Rate	6.34%	
GRM	10.99	
Number of Units	13	
Year Built	1987	
NOI	\$270,935	
# Units / Unit Type	13	2-Bed/2-Bath



4178 40th St, San Diego, CA 92105

Sales Date	4/4/25	
Status	Sold	
Sales Price	\$1,725,000	
Price/Unit	\$345,000	
Price Per SF	\$360.87	
Cap Rate	5.30%	
GRM	11.88	
Number of Units	5	
Year Built	1990	
NOI	\$91,425	
# Units / Unit Type	5	2-Bed/2-Bath



2636 Highland Ave, San Diego, CA 92105

Sales Date	10/3/25	
Status	Sold	
Sales Price	\$1,570,000	
Price/Unit	\$314,000	
Price Per SF	\$295.00	
Cap Rate	3.67%	
GRM	16.04	
Number of Units	5	
Year Built	1990	
NOI	\$57,619	
# Units / Unit Type	4	3-Bed/2-Bath
# Units / Unit Type	1	2-Bed/2-Bath



4999 Sterling Ct, San Diego, CA 92105

Sales Date	12/23/25	
Status	Sold	
Sales Price	\$4,800,000	
Price/Unit	\$266,667	
Price Per SF	\$432.28	
Cap Rate	5.73%	
GRM	10.9	
Number of Units	18	
Year Built	1985	
NOI	\$275,040	
# Units / Unit Type	8	2-Bed/2-Bath
# Units / Unit Type	10	1-Bed/1-Bath



3867-71 Menlo Ave, San Diego, CA 92105

Sales Date	9/4/25	
Status	Sold	
Sales Price	\$1,300,000	
Price/Unit	\$260,000	
Price Per SF	\$433.33	
Cap Rate	5.52%	
GRM	12.55	
Number of Units	5	
Year Built	1964	
NOI	\$71,760	
# Units / Unit Type	6	1-Bed/1-Bath



5502-06 University Ave, San Diego, CA 92105

Sales Date	N/A	
Status	ON MARKET	
Sales Price	\$2,799,999	
Price/Unit	\$280,000	
Price Per SF	\$476.60	
Cap Rate	5.57%	
GRM	10.66	
Number of Units	10	
Year Built	1950	
NOI	\$155,960	
# Units / Unit Type	1	3-Bed/1-Bath
# Units / Unit Type	3	2-Bed/1-Bath
# Units / Unit Type	6	1-Bed/1-Bath

RENT
COMPARABLES

04



2-Bed/2Bath

Address	SF	Rent	Condition
5260 Rex Avenue, San Diego, CA 92105	500	\$2,450	Full Renov
4521 55th Street, San Diego, CA 92115	761	\$2,595	Full Renov
4264 42nd Street, San Diego, CA 92105	650	\$2,795	Full Renov
4065 49th Street, San Diego, CA 92105	750	\$2,795	Full Renov
4336-38 53rd Street, San Diego, CA 92105	1025	\$2,695	Full Renov
2404-12 Fairmount Avenue, San Diego, CA 92105	750	\$2,450	Full Renov
4085 49th St, San Diego, CA 92105	700	\$2,495	Full Renov

MARKET
OVERVIEW

05



City Heights: Vibrant, Evolving, and Centrally Located

City Heights is one of San Diego’s most dynamic and culturally diverse urban neighborhoods, known for its central location, strong community identity, and evolving real estate landscape. Situated just 10 minutes northeast of Downtown San Diego, City Heights offers convenient access to major freeways (I-15, I-805, and I-8), key employment hubs, and San Diego State University.

Long recognized for its vibrant immigrant communities and eclectic character, City Heights is undergoing a wave of revitalization driven by public and private investment. The area has seen infrastructure upgrades, new commercial development, and community-focused initiatives aimed at enhancing walkability, public safety, and livability. Retail corridors along University Avenue and El Cajon Boulevard are home to a growing number of local businesses, international eateries, and service providers that reflect the neighborhood’s global roots.

With a younger-than-average population and a relatively affordable housing stock compared to nearby submarkets, City Heights is increasingly attracting urban professionals, creatives, and families seeking value and accessibility. The neighborhood’s diverse housing options—ranging from small multifamily properties to new infill developments—present opportunities for both value-add and long-term hold strategies.

City Heights continues to evolve as a vibrant, emerging neighborhood that combines cultural richness, community energy, and urban accessibility. Its ongoing transformation positions it as a strategic location for investors, developers, and residents alike.



- + **Prime Central Location** – Quick access to Downtown, major freeways, and transit boosts renter appeal.
- + **Revitalizing Urban Hub** – Diverse, community-driven neighborhood with strong growth momentum.



5260

REX AVENUE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

ASA GIBSON
ASSOCIATE
+1 949 444 4913
LIC: #02245563
asa.gibson@cbre.com

CONOR BRENNAN
Senior Vice President
+1 720 841 8139
LIC: #01918598
conor.brennan@cbre.com



CBRE