

8663 Fanita Dr

SANTEE, CA 92071



**MIXED-USE COMMUNITY | 9 RESIDENTIAL UNITS & 2 RETAIL STAND-ALONE BUILDINGS
EXCLUSIVELY LISTED BY DOUG TABER, CCIM
KELLER WILLIAMS REALTY**

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EXCLUSIVELY LISTED BY:

Doug Taber, CCIM

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APN:	386-050-36-00
No. of Units:	9 Residential Units 2 Retail Buildings
Year Built:	unknown
NRSF:	unknown
Lot Size:	1.16 AC (50,529 SF)
Price:	\$4,199,000
Unit Mix:	(2) 1 bed, 1 bath (5) 2 bed, 1 bath (2) 3 bed, 2 bath (1) Liquor & Market Store (1) Drive Thru Taco Shop
Parking:	18 Residential Spots 1 Residential Garage 4 Open Retail Spots 2 Handicap Spots
Market:	Santee

AN EXCEPTIONAL OPPORTUNITY TO OWN A ONE-OF-A-KIND MIXED-USE PROPERTY IN SANTEE, CA

We are delighted to offer an exclusive opportunity to acquire a unique mixed-use property situated on a generous 1.16-acre lot. This rare property features a stand-alone liquor & market store, a stand-alone drive-through taco shop, five stand-alone homes, and two duplexes, bringing the total number of residential units to nine. Each residential unit boasts ample off-street parking, a private yard, individual water heaters, and washer & dryer hookups.

This truly well-maintained property has good curb appeal, featuring a newer roof, freshly painted exteriors, bright and clean signage, easy-to-maintain grounds with recently trimmed palm trees, and well-maintained asphalt paving throughout, all in a prime location.

Contact us today at (619) 483-1031 or visit www.DougTaber.com to learn more about this incredible opportunity to own the rarely available East County gem!

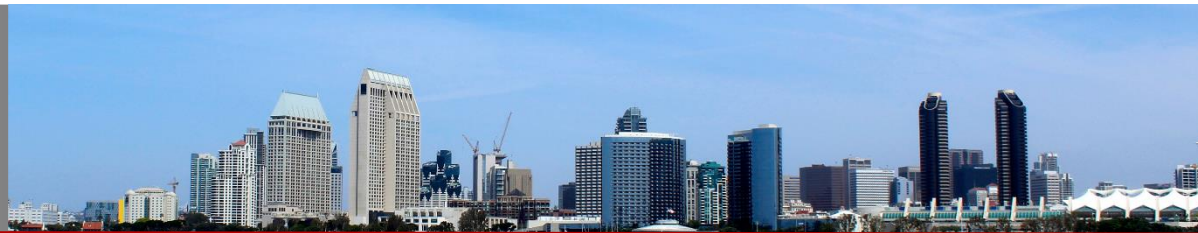
HIGHLIGHTS

- **Diverse Mixed-Use Facilities:** Liquor & market store, taco shop, homes, duplexes.
- **Ample Residential Amenities:** Dedicated off-street parking, private yards, water heaters, washer & dryer hookups.
- **Outstanding Curb Appeal:** Newer roof, fresh paint, clean signage.
- **Well-Maintained Grounds:** Trimmed palm trees, good asphalt.



PROPERTY PHOTOS

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EXTERIOR 9113 & 9117

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EXTERIOR 9113 & 9117

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EXTERIOR 9119 & 9121

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EXTERIOR 9127

KELLER
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EXTERIOR 8665

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EXTERIOR 9111

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EXTERIOR 9112

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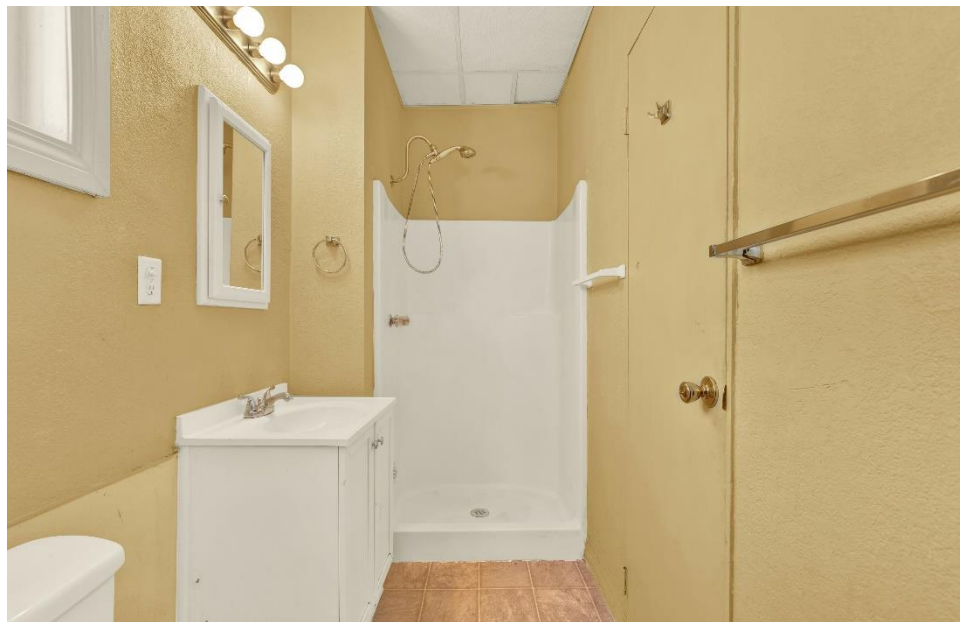


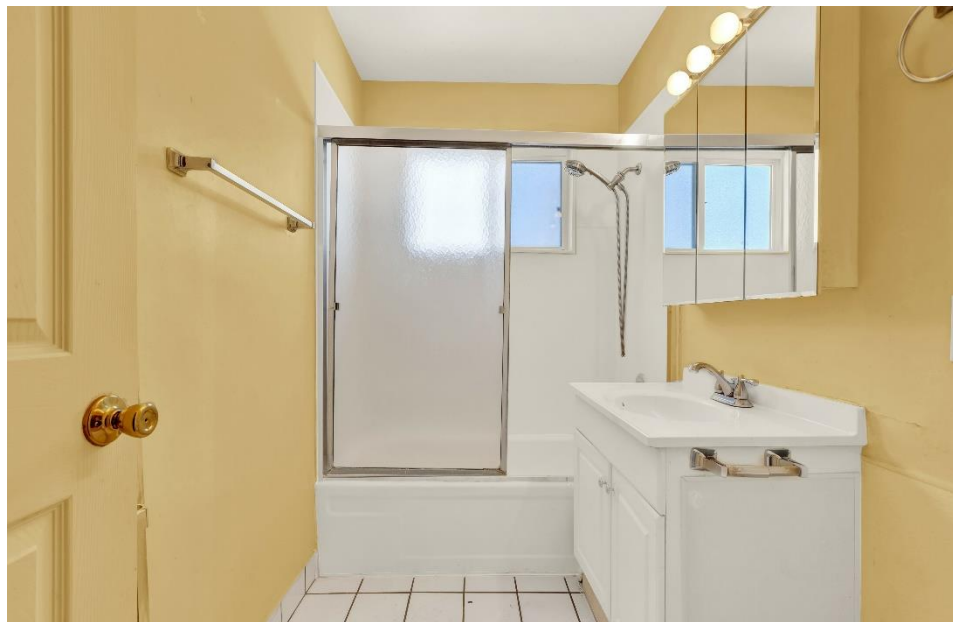






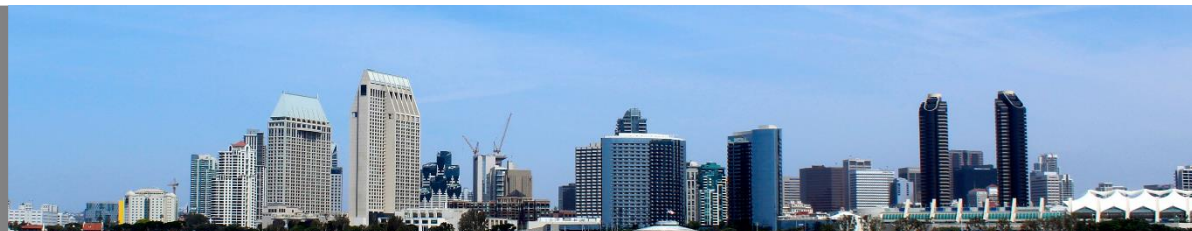


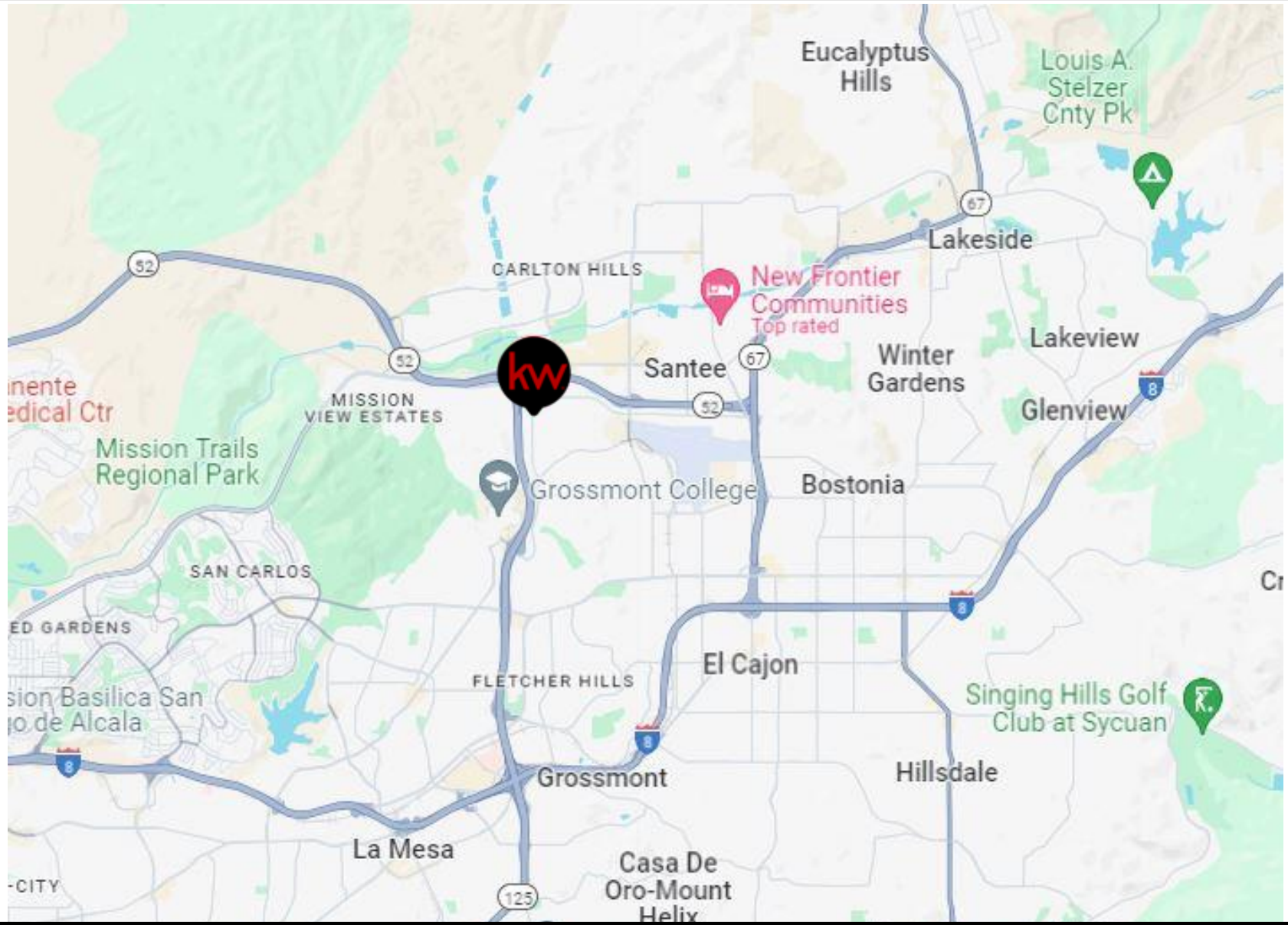




LOCATION

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Prospect Ave

Fanita Dr







Santee

Santee is a suburban city in San Diego, California just 18 miles from the Pacific Ocean via State Route 52.

The city has a population of 60,037 as of the 2020 census. Its residents enjoy scenic rolling hills, mature green belts, fishing at Santee Lakes, and hiking at Mission Trails, a 7,220-acre open space preserve. Additionally, the city has a large, 55-acre Town Center Community Park located along the San Diego River. The center of the park features a 15-acre sports field complex, and an aquatics center.

Residents also enjoy ample shopping at several retailers along Mission Gorge. Both large national retailers and small business owners enjoy a prosperous business space.

San

Santee has a sunny climate, good schools and small-town friendliness. The city prides itself on having a lean

government that responds to its citizens' concerns. The city also boasts a low crime rate and a median annual household income of \$94,000 – the highest in East County.

Quality-of-life is important to local residents, who simultaneously value the abundance of open space as well as convenient shopping in the city's retail core. The city has a well known golf course, Carlton Oaks Country Club, and in addition to all the other available outdoor activities, it also has an outdoor boulder climbing area, Santee Boulders, for all to enjoy.



8663 Fanita Dr, Santee 92071

Walkable and bikeable location (54 walking score and 45 bikeable score), this community is close to everyday shopping, casual restaurants, fitness centers, and an easy commute to Downtown San Diego, making it attractive to high-income, long-term tenants.

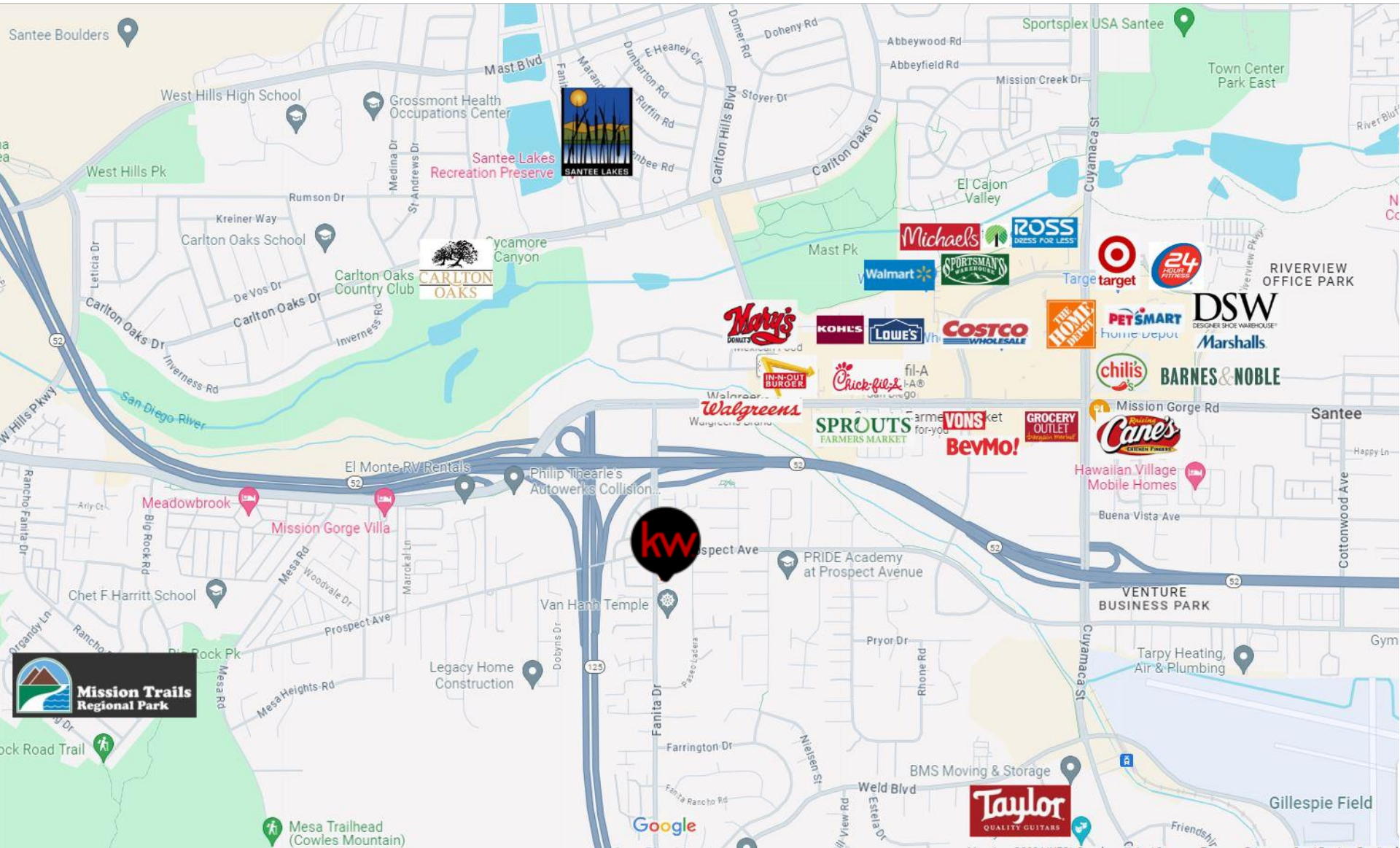
8663 Fanita Dr. is miles away:

- **0.9 Miles** to Sprouts Farmers Market
- **1.2 Miles** to Mast Park
- **1.5 Miles** to Town Center Shopping Ctr
- **1.5 Miles** to Santee Trolley
- **1.6 Miles** to Santee Lakes
- **1.7 Miles** to Big Rock Trailhead
- **2.0 Miles** to 24 Hour Fitness
- **2.0 Miles** to Carlton Oaks County Club
- **2.2 Miles** to Grossmont College
- **2.8 Miles** to Santee Boulders
- **7.0 Miles** to Mt Helix
- **8.9 Miles** to San Diego State University
- **15.6 Miles** to Balboa Park
- **16.9 Miles** to San Diego Zoo
- **16.6 Miles** to Downtown San Diego
- **19.5 Miles** to Mission Bay
- **19.8 Miles** to San Diego Int. Airport



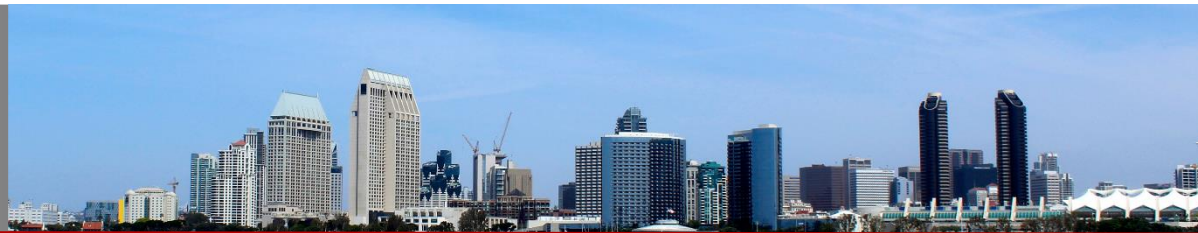
NEIGHBORHOOD MAP

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FINANCIALS

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APARTMENT INVESTMENT INFORMATION

# Units	Address	City	State	Zip	Yr Built (Aprx.)	Gross Sq. Ft.	Parcel Size	Acres	APN
9+2	8663 Fanita Dr	Santee	CA	92071	unknown	unknown	50,529	1.16	386-050-36-00
		GRM		CAP Rate %		Rentable			
Price	Current	Potential	Current	Potential	\$ / Unit	\$ / Sq Ft	Sq Ft		
\$4,199,000	15.3	13.8	3.5%	4.1%	\$381,727	-	unknown		

Estimated Average Monthly Income Analysis							Estimated Annual Operating Expenses			
Units	Bed	Bath	Avg Rent	Total	Potential Rent	Total				
2	1	1.0	\$1,290	\$2,580	\$1,725	\$3,450	Advertising	\$0	Management (Off-Site)	\$0
5	2	1.0	\$1,728	\$8,640	\$1,950	\$9,750	Cleaning/ Turnover	\$0	Pest Control	\$1,008
2	3	1.0	\$3,038	\$6,076	\$1,725	\$3,450	Credit Check/Bank	\$0	Painting	\$2,200
1	Liquor & Market	0.0	\$3,400	\$3,400	\$3,400	\$3,400	Gardener	\$0	Repairs/Replacements	\$11,000
1	Taco Shop	0.0	\$1,875	\$1,875	\$1,875	\$1,875	Gas & Electric	\$693	Salaries	\$0
1	Garage Spaces - Income		\$0	\$0	\$300	\$300	Insurance	\$30,585	Taxes*	\$49,128
no	Laundry Income		\$0	\$0	\$0	\$0	Legal / Accounting	\$500	*Based upon sale price	
no	RUBS		\$0	\$0	\$0	\$0	Management (On-Site)	\$0	Water & Sewer	\$15,896
no	Other Income		\$0	\$0	\$0	\$0				
Total Rental & Other Income			\$22,865	\$22,865	\$25,375	\$25,375				
15 Total Parking Spaces										
1 Garage										
0 Open										

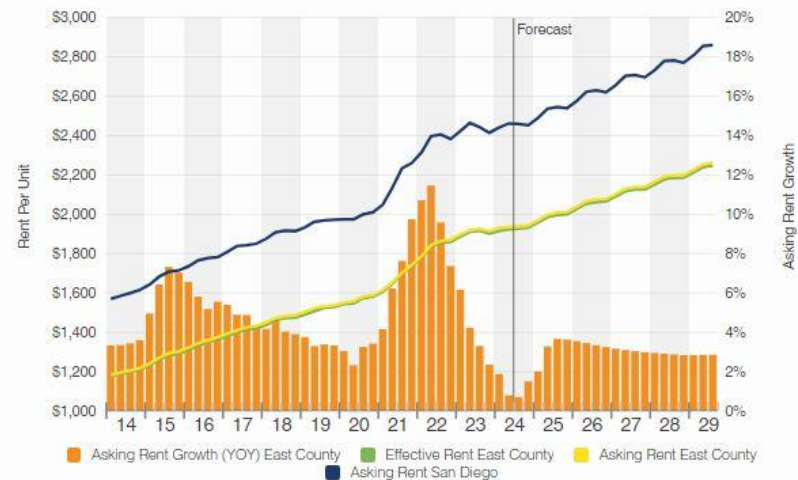
Annual Operating Proforma				Total Annual Expenses	
		Actual	Potential	Expenses per:	Est Sq Ft:
Gross Rental Income		\$270,852	\$263,100	Unit:	\$10,738
Plus Other Income		\$0	\$3,600	GSI:	43.05%
Gross Scheduled Income		\$274,380	\$304,500		
Less: Vacancy Factor	4%	\$10,975	\$12,180		
Gross Operating Income		\$263,405	\$292,320		
Less: Operating Expenses	43.1%	\$118,123	\$118,123		
Net Operating Income		\$145,282	\$174,197		
Less: First TD Payments		\$121,025	\$121,025		
Pre-Tax Cash Flow		\$24,257	\$53,172		
Financing Information					
Down Payment	62%	Amount	\$2,603,380		
Interest Rate	6.50%				
# of Years Amortized Over	30				
Proposed Financing	38%	Amount	\$1,595,620		
Existing Financing	0				
Debt Coverage Ratio	Current	1.20			

RENT ROLL DETAIL

Address	Move-In	Floorplan	Rental Rate	MISC	Water & Trash	Total Monthly	Market Rent	Date Last Rent Increase	Section 8	Lease Exp.	Deposit
Residential/Multifamily											
9113 Five Points Lane	1/1/2017	2/1	\$ 1,400		\$ 60	\$ 1,460	\$ 1,950	1/1/2024	N	MTM	\$ 1,100
9117 Five Points Lane	4/11/2022	2/1	\$ 1,810		\$ 65	\$ 1,875	\$ 1,950	7/1/2024	N	MTM	\$ 1,685
9119 Five Points Lane	10/1/2020	1/1	\$ 1,340		\$ 60	\$ 1,400	\$ 1,725	3/1/2024	N	MTM	\$ 1,175
9121 Five Points Lane	11/15/2012	1/1	\$ 1,117		\$ 63	\$ 1,180	\$ 1,725	2/1/2024	N	MTM	\$ 850
9127 Five Points Lane	1/15/2020	2/1	\$ 1,815		\$ 65	\$ 1,880	\$ 1,950	7/1/2024	N	MTM	\$ 1,585
8665 Fanita Dr	10/1/2027	2/1	\$ 1,780		incl	\$ 1,780	\$ 1,950	7/1/2024	N	MTM	\$ 1,650
9111 Ewald Cr	11/1/2020	2/1	\$ 1,775	\$ 100	\$ 65	\$ 1,940	\$ 1,950	9/1/2024	N	MTM	\$ 1,735
9112 Ewald Cr		3/2	\$ 3,200		incl	\$ 3,200	\$ 3,450				TBD
9116 Ewald Cr	2/1/2022	3/2	\$ 2,875		incl	\$ 2,875	\$ 3,450	7/1/2024	N	MTM	\$ 2,635
SubTotal Residential			\$ 17,112	\$ 100	\$ 378	\$ 17,590	\$ 20,100				
Retail/Commerical											
8663 Fanita Dr	4/1/2020	Liquor & Market	\$ 3,400		incl	\$ 3,400	\$ 3,400	Occurs annually in April	N	3/31/25 +opt for 5YR	\$ -
8667 Fanita Dr	6/1/2022	Taco Shop	\$ 1,875		incl	\$ 1,875	\$ 1,875	Occurs annually starting May	N	5/31/25 +opt for 3YR	\$ 1,875
SubTotal Commerical			\$ 5,275		\$ -	\$ 5,275	\$ 5,275				
Community Totals			\$ 22,387	\$ 100	\$ 378	\$ 22,865	\$ 25,375				

MARKET RENTS OVERVIEW

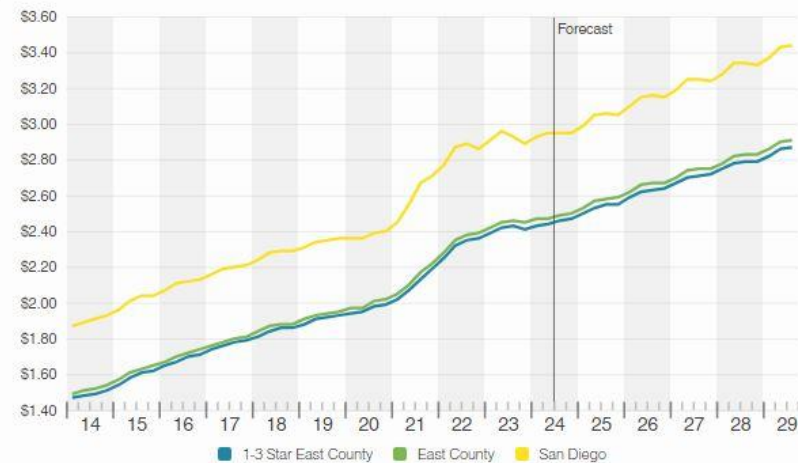
Market Rent Per Unit & Rent Growth



Market Rent Per Unit By Bedroom



Market Asking Rent Per SF



Market Asking Rent Per SF By Bedroom



Your rent is reasonable for your area.



Toggle Street View

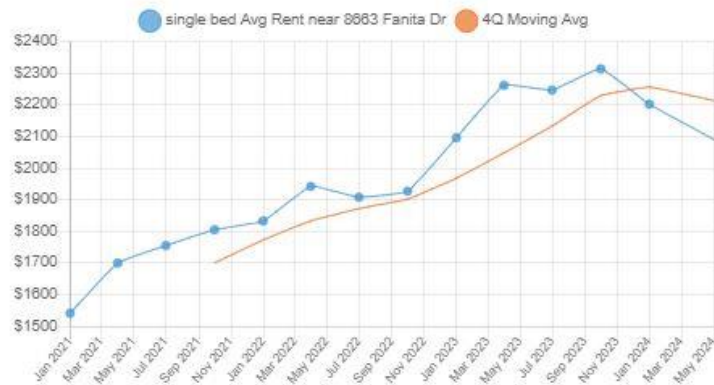
8663 Fanita Dr Santee, CA 92071



Results based on 14, single bedroom, single bath rentals seen within 6 months in a 2.00 mile radius.

AVERAGE \$2,087 ±7%	MEDIAN \$2,060	25 TH PERCENTILE \$1,726	75 TH PERCENTILE \$2,448
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Historical Trend Line



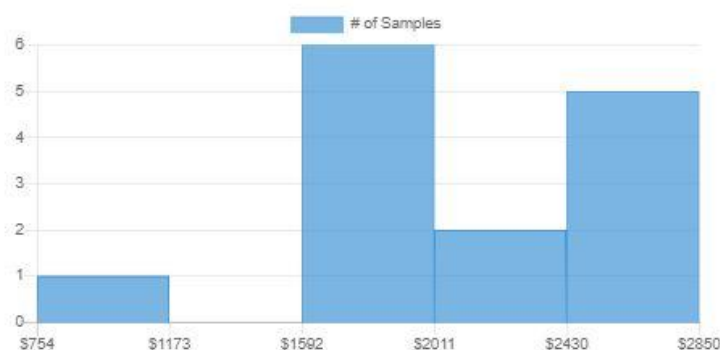
Average Rent by Bedroom Type



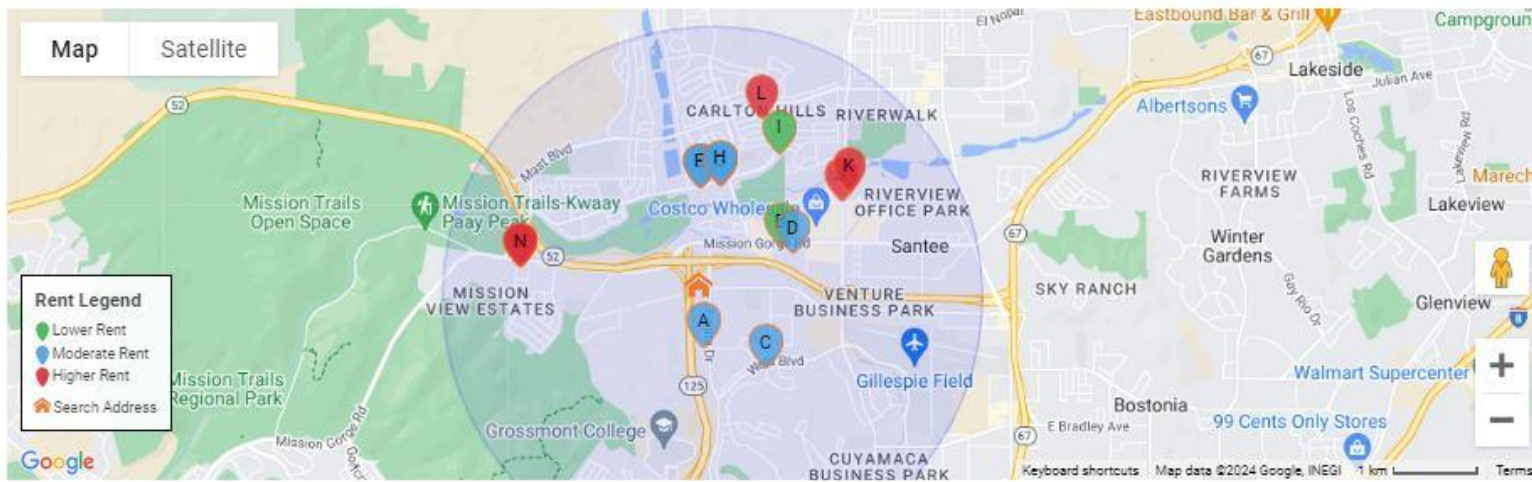
Summary Statistics

Sample Size	14
Sample Min	\$754
Sample Max	\$2,845
Sample Median	\$2,060
Sample Mean	\$2,087
Sample Standard Deviation	\$535
25th - 75th Percentile	\$1,726 - 2,448
10th - 90th Percentile	\$1,402 - 2,773
5th - 95th Percentile	\$1,207 - 2,967

Rent Distribution



1 BEDROOM RENT COMPS



Download Comps

	Address	Distance	Rent	Size	\$/ft ²	Beds	Baths	Bldg Type	Last Seen
A	8320 Fanita Dr, Santee, CA 92071 G ⓘ Property Details	0.45 mi	\$1,895	600ft ²	\$3.16/ft ²	1 bed	1ba	Apartment	Dec 2023
B	9459 Mission Gorge Rd, Santee, CA 92071 G ⓘ Property Details	0.75 mi	\$1,600	515ft ²	\$3.11/ft ²	1 bed	1ba	Apartment	Jan 2024
C	2757 Windmill View Rd, El Cajon, CA 92020 G ⓘ Property Details	0.79 mi	\$1,799	400ft ²	\$4.50/ft ²	1 bed	1ba	House	Apr 2024
D	9525 Mission Gorge Rd, Santee, CA 92071 G ⓘ Property Details	0.8 mi	\$1,995	676ft ²	\$2.95/ft ²	1 bed	1ba	Apartment	Feb 2024
E	9205 Carlton Oaks Dr, Santee, CA 92071 G ⓘ Property Details	0.96 mi	\$2,125	594ft ²	\$3.58/ft ²	1 bed	1ba	Apartment	May 2024
F	9205 Carlton Oaks Dr, Santee, CA 92071 G ⓘ Property Details	0.96 mi	\$2,225	760ft ²	\$2.93/ft ²	1 bed	1ba	Apartment	May 2024

Your rent seems to be a good deal!

Unless your rental is in poor condition or has fewer amenities than most.



[Toggle Street View](#)

8663 Fanita Dr Santee, CA 92071



Results based on 13, 2-bedroom, single bath rentals seen within 6 months in a 2.00 mile radius.

AVERAGE	MEDIAN	25 TH PERCENTILE	75 TH PERCENTILE
\$2,248 ±5%	\$2,225	\$1,952	\$2,545

Historical Trend Line



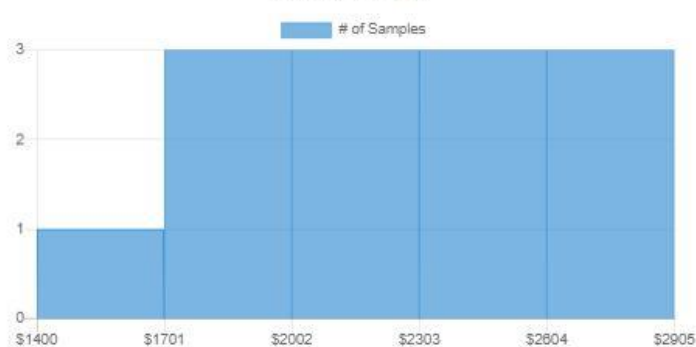
Average Rent by Bedroom Type



Summary Statistics

Sample Size	13
Sample Min	\$1,400
Sample Max	\$2,900
Sample Median	\$2,225
Sample Mean	\$2,248
Sample Standard Deviation	\$440
25th - 75th Percentile	\$1,952 - 2,545
10th - 90th Percentile	\$1,685 - 2,811
5th - 95th Percentile	\$1,526 - 2,971

Rent Distribution



Your rent seems to be a great deal!

Unless your rental is in poor condition or has fewer amenities than most.



[Toggle Street View](#)

8663 Fanita Dr Santee, CA 92071



Results based on 24, 3-bedroom, 1 1/2 or more bath rentals seen within 6 months in a 2.00 mile radius.

AVERAGE	MEDIAN	25 TH PERCENTILE	75 TH PERCENTILE
\$3,686 ±2%	\$3,792	\$3,461	\$3,910

Historical Trend Line



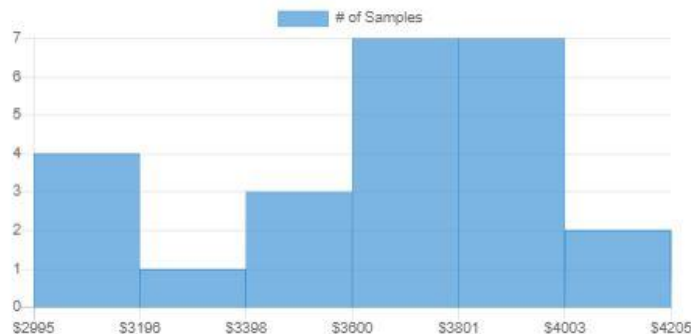
Summary Statistics

Sample Size	24
Sample Min	\$2,995
Sample Max	\$4,200
Sample Median	\$3,792
Sample Mean	\$3,686
Sample Standard Deviation	\$333
25th - 75th Percentile	\$3,461 - 3,910
10th - 90th Percentile	\$3,260 - 4,111
5th - 95th Percentile	\$3,139 - 4,232

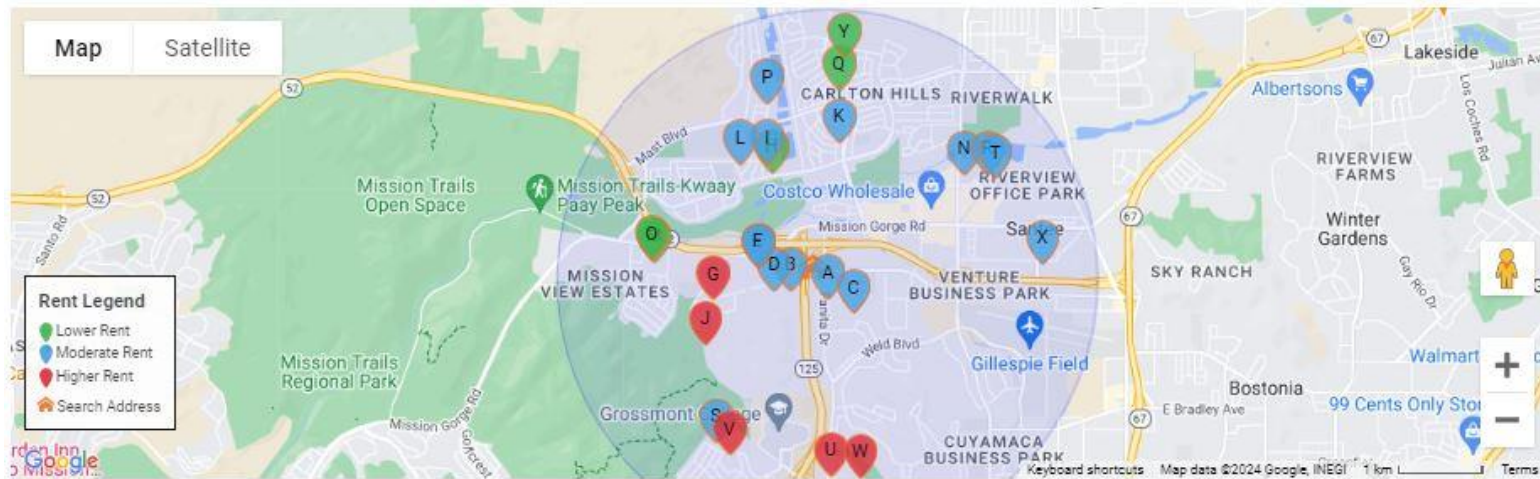
Average Rent by Bedroom Type



Rent Distribution



3 BEDROOM RENT COMPS



Download Comps

	Address	Distance	Rent	Size	\$/ft ²	Beds	Baths	Bldg Type	Last Seen
A	8567 Fanita Dr, Santee, CA 92071 G Download Property Details	0.17 mi	\$3,750			3 bed	2ba	House	Apr 2024
B	8615 Placid View Dr, Santee, CA 92071 G Download Property Details	0.34 mi	\$3,500	1,200ft ²	\$2.92/ft ²	3 bed	2ba	House	Mar 2024
C	8516 Ellsworth Ln, Santee, CA 92071 G Download Property Details	0.38 mi	\$3,750	1,200ft ²	\$3.13/ft ²	3 bed	2ba	House	Nov 2023
D	8620 Dove Hill Dr, Santee, CA 92071 G Download Property Details	0.48 mi	\$3,795			3 bed	2ba	House	Nov 2023
E	8652 Sunrise Dr, Santee, CA 92071 G Download Property Details	0.61 mi	\$3,885	1,546ft ²	\$2.51/ft ²	3 bed	2.5ba	Apartment	Nov 2023
F	8652 Sunrise Dr, Santee, CA 92071 G Download Property Details	0.61 mi	\$3,595	1,460ft ²	\$2.46/ft ²	3 bed	2ba	Apartment	Nov 2023

DOUG TABER

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