



2-4 UNITS

MLS #: **180053703**
 APN: **452-103-56-00**
 Addr: **3732 10th Ave**
 City,St: **San Diego , CA** Zip: **92103**

Spreadsheet Page
 Status: **ACT**

Short Sale: **No**
 COE Date:

List Price: **\$1,490,000**
 Original Price: **\$1,490,000** DOMLS **17**
 Sold Price:
 List Date: **9/24/2018**
 Modified Date: **9/25/2018**

| | | |
|--------------------------|-------------------------|-------------------------------|
| # of Bldgs: 3 | # of Units: 4 | # of Units w/Garage: 0 |
| Frn'd Units: 0 | Units w/Dryrs: 0 | Unit 1 PkSp: Unit 1 Prk: |
| Units w/Patio: 2 | Units w/Frpl: 0 | Unit 2 PkSp: Unit 2 Prk: |
| Units w/Refrig: 4 | Units w/Rng: 4 | Unit 3 PkSp: Unit 3 Prk: |
| Units w/A/C: 0 | Units w/Dshw: 0 | Unit 4 PkSp: Unit 4 Prk: |

Community: **HILLCREST** Year Built: **1936** Pets:
 Neighborhood: **Hillcrest** Stories: **2** Age Restr: **N/K**
 Complex: **none** View: **N/K**
 Restrictions: **N/K, Other/Remarks** Pool: **N/K**
 MandRem **None Known**

Listing Type **EA**



REMARKS AND SHOWING INFO

Great value add opportunity in Hillcrest. 4-units, 3 separate buildings, large 14,470 SF lot, zoned RM-3-7. Tremendous potential whether you improve existing, add to, or redevelop. Property comprised of 3-bed/1-bath house; 1bed-1bath cottage w/ charming patio; duplex w/ two 1-bed/1-bath units; good parking. Home year built around 1936; Cottage year built around 1975; Duplex year built around 1983. Buyer to verify all information.

Conf. Remarks: **Please do not disturb residents/tenants. Call 858-200-4265 for more information.**

Cross Streets: **Robinson and 10th Ave** Map Code: CBB%: **2.00** CBB\$: CVR: **N**
 Directions To Property:
 Showing Instructions: **Shown only with accepted offer.**
 Unit 1 Occupied: **Tenant** Unit 2 Occupied: **Tenant** Unit 3 Occupied: **TNNT** Unit 4 Occupied: **TNNT** Lockbox: **No**

Listing Agent: **Richard Lee - Home: 858-382-0866** BRE License#: **01389755**
 2nd Agent: Broker ID: **68851**
 Listing Office: **Richard Lee - Office: 619-375-0006** Fax: **Fax: 858-452-7361**

Off Market Date: Close of Escrow: Financing: Concessions:
 Selling Agent: SA BRE# Sale Price:
 Selling Office: Exp Date: **3/23/2019**

Tenant Pays: **Cable TV, Electricity**
 HO Fee Includes: **N/K**
 Home Owner Fees: Paid:
 Other Fees: **0.00** Paid:
 CFD/Mello-Roos: **0.00** Paid:
 Total Monthly Fees: **0** Assessments:
 HOA: Other Fee Type: **N/K**
 HOA Phone: Zoning:
 Mng Name: **Golden Propert...** Cmplx Features:
 Mgn Ph: **858-880-8811** **N/K**
 Est. % Owner Occ: **No**
 Terms: **Other/Remarks**
 Cooling: **N/K**
 Heat Source: **Other/Remarks** Heat Equipment: **N/K**
 Frontage: **N/K**

Wtr Dist: **CSD**
 School Dist:

| | BD | FB | HB | SqFt | Act Rnt | Prj Rnt | Dpsit | LdryHk | Excl Yd | Occ |
|----------------------------|----------|----------|----------|---------------|------------------------|--------------|--------------|---------------|----------|-------------|
| Unit1: 3... | 3 | 1 | 0 | 1,200 | 1,380 | 2,200 | 0 | N | N | TNNT |
| Unit2: 3... | 1 | 1 | 0 | 700 | 1,100 | 1,600 | 630 | N | N | TNNT |
| Unit3: 3... | 1 | 1 | 0 | 700 | 1,450 | 1,500 | 1,400 | N | N | TNNT |
| Unit4: 3... | 1 | 1 | 0 | 700 | 1,395 | 1,500 | 1,295 | N | N | TNNT |
| Gross Sched Income Act: | | | | 63,900 | Act Net Operating Inc: | | | 52,100 | | |
| Gross Sched Income Proj: | | | | 80,400 | Net Oper.Income Proj: | | | 57,500 | | |
| Gross Rent Multiplier Act: | | | | 0.00 | Annual Expense Act: | | | 11,700 | | |
| Gross Rnt Multiplier Proj: | | | | | Annual Expense Proj: | | | 22,900 | | |

Lot Size: **.25 to .5 AC** Lot Size Source: **Assessor Record**
 Lot SqFt Appx: **14,470** # Acres
 Sewer/Septic Sewer Connected



