



2-4 Units

Status: **Active**

LP↓ **\$209,900**

MLS #: **090013591**

Sales

Orig.Price: **\$209,900**

Price:

List Date: **03/04/2009** MT: **79**
AMT: **65**

APN: **476-292-30-00**

Listing Type: **Exclusive Right (R)**

Court/Lndr Apprvl Needed: **N**

CBB\$: **3037 44th**

CBB%: **3.00%** CVR: **N**

Possession: **Close of Escrow**

City: **San Diego, CA**

Zip: **92105** MapCode: **1269H7**

Units: **2**

Community: **CITY HEIGHTS**

Buildings: **1**

Neighborhood: **City Heights**

Year Built: **1940**

Complex/Park:

Water District:

Jurisdiction:

School District:

Cross Street: **Redwood**

Age Restrictions: **N/K**

Zoning:

Pets:

Manager Name:

Sign on Property: **N**

Manager Phone:

Media: **12**
EO: **N** LS: **N**
Lot Size: **4,000-7,499 SF**
Acres:

REMARKS AND SHOWING INFO

TURN-KEY DUPLEX. Both 2 bedroom units are ready to be rented and plenty of off-street parking. Refrigerator/stove convey in both units and a washer in one unit. Both units have a laundry room inside. Buyer to verify all measurements including lot lines and easements.

Confidential Remarks: **Seller will pay 3% of costs if using Karoline Stanley for loan. Karoline Stanley of Guild Mortgage Company can be reached at 619-787-5914 or kstanley@guildmortgage.com. PLEASE DATE ALL OFFERS AS OF MAY 21, 2009 OR LATER DUE TO SEASONING REQUIREMENTS.**

Directions to Property:

Lock Box: **Y**

Showing Instructions: **Vacant. Go & Show!**

Mandatory Remarks: **, None Known**

LISTING AGENT AND OFFICE INFORMATION

Listing Agent: **Guy Kennedy (618096)** Agent Phone: **(858) 547-9688** Add'l Phone: **(619) 850-9092**
2nd Agent: 2nd Agt Phone:
Listing Office: **3G Development, Inc.** Office Phone: **(858) 547-9688** Broker Office ID: **65161**
Email: jamo@san.rr.com Fax: **(858) 547-9216** Pager:

SOLD INFORMATION

Off Market Date: Close of Escrow: Financing:
Selling Agent #: Selling Agent Name: SA Phone: Sale Price:
Selling Office #: Selling Agent Office: SO Phone: Exp Date:
Concessions (Y/N): Concessions:

UNIT INFORMATION

	BD	FB	HB	SqFt	Act. Rent	Proj. Rent	Deposit	Ldry Hook Up	Excl. Use Yard	Occupied
Unit 1:	3037	2	1	0	\$0	\$1,200	\$0	Yes	N	Vacant
Unit 2:	3039	2	1	0	\$0	\$1,100	\$0	Yes	N	Vacant
Unit 3:										
Unit 4:										
				Parking Garage Spaces	Parking Garage			Non Garaged Spaces	Parking Non Garage	
Unit:	3037			0				3	Uncovered	
Unit:	3039			0				2	Uncovered	
Unit:										
Unit:										
# of Units With:	Cooling	Dishwshr	Washer	Dryer	Fireplace	Furnished	Garage	Patio	Range/Oven	Refrigerator
(Transfers)	0	0	1	0	0	0	0	2	2	2

Gross Scheduled Income Actual: **\$0** Net Operating Income Actual: **\$0** Cap Rate Actual: **0.00%**
Gross Scheduled Income Projected: **\$27,600** Net Operating Income Projected: **\$17,940** Cap Rate Projected: **8.50%**
Gross Rent Multiplier Actual: **0.00** Other Income Actual: **\$0** Annual Expense Actual: **\$0**
Gross Rent Multiplier Projected: **7.60** Other Income Projected: Annual Expense Projected: **\$9,660**

Prepared by: **Patrick Flannery**

Information is not guaranteed.
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Friday, May 22, 2009
11:14 AM

MLS#: 090013591 3037 44th LP: \$209,900

FEES, ASSESSMENTS AND TERMS

H.O. Fees: \$0.00 Paid: HO Fees Include:
Other Fees: \$0.00 Paid:
CFD/Mello Roos: \$0.00 Paid:
Total Monthly Fees: \$0.00 Assessments:
HOA:
HOA Phone:
Terms: Cash, Conventional, FHA, VA, Cal Vet, Exchange Other Fees Type:

BUILDING, COMPLEX AND EXTERIOR FEATURES

Construction Built on Site Roof: Composition Stories: 2 Story
Pool: Pool Heat: Exterior:
Spa: Spa Heat: Security: N/K
Cooling: N/K Water Heater Type: Gas
Heat Source: Heat Equipment:

SITE FEATURES

Approx # of Acres: Water: Source of Square Feet:
Approx Lot Sq Ft:
Approx Lot Dim: Sewer/Septic: Sewer Connected Telecom:
Lot Size: 4,000-7,499 SF
Land Use Code: N/K
Animal Designator Code:
Frontage Length: Lot Size Source: Parking for RV:
Fencing: Partial Boat Facilities:
Irrigation: Add'l Land Use: Tenant Pays: Electricity, Gas/Propane
Frontage:
Topography:
View:
Site:
Complex Features: Other/Remarks
Miscellaneous:

SUPPLEMENTAL REMARKS

SEE ATTACHMENTS: Easement & Pest Inspection.