



2-4 UNITS

MLS #: **150062425** Status: **PEND**
 APN: **4823511600** Short Sale: **No**
 Addr: **374 Compton St** COE Date:
 City,St: **El Cajon , CA** Zip: **92020**

List Price: **\$789,000**
 Original Price: **\$789,000** DOMLS **1**
 Sold Price: MT **1**
 List Date: **11/24/2015**
 Modified Date: **11/25/2015**

of Bldgs: **1** # of Units: **4**
 Frn'd Units: **0** Units w/Dryrs: **0**
 Units w/Patio: **4** Units w/Frpl: **2**
 Units w/Refrig: **4** Units w/Rng: **4**
 Units w/A/C: **4** Units w/Dshw: **4**

of Units w/Garage: **4**
 Unit 1 PkSp: Unit 1 Prk:
 Unit 2 PkSp: Unit 2 Prk:
 Unit 3 PkSp: Unit 3 Prk:
 Unit 4 PkSp: Unit 4 Prk:

Community: **EL CAJON**
 Neighborhood: **Bradley Park West**
 Complex: **Bradley Park West**
 Restrictions: **N/K**
 MandRem **None Known**

Year Built: **1964** Pets:
 Stories: **2** Age Restr: **N/K**
 View:
 Pool:

Listing Type **ER**

[Virtual Tour Link](#)



REMARKS AND SHOWING INFO

Rarely Available Bradley Park West! No sign on property per HOA. New dual pane windows in all units; coin operated, owner owned laundry in separate laundry room; four enclosed garages; three of four units upgraded; one unit fully upgraded with granite, new cabinets & custom paint. COMPLEX HAS TWO COMMUNITY POOLS, REC ROOM, BAR-B-QUE, HORSESHOE PITS, AND NEW PLAYGROUND EQUIPMENT.

Conf. Remarks:

Cross Streets: **N/A** Map Code: CBB%: **2.00** CBB\$:
 Directions To Property: **Coming from San Diego, go East on I-8. Exit Magnolia, Turn Right on Madison, Turn Right on Compton Street.**
 Showing Instructions: **Please do not disturb tenants. Shown with accepted offer only.**
 Unit 1 Occupied: **Tenant** Unit 2 Occupied: **Tenant** Unit 3 Occupied: **TNNT** Unit 4 Occupied: **TNNT** Lockbox: **No**

Listing Agent: **Tiffany Hoffman - Office: 619-299-3000**
 2nd Agent:
 Listing Office: **Apartment Consultants, Inc. - Office: 619-299-3000**

BRE License#: **01976932**
 Broker ID: **61276**
 Fax: **Fax: 619-299-8536**

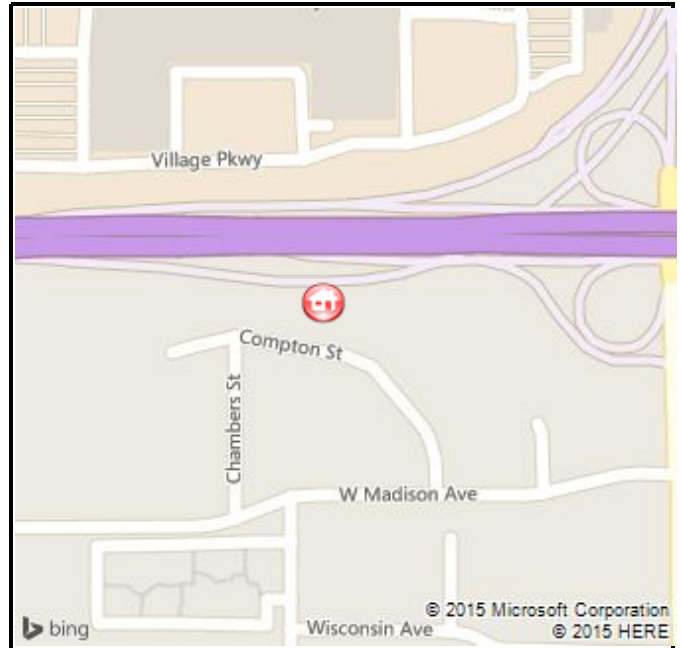
Off Market Date: **11/25/2015** Close of Escrow:
 Selling Agent: SA BRE#
 Selling Office: Concessions:
 Sale Price:
 Exp Date:

Tenant Pays: **Cable TV, Electricity**
 HO Fee Includes: **Common Area Maintenance, Exterior (Landscaping)**
 Home Owner Fees: **310.00** Paid: **Monthly**
 Other Fees: **0.00** Paid:
 CFD/Mello-Roos: **0.00** Paid:
 Total Monthly Fees: **310** Assessments:
 HOA: **Bradley Park West** Other Fee Type:
 HOA Phone: **619.588.8827** Zoning:
 Mng Name: **Packard** Cmplx Features:
 Mgn Ph: **858.277.4305** **BBQ, Clubhouse/Rec Room, Playground, Pool**
 Est. % Owner Occ:
 Terms: **Cash, Conventional, FHA, VA**
 Cooling: **Central Forced Air**
 Heat Source: Heat Equipment:
 Frontage:

Wtr Dist: **HWD**
 School Dist:

	BD	FB	HB	SqFt	Act Rnt	Prj Rnt	Dpsit	LdryHk	Excl Yd	Occ
Unit1: A	3	2	0	1,495	1,600	1,000	C	N	TNNT	
Unit2: B	1	1	0	929	975	700	C	N	TNNT	
Unit3: C	2	2	0	1,400	1,450	1,400	C	N	TNNT	
Unit4: D	2	2	0	1,250	1,450	850	C	N	TNNT	
Gross Sched Income Act:				57,466	Act Net Operating Inc:			31,065		
Gross Sched Income Proj:				65,100	Net Oper.Income Proj:					
Gross Rent Multiplier Act:				13.90	Annual Expense Act:			26,474		
Gross Rnt Multiplier Proj:				12.27	Annual Expense Proj:					

Lot Size: **7,500-10,889 SF** Lot Size Source: **Assessor Record**
 Lot SqFt Appx: **10,019** # Acres **0.2300**
 Sewer/Septic





2-4 UNITS

MLS #: **150045538** Status: **SOLD**
 APN: **488-233-20-00** Short Sale: **No**
 COE Date: **9/22/2015**
 Addr: **532 E Lexington**
 City,St: **El Cajon , CA** Zip: **92020**

List Price: **\$725,000**
 Original Price: **\$725,000** DOMLS **15**
 Sold Price: **\$761,000** MT **23**
 List Date: **8/10/2015**
 Modified Date: **9/23/2015**

# of Bldgs: 2	# of Units: 4
Frn'd Units: 0	Units w/Dryrs: 4
Units w/Patio: 4	Units w/Frpl: 0
Units w/Refrig: 4	Units w/Rng: 4
Units w/A/C: 4	Units w/Dshw: 4

of Units w/Garage: 0
Unit 1 PkSp: Unit 1 Prk:
Unit 2 PkSp: Unit 2 Prk:
Unit 3 PkSp: Unit 3 Prk:
Unit 4 PkSp: Unit 4 Prk:

Community: **EL CAJON**
 Neighborhood: **Cajon Valley &**
 Complex: **Lexington Flats Duplex**
 Restrictions: **N/K**
 MandRem **None Known**

Year Built: **1954** Pets: **No Pets Allowed**
 Stories: **1** Age Restr: **N/K**
 View: **N/K**
 Pool:

Virtual Tour Link



Listing Type **EA**

REMARKS AND SHOWING INFO

The Lexington Flats Duplex Homes is the best value in East County! This four unit property is in better condition than many properties at twice the cost per unit. Library and Post Office just down the street on Lexington Ave and 3 blocks from city center square - downtown El Cajon. The owner has completed amazing improvements: upgraded kitchens, baths, vinyl windows, appropriate landscaping, extra storage, private fenced patios, separate water heaters, and so much more.

Conf. Remarks: **please email all offers to kileyberlinski@aciapartments.com. Seller is on vacation until Aug 28 and will not be making a decision until then. Units are occupied. Please do not disturb tenants. Upon accepted offer, inspection can be scheduled.**

Cross Streets: **Lexington & Filbert** Map Code: CBB%: **2.50** CBB\$:
 Directions To Property:
 Showing Instructions: **N/K**
 Unit 1 Occupied: **Tenant** Unit 2 Occupied: **Tenant** Unit 3 Occupied: **TNNT** Unit 4 Occupied: **TNNT** Lockbox: **No**

Listing Agent: **Kiley Berlinski - Cell: 619-725-3644** BRE License#: **01962341**
 2nd Agent: **Terry Moore - Cell: 619-889-1031** Broker ID: **61276**
 Listing Office: **Apartment Consultants, Inc. - Office: 619-299-3000** Fax: **Fax: 619-299-8536**

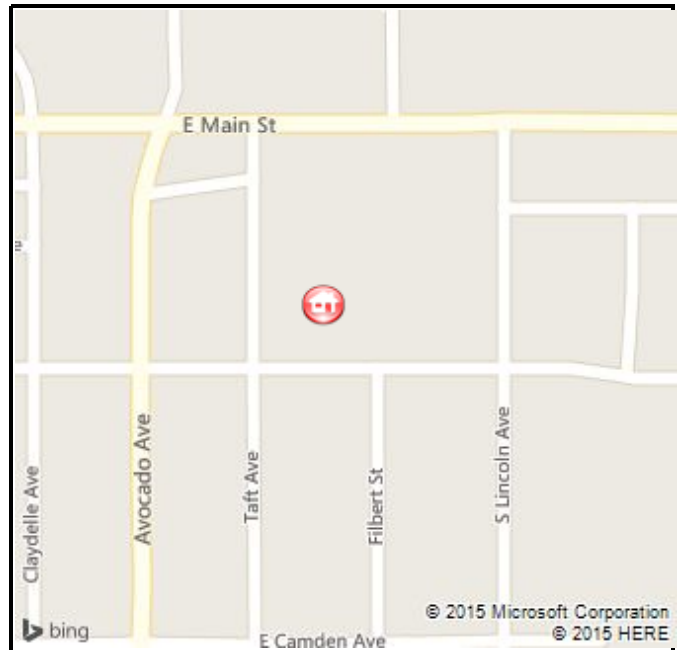
Off Market Date: **9/2/2015** Close of Escrow: **9/22/2015** Financing: **CASH** Concessions:
 Selling Agent: **Doug Taber - Home: 858-609-9559** SA BRE# Sale Price: **\$761,000**
 Selling Office: **Apartment Realty Group ARG - Office: 619-222-9500** Exp Date:

Tenant Pays: **Cable TV, Electricity, Gas/Propane, Hot Water**

Wtr Dist: **HWD**
 School Dist: **Cajon Valley Union, Grossmont**

HO Fee Includes:
 Home Owner Fees: **0.00** Paid:
 Other Fees: **0.00** Paid:
 CFD/Mello-Roos: **0.00** Paid:
 Total Monthly Fees: **0** Assessments:
 HOA: Other Fee Type:
 HOA Phone: Zoning:
 Mng Name: Cmplx Features:
 Mgn Ph:
 Est. % Owner Occ:
 Terms: **Other/Remarks**
 Cooling: **Other/Remarks**
 Heat Source: Heat Equipment:
 Frontage:

	BD	FB	HB	SqFt	Act Rnt	Prj Rnt	Dpsit	LdryHk	Excl Yd	Occ
Unit1:	532	2	1	0	1,295	1,377	0	Y	Y	TNNT
Unit2:	534	2	1	0	1,295	1,377	0	Y	N	TNNT
Unit3:	536	2	1	0	1,295	1,377	0	Y	N	TNNT
Unit4:	538	2	1	0	1,295	1,377	0	Y	Y	TNNT
Gross Sched Income Act:				62,160	Act Net Operating Inc:			41,725		
Gross Sched Income Proj:				66,096	Net Oper.Income Proj:			45,504		
Gross Rent Multiplier Act:				11.70	Annual Expense Act:			17,949		
Gross Rnt Multiplier Proj:				11.00	Annual Expense Proj:					



Lot Size: **7,500-10,889 SF** Lot Size Source: **Assessor Record**
 Lot SqFt Appx: **9,583** # Acres **0.2200**
 Sewer/Septic Sewer Connected

Since October 2010, the seller has put \$170,000 into upgrades including \$20k in appliances, HVAC and added closets and storage; \$20k floor covering; \$60k in kitchen and bath remodeling; \$20k for patios and paint; \$20k for landscaping, parking lot and the common areas. Each home has a dishwasher, interior washer & dryer, mirrored closet doors, extra bathroom shelving, patio, and separate water heaters. Owner moved water heaters to patios and installed metal sheds in order to free up storage space inside the units. Two interior units share access to the common area between buildings. The other two units have private yards. In addition, two of the units have central heat and air.



Exterior Front

Virtual Tour Link



2-4 UNITS
 MLS #: **150016860**
 APN: **482-351-17-00**
 Addr: **362 COMPTON ST**
 City,St: **EL CAJON , CA** Zip: **92020**

Status: **SOLD**
 Short Sale: **No**
 COE Date: **6/22/2015**
 List Price: **\$749,900**
 Original Price: **\$799,900**
 Sold Price: **\$729,000**
 List Date: **3/30/2015**
 Modified Date: **7/14/2015**
 DOMLS **36**
 MT **37**

of Bldgs: **1** # of Units: **4**
 Frn'd Units: **0** Units w/Dryrs: **0**
 Units w/Patio: **2** Units w/Frpl: **2**
 Units w/Refrig: **4** Units w/Rng: **4**
 Units w/A/C: **4** Units w/Dshw: **4**

of Units w/Garage: **2**
 Unit 1 PkSp: 1 Unit 1 Prk:
 Unit 2 PkSp: 1 Unit 2 Prk:
 Unit 3 PkSp: 1 Unit 3 Prk: 1
 Unit 4 PkSp: 1 Unit 4 Prk: 1

Community: **EL CAJON**
 Neighborhood: **BRADLEY PARK WEST**
 Complex: **BRADLEY PARK WEST**
 Restrictions: **N/K**
 MandRem **None Known**

Year Built: **1964** Pets:
 Stories: **2** Age Restr: **N/K**
 View: **N/K**
 Pool: **Below Ground,**

Listing Type **EA**

REMARKS AND SHOWING INFO

RARELY AVAIL! BRADLEY PARK WEST DO NOT DISTURB TENANTS. Interior inspection with accepted offer. BRING US AN OFFER! No sign on property per HOA. New dual paned windows; coin operated laundry in one carport; rain gutters around entire building; two units COMPLETELY redone; COMPLEX HAS TWO COMMUNITY POOLS, REC ROOM, BAR-B-QUE, HORSESHOE PITS, AND NEW PLAYGROUND EQUIPMENT. *Units C & D are currently rented to daughters and son-in laws. UNDER Market. Facia being repainted starting week of May 4, 2015**

Conf. Remarks:

Cross Streets: **MADISON** Map Code: **1251F4** CBB%: **2.50** CBB\$:
 Directions To Property:
 Showing Instructions: **DO NOT DISTURB TENANTS. Shown with accepted offer only**
 Unit 1 Occupied: **Tenant** Unit 2 Occupied: **Tenant** Unit 3 Occupied: **TNNT** Unit 4 Occupied: **TNNT** Lockbox: **No**

Listing Agent: **Rosalyn M Crosby - Home: 619-733-4939**
 2nd Agent: **Peter Rocca - Agent: 619-823-2736**
 Listing Office: **Rock Solid Real Estate Co. - Office: 619-741-9316**

BRE License#: **00403262**
 Broker ID: **69175**
 Fax: **Fax: 619-741-9524**

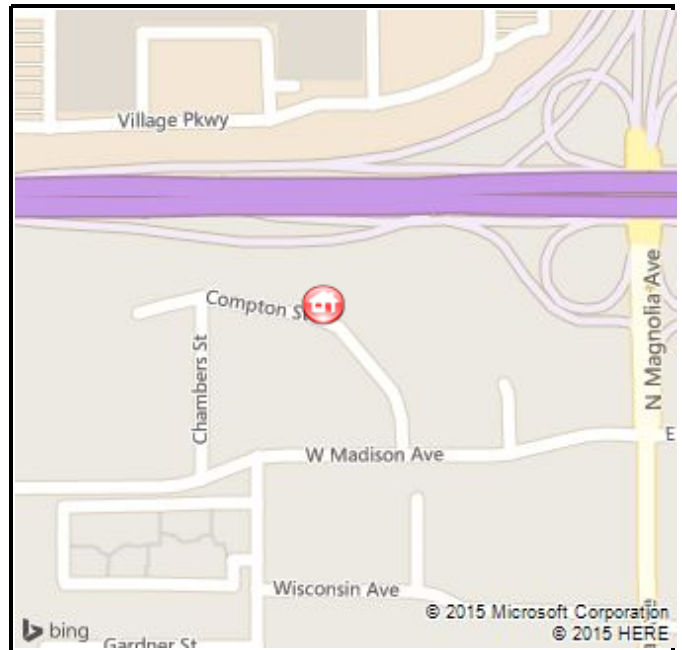
Off Market Date: **5/6/2015** Close of Escrow: **6/22/2015** Financing: **CONV**
 Selling Agent: **Brad Michels - Home: 619-742-4170** SA BRE#
 Selling Office: **The Michels Group - Office: 619-742-4170**

Concessions:
 Sale Price: **\$729,000**
 Exp Date:

Tenant Pays: **N/K**
 HO Fee Includes: **Common Area Maintenance, Exterior (Landscaping)**
 Home Owner Fees: **410.00** Paid: **Monthly**
 Other Fees: **0.00** Paid:
 CFD/Mello-Roos: **0.00** Paid:
 Total Monthly Fees: **410** Assessments:
 HOA: **BRADLEY PARK WEST** Other Fee Type: **Cmmnty/Mstr Hm**
 HOA Phone: **619.588.8827** Zoning:
 Mng Name: **N/A** Cmplx Features:
 Mgn Ph: **N/A** **BBQ, Clubhouse/Rec Room, Playground, Pool**
 Est. % Owner Occ:
 Terms: **Cash, Conventional**
 Cooling: **Central Forced Air**
 Heat Source: **Natural Gas** Heat Equipment: **Forced Air Unit**
 Frontage: **N/K**

Wtr Dist: **HWD**
 School Dist: **Cajon Valley Union, Grossmont**

	BD	FB	HB	SqFt	Act Rnt	Prj Rnt	Dpsit	LdryHk	Excl Yd	Occ
Unit1: A	3	2	0		1,325		0	C	Y	TNNT
Unit2: B	1	1	0		875		0	C	Y	TNNT
Unit3: C	2	2	0		1,000		0	C	Y	TNNT
Unit4: D	2	2	0		900		0	C	Y	TNNT
Gross Sched Income Act:					49,200	Act Net Operating Inc: 0				
Gross Sched Income Proj:					55,200	Net Oper.Income Proj:				
Gross Rent Multiplier Act:					6.15	Annual Expense Act: 0				
Gross Rnt Multiplier Proj:					7.47	Annual Expense Proj: 0				



Lot Size: **7,500-10,889 SF** Lot Size Source: **Assessor Record**
 Lot SqFt Appx: # Acres
 Sewer/Septic Sewer Connected