



2-4 UNITS

MLS #: **160021419** Status: **SOLD**
 APN: **487-282-07-00** Short Sale: **No**
 Addr: **151-155 Millar Ave** COE Date: **8/15/2016**
 City,St: **El Cajon , CA** Zip: **92020**

List Price: **\$599,000**
 Original Price: **\$625,000** DOMLS **58**
 Sold Price: **\$584,000** MT **67**
 List Date: **4/21/2016**
 Modified Date: **9/6/2016**

of Bldgs: **2** # of Units: **3**
 Frn'd Units: **0** Units w/Dryrs: **0**
 Units w/Patio: **1** Units w/Frpl: **0**
 Units w/Refrig: **3** Units w/Rng: **3**
 Units w/A/C: **0** Units w/Dshw: **0**

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

Community: **EL CAJON**
 Neighborhood: **El Cajon**
 Complex: **No**
 Restrictions: **N/K**
 MandRem **None Known**

Year Built: **1958** Pets:
 Stories: **2** Age Restr: **N/K**
 View:
 Pool:

Virtual Tour

[Schedule a Showing](#)



Listing Type **ER**

REMARKS AND SHOWING INFO

Located in the heart of El Cajon, 151-155 Millar consists of 1 - 2ba/1ba home and 2 - 2bed/1ba apartment units in the rear. Two of the units have backyards and there is ample parking for both tenants and guests. Seller will be entering an exchange and this can be sold jointly with 3577 Central Ave -Duplex or sold individually. The property is centrally located within close proximity to centers for employment, city transportation, schools, entertainment and recreation. Bring Offers!

Conf. Remarks:

Cross Streets: **W Main** Map Code: CBB%: **2.50** CBB\$:
 Directions To Property:
 Showing Instructions: **DO NOT DISTURB TENANTS OR WALK ON PROPERTY. Shown with accepted offer only, tenants are unaware of sale.**
 Unit 1 Occupied: **Tenant** Unit 2 Occupied: **Tenant** Unit 3 Occupied: **TNNT** Unit 4 Occupied: Lockbox: **No**

Listing Agent: **Cameron Ebrahimi - Home: 858-380-8553**
 2nd Agent:
 Listing Office: **South Coast Commercial, Inc. - Office: 619-226-6011**

BRE License#: **01820290**
 Broker ID: **69464**
 Fax: **866-861-7803**

Off Market Date: **6/24/2016** Close of Escrow: **8/15/2016** Financing: **CONV**
 Selling Agent: **Nick D'Angelo - Office: 619-944-6425** SA BRE#
 Selling Office: **Legacy West Realty - Office: 619-944-6425**

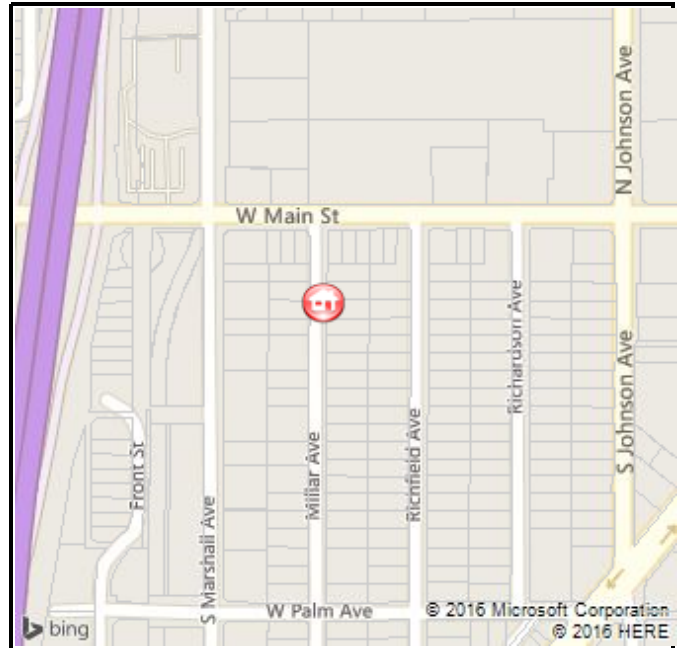
Concessions:
 Sale Price: **\$584,000**
 Exp Date:

Tenant Pays: **Electricity, Gas/Propane**
 HO Fee Includes:
 Home Owner Fees: Paid:
 Other Fees: **0.00** Paid:
 CFD/Mello-Roos: **0.00** Paid:
 Total Monthly Fees: **0** Assessments:
 HOA: Other Fee Type:
 HOA Phone: Zoning: **R-3**
 Mng Name: Cmplx Features:
 Mgn Ph:
 Est. % Owner Occ: **No**
 Terms: **Cash, Conventional, Exchange, Other/Remarks**
 Cooling: **Other/Remarks**
 Heat Source: Heat Equipment:
 Frontage:

Wtr Dist:
 School Dist:

	BD	FB	HB	SqFt	Act Rnt	Prj Rnt	Dpsit	LdryHk	Excl Yd	Occ
Unit1:	151	2	1	0	1,300	1,300	1,100	Y	Y	TNNT
Unit2:	153	2	1	0	1,250	1,300	1,195	N	Y	TNNT
Unit3:	155	2	1	0	1,175	1,300	1,175	N	N	TNNT
Unit4:										
Gross Sched Income Act:				45,000	Act Net Operating Inc:			28,512		
Gross Sched Income Proj:				46,800	Net Oper. Income Proj:			32,004		
Gross Rent Multiplier Act:				13.30	Annual Expense Act:			15,138		
Gross Rnt Multiplier Proj:				13.40	Annual Expense Proj:			15,138		

Lot Size: **7,500-10,889 SF** Lot Size Source: **Assessor Record**
 Lot SqFt Appx: # Acres **0.1800**
 Sewer/Septic





2-4 UNITS

MLS #: **160008021** Status: **SOLD**
 APN: **507-281-21-00** Short Sale: **No**
 Addr: **1482 Peach Ave** COE Date: **6/24/2016**
 City,St: **El Cajon , CA** Zip: **92021**

List Price: **\$650,000**
 Original Price: **\$650,000** DOMLS **49**
 Sold Price: **\$635,000** MT **55**
 List Date: **2/12/2016**
 Modified Date: **6/26/2016**

# of Bldgs: 2	# of Units: 3
Frn'd Units: 0	Units w/Dryrs: 0
Units w/Patio: 3	Units w/Frpl: 0
Units w/Refrig: 0	Units w/Rng: 3
Units w/A/C: 0	Units w/Dshw: 0

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: **Bostonia Acres**
 Complex: **none**
 Restrictions: **Other/Remarks**
 MandRem **None Known**

Year Built: **1958** Pets: **No Pets Allowed**
 Stories: **1** Age Restr: **N/K**
 View:
 Pool:

Listing Type **ER**

[Schedule a Showing](#)



REMARKS AND SHOWING INFO

3 rentals in total main house 3 bedrooms. Front duplex address 1486 Peach Ave has 2 bedrooms and 1488 Peach Ave. 2 bedrooms. All long term tenants. Total 2402 sq feet. Lot size 12,632. Nice setting Drive by only!

Conf. Remarks: **Buildings HUD approved. All 3 tenants are HUD approved. White fence to be painted, driveway will be repaired. Buyer's and Buyer's Broker/Agent should verify measurements and complete thorough inspections and investigations prior to Close of Escrow to satisfy themselves with the current condition of the property. Seller has never occupied the property. Property shows comfortably.**

Cross Streets: **Broadway** Map Code: **1252A4** CBB%: **2.50** CBB\$:
 Directions To Property: **Follow I-5 S, I-805 S and I-8 E to N 2nd St in El Cajon. Take exit 19 from I-8 E**
 Showing Instructions: **This is a drive by only. Please do not contact any tenant. They do not know the property is for sale. Please call Ellen at**
 Unit 1 Occupied: **Tenant** Unit 2 Occupied: **Tenant** Unit 3 Occupied: **TNNT** Unit 4 Occupied: Lockbox: **No**

Listing Agent: **Ellen Kiss - 619-246-5477** BRE License#: **01015015**
 2nd Agent: Broker ID: **69120**
 Listing Office: **Kiss Properties, Inc. - Office: 858-759-2759** Fax: **Fax: 858-756-2468**

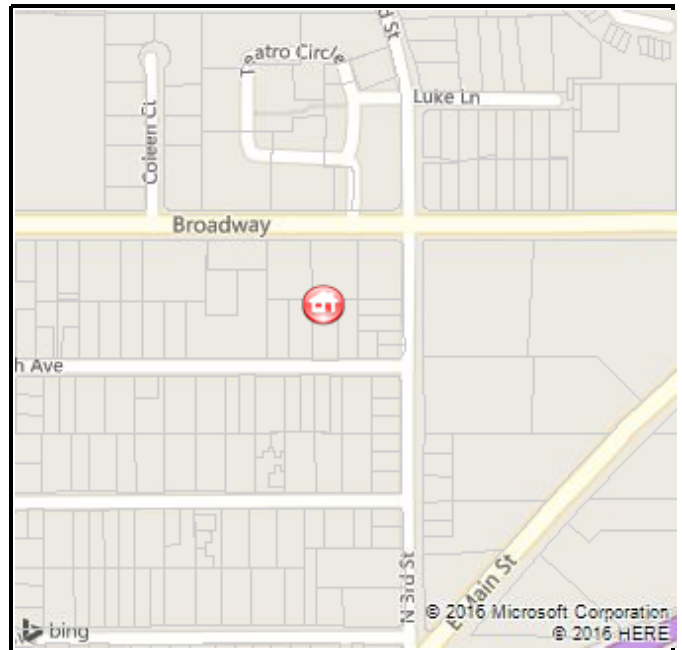
Off Market Date: **4/5/2016** Close of Escrow: **6/24/2016** Financing: **ORMKS** Concessions: **no**
 Selling Agent: **Aziza Nelson - Home: 619-952-9060** SA BRE# Sale Price: **\$635,000**
 Selling Office: **Century 21 Award - Office: 619-593-4300** Exp Date:

Tenant Pays: **Other/Remarks**
 HO Fee Includes:
 Home Owner Fees: 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: **Cash, Conventional**
 Cooling: **Wall/Window**
 Heat Source: Heat Equipment:
 Frontage:

	BD	FB	HB	SqFt	Act Rnt	Prj Rnt	Dpsit	LdryHk	Excl Yd	Occ
Unit1:	3	1	0	1,400	1,665	1,665	1,500	Y	Y	TNNT
Unit2:	2	1	0	704	1,200	1,200	1,000	Y	Y	TNNT
Unit3:	2	1	0	704	1,200	1,200	1,000	N	Y	TNNT
Unit4:										
Gross Sched Income Act:				49,200						44,400
Gross Sched Income Proj:										
Gross Rent Multiplier Act:				8.00						44,400
Gross Rnt Multiplier Proj:										

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

Wtr Dist: **HWD**
 School Dist:

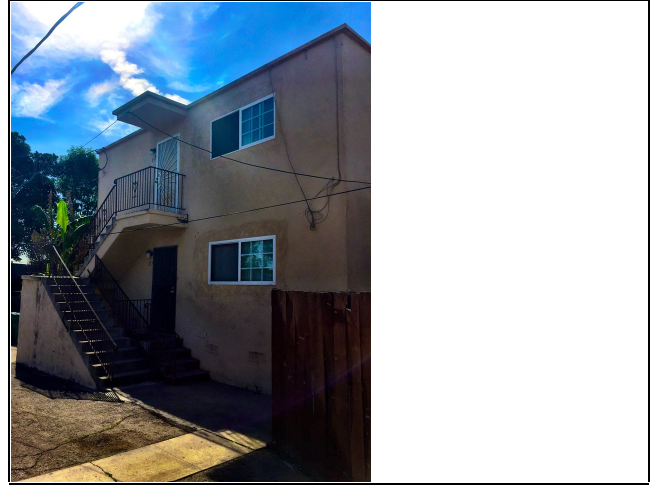


MLS #: 160021419

151-155 Millar Ave

List Price (H): \$599,000

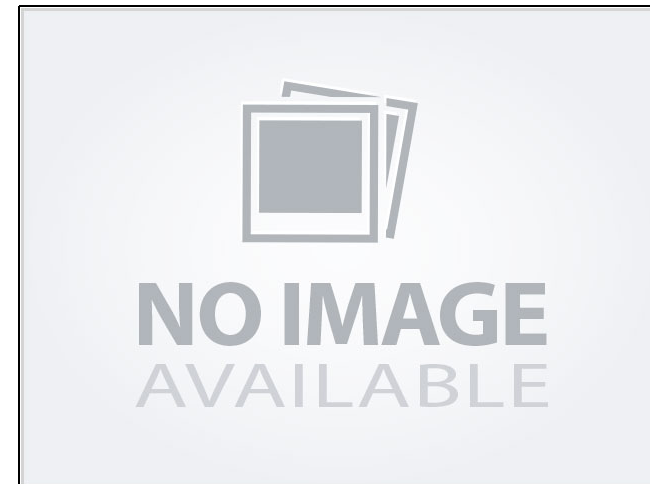
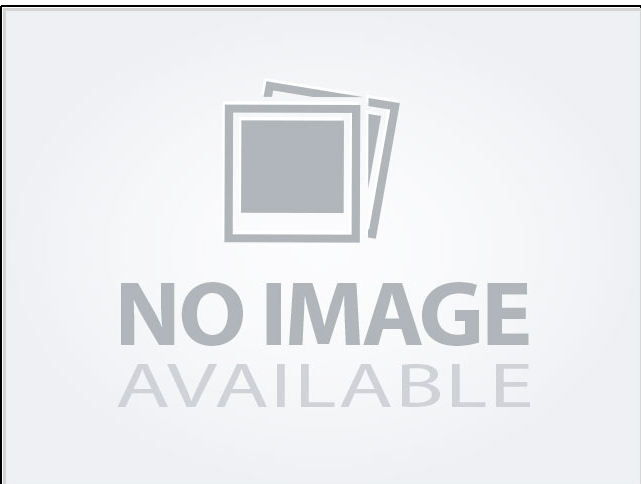
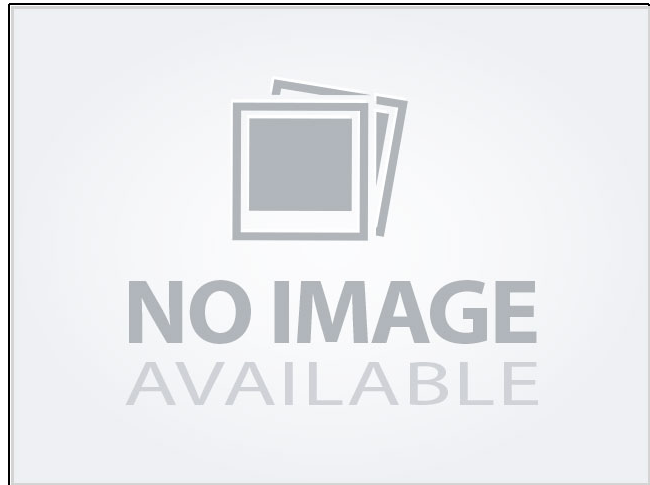
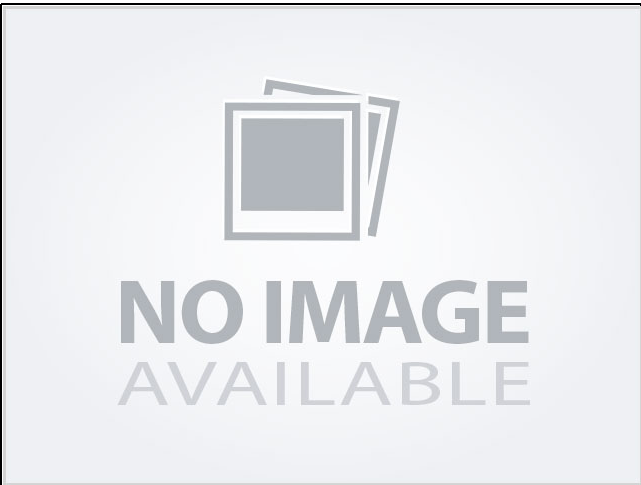
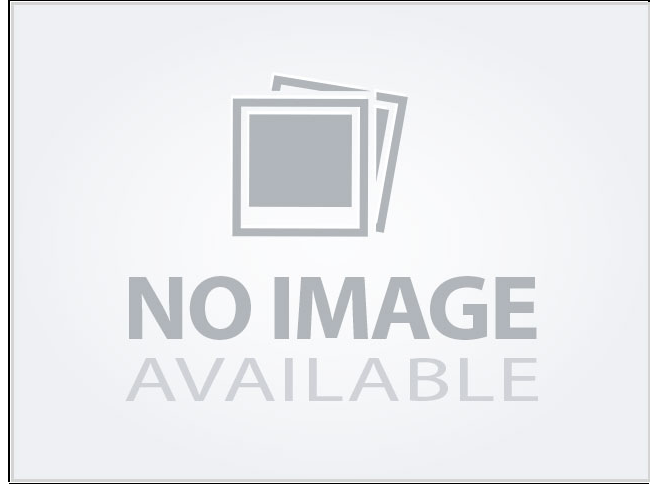
Virtual Tour Link

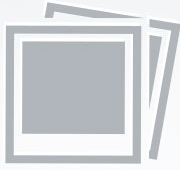


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151-155 Millar Ave

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151-155 Millar Ave

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MLS #: 160008021

1482 Peach Ave

List Price (H): \$650,000



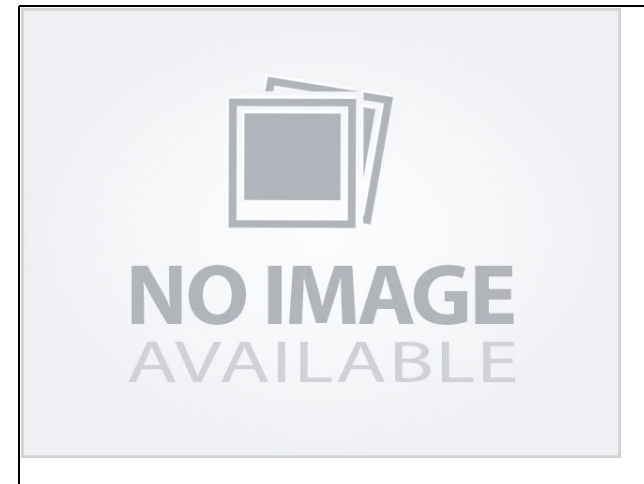
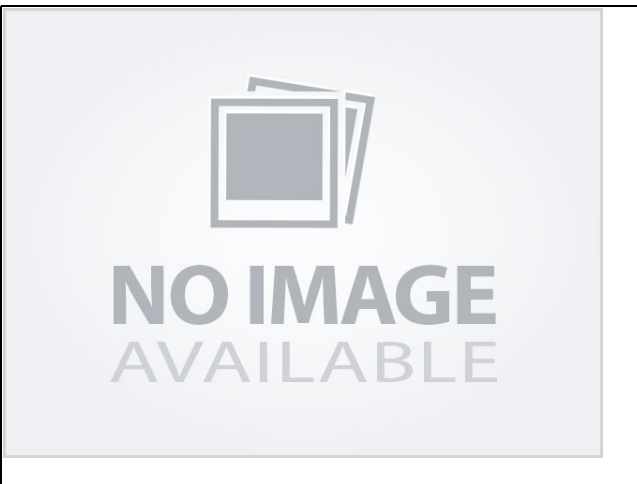
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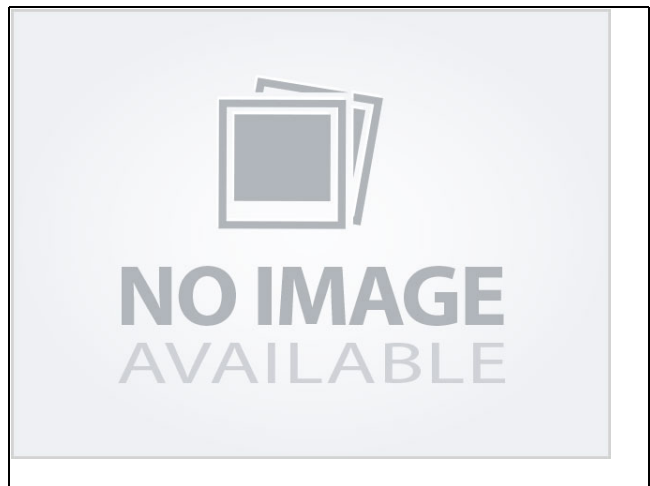
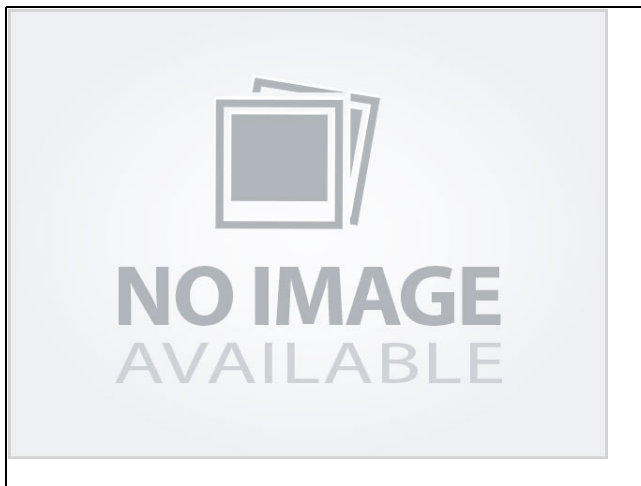
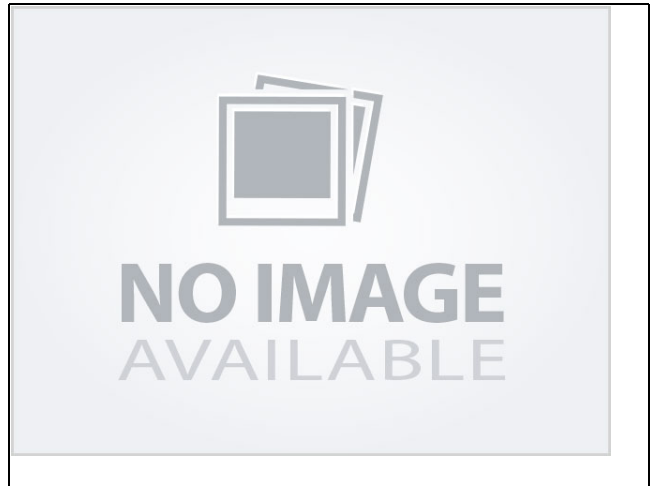
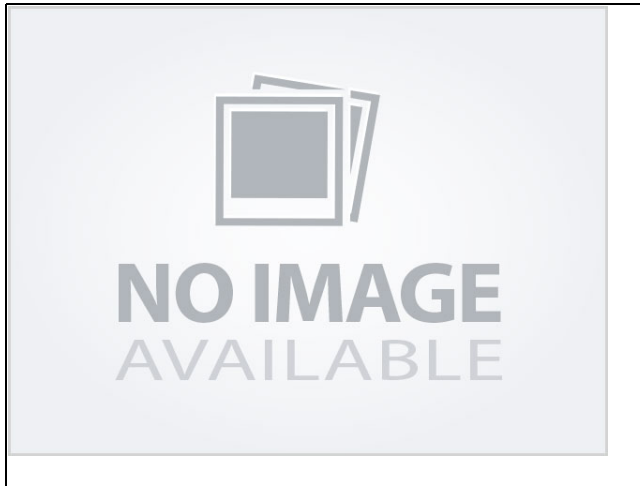
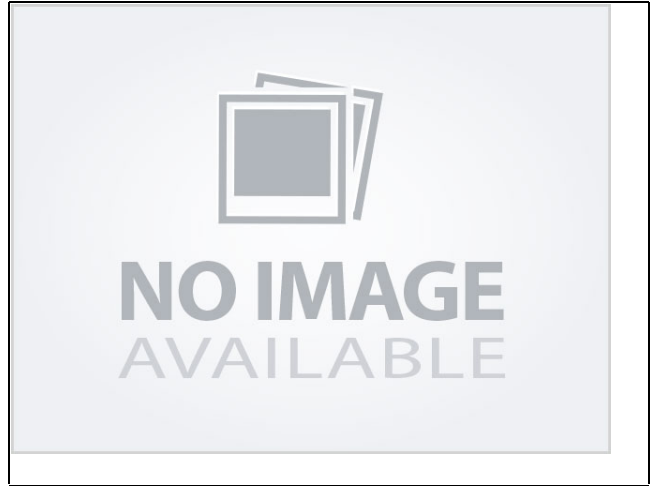
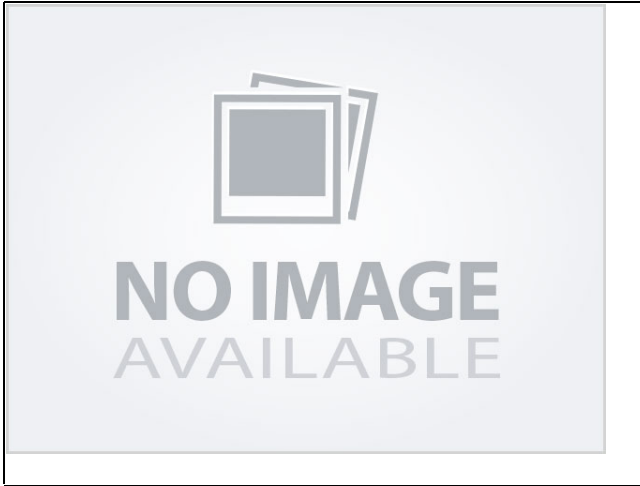
1482 Peach Ave

List Price (H): \$650,000



Exterior Front

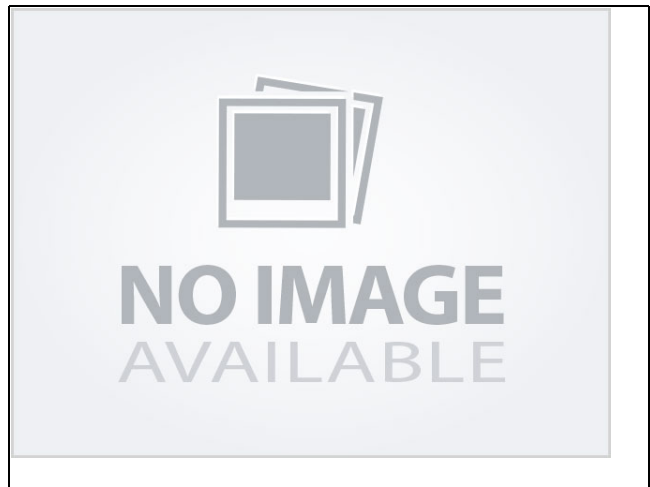
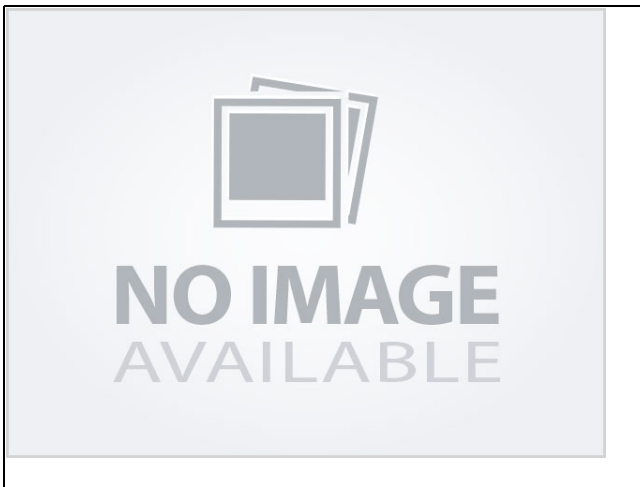
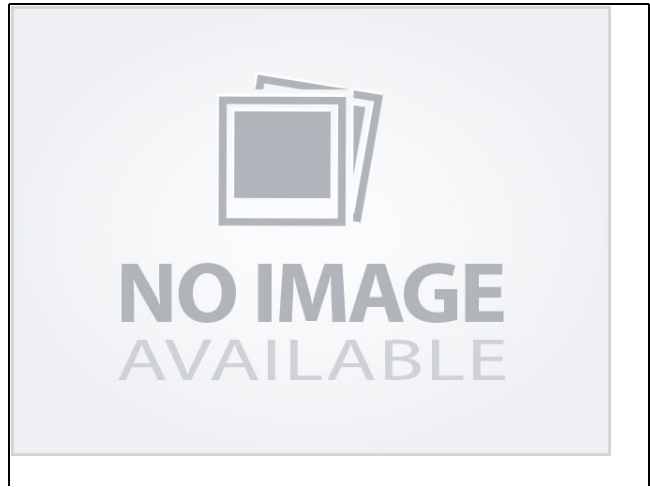
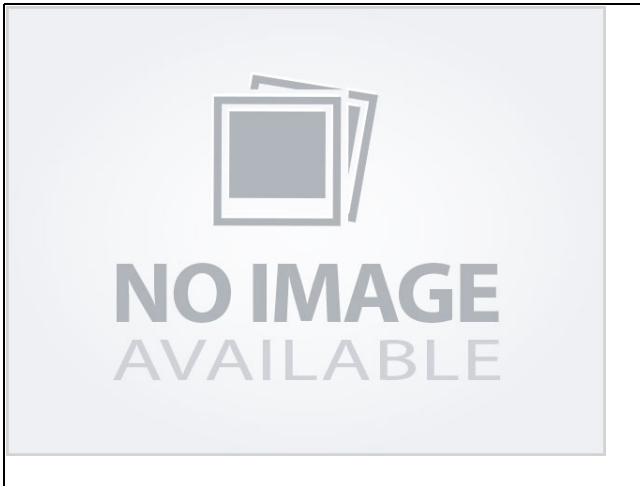
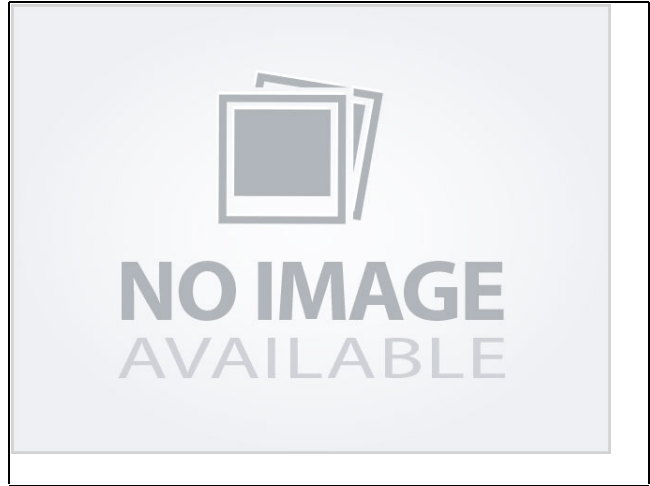
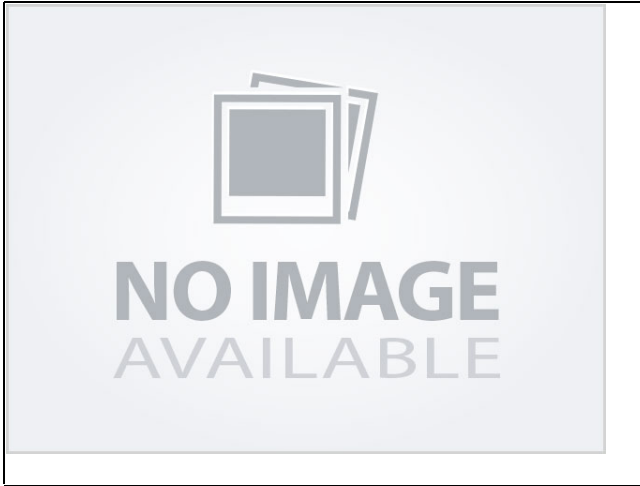




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