

7 UNITS IN LEUCADIA WEST OF 5

- West of 5 location
- Highly Desirable Rental Units Little to No Vacancy
- Asking \$3,895,000



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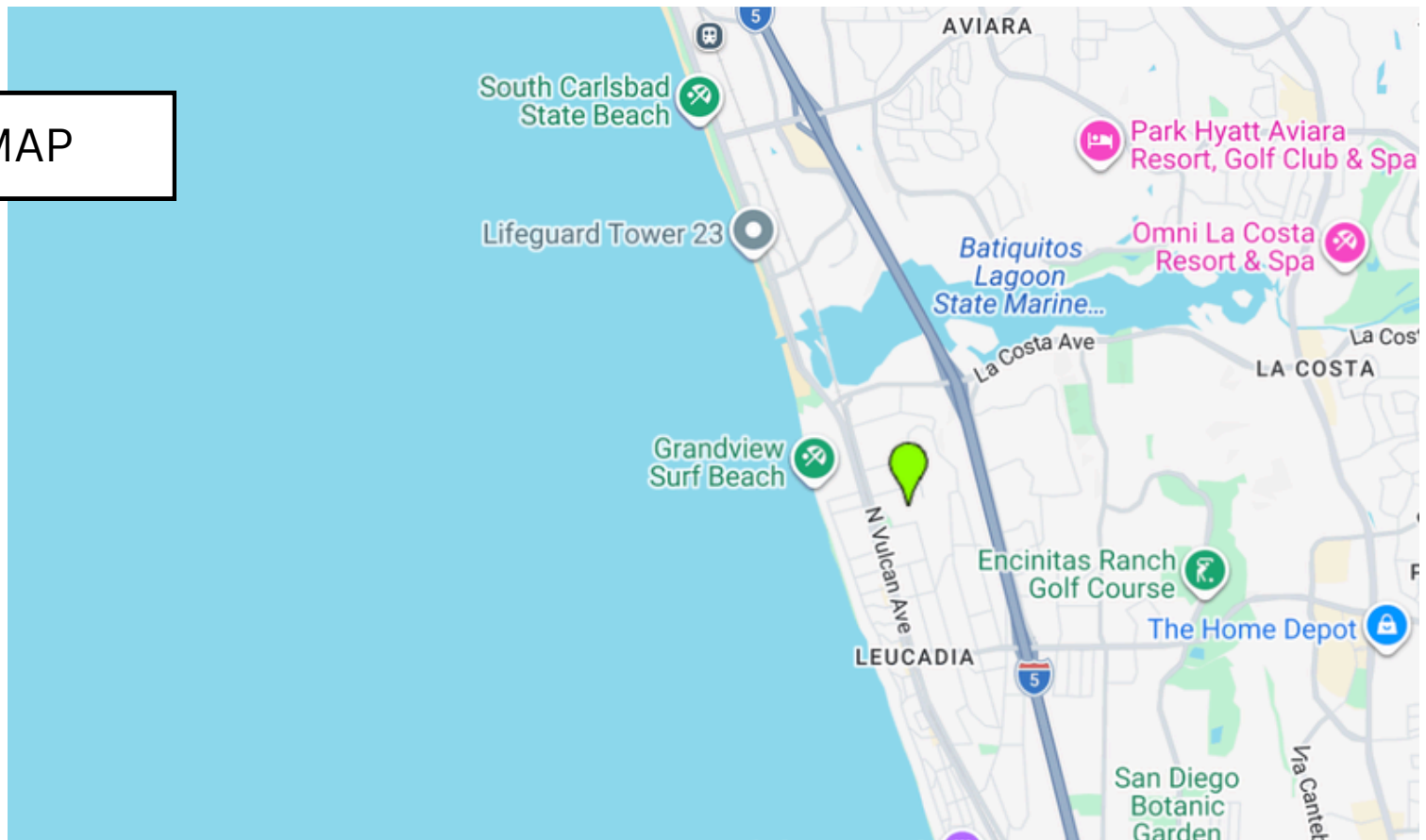
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LOCATION MAP



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SUMMARY & FINANCIALS

EXECUTIVE SUMMARY: Rare opportunity in the heart of Leucadia to own (7) seven units, all located on a .4-acre flat usable lot west of Interstate 5. Over 3600 total sq. feet of living space. Units consist of (1) 2-bedrooms, 2 full baths, (2) 2-bedroom 1 full bath, (3) 1-Bedroom 1 bath and (1) studio unit. There is an oversized two car garage, covered carport, onsite laundry facility, private yards, and plenty of extra storage areas. Beautiful mature landscaping surrounds this uniquely designed building (including two cottages) providing a peaceful serene setting. All units are connected to the city sewer and there are 4 separate gas meters. Three of the units have been remodeled in the past year. Hillcrest is an ideal property with endless long term or short-term upside.

FINANCIALS:

Gross Rental Income:	\$264,258
Other Income:	\$20,400
Effective Gross Income:	\$284,658
Property Tax:	\$40,000
Operating Expenses:	\$31,053
Total Expenses:	\$71,053
Net Operating Income:	\$213,605
Cap. Rate:	5.48%



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SITE DETAILS

Price: \$3,895,000

No. Units: 7

Lot: .40 acre

Building Size: 3,600 SF

Year Built: 1984

UNIT A

2 beds/2 baths

Rent: \$3995

Other monthly income: \$250

UNIT B

2 beds/1 bath

Rent: \$3495

Other monthly income: \$425

UNIT C

2 beds/1 bath

Rent: \$3136.55

Other monthly income: \$450

UNIT D

1 bed/1 bath

Rent: \$2500

Other monthly income: \$150

UNIT E

1 bed/1 bath

Rent: \$3150

Other monthly income: \$150

UNIT F

Studio

Rent: \$1795

Other monthly income: \$125

Cottage

Rent: \$2697

Other monthly income: \$150



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OFFERING GUIDELINES

SUBMIT OFFERS IN WRITING TO:

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Encinitas, CA 92024

E-MAIL:

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OFFERS :

All offers to include proof of funds.



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As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for the Buyer's due diligence investigation of the material information set forth herein. The value of the property to Buyer depends on factors that should be evaluated by Buyer and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to the suitability of the property for Buyer's needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any information provided, including fees and costs, are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure, Buyer agrees to release SWELL and agrees to defend, hold harmless and indemnify SWELL from any kind of claim, cost, expense, or liability arising out of Buyer's use of this Marketing Brochure, investigation and/or purchase of the Property.

ANY BUYER MUST RELY ON BUYER'S OWN INVESTIGATION AND THE ADVICE OF RETAINED ENVIRONMENTAL, ENGINEERING AND CONSTRUCTION EXPERTS, LEGAL COUNSEL AND TAX CONSULTANTS



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