



8 El Caminito Road 101-201
Carmel Valley, CA 93924

Sotheby's
INTERNATIONAL REALTY







8 El Caminito Road 101-201

Mixed-use commercial and residential configured for 3 commercial and 2 residential spaces. The .4-acre compound was completely updated in 2019. The property is currently used as a 2-bedroom 2 bath 1764 sf single level residence with soaring ceilings and abundant natural light. A newly built oversized 4+ car garage with a tool room and office is steps from the residence.

A 1 bedroom 1 bath 733 sf apartment plus 2 additional office spaces, all presently tenant occupied, add cash flow or extra space depending on your desired use. There is abundant space within the gated private yard to relax, entertain, garden, and park your favorite toys. So much more to see and discover for auto enthusiasts, craft, woodworking.



UNIT BREAKDOWN ACTUAL

Suite 102 Ground level office (653 SF) \$750/mo.*

Suite 103 Ground level with loft office (396 SF) \$1475/mo.*

Suite 201 Second floor 1 bedroom apartment (733 SF) \$ 2375/mo.*

Suite 104 & 101 Ground floor Main House (1,764 SF) owner occupied.

*As of early 2023 utilities were added to monthly base rent at a fixed cost.



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Asking Price \$3,400,000

Property Type Mixed Use, Office, Residential

Investment Type Owner/User

Class A

Tenancy Multiple

Lease Term MTM

Remaining Term 0 years

Square Footage 3,614

Cap Rate .00 – 3.6% (varies by use)

Occupancy 100%

NOI 0 – \$126,000 (varies by use)

Units 4-5 (depending on configuration)

Year Built 1986 (remodeled ground up 2019)

Buildings 1

Stories 2

Permitted Zoning LC-D-S-RAZ note: 30' setback from Carmel Valley Road Per Carmel Valley Village Development Criteria (3.1).

Lot Size (sq ft) .42 acres

Parking Spaces Disabled 1 and Customer 3

Broker Co-Op Yes

APN 187-433-039

ANNUAL OPERATING EXPENSES (ENTIRE PROPERTY/ALL USES)

Property Tax \$38,500.00

Annual Operating Expenses (Entire Property/All Uses)

Insurance \$3,721.00

Landscape \$3,720.00

Garbage \$771.00

Electricity/Gas \$8,770.00

Water \$4,509.00 (this includes landscape leak)

Fire Alarm \$864.00

Total Operating Expenses \$60,855.00

Unit Breakdown	Current	Option 1	Option 2 **
Suite 101 Ground level office (410 SF)	\$ -	\$ 750.00	\$ 750.00
Suite 102 Ground level office (396 SF)	\$ 750.00	\$ 750.00	\$ 750.00
Suite 103 Ground level with loft office (653 SF)	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00
Suite 201 Second floor 1 bedroom apartment (733 SF)	\$ 2,375.00	\$ 2,600.00	\$ 2,600.00
Suite 104 Ground floor Main House (1 bed 1 bath)	\$ -	\$ 6,000.00	\$ 10,000.00
Annual Rent	\$ 55,200.00	\$ 138,900.00	\$ 186,900.00
Annual Operating Expenses	\$ (60,855.00)	\$ (60,855.00)	\$ (60,855.00)
NOI	\$ (5,655.00)	\$ 78,045.00	\$ 126,045.00
CAP RATE	-0.16%	2.23%	3.60%

Option 1: increase rent 201, LT rental 104

Option 2: increase rent 201, event and ST rental 104**

** County use and rental permits to be investigated and are not guaranteed

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