



8 El Caminito Road, Carmel Valley, CA 93924

\$2,999,000



The information set forth herein has been received by us from sources we believe to be reliable.

We do not warrant its accuracy or completeness.



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Mixed Use in Carmel Valley Village with a 4 Car Garage

- Perfect auto collector set up.
- The main home is perfect for a primary or second home.
- The \$7,200+ gross rental from Suites 101, 102, 103, & 201 will cover all property expenses, except debt service.
- Very short distance to Carmel Valley Village wineries & restaurants
- 3,614 sq ft building / 18,295 sq. ft lot

Auto Collector:

- Highway 68 garage condominiums sell for \$674-\$750 / sq. ft.
- 1,575 sq ft garage value = \$1,061,000+ – 75 feet to your car
- Divisible or rentable / No CAM or other fees

4 Car Garage & Parking:

- 1,575 sq. ft / Office / Bathroom / Tool Crib / Compressed air nozzles
- Divisible / 11' ceilings / 200 amps power / heated
- RV parking

Owner Occupancy or Second Home attached residence:

- A one- or two-bedroom main residence*
- Complete 2019 remodel with high end finishes throughout
- Slate floors / Radiant Heat / 11.5' ceilings /
- Soapstone waterfall kitchen island & countertops
- Six burner Kitchen Aid stove / Convection microwave
- Gas Fireplace / Built in Stereo system.
- Western dual pane windows / Fan tech HRV air filtration system
- Electric gate creates a private courtyard setting and separation.

Residential & Commercial Income:

- Suite 201 is a 733 sq. ft. one bedroom / one bathroom second floor apartment.
- Suite 101 410 sq. ft one bedroom / one bathroom first floor apartment*
- Suite 102 is a 653 sq. ft commercial office space with an office loft and a vaulted ceiling.
- Suite 103 is a 396 sq. ft commercial office space with a vaulted ceiling.
- *Suite 101 has a doorway into the main residence. This doorway can be framed closed and finished to create a separate apartment unit or left as-is for a second bedroom for the main residence.

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Rent Roll

Rent Roll:					
Unit:	Type:	Unit Type	Rent	Sq. Ft.	100% Rent
Unit 102	Commercial	Office	\$ 1,600.00	653.00	\$ 1,600.00
Unit 103	Commercial	Retail	\$ 850.00	396.00	\$ 850.00
Unit 201	Residential	One Bedroom / One Bathroom	\$ 2,593.00	733.00	\$ 2,593.00
Unit 101	Residential	One Bedroom / One Bathroom	\$ 2,250.00	410.00	\$ 2,250.00
Unit 104	Residential	One Bedroom / One Bathroom		1354.00	\$ 4,500.00
Garage	Commercial	Commercial / Residential			\$ 3,500.00
		Total Rent:	\$ 7,293.00	3546.00	\$ 15,293.00
Notes:					
A. Unit 101 is currently used by Unit 104 as a second bedroom or office. Potentially, the space					
space can be converted to a separate one bedroom / one bathroom apartment.					
B. Unit 104 is the main residence.					
C. The garage space is used exclusively by the property owners.					

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3,546 sq.ft. Building
1,575 sq.ft. Garage
17,424 sq.ft. Lot

Age: 1960 with 2019 Remodel



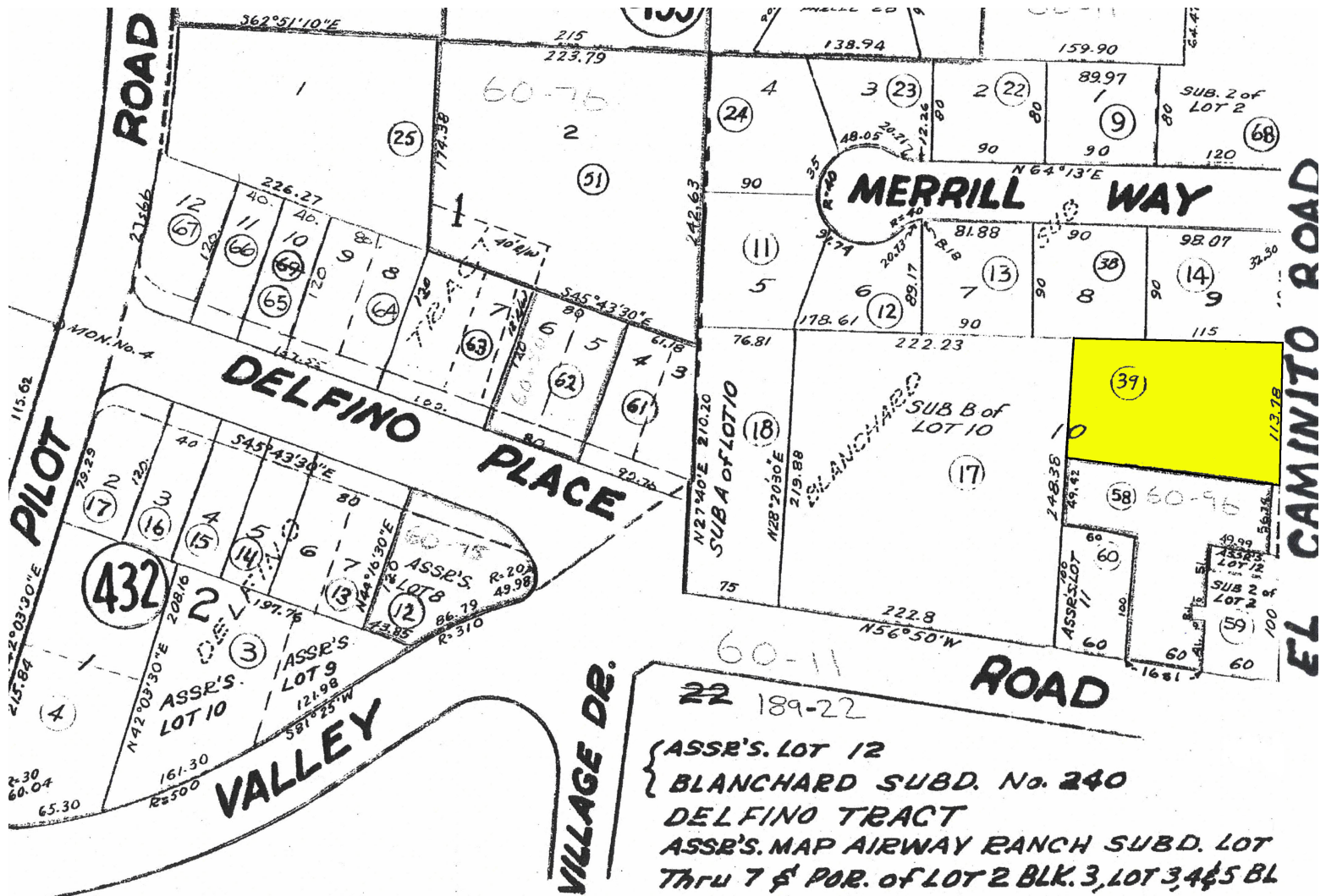
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Parcel Map



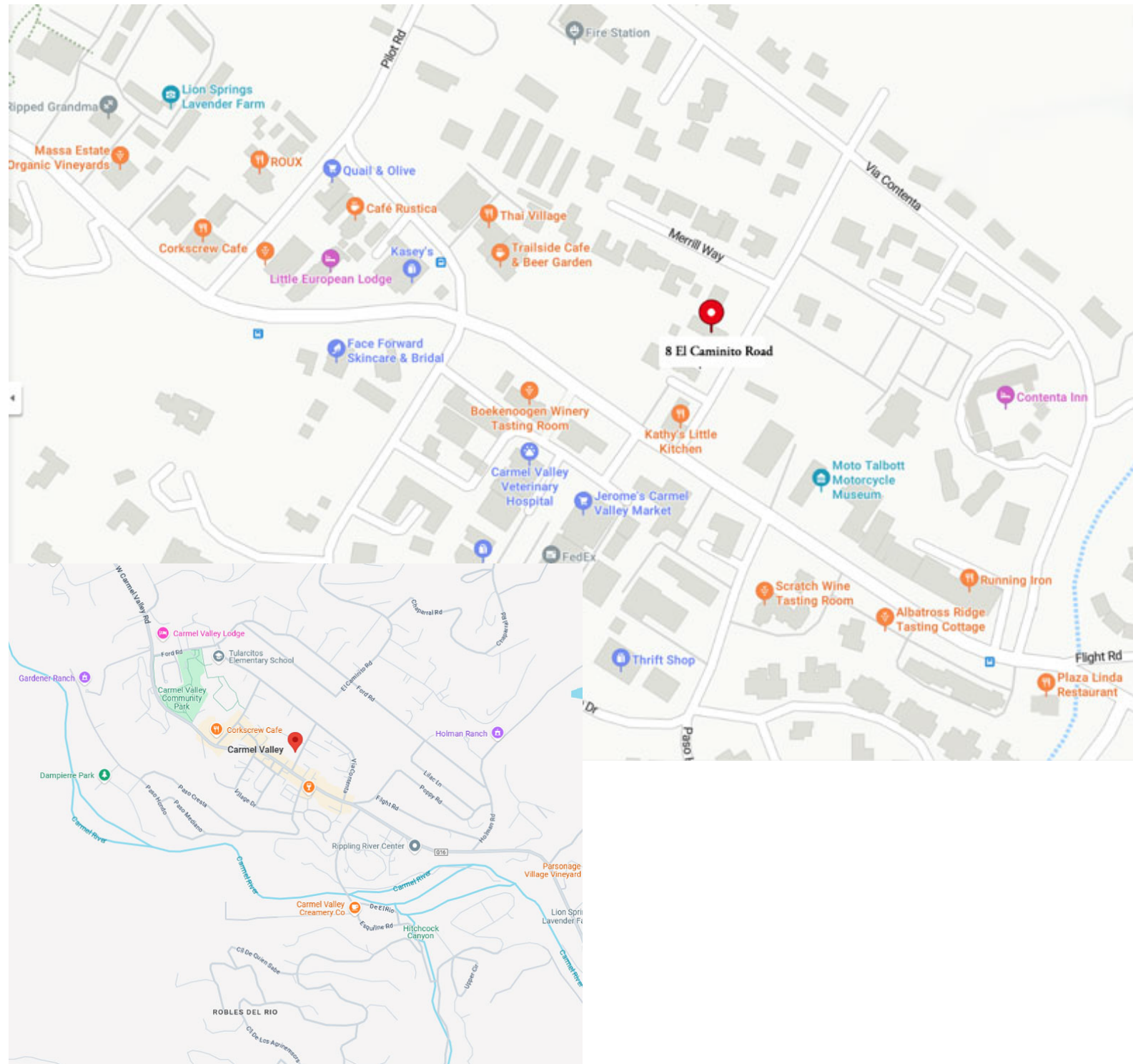
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Area Map



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