

INVESTMENT OPPORTUNITY in Quiet rural community, small town in the hills NE of San Diego, in Ramona CA



ROOM
FOR 2
ADU
UNITS

812—818 A Street, Ramona CA

- 2 APN Lots, 2 buildings
- 4 identical units 780SF each
- 2 Laundry rooms onsite
- 2 BR 1 BA 1 garage per unit
- Room for ADU (2)
- Built 1977 remodel 2000
- **\$ 1,550,000.00**

RENTS:(current) All month to month

- | | |
|------------|---|
| 1. \$ 1795 | Tenants avg 5 years on property |
| 2. \$ 1683 | Tenants pay electric |
| 3. \$ 1730 | Owner pays water & trash |
| 4. \$ 1785 | Operating expenses \$ 6800 annually plus Property tax |

20 minutes to I-15

45 minutes to San Diego Airport

Jim 760-822-7097