



Com-Res Income Status: **Active** LP: \$975,000
 MLS#: 090006151 Sales Price: Orig.Price: \$ 975,000
 Listing Type: **Exclusive Right (R)** MT: 46 AMT: 45 Map Code: 1269E4
 Address: [4577 Bancroft](#) County: **San Diego**
 City: **San Diego, CA** Zip: **92116** List Date **01/29/2009**
 # of Units: 7 Price/Unit: **\$139,285** Value of Improv:
 Present Loans: Gross Equity: **\$350,000**
 Downpayment: **341250** \$/SqFt Improv:
 Have: **7 Units in Normal Height** Motive/Want: **Cash Out**
 Directions To Property: **Just south of Adams Avenue off the 805**

Media: 4

GENERAL INFORMATION

Studios:	SqFt Improve: 4,978	TP Gas: Y	# w/ Drapes: 7	Lot Size:
1 BR: 4	#Units w/Gar: 2	TP Water: N	# w/ Ranges: 7	Lot SqFt: 6,250
2 BR: 3	# Carports:	TP Electric: Y	# w/ Refrig: 7	Acres: 0.14
3 BR:	# Parking Sp: 7	APN: 447-512-05-00	# w/ Disposal: 7	Zoning: R3
	# Buildings: 1		# w/ Dishwasher: 7	Apx Age: 1972

REMARKS

Motivated Seller

Confidential Remarks:

Mandatory Remarks:

OFFICE AND SHOWING INFORMATION

Show Instruct: **With Accepted Offer**

List Agent: Robert G. Taylor	Agent Phone: (858) 495-3344	Broker Office ID: 63147
2nd Agent:	2nd Agt Phone:	2 Adt1 Phone #:
List Office: CIS-Investments	Office Phone: (858) 495-3344	Pager: CVR: N
Email: rod@cis-investments.com	Fax: (619) 330-1911	Show Phone: WAO Adt1 Phone #:
CBB%: 3.00	CBBS:	Subject to Court/Lendr Approval: N

SOLD INFORMATION

Off Market Date:	Close of Escrow:	Expire Date: 07/31/2009	Sale Price:
Sale Agent #:	Sale Agent Name:	SA Phone:	
Sale Office #:	Sale Office Name:	SO Phone:	

Financing:

ADDITIONAL INFORMATION

Amenities: **CTV Avail, Other/Remarks**

Cooling:

Construction: **Stucco**

Existing Financing: **ARM**

Exterior: **Cable Available, Fully Landscaped, Part Fenced**