



Com-Res Income Status: **Active** LP: \$1,200,000
 MLS#: 090006169 Sales Price: Orig.Price: \$ 1,200,000
 Listing Type: **Exclusive Right (R)** MT: 46 AMT: 45 Map Code:
 Address: [4142 44th Street](#) County: **San Diego**
 City: **San Diego, CA** Zip: **92105** List Date **01/29/2009**
 # of Units: 14 Price/Unit: **\$85,714** Value of Improv:
 Present Loans: 900000 Gross Equity: **\$300,000**
 Downpayment: 300000 \$/SqFt Improv:
 Have: **14 clean 1BR units** Motive/Want: **Cash out, AITD**
 Directions To Property: **North of University Ave and South of Orange Avenue**

Media: 1

GENERAL INFORMATION

Studios:	SqFt Improve: 5,203	TP Gas: y	# w/ Drapes: 14	Lot Size:
1 BR: 14	#Units w/Gar:	TP Water: n	# w/ Ranges: 14	Lot SqFt: 6,250
2 BR:	# Carports:	TP Electric: y	# w/ Refrig: 14	Acres: 0.14
3 BR:	# Parking Sp: 6	APN: 471-370-21-00	# w/ Disposal: 14	Zoning: R4
	# Buildings: 1		# w/ Dishwasher:	Apx Age: 1985

REMARKS

Motivated Seller, room to raise rents

Confidential Remarks: **Motivated Seller**

Mandatory Remarks: , **None Known**

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 Adt'l Phone #:
List Office: CIS-Investments	Office Phone: (858) 495-3344	Pager: CVR: N
Email: rod@cis-investments.com	Fax: (619) 330-1911	Show Phone: 8584953346
CBB%: 3.00	CBB\$:	Subject to Court/Lendr Approval: N

SOLD INFORMATION

Off Market Date:	Close of Escrow:	Expire Date: 12/31/2009	Sale Price:
Sale Agent #:	Sale Agent Name:	SA Phone:	
Sale Office #:	Sale Office Name:	SO Phone:	

Financing:

ADDITIONAL INFORMATION

Amenities:

Cooling:

Construction: **Drywall, Frame, Stucco**

Existing Financing: **ARM**

Exterior: **None**