



Com-Res Income Status: **Active** LP: \$1,620,000
 MLS#: 090007254 Sales Price: Orig.Price: \$ 1,620,000
 Listing Type: **Exclusive Right (R)** MT: 41 AMT: 40 Map Code:
 Address: **5350 & 5358 Rex Avenue** County: **San Diego**
 City: **San Diego, CA** Zip: **92105** List Date **02/03/2009**
 # of Units: **14** Price/Unit: **\$115,714** Value of Improv:
 Present Loans: **1059500** Gross Equity: **\$560,500**
 Downpayment: **567000** \$/SqFt Improv:
 Have: **14 Condo converted Unit** Motive/Want: **Cash Out**
 Directions To Property: **Just south of University Avenue**

Media: 1

GENERAL INFORMATION

Studios:	SqFt Improve: 11,084	TP Gas: Y	# w/ Drapes: 14	Lot Size:
1 BR: 6	#Units w/Gar: 2	TP Water: N	# w/ Ranges: 14	Lot SqFt: 13,302
2 BR: 8	# Carports:	TP Electric: Y	# w/ Refrig: 14	Acres: 0.30
3 BR:	# Parking Sp: 14	APN: 472-501-15-00	# w/ Disposal: 14	Zoning: R4
	# Buildings: 2		# w/ Dishwasher: 14	Apx Age: 1987

REMARKS

Complex has a recorded Final Map. Exterior and Interiors completely rehabbed with new laminated flooring, granite counter tops, remodeled bathrooms and stainless steel appliances. 2 Separate 7 units buildings with separate parcel numbers. All units are rented at stated rents. Best priced property in East San Diego, enjoy excellent cash flow now and still have the option to sell as condos in the future.

Confidential Remarks: **Motivated Seller**

Mandatory Remarks: , **None Known**

OFFICE AND SHOWING INFORMATION

Show Instruct: **Appt with Listing Office, 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: 858-495-3346
CBB%: 2.00	CBB\$:	Adt'l Phone #:
		Subject to Court/Lendr Approval: N

SOLD INFORMATION

Off Market Date:	Close of Escrow:	Expire Date: 08/03/2009	Sale Price:
Sale Agent #:	Sale Agent Name:	SA Phone:	
Sale Office #:	Sale Office Name:	SO Phone:	

Financing:

ADDITIONAL INFORMATION

Amenities: **Other/Remarks**

Cooling:

Construction: **Drywall, Frame, Stucco**

Existing Financing: **Conventional, Fixed Rate**

Exterior: **No Landscaping**