

Res Income 2-4 Units

MLS #: 240002629

Address: 1347 Manzanita Dr

City,St: Julian,CA Zip: 92036

of Units: 3

of Buildings: 3

Year Built: 1950

Current Status: ACTIVE

Current Price: \$425,000

Original Price: \$425,000

Sold Price:

Community: JULIAN

Neighborhood: Kentwood

Complex: N/K

Restrictions: N/K

MandRem None Known

Client Preferred 1

MT

DOMLS 0

List Date: 2/3/2024

COE Date:

Short Sale: No



CBBPrc

CBBPct 2.50

CVR No



DIRECTIONS:

REMARKS

Investor's choice of prime real estate in the backcountry! Great flip and/or hold potential. 3-unit property on 2.2 level acres just a mile from downtown Julian. This property offers 3 separate homes with individual septic systems and a private well. Main house is approximately 1600 sf with 3 bedrooms and 1 1/2 bathrooms. 2nd unit is approximately 1000 sf with 3 bedrooms and 1 bathroom. 3rd unit is approximately 1000 sf with 1 bedroom and 1 bathroom. All homes are in need of rehab in varying degrees. Reviewing cash offers.

HOA Fees:	Paid:	Approx # of Acres: 2.2000	Wtr Dist:
Other Fees: 0.00	Paid:	Lot Size: H)2+to4AC	School Dist:
Other Fee Type:		Lot Size Source: ASOREC	Boat Facilities:
CFD/Mello-Roos: 0.00	Paid:	Zoning: R1	Assessors Parcel: 291-371-1000
Total Monthly Fees: 0	Terms:	Other/Remarks	Age Restrictions: N/K
Home Owner Fee Includes:			

Assessments:			
Complex Features:			
Tenant Pays: Other/Remarks			
Cooling: Other/Remarks	Pool:		Water:
Heat:	Pets: Y		Sewer/Septic:
Heat Source:	Stories: ORMKS	Total Stories:	View:

	BD	FB	HB	SqFt	Act Rent:	Proj. Rent	Deposit:	Ldry HKUps:	Excl. Use Yard	Prk Gar	Prk N-Gar
Unit #: 1	3	1	1	1,600	0		0	Y	Y		
Unit #: 2	3	1	0	1,000	0		0	Y	Y		
Unit #: 3	1	1	0	1,000	0		0	Y	Y		
Unit #:											
# Units with:	Cooling	Dishwashers	Washers	Dryers	Fireplaces	Furnished	Garage	Patios	Range/Oven	Refrigerator	
	0	0	0	0	2	0	2	3	1	0	

GrSchIncAc 0	NetOpAct 0	CapRt 0.00
GrSchIncPr	NetOpPrj	CapRtPrj
GrRntMAct 0.00	OthIncAct 0	AnlExpAct 0

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