



**Res Income (2-4 Units)**

Status: Sold LP: \$ 750,000 REF #: 1

MLS #: 046065486

OLP: \$ 795,000

Listing Type: Exclusive Agency (A)

Sales Price: \$ 750,000

Media: 2

"MT" means Market Time, 113 days, plus 1 year in escrow

Address: 1025 15th St

City: San Diego

Zip : 92101

Cross Street: Broadway

Subdivision: Downtown

Community: SAN DIEGO Map Code: 1289C3

MT: 113 AMT: 111

LD: 10/10/2004

Directions To Property:

**General Information**

# of Units: 2	Lot Size: Up to & Inc .25 Acres	Cooling: N/K	Age Restriction: N/K
# of Buildings: 1	Lot Dim:	Heat: N/K	Topography: Slope Gentle
APN: 534-225-05-00	Pets: Yes	Lot SqFt: 3,746	Exterior: Wood Zoning: C
Year Built: 1935	Source of SqFt: Assessor Record	Sewer: Sewer Connected	Water: Meter on Property
School District:	Apprx Acres:	Stories: 1 Story	View: N/K
Water District:		Site: Public Street	
Tenant Pays: N/K			

**Remarks**

Premium Downtown Location! Victorian Architecture! Lots of potential! Property can be configured as duplex, office or restored to SFR. Possible development site. Zoned commercial. Potential for live/work. Buyer to verify permissible use. Large basement with patio and yard space. Sold AS IS! Do not disturb occupants.

**Confidential Remarks:** Shown with accepted offer. Priced below land value. Unit sizes are estimated. Buyer to verify all! Submit all Offers!

**Additional Information**

Boat Facilities: N/K	Irrigation: N/K	Pool: N/K	Spa: N/K
Fencing: Partial	Misc: N/K	Possession: Close of Escrow	Telecom: N/K
Frontage: N/K	Pets: Yes	Security: N/K	
Complex Features: N/K			

**Unit Information**

	BD	BA	SF	PK	OC	Rent	Deposit
Unit 1	0	1	1100	1 Space	OWNER	0	0
Unit 2	0	1	660	N/K	TNANT	650	0

**Financing**

Terms: Conventional, Cash	1st Assumable:	Gross Sched Income: 0	Net Oper Income: 0
Total Loan Bal:	2nd Trust Deed:	Other Income: 0	Cap Rate: 0
1st Trust Deed:	2nd Loan type: N	Annual Expense: 0	Assessment: N/K
1st Loan Type: N/K	2nd Interest:	H.O. Fee: 0/N/K	HOF Includes: N/K
1st Interest:	2nd Assumable:	Other Fee: 0/N/K	Type of OF: N/K

**Office and Showing Instructions**

Show Instruct: WAO		Lock Box: No	
List Agent: Tim Rudolph	Agent Phone: (858) 452-7115	2nd Agent:	Adt'l Phone #:
List Office: Tim Rudolph	Office Phone: (858) 452-7115	Broker #: 61840	
Email: <a href="#">Click here to email agent</a>	Fax: (858) 452-7114	Pager:	CVR: No
CBB% 2.5 and CBB\$	Subject to Court/Lender Approval: N/A	Manager Name: Tim	Manager Phone: (858)4527115

**Sold Information**

Off Market Date: 1/31/2005	Close of Escrow: 1/20/2006	Expire Date: 1/31/2005	Sold Price: \$ 750,000
Sale Agent #: 633141	Sale Agent Name: Linville C. Martin	SA Phone: (619) 515-0017	Financing: Cash
Sale Office #: 69917	Sale Office Name: Grubb & Ellis/BRE Commercial	SO Phone: (619) 515-0017	

The property was in escrow for almost a year. During that time it was offered to City College for \$750,000. The College declined.

**Supplements**

MLS #: 046065486 Address: [1025 15th St](#)

Structure originally built as SFR. Tax roll indicates year built as 1935 but Victorian architecture appears to indicate turn of century construction. Lots of potential to renovate existing building or possible development site. Currently used by owner/user for office with residential rental. Owner will vacate at close of escrow.

Prepared by: [Patrick J. Flannery](#)

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