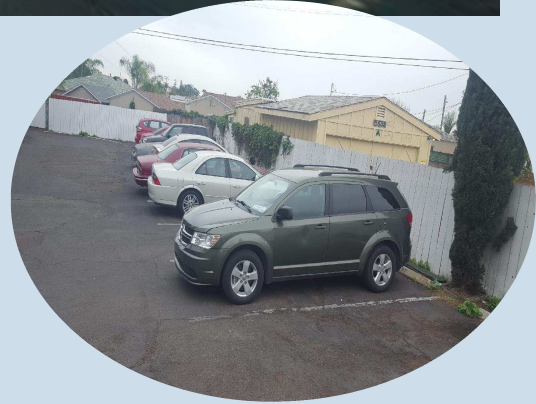
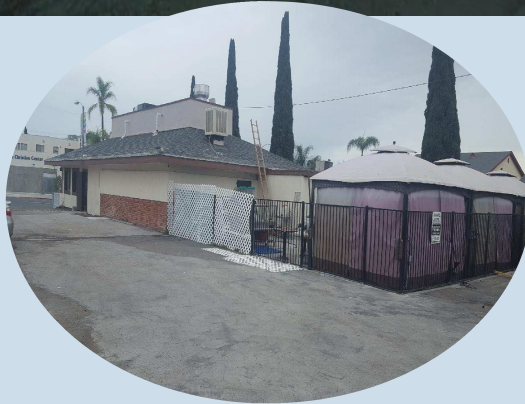
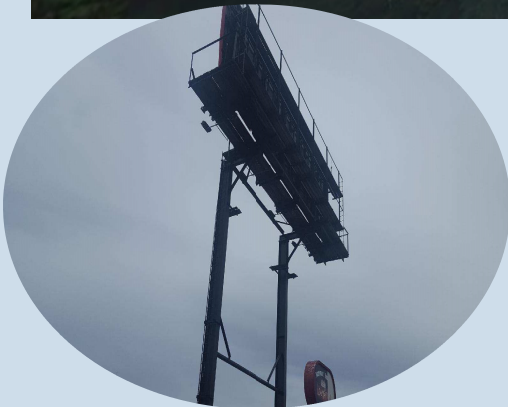


5841-43 EL CAJON BLVD

SAN DIEGO, CA 92115



FOR SALE

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5841-43 EL CAJON BLVD



Exceptional Realty is pleased to present this great Commercial Opportunity, available now! Consisting of a Restaurant in front building, Total of 8 Apartment units in the back and a Billboard for advertisement.

AVAILABLE TO OWN

Price: \$2,400,000

Lot: 21,713 SF

APN/Parcel ID: 466-750-06-00

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Sale includes:

8 apartment units consisting of all 2bed/2bath

Billboard

Restaurant

Type	Amount Monthly
Apartments 1-8 2b/2b	\$1,200 EA Total: \$9,600/MO
Billboard	\$2,500 (Leased up to year 2045)
Restaurant	\$3,800 (Leased for 25 years)
TOTAL Rent	\$15,900 /MO

Profit to be made!

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Billboard has been offered to sell for \$500,000.

Refer to Listing Agent for more info.



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5841-43 EL CAJON BLVD

POPULATION DEMOGRAPHICS

Back to 5841 -43 El Cajon Blvd, San Diego, CA 92182-0001

Currently viewing demographics for San Diego County, CA Tract 27.02 BlockGroup 1

2009-2013 American Community Survey 5-Year Estimates
for San Diego County, CA Tract 27.02 BlockGroup 1

POPULATION PROFILE TOTAL POPULATION: 1328

Age	0-14		15-21		22-34		35-44		45-54		55-64		65+	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Male	35	2.64%	98	7.23%	454	34.19%	52	3.92%	35	2.64%	41	3.09%	50	3.77%
Female	70	5.27%	44	3.31%	222	16.72%	42	3.16%	37	2.79%	76	5.72%	74	5.57%

SOCIO-ECONOMIC PROFILE MEDIAN HOUSEHOLD INCOME: \$58,709

Household Income			Profession			Education			Cars Owned		
	Number	Percent		Number	Percent		Number	Percent		Number	Percent
\$0-10k	0	0.00%	Management/Professional	398	49.25%	No Diploma	45	7.61%	1	135	24.73%
\$10-25k	85	15.21%	Service	74	9.20%	HS Diploma	192	32.49%	2	294	53.85%
\$25-35k	50	8.94%	Sales/Admin	162	20.15%	AA Diploma	103	17.43%	3	84	15.38%
\$35-50k	104	18.60%	Trades	92	11.44%	BA/BS Degree	204	34.52%	4	0	0.00%
\$50-75k	143	25.58%	Production/Transportation	80	9.95%	Grad Degree	47	7.95%	5+	13	2.38%
\$75-100k	110	19.68%						None	33	6.04%	
\$100k+	67	11.99%									

These amounts represent the total number for the area

HOUSING PROFILE

Occupancy			Bedrooms			Year			Move-In			Built		
	Number	Percent		Number	Percent		Number	Percent		Number	Percent		Number	Percent
Owner	253	36.67%	No Bedrooms	17	2.46%	2010+	141	25.22%	0	0.00%				
Renter	306	44.35%	1 Bedrooms	13	1.88%	2000-09	283	50.63%	9	1.30%				
SFR Det	218	31.59%	2 Bedrooms	375	54.35%	1990-99	49	8.77%	68	9.86%				
SFR Att	10	1.45%	3 Bedrooms	224	32.46%	1980-89	0	0.00%	243	35.22%				
MF 2-4	56	8.12%	4 Bedrooms	15	2.17%	1970-79	46	8.23%	37	5.36%				
MF 5+	406	58.84%	5+ Bedrooms	46	6.67%	Before 1970	40	7.16%	333	48.26%				
Mobile Home	0	0.00%												
Others	0	0.00%												

Mortgage as % of Income			Mortgage Costs			Rent as % of Income			Gross Rent		
	Number	Percent		Number	Percent		Number	Percent		Number	Percent
0-24%	14	9.40%	\$0 - 499	0	0.00%	0-24%	70	22.88%	\$0 - 299	0	0.00%
25-29%	45	30.20%	\$500 - 799	0	0.00%	25-29%	0	0.00%	\$300 - 549	0	0.00%
30-34%	11	7.38%	\$800 - 1499	39	26.17%	30-34%	94	30.72%	\$550 - 749	10	3.27%
35%+	79	53.02%	\$1500+	110	73.83%	35%+	142	46.41%	\$750+	298	96.73%
			Average	\$1,734					Average	\$1,438	

These amounts represent the total number for the area



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SUBDIVISION INFO

5841-43 EL CAJON BLVD

SUBDIVISION INFO			
East Redlands		San Diego County, CA	
Subdivision Property Characteristics			
Number of Properties in the Subdivision	22	Average Year Built	1957
Number of Homes (Improvements)	21	Average Age of Home	61
Maximum Building Square Feet	15247	Maximum Lot Size (acres)	0
Average Square Footage	3540	Average Lot Size (acres)	0
Subdivision Sales Data and History			
Maximum Sale Price	\$20,985,000	Average Property Turnaround	8.45 years
Sales Timeframe	Last 2 Years	2-5 Years Ago	5-10 Years Ago
# of Sales during that period	3	3	2
Average Price	\$14,225,000	\$2,328,333	\$378,000
Median Price	\$20,985,000	\$3,170,000	\$378,000
Subdivision Assessment Values			
Average Assessed Land	\$417,192	Median Assessed Land	\$344,506
Average Assessed Building	\$332,061	Median Assessed Building	\$158,436
Average Assessed Value	\$734,160	Median Assessed Value	\$462,654

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STATISTICS

5841-43 EL CAJON BLVD

AREA STATISTICS

Area Statistics around 5841 -43 El Cajon Blvd (APN: 4667500600)

IMPROVED RESIDENTIAL PROPERTIES

Distance from Subject Property	1 Mile	3 Miles	5 Miles
Number of Residential Properties	6,997	51,162	127,796
Average Square Feet	1,352	1,409	1,426
Average Acres	< 1	< 1	< 1
Average Sales Price (if sold in last 2 years)	\$451,180	\$483,190	\$541,498
Median Sales Price (if sold in last 2 years)	\$380,000	\$380,000	\$392,500
Average Total Assessment	\$276,169	\$276,141	\$279,898
Median Total Assessment	\$243,709	\$233,002	\$243,504

IMPROVED COMMERCIAL PROPERTIES

Distance from Subject Property	1 Mile	3 Miles	5 Miles
Number of Commercial Properties	625	4,481	9,715
Average Square Feet	11,484	8,467	8,578
Average Acres	< 1	1.3	4.6
Average Sales Price (if sold in last 2 years)	\$3,235,078	\$3,394,624	\$3,790,244
Median Sales Price (if sold in last 2 years)	\$1,330,000	\$1,542,500	\$1,650,000
Average Total Assessment	\$2,006,841	\$1,410,163	\$1,729,105
Median Total Assessment	\$676,184	\$560,059	\$573,305



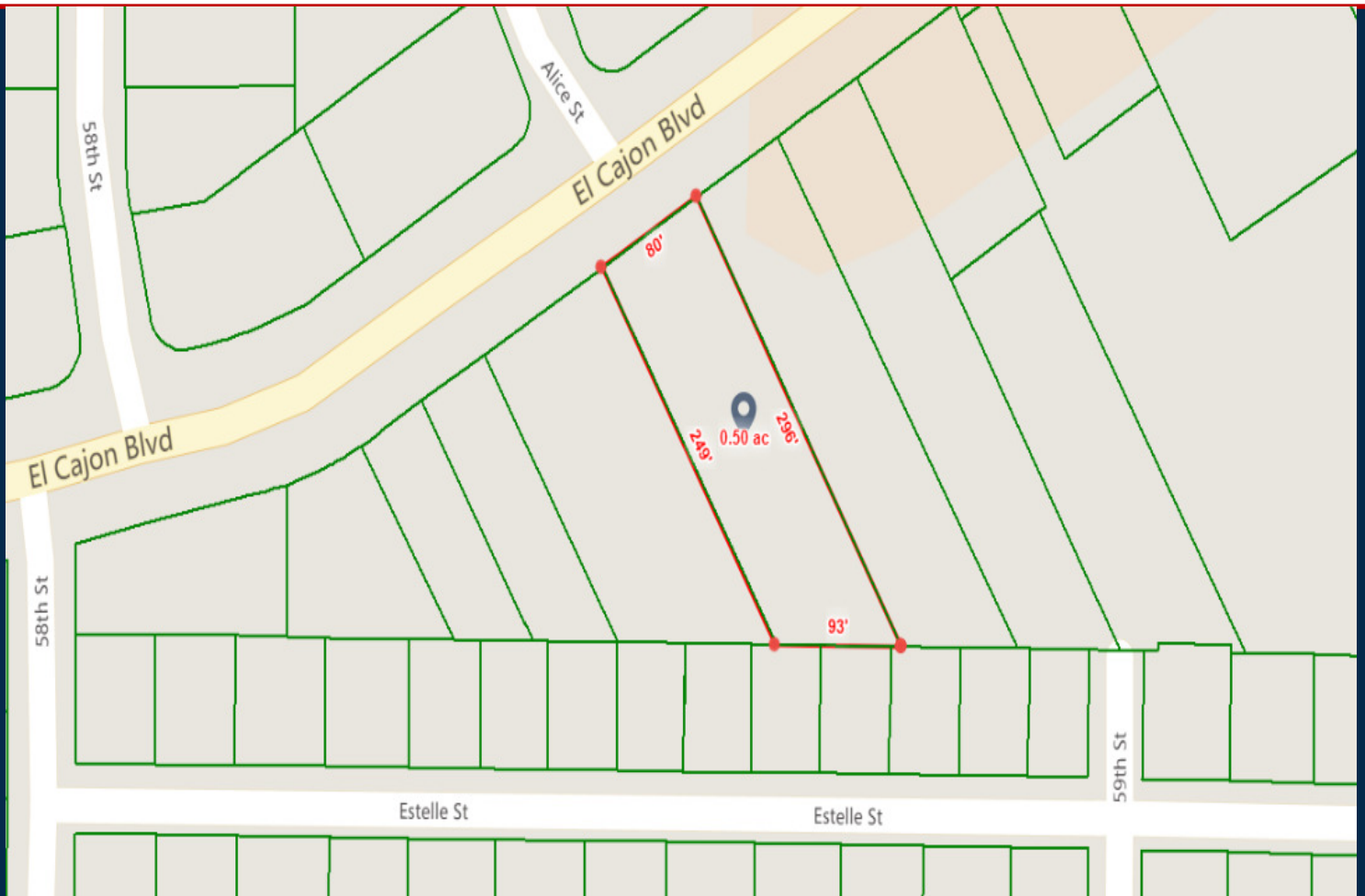
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5841-43 EL CAJON BLVD



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Gus Jaleel

President (BRE#: 01255838)

gus@exceptionalcarealty.com



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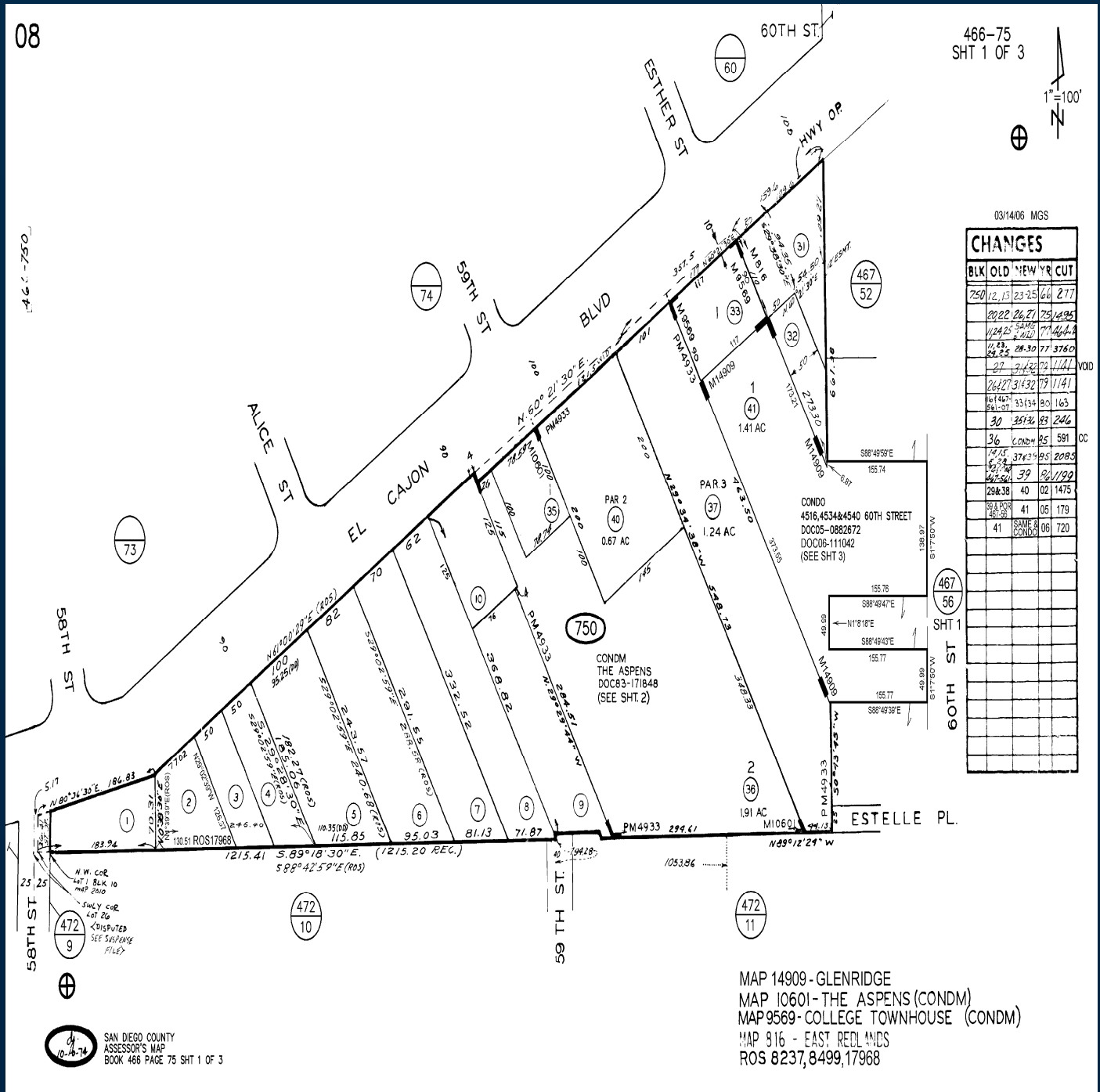
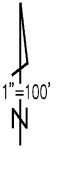
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ASSESSOR MAP

5841-43 EL CAJON BLVD

08

466-75
SHT 1 OF 3



03/14/06 MGS

CHANGES			
BLK	OLD	NEW	YR CUT
250	12, 13	23, 25	66, 277
	20, 22	26, 27	75, 435
	1/24, 25	3, 21, 22	77, 44, 44
	11, 23	28, 30	77, 376, 0
	27	34, 35	72, 1141
	26, 27	31, 32	79, 1141
	34, 44, 47	35, 39	80, 163
	30	35, 36	83, 246
	36	CONDA	85, 581
	14, 15	37, 43	85, 208, 3
	24, 25, 26	39	82, 1192
	28 & 38	40	02, 1475
	38 & 39	41	05, 179
	41	SAME AS CONDO	06, 720

MAP 14909 - GLENRIDGE
 MAP 10601 - THE ASPENS (CONDM)
 MAP 9569 - COLLEGE TOWNHOUSE (CONDM)
 MAP 916 - EAST REDLANDS
 ROS 8237, 8499, 17968

SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 466 PAGE 75 SHT 1 OF 3



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