

NORTH PARK DREAMING



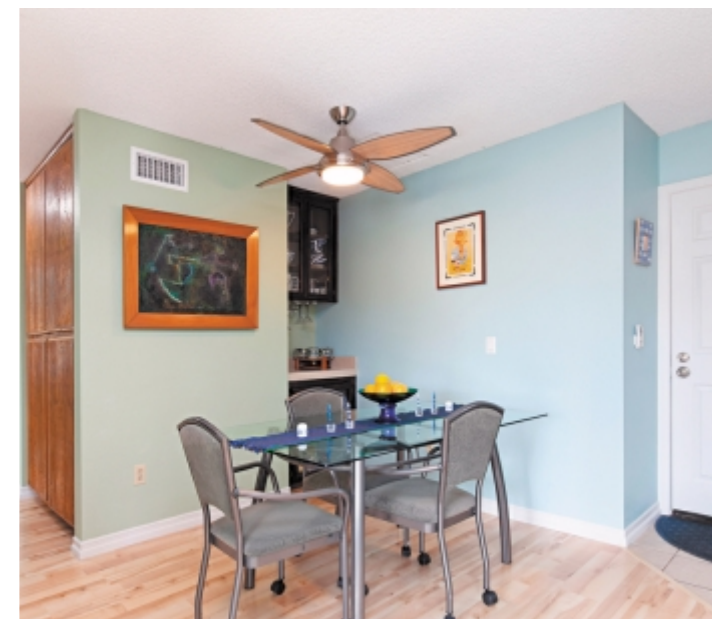
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Location, Location, Location. Near the heartbeat of popular North Park: shopping, dining, social life; minutes away from

San Diego's best venues; easy access to public transportation and freeways. Receives a 98% 'Walking Score.'



Attractive and well maintained 'Spanish Revival' complex, charmingly clustered around a common patio courtyard.



Unit 16 is ideally located on the top floor, rear of the building, away from the street noise.

Move-in ready. Other than buyer's discretionary changes, no additional expense is needed.

Exposure on four sides for ideal ventilation and light. Only one common wall (bath and dining area) with any neighbor.

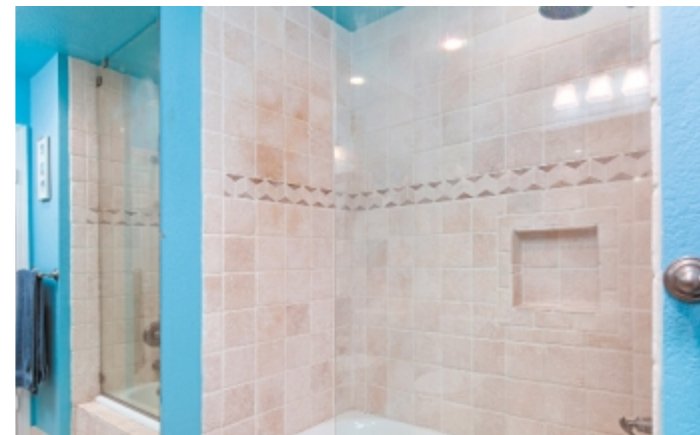
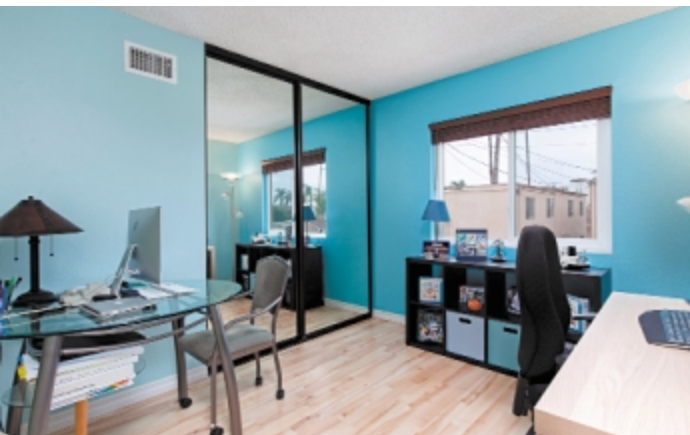
Wood burning fireplace, Private balcony.

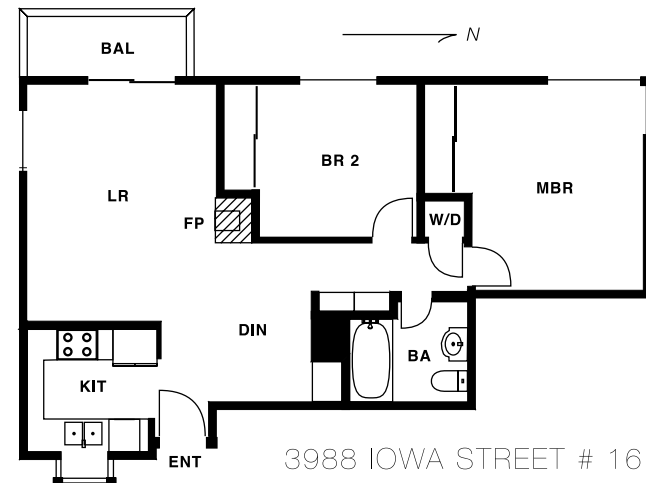
The hard to find, private garage plus an additional outside space adds greatly to the value of the unit.

Modest HOA and operating costs. See list of seller operating costs and upgrades.



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UPGRADES:

- Buildings exterior painted in 2019
- Condo interior painted in 2020
- Garbage Disposal replaced 02/2018
- Dishwasher replaced 03/2019
- Kitchen & Dining Room Cabinets Refinishing with Glass Doors done in 2005
- Range replaced in 2005
- Bathroom Floor/Walls Travertine installed in 2005
- Fireplace Travertine installed in 2005
- Microwave replaced in 2004
- Garage Door Opener replaced in 2019
- Washer & Dryer replaced 05/2019
- Refrigerator replaced 06/2019
- Bathroom Vanity/Toilet/Medicine Cabinet/WiFi Fan & Light replaced 10/2019
- Laminate Floors installed in 2007
- Air Conditioning/Heater replaced 07/2017
- Double Pane Windows throughout installed in 2011

OPERATING COSTS

CURRENT MONTHLY HOA FEES: \$193.00

Includes Water, Hot Water, Trash & Recycle, Common Area and Building Maintenance, Building Insurance, Contribution to Reserve Fund (No HOA Monthly Increase or Special Assessment Are Planned at this Time.)

SDG&E AVERAGE MONTHLY BILL: \$104.00

(Most recent three months have been \$122.00, \$99.00, \$91 = Average: \$104.00)

IMPORTANT INFORMATION

PARKING (Garage and outside space) is DEEDED.

CURRENT OWNER/RENTER COMPARISON: Of the 16 units in the complex, six are currently rented. The others are owner occupied.

PET POLICY: Two permitted, maximum weight of 30 pounds each. Shall be attended while in the common patio. Shall not relieve themselves in the patio or common area grass and flowerbeds. Owner shall ensure pets do not unnecessarily bark in the unit or outside, attended or unattended.



NORTH PARK

Hipsters, young professionals and students hang out in historic and now trendy again North Park, where coffee shops, craft-beer bars and indie boutiques line University Avenue and up and down 30th Street.

The restaurant scene is heavy on brunch spots, upscale pubs, taquerias and sushi lounges, and nightlife often revolves around the Observatory North Park, a 1929 theater that hosts rap, rock and electronica. The North Park Thursday Market also features live music. A unique community of its own in the midst of all the best of San Diego.

ADDITIONAL PROPERTY INFORMATION

City: San Diego LD: 6/12/20 MLS #: 200027078 Status: Active Zip : 92104 Map Code: 000000 Cross Street: University Ave.
 Directions: University Ave. to Iowa

GENERAL PROPERTY INFORMATION

APN: 446-431-36-11	Year Built: 1984	Lot Size: Common Int.	Stories: 2	Topography: Level	# of Units: 16	Bldg Ent Level: 1
Unit Ent. Level: 2	Floors: laminate	Roof: Tile	Sewer: Connected	Exterior: Stucco	Water Meter: on Prop.	Cooling: Forced
Heat: Forced	Laundry: In Unit	Parking: 2 Spaces	Pets: 2, 30lb max ea.	Security: Gated	HOA Fee: \$193 per mo.	ESF: 735
Source of SF: Assessor Record						

PROPERTY ROOMS INFORMATION

LR: 15 X 12 DIN: 10 X 10 KIT: 8 X 8 MBR: 13 X 12 BR 2: 10 X 10

EQUIPMENT





Dishwasher, Disposal, Refrigerator, Electric Oven, Electric Range, Washer, Dryer, Garage Door Opener



IOWA PARK CONDO ASSN. **VALUE**

ADDRESS	SALE PRICE	PER S.F.	ESF
3988 IOWA # 16	\$445,000	\$605.00	735

SELECTED SALES COMPARABLES - IN THE LAST 12 MONTHS

ADDRESS	SALE PRICE	PER S.F.	ESF	COMMENTS
 3928 Arizona # 3	\$420,000	\$565.28	743	Arizona has only one outside parking space, higher HOA fees, ground floor unit, W/D hookups but not HOA approved.
 4205 Ohio # 305	\$425,000	\$590.28	720	Ohio garage is not private –common space, HOA fees are much higher.
 951 Idaho # 7	\$460,000	\$614.97	748	Idaho is a close match to subject unit
 4043 Utah # 5	\$450,000	\$652.17	690	Utah is smaller unit with a higher HOA fee
AVERAGES	\$438,750	\$605.68	725	

All statistics are from SDMLS, the San Diego County multiple listing service (MLS) and are believed to be accurate. They represent properties listed or sold by various brokers.



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