

DUPLEX + ADU | Complete Renovation

1336-1338 Grove Ave Imperial Beach, CA 91932



Investment Summary

Purchase Price: \$ 675,000
 CapX w/ADU: \$ 300,000
 Total Costs: \$ 975,000

Investment Results

SOLD Price: \$ 1,485,000
 Gross Profits \$ 510,000
 Turnaround Time: 20 Months

Project Timeline Highlights

< 30 Days

Purchased

< 60 Days

Relocated Existing Tenants

ADU

Added 2 Bedroom 2 Bath ADU

20 Months

From Purchase to Sale

Property Summary

LJPC purchased this existing duplex with 5 existing garages in the imperial beach submarket. We were able to relocate the existing units and renovate the existing property while we obtained our permits to convert 3 of the garages into a 2 bedroom 2 bath units. Once completed we were able to turn 2 units into 3. Upon completion, we were able to secure a VA buyer and close at \$1,485,000 more than doubling the valuation.

