

6 Units | 2 Triplexes | Duplex + ADU's

315-317 Ash Ave + 325-327 Ash Ave Chula Vista, CA 91910



Investment Summary

Purchase Price x 2:	\$ 698,000
CapX w/ADU:	\$ 190,000
Total Costs:	\$ 888,000

Investment Results

SOLD Price:	\$ 1,395,000
Gross Profits	\$ 507,000
Hold Time:	3.5 Years

Project Timeline Highlights

< 30 Days
Purchased

< 6 Mo.
Finished all
Construction
including ADU

ADU
Added 1 Bedroom
1 Bath ADU

3.5 Year Hold
Rental Property
hold for 3.5 Years

Property Summary

LJPC purchased 2 existing duplexes as a package in West Chula Vista. Both duplexes each had (2) single car garages where we were able to convert into 1 bedroom ADU. We were able to turn (2) duplexes into triplexes. LJPC completely furnished all units and rented them out for multiple years before selling.