

4 Units | Complete Renovation + 2 Micro Units

1012-1014 15th St San Diego, CA 92154



Investment Summary

Purchase Price:	\$ 810,000
CapX:	\$ 300,000
Total Costs:	\$ 1,110,000

Investment Results

SOLD Price:	\$ 1,645,000
Gross Profits	\$ 535,000
Turnaround Time:	1 Yrs 7 Months

**Project Timeline
Highlights**

**\$810k
Purchase Price**

**< 45 Days
Existing Renovation
Completed**

**Added 2
Micro Units**

**Doubled Value
of Property 19
Months**

Property Summary

LJPC purchased this 2 unit apartment building in South San Diego bordering Imperial Beach. Property was an existing duplex with (2) single car garages. LJPC renovated the existing property and resigned the backyards to give each tenant a private yard. LJPC designed and permitted 2 additional micro units through navigating a challenging process due to fire sprinkler requirements. LJPC successfully turned 2 units into 4 and exited shortly after finalized permits for \$500k+ gross profit < 2 yrs.

