

3 Units | Complete Renovation + 2 Bed ADU

54-58 Smith Ave Chula Vista, CA 91910



Investment Summary

Purchase Price: \$ 802,500
CapX: \$ 160,000
Total Costs: \$ 962,500

Investment Results

SOLD Price: \$ 1,415,000
Gross Profits: \$ 452,500
Turnaround Time: 3 Yrs 3 Months

**Project Timeline
Highlights**

**\$802k
Purchase Price**

**< 30 Days
Existing Renovation
Completed**

**< 45 Days
ADU
Completed**

**Strong Rental
Portfolio Property**

Property Summary

LJPC purchased this 2 unit apartment building in upcoming West Chula Vista. Property had a bootleg 1 bedroom in back. LJPC redesigned and permitted 2 bedroom ADU in garage turning turning 2 into 3 units. Property was fully furnished housing military for midterm rentals. Once completed, added into a rental portfolio for just over 3 years. Exited for \$400k+ gross profit.