

Alta (LS)

ALTA



Third Cut #953R - Fifth Cut #955R

Price: \$ 53,500.

Address 4507-09-11 -4501-03-05 ALTA

District La Mesa Near: Acacia & Fairview

Legal: Lot: 6 & 7 Grables Add. Blk.: 3

Subdivision: Grables Addition Map No.:

Lot Size: 50 X 70 Lot 6 Zone: R-3

Faces: S.W. Topo.: Slope View: Yes

Corner: Yes Fenced: Landscaped: Yes

St. paved: Yes Walks: Yes Alley: No

Sewer conn.? Yes Septic? Spkls.:

Stories: 1½ T.V. Ant.: Condition: Exc.

Termite Rept.: Yes Pay Damage? Yes

Patio-BBQ: No Carpet: Drapes

Reason for Sale To travel

Exchange for No

Built 1952

No. Units: 2-3 Plexes Map Code No.

Type 2-3 plexes Unfurn. Price: \$ 53,500

Trust Funds: \$ No Furn. Price: \$

Assessments: \$ None Dn. Pmt.: \$

Street \$ None Alley \$ None Sewer: \$ None

1st TD \$ Clear Mo. \$ Int. % 4-C

2nd TD \$ Mo. \$ Int. % 4-C

3rd TD \$ Mo. \$ Int. % 4-C

Total \$ Mo. \$ Equity: \$

Payee 1st TD

Payee 2nd TD

Payee 3rd TD

Commitment Not needed \$10,000 Dn. Owner will carry 1st T.D. 6% \$250 Month.

Assessed Valuation:

196 - Parcel No.

Rate per \$100 8.831

Land:

Imp. \$

Pers. Prop. \$

Distance to Bus 2 blks. Stores 3 blks. Schools Near Churches Near Freeways ½ mile Monorail: None

DESCRIPTION OF UNITS & MONTHLY INCOME

No. Units	Description	Furn.	Unfurn.	Leased	Deposit	Rent Per Mo.	Total Mo. Rent
2	Building 3 units Each			\$	\$	\$	
2	2 RR 1- 1 RR			\$	\$	\$	
4501	1 Br		75.00	\$ 25.00	\$	\$ 75.00	
4507	1 BR		75.00	\$ 25.00	\$	\$ 75.00	
4505	2 Range & Ref.		85.00	\$ 25.00	\$	\$ 85.00	
4511	2 Range		85.00	\$ 25.00	\$	\$ 85.00	
4503	2 BR Range & Ref.		95.00	\$ 25.00	\$	\$ 95.00	
4509	2 BR Range only		95.00	\$ 25.00	\$	\$ 95.00	
				\$	\$	\$	
				\$	\$	\$	
				\$	\$	\$	
	Washer/Dryer			\$	\$	\$	
6	Garages Ent. St. ☒		Alley ☐	\$	\$	\$	
	Carports Ent. St. ☐		Alley ☐	\$	\$	\$	

Total Scheduled Monthly Income \$ 510.

BUILDING INFORMATION

Baths:	Tiled (☒)	Formica ()	Other ()
Kitchens:	Tiled (☒)	Formica ()	Other ()
Built-in Range & Oven	Yes ()	No (☒)	
Hood Over Range:	Yes (☒)	No ()	
Kitchen Exhaust Fan:	Yes (☒)	2 L No ()	
Food Disposal:	Yes (☒)	No ()	
Floors:	Hdw. (☒)	Slab ()	Other ()
Heat: Wall Furn. (☒)	Fl. Furn. ()	Central ()	
Room Heat Control	Therm. (☒)	Manual (☒)	
Est. Bldg. Age	12 yrs	Water Htrs:	No. 8
Circulating Hot Water	Yes ()	No (☒)	
Roof: Hip (☒)	Flat ()	Gravel ()	Shingle (☒)
Const. Fr. Stucco (☒)	B/B ()	Other ()	
Aver. Sq. Ft. (1) BRs.	760 X 2	=	1520
Aver. Sq. Ft. (2) BRs.	X	=	3866
Est. Total Sq. Ft.			5106

EXPENSES:

Monthly

Annual

Taxes	\$	\$ 1,000 App.
Ins.—Fire	\$	\$ 75.00
Liability	\$	\$
Work./Comp.	\$	\$
Gas & Electricity	\$	\$ 60.00
Water & Sewer	\$	\$ 96.00
Manager	\$ Owner	\$
Lic. & Permits	\$	\$ 6.50
Supplies	\$	\$
Laundry	\$	\$
Vacancy (Aver.)	\$	\$
Trash Pick up	\$	\$ 66.00
Total Oper. Expe.	\$	\$ 1,293.50

OPERATING NET INCOME

Monthly

Annual

Total Scheduled Income	\$ 510	\$ 6,120.
Total Operating Expenses	\$	\$ 1,293.
OPERATING NET INCOME	\$	\$ 4,827.
Certified Actual Net Income	19 62	\$
Certified Actual Net Income	19 63	\$

(From Income Tax Statements)

Remarks:

Previous Gross Annual Income

	19 62	\$ 5907.50
	19 63	\$ 4840.50
	19	\$
Total		\$
Av. Per Yr.		\$
Av.		% Vacancy Factor

Remarks:

To Show, see Owner/Gr.-Tenant Shown only thru L.O. Phone HO 5-2131

Dated: 8E13

Comm.

Expires: 10E13

La Mesa Ety Co. 7882 La Mesa Blvd.

(PRINT)

REALTOR-BROKER

ADDRESS

by:

T. O. Pouyn

(SIGN)

HO 5-2131

TELEPHONE

Frank K. Larkin

Myrtle E. Larkin

OWNER

4515 Alta

HO 3-8642

OWNER

OWNER'S ADDRESS

PHONE

The information ained herein is deemed to be correct, but not guaranteed.

LA MESA BOARD OF REALTORS MULTIPLE EXCLUSIVE LISTING

PRICE UNFURN. \$16,850 FURN. DUPLEX 357-58

ADDRESS: 4515-4517 ALTA LANE CITY OR COUNTY: City

S W $\frac{1}{2}$ of 5
LOT: BLK: 3 SUB: Grable Add. ZONING: R 3

LOT SIZE: 50 X 70 TAX: 168. VET. EX.: No ENCUMBRANCE Clear

1st
T. D. @ Int.: Held
by

2nd
T. D. @ Int.: Held
by

TERMS: Cash to loan -- Owner wants to build

RMS.: LR: 11 X 23 D.R.: $9\frac{1}{2}$ X 10.10 KIT: $9\frac{1}{2}$ X 10 TILE: No

BRK. NK.: No DISPOSAL: DISH MASTER

DDRMS.: 2 $11\frac{1}{2}$ X $9\frac{1}{2}$, $9\frac{1}{2}$ X $9\frac{1}{2}$ DEN:

BATHS: 1 TILE: No SHOWERS: No TILE: No

CONST.: Stucco SQ. FT.: FLOORS: II W (up)

WALLS: Pl WDWK.: Ptd HEAT: gas THERMO.: No

FIREPLACE: No ROOF: Comp LDRY. TRAY: 1 ea INSUL:

YR. BUILT: older COND.: good GARAGE: No ALLEY: No

TERMITE: cleared BASEMENT: No PATIO:

SPRINKLERS: No FENCED: Yes LANDSCAPED: Yes

OCCUPIED: Owner SEWER: Yes POSS.: 40 days

Key: L 0

OWNER: Nickles PHONE: H09-0349 LISTING
BROKER: Emerson M. James
SHOW ONLY 4517 TO QUALIFIED BUYERS H06-3292

LOAN COMMIT.: to come EXCHANGE: cash

REMARKS: 2 large avocado trees, orange tree, grapes.

Xp 121058

Multiple Listing Service 1200-65

of the LA MESA BOARD OF REALTORS

RECIPROCAL TO SAN DIEGO "F" & "G" 2 BR 1 BA

Address 4531 ALTA LANE Unfurn. Price \$ 8950
 3drms. 2 Baths 1 Map Code 62C2 Furn. Price \$
 Area Lemon Near Accassia Cash Down \$2,500 or submit
 Lots 3 Block 3 Addition Grable Add.* Map #
 City La Mesa County S.D.

	1st TD \$	CLEAR	Mo. \$	Int.	%	By	4C
	2nd TD \$		Mo. \$	Int.	% <td>By</td> <td>4C</td>	By	4C
Total \$			Mo. \$			Equity \$	

Terms O.W.C. Submit

Commit. \$	Mo. \$	Int.	%	Yrs.	Fee	By
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Commit.

Rooms 5	Type Calif. Ranch	NV Taxes \$ 136.56
Bdrms. 2	L. R. 24.6 x 13.6	Loan Trust \$
Baths 1	D. R. 9.6 x 11	Bonds \$
Est. Age Older	Kitch. 9.6 x 6.6	Lot Size 50 x 50 approx.
Const Cement Block	Bfst. Area No	Zone R-3
Stories 1	F. R. No	Landscaped Yes
Walls Pl.	Entry No	Level Slope
Cond. Good	X Room No	Canyon No
Floors Fir	B. R. 9.8 x 11.8	Faces South
Roof Comp	B. R. 9.8 x 10.8	Corner No
Heat F.F.	B. R.	Sewer Yes Septic
Control Yes	B. R.	Connected Yes
Fireplace No	Shower No	Spkls. No
Built-Ins No	Stall No	Walks Yes
Garb. Dis. No	Tile Bath No	St. Paved Yes
Carpets Rugs	Dbl. Sink Yes	Alley No Paved
Drapes Curtains	Dr. Splash Yes	Fence No
Patio No	Laundry Basement	Pay Termite Damage Spray only
BBQ No	Tubs No	Possession C/E
Garage No	TV Ant. No	Church Several near
Est. Sq. Ft. 820	220V No	View Yes

Blks. Bus 1 1/2 Elem. La Mesa Jr. High La Mesa

Blks. Stores 1 1/2 Sr. High Helix Parochial St. Martins

Exch. For No 10F20

Reason for Selling Owns other home in S.D. Cty. Expires 1G20

Personal Property Included Herein Paid in Full

*Except NE 90 ft.

Remarks Walk downtown; Safeway 3 1/2 blocks away; to show
 go on Acassia Ave. to Fairview and back on Alto Lane
 which is a oneway street.

Keys or Show LB

Occupied by: Owner

Owner Jacqueline Malone Address 4531 Alta Lane

City La Mesa State Calif. Phone 463-0771

List. Off. Fred Sandberg By Fred Sandberg Phone 469-1674

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MULTIPLE LISTING SERVICE OF LA MESA BOARD OF REALTORS

~~SPR 85/86 12.61~~

XP
4.46