



7610-16 Lansing Dr



Lemon Grove, California 91945

Exclusively Marketed by:

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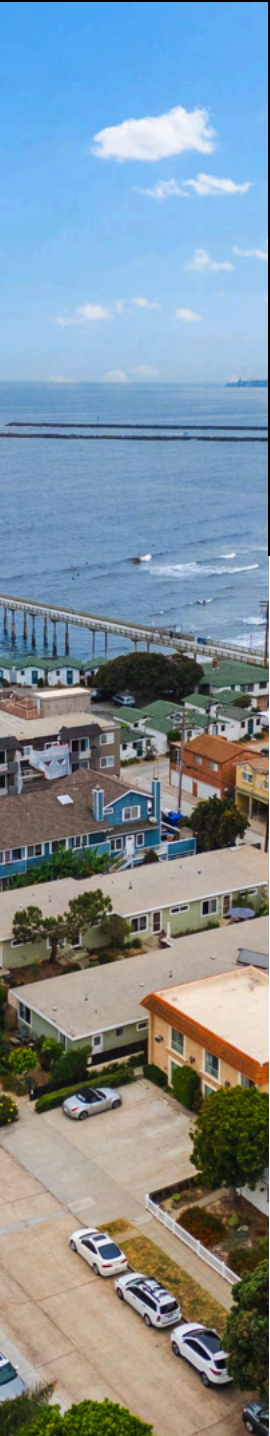
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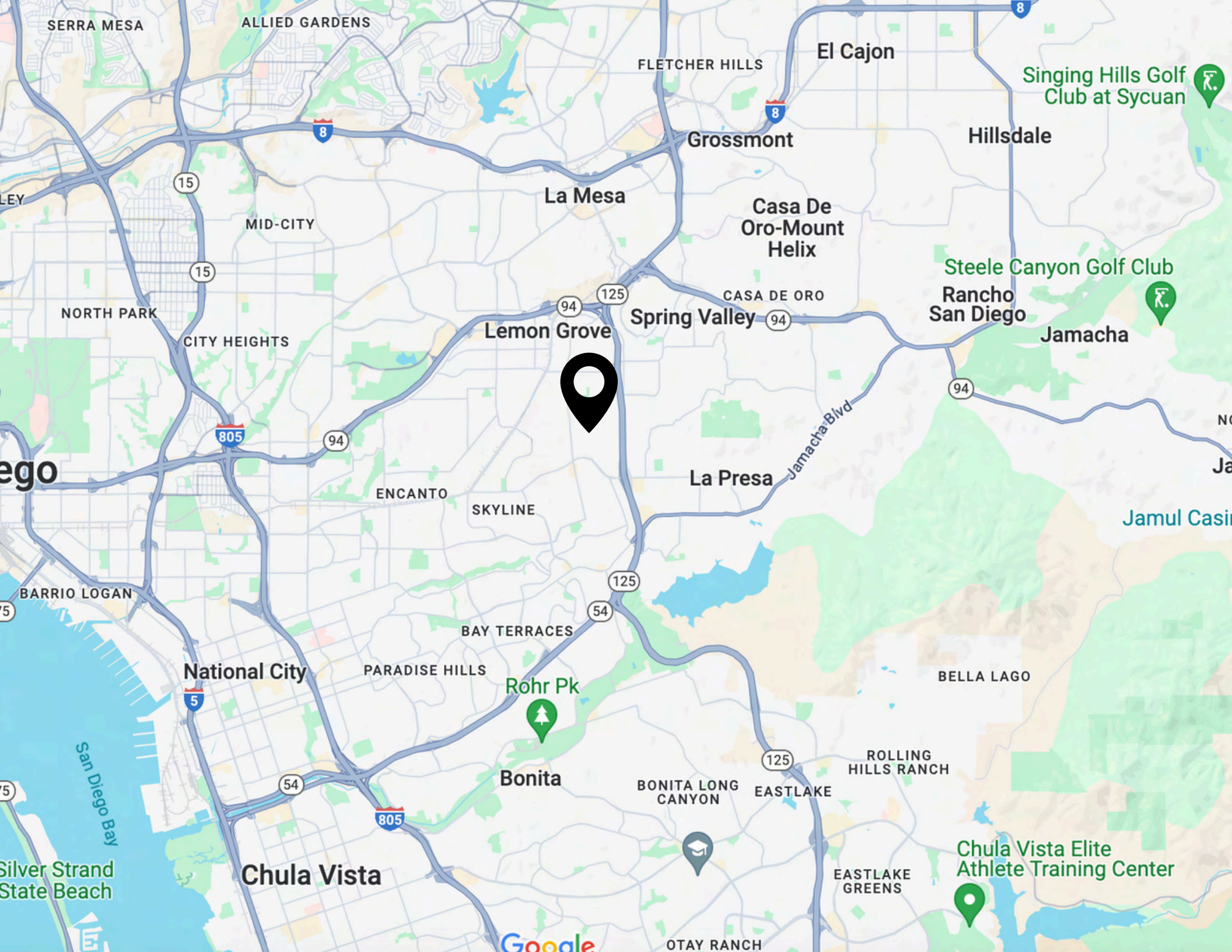


Property overview



7610-7616 Lansing Dr is a duplex property in Lemon Grove, CA 91945, offering two units. The larger unit features 3 bedrooms and 2 bathrooms, with an estimated rent of \$3,500. Conveniently located near schools, parks, and shopping, both units come with private washer and dryer facilities. Unit 7610 includes a heater, and the garage belongs to the right side of the duplex. One unit offers central HVAC. With a new roof, this property presents a promising investment opportunity in Lemon Grove's real estate market.

Listing Price	\$1,299,000
Cap Rate	1%
Proforma Cap Rate	4.1%
GRM	30.9
Proforma GRM	15
Price per unit	\$497,500
Price per square foot	\$452.27



SERRA MESA

ALLIED GARDENS

FLETCHER HILLS

El Cajon

Singing Hills Golf Club at Sycuan

Grossmont

Hillsdale

La Mesa

Casa De Oro-Mount Helix

MID-CITY

Steele Canyon Golf Club
Rancho San Diego

NORTH PARK

Lemon Grove

Spring Valley

Jamacha

CITY HEIGHTS

San Diego

La Presa

Jamacha Blvd

Jamul Casino

BARRIO LOGAN

ENCANTO

SKYLINE

La Presa

5

BAY TERRACES

125

54

BELLA LAGO

National City

PARADISE HILLS

Rohr Pk

Bonita

BONITA LONG CANYON

EASTLAKE

ROLLING HILLS RANCH

5

54

125

Silver Strand State Beach

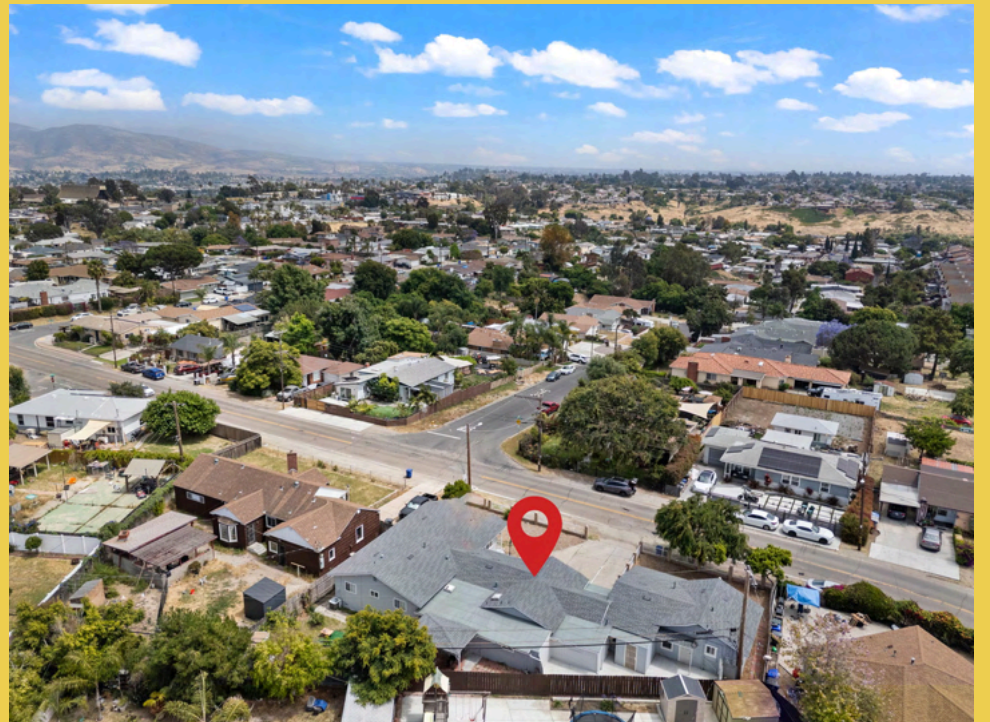
Chula Vista

Chula Vista Elite Athlete Training Center

EASTLAKE GREENS

Google

OTAY RANCH









Financial Analysis



Financial analysis

ADDRESS	UNITS	CITY	ZIP
7610-16 Lansing Dr	2	Lemon Grove	91945

GRM			CAP RATE		
Price	Current	Market	Current	Market	\$/Unit
\$1,299,000	30.9	15	1%	4.1%	\$497,500

\$/Square Foot	Gross Sq. Ft	Parcel Size	Year built
\$452.27	2,200	8,792	1947

Income detail

Rents by close of Escrow

Units	Type	Rent	Total
1	3bed/2bath	\$3,500	\$3,500
1	3bed/2bath	\$0	\$0

Total income **\$3,500**

Estimated market rents

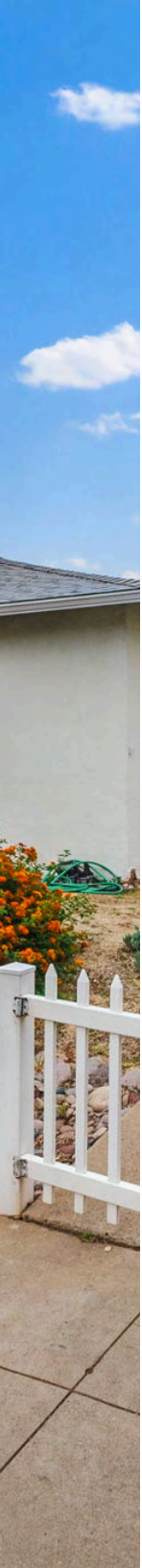
Units	Type	Rent	Total
1	3bed/2bath	\$3,500	\$3,500
1	3bed/2bath	\$3,500	\$3,500
1	Garage	\$200	\$200

Total income **\$7,200**

Estimated Annual Operating Proforma

	Actual	Market
Gross Scheduled Income	\$42,000	\$86,400
Less: Vacancy Factor	\$1,260	\$2,592
Gross Operating Income	\$40,740	\$83,808
Less: Expenses	\$30,768	\$30,768
Net Operating Income	\$9,973	\$53,041





Estimated annual operating expenses

Gas & Electric	\$850	Management	\$4,320
Water	\$2,040	Insurance	\$1,600
Landscape	\$1,200	Taxes	\$12,438
Trash Removal	\$720	Pest	\$800
Maintenance	\$3,000		

Total Annual Operating Expenses (estimated):	\$26,968
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Expenses per unit	\$13,484
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% of actual GSI	64%
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Estimated monthly operating expenses

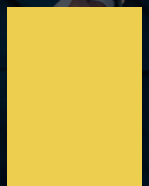
Gas & Electric	\$17.71
Water	\$42.5
Landscape	\$25
Trash Removal	\$15
Maintenance	\$62.5
Pest	\$16.7

Total Monthly Operating Expenses (estimated):
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\$179.41



Lemon Grove, a cozy town in San Diego County, California, embodies the laid-back California lifestyle. Known for its friendly atmosphere and community spirit, Lemon Grove offers peaceful streets, lovely parks, and a welcoming vibe. Residents enjoy local attractions like the Lemon statue, fun farmers' markets, and community events. With its convenient location close to downtown San Diego and the coast, Lemon Grove gives you the best of both worlds: small-town charm and big-city perks. Whether you're exploring downtown or relaxing in the parks, Lemon Grove is all about easy living in sunny Southern California.



Company profile





Jason Lee

President/CEO

Jason Lee is a highly recognized real estate broker in the multifamily real estate industry. He has worked with several eight to ten figure real estate investors in San Diego County, helping them acquire, dispose, and 1031 exchange in order to improve their portfolio.

In the last couple of years, Jason has represented over 100 investors and sold over \$350,000,000 worth of real estate in San Diego County.

In 2021 and 2022, Jason Lee sold more apartment buildings (102) in San Diego than any other commercial real estate broker in San Diego County.

He is well respected by his investors and he is currently one of the top producing commercial real estate agents in San Diego County.

His transactions & insights have been shared in the San Diego Business Journal and Costar. He also currently owns 125 apartment units himself, so he can offer advice from a broker standpoint and from an investor point of view.

Jason is the president & managing broker at JLM Real Estate Inc. and has a team of 15 agents and assistants ready to help you maximize your wealth in real estate and sell for the highest price possible in any given market.

Jason's drive and hard work comes from the love of helping his family, friends, and clients. He always puts his clients before anything else, because he is grateful and humbled whenever he is selected to help a client buy or sell a property. JLM Real Estate will work tirelessly for our clients until they achieve their goals.





Kyle Connor

Multifamily Advisor

Kyle is a distinguished real estate agent specializing in Multi-Family Assets within San Diego County, and across all of Southern California. With a passion for prioritizing client needs, Kyle navigates his clients through transactions with precision and transparency, ensuring their goals are met effectively.

Kyle's dedication to client satisfaction is evident in his commitment to developing and nurturing relationships. By understanding their unique requirements, he provides tailored solutions that exceed expectations. His adept negotiation skills ensure favorable outcomes for his clients in every deal.

In the competitive realm of real estate, Kyle stands out as a trusted advisor, consistently delivering exceptional service and results. Whether it's acquiring or selling multi-family properties, clients rely on Kyle's expertise and professionalism to guide them through successful transactions.



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