

# Investment Opportunity in Center of El Cajon



Bluxen Real Estate Groupe proudly presents a rare opportunity to own 13 single-story townhome units with incredible potential in the center of El Cajon!

Conveniently located near public transit, shopping centers, banks, and schools, this property offers both accessibility and desirability for tenants. 12 units – 1 bed, 1 bath, 1 detached unit – 2 beds, 1 bath with a private one-car garage. Thoughtful design with garages between units for sound separation and added privacy, Spacious backyards for each unit

# PROPERTY OVERVIEW

Price: \$4,800,000

Cap Rate 4.34%

Address

275-99 S Mollison  
El Cajon, CA 92020

No. of Units

13

NRSF

6,730

Price / Unit

\$369,230

Price / SF

\$713

Cap Rate

4.34%

# PROPERTY FEATURES

Address	275-99 S Mollison El Cajon, CA 92020
No. of Units	13
APN	488-262-03-00
Year Built	1980
Renovation	2022
Roof Covering	Flat Roof   Roll New Roof in 2024
Windows	Original
Heating / AC Source	Wall
Water Supply	City
Metering	Individual
Cooking Energy	Electric
Parking	20

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## Rent Roll

Unit #	BR / BA	Rent	Unit #	BR / BA	Rent
275		1,850	289		1,880
277		1,850	291		1,880
279		1,800	293		1,800
281		1800	295		1,800
283		1,880	297		1,800
285		1,850	299		2,420
287		1,620	Washing Machine		300

## Unit Mix

1 BR / 1 BA 12 Units

2 BR / 1.5 BA 1 Unit

## Total Rent

\$24,530 Per Month

\$294,360 Per Year

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## Expenses

Expense	Per Year	Per Month
Property Tax & Sewer	\$4,8456	\$4,038
Insurance	\$5,772	\$481
Utilities	\$6,536	\$545
Property Management	\$15,180	\$1,265
Repair & Maintenance	\$9,864	\$822

## Total Expenses

\$7,151	Per Month
\$85,812	Per Year

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## Summary

	Per Year
Operation Income	\$294,360
Expenses	\$85,812
Net Operation Income	\$208,548
Cap Rate	4.34%