COLDWELL BANKER
REALTY

☐ **Financials for 4337-39 Mentone Street , San Diego, CA 92107**

Monthly Rental Income Front House	**$ 3500. --**
Monthly Rental Income Townhome A	**$ 2825. --**
Monthly Rental Income Townhome B (VACANT) Projected	**$ 3500. -- to $ 3700.--**
Monthly Rental Studio	**$ 973. --**

Expenses for 2025:

Water	**$ 4009.--**
Insurance	**$ 358 2.--**
Repairs	**$ 1000.--**
Gardening	**$ 840. --**

The Leases were renewed November 1st,2025 as Month to Month Agreements to have the flexibility to manage the Units as desired upon Sale

Additional Income from Coin Operated Washer/Dryer appr. $ 100.-- a month

San Diego has a Rent Cap per Year appr. 8.6%