

**Com-Hotel/Motel**

MLS#: 130007469

Status: **Active**

LP↑ \$849,000 - \$1,248,000

Photo: 21

MT: 380 AMT: 352 OLP: \$849,000

EO: N LS: N

Listing Type: **Exclusive Right (R)**Address: [2609 D St](#)County: **San Diego**City: **Julian, CA**Zip: **92036**LD: **01/16/2013**Map Code: **11367B**# Units: **3**Present Loans: **0**Gross Equity: **\$849,000**Have: **Great Business Opportunity**Down payment: **Negotiable**Motive/Want: **Real Estate & Business Opportunity No** Price/Unit: **\$175**

Directions to Property:

From Main St Julian - East on B St South/Right on 3rd St - West/Right on D St**General Information**

Acres: **0.30** Parking: **On Site, Private, Other/Remark** # of Employees: **0** Stories: **2 Story**
 APN: **291-110-34-00** Lot Size: **.25 through .50 Acr** # of Pkg Spaces: **5** OOW: **Y**
 Age: **1982** Lot SqFt: **13,068** # Buildings: **1** OMG: **N**
 Cooling: **1)CFAE, 5)WLWND** # Elevators: **0** WMS: **N**
 Heat: **Central Forced Air Gas, Other/Remarks** Zoning: **RS-1**

Remarks

Variance GRANTED for COM: HOTEL/MOTEL Two Amazing Options !! Eaglenest B&B, a successful turnkey business based on a 30 year history of operation is perfectly located 1 block above Main St w/fireplaces, quality furnishings, & great views. Unique features include pool, spa, redwood decking w/BBQ, & fire pit area. Option 1 Offers Innkeeper quarters & 3 guest rooms for B&B Income @ 849K. Option 2 OFFERS 4 ROOMS OF INCOME & INCLUDES ADDITIONAL 2 BD, 1 1/2 BTH 1564 SQ FT ADJACENT HOME (+399K). The B&B rooms ave between 24K & 34K per room, the last 10 years. A Very Popular Tourist Destination in the Mountains of San Diego. Included in the purchase of the B&B is the DBA Eaglenest B&B LLC, to include the website, business phone & fax, guest list, logo, marketing tools/brochures, signs etc. All suites provide comfort & privacy, full baths, fireplaces, all to convey! Eaglenest is a gem within the mountain community and ranks HIGHLY within the Search Engine and Travel Review sights. A LIFESTYLE & RARE INVESTMENT !!

Confidential Remarks: **All showings by appt only, pls call Listing Agent Debbie Fetterman 760-522-4994 for approval to show! Important, is continually running business. www.eaglenestbnb.com Rare investment w/the finest location/successfully operating. See MLS #130002813/details**

Mandatory Remarks: **Seller will entertain offers between \$849000 - \$1248000, None Known**

Additional Features:Amenities: **BBQ, CTV Avail, Heated Pool, Spa, Other/Remarks**Sales Includes: **Building, Equipment, Inventory, Land, Licenses/Permits, Other/Remarks**Construction: **Frame**Source of SqFt: **Buyer to Verify**Existing Fin **Conventional, Other/** GHZ: **Hazard Unknown**SFI: **Owner**Floors: **Slab, Wood, Other/Remarks**Flood Zone: **Hazard Unknown**Roof: **Composition**Special: **None****Income Sources**

Vending: **\$0** Bar: **\$0** OLR: **0** Telephone: **\$0** OLT: **0**
 Rooms: **\$85,000** OLC: **0** Other 1: **10000** OL1: **0**
 Restaurant: **\$0** OLV: **0** Other 2: **\$0** OL2: **0**

Seasonal Room Rates

On - From: To: Avg Room Days per Year: **479**
 Off - From: To:

Financing

	LOAN BALANCE	PAYMENT	INTERES	ASSUMABLE	BALLOON	DUE M/Y
1st:	0	0	0	0		0
2nd:	0	0	0	0		0
Balance:	0					
Terms:					Assumable Financing: \$0	

Office and Showing Instructions

List Agent: **Debra Fetterman (659000)** Agent Phone: **(760) 522-4994** Add'l Phone:
 List Office: **Julian Realty** Office Phone: **(760) 765-0818** Broker Office ID: **67496**
 Email: debbielama@live.com Fax: **(760) 765-0819** Pager:
 CBB % / **3.00 /** Short Sale: **N** Show: **760-522-4994**
 Showing: **Appt with Listing Office, Call First, Remarks**

Sold Information

Off Market Date: Close of Escrow: Sold Price:
 Sale Agent: Sale Agent Name: SA Phone:
 Sale Office: Sale Office Name: SO Phone:
 Financing: Concessions:

Provided by: Debra Fetterman
 BRE Lic.#: CA 01869678

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Friday, January 31, 2014
 1:03 PM

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Address: [2609 D St](#)**Financial Analysis Year**

	ACTUAL	PROJECTED
Gross Sched Inc	95000	Continued w/Potential...
Other Income	Varies... w/ Packages 10K	Use Your IMAGINATION !
- Vacancy & Credit Loss	Less than 50 %-CL minimal	Less than 50%- CL minimal
Gross Op Inc	95000	Continued w/Potential
- Operating Exp	55500	Continued near \$55500.
Net Op Inc	39500	Continued @ \$ 39500. Plus
- Total Annual P&I Pmt	Seller Owns Outright...	Varies
Cash Flow Pre-Tax	Varies 6-10K Per Month!	Continued @ 100K Per Year
Cap Rate (NOI/LP)	5.00	5.0
Cash on Cash/Pre-Tax	Varies	Varies
Gross Multiplier	Varies	Varies
OPERATING EXPENSES		
Taxes	Will advise.. Variable...	Based on Purchase Price..
Ins F&L	2400. per year	2400. per year
Gas & Electric	5600. on average	Continued @ \$ 5625,
Water & Sewer	1700.	1700.
Trash	\$550.	Continued @ 550. p/ year
Supplies	Office-All Misc \$9600.	Continued @ \$9600.
Maintenance	\$8K. maint & repairs...	Continued @ 8K per/year
Pest Control	\$340. per year	Continued @ 340. per year
License	\$1100. per year ...	Continued @ 1100. p/year
Gardner	Yard, Pool, Wood \$ 2400.	Continued @ 2400. p/ year
Manager	0	0
Maid Service	0	0
Other	Operating Expenses 24K	Operating Expenses 24K
Total	\$55,690.	53K-56K Varying