

PROPERTY INFORMATION SUMMARY

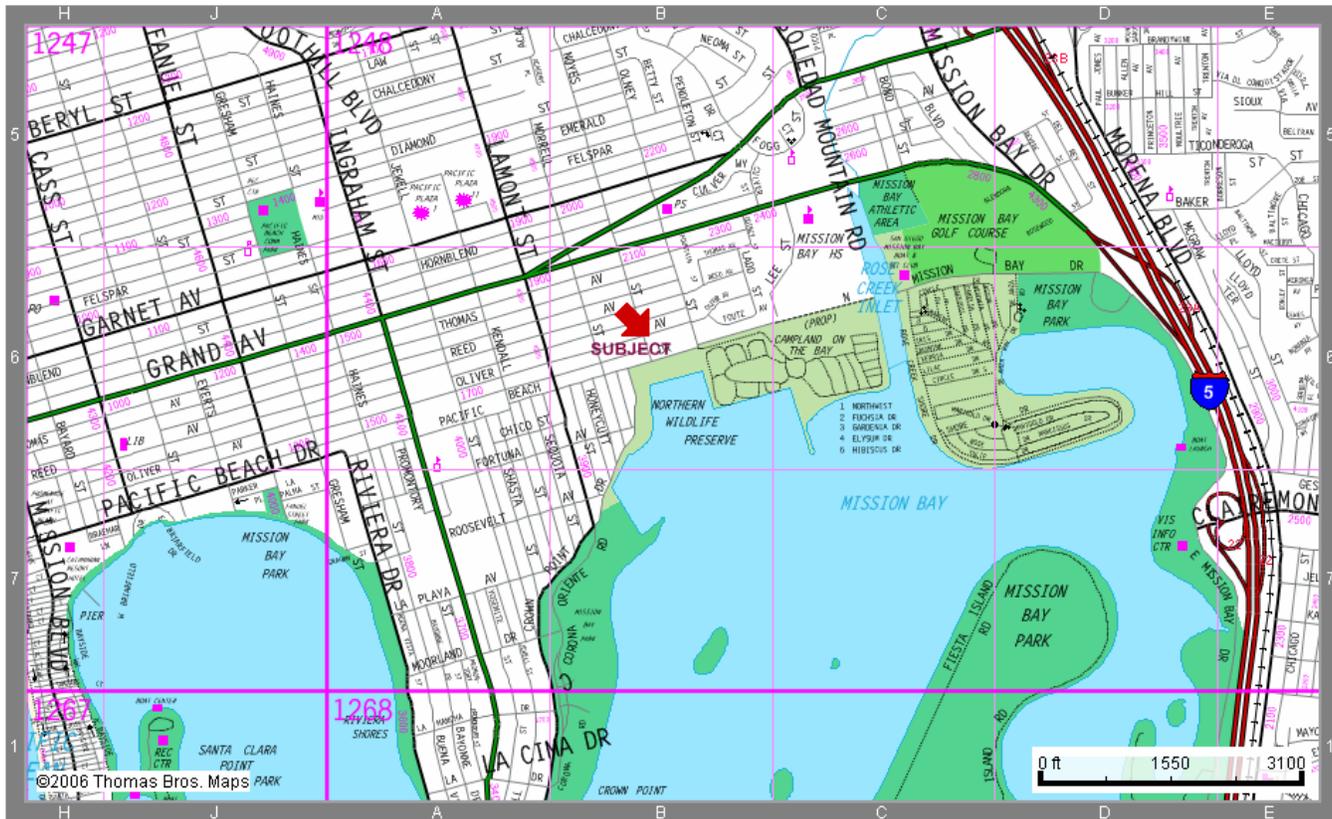
Alexander Court

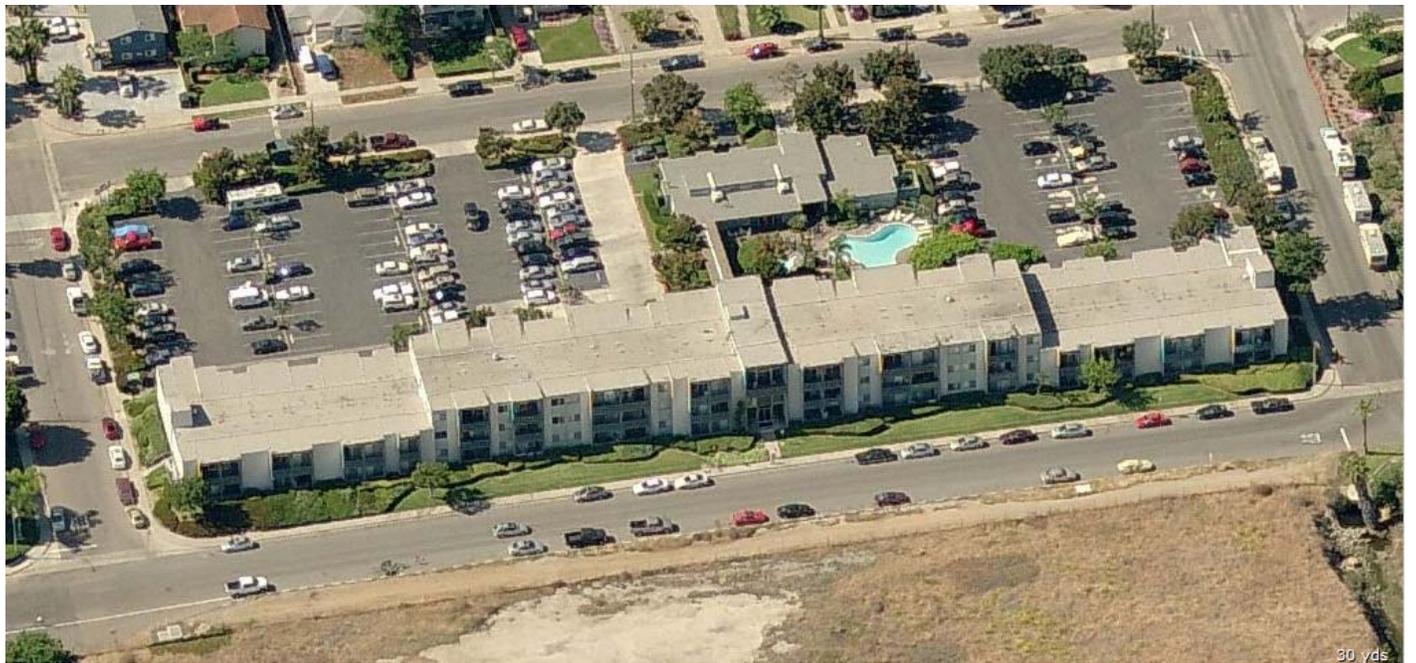
1. **Location of Property:** North of Pacific Beach Drive between Noyes & Olney Streets in Pacific Beach
2. **Legal Description:** Pacific Beach Subdivision of Acre Lots 57-60, Block 309, Lots 1-20 & 21-40 Portions of, and Street and Alley Closings
3. **Council District:** 2
4. **Assessors Parcel Number:** 424-272-03
5. **Thomas Bros Map:** 1248-B6
6. **Size of Parcel:** 2.98 acres (city records) / approx. 4,305 square feet (engineering firm)
7. **Improvements:** 44,880 sq ft apartment building and paved parking area
8. **Community Plan / Designation:** Pacific Beach / Multi-Family Residential (9-14 DU/NRA)
9. **Zoning/Allowed uses:** RM-1-1 / Multi-Family Residential, permits a maximum *density* of 1 dwelling unit for each 3,000 square feet of *lot* area.
10. **Date of acquisition:** 8/13/1945
11. **Acquisition Purpose:** County Tax Sale
12. **Price at acquisition:** \$1,200
13. **Origin of funds at acquisition:** Capital Outlay Fund
14. **Appraised and Date of Value:**
15. **Distribution of Proceeds:** Capital Outlay Fund
16. **Reason for Sale:** In excess of city needs.
17. **Comments:** Current ground lease expires 9/30/2026. Percentage rent: 7.76% of gross income. 2007 rent collected: \$101,101
18. **Property file:** O206-1

DUE DILIGENCE

The property will be sold "as is" with no warranties, usage or conditions (physical or otherwise), written, implied or expressed by the City of San Diego and its agents or employees. You are basing your purchase on the offered property solely on your findings and research, and that you have satisfied yourself as to the zoning, usage, physical condition inside and out, size and other information that might affect your decision to purchase this property. The information contained in the marketing materials is believed to be correct, however, the City of San Diego assumes no responsibility or liability for its completeness or accuracy.

LOCATION





30 yds