



Oceanside Fourplex

1209 S. Nevada, 92054

Listed at \$759,000, \$250K profit potential!

West of I-5, easy to rent area. All 1 BR/1 BA units currently rent for \$795 each, on-site parking, tenants pay for Gas and Electric, Owner pays for Water, Sewer and Trash. Low maintenance building, built in 1963. End of cul-de-sac location, low traffic area. Call me for details of the 250K deal.



Encanto Fourplex

231-237 San Jacinto Dr., San Diego 92114

Buy for \$750,000, Sell for \$1,000,000

All units are 3br/1ba. Great project for a first time investor interested in trying his hand on a small condo conversion project. Similar 3br condos in the area are selling for \$250,000 to 300,000. Area is being cleaned up. Close to hospital, schools, new shopping center, 10 minutes to downtown

Investor Special

Buy ANY income property from me directly, and I'll pay for your first month mortgage interest! And **FREE** real estate portfolio analysis, consultation on portfolio repositioning, and **FREE** 1 year membership at Southern California Creative Investor Association!



Hemet, Condo Conversion

Private Loan opportunity @24%

20-unit condo conversion opportunity, excellent profit potential. 18 two-bedroom apartments and two one-bedroom apartments, built in 1978. Near the business district of fast-growing Hemet, Riverside county. No condo map yet, but the process has been stated.



Why is Greenspan smiling?

Because he knows what he'll do with your interest rates this year! Lock your rate today and SAVE! Call me, I specialize in helping Real Estate Investors and I'm an Investor myself (760) 757-5070

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