

1529-1535 Kettner San Diego, CA 92101

Lease Information & Additional Notes:

- Average rent for a studio or 1 Bedroom in Little Italy is roughly \$2400-\$2800/month

Unit A - Main Unit on Kettner

- Same tenant since Nov. 2024
- Lease is month to month
- Monthly rent is \$3,985
- This tenant pays 30% of utilities
- New HVAC system and has AC
- Washer & Dryer
- Rooftop deck includes- TV, wood bar, and sail posts with sail for shade
- Projector screen in living room is 8 feet by 5 feet
- Black out curtains
- Tons of natural light from large windows throughout

Unit B - Street Level Entry on Kettner

- Lease - June 10, 2026 and will end on May 31, 2027
- Monthly rent is \$2,350
- Owner pays for of all utilities
- Private fenced in patio space
- Washer & Dryer
- New HVAC system and shares with Unit A
- Black out curtains

Unit C - Above Garage

- Lease - June 20, 2026 and will end on May 31, 2027
- Monthly rent is \$1795
- Owner pays for all utilities
- No AC but has heat
- Studio with 1 bath and kitchen
- Spacious with very high ceilings and a loft for extra storage or bed
- Fully remodeled in 2025 with new flooring, appliances

Unit D - Converted Garage

- Same tenant since Sept. 2024
- Lease is month to month
- Monthly rent is \$1525
- Owner pays for of all utilities
- Studio with 1 Bath & Kitchen
- Private fenced in patio space
- No AC - heat source is electric fireplace

- Permits unknown
- Possible to convert the garage back into parking

Additional notes:

- Current Owner's monthly rental income: \$9655
- Newer appliances in Units A and B (2023)
- Unit C appliances (2025)
- Unit D appliances (2018)
- Solar panels put on 2017 (estimated cost \$20k)
- Newer upper deck with fence (2022)
- All units have access to the greenbelt. Units B and D have their own private fenced in patio yards.
- No furniture is the Landlords
- All appliances in all units are Landlords
- One meter for entire building - all units benefit from solar
- Trash disposal for all units is inside Unit D's fenced in patio space
- Little Italy property tax takes care of the greenbelt maintenance and trash removal

Utilities for building:

- Trash is included in Little Italy tax
- All units share the trash bins which are stored inside Unit D's fenced in patio space
- SD Water is around \$200 per month - billed bi-monthly
- SDGE electric bill varies depending on the production of the solar. In the summer when the AC is used more frequently the bill can be around \$700/month and in cooler months it is around \$300/month. Average is approx. \$400/month
- Tenants use Cox cable/Internet