

Property Information and Offer Instructions

Property Address: 2683 C St, La Mesa, CA 91941

Assessor's Parcel #: 534-302-13-00

APN 534-302-13-00 and the County's records show the associated parcel address as:

2683 C St, San Diego, CA 92102-1027

Based on the County's records, 2683 C St appears to be the official situs address tied to the parcel. However, the property itself does contain three addressed units:

- 2683 C St
- 2685 C St
- 2687 C St

This sale is subject to court approval through probate.

Important Notice Regarding Sale Authority

This property is being sold through a probate estate. The court has appointed a Special Administrator who has been granted authority to list the property for sale. However, per the court order, no purchase and sale agreement may be executed until further order of the court is obtained. All terms, including purchase price and closing timeline, are subject to court approval.

This means that while offers may be presented, no contract will be binding until the court issues an additional order authorizing the execution of a purchase and sale agreement. Buyers should be prepared for timeline uncertainty tied to court scheduling and should plan accordingly.

All offers will be held pending that court authorization. Kate Goodwin will keep all interested parties informed as the court process advances.

Note Regarding Short Sale and Loan Assumption

If the accepted purchase price does not satisfy the existing mortgage balance, all past-due amounts and penalties, and closing costs, this sale will proceed as a short sale. In that event, all terms are additionally subject to written approval from the mortgage lender.

Buyers should plan for a response timeline of 30 to 120 days to allow for both court and lender review and approval.

The property is sold as-is. Seller will make no repairs, credits, or concessions related to the condition of the property.

Solar PPA

There are 3 Sunrun PPA. Contracts will be provided upon request.

Terms of sale: **Buyer to assume PPA.**

Dated May 2025

PPA fees starting May 2025:

\$193.60/month escalating 3.5% per year*

\$188.51/month escalating 3.5% per year

\$180.81/month escalating 3.5% per year

**Based on the System size, Estimated Production, and the product you selected, your monthly bill will be \$193.60 per month for year 1 (and shall increase by 3.5% each subsequent year).*

If you pay by automated electronic check (ACH) in a given month, your payment for that month will be discounted by \$7.50.

That means you'll pay a discounted price of \$193.60 per month if you pay via ACH, or \$201.10 per month without ACH, for the first 12 months of this Agreement.

Window Loan

7 custom windows installed Feb 2026. Contract will be provided upon request.

Lender: Goodleap

Monthly payment: **\$205.87**

Outstanding principal as of 4/15/2026: **\$17,922.25**

Outstanding principal does not reflect payoff amount

Terms of sale: **Buyer to pay off or assume the current loan pending further clarification from GoodLeap**

<https://www.goodleap.com/faq#home-sale-refinance>

From GoodLeap's Website: Transfer the loan: If the new homeowner is interested in assuming the loan, they'll need to apply and qualify under GoodLeap's underwriting guidelines. The assumption will be subject to GoodLeap's approval. While we work to accommodate these requests, we do reserve the right to decline the assumption if the new homeowner doesn't meet our criteria. If the assumption is not approved, the loan balance will need to be paid off as part of the sale process.

Mortgage

ONIT.Y

**This information is for estimation purposes only and is to be verified by seller and lender

Outstanding principal as of 4/17/2026: **\$1,867,693.82****

Outstanding principal does not reflect payoff amount

Current interest rate: **3.8675%**

Past due: \$64,299.15**

VA Loan Assumption — Buyer Requirements

If your buyer intends to pursue assumption of the existing VA- loan, please note the following requirements. All terms are subject to lender verification and approval.

Per [VA Circular 26-23-10 \(effective May 22, 2023\)](#), the servicer must ensure the loan is current or will be made current at or before the close of the assumption. The loan may be brought current through cash at close. Loan modifications may not be a permissible method to bring the loan current at the time of assumption (except in very limited circumstances). [va](#)

Accordingly, the following apply to any buyer pursuing assumption of this loan:

1. All past-due payments, late fees, and penalties must be paid in full on or before the close of the assumption. This amount will be verified directly with the servicer.
2. The buyer may be charged an assumption processing fee not to exceed \$300 (for servicers with automatic authority), a VA funding fee of 0.5% of the loan balance (unless exempt), a credit report fee, recording fees, applicable taxes, hazard insurance, and title examination/insurance fees. [va](#)
3. The buyer must submit a full assumption application and be approved as creditworthy under VA underwriting standards, using the same documentation requirements as a VA purchase transaction. [va](#)
4. The servicer has 45 calendar days from receipt of a complete application to approve or disapprove the assumption. [va](#)

Important: All figures related to past-due amounts, fees, and loan balance must be confirmed directly with the loan servicer. Buyer is responsible for conducting all due diligence with the servicer and is advised to engage a VA assumption specialist such as AssumptionHub or an attorney familiar with VA assumption transactions.

Seller's Information

Seller: Estate of Joshua John Presler

Seller's Brokerage- eXp Realty of Southern California, Inc.

DRE# 02187306

10620 Treena St, STE 230, San Diego, CA 92131

Listing Agent- Kate Goodwin

DRE# 02095930

(858) 337-1341

Kate@SanDiegoRealEstateCompany.com



Escrow- Sellers choice

Title- California Title - Marie Belknap

For questions and to submit offers, please contact Kate@SanDiegoRealEstateCompany.com and text Kate Goodwin (858) 337-1341 once the offer is sent.