

# 6522 El Nido • Isla Vista • California

## Property Details

**Address:** 6522 El Nido Lane, Isla Vista, CA 93117  
**Price:** \$1,095,000  
**# of Units:** 2  
**APN:** 075-221-010  
**Lot Size:** 0.11 acres  
**Annual Rental Income:** \$75,600

<b>6522 El Nido Unit Mix &amp; Rent Roll</b>		
	<b>Unit Mix</b>	<b>Rent</b>
6522-A El Nido	2BR/2BA	\$4,750
6522-B El Nido	1BR/1BA	\$1,550
<b>June 2009-10 Total Monthly Rent</b>		<b>\$6,300</b>

<b>Annual Expenses (est.)</b>	
<b>Description</b>	<b>Total</b>
Taxes	\$12,500
Insurance	\$1,000
Maintenance/Repairs	\$4,000
Utilities/Trash/Yard	\$3,000
<b>Total</b>	<b>\$20,500</b>

<b>Room Measurements (est.)</b>	
<b>6522-A El Nido</b>	
Bedroom #1	11ft 2in x 17ft 11in
BR #1 Closet	11ft 2in x 6ft 5in
Bedroom #2	10ft 11in x 6ft 5in
BR #2 Closet	10ft 11in x 6ft 6in
Bonus Room	12ft x 9ft
Living Room / Kitchen	14ft 5in x 18ft 10in
<b>6522-B El Nido</b>	
Bedroom #1	12ft 6in x 11ft 8in
Living Room	12ft 4in x 11ft 8in
Kitchen/Dining Area	14ft 6in x 8ft 2in