



**8 El Caminito Road, Carmel Valley, CA 93924**

**\$2,999,000**



The information set forth herein has been received by us from sources we believe to be reliable.

We do not warrant its accuracy or completeness.



## **8 El Caminito Road, Carmel Valley, CA 93924**

### **Mixed Use in Carmel Valley Village with a 4 Car Garage**

- Perfect auto collector set up.
- The main home is perfect for a primary or second home.
- The \$7,200+ gross rental from Suites 101, 102, 103, & 201 will cover all property expenses, except debt service.
- Very short distance to Carmel Valley Village wineries & restaurants
- 3,614 sq ft building / 18,295 sq. ft lot

### **Auto Collector:**

- Highway 68 garage condominiums sell for \$674-\$750 / sq. ft.
- 1,575 sq ft garage value = \$1,061,000+ – 75 feet to your car
- Divisible or rentable / No CAM or other fees

### **4 Car Garage & Parking:**

- 1,575 sq. ft / Office / Finished Floor / Tool Crib / Compressed air nozzles
- Divisible / 11' ceilings / 200 amps power / heated
- RV parking

### **Owner Occupancy or Second Home attached residence:**

- A one- or two-bedroom main residence\*
- Complete 2019 remodel with high end finishes throughout
- Slate floors / Radiant Heat / 11.5' ceilings /
- Soapstone waterfall kitchen island & countertops
- Six burner Kitchen Aid stove / Convection microwave
- Gas Fireplace / Built in Stereo system.
- Western dual pane windows / Fan tech HRV air filtration system
- Electric gate creates a private courtyard setting and separation.

### **Residential & Commercial Income:**

- Suite 201 is a 733 sq. ft. one bedroom / one bathroom second floor apartment.
- Suite 101 410 sq. ft one bedroom / one bathroom first floor apartment\*
- Suite 102 is a 653 sq. ft commercial office space with an office loft and a vaulted ceiling.
- Suite 103 is a 396 sq. ft commercial office space with a vaulted ceiling.
- \*Suite 101 has a doorway into the main residence. This doorway can be framed closed and finished to create a separate apartment unit or left as-is for a second bedroom for the main residence.

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Rent Roll

|   |             |                            |             |         |              |
|---|-------------|----------------------------|-------------|---------|--------------|
| Rent Roll:  |             |                            |             |         |              |
| Unit:   | Type:       | Unit Type                  | Rent        | Sq. Ft. | 100% Rent    |
| Unit 102  | Commercial  | Office                     | \$ 1,600.00 | 653.00  | \$ 1,600.00  |
| Unit 103  | Commercial  | Retail                     | \$ 850.00   | 396.00  | \$ 850.00    |
| Unit 201  | Residential | One Bedroom / One Bathroom | \$ 2,593.00 | 733.00  | \$ 2,593.00  |
| Unit 101  | Residential | One Bedroom / One Bathroom | \$ 2,250.00 | 410.00  | \$ 2,250.00  |
| Unit 104  | Residential | One Bedroom / One Bathroom |             | 1354.00 | \$ 4,500.00  |
| Garage  | Commercial  | Commercial / Residential   |             |         | \$ 3,500.00  |
|   |             | Total Rent:                | \$ 7,293.00 | 3546.00 | \$ 15,293.00 |
| Notes:  |             |                            |             |         |              |
| A. Unit 101 is currently used by Unit 104 as a second bedroom or office. Potentially, the space |             |                            |             |         |              |
| space can be converted to a separate one bedroom / one bathroom apartment.                      |             |                            |             |         |              |
| B. Unit 104 is the main residence.  |             |                            |             |         |              |
| C. The garage space is used exclusively by the property owners.                                 |             |                            |             |         |              |

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### Floor Plan

3,546 sq.ft. Building  
1,575 sq.ft. Garage  
17,424 sq.ft. Lot

Age: 1960 with 2019 Remodel



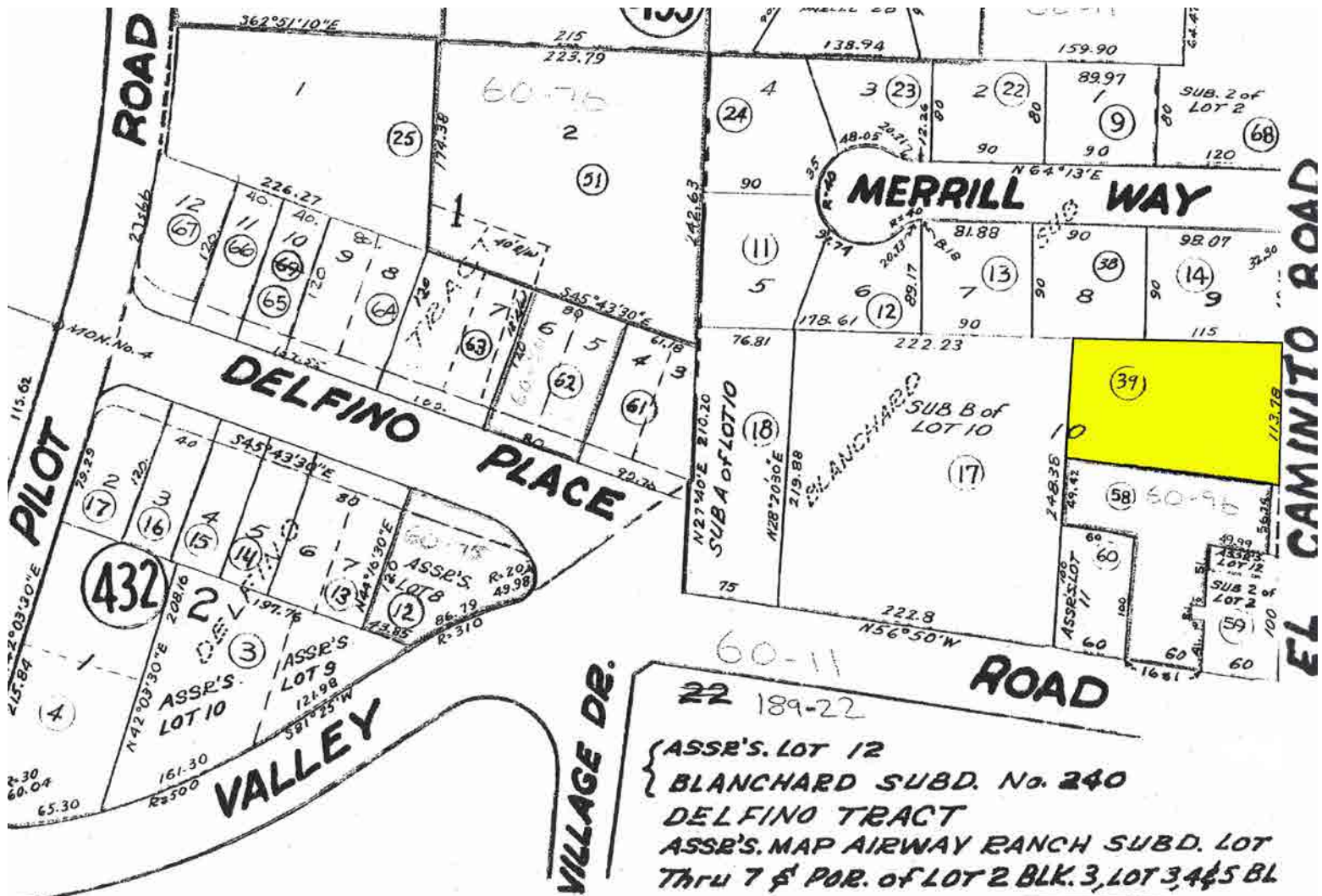
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### Parcel Map



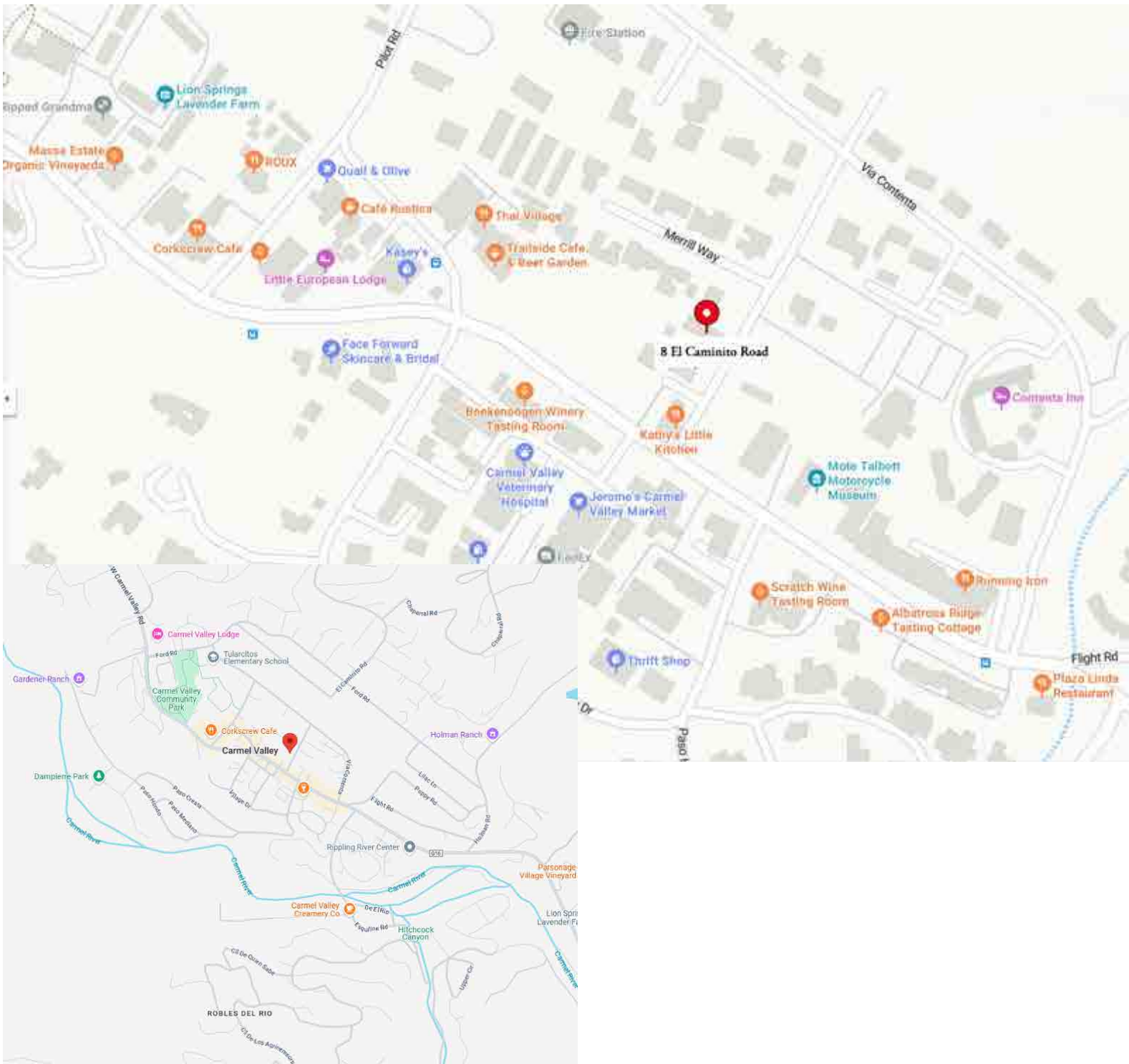
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## 8 El Caminito Road, Carmel Valley, CA 93924

### Area Map



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