



FRANK'S SPECIAL DEAL !!

Berta's

Latin American Restaurant

The Best Kept Secret in Old Town!

50% OFF *

* Buy one entree, get a 2nd entree of equal or lesser value at 50% off.

Berta's Latin American Restaurant
 3928 Twiggs Street
 San Diego, CA 92110
 (619) 295-2343
 www.bertasinoldtown.com

Open Tuesday - Sunday 11am - 10pm

Not good with any other offer, one coupon per table, no separate checks. Not Valid During Holidays

Berta's Latin American Restaurant is owned and run by Berta Utreras. The restaurant is housed in a building owned by Berta. She also owns the two residential units at the rear of the building. Berta is looking to sell her buildings and will stay on as the owner of the restaurant. The buyer will thus have the income from the residential rents on the rear units as well as the rent from the restaurant. The rents on the rear units, both of which are 1 bed 1 bath units are \$1,250 each and the rent on the restaurant is somewhat negotiable at about \$3500 for total income at about \$6,000 per month. There are 4 off-street parking spots and Berta's has a lease with the adjacent vacant lot which provides exclusive parking for the restaurant. She is asking \$1.4 million for this well located and unique Old Town Property. The neighboring property may also be available for a development opportunity. Call to discuss!

2123 Truxton is a 3 bedroom 2 and one half bath home in Liberty Station. It comprises 2297 square feet and it has been meticulously upgraded with many features including tile and hardwood, stamped concrete on the patio and storage in the garage to name only a few. It is within walking distance to all that Liberty Station has to offer in the form of retail, restaurants, arts and culture as well as schools, churches, a golf course and 40 acres of open space along the channel. This home has had only one owner since it was built new by McMillan in 2004. This is a special opportunity for my clients only while the home is being prepared to be placed on the MLS. As you may know, there are not many homes available for sale and they are moving fast. This is a regular sale so there is no waiting for a short sale to occur and the seller can respond quickly. Move in within 30 days. Call to discuss. Asking \$749,000.

