

PROPERTY REPORT

ADDRESS: 2506 C St., Julian CA 92036

DESCRIPTION: The *Julian Pines Cabin* is located in the heart of the historic Julian Township, San Diego County, California. Only an hour's drive north of the San Diego metropolitan area, the *Julian Pines Cabin* offers a manageable business opportunity along with a solid real estate investment at an affordable price. This special property is shown by appointment only!

PRICE: \$259,000

APN: 291-084-17-00

MLS: 160005185

CONTACT: Donn Bree; Donn@Donn.com; www.DONN.com; 800-371-6669 office.

Julian Pines Country Cottage



\$259,000

Julian Pines Cabin

The Julian Pines Cabin is located in the heart of the historic Julian Township, San Diego County, California. Only an hour's drive north of the San Diego metropolitan area, the McGilvray House offers a manageable business opportunity along with a solid real estate investment at an affordable price. This special property is shown by appointment only.



Corner lot - two blocks from Main Street!



The main home, **built in 1958**, is a one bed and one bath dwelling situated on a convenient corner lot two blocks from Main Street. A caretaker's studio is located behind the main residence. All structures are in good condition.

The present zoning is for a single family residential home. As such, this property could continue to be used as a Bed and Breakfast operation, a second home, a primary residence for retirement, or an affordable entry level home. Because of the limited availability of quality homes in the Julian Township, it is likely that this property will be in high demand as the inventory supply becomes limited during an appreciating real estate market.



There are many recreational activities available in the Julian area: the California Riding and Hiking Trail and the Pacific Crest Trail for horseback riding and hiking, golfing at Warner's Ranch and Borrego Springs, exploring Cuyamaca State Park and Anza Borrego State Park, hunting and fishing, dining, and a variety of other opportunities for each family member. The newly opened Santa Ysabel Open Space Preserve offers excellent riding and hiking trails connecting the Santa Ysabel, Wynola, and Julian communities. The famous Hale Observatory on Palomar Mountain is less than 40 minutes away.

Of great importance are the various directions from which the ***Julian Pines Cabin*** can be accessed across lightly traveled state highways and picturesque county roads. The Los Angeles-Orange County metropolitan area, Temecula-Murrieta, the San Diego metropolitan area, and the southwest desert communities are all within a short drive to this undiscovered weekend retreat.

Com-BusOpMLS #: **160009400**Address: **2506 C St.**City,St: **Julian, CA** Zip: **92036**

Type of Business **Vacation Rental**
 Business Name **Julian Pines Cabin**
 Have **Vacation Rental, Bus Opp**
 Motive/Want **Retiring**

Current Status: **ACTIVE**Current Price: **\$259,000**Original Price: **\$295,000**

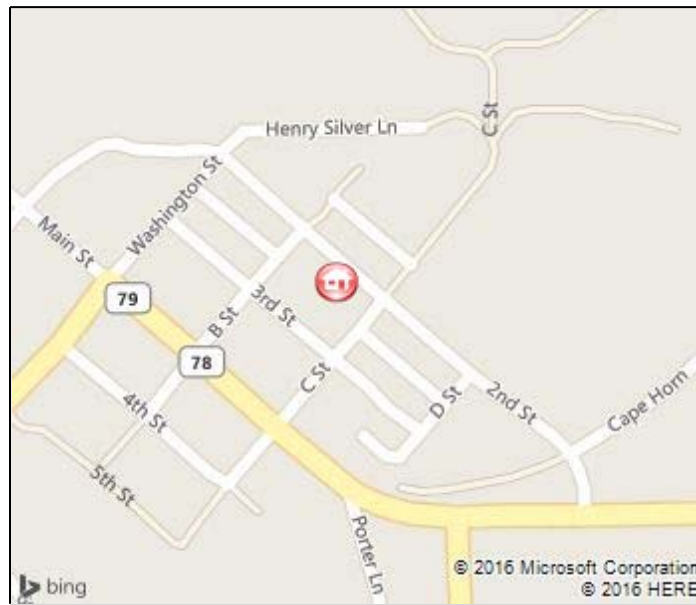
Sold Price:

Down Payment **0**

Present Loan

Gross Equity **75000**MandRem **None Known**Client Preferred **1**MT **118**DOMLS **95**List Date: **1/29/2016**

COE Date:

Short Sale: **No****Virtual Tour**Directions: **Take Hwy 78/79 to Julian, turn Rt on Main St. then L on C St.**

Variance Granted for Comm Bus OP. Julian Pines Cabin is located in the heart of the historic Julian Township, San Diego County, California. Only a one hour drive north of the San Diego metropolitan area, the Julian Pines offers a manageable business opportunity along with a solid real estate investment at an affordable price. This special property is shown by appointment only. Previously known as The McGilvray House and operating as a rental cabin for over twenty years, Julian Pines provides the quiet getaway that you're looking for, while being close enough to the activity of the town below to decide at a moment's notice whether to sleep in and savor the cozy warmth of the cabin, or head down the hill to grab a slice of pie from the world famous bakeries before dinner.

County San Diego
APN 291-084-17-00

MapCoord
Gross Annual Sales 30,985
Monthly Rent Total

Lot Size
Zoning Rs
FldZn
GeoHaz

Lease Type
Lease Expires
Lease Deposit
Lease Percent
Lease Option
Lease SqFt
Lease Price/SqFt

Business Type Other
Existing Financing Conventional
Financial Info Source Other/Remarks
Location Remarks

Parking Private, Street
Sale Includes Other/Remarks
Sales Restrictions N/K

Assets Cash
Assets Inventory
Accounts Receivable
Assets Equipment
Assets Leasehold Imp.
Assets Real Estate

Number of Employees
Full Time Employees
Part Time Employees
Owner Works
Owner Train Employees
How Long Established

Est. w/Present Owner
Equipment
Fixtures
Parking (free form)
Price Include Real Estate

Actual Adjusted Net Inc
Actual Cost of Sales
Actual Depreciation
Actual Gross Profit
Actual Interest
Actual Manager Salary
Actual Net Income
Actual Owner Salary

Actual Gross Sales
Actual License Expense
Actual Other Expense
Actual Rent Expense
Actual Supplies Expense
Actual Taxes Expense
Actual Total Expense
Actual Utilities Expense

Actual Accounting Expense
Actual Annual Other Exp.
Act. Equipment Rental Exp
Actual Expense Ins/Adv
Actual Payroll Expense
Actual Payroll Tax
Actual Phone Expense
Actual Repairs Expense



PLANNING & DEVELOPMENT SERVICES

Preliminary Review of Resources for IS/EA Preparation

Disclaimer: This report is completed on a regional level with conservative data. The information provided is to be used as screening criteria only. All data is subject to review and may be verified through project site visits. This report may also include user generated static output from an internet mapping site. The information in this preliminary report may or may not be accurate, current, or reliable and may need to be changed on the basis of a more specific review.

| | |
|---------------------------------------|---------------------|
| Report Run Date/Time: | 2/6/2016 3:03:27 PM |
| Project Manager: | |
| Land Development Manager: | |
| Project Record ID: | |
| Project Environmental Review (ER) ID: | |
| Assessor's Parcel Number(s): | 2910841700 |
| Project Name: | |

2910841700

General Information

| | |
|------------------------------------|------------------------|
| USGS Quad Name/County Quad Number: | Julian/38 |
| Section/Township/Range: | 5/13S/04E |
| Tax Rate Area: | 81004 |
| Thomas Guide: | 1136/0 |
| Site Address: | 2506 C St Julian 92036 |
| Parcel Size (acres): | Data Not Available |
| Board of Supervisors District: | 2 |

Public Service and Utility Districts

| | |
|----------------------------|--|
| Water/Irrigation District: | None |
| Sewer District: | San Diego County Sanitation District L&I |
| Fire Agency: | Julian-Cuyamaca Fire Protection District |
| School District: | Gen Elem Julian Union; High Julian Union |

General Plan Information

| | |
|------------------------------------|--|
| General Plan Regional Category: | Village |
| General Plan Land Use Designation: | Village Residential (Vr-7.3) 7.3 Du/Ac |
| Community Plan: | Julian |
| Rural Village Boundary: | Julian Historic District |
| Village Boundary: | None |
| Special Study Area : | None |

Zoning Information

| | |
|---------------------------|------|
| Use Regulation: | Rs |
| Animal Regulation: | J |
| Density: | - |
| Minimum Lot Size: | 5000 |
| Maximum Floor Area Ratio: | - |
| Floor Area Ratio: | - |
| Building Type: | L |
| Height: | G |
| Setback: | T |
| Lot Coverage: | - |
| Open Space: | A |
| Special Area Regulations: | J |

Aesthetic

| | |
|--|-----|
| The site is located within one mile of a State Scenic Highway. | Yes |
| The site contains steep slopes > 25%. | Yes |
| The site is located within Dark Skies "Zone A". | No |

Agricultural Resources

| | |
|---|--------------------------------|
| The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland. | No |
| The site contains Prime Soils. | No |
| There is evidence of active agriculture on the project site. | Please Refer To Aerial Imagery |
| Sunset Zone: | 18 |
| The site is located within an Agricultural Preserve. | No |
| The site is in a Williamson Act Contract. | No |

Biological Resources

| | |
|--|-----------------------|
| Eco-Region: | Central Mountains |
| Vegetation Map | 12000 Urban/Developed |
| The site may contain rare/listed plants and animals found in the Sensitive Species matrix. | No |
| The site is located within a Quino Checkerspot Butterfly Survey Area. | Yes |
| The site contains Wetlands. | No |
| The site is within one mile of Biological Easements. | Yes |
| The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA). | No (Draft: East) |
| The site is within MSCP Boundaries. | No (Draft: East) |
| The site is outside of MSCP and within 500 feet of: | |
| Coastal Sage Scrub | No |
| Maritime Succulent Scrub | No |
| Diegan Coastal Sage Scrub | No |
| Inland Form (>1,000 ft. elevation) | No |
| Coastal Sage - Chaparral Scrub | No |
| Flat-Topped Buckwheat/Montane Buckwheat Scrub | No |
| None of the above | Yes |
| The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value. | No |
| The site is located within the Ramona Grassland area. | No |
| The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge. | No |

Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)

| | |
|-----------------------|--|
| Geological Formation: | Pre-Cretaceous Metasedimentary |
| Paleo Sensitivity: | Marginal |
| Paleo Monitoring: | Monitoring By Grading/Excavation Contractor |

Geology

| | |
|---|----|
| Alquist-Priolo Zone: | No |
| County Special Study Zone: | No |
| Quaternary/Pre-Quaternary Fault: | No |
| Potential Liquefaction Area: | No |
| Soils Hydrologic Group: | C |
| The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category. | No |
| The site is located within a High Shrink Swell Zone (Expansive Soil). | No |
| The site is located within an area categorized as high or moderate potential for unique geologic features. If yes, name the unique geologic features. | No |

Mineral Resources

The site is located within a Mineral Resource Category.

No Mrz (No Alluvium/No Mines)

Hazard Flooding

The site is located within a FEMA flood area.

No

The site is located within 1/2 mile from a FEMA flood area.

Yes

The site is located within a County Flood Plain area.

No

The site is located within 1/2 mile from a County Flood Plain area.

No

The site is located within a County Floodway.

No

The site is located within 1/2 mile from a County Floodway.

No

The site is located within a Dam Inundation Zone.

No

Hazardous Materials

Schools are located within 1/4 mile of the project.

No

The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.

No

The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).

No

The site is located within 1000 feet of buried waste in a landfill.

No

The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.

No

The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).

No

The site is listed on the Geotracker listing.

No

The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.

No

The site is listed in the EPA's Superfund CERCLIS database.

No

The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.

Please Refer To Aerial Imagery

The site contains existing homes or other buildings constructed prior to 1980.

Please Refer To Aerial Imagery

Airport Hazards

The site is located in a FAA Notification Zone. If yes, list the height restrictions.

No

The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.

No

The site is located within an airport safety zone. If yes, list the zone number.

No

The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).

No

The site is within one mile of a private airport. If yes, list the name of the airport.

No

Hydrology and Water Quality

| | |
|--|--|
| Hydrologic Unit: | San Diego |
| Sub-basin: | 907.42/Spencer |
| The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody. | Yes: San Diego River (Lower); El Capitan Lake |
| The site is tributary to an Environmentally Sensitive Area. | Yes |
| The site is located in a Source Water Protection Area. | Yes |

Water Supply/Groundwater

| | |
|--|-----------------|
| The site is located outside (east) of the County Water Authority boundary. | Yes |
| The site is in Borrego Valley. | No |
| The project is groundwater dependent. | Yes |
| Annual rainfall: | 21 To 24 Inches |

Noise

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|------------------------------------|----|
| The site is within noise contours. | No |
|------------------------------------|----|

Fire Services

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|--|-----|
| The site is located in an Urban-Wildland Interface Zone. | Yes |
| FRA/LRA/SRA: | Sra |

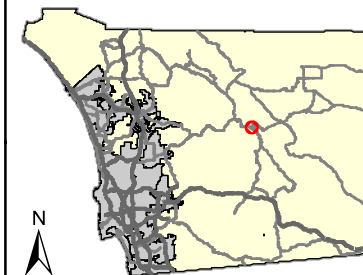
Additional Information

| | |
|--|----|
| The site is located within 150 feet of Mexican Border. | No |
| The site is located within a Resource Conservation Area. | No |
| The site is located in a Special Area. | No |
| There are existing or proposed trails on site or adjacent properties. | No |
| The site is located in an urbanized area as defined by the U.S. Census Bureau. | No |
| The population has a density of 1,000 per square mile or greater. | No |
| The site APN is listed in the GP Housing Element inventory. | No |

CEQA-Public Review Distribution Matrix

| | |
|--|-----|
| The site is located in the Desert. | Yes |
| The site is located east of the County Water Authority boundary. | Yes |
| All or a portion of the site is east of the Tecate Watershed Divide. | No |
| The site is located immediately adjacent to a State Highway or Freeway. | No |
| The site is located south of State Highway 78. | No |
| The site is located in the Coastal Zone requiring a Coastal Development Permit. | No |
| The site is located in the Sweetwater Basin. | No |
| The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest. | No |
| There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s). | No |

2014 ORTHOPHOTO



Legend:

PROJECT AREA

0 0.02 0.04 0.06 0.08 Miles

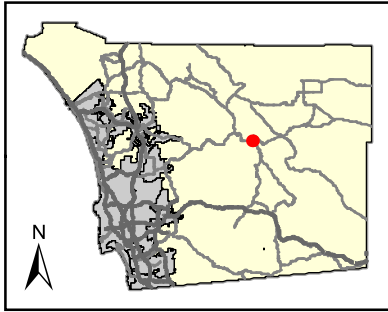
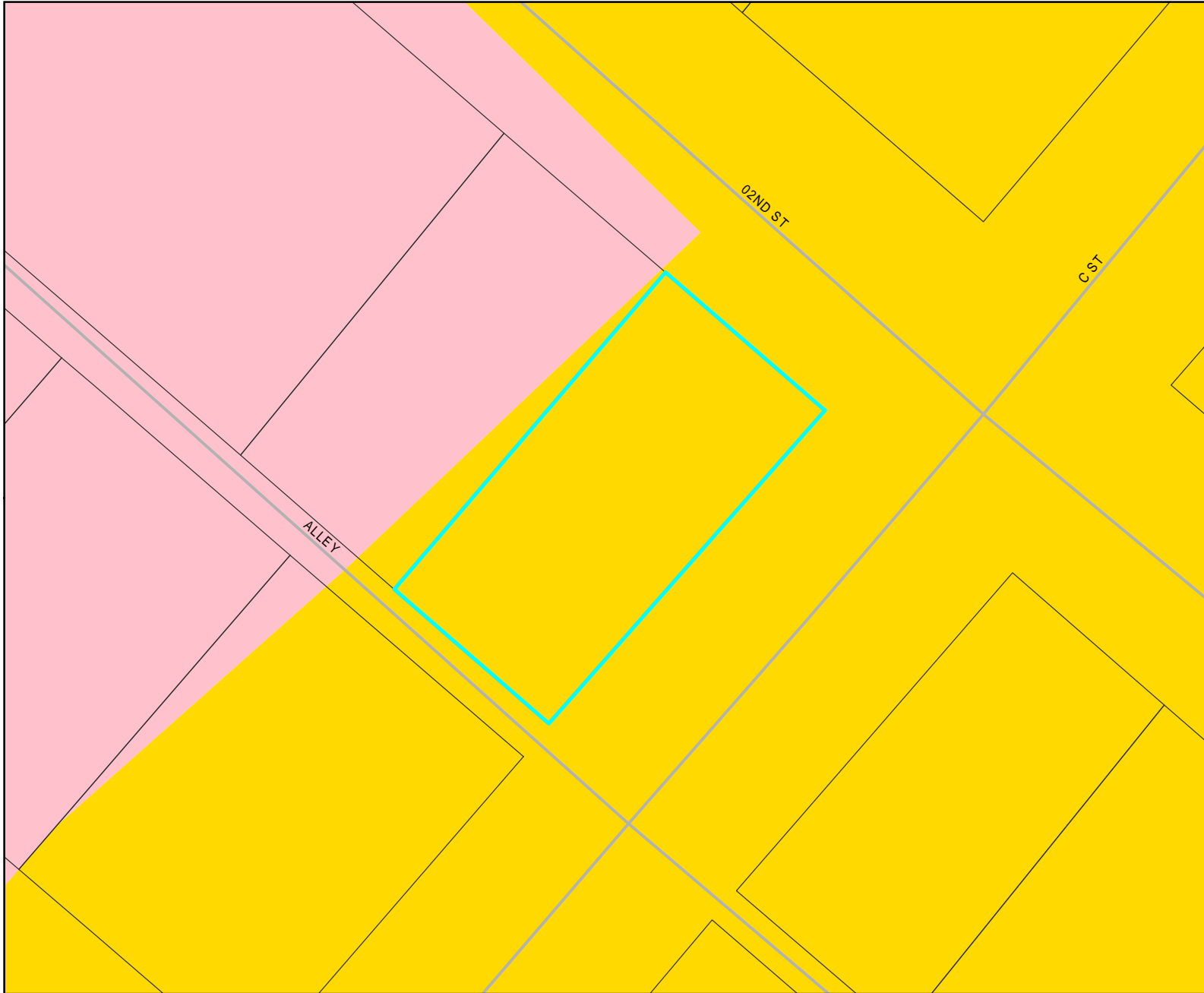
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes:

ZONING - USE



Legend:

- PROJECT AREA
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Fallbrook Revitalization Area
- Open Space
- Extractive Use
- Transportation and Utility
- Limited Control
- Specific Plan
- Holding Area
- General Rural
- City of San Diego/No Zone
- Indian Reservation

0 0.0045 0.009 0.0135 0.018 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes: