

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	Grg Spcs	Date	DOM/CDOM
1	210006385	S	6810 Tower St	LMSA	91942		2	\$52,800	5	\$815,000			1947	6,304/0.15		05/11/21	13/13
2	210008694	S	2605 7 Fenton Pl	NAC	91950		2	\$0	0	\$665,000			1943	6,995		05/11/21	7/7
3	NDP2104111	S	239 Vista Glen Lane	VST	92084	STD	2	\$48,000	0	\$721,000	\$390.15	1848	1999	7,200/0.16	2	05/13/21	3/3
4	PTP2102486	S	2520 24 L ST	SD	92102	STD	2	\$28,680	0	\$600,000	\$453.17	1324	1903/ASR	2,423/0.05	0	05/11/21	8/8
5	PTP2101224	S	3416 18 31St ST	SD	92104	STD	2	\$34,800	3	\$1,060,000	\$604.68	1753	1936/ASR	4,703/0.1	3	05/13/21	10/10
6	200053926	S	975 77 Rosecrans St	SD	92106		2	\$69,000	4	\$1,350,000			1990			05/10/21	67/67
7	NDP2102532	S	723 725 65Th ST	SD	92114	STD	2	\$0	0	\$685,000	\$342.50	2000	0	12,492/0.28	2	05/11/21	16/31
8	PTP2100401	S	5611 Cumberland	PAH	92139	REO	3	\$51,948	0	\$710,000	\$93.42	7600	1975	7,500/0.17	3	05/12/21	43/43
9	PTP2100830	S	844 Grand AVE	SPV	91977	STD	4	\$7,320	0	\$850,000	\$245.95	3456	1984/ASR	7,312/0.16	0	05/14/21	58/58
10	210003336	S	2265 2267 Manchester Ave	CAS	92007		4	\$159,600	0	\$3,400,000			2008			05/14/21	63/63
11	210001868	S	343 Lansing Circle	ESC	92025		4	\$80,904	5	\$1,150,000			1964	6,698		05/11/21	51/51
12	210006509	S	931 21St St	SD	92102		4	\$0	0	\$1,560,000			2015	5,301/0.12		05/11/21	3/38
13	210012684	S	5046 52 Narragansett	SD	92107		4	\$114,000	4	\$1,900,000			1951	7,000/0.1607		05/10/21	0/0
14	210012675	S	5038 44 Narragansett	SD	92107		4	\$113,280	4	\$1,900,000			1951	7,000/0.1607		05/10/21	0/0

Closed •

List / Sold: **\$799,999/\$815,000** ↑

6810 Tower St • La Mesa 91942

13 days on the market

2 units • **\$400,000/unit** • **sqft** • **6,304 sqft lot** • **No \$/Sqft data** •

Listing ID: 210006385

Built in 1947

CrossStreet: 68th Street



Great investment opportunity! Single-level duplex in La Mesa. Each unit is two bedroom and one bath. Live in one and rent out the other. Lives like two separate homes! Other Fees: 0 Sewer: Sewer Connected Number of Furnished Units: 0

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$799,999
- 1 Buildings
- Levels: One
- Cap Rate: 4.62
- \$52800 Gross Scheduled Income
- \$36960 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01481919
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$2,200		\$2,500
2:		2	1			\$2,200		\$2,500
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator: 0
- Wall AC:

Additional Information

- 91942 - La Mesa area
- San Diego County
- Parcel # 4683901500

Michael Lembeck

Re/Max Property Connection

State License #: 01019397
Cell Phone: 714-742-3700

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

▼ Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 210006385

Printed: 05/16/2021 6:13:26 PM

Closed •

List / Sold: **\$649,500/\$665,000** ↑

2605 7 Fenton Pl • National City 91950

7 days on the market

2 units • **\$324,750/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1943

Listing ID: 210008694

805 Fwy -> Exit Sweetwater Rd -> North on Euclid -> R on Ridgeway -> L on Granger -> L on Fenton
CrossStreet: Granger



Fully remodeled and charming duplex. Each unit has 2br/1ba, brand new flooring, and fresh interior and exterior paint. Roof and windows replaced within the past few years. 2 designated parking spaces directly in front of the property with additional street parking. Laundry room in the middle of the property for additional income. Large lot, great location close to schools, shopping, freeway access and more. Buyer and buyer's agent to verify all info prior to COE. Other Fees: 0 Unit # for Unit 1: 1 Unit # for Unit 2: 2 Number of Furnished Units: 0

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$649,500
- 1 Buildings
- Levels: One
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	0		\$0		\$1,750
2:		2	1	0		\$0		\$1,750
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 1
- Disposal:
- Drapes:
- Patio: 0
- Ranges: 2
- Refrigerator: 0
- Wall AC:

Additional Information

- 91950 - National City area

- San Diego County
- Parcel # 5640101000

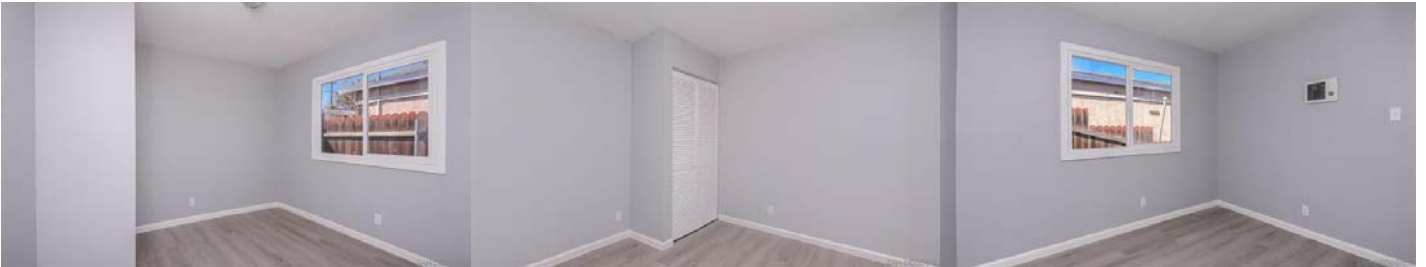
Michael Lembeck

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State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • Duplex

List / Sold: **\$650,000/\$721,000** ↑

239 Vista Glen Lane • Vista 92084

3 days on the market

2 units • **\$325,000/unit** • **1,848 sqft** • **7,200 sqft lot** • **\$390.15/sqft** •
Built in 1999

Listing ID: NDP2104111

see your Google map



Well kept duplex in a great location! Close to the Vista library and community center. Newer construction...built in 1999. One unit has been updated with vinyl flooring, kitchen and bath. The other unit has not been because the same tenant has been there for 19 Years! Both units have 3 bedrooms even though they were built as 2. The garages have been divided by half to make a third bedroom. The rest of the garage space is used as storage.

Facts & Features

- Sold On 05/13/2021
- Original List Price of \$650,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Electric, Wall/Window Unit(s)
- Heating: Forced Air, Natural Gas
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 0.06
- \$48000 Gross Scheduled Income
- \$40380 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Carpet, Tile
- Appliances: Built-In Range, Dishwasher, Disposal, Gas Range, Gas Water Heater, Water Heater

Exterior

- Lot Features: Corner Lot
- Fencing: Fair Condition, Wire
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,620
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$80
- Cable TV: 01745670
- Gardener:
- Licenses:
- Insurance: \$125
- Maintenance: \$50
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2		\$2,050	\$24,600	\$1
2:	2	2	2	2		\$1,950	\$23,400	\$1

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal: 2
- Drapes: 2
- Patio: 2
- Ranges: 2
- Refrigerator: 1
- Wall AC: 2

Additional Information

- Standard sale

- 92084 - Vista area
- San Diego County
- Parcel # 1761106500

Michael Lembeck

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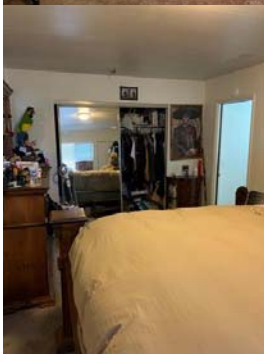
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • Duplex

List / Sold: **\$589,000/\$600,000** ↑

2520 24 L St • San Diego 92102

8 days on the market

2 units • **\$294,500/unit** • **1,324 sqft** • **2,423 sqft lot** • **\$453.17/sqft** •
Built in 1903

Listing ID: PTP2102486

just off the corner of 25th St and L Street, South of the 94 Freeway.



Great opportunity to own income-producing property in the up and coming Grant Hill neighborhood! 2 gated charming craftsman-ish 2 bedroom/1 bath units with arched doorways and built in bookcases. Give one unit a quick facelift while the other produces income to significantly increase the rent. Then do the same to the other unit. Great property to hold long term or sell as improved. Plenty of unmetered, untimed street parking. May be suitable for short term rental if restrictions allow. Don't miss this one!

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$589,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: Stackable
- Cap Rate: 0
- \$28680 Gross Scheduled Income
- \$28680 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Up Slope from Street

Annual Expenses

- Total Operating Expense: \$18,718
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01885775
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher: 0
- Disposal: 2
- Drapes: 2
- Patio: 0
- Ranges: 2
- Refrigerator: 2
- Wall AC:

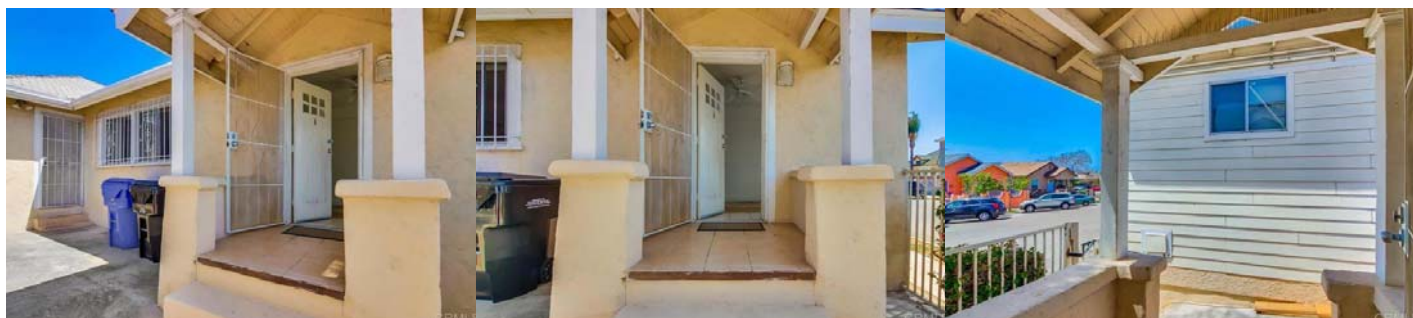
Additional Information

- Standard sale
- Rent Controlled
- 92102 - San Diego area
- San Diego County
- Parcel # 5354911000

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • Duplex

List / Sold:

\$1,200,000/\$1,060,000 ↓

10 days on the market

Listing ID: PTP2101224

3416 18 31st St • San Diego 92104

2 units • **\$600,000/unit** • **1,753 sqft** • **4,703 sqft lot** • **\$604.68/sqft** •
Built in 1936

GPS



Charming Craftsman style North Park home. This is a two unit property each with their separate garage, access, yards, and laundry. 3 bed 1 bath and 2 bed 1 bath. Live in one and rent out the other or treat it as an income property and rent them both out in this highly sought after area of San Diego.

Facts & Features

- Sold On 05/13/2021
- Original List Price of \$1,140,000
- 2 Buildings
- 3 Total parking spaces
- Laundry: In Garage
- Cap Rate: 3
- \$34800 Gross Scheduled Income
- \$34800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Level with Street, Level

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	2			\$1,500	\$1,500	\$1,500
# Of Units With:								
• Separate Electric: 2 • Gas Meters: 2 • Water Meters: 1 • Carpet: • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC:			

Additional Information

- Standard sale
- 92104 - North Park area
- San Diego County

• Parcel # 4534421200

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold:

\$1,350,000/\$1,350,000 ↑

67 days on the market

Listing ID: 200053926

975 77 Rosecrans St • San Diego 92106

2 units • **\$675,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1990

CrossStreet: Talbot



Other Fees: 0 Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 05/10/2021
- Original List Price of \$1,295,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas, Forced Air
- Cap Rate: 4.01
- \$69000 Gross Scheduled Income
- \$55000 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler System
- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2	2		\$3,000		\$3,200
2:		2	2	0		\$2,750		\$3,000
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 2
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

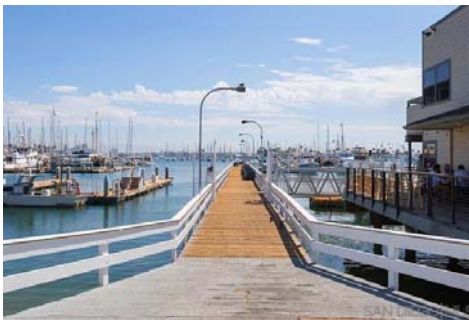
- 92106 - Point Loma area
- San Diego County
- Parcel # 5316940100

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 200053926

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Closed • Duplex

List / Sold: **\$675,000/\$685,000** ↓

723 725 65Th St • San Diego 92114

16 days on the market

2 units • **\$337,500/unit** • **2,000 sqft** • **12,492 sqft lot** • **\$342.50/sqft** •

Built in 0

Listing ID: NDP2102532

SEE GPS



Great 2 homes on one lot. Front house has detached addition(permis unavailable) that easy could be converted to ADU. Both units was remodeled before tenants moved in. Great potential for expansion. Large lot size can accommodate another unit or just expansion of existing units See attached list for updates information

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$695,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: In Garage, Outside
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Lot 10000-19999 Sqft

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 92114 - Encanto area
- San Diego County
- Parcel # 5491013700

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

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Closed •

List / Sold: **\$720,000/\$710,000** ↓

5611 Cumberland • Paradise Hills 92139

43 days on the market

3 units • **\$240,000/unit** • **7,600 sqft** • **7,500 sqft lot** • **\$93.42/sqft** •
Built in 1975

Listing ID: PTP2100401

from Fwy 805 take East 54 Fwy, exit on Plaza Bonita Center way, left to Reo Dr, left in Cumberland St. [Cross Street(s)]: Reo Dr.



This is a good opportunity to purchase a property with 3 units, 2 of them have been renovated. It's the two level building in the back of the property. one unit in first floor and other in second floor, both 2 bed 2ba. 1 car garage, new windows, roof, etc.. Front unit is a house with 3 bed+ 1ba, 1 car garage (it needs work , now rented very low). common laundry room no working now has been repaired by owner and has a new door. 2 units Stairs in the back, has been replaced for new one. Property has a nice drive way, with enough space to park, all paved.

Facts & Features

- Sold On 05/12/2021
- Original List Price of \$720,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Combination, Propane
- Cap Rate: 0.03
- \$51948 Gross Scheduled Income
- \$51600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Gentle Sloping, Sprinklers None
- Fencing: Partial

Annual Expenses

- Total Operating Expense: \$24,540
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5,611	2	1	1		\$1,031		
2:	5,611	2	2	1		\$1,550		
3:	5,611	2	2	1		\$1,650		
4:			0					

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Real Estate Owned sale

- 92139 - Paradise Hills area
- San Diego County
- Parcel # 5872410700

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

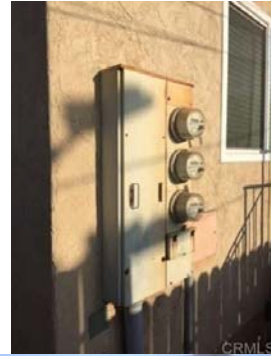
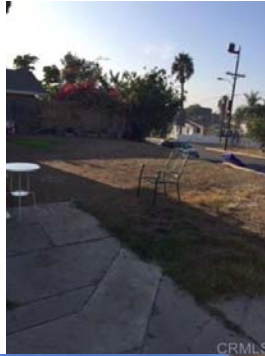
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PTP2100401

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Closed • [Quadruplex](#)

List / Sold: **\$900,000/\$850,000** ↓

844 Grand Ave • Spring Valley 91977

58 days on the market

4 units • **\$225,000/unit** • **3,456 sqft** • **7,312 sqft lot** • **\$245.95/sqft** •
Built in 1984

Listing ID: PTP2100830

GPS



Another income opportunity with 4 units, two bedrooms each and one bath. Parking space for each unit-to be verified by buyer. Additional income with an onsite laundry area.

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$950,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Community
- Cap Rate: 0
- \$7320 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01481919
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 91977 - Spring Valley area
- San Diego County
- Parcel # 5843205300

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

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CUSTOMER FULL: Residential Income LISTING ID: PTP2100830

Printed: 05/16/2021 6:13:50 PM

Closed •

List / Sold:

\$3,495,000/\$3,400,000 ↓

63 days on the market

Listing ID: 210003336

2265 2267 Manchester Ave • Cardiff by the Sea 92007

**4 units • \$873,750/unit • sqft • No lot size data • No \$/Sqft data •
Built in 2008**

CrossStreet: Chesterfield



Rare Opportunity to own 4 unit investment property in the heart of Cardiff. All units have leases and tenants would like to stay. Upper 3 bedroom units feature modern kitchens overlooking living space with dining area and large balcony which feels like another room. Partial ocean views, large bedrooms, laundry in the unit and an attached garage are just some other wonderful features. Downstairs units are oversized 1 bedrooms with A/C, short walk to garage with laundry. Walk to beach, lagoon & shops. Other Fees: 0 Unit # for Unit 1: 2265 Unit # for Unit 2: 2265A Unit # for Unit 3: 2267 Unit # for Unit 4: 2267A Number of Furnished Units: 0

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$3,595,000
- 2 Buildings
- Levels: Multi/Split
- Cooling: See Remarks
- Heating: Natural Gas, Forced Air
- Cap Rate: 0
- \$159600 Gross Scheduled Income

Interior

Exterior

- Lot Features: Sprinkler System
- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	3	1		\$4,500		\$4,600
2:		1	1	1		\$2,120		\$2,200
3:		3	3	1		\$4,500		\$4,600
4:		1	1	1		\$2,200		\$2,200

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 4
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- 92007 - Cardiff By The Sea area
- San Diego County
- Parcel # 2610721500

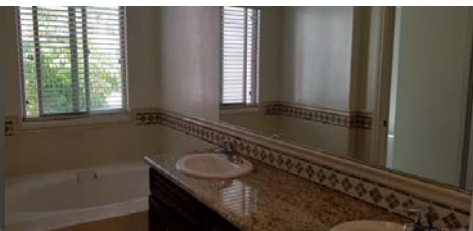
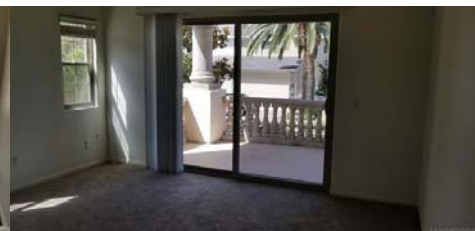
Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold:

\$1,198,000/\$1,150,000 ↓

51 days on the market

Listing ID: 210001868

343 Lansing Circle • Escondido 92025

4 units • \$299,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1964

CrossStreet: Hickory



343 Lansing Circle is a completely renovated 4 unit building in a small residential community in Escondido. The unit mix consists of 4 large 2 Bedroom / 1 Bath units each with a single car garage and additional parking space. There is on-site coin operated laundry. This turnkey deal has additional upside in the rents and an HOA of \$450/month that covers trash, landscaping, common area maintenance and management. Other Fees: 0 Unit # for Unit 1: A Unit # for Unit 2: B Unit # for Unit 3: C Unit # for Unit 4: D Number of Furnished Units: 0

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$1,198,000
- 1 Buildings
- Levels: Two
- Cooling: See Remarks
- Cap Rate: 4.62
- \$80904 Gross Scheduled Income
- \$55404 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1		\$1,595		\$1,750
2:		2	1	1		\$1,695		\$1,750
3:		2	1	1		\$1,599		\$1,750
4:		2	1	1		\$1,695		\$1,750

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 4
- Disposal:
- Drapes:
- Patio: 0
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- \$450 HOA dues Monthly
- 92025 - Escondido area

- San Diego County
- Parcel # 2293110600

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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed •

List / Sold:

\$1,599,000/\$1,560,000 ↓

3 days on the market

Listing ID: 210006509

931 21st St • San Diego 92102

4 units • \$399,750/unit • sqft • 5,301 sqft lot • No \$/Sqft data •
Built in 2015

CrossStreet: E Street



Amazing investor or owner/investor opportunity! This is a rare opportunity to purchase a completely renovated craftsman style property located in the highly desirable Golden Hill neighborhood. Centrally located near Downtown, Golden Hill Park, Balboa Park, City College and golf course is minutes away. Great neighborhood within walking distance to shops and restaurants. This beautiful property has been renovated from the bottom up to include new plumbing, electrical, roof and foundation. Purchase as a multi-family home or rent out all units and generate income! Brand new wooden deck leads you into the entry of the first 3 units which all come with new granite counter tops, bathrooms, windows, plumbing, water resistant laminate flooring, HVAC system and so much more! Private back yard leads you to the fully remodeled detached 4th unit, a sparkling pool and spa and laundry room. Exterior: Wood/Stucco Other Fees: 0 Unit # for Unit 1: 1 Unit # for Unit 2: 2 Unit # for Unit 3: 3 Unit # for Unit 4: 4 Number of Furnished Units: 0

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$1,599,000
- 2 Buildings
- Levels: Two
- Cooling: Central Air
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1			\$0		
2:		2	2			\$0		
3:		1	2			\$0		
4:		1	1			\$0		

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Drapes:
- Patio: 2
- Ranges: 4
- Refrigerator: 4

- Dishwasher: 3
- Disposal:

- Wall AC:

Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5343810400

Michael Lembeck

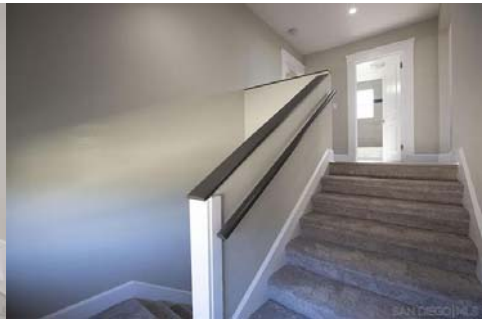
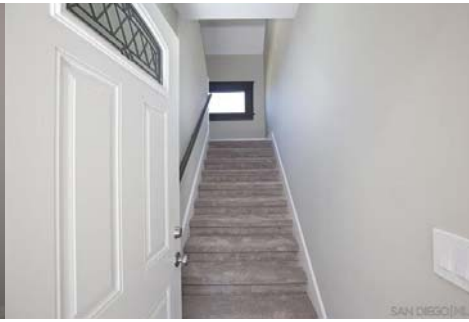
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold: **\$1,900,000/\$1,900,000**

5046 52 Narragansett • San Diego 92107

0 days on the market

4 units • **\$475,000/unit** • **sqft** • **7,000 sqft lot** • **No \$/Sqft data** •
Built in 1951

Listing ID: 210012684

CrossStreet: Bacon



Pride of ownership property! 4 units, all 2br-1ba with 4 single car garages, located 1/2 block to beach. Other Fees: 0 Unit # for Unit 1: 5046 Unit # for Unit 2: 5048 Unit # for Unit 3: 5050 Unit # for Unit 4: 5052 Number of Furnished Units: 0

Facts & Features

- Sold On 05/10/2021
- Original List Price of \$1,900,000
- 2 Buildings
- Levels: One
- Cap Rate: 3.54
- \$114000 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1		\$2,600		
2:		2	1	1		\$2,000		
3:		2	1	1		\$2,500		
4:		2	1	1		\$2,300		

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 4
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 44808225

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210012684

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Closed •

List / Sold: **\$1,900,000/\$1,900,000**

5038 44 Narragansett • San Diego 92107

0 days on the market

4 units • **\$475,000/unit** • **sqft** • **7,000 sqft lot** • **No \$/Sqft data** •
Built in 1951

Listing ID: 210012675

CrossStreet: Bacon



Pride of ownership building! 4 Units all 2br-1ba with 4 single car garages Located 1/2 block to the beach! Other Fees: 0 Unit # for Unit 1: 5038 Unit # for Unit 2: 5040 Unit # for Unit 3: 5042 Unit # for Unit 4: 5044 Number of Furnished Units: 0

Facts & Features

- Sold On 05/10/2021
- Original List Price of \$1,900,000
- 2 Buildings
- Levels: One
- Cap Rate: 3.52
- \$113280 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1		\$2,650		
2:		2	1	1		\$2,395		
3:		2	1	1		\$2,000		
4:		2	1	1		\$2,295		

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 4
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4480820600

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210012675

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