

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	PrvPool	Grg Spcs	Date	DOM/CDOM
1	220027488SD	S	321 Spruce St	CHU	91911		2	\$0	1	\$850,000 ↓			1968	11,330/0.26			01/04/23	18/18
2	220027257SD	S	3266 Eureka Pl	CAR	92008		3	\$116,940	4	\$1,600,000 ↓			1938		N		01/03/23	40/73
3	220026010SD	S	4924 Iroquois	SD	92117		4	\$145,608	5	\$2,300,000 ↓			1953		N		01/03/23	18/18
4	TR22121845	S	1734 S Pacific ST	OCE	92054	STD	5	\$115,763		\$2,900,000 ↓	\$448.36	6468	1960/EST	9,018/0.207	N	4	01/06/23	157/157

Closed •

List / Sold: **\$889,999/\$850,000** ↓

321 Spruce St • Chula Vista 91911

18 days on the market

2 units • \$445,000/unit • sqft • 11,330 sqft lot • No \$/Sqft data •

Listing ID: 220027488SD

Built in 1968

Take 805 and exit orange, go west, right on melrose, and right on spruce. CrossStreet: Melrose Ave



Quiet neighborhood with a fully remodeled four bedroom, two bathroom house. Home does have a fully remodeled conversion that is a one bedroom, one bathroom with WD hookup that can be rented for about \$2,000 per month to help offset your mortgage payment significantly! This home was truly designed as a sanctuary for its new owner to enjoy the villa-style primary bedroom with a spa-like ensuite! As you enter the house you're greeted by an open space combining the main living area where kitchen, dining and family share high vaulted ceilings. No expense was spared through this renovation where attention to detail was paramount. Photos cannot do the home nor the design justice. In-person tours are an ABSOLUTE MUST!! Plus - Seller is willing to offer credits for buyer/closing costs. Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 2: 2 Number of Furnished Units: 0

Facts & Features

- Sold On 01/04/2023
- Original List Price of \$889,999
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s), Zoned
- Heating: Electric, Combination, Forced Air
- Cap Rate: 1
- \$1 Net Operating Income

Interior

- Appliances: Gas Water Heater

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:		4	2			\$1		\$6,000
2:		1	1			\$1		\$2,000
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- 91911 - Chula Vista area
- San Diego County
- Parcel # 6205107100

Michael Lembeck

State License #: 01019397

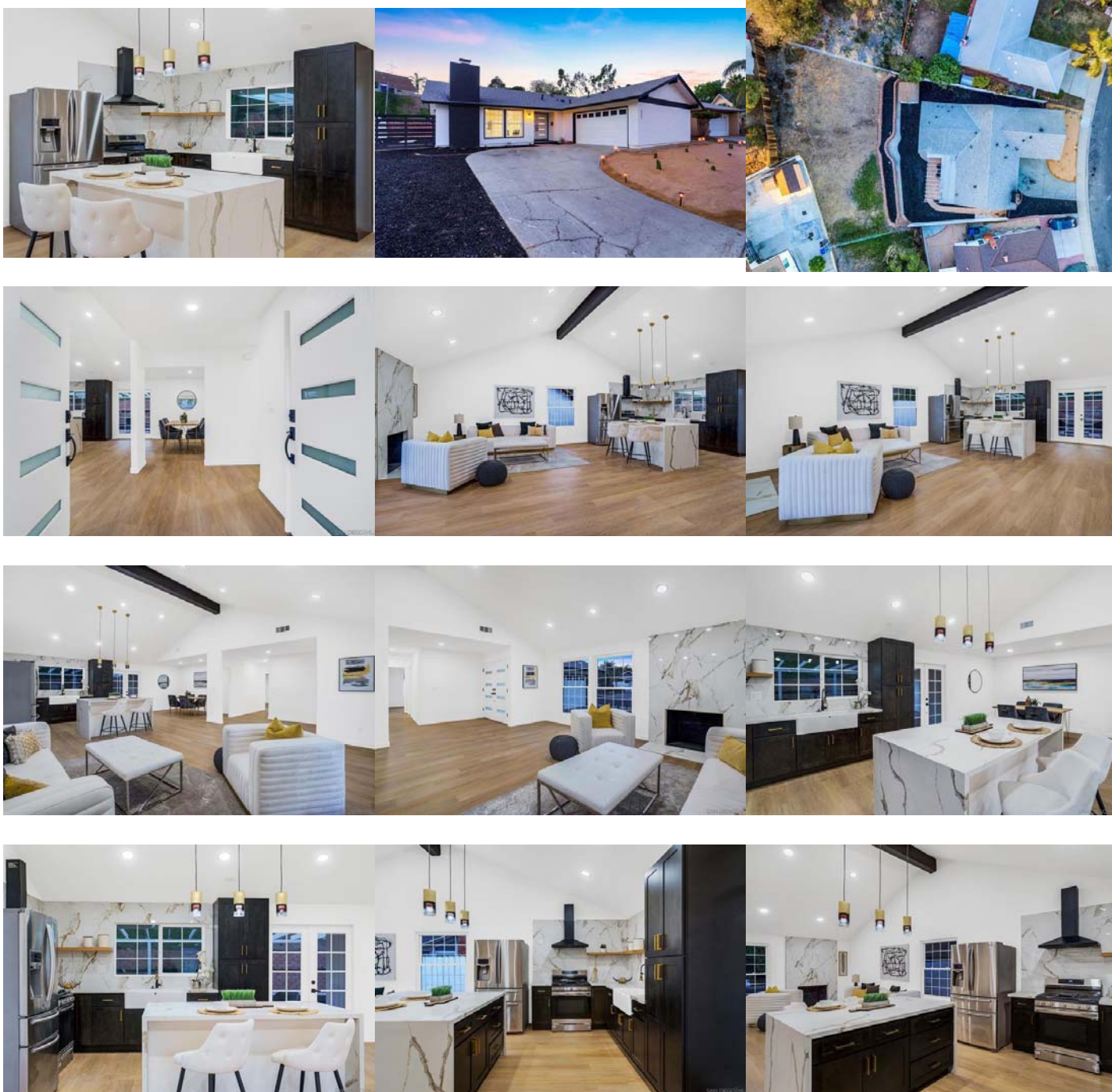
Cell Phone: 714-742-3700

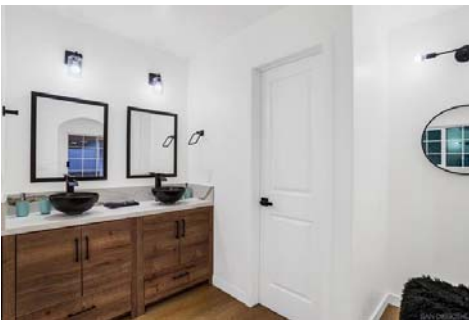
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 220027488SD

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Closed •

List / Sold:

\$1,795,000/\$1,600,000 ↓

40 days on the market

3266 Eureka Pl • Carlsbad 92008

3 units • \$598,333/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1938

Listing ID: 220027257SD

Highway 5 to Carlsbad Village Drive, to Pio Pico, to Pine, Basswood, then Eureka. CrossStreet: Chestnut Ave, Basswood



Rare Find! Just remodeled 3 plex in 92008 Carlsbad that's been city inspected, fully permitted, only 1 mile from beach, & 10 mins from Camp Pendleton! Front yard is directly across from Holiday Park, w/ BBQ's, open grassy picnic areas, volleyball court, playground, & walking distance to Carlsbad Village! Projected rents for permitted 1,553 sf of living space is \$120k per year, or live in one & rent out others. Main beach cottage style home is 3/1 approx. 650, and other two homes are 1 bedroom, 1 bath. All homes have separate laundry hook ups, separate tankless water heaters, quartz countertops, tile showers, luxury vinyl / wood flooring, new paint, new fixtures, new stainless appliances, new kitchen & bath cabinets, along with 3 new heat and A/C units! These homes have been given a new life from top to bottom, are close to all, and Move in Ready! Sewer: Sewer Connected Unit # for Unit 1: A Unit # for Unit 2: B Unit # for Unit 3: C Number of Furnished Units: 0 Frontage: Freeway

Facts & Features

- Sold On 01/03/2023
- Original List Price of \$1,895,000
- 3 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- Cap Rate: 4.2
- \$116940 Gross Scheduled Income
- \$95340 Net Operating Income

Interior

- Appliances: Tankless Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00912923
- 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	1			\$0		\$3,995
2:		1	1			\$0		\$2,875
3:		1	1			\$0		\$2,875
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Drapes:
- Patio: 1
- Ranges: 1

- Carpet:
- Dishwasher: 3
- Disposal:

- Refrigerator: 0
- Wall AC:

Additional Information

- 92008 - Carlsbad area
- San Diego County
- Parcel # 2051123300

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 220027257SD

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Closed •

List / Sold:

\$2,399,000/\$2,300,000 ↓

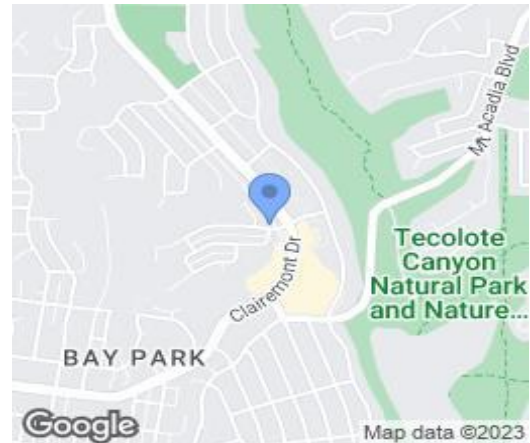
18 days on the market

Listing ID: 220026010SD

4924 Iroquois • San Diego 92117

4 units • \$599,750/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1953

Clairmont to Iroquios, please park on street. CrossStreet: Jumano Ave



Ultra rare 4-unit property in the Bay Park area. Two of the units are new and just completed in 2022!! Property consists of 3 - 2bed/1bath homes and 1- 1bed/1bath home. All have private yards and have just been renovated inside and out. The back unit is brand new -second story 2-bedroom home with panoramic bay and ocean views. Turn key investment with renters in place in 3 of the units with instant cash flow. Rent all 4 or keep one for personal use or short term rental. Excellent location close to USD and all the great things Bay Park and Mission Bay have to offer. Each home has their own utilities, laundry and are ideal rentals. Two car garage with separate bays so you can rent them separately. Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 4924 Unit # for Unit 2: 4926 Unit # for Unit 3: 4928 Unit # for Unit 4: 4930 Number of Furnished Units: 0 Topography: LL,GSL

Facts & Features

- Sold On 01/03/2023
- Original List Price of \$2,399,000
- 2 Buildings
- Levels: Two
- Cap Rate: 4.5
- \$145608 Gross Scheduled Income

Interior

Exterior

- Fencing: Cross Fenced

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02057739
- 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		\$3,240		
2:		2	1			\$0		\$3,100
3:		1	1			\$2,350		
4:		2	1	1		\$3,349		

Of Units With:

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

Additional Information

- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 4257602000

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Mission Viejo, 92691

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Closed •

List / Sold:

\$3,250,000/\$2,900,000 ↓

157 days on the market

Listing ID: TR22121845

1734 S Pacific St • Oceanside 92054

**5 units • \$650,000/unit • 6,468 sqft • 9,018 sqft lot • \$448.36/sqft •
Built in 1960**

San Diego Fwy > Cassidy St > S Pacific St



pleased to present 1734 S Pacific Street and 1842-1846 S Pacific Street, a pair of near water front apartments with an ideal unit mix and zoning regulations for short term vacation rentals. These properties allow for an investor to acquire a trophy asset with tremendous cash flowing potential.

Facts & Features

- Sold On 01/06/2023
- Original List Price of \$4,000,000
- 3 Buildings
- 7 Total parking spaces
- \$105 (Estimated)
- Laundry: Common Area
- \$115763 Gross Scheduled Income
- \$53793 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

Exterior

- Lot Features: 21-25 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$48,928
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$3,335
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Furnished	\$2,530	\$2,530	\$3,650
2:	1	2	2	1	Furnished	\$2,310	\$2,310	\$3,950
3:	1	1	1	1	Furnished	\$1,710	\$1,710	\$3,100
4:	1	1	1	1	Furnished	\$1,710	\$1,710	\$3,000
5:	1	1	1	1	Furnished	\$1,386	\$1,386	\$3,000

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 5
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 92054 - Oceanside area
- San Diego County
- Parcel # 1530922800

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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: TR22121845

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