

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	PTP2306102	S	658 60 N 62nd St	SD	92114	STD	2	\$28,800	0	\$735,000 	\$462.85	1588	1965/EST	10,797/0.24	N	0	01/18/24	5/5
2	230023117SD	S	1805 Hornblend St.	SD	92109		3	\$5,865	0	\$1,750,000 			9999				01/16/24	13/13
3	230023179SD	S	2005 Via Esmarca	OCE	92054		4	\$114,180	4	\$2,000,000 			1975				01/16/24	7/7
4	230012488SD	S	4673 77 32nd Street	SD	92116		4	\$65,340	2	\$1,450,000 			1945				01/16/24	171/171

Closed •

List / Sold: **\$735,000/\$735,000** ↑

658 60 N 62nd St • San Diego 92114

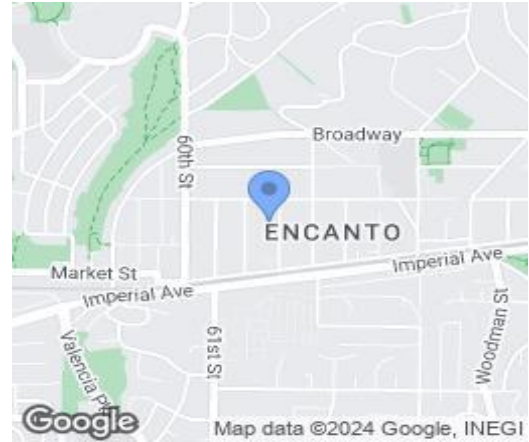
5 days on the market

2 units • \$367,500/unit • 1,588 sqft • 10,797 sqft lot • \$462.85/sqft •

Listing ID: PTP2306102

Built in 1965

USE GOOGLE MAPS



GREAT INVESTMENT OPPORTUNITY. 2 SEPARATE HOUSES ON A 1/4 OF AN ACRE. EACH HOME FEATURES 2 BEDROOMS AND 1 BATH. BOTH UNITS ARE IN NEED OF SOME TLC, BUT ARE LOADED WITH POTENTIAL. ONSITE LAUNDRY AND PLENTY OF PARKING.

Facts & Features

- Sold On 01/18/2024
- Original List Price of \$710,000
- 2 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- \$0
- Laundry: In Closet, Outside, Washer Hookup, Gas Dryer Hookup
- Cap Rate: 0
- \$28800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate, Carpet

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01485458
- Gardener:
- Licenses:
- Insurance: \$0
- 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	2	1	0		\$1,200	\$1,200	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- 92114 - Encanto area

• Buyer Agency Compensation: 2.5%

• San Diego County
• Parcel # 5490533200

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

 Click arrow to display photos







Closed •

List / Sold:

\$1,795,000/\$1,750,000 ↓

13 days on the market

1805 Hornblend St. • San Diego 92109

3 units • **\$598,333/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 9999

Listing ID: 230023117SD

CrossStreet: Kendall St.



Don't miss this opportunity to own your own prime beach property located in the heart of Pacific Beach! Highly sought after multi unit (3 units): 1 stand alone single family home with 3beds & 2baths and a duplex in the back of the lot with a garage. There is a spacious yard between the home and duplex which has plenty of room for all tenants. Highly desirable location close to restaurants, coffee shops, great schools, beach, bay, Sea World and easy freeway access. Dream investor opportunity or great property to live in and rent out the duplex. Opportunities are endless with this rare beach property!

Facts & Features

- Sold On 01/16/2024
- Original List Price of \$1,999,950
- 2 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Cap Rate: 0
- \$5865 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02173369
- 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	2			\$2,500		\$5,000
2:		1	1			\$1,650		\$2,500
3:		1	1			\$1,400		\$2,000
4:			0					

Of Units With:

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

Additional Information

• Buyer Agency Compensation: 2%

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4240320100

Michael Lembeck

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 230023117SD

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Closed •

List / Sold:

\$1,995,000/\$2,000,000 ↑

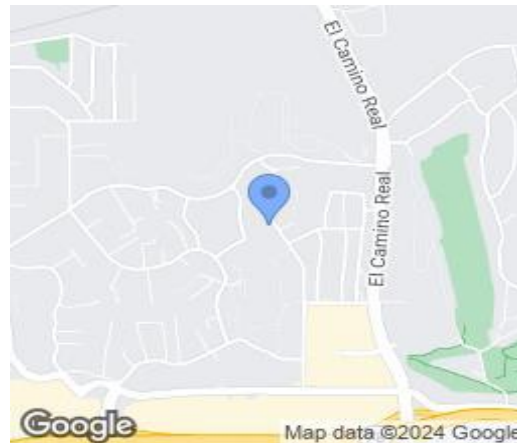
7 days on the market

2005 Via Esmarca • Oceanside 92054

4 units • \$498,750/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1975

Listing ID: 230023179SD

CrossStreet: Via Esmarca & Fire Mountain Dr



****SELLER FINANCING AVAILABLE**** This is a fantastic opportunity to purchase a value-add income property with extremely large floorplans in a strong suburban neighborhood. The property consists of one (1) 3Bedroom / 2Bathroom Unit, two (2) 2Bedroom / 1Bathroom Units, and one (1) 2Bedroom / 1Bathroom Unit averaging over 1,000sf each. Located conveniently near El Camino Real, CA-78, and I-5 in Oceanside, CA which is one of San Diego's fastest growing submarkets. Perfect for Owner Occupant or Investor.

Facts & Features

- Sold On 01/16/2024
- Original List Price of \$1,995,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Cap Rate: 3.95
- \$114180 Gross Scheduled Income
- \$78879 Net Operating Income

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01417209
- 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			\$2,895		\$3,795
2:		2	2			\$2,275		\$2,895
3:		2	2			\$2,350		\$2,895
4:		2	1			\$1,995		\$2,795

Of Units With:

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

Additional Information

• Buyer Agency Compensation: 2.5%

- 92054 - Oceanside area
- San Diego County
- Parcel # 1654802800

Michael Lembeck

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Cell Phone: 714-742-3700

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 230023179SD

Printed: 01/21/2024 5:03:48 PM

Closed •

List / Sold:

\$1,450,000/\$1,450,000 ↓

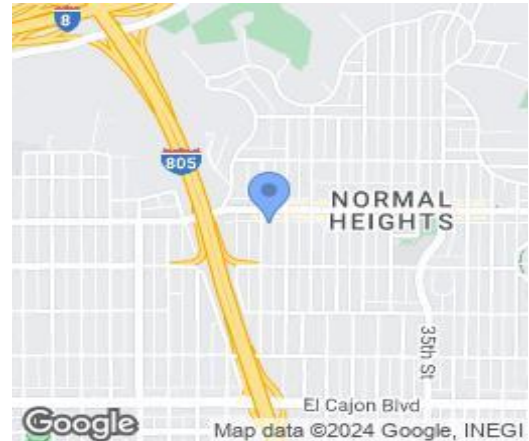
171 days on the market

Listing ID: 230012488SD

4673 77 32nd Street • San Diego 92116

4 units • **\$362,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1945

CrossStreet: Adams Avenue



Bring ALL offers! 4673-77 32nd Street offers a well located, value-add opportunity in the heart of Normal Heights. The Property is a 4-Unit complex spread across three separate structures on a 6,681 square foot lot. The Front Two Cottages are both detached, 2BR/1BA Units and the rear structure consists of Two 1BR/1BA Units above Four Single Car garages. Additional amenities include private yard space for select units. This property offers a solid base for an investor or owner occupant to capitalize on the rents this excellent location may produce. Shown with Accepted Offer. Do Not Disturb Tenants.

Facts & Features

- Sold On 01/16/2024
- Original List Price of \$1,899,000
- 3 Buildings
- Levels: Two
- Cap Rate: 1.7
- \$65340 Gross Scheduled Income
- \$32122 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02172966
- 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		\$2,995
2:		2	1			\$1,500		\$2,995
3:		1	1			\$1,250		\$2,295
4:		1	1			\$1,000		\$2,295

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2%
- 92116 - Normal Heights area
- San Diego County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

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