

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	210031384	S	1020 Monserate Ave	CHU	91911		2	\$0	0	\$955,000			1956	7,434/0.17			01/07/22	6/6
2	210031791	S	967 969 13th St	IMB	91932		2	\$21,240	7	\$927,000			1945	5,876/0.13	N		01/07/22	12/12
3	210031109	S	1890 92 Madera Street	LEG	91945		2	\$29,700	0	\$744,000			1972		N		01/05/22	16/16
4	210032629	S	8019 21 Roy St.	LEG	91945		2	\$45,600	6	\$1,048,000			1958				01/05/22	6/6
5	210031124	S	2626 Kari Court	SPV	91977		2	\$48,000	0	\$790,000			1988	6,513/0.14	N		01/03/22	4/4
6	210022230	S	828 30 Newport Dr	VST	92084		2	\$26,400	0	\$590,000			1952	11,091/0.25			01/03/22	90/90
7	NDP2111984	S	4334 36 Swift AVE	SD	92104	STD	2	\$55,620	4	\$1,100,000	\$820.28	1341	1940/EST	4,918/0.11	N	1	01/04/22	29/29
8	NDP2111091	S	2504 Bancroft	SD	92104	STD	2	\$0	0	\$1,950,000	\$638.30	3055	1926/SLR	6,050/0.13	N	2	01/03/22	45/89
9	210031575	S	4805 Auburn Dr	SD	92105		2	\$3,022	0	\$700,000			1924				01/07/22	16/16
10	210024414	S	1812 14 Linwood Street	SD	92110		2	\$0	0	\$1,600,000			1960	4,833/0.11	N		01/04/22	100/100
11	210032229	S	1671 75 Diamond St	SD	92109		3	\$50,400	2	\$1,750,000			1950				01/06/22	11/11
12	210028851	S	2932 2934 Preece St	SD	92111		4	\$53,520	5	\$1,140,000			1970				01/05/22	0/0
13	210026664	S	2025 Abbe Street	SD	92111		4	\$159,480	5	\$2,750,000			1942	12,260/0.28			01/05/22	24/24

Closed •

List / Sold: **\$890,000/\$955,000** ↑

1020 Monserate Ave • Chula Vista 91911

6 days on the market

2 units • \$445,000/unit • sqft • 7,434 sqft lot • No \$/Sqft data •

Listing ID: 210031384

Built in 1956

CrossStreet: Jamal Ave



Chula Vista duplex (with 3rd unit option) sitting on nearly 7,500 square foot corner lot. 3rd unit option is great for multigenerational living or closed off completely for tenant. Each unit has private entrance, and private yard. Main home has detached, 2 car garage, with plenty of street parking for other units. Exterior: Wood/Stucco Number of Furnished Units: 0

Facts & Features

- Sold On 01/07/2022
- Original List Price of \$890,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Cap Rate: 0

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	2	0		\$0		
2:		2	2	2		\$0		
3:		1	1	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

- 91911 - Chula Vista area
- San Diego County
- Parcel # 5753610900

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: **\$950,000/\$927,000** ↑

967 969 13th St • Imperial Beach 91932

12 days on the market

2 units • \$475,000/unit • sqft • 5,876 sqft lot • No \$/Sqft data •
Built in 1945

Listing ID: 210031791

CrossStreet: Elder



GREAT INVESTMENT OPPORTUNITY! Nice duplex in a great Imperial Beach location. Space to add additional units for more income. Huge backyard on a 5,876 SF lot! Beautiful upgrades throughout, including a brand-new roof, new paint, one heater, and luxury vinyl plank flooring. The kitchens and bathrooms were also recently remodeled. Positive cash flow! This one will go quick! Sewer: Sewer Connected Unit # for Unit 1: 967 Unit # for Unit 2: 969 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 01/07/2022
- Original List Price of \$925,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 6.68
- \$21240 Gross Scheduled Income
- \$16240 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler System

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:		2	1	0		\$1,770		\$2,300
2:		2	1	0		\$0		\$2,700
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91932 - Imperial Beach area

- San Diego County
- Parcel # 6271310700

Michael Lembeck

State License #: 01019397
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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: 210031791

Printed: 01/09/2022 2:01:55 PM

Closed •

List / Sold: **\$722,500/\$744,000** ↑

1890 92 Madera Street • Lemon Grove 91945

16 days on the market

2 units • \$361,250/unit • sqft • No lot size data • No \$/Sqft data • Built in 1972

Listing ID: 210031109

CrossStreet: Massachusetts



Super sweet duplex in excellent Lemon Grove location. Run the projected numbers on these as the math looks good! Each unit has its own garage with laundry, plus other off street parking options. Upper unit has large private deck, and both units have access to huge back yard. (More than enough room to add another unit, if allowed.) Long term excellent tenants pay well below market rents. Lots of upside improvement opportunity here. These are a great opportunity for the savvy investor or first-time buyer. VA financing welcome. Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 1890 Unit # for Unit 2: 1892 Number of Furnished Units: 0 Topography: GSL

Facts & Features

- Sold On 01/05/2022
- Original List Price of \$722,500
- 1 Buildings
- Levels: Two
- Heating: Electric, Radiant
- Cap Rate: 0
- \$29700 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01742337
- 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		\$1,225		\$2,200
2:		2	1	1		\$1,250		\$2,200
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91945 - Lemon Grove area
- San Diego County
- Parcel # 5761400700

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: 210031109

Printed: 01/09/2022 2:01:56 PM

Closed •

List / Sold: **\$849,900/\$1,048,000** ↑

8019 21 Roy St. • Lemon Grove 91945

6 days on the market

2 units • **\$424,950/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1958

Listing ID: 210032629

Heading east on Broadway from Lemon Grove, right on Kempf St, left on Roy St. Property on your right.
CrossStreet: Kempf Street



ATTENTION Investors...amazing cash flow opportunity for multi-family home located in a great location close to freeways, trolley station, shopping, and schools. Two of the units feature 2 bedroom/1 bath, each with their own washer & dryer hook-ups for added convenience. Detached two car garage, studio with full bath in the back, and a large driveway for RV or multi-gen families. Each unit has private entrance and their own outdoor space...very marketable feature for future tenants! Number of Furnished Units: 0

Facts & Features

- Sold On 01/05/2022
- Original List Price of \$849,900
- 2 Buildings
- Levels: One
- Cap Rate: 5.5
- \$45600 Gross Scheduled Income
- \$33100 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			\$1,600		
2:		2	1			\$1,500		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91945 - Lemon Grove area
- San Diego County

• Parcel # 4802231300

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: **\$795,000/\$790,000** ↓

2626 Kari Court • Spring Valley 91977

4 days on the market

2 units • \$397,500/unit • sqft • 6,513 sqft lot • No \$/Sqft data •
Built in 1988

Listing ID: 210031124

CrossStreet: Lemon Street



RARE opportunity to own this "townhome-style" duplex in Spring Valley. Each unit is 3 bd/2.5 ba and has its own spacious fenced backyard along with private laundry and 2-car garage. Located on a nice quiet private court off of Lemon st. with plenty of parking! Pictures are of unit B, which shows great inside! Tile flooring throughout downstairs and carpet in upstairs bedrooms, as well as ensuite bathroom in Primary bedroom. Second unit is currently occupied by a long standing tenant. Perfect opportunity for an owner-occupied buyer or investor looking to start or add to an existing portfolio. Property is great as-is or perfect as an update project to increase values. Located near shopping, schools, and I-125/94/54 freeways. RARE opportunity to own this "townhome-style" duplex in Spring Valley. Each unit is 3 bd/2.5 ba and has its own spacious fenced backyard along with private laundry and 2-car garage. Located on a nice quiet private court off of Lemon st. with plenty of parking! Pictures are of vacant unit, which show great inside! Tile flooring throughout downstairs and carpet in upstairs bedrooms, as well as ensuite bathroom in Primary bedroom. Second unit is currently occupied by a long standing tenant. Perfect opportunity for an owner-occupied buyer or investor looking to start or add to an existing portfolio. Property is great as-is or perfect as an update project to increase values. Located near shopping, schools, and I-125/94/54 freeways. Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: A Unit # for Unit 2: B Number of Furnished Units: 0

Facts & Features

- Sold On 01/03/2022
- Original List Price of \$795,000
- 1 Buildings
- Levels: Two
- Heating: Electric, Natural Gas, See Remarks, Forced Air
- Cap Rate: 0.06
- \$48000 Gross Scheduled Income
- \$47000 Net Operating Income

Interior

- Appliances: Gas Water Heater

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:		3	3	2		\$1,850		\$2,350
2:		3	3	2		\$0		\$2,350
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 2
- Disposal:

- Patio: 0
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- 91977 - Spring Valley area
- San Diego County
- Parcel # 5041925700

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: **\$600,000/\$590,000** ↓

828 30 Newport Dr • Vista 92084

90 days on the market

2 units • \$300,000/unit • sqft • 11,091 sqft lot • No \$/Sqft data •
Built in 1952

Listing ID: 210022230

East Vista Way to Townsite. Right of Newport. CrossStreet: E. Vista Way and Townsite



Back on market subject to cancellation of current escrow. R-M Zoned. City of Vista says YES to ADU. Great opportunity to renovate and purchase a Duplex with 2 bedrooms and 1 bath each. Both units have their own carport and private backyard with plenty of parking space. Built in 1952 the property was constructed on concrete slab and block exterior walls. 2 Electric meters and 2 Gas meters. The property is centrally located to downtown Vista shopping, restaurants and easy freeway access. Sewer: Sewer Connected Unit # for Unit 1: 828 Unit # for Unit 2: 830 Unit 1 Parking Spaces: 3 Unit 2 Parking Spaces: 3 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0 Topography: LL,GSL

Facts & Features

- Sold On 01/03/2022
- Original List Price of \$600,000
- 1 Buildings
- Levels: One
- Cap Rate: 0
- \$26400 Gross Scheduled 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		\$1,100		
2:		2	1	1		\$1,100		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92084 - Vista area
- San Diego County

• Parcel # 1760110200

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: 210022230

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Closed • Duplex

List / Sold:

\$1,097,000/\$1,100,000 ↑

29 days on the market

Listing ID: NDP2111984

4334 36 Swift Ave • San Diego 92104

2 units • **\$548,500/unit** • **1,341 sqft** • **4,918 sqft lot** • **\$820.28/sqft** •
Built in 1940

[Use Google Maps.](#)



Beautifully renovated 2 unit property in Normal Heights. Live in the front...rent out the back. Within walking distance to Adams Avenue, home of great restaurants and shops. 2 Bedroom/1.5 Bath House with a modern Kitchen design with Quartz Countertops, custom cabinetry, and all Stainless Steel Appliances including Dishwasher, Range, Microwave, and Refrigerator. 100% renovated. 1 Bedroom/1 Bath free-standing home in back. 100% renovated. Both units have Air Conditioning and brand new electrical throughout. The owner has started the ADU process on converting the garage to a 3rd and 4th legal unit (studio below and a studio above). Soon...this could be a total of 4 units. Both units are currently rented. Please call listing agent for more details.

Facts & Features

- Sold On 01/04/2022
- Original List Price of \$1,097,000
- 3 Buildings
- 1 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside
- Cap Rate: 3.8
- \$55620 Gross Scheduled Income
- \$42620 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01524589
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	1		\$2,695	\$2,695	\$2,695
2:	1	1	1	0		\$1,940	\$1,940	\$1,940

Of Units With:

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

Additional Information

- Standard sale

- 92104 - North Park area
- San Diego County
- Parcel # 4471611600

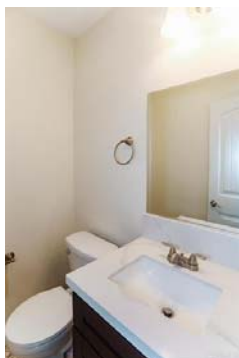
Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: NDP2111984

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Closed •

List / Sold:

\$1,875,000/\$1,950,000 ↓

45 days on the market

Listing ID: NDP2111091

2504 Bancroft • San Diego 92104

**2 units • \$937,500/unit • 3,055 sqft • 6,050 sqft lot • \$638.30/sqft •
Built in 1926**

Corner of Bancroft and Laurel.



AMAZING PRICE ADJUSTMENT! Such great value for this Spanish Colonial Revival masterpiece with a charming casita above the garage. Statuesquely perched on a corner lot in the Burlingame Manor tract of North Park, and designed by master architect Charles Salyers, this property, with its flexible floor plan, provides so many options to Buyers. Plus, its provenance makes it a possible candidate for historic designation and Mills Act (property tax reduction). No description can do it justice however here are the main elements that will make any Buyer want to be the next steward! The entry level of the main house greets you with a dramatic open foyer featuring a custom Cantera "shell" with wrought iron railing and hosts a generous living room, cozy sitting room, formal dining room, bonus room currently used as TV room (optional bedroom), 2 bedrooms, a laundry room and 1 ¼ bathrooms. An updated kitchen has quartz countertops, gas cooktop, and ample cabinet and pantry space. The charming breakfast nook features vintage built-ins, an open turret with rustic beams and a custom stained-glass window. The updated laundry room off the kitchen boasts tons of storage, newer energy star washer/dryer, quartz countertops, a tankless hot water heater on exterior wall, new "gardener's toilet" (and plumbing from a former sink making it easy to become a 1/2 or 3/4 bathroom) and access to an enclosed dog run. Upstairs is home to a lovely primary suite that includes a private deck with views to the mountains, distant Mexico hills, and downtown lights; a walk-in closet, and spa-like bathroom with soaking tub, double-sink and skylight. Original characteristics of the property that have retained their beauty and charm include hardwood floors, tall baseboards, crown molding, coved ceilings, arch ways, gumwood ceiling beams, gumwood and oak interior and exterior doors with vintage crystal hardware, display niches, French doors, plate and picture rails, bead board, leaded glass, wood windows and more. The wood-burning fireplace has an original gumwood mantle, Batchelder-style tile inset, rough granite stone and tile hearth. The gorgeous exterior of the property features water - wise, low maintenance Mediterranean landscape with automatic drip system and lighting, flagstone pathways, fountain and seating area, Deco-coated steps and paths to main entry and back yard, Cantera steps and Talavera accent tiles leading to the home's rear entry, custom wrought iron, lockable gates, a dog run and separate entrance to laundry room. The serene back yard has brick pathways, a water feature that sits on top of Cantera stone with Talavera tile accent tiles, mature plantings, a Tabebuia/Ipe tree and Cantera seating for entertaining larger groups. Above the 2-car garage sits an adorable, light-filled, 1 bedroom/1bathroom casita with separate entrance and its own private outdoor seating area below. It features wood floors, a full eat-in kitchen with pantry and vintage built-ins, a large living room, a bedroom with vintage built-ins and lighting, and a bathroom with vintage tile. The unit comes with its own washer and dryer, water heater and gas and electric meter. Water usage is combined with the main residence. Can be used as long or short-term rental (approximately \$2,500 long-term, more for short-term), office, studio, guest residence or whatever suits your needs. The beauty and character of this property combined with its proximity to North and South Park's favorite restaurants coffee houses, tasting rooms, shopping, and parks makes it a must see.

Facts & Features

- Sold On 01/03/2022
- Original List Price of \$1,979,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- \$0
- Laundry: Dryer Included, Washer Included
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Cooking, Refrigerator, Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Garden, Gentle Sloping, Landscaped
- Sewer: Public Sewer

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:		1	1	0		\$0	\$0	\$2,500
2:		4	3	2		\$0	\$0	\$8,000

Of Units With:

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

Additional Information

- Standard sale
- 92104 - North Park area
 - San Diego County
 - Parcel # 5390510700

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: **\$725,000/\$700,000** ↓

4805 Auburn Dr • San Diego 92105

16 days on the market

2 units • **\$362,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1924

Listing ID: 210031575

CrossStreet: Wightman St.



Great Investment property. 2 well maintained units located in an opportunity zone. Live in one and rent the other or just keep both as investment properties. 1 car garage and additional parking make this a great rental. Number of Furnished Units: 0

Facts & Features

- Sold On 01/07/2022
- Original List Price of \$725,000
- 1 Buildings
- Levels: One
- Cap Rate: 0
- \$3022 Gross Scheduled Income

Interior

Exterior

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:		2	2	1		\$1,872		
2:		1	1	1		\$1,150		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92105 - East San Diego area
- San Diego County
- Parcel # 4716911000

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

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Closed •

List / Sold:

\$1,695,000/\$1,600,000 ↓

100 days on the market

Listing ID: 210024414

1812 14 Linwood Street • San Diego 92110

**2 units • \$847,500/unit • sqft • 4,833 sqft lot • No \$/Sqft data •
Built in 1960**

Heading down Pringle, turn right on Linwood CrossStreet: Pringle



STOP, LOOK, LISTEN; this just could be the opportunity you've been awaiting! This cool, Art Deco beauty is ideal for the discerning owner-occupant desirous of rental income in highly sought-after Mission Hills location, complete with sweeping views of the bay, airport, and downtown! Both units enjoy gleaming hardwood floors, fireplaces, vintage bathroom tile, laundry rooms, tray ceilings, and access to the beautiful rear yard. Get your Zen on while relaxing in the outdoor garden area with its lush lawn, multiple fruit trees, and paver-enhanced covered patio. This prime location boasts easy access to freeways, the coast, downtown, the airport and Old Town. Add the dual-car garage with bonus storage and this pretty picture is complete! Projected mo. income is \$6,400. Sewer: Sewer Connected Unit # for Unit 1: 1814 Unit # for Unit 2: 1812 Number of Furnished Units: 0 Topography: GSL Frontage: Bay

Facts & Features

- Sold On 01/04/2022
- Original List Price of \$1,775,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas, Combination, Forced Air
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinklers Drip System, 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	1	1		\$0		\$3,200
2:		2	1	1		\$0		\$3,200
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- 92110 - Old Town Sd area
- San Diego County
- Parcel # 4517480900

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210024414

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Closed •

List / Sold:

\$1,500,000/\$1,750,000 ↑

11 days on the market

Listing ID: 210032229

1671 75 Diamond St • San Diego 92109

3 units • \$500,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1950

CrossStreet: Jewell



1671-75 Diamond Street consists of three rental on a 6,241 sq ft lot. Each unit is its's own free standing structure with private yards and individual laundry hook-ups. The front home has 3 bedrooms and 2 bathrooms. And the back two buildings are both 1 bedroom 1 bath units. All residents are month to month. Homes are located in walking distance to all the shops, restaurants, and bars. Approximately one mile to the beach too. This property has been held in the same family for decades. Rents are significantly under market. The complex represents a tremendous opportunity to acquire a value add investment in the highly desired community of Pacific Beach. Number of Furnished Units: 0

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$1,500,000
- 3 Buildings
- Levels: One
- Cap Rate: 1.7
- \$50400 Gross Scheduled Income
- \$26154 Net Operating Income

Interior

Exterior

- 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:		1	1			\$750		\$1,800
2:		1	1			\$1,000		\$1,800
3:		3	2			\$2,450		\$4,200
4:			0					

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4164221200

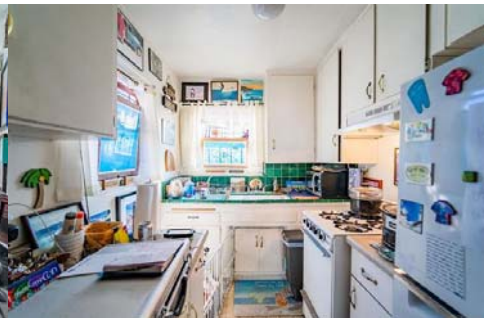
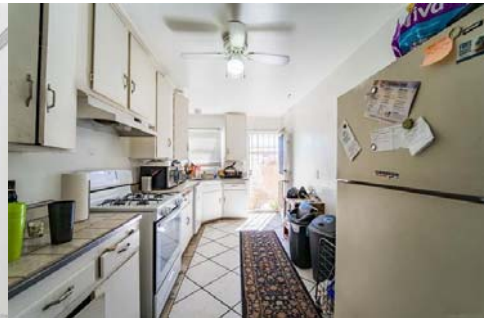
Michael Lembeck

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

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Closed •

List / Sold:

\$1,100,200/\$1,140,000 ↑

0 days on the market

Listing ID: 210028851

2932 2934 Preece St • San Diego 92111

4 units • \$275,050/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1970

CrossStreet: Comly St, Osler St



Great Linda Vista location with close proximity to Sharp Hospital, University of San Diego, freeways, beaches, and walking distance to elementary schools. Well-maintained, clean, and easy rental property. Below market rent, and Buyer can purchase with current month-to-month tenants. Inside can be seen with an offer. Buyer can make an offer subject to interior investigations. Great Linda Vista location with close proximity to Sharp Hospital, University of San Diego, freeways, beaches, and walking distance to elementary schools. Well-maintained, clean, and easy rental property. Below market rent, and Buyer can purchase with current month-to-month tenants. Inside can be seen with an offer. Buyer can make an offer subject to interior investigations. Unit # for Unit 1: 2932 (1) Unit # for Unit 2: 2932 (2) Unit # for Unit 3: 2934 (3) Unit # for Unit 4: 2934 (4) Number of Furnished Units: 0

Facts & Features

- Sold On 01/05/2022
- Original List Price of \$1,100,200
- 2 Buildings
- Levels: Two
- Cap Rate: 4.9
- \$53520 Gross Scheduled Income
- \$48520 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01211665
- 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			\$1,710		
2:		1	1			\$850		
3:		1	1			\$800		
4:		2	1			\$1,100		

Of Units With:

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

Additional Information

- 92111 - Linda Vista area
- San Diego County
- Parcel # 4316301700

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: 210028851

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Closed •

List / Sold:

\$2,600,000/\$2,750,000 ↑

24 days on the market

Listing ID: 210026664

2025 Abbe Street • San Diego 92111

**4 units • \$650,000/unit • sqft • 12,260 sqft lot • No \$/Sqft data •
Built in 1942**

CrossStreet: Tait



Pleased to present for sale two BRAND NEW construction homes and a fully renovated duplex, totaling 4 units on a huge lot, in prime Linda Vista. The asset is comprised of two 3BR 2BA units in a side by side duplex, and two 3BR 2.5BA homes in the rear. The duplex was gutted to the studs and went through extensive renovation with high quality finishes and features like mini splits and washer dryer in unit. The homes each feature 9 foot ceilings, large private yards, 130-150SF covered patio areas, washer/dryer in unit, forced central air (AC) and much more. All tenants enjoy off street parking, provided by ample surface parking for all. Finally, a development opportunity lies if an investor wants to explore adding ADUs to the property. Sale is contingent on a 1031 exchange. Exterior: Wood/Stucco Unit # for Unit 1: 2025 Unit # for Unit 2: 2027 Unit # for Unit 3: 2029 Unit # for Unit 4: 2031 Number of Furnished Units: 0

Facts & Features

- Sold On 01/05/2022
- Original List Price of \$2,600,000
- 3 Buildings
- Levels: Two
- Cooling: Central Air, See Remarks
- Cap Rate: 4.5
- \$159480 Gross Scheduled Income
- \$116028 Net Operating 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:		3	2			\$2,695		\$3,195
2:		3	2			\$3,195		\$3,195
3:		3	3			\$3,700		\$3,700
4:		3	3			\$3,700		\$3,700

Of Units With:

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

Additional Information

- 92111 - Linda Vista area
- San Diego County
- Parcel # 4322430200

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:** 210026664

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Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 01/02/2022 to 01/08/2022
County Or Parish is 'San Diego'
Number Of Units Total is 2+
Selected 13 of 13 results.