

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	210031547	S	350	352 Brightwood Ave.	CHU	91910		2	\$0	0	\$925,000↓			1953	5,636/0.12			01/26/22	26/26
2	PTP2108265	S		222 Palm	CHU	91911	STD	2	\$0	0	\$1,050,000↑	\$350.70	2994	1992/ASR	6,815/0.15	N	4	01/28/22	9/9
3	210033620	S	517	519 Camino Del Mar	DEM	92014		2	\$0	0	\$2,500,000			1975				01/28/22	7/7
4	210033108	S	7922	24 WISTFUL VISTA	SAN	92071		2	\$52,800	0	\$890,000↓			1960		N		01/25/22	18/18
5	220000047SD	S	3416	3418 31st St	SD	92104		2	\$0	0	\$1,700,000			1936	4,660/0.1			01/28/22	0/0
6	PTP2108288	S		2645 Garnet AVE	SD	92109	STD	2	\$0	0	\$1,245,000↓	\$1,037.50	1200	1954/ASR	6,510/0.14	N	0	01/25/22	29/29
7	PTP2107834	S	3973	3975 Hemlock	SD	92113	STD	2	\$1,500	4	\$665,000↓	\$509.97	1304	1938/ASR	5,289/0.12	N	0	01/26/22	69/69
8	210033659	S	4752	54 College Ave	SD	92115		2	\$0	0	\$1,155,000↑			1948	5,369/0.12	N		01/24/22	4/4
9	210033431	S	843	845 Beryl St	SD	92109		4	\$265,380	8	\$2,999,999			1992	6,251/0.14			01/26/22	8/8
10	PTP2102664	S		3570 Carlsbad Blvd	CAR	92008	STD	6	\$144,950	0	\$4,370,000↓	\$1,094.14	3994	1959/ASR	7,110/0.16	N	0	01/27/22	30/30
11	PTP2101027	S		3570 Carlsbad Blvd	CAR	92008	STD	6	\$144,950	0	\$4,370,000↓	\$1,094.14	3994	1959/ASR	7,110/0.16	N	0	01/27/22	63/63
12	PTP2106598	S		8551 Graham	SAN	92071	STD	12	\$195,251	2	\$3,000,000↓	\$312.50	9600	1980	32,670/0.75	N	0	01/24/22	42/174
13	NDP2109014	S	260	280 W Park Ave	ELC	92020	STD	38	\$557,287	4	\$9,000,000↑	\$345.41	26056	1959/ASR	39,204/0.9	N	0	01/25/22	18/18

Closed •

List / Sold: **\$949,000/\$925,000** ↓

350 352 Brightwood Ave. • Chula Vista 91910

26 days on the market

2 units • **\$474,500/unit** • **sqft** • **5,636 sqft lot** • **No \$/Sqft data** •
Built in 1953

Listing ID: 210031547

CrossStreet: Park Way



Two homes in a quiet Chula Vista neighborhood close to the Multibillion-dollar Chula Vista development project and only a mile to downtown Chula Vista. The front house is a 2 bed/1 bath with a one car garage featuring a large family room. Rear house is a 3 bed/2 bath two story house with a one car garage featuring spacious upstairs bedrooms. Home has plenty of storage space with bright and open vaulted ceilings in the family room. Both units have washer and dryer hookups in their garages. Separately metered for gas and electric. The back house has a sub-meter for water. Cool ocean breezes sweep across the property. Bring your paint brush, this one is a diamond in the rough. Hurry, this one will not last. Unit Sqft is estimated Unit # for Unit 1: 352 Unit # for Unit 2: 350 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 01/26/2022
- Original List Price of \$949,000
- 2 Buildings
- Levels: Multi/Split
- Cooling: Wall/Window Unit(s)
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01897784
- 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		\$1,700
2:		3	2	1		\$0		\$2,200
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

- 91910 - Chula Vista area
- San Diego County
- Parcel # 5682611900

Michael Lembeck

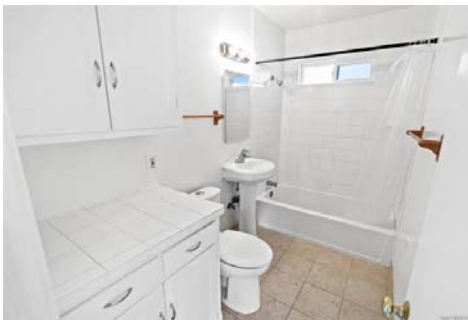
State License #: 01019397
Cell Phone: 714-742-3700

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: 210031547

Printed: 01/30/2022 10:39:29 AM

Closed • Duplex

List / Sold: **\$975,000/\$1,050,000** ↑

222 Palm • Chula Vista 91911

9 days on the market

2 units • **\$487,500/unit** • **2,994 sqft** • **6,815 sqft lot** • **\$350.70/sqft** •
Built in 1992

Listing ID: PTP2108265

Use Map Quest



There are two identical single family homes, attached by the garage wall. Each home consists of 3 bedrooms, loft, 2.5 baths, high ceilings, granite countertops in the kitchen, wood shutters on downstairs windows, on unit B garage was converted into a bedroom and a GYM (not included in square footage) this can easily be converted into garage. Unit A has granite countertop in kitchen, new carpet upstairs bedrooms, the garage is converted into a granny flat and it is currently rented, permits are unknown. Owner lives in unit B and unit A is in the process of moving out. Both units have their own patio, great for entertaining. These units are great for owner to live on one and rent the second one for great rental income.

Facts & Features

- Sold On 01/28/2022
- Original List Price of \$975,000
- 2 Buildings
- 4 Total parking spaces
- \$0 (Seller)
- Laundry: In Garage
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 2 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: \$0
- Cable TV: 01481919
- Gardener:
- Licenses:
- Insurance: \$0
- 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:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 91911 - Chula Vista area
- San Diego County
- Parcel # 6240554100

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Closed •

List / Sold: **\$2,500,000/\$2,500,000**

517 519 Camino Del Mar • Del Mar 92014

7 days on the market

2 units • \$1,250,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1975

Listing ID: 210033620

CrossStreet: Del Mar Heights Rd



Walking distance to the beach! Nice ocean breezes! Located near the Village of Del Mar for shopping, dining and endless relaxing strolls! Have as your own or collect income as your rental! The location is near L'Auberge Del Mar, Sbicca, and Del Mar Fairgrounds. You could just walk your dog to his or her favorite puppy shops, or the Del Mar Farmers Market. You may even go to Torrey Pines for numerous hikes! So much to see, do, enjoy, and share with friends and family! Number of Furnished Units: 0

Facts & Features

- Sold On 01/28/2022
- Original List Price of \$2,500,000
- 1 Buildings
- Levels: One
- Heating: Combination
- 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		
2:		2	2			\$0		
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

- 92014 - Del Mar area

- San Diego County
- Parcel # 3003311500

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Re/Max Property Connection

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Mission Viejo, 92691

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Closed •

List / Sold: **\$900,000/\$890,000** ↓

7922 24 WISTFUL VISTA • Santee 92071

18 days on the market

2 units • **\$450,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1960

Listing ID: 210033108

MISSION GORGE TO CARIBBEAN TO WISTFUL VISTA, OR RANCHO FANITA TO WISTFUL VISTA. CrossStreet: CARIBBEAN



VR: \$859K-\$900K! OPPORTUNITY KNOCKS!! ATTENTION INVESTORS!! SUPERB WEST SIDE SANTEE LOCATION!! RARE FIND-CHARMING DUPLEX HOME ON PRIVATE STREET!! PERFECT INVESTMENT FOR 2 UNITS, OR OWNER OCCUPIED-LIVE IN ONE AND RENT OUT THE OTHER!! EACH HOME FEATURES 3 BEDS/ 1 BATH, 924 SF, 1-CAR ATT. GARAGES W/LAUNDRY & DIRECT ACCESS, AIR CONDITIONING & BRAND NEW PATIO YARDS!! SMART FLOOR PLANS OFFER GOOD SIZE ROOMS, LARGE LIVING/DINING ROOM, AND AMPLE BATHS!! GARAGE PARKING + 2 DRIVEWAY SPACES EACH UNIT** FANTASTIC CASH FLOW RETURN ON INVESTMENT OPPORTUNITY! SEE TODAY BEFORE GONE! LOOKING FOR A RARE INVESTMENT OPPORTUNITY IN SANTEE? LOOK NO FURTHER, THIS CHARMING DUPLEX HOME OFFERS GREAT RETURN ON INVESTMENT! DESIRABLE WEST SIDE LOCATION NEAR TO MISSION TRAILS REGIONAL PARK, COWLES MOUNTAIN, HWY 52 & 125, WALK TO WEST HILLS HIGH SCHOOL AND CHET F HARITT ELEMENTARY K-8!! ONE LEVEL 3 BEDROOM FLOOR PLANS & ATTACHED 1-CAR GARAGES W/ LAUNDRY!! NICE SIZE PATIO YARDS (NEWLY POURED CONCRETE & PLANTER AREAS)!! FENCED, AND LOTS OF PARKING!! DON'T MISS OUT ON THE PERFECT OPPORTUNITY TO HAVE CASH FLOW, AND GOOD UPSIDE RETURN!! TAKE ADVANTAGE OF ALL SANTEE HAS TO OFFER-SANTEE LAKES & CAMPGROUND, YMCA, TROLLEY CENTER, CARLTON OAKS COUNTRY CLUB & GOLF...ALL NEARBY!! Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 7922 Unit # for Unit 2: 7924 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 01/25/2022
- Original List Price of \$925,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: See Remarks
- Cap Rate: 0
- \$52800 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:		3	1	1		\$2,300		\$2,500
2:		3	1	1		\$2,100		\$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: 2
- Wall AC:

Additional Information

- 92071 - Santee area
- San Diego County
- Parcel # 3832610600

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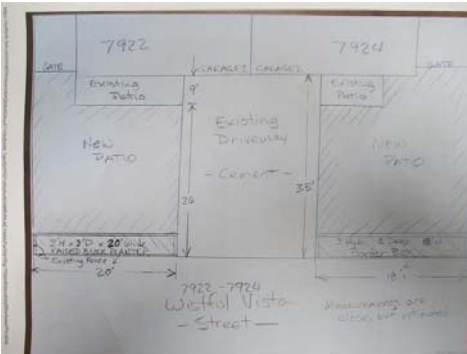
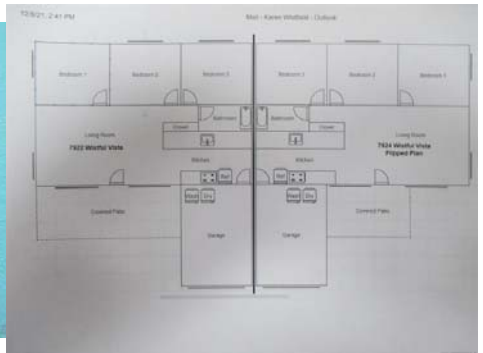
Re/Max Property Connection

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

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Closed •

List / Sold: **\$1,700,000/\$1,700,000**

3416 3418 31st St • San Diego 92104

0 days on the market

**2 units • \$850,000/unit • sqft • 4,660 sqft lot • No \$/Sqft data •
Built in 1936**

Listing ID: 220000047SD

Turn off of Upas onto 31st. CrossStreet: Upas St



North Park beauty with highly sought after 2-on-1! Come home to your own charming craftsman in the heart of one of the most stylish and historically significant communities in San Diego. Enjoy passive income by renting to offset the mortgage payment or have a great home office hideaway. These homes are highly functional as each home has a separate entrance, their own individual yards with low-maintenance landscaping, garage parking, and more. Short distance to restaurants, breweries, shops, Balboa Park, Downtown San Diego, Airport, and easy freeway access. Come Enjoy! North Park beauty with highly sought after 2-on-1! Come home to your own charming craftsman in the heart of one of the most stylish and historically significant communities in San Diego. Enjoy passive income by renting to offset the mortgage payment or have a great home office hideaway. These homes are highly functional as each home has a separate entrance, their own individual yards with low-maintenance landscaping, garage parking, and more. Short distance to restaurants, breweries, shops, Balboa Park, Downtown San Diego, Airport, and easy freeway access. Come Enjoy! Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 3416 Unit # for Unit 2: 3418 Number of Furnished Units: 0

Facts & Features

- Sold On 01/28/2022
- Original List Price of \$1,700,000
- 2 Buildings
- Levels: One
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02109201
- 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			\$0		\$4,500
2:		2	1			\$0		\$3,000
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4534421200

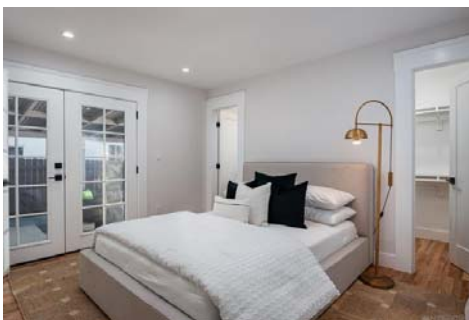
Michael Lembeck

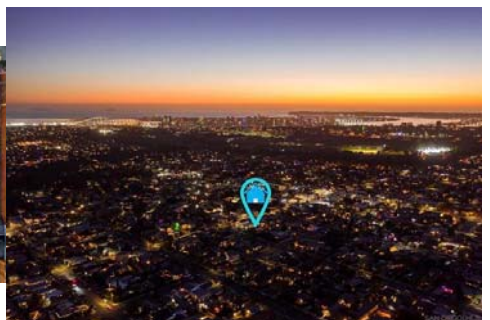
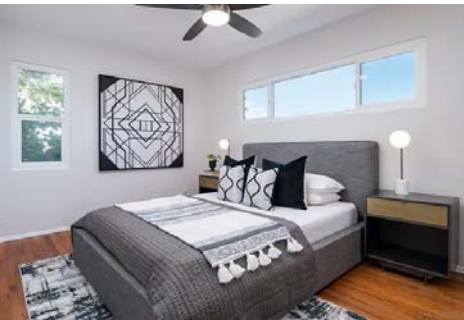
State License #: 01019397
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Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income **LISTING ID:** 220000047SD

Printed: 01/30/2022 10:39:44 AM

Closed •

List / Sold:

\$1,499,000/\$1,245,000 ↓

29 days on the market

Listing ID: PTP2108288

2645 Garnet Ave • San Diego 92109

**2 units • \$749,500/unit • 1,200 sqft • 6,510 sqft lot • \$1037.50/sqft •
Built in 1954**

GPS



Welcome to tropical Pacific Beach! This property has plenty of options with both commercial and residential use. Amazing upgrades within the last two years include new roof, stucco, heating and A/C, and double-pane windows. Stunning kitchen remodel includes stainless appliances, granite countertops, and porcelain tile. Gorgeous walnut wood floors in family room, and all bathrooms have been remodeled with new sink, flooring, toilet, cabinets and fixtures. You will enjoy entertaining in your spectacular backyard which includes oversized patio deck and lots of tropical plants. Help with mortgage payments by renting out the detached one bedroom, one bath ADU. Unit looks incredible and has been recently painted and remodeled with new heating and A/C, cabinets, flooring. Stainless steel appliances, and porcelain tile in kitchen and family room. ADU even has its own enclosed yard. Need additional storage? Not a problem with the 10'x16' shed. Parking available for up to 8 cars. RV pad and hook up for black water. Mission Bay is only a one-half mile bike ride away and Beach is just over 2 miles. Close to shopping, restaurants, and easy access to freeways.

Facts & Features

- Sold On 01/25/2022
- Original List Price of \$1,499,000
- 2 Buildings
- 0 Total parking spaces
- \$33 (Assessor)
- Laundry: In Closet
- Cap Rate: 0
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00900285
- 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: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4172910500

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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: **\$665,000/\$665,000** ↓

3973 3975 Hemlock • San Diego 92113

69 days on the market

2 units • **\$332,500/unit** • **1,304 sqft** • **5,289 sqft lot** • **\$509.97/sqft** •
Built in 1938

Listing ID: PTP2107834

Map or GPS



Come take a look at this centrally located 2 on 1 with parking for 3 cars. Property has spacious gated entry with low maintenance yard. Both units have been recently upgraded. New paint, new flooring and both bathrooms have been tastefully redone. Both units have washer dryer hookups. Front unit is a large studio/1bd. The second home in the rear of the property is a large 2bd/1ba with huge bonus room. both units have separate electrical meters. Tremendous potential to live in one and rent the other unit. Rental numbers in the listing do not reflect rental of the front unit. Potential rent for front unit is \$1350.00. Seller has meticulously maintained the property in his ownership. You will not be disappointed with this great property.

Facts & Features

- Sold On 01/26/2022
- Original List Price of \$699,000
- 2 Buildings
- 3 Total parking spaces
- \$0
- Cap Rate: 4
- \$1500 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard

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:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 92113 - Logan Heights area
- San Diego County

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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: PTP2107834

Printed: 01/30/2022 10:39:49 AM

Closed •

List / Sold:

\$1,099,000/\$1,155,000 ↑

4 days on the market

Listing ID: 210033659

4752 54 College Ave • San Diego 92115

**2 units • \$549,500/unit • sqft • 5,369 sqft lot • No \$/Sqft data •
Built in 1948**

CrossStreet: El Cajon Blvd.



Two homes for the price of one in the SDSU area! Live in one and rent the other or rent both! Both units have been remodeled top to bottom with modern flair and enjoy their own private, fenced yards. Both units have updated electrical, plumbing, insulation, new roof, recessed lighting, new fixtures, fresh paint inside and out and a detached 2 car garage plus tons of driveway parking (4-5 spaces). 4752 College (back unit) offers one bedroom, one bathroom, full open floor plan with new HVAC, laminate wood flooring throughout, an upgraded kitchen featuring modern cabinetry, quartz countertops, stainless steel appliances and an upgraded bathroom. 4754 College (front unit) offers two bedrooms, two bathrooms, light and bright open floor plan adorned by laminate wood flooring throughout, fans in each room plus A/C, dual pane windows, tankless water heater, a primary suite with dual closets, step-in shower and vanity with dual sinks, and an upgraded bathroom and kitchen featuring quartz countertops, stainless steel appliances and modern cabinetry. Only 1 mile to SDSU! What are you waiting for? Don't let this opportunity pass you by! Sewer: Sewer Connected Unit # for Unit 1: 4752 Unit # for Unit 2: 4754 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 01/24/2022
- Original List Price of \$1,099,000
- 2 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Electric, Forced Air
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02022468
- 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		
2:		1	1	1		\$0		
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Drapes:
- Patio: 2
- Ranges: 2

- Carpet:
- Dishwasher: 2
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- 92115 - San Diego area
- San Diego County
- Parcel # 4674022900

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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

 Click arrow to display photos







Closed •

List / Sold: **\$2,999,999/\$2,999,999**

843 845 Beryl St • San Diego 92109

8 days on the market

**4 units • \$750,000/unit • sqft • 6,251 sqft lot • No \$/Sqft data •
Built in 1992**

Listing ID: 210033431

CrossStreet: Mission & Bayard



Views & 2 blocks from the beach! Investor's dream or opportunity to live in one house and rent the other. Unique 4 on 1 in North Pacific Beach just two blocks from the beach. Amazing views of the ocean, bay and Mt. Soledad from the 4th story roof top deck. Three total structures include a front house with 3 bedrooms/2 bathrooms, back house with 5 bedrooms/3 bathroom plus garage and garage conversion with 2 built out studios with kitchens. This property has 4 total units that can be rented out short term or long term. Great income potential and fantastic location. Don't miss this opportunity to own so close to the water. Do not disturb tenants or go on property without an appointment. Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 843 Unit # for Unit 2: 845 Unit # for Unit 3: N/A Unit # for Unit 4: N/A Number of Furnished Units: 4 Topography: LL

Facts & Features

- Sold On 01/26/2022
- Original List Price of \$2,999,999
- 3 Buildings
- Levels: Three Or More
- Heating: Natural Gas
- Cap Rate: 8
- \$265380 Gross Scheduled Income
- \$191984 Net Operating Income

Interior

- Appliances: Gas Water Heater

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:		3	2			\$1,550		
2:		4	2			\$1,302		
3:		1	1			\$433		
4:		1	1			\$403		

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4154610700

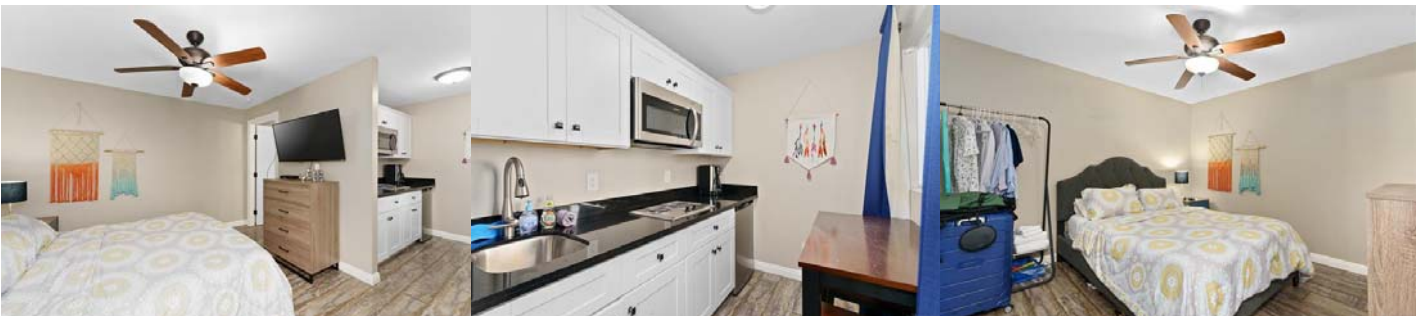
Michael Lembeck

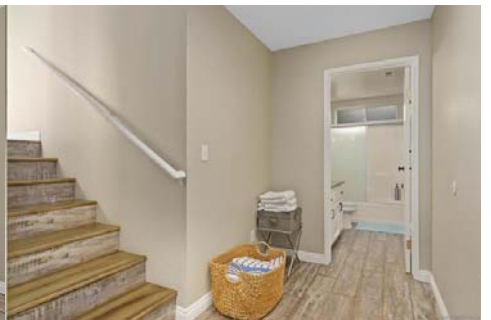
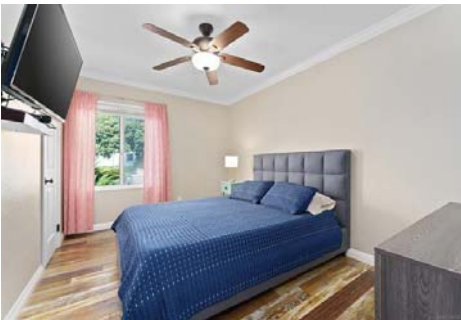
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: 210033431

Printed: 01/30/2022 10:39:54 AM

Closed •

List / Sold:

\$4,999,999/\$4,370,000 ↓

30 days on the market

Listing ID: PTP2102664

3570 Carlsbad Blvd • Carlsbad 92008

**6 units • \$833,333/unit • 3,994 sqft • 7,110 sqft lot • \$1094.14/sqft •
Built in 1959**

Tamarack or Carlsbad Village to Carlsbad Blvd (Hwy 101) to 3570 Carlsbad Blvd between Acacia and Cherry streets



This is it !! ... Location .. Location .. Location .. 6 Awesome Beach units across from the Sand at one of the Best Carlsbad Beach locations .. Easy Beach accessibility .. This 6 unit complex consists of : (4) 2 bedrooms 1 bath, (1) 1 bedroom 1 bath and (1) studio apartment .. Total building square footage is 3,994 .. All on a large 7,110 square foot lot .. Majority of units have Ocean Views .. Easy maintenance building and well kept original condition bread and butter units .. Off street Parking .. Laundry on site .. Recent sewer line replacement/re-lining .. 6 short blocks to Village .. Fantastic Carlsbad Beach location..

Facts & Features

- Sold On 01/27/2022
- Original List Price of \$4,999,999
- 1 Buildings
- Levels: Multi/Split
- 6 Total parking spaces
- 5 Total carport spaces
- Heating: Radiant
- \$0 (Assessor)
- Laundry: Common Area, Community, Dryer Included, Gas & Electric Dryer Hookup, In Garage, Individual Room, Washer Hookup, Washer Included
- Cap Rate: 0
- \$144950 Gross Scheduled Income
- \$114000 Net Operating Income
- 6 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Level with Street, Lot 6500-9999, Near Public Transit, Park Nearby, Yard

Annual Expenses

- Total Operating Expense: \$30,900
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$243
- Cable TV: 01321892
- Gardener:
- Licenses:
- Insurance: \$5,516
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management: 3705
- Water/Sewer: \$212
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 6
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 92008 - Carlsbad area
- San Diego County
- Parcel # 2042311400

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

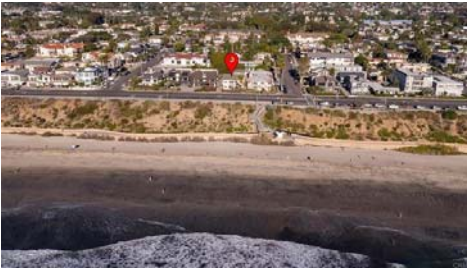
Re/Max Property Connection

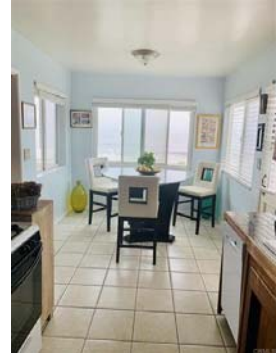
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos







Closed •

List / Sold:

\$4,999,999/\$4,370,000 ↓

63 days on the market

Listing ID: PTP2101027

3570 Carlsbad Blvd • Carlsbad 92008

**6 units • \$833,333/unit • 3,994 sqft • 7,110 sqft lot • \$1094.14/sqft •
Built in 1959**

Tamarack or Carlsbad Village to Carlsbad Blvd (Hwy 101) to 3570 Carlsbad Blvd between Acacia and Cherry streets



This is it !! ... Location .. Location .. Location .. 6 Awesome Beach units across from the Sand at one of the Best Carlsbad Beach locations .. Easy Beach accessibility .. This 6 unit complex consists of : (4) 2 bedrooms 1 bath, (1) 1 bedroom 1 bath and (1) studio apartment .. Total building square footage is 3,994 .. All on a large 7,110 square foot lot .. Majority of units have Ocean Views .. Easy maintenance building and well kept original condition bread and butter units .. Off street Parking .. Laundry on site .. Recent sewer line replacement/re-lining .. 6 short blocks to Village .. Fantastic Carlsbad Beach location..

Facts & Features

- Sold On 01/27/2022
- Original List Price of \$4,999,999
- 1 Buildings
- Levels: Multi/Split
- 6 Total parking spaces
- 5 Total carport spaces
- Heating: Gravity
- \$0 (Assessor)
- Laundry: Common Area, Community, Dryer Included, Gas & Electric Dryer Hookup, In Garage, Individual Room, Washer Hookup, Washer Included
- Cap Rate: 0
- \$144950 Gross Scheduled Income
- \$114000 Net Operating Income
- 6 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Level with Street, Lot 6500-9999, Near Public Transit, Park Nearby, Yard

Annual Expenses

- Total Operating Expense: \$30,900
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$243
- Cable TV: 01321892
- Gardener:
- Licenses:
- Insurance: \$5,516
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management: 3705
- Water/Sewer: \$212
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 6
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 92008 - Carlsbad area
- San Diego County
- Parcel # 2042311400

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

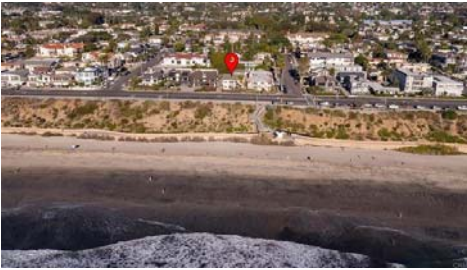
Re/Max Property Connection

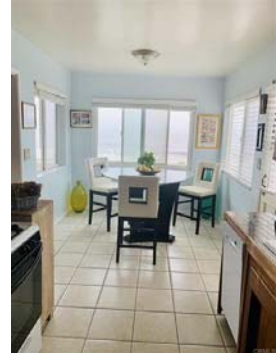
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos







Closed •

List / Sold:

\$3,300,000/\$3,000,000 ↓

8551 Graham • Santee 92071

42 days on the market

**12 units • \$275,000/unit • 9,600 sqft • 32,670 sqft lot • \$312.50/sqft •
Built in 1980**

Listing ID: PTP2106598

Mission George



Great investment opportunity. One single level building with 8 units attached one building and 4 unit attached 2nd building. They are 2bd/1bath and private backyard. Great location. Tenants occupied. Please do not disturb the tenants.

Facts & Features

- Sold On 01/24/2022
- Original List Price of \$3,300,000
- 1 Buildings
- 0 Total parking spaces
- \$0
- Laundry: Community
- Cap Rate: 2.4
- \$195251 Gross Scheduled Income
- \$82033 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre

Annual Expenses

- Total Operating Expense: \$113,217
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$3,769
- Cable TV: 00411808
- Gardener:
- Licenses:
- Insurance: \$7,012
- Maintenance:
- Workman's Comp:
- Professional Management: 19376
- Water/Sewer: \$11,602
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 12
- Gas Meters: 12
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 92071 - Santee area
- San Diego County
- Parcel # 3831113300

Michael Lembeck

Re/Max Property Connection

▼ Click arrow to display photos



Closed •

List / Sold:

\$8,500,000/\$9,000,000 ↑

18 days on the market

Listing ID: NDP2109014

260 280 W Park Ave • El Cajon 92020

**38 units • \$223,684/unit • 26,056 sqft • 39,204 sqft lot • \$345.41/sqft •
Built in 1959**

Located on W Park Ave between Chambers St & Magnolia Ave.



The Park Villa apartments is a 38 unit apartment building located in the city of El Cajon. The Park Villa features a unit mix of (17)2+1s, (15)1+1s, and (6) Studios with approximately 31 parking total parking spaces which includes 12 parking carports with storage cabinets and 19 surface spots. Amenities include on-site laundry with four washers and three dryers and sparkling pool located in the courtyard of the building.

Facts & Features

- Sold On 01/25/2022
- Original List Price of \$8,500,000
- 2 Buildings
- 43 Total parking spaces
- 12 Total carport spaces
- \$0 (Assessor)
- Laundry: Common Area
- Cap Rate: 3.75
- \$557287 Gross Scheduled Income
- \$318848 Net Operating Income
- 38 electric meters available
- 38 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$221,720
- Electric:
- Gas: \$11,250
- Furniture Replacement:
- Trash: \$11,250
- Cable TV: 01096996
- Gardener:
- Licenses:
- Insurance: \$13,000
- Maintenance:
- Workman's Comp:
- Professional Management: 8359
- Water/Sewer: \$11,250
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 38
- Gas Meters: 38
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 92020 - El Cajon area
- San Diego County
- Parcel # 4871723400

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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Search Criteria

Property Type is 'Residential Income'

Standard Status is 'Closed'

Contract Status Change Date is 01/23/2022 to 01/29/2022

County Or Parish is 'San Diego'

Number Of Units Total is 2+

Selected 13 of 13 results.