

Cross Property Customer 1 Line

	<u>Listing ID</u>	<u>S</u>	<u>St#</u> <u>St Name</u>	<u>City</u>	<u>Area</u>	<u>SLC</u>	<u>Units</u>	<u>GSI</u>	<u>Cap</u>	<u>L/C Price</u>	<u>\$/Soft</u>	<u>Soft</u>	<u>YrBuilt</u>	<u>LSoft/Ac</u>	<u>G</u>
1	PTP2001490	S	2416 Cedar DR	CAMP	91906	STD	2	\$0	0	\$494,000	\$245.53	2012	1947/ASR	29,185/0.67	
2	PTP2001494	S	309 E 4th St.	NAC	91950	STD	2	\$0	0	\$620,000	\$418.92	1480	1930/APP	7,028/0.16	
3	PTP2001170	S	3161 Borrego Springs Rd	BSPG	92004	STD	2	\$19,800	0	\$355,000	\$12.94	27442	1993/ASR	27,442/0.63	
4	200048622	S	306 Holly St	OCE	92058		2	\$0	0	\$806,000			1925	6,502/0.15	
5	200053345	S	3149 Juniper St	SD	92104		2	\$34,200	5	\$1,130,000			1924	7,243	
6	200039505	S	4640 Lotus Street	SD	92107		2	\$43,200	0	\$748,000			1949		
7	200051790	S	4420 Texas St	SD	92116		2	\$41,400	5	\$810,000			1930	5,452	
8	200051573	S	974 Florence St.	IMB	91932		3	\$7,000	6	\$1,360,000			1974	10,083	
9	200051118	S	3384 Carlsbad Blvd	CAR	92008		4	\$139,020	0	\$3,400,000			1974	5,522/0.13	
10	200050956	S	343 Playa Del Sur	LAJ	92037		4	\$79,320	3	\$2,225,000			1962	3,014	
11	200050518	S	2909 Juniper	SD	92104		4	\$93,000	5	\$1,590,000			1926	5,998	
12	200047362	S	4475 35th St	SD	92116		4	\$86,940	0	\$1,260,000			1935	6,252/0.14	

Closed •List / Sold: **\$494,000/\$494,000****2416 Cedar Dr • Campo 91906****21 days on the market****2 units • \$247,000/unit • 2,012 sqft • 29,185 sqft lot • \$245.53/sqft •
Built in 1947****Listing ID: PTP2001490****I-8 to Exit 51 & turn Right Buckman Springs Rd.; turn Right onto Oak Dr.; turn Right onto Cedar Dr.; your destination is on the Left.**

Two Separate homes on one lot! 2bed/2Bath 1,192 Sq.Ft. & 2bed/2Bath 959 Sq.Ft. homes set on a hilltop with Mountain views! One house is nearly COMPLETELY REDONE including KITCHEN with stove/oven, Bathrooms, Electrical with RECESSED LIGHTS & DIMMERS, Plumbing, CENTRAL AC & Forced Air unit, & tile flooring. ROOF just replaced with high quality roofing materials Oct. 2020. Attached 2 car garage, Dual Pane windows and recently replaced leach field to name a few more features Second house with upgraded kitchen including GRANITE counters, and quaint wood stove, not to mention tree shaded deck. Sub-meters for Electric & Water to easily separate utility usage, separate septic, propane and washer/dryer hookups for each home. Just 1/2 mile from Lake Morena County Park for fishing & camping, & close to Pacific Crest Trail! Amazing opportunity for the discriminating home buyer!

Facts & Features

- Sold On 01/27/2021
- Original List Price of \$494,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Forced Air
- Laundry: Electric Dryer Hookup, Propane Dryer Hookup, Washer Hookup
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Tile
- Appliances: Electric Oven, Electric Range, Electric Cooktop, Disposal, Refrigerator, Water Heater

Exterior

- Lot Features: Front Yard, Paved, Rolling Slope, Up Slope from Street, Yard
- Fencing: Partial
- Sewer: Conventional Septic

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: 2
- Ranges: 2
- Refrigerator: 1
- Wall AC: 1

Additional Information

- Standard sale
- 91906 - Campo area
- San Diego County
- Parcel # 6060542700

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Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$590,000/\$620,000** ↑**309 E 4th St. • National City 91950****2 units • \$295,000/unit • 1,480 sqft • 7,028 sqft lot • \$418.92/sqft • Built in 1930****Google****3 days on the market****Listing ID: PTP2001494**

Amazing investment opportunity! Live in the primary house and rent the other. The property features a 3 bed 2 bath, with a second unit in the back with 1 bed 1 bath. Newer roofing and water heater, remodeled master bedroom and bathroom, laminate wood floorings, granite counter tops, new paint, outdoor storage shed, and fresh landscaping. Very centric location, accessible to freeways and shopping centers.

Facts & Features

- Sold On 01/28/2021
- Original List Price of \$590,000
- 2 Buildings
- 0 Total parking spaces
- Laundry: Electric Dryer Hookup, Washer Hookup
- Cap Rate: 0
- 1 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Appliances: Convection Oven, Refrigerator, Water Heater

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Near Public Transit, Sprinkler System

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01885775
- 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	2	0			\$0	\$0	\$0
2:	1	1	1	0		\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 91950 - National City area
- San Diego County
- Parcel # 5561051800

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Closed • DuplexList / Sold: **\$355,000/\$355,000****30 days on the market****3161 Borrego Springs Rd • Borrego Springs 92004****2 units • \$177,500/unit • 27,442 sqft • 27,442 sqft lot • \$12.94/sqft • Built in 1993****Listing ID: PTP2001170****Take I-8 Eastbound Exit 40: SR-79, turn LEFT. Then once you reach SR-78 take a left, once you reach Yaqui Pass Rd take a left, then left to CR-S3 (Borrego Springs Rd) the location will be to your right.**

Perfect Investment opportunity in Beautiful Borrego Springs , two properties in one, (Duplex) Each property has 3 bed and 2 baths, well maintained, ideal primary, desert get away or rental property. Borrego Springs is a community of people who love the dessert. Remarkably diverse, give its size. Recreation opportunities abound: golf & tennis, plus hiking & jeep trails to explore in the adjacent 700,000- acre Anza Borrego Desert State Park. A 1.5-hr drive from San Diego Coast.

Facts & Features

- Sold On 01/25/2021
- Original List Price of \$355,000
- 2 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Dryer Included, In Garage, Washer Hookup, Gas Dryer Hookup
- Cap Rate: 0.05
- \$19800 Gross Scheduled Income
- \$2215 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Tile
- Appliances: Dishwasher, Propane Water Heater, Refrigerator

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,215
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,015
- 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: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 1
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 92004 - Borrego Springs area
- San Diego County
- Parcel # 1982510900

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$849,900/\$806,000** ↓

306 Holly St • Oceanside 92058

34 days on the market

2 units • \$424,950/unit • sqft • 6,502 sqft lot • No \$/Sqft data •
Built in 1925

Listing ID: 200048622

CrossStreet: Mission



Freshly remodeled turnkey investment opportunity! Two homes on one lot. The easy access to the beach, freeways, and Camp Pendleton make this a great location primed for significant appreciation. The front 2 bed 1 bath house should rent for \$2600 and the rear 1 bed 1 bath cottage should rent for \$1700. Increase NOI by operating rear unit as an Airbnb. Perfect property to add an ADU on too. This is a rare opportunity to purchase a turnkey rental property at the market cap rate with upside. Don't miss out. Other Fees: 0 Unit 1 Parking Spaces: 1 Unit 2 Parking Spaces: 1 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 01/27/2021
- Original List Price of \$849,999
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01927637
- 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		\$2,600
2:	1	1				\$0		\$1,700
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

- 92058 - Oceanside area
- San Diego County
- Parcel # 1481512100

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Mission Viejo, 92691

List / Sold:

Closed •**\$1,130,000/\$1,130,000** ↑**6 days on the market****Listing ID: 200053345****3149 Juniper St • San Diego 92104****2 units • \$565,000/unit • sqft • No lot size data • No \$/Sqft data • Built in 1924****CrossStreet: 32nd St**

PERFECT LOCATION! Two charming homes on highly desirable North/South Park border! 2 block walk to shops & restaurants. 4+BR Craftsman +1BR rear home, both have very spacious private fenced yards! Huge curb appeal! Step through the front door and melt into the warmth of this gorgeous home; it's living room fireplace and gorgeous molding. Orig hardwood floors. Extra-large kitchen. Bonus sunroom/office. Garage has w/d. Minutes to the freeway. NY Times article (11/19) boasts all that North Park has to offer! Other Fees: 0 Unit # for Unit 1: 3149 Unit # for Unit 2: 3151 Number of Furnished Units: 0

Facts & Features

- Sold On 01/25/2021
- Original List Price of \$1,089,000
- 2 Buildings
- Levels: One
- Cap Rate: 5.4
- \$34200 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:		4	2			\$0		\$3,500
2:		1	1			\$1,650		\$1,700
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 5391122100

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Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 200053345

Printed: 02/01/2021 6:30:55 AM

Closed •List / Sold: **\$749,000/\$748,000 ↓****4640 Lotus Street • San Diego 92107****122 days on the market****2 units • \$374,500/unit • sqft • No lot size data • No \$/Sqft data •**
Built in 1949**Listing ID: 200039505****CrossStreet: Ebers**

Large price reduction on two classic Ocean Beach cottages on a quiet street walking distance to beach and shops!! Off street parking in alley for each unit. They both have nice hardwood floors and eat-in kitchens along with separate patio/decks. Bread and butter units always rented at top rents. Best deal in OB. Great starter investment in a super location. Take advantage of these low interest rates and you can own in the beach area! HURRY THIS ONE SHOULD SELL FAST NOW OWNER MOTIVATED! Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 4640 Unit # for Unit 2: 4642 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 01/27/2021
- Original List Price of \$829,000
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s), See Remarks
- Heating: Natural Gas
- Cap Rate: 0
- \$43200 Gross Scheduled 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:		1	1			\$1,800		
2:		1	1			\$1,800		
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

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4485521800

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Mission Viejo, 92691

Closed •List / Sold: **\$820,000/\$810,000 ↓****4420 Texas St • San Diego 92116****36 days on the market****2 units • \$410,000/unit • sqft • No lot size data • No \$/Sqft data •**
Built in 1930**Listing ID: 200051790****CrossStreet: Meade & Monroe, El Cajon Blvd**

Cute house with additional unit in University Heights. Neighborhood is seeing a lot of growth. Opportunity to live in front house and rent back unit, or rent both units?, OR....Lot is zoned RM-5. It's a straight forward project for a newbie investor or feather in the cap for a seasoned developer. Property within SD Transit Priority Area, so no parking requirements. Easy access to 8, 805, 163, and 15 Hwys. Trolley Barn park, and several new restaurants and shops are easily walkable. Buyer to cooperate with seller's out of state 1031 at no expense to buyer. Seller is a licensed CA real estate agent. Other Fees: 0
Number of Furnished Units: 0

Facts & Features

- Sold On 01/29/2021
- Original List Price of \$835,000
- 2 Buildings
- Levels: One
- Cap Rate: 4.7
- \$41400 Gross Scheduled Income
- \$39150 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:		2	1			\$2,200		
2:		0	1			\$1,250		
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

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4452321900

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed •**\$1,450,000/\$1,360,000 ↓****56 days on the market****Listing ID: 200051573****974 Florence St. • Imperial Beach 91932****3 units • \$483,333/unit • sqft • No lot size data • No \$/Sqft data • Built in 1974****CrossStreet: Elder Ave.**

All tree units recently renovated. Laundry facilities in each home. Large lot, and parcel can be apportioned into three separate single family homes, pursuant to the City of Imperial Beach ordinance. ADUs can be added to each lot, increasing rental income potential. Tenant turnover is minimal. Two corner lots. One unit has two-car garage, another unit has off-street parking. Plenty of on-street parking for all units. Fenced front and rear yards. Friendly and quiet neighborhood. One mile from the beach. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 974 Floren Unit # for Unit 2: 978 Floren Unit # for Unit 3: 1232 Elder Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 01/25/2021
- Original List Price of \$1,450,000
- 3 Buildings
- Levels: One
- Cap Rate: 5.67
- \$7000 Gross Scheduled Income
- \$78544 Net Operating Income

Interior**Exterior**

- Lot Features: Sprinkler System

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	1			\$2,350		
2:		2	1	2		\$1,950		
3:		3	1			\$2,595		
4:			0					

Of Units With:

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

Additional Information

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6264813000

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Re/Max Property Connection

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Mission Viejo, 92691

List / Sold:

Closed •**\$3,450,000/\$3,400,000** ↓

55 days on the market

Listing ID: 200051118

3384 Carlsbad Blvd • Carlsbad 92008**4 units** • **\$862,500/unit** • **sqft** • **5,522 sqft lot** • **No \$/Sqft data** •
Built in 1974**Carlsbad Village Drive (West) to Coast Hwy (South), just past Tamarack Beach Resort by two blocks.**
CrossStreet: Chestnut

Location, location! Fantastic investment opportunity to own four ocean front units in beautiful Carlsbad! This prime building has been updated inside and out. The 4 units are comprised of a (1) 3 bed/ 2 bath, (1) 2 bed/1.5 baths, (1) 2 bed/ 1 bath, (1) 1 bed/ 1 bath that total 4,146 rental square feet. Community laundry, 5 covered carport parking spaces plus two garage spaces & storage closets. Spacious front patio area plus balcony's off the back of the building. Potential to convert to vacation rentals. Upside potential to live in one unit as an "owners" vacation home plus separate rental units in a prime location across from Tamarack beach. Carlsbad Village is a few blocks away. A short stroll to shopping, dining and more. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: C Unit # for Unit 2: B Unit # for Unit 3: A Unit # for Unit 4: D Unit 1 Parking Spaces: 1 Unit 2 Parking Spaces: 1 Unit 3 Parking Spaces: 2 Unit 4 Parking Spaces: 2 Number of Furnished Units: 0 Frontage: Ocean/Bluff

Facts & Features

- Sold On 01/28/2021
- Original List Price of \$3,450,000
- 1 Buildings
- Levels: Three Or More
- Heating: Natural Gas, See Remarks
- Cap Rate: 0
- \$139020 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

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	1	0		\$2,445		\$2,500
2:	2	1	0			\$2,545		\$2,600
3:	2	2	1			\$2,695		\$2,700
4:	3	2	1			\$3,900		\$4,000

Of Units With:

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

Additional Information

- 92008 - Carlsbad area
- San Diego County
- Parcel # 2041220700

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List / Sold:

Closed •**\$2,295,000/\$2,225,000** ↓

19 days on the market

Listing ID: 200050956

343 Playa Del Sur • La Jolla 920374 units • \$573,750/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1962

CrossStreet: La Jolla Blvd



World Class WindanSea Beach is steps away from this investment opportunity. These Ocean close four units are perfect they way they are or ready for upgrades to match the location. Excellent long term tenants enjoy 2,746 square feet of living area with designated parking for four cars. The lot is 3,014 square feet. This property is located mid block and west of La Jolla Blvd. The demand for units of this size and price point make this an attractive and stable investment. Other Fees: 0 Number of Furnished Units: 0

Facts & Features

- Sold On 01/29/2021
- Original List Price of \$2,295,000
- 1 Buildings
- Levels: Two
- Cap Rate: 2.5
- \$79320 Gross Scheduled Income
- \$57650 Net Operating Income

Interior**Exterior**

- Fencing: None

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:	1	1	1			\$1,545		\$1,900
2:	1	1	1			\$1,745		\$1,900
3:	1	1	1			\$1,745		\$1,900
4:	2	1	1			\$1,575		\$2,300

Of Units With:

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

Additional Information

- 92037 - La Jolla area
- San Diego County
- Parcel # 35138315

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 200050956

Printed: 02/01/2021 6:30:55 AM

List / Sold:

Closed •**\$1,650,000/\$1,590,000** ↓**11 days on the market****Listing ID: 200050518****2909 Juniper** • San Diego 92104**4 units** • **\$412,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •**Built in 1926****I-5 to 805 S. to North Parkway towards University, keep left, right on to N Park Way, left on 32nd street, right on Juniper CrossStreet: 30th**

This is a rare opportunity to own an investment property in North Park, two blocks from Balboa Park, and walking distance to all that North Park offers, with the total charm of a 1926 Spanish building, with 4 units and studio. Each Unit has laundry as well as outdoor areas, with the exception of the studio that does have the largest outdoor private space. Three on site parking options. Kitchens and baths are updated. This property not only enjoys the perfect location but the perfect set of tenants. Other Fees: 0 Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 01/26/2021
- Original List Price of \$1,650,000
- 2 Buildings
- Levels: Two
- Heating: Natural Gas, Combination
- Cap Rate: 5.1
- \$93000 Gross Scheduled Income
- \$84819 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:		1	1			\$2,400		
2:		1	1			\$1,700		
3:		1	1			\$1,700		
4:		2	1			\$1,950		

Of Units With:

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

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 5390949200

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed**\$1,295,000/\$1,260,000** ↓**89 days on the market****Listing ID: 200047362****4475 35th St • San Diego 92116****4 units • \$323,750/unit • sqft • 6,252 sqft lot • No \$/Sqft data • Built in 1935****CrossStreet: Monroe Ave**

Great investment opportunity in trending community of Normal Heights! Walking distance to Adams Ave restaurants & shops. Great 4 unit property consisting of 2 stand alone homes & 2 additional units in back. 2BR/2BA front house completely remodeled w/ new appliances & full size W/D, 1BR/1BA stand alone cottage w/ fenced in yard & W/D, & two 1BR/1BA units w/ shared patio & W/D. Property features ample off street parking, common area in back, laundry for all, outdoor space, modern features & newer appliances Exterior: Wood/Stucco Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 4475 Unit # for Unit 2: 4477 Unit # for Unit 3: 4477.5 Unit # for Unit 4: 4479 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 01/25/2021
- Original List Price of \$1,295,000
- 3 Buildings
- Levels: Two
- Cooling: See Remarks
- Heating: Electric, Natural Gas
- Cap Rate: 0
- \$86940 Gross Scheduled Income
- \$86940 Net Operating Income

Interior**Exterior**

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01335083
- 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			\$2,450		\$2,600
2:		1	1			\$1,650		
3:		1	1			\$1,495		
4:		1	1			\$1,650		

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 2
- Disposal:
- Drapes:
- Patio: 3
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4470930600

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