

### 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 | Spes | Date     | DOM/CDOM              |
|---|-----------------------------|---|------|----------------------------------------|------|-------|-----|-------|-----------|-----|--------------|----------|------|----------|-------------|---------|-----|------|----------|-----------------------|
| 1 | <a href="#">230023447SD</a> | S | 235  | 237 <a href="#">28th Street</a>        | DEM  | 92014 |     | 2     | \$0       | 0   | \$3,261,000↓ |          |      | 1956     | 5,321/0.12  |         |     |      | 02/02/24 | <a href="#">38/38</a> |
| 2 | <a href="#">PTP2306261</a>  | S | 4685 | 4687 <a href="#">Craigie ST</a>        | SD   | 92102 | STD | 2     | \$0       | 0   | \$652,000↑   | \$468.39 | 1392 | 1942     | 9,987/0.22  | N       |     | 0    | 02/02/24 | <a href="#">3/3</a>   |
| 3 | <a href="#">230021534SD</a> | S | 1462 | 64 <a href="#">Sunset Cliffs Blvd.</a> | SD   | 92107 |     | 2     | \$38,760  | 2   | \$1,280,000↓ |          |      | 1946     | 3,681/0.08  |         |     |      | 01/29/24 | <a href="#">52/52</a> |
| 4 | <a href="#">230024392SD</a> | S | 4515 | 17 <a href="#">Texas St</a>            | SD   | 92116 |     | 2     | \$0       | 0   | \$1,300,000↑ |          |      | 1914     | 7,006/0.16  | N       |     |      | 01/29/24 | <a href="#">7/7</a>   |
| 5 | <a href="#">OC23193618</a>  | S | 351  | <a href="#">Eucalyptus AVE</a>         | VST  | 92084 | STD | 3     | \$0       |     | \$1,325,000↓ | \$581.40 | 2279 | 1949/ASR | 8,798/0.202 | N       |     | 2    | 01/30/24 | <a href="#">81/81</a> |
| 6 | <a href="#">230020144SD</a> | S | 3815 | 19 <a href="#">Villa Ter</a>           | SD   | 92104 |     | 3     | \$41,400  | 5   | \$1,400,000↑ |          |      | 1923     |             |         |     |      | 01/29/24 | <a href="#">5/5</a>   |
| 7 | <a href="#">240000752SD</a> | S | 623  | 625 <a href="#">19th Street</a>        | SD   | 92102 |     | 4     | \$59,940  | 3   | \$700,000↓   |          |      | 1926     |             |         |     |      | 02/01/24 | <a href="#">9/9</a>   |
| 8 | <a href="#">230019188SD</a> | S | 801  | 807 <a href="#">Torrance St</a>        | SD   | 92103 |     | 4     | \$180,600 | 4   | \$3,050,000↓ |          |      | 1958     | 20,000/0.45 |         |     |      | 02/02/24 | <a href="#">54/54</a> |

Closed •

List / Sold:

235 237 28th Street • Del Mar 92014

2 units • \$1,747,500/unit • sqft • 5,321 sqft lot • No \$/Sqft data •  
Built in 1956

Camino Del Mar to 28th Street. Property is on the South side of the street. CrossStreet: Camino Del Mar

\$3,495,000/\$3,261,000 ↓

38 days on the market

Listing ID: 230023447SD



Opportunity awaits! First time on the market! Rare, detached duplex in the prestigious Del Mar Beach Colony. Two charming beach bungalows offering an inviting open floor plan, abundant natural light, high ceilings and a cozy fireplace, creating the ideal ambiance for coastal relaxation. Each home features an entry level bedroom, great for an office or guest room and an airy loft style suite. Individual oversized carports, outdoor living space and ample guest parking. Optimal investment for short term or long-term tenants, your very own beach house or both. Prime location, one block to the beach, two blocks to dog beach and close to the Del Mar Racetrack and the Del Mar Village. Embrace the Del Mar Beach Lifestyle!

### Facts & Features

- Sold On 02/02/2024
- Original List Price of \$3,495,000
- 2 Buildings
- Levels: Two
- Heating: Natural Gas, Combination
- Cap Rate: 0

### Interior

- Appliances: Gas Water Heater

### Exterior

- Fencing: Partial

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- 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: |       | 2    | 2     |        |            | \$0         |            |           |
| 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:

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## Additional Information

- Buyer Agency Compensation: 2.5%

- 92014 - Del Mar area
- San Diego County
- Parcel # 2990610500

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## 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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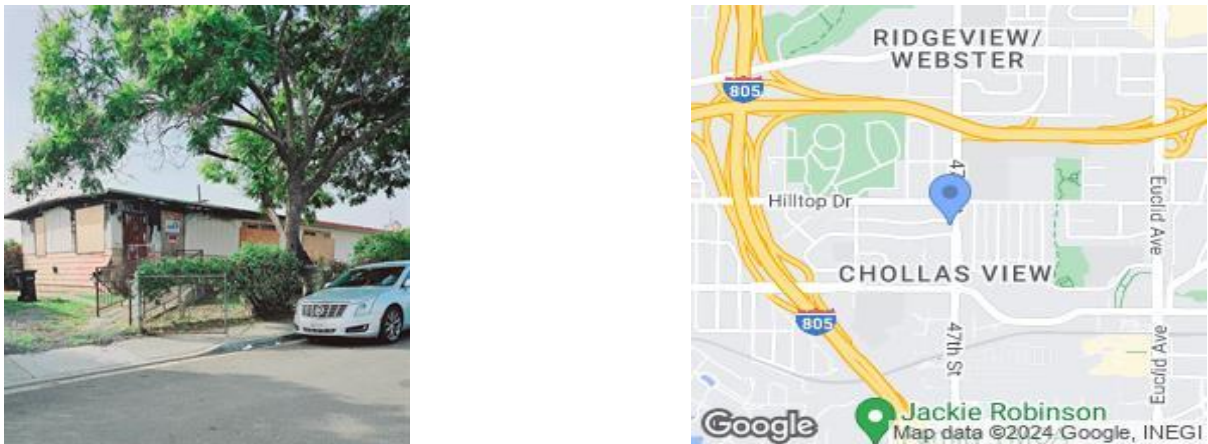






CUSTOMER FULL: Residential Income    LISTING ID: 230023447SD

Printed: 02/04/2024 7:52:57 AM



Property rehabilitation project, 9,987 sq ft corner lot, single-level duplex with 2 units, each were 2 bedrooms and 1 bathroom, one unit has fire damage and is in need of repairs.

Facts & Features

- Sold On 02/02/2024
  - Original List Price of \$600,000
  - 1 Buildings
  - 0 Total parking spaces
  - 0 Total carport spaces
  - \$0
- Laundry: In Closet
  - Cap Rate: 0
  - 2 electric meters available
  - 2 gas meters available
  - 2 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
  - Electric:
  - Gas: \$0
  - 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: | 2     | 4    | 2     | 0      |            | \$0         | \$0        | \$0       |
| 2: | 2     | 4    | 2     | 0      |            | \$0         | \$0        | \$0       |

# Of Units With:

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

Additional Information

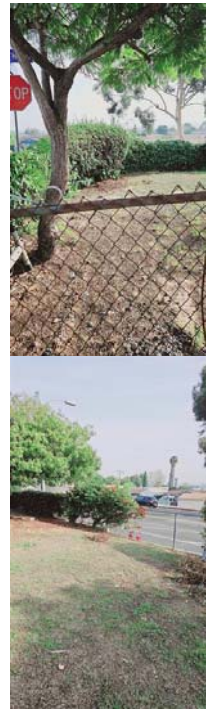
- Standard sale
  - Buyer Agency Compensation: 0 See Remarks
- 92102 - San Diego area
  - San Diego County
  - Parcel # 5415320800

**Michael Lembeck**  
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**Re/Max Property Connection**  
State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

 Click arrow to display photos





Closed •

List / Sold:

**\$1,325,000/\$1,280,000** ↓

52 days on the market

Listing ID: 230021534SD

**1462 64 Sunset Cliffs Blvd.** • San Diego 92107

**2 units** • **\$662,500/unit** • **sqft** • **3,681 sqft lot** • **No \$/Sqft data** •  
**Built in 1946**

**CrossStreet: Pescadero Drive**



Wonderful Duplex and Outstanding Location just 3 properties away from the Ocean Front in Sunset Cliffs, Ocean Beach! Fabulous opportunity with many possibilities. Perfect for an Owner to fix-up and live in one unit, or both units and make it a spectacular Home that is a 2 minute walk to the Ocean Front. Also a great opportunity for an Investor/Developer to remodel/rebuild and increase the value substantially. Tenants are on a month to month lease and are way below market rent. Tremendous Investment with upside!

### Facts & Features

- Sold On 01/29/2024
- Original List Price of \$1,325,000
- 1 Buildings
- Levels: One
- Cap Rate: 2.4
- \$38760 Gross Scheduled Income
- \$32408 Net Operating Income

### 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     | 0      |            | \$1,755     |            | \$2,300   |
| 2: |       | 2    | 1     | 0      |            | \$1,475     |            | \$2,300   |
| 3: |       |      | 0     |        |            |             |            |           |
| 4: |       |      | 0     |        |            |             |            |           |

### # Of Units With:

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

### Additional Information

- Buyer Agency Compensation: 2.5%
- 92107 - Ocean Beach area
- San Diego County

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**Michael Lembeck**

State License #: 01019397

Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031

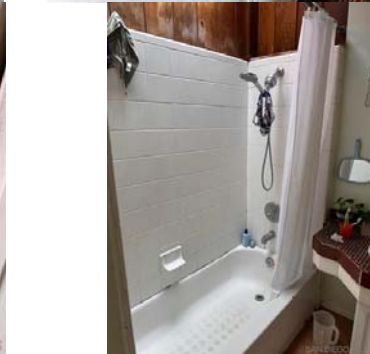
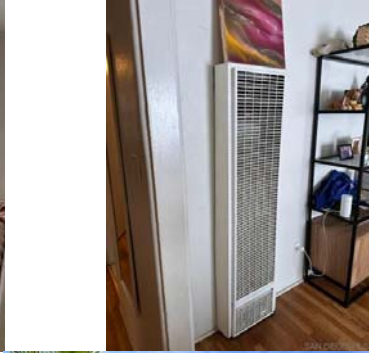
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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 Click arrow to display photos







Closed •

List / Sold:

\$1,250,000/\$1,300,000 ↑

4515 17 Texas St • San Diego 92116

7 days on the market

2 units • \$625,000/unit • sqft • 7,006 sqft lot • No \$/Sqft data •  
Built in 1914

Listing ID: 230024392SD

From the I-8: Exit onto Qualcomm Way/Texas Street and head South. Property is on the left. CrossStreet: Monroe Ave



Discover the charm of this Craftsman-style property featuring two well-maintained units located in the highly desired North Park Neighborhood. The large front house boasts 2 bedrooms, 1 bathroom, with an optional third bedroom and the rear unit is a cozy 1 bed, 1 bath retreat. Enjoy the convenience of in-unit laundry in both residences and the beautifully landscaped yard. This property features convenient alley access and offers six off-street parking spaces. Explore a unique opportunity with this property, presenting the ideal scenario to live in one unit and generate rental income from the other. Additionally, the expansive lot offers the potential for future development, making it a promising investment for those looking to expand or enhance the property in the years to come. Within walking distance, discover a variety of restaurants, breweries, and parks, while just minutes away by car, Mission Valley, Hwy 8, and the 805 provide quick access to all corners of San Diego. Don't miss the chance to make this multi family home yours!

Facts & Features

- Sold On 01/29/2024
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas, Forced Air
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Security Features: Window Bars
- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01885775
- 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      |            | \$0         |            | \$3,100   |
| 2: |       | 1    | 1     | 0      |            | \$1,700     |            | \$2,200   |
| 3: |       |      | 0     |        |            |             |            |           |
| 4: |       |      | 0     |        |            |             |            |           |

# Of Units With:

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

- Water Meters:
- Carpet:
- Dishwasher: 1
- Disposal:

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

## Additional Information

- Buyer Agency Compensation: 2.5%

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4451611300

## 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** • **Triplex**

List / Sold:

**\$1,374,900/\$1,325,000** ↓

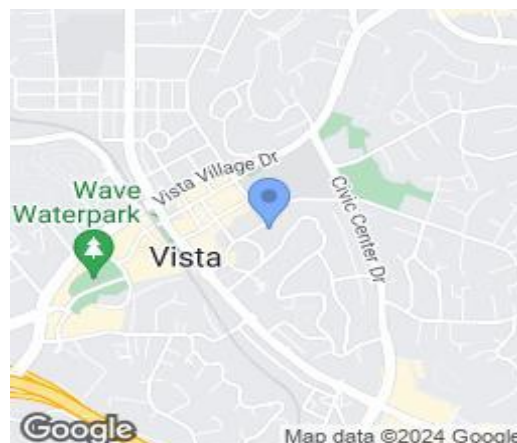
**81 days on the market**

**Listing ID: OC23193618**

**351 Eucalyptus Ave • Vista 92084**

**3 units • \$458,300/unit • 2,279 sqft • 8,798 sqft lot • \$581.40/sqft • Built in 1949**

**Cross Street: Main Street/Civic Center**



Welcome to this exquisite triplex in the charming city of Vista, where sophistication meets comfort. This property is a rare gem that caters to the discerning buyer - those who seek not only a sound investment but a stylish, modern multi-family home. With three beautifully upgraded units, this is an opportunity that won't last long. Property Highlights: Unit 1 - 3 Bedrooms, 1 Bathroom. Step into a spacious 3-bedroom oasis, adorned with modern fixtures and high-end finishes. The open-concept living area seamlessly connects to a gourmet kitchen with top-of-the-line appliances, perfect for entertaining. Enjoy three comfortably sized bedrooms designed for relaxation and rest. A sleek and elegant bathroom with all the amenities you desire. Unit 2 - 1 Bedroom, 1 Bathroom. This unit offers a cozy and private 1-bedroom retreat that is perfect for a single professional or couple. The bathroom boasts contemporary features and a stylish design. The open living space provides comfort and convenience for daily living. Unit 3 - Studio, 1 Bathroom. An efficient and beautifully appointed studio space with a luxurious bathroom. The perfect space for someone seeking a stylish and low-maintenance living environment. All three units have undergone extensive and luxurious upgrades, ensuring the finest in contemporary living. High-quality fixtures, appliances, and materials have been thoughtfully chosen to elevate each unit. The property is ideally located within walking distance to Vista's vibrant downtown area, offering a multitude of restaurants, shopping, and coffee shops. This triplex is tailored for the astute buyer who is looking for either an investment property or a multi-family home that defines elegance. If you appreciate the finer things in life and want a property that exudes luxury, this is your opportunity. This is a rare chance to own a Triplex property in Vista that will not only provide a steady income but also serve as a testament to your refined taste. With its gorgeous upgrades and prime location, this triplex will sell quickly. Don't let this golden opportunity pass you by - schedule a viewing today and make this impressive property your own.

## Facts & Features

- Sold On 01/30/2024
- Original List Price of \$1,495,000
- 1 Buildings
- 8 Total parking spaces
- 1 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$1,496 (Estimated)
- Laundry: Dryer Included, Inside, Upper Level, Stackable, Washer Included
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

## Interior

- Rooms: Family Room, Galley Kitchen, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom
- Appliances: Built-In Range, Dishwasher, Freezer, Disposal, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Ice Maker, Range Hood, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Quartz Counters, Recessed Lighting

## Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Stone, Wood
- Sewer: Public Sewer

## Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Insurance: \$0
- Maintenance:
- Workman's Comp:

- Furniture Replacement:
- Trash: \$0
- Cable TV: 02187306
- Gardener:
- Licenses:

- 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     | 3    | 2     | 2      | Unfurnished |             |            |           |
| 2: | 1     | 1    | 1     |        | Unfurnished |             |            |           |
| 3: | 1     | 1    | 1     |        | Unfurnished |             |            |           |

### # Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal: 2
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 3
- Wall AC:

## Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 92084 - Vista area
- San Diego County
- Parcel # 1752931300

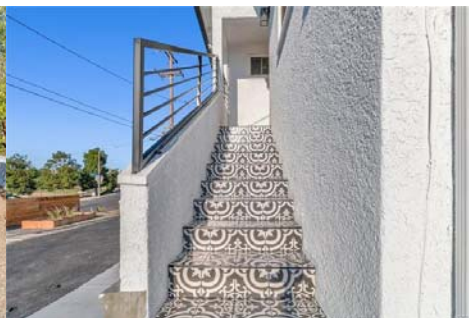
## Michael Lembeck

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

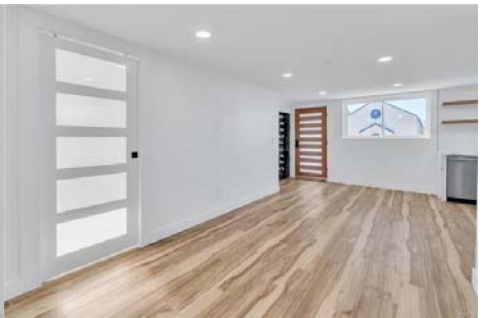
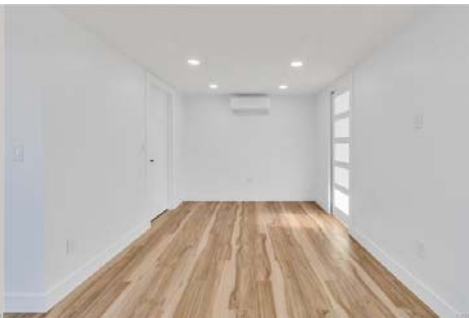
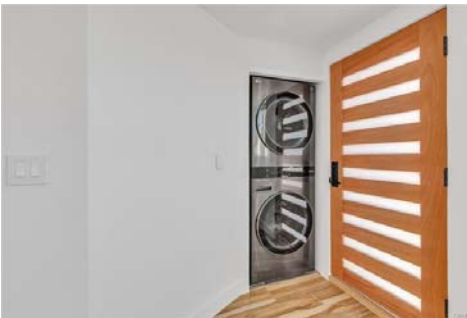
## Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: OC23193618

Printed: 02/04/2024 7:53:26 AM

Closed •

List / Sold:

**\$1,400,000/\$1,400,000** ↑

5 days on the market

**3815 19 Villa Ter • San Diego 92104**

**3 units • \$466,667/unit • sqft • No lot size data • No \$/Sqft data • Built in 1923**

**CrossStreet: Wightman Street**

**Listing ID: 230020144SD**



Three 1920s Spanish bungalows in the heart of exciting North Park. Walk to Balboa Park, popular bars and restaurants, cafes, concert venue, and public transit, this location is a 10 out of 10! Keep the charm or take advantage of the huge building potential: Zoned Complete Communities, Sustainable Development Area & Transit Priority Area. Parcel qualifies for Affordable Housing Density Bonus, Accessory Dwelling Density Bonus, Major Reductions in Parking, F.A.R. ratio 6.5 & a height restriction of 50 ft.

### Facts & Features

- Sold On 01/29/2024
- Original List Price of \$1,350,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 4.66
- \$41400 Gross Scheduled Income
- \$9999 Net Operating Income

### Interior

### Exterior

- Fencing: Partial

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02187306
- 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     |        |            | \$1,000     |            | \$1,800   |
| 2: |       | 1    | 1     |        |            | \$1,350     |            | \$1,800   |
| 3: |       | 1    | 1     |        |            | \$1,100     |            | \$1,800   |
| 4: |       |      | 0     |        |            |             |            |           |

### # Of Units With:

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

### Additional Information

• Buyer Agency Compensation: 2%

- 92104 - North Park area
- San Diego County
- Parcel # 4530810600

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**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: 230020144SD

Printed: 02/04/2024 7:53:32 AM

**Closed** •

List / Sold: **\$1,045,000/\$700,000** ↓

**623 625 19th Street** • San Diego 92102

**9 days on the market**

**4 units** • **\$261,250/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •  
**Built in 1926**

**Listing ID: 240000752SD**

**CrossStreet: Market Street**



The four unit property located at 623-625 19th Street is a golden opportunity for savvy investors seeking a high return on investment. The property consists of a 2 bedroom / 1 bathroom apartment, two 1 bedroom / 1 bathroom apartments and a studio apartment. All units are currently on month-to-month leases and have significant rental upside. With its prime location and strong rental demand, this property promises to deliver impressive cash flow and long-term appreciation. This opportunity is the lowest priced 4plex available in San Diego County! The building offers significant rental upside potential as well...Don't miss out on the chance to maximize your profits and build wealth with this exceptional investment opportunity. \*Can be purchased with adjacent 12 unit property - Inquire with Listing Agent.

### Facts & Features

- Sold On 02/01/2024
- Original List Price of \$1,045,000
- 1 Buildings
- Levels: Multi/Split
- Cap Rate: 2.8
- \$59940 Gross Scheduled Income
- \$28981 Net Operating Income

### Interior

### Exterior

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01141809
- 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: |       | 0    | 1     |        |            | \$1,015     |            | \$1,395   |
| 2: |       | 1    | 1     |        |            | \$1,040     |            | \$1,995   |
| 3: |       | 1    | 1     |        |            | \$1,595     |            | \$1,995   |
| 4: |       | 2    | 1     |        |            | \$1,245     |            | \$2,295   |

### # Of Units With:

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

### Additional Information

- Buyer Agency Compensation: 2%
- 92102 - San Diego area

- San Diego County
- Parcel # 5351900300

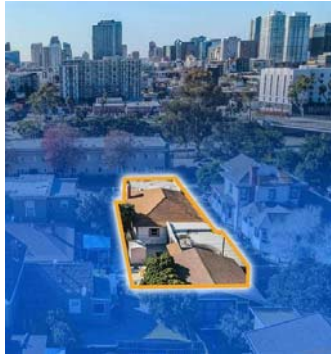
## Michael Lembeck

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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: 240000752SD

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Closed •

List / Sold:

**\$3,200,000/\$3,050,000** ↓

54 days on the market

**801 807 Torrance St • San Diego 92103**

**4 units • \$800,000/unit • sqft • 20,000 sqft lot • No \$/Sqft data •**

**Built in 1958**

**Listing ID: 230019188SD**

**Use GPS CrossStreet: Reynard Ave and Torrance St**



One of the best four unit properties on the market in San Diego! A perfect candidate for a 1031 Exchange. Nestled in the heart of San Diego's coveted Mission Hills is a rare half acre gem which combines modern luxury and a prime location with zoning which allows for more units/ADU's. Comprised of four immaculate 2-bedroom, 1-bathroom units, averaging 700 square feet, bringing in \$15k per month total this property presents an outstanding opportunity for both seasoned investors or looking for an immediate return with strong rents as well as those seeking a place to call home. Every inch of this property has been thoughtfully upgraded, including all major systems, kitchen and bathroom finishes, and all exterior grounds, ensuring the next owner peace of mind. Ideally located just blocks from Little Italy and Hillcrest, restaurants and cafes, freeways and the airport, this property is perfect for those wanting to take advantage of all beautiful San Diego has to offer. Each 2-bedroom, 1-bathroom unit boasts a spacious and thoughtfully designed layout, including updated modern kitchen cabinets, farm style sinks, imported leather quartz countertops, brand new stainless steel appliances, luxury vinyl plank flooring, dual pane windows, LED Bluetooth fixtures, custom tile, rain forest showers, updated AC/Heat, in-unit stainless steel laundry, Smart Key locks, and a sprawling outdoor garden complete with a zen gazebo with views of the downtown skyline. Private outdoor spaces on each unit allow for relaxation and a dedicated area for pets ensures they can also enjoy the outdoors. Securely gated with key code entry on a quiet culdesac with ample street parking. Don't miss your chance to own a piece of San Diego's history while enjoying the modern comforts of today!

## Facts & Features

- Sold On 02/02/2024
- Original List Price of \$3,200,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Electric, Forced Air
- Cap Rate: 4.11
- \$180600 Gross Scheduled Income
- \$131765 Net Operating Income

## Interior

## Exterior

- Lot Features: Sprinklers Drip System
- Security Features: Gated Community

## Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- 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     |        |            | \$3,800     |            |           |

|    |   |   |         |
|----|---|---|---------|
| 2: | 2 | 1 | \$3,550 |
| 3: | 2 | 1 | \$3,900 |
| 4: | 2 | 1 | \$3,800 |

# Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2%
- 92103 - Mission Hills area
  - San Diego County
  - Parcel # 4512801500

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