

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	210033096	S	325 27	Ash Ave	CHU	91910		2	\$0	0	\$698,125			1953	6,193/0.14	N		01/12/22	4/4
2	210033095	S	315 17	Ash Ave	CHU	91910		2	\$0	0	\$698,125			1953	6,257/0.14			01/12/22	4/4
3	210027844	S	581	florence	IMB	91932		2	\$32,820	0	\$860,000			1945		N		01/14/22	63/63
4	210029175	S	7102	Stanford Ave	LMSA	91942		2	\$0	0	\$1,080,000			1959	13,400/0.3			01/12/22	36/36
5	210033098	S	8271 A/B	GOLDEN AVE.	LEG	91945		2	\$44,400	0	\$790,000			1977	10,561/0.24	N		01/10/22	10/10
6	210031377	S	428 430 W	Robinson Avenue	SD	92103		2	\$70,800	0	\$1,285,000			1978				01/13/22	3/3
7	210031278	S	2351 53	Modesto Street	SD	92105		2	\$26,400	5	\$600,000			1963	5,178/0.11			01/12/22	7/7
8	210027232	S	3504	Oceanview Blvd	SD	92113	TPAP	2	\$0	0	\$655,000			1903				01/10/22	39/39
9	NDP2109883	S	1111	Alturas RD	FBRK	92028	STD	3	\$46,800	0	\$705,000	\$236.10	2986	1946	20,656/0.47	N	0	01/13/22	103/103
10	210030064	S	728 730	Bush Street	SD	92103		4	\$104,700	5	\$1,905,000			1930	5,796/0.13	N		01/10/22	39/82
11	210025474	S	4050 4054	36th Street	SD	92104		4	\$7,930	6	\$1,750,000			1950	7,140/0.16	N		01/13/22	113/113

Closed •

List / Sold: **\$679,000/\$698,125** ↑

325 27 Ash Ave • Chula Vista 91910

4 days on the market

2 units • **\$339,500/unit** • **sqft** • **6,193 sqft lot** • **No \$/Sqft data** •

Listing ID: 210033096

Built in 1953

Ash Ave. just East of Broadway, and just South of F St. CrossStreet: Center St



Attn Investors/Contractors! Fixer duplex units for sale across the street from each other are awaiting your rehab/renovation (see also 315-17 Ash Ave.). Seller prefers to sell both together-CASH ONLY. Generous size corner lots. Both duplex' are 2/1's w/garages & private rear yards. 5 minutes from Chula Vista Marina and SD Bay National Wildlife Refuge. Trust sale. Seller will not consider offers from Buyers who have not personally visited the property. Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 325 Unit # for Unit 2: 327 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 01/12/2022
- Original List Price of \$679,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0

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:		2	1	1		\$0		
2:		2	1	1		\$0		
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 1
- Refrigerator: 0
- Wall AC:

Additional Information

- 91910 - Chula Vista area
- San Diego County
- Parcel # 5671012500

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: 210033096

Printed: 01/16/2022 10:57:25 AM

Closed •

List / Sold: **\$679,000/\$698,125** ↑

315 17 Ash Ave • Chula Vista 91910

4 days on the market

2 units • **\$339,500/unit** • **sqft** • **6,257 sqft lot** • **No \$/Sqft data** •
Built in 1953

Listing ID: 210033095

Ash Ave. just East of Broadway, and just South of F St. CrossStreet: Center St



Attn Investors/Contractors! Fixer duplex units for sale across the street from each other are awaiting your rehab/renovation (see also 325-27 Ash Ave.). Seller prefers to sell both together-CASH ONLY. Generous size corner lots. Both duplex' are 2/1's w/garages & private rear yards. 5 minutes from Chula Vista Marina and SD Bay National Wildlife Refuge. Trust sale. Seller will not consider offers from Buyers who have not personally visited the property. Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 315 Unit # for Unit 2: 317 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 01/12/2022
- Original List Price of \$679,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0

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:		2	1	1		\$0		
2:		2	1	1		\$0		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91910 - Chula Vista area
- San Diego County
- Parcel # 5671013400

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: **\$879,000/\$860,000** ↓

581 florence • Imperial Beach 91932

63 days on the market

2 units • \$439,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1945

Listing ID: 210027844

HIGHWAY 5 SOUTH EXIT PALM AVE WEST. TURN RIGHT ON FLORENCE AVE. PROPERTY ON RIGHT SIDE
CrossStreet: CALLA



DEVELOPMENT OPPORTUNITY EXISTING DUPLEX 2 BEDROOM ONE BATH ,ONE BEDROOM ONE BATH BOTH RENTED . LARGE LOT ZONED ONE HOUSE FOR EVERY 2000 SQ FT, COUNTY RECORDS SHOWS LOT TO BE 7,500 SQ FT SO COULD POTENTIALLY BUILD THREE HOUSES. PROPERTY IS CLOSE TO ALL PARKS ,BAY , SCHOOLS . TENANTS ARE NOT AWARE OF SALE , DON'T WALK ON PROPERTY OR DISTURB TENANTS Sewer: Sewer Connected Unit # for Unit 1: A Unit # for Unit 2: B Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 01/14/2022
- Original List Price of \$899,000,000
- 1 Buildings
- Levels: Multi/Split
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, See Remarks
- Cap Rate: 0
- \$32820 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01443834
- 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			\$1,223		\$1,600
2:		2	2			\$1,512		\$1,900
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6261932600

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: 210027844

Printed: 01/16/2022 10:57:26 AM

Closed •

List / Sold:

\$1,050,000/\$1,080,000 ↓

36 days on the market

Listing ID: 210029175

7102 Stanford Ave • La Mesa 91942

2 units • \$525,000/unit • sqft • 13,400 sqft lot • No \$/Sqft data •
Built in 1959

CrossStreet: Vetter Pl



Back on market, no fault to seller! Come check out this unique house with amazing views that is ready for entertainment! Permitted ADU added for extra rent income or family member suite. Remodeled 3 bed 2 bath and NEW 1 bed 1 bath ADU with exclusive views of La Mesa and Mt. Helix. Everything is brand new, roof, electrical, plumbing, windows, stucco, kitchens, bathrooms, etc. Located in quiet neighborhood with long driveway leading to private residences. Completely refinished pool with new pool equipment. Pool/office room has been added for a variety of uses. Multi-terraced backyard ripe for entertainment and relaxation. Easy access to 94 and 8 freeways. Close to San Diego State University for quick rental opportunities. Please contact us to view this beautiful property. Unit # for Unit 1: 7102 Unit # for Unit 2: 7102-2 Number of Furnished Units: 0

Facts & Features

- Sold On 01/12/2022
- Original List Price of \$1,095,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

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:		3	2			\$0		\$3,995
2:		1	1			\$0		\$1,995
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

- 91942 - La Mesa area
- San Diego County
- Parcel # 46942017

Michael Lembeck

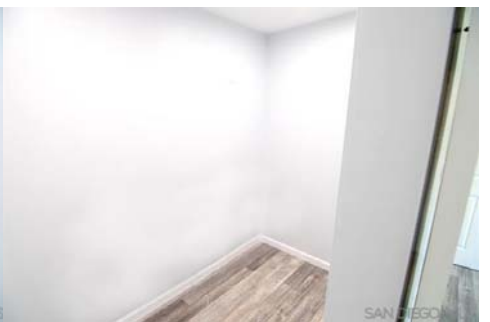
State License #: 01019397
Cell Phone: 714-742-3700

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: 210029175

Printed: 01/16/2022 10:57:29 AM

Closed •

List / Sold: **\$759,000/\$790,000** ↑

8271 A/B GOLDEN AVE. • Lemon Grove 91945

10 days on the market

2 units • **\$379,500/unit** • **sqft** • **10,561 sqft lot** • **No \$/Sqft data** •
Built in 1977

Listing ID: 210033098

CrossStreet: GOLDEN VIEW



ATTENTION INVESTORS!! HIGHLY DESIRABLE LEMON GROVE LOCATION/STREET!! HIGH ON THE HILL AND .24 OF AN ACRE!! MULTI FAMILY USE 2-4 UNITS PER COUNTY RECORDS**CHARMING 2 ON 1 FEATURES FRONT HOUSE WITH 3 BEDS/1 BATHS, APPROX. 1132 SF, 1 CAR GARAGE & LAUNDRY ROOM! BACK HOUSE (B) OFFERS 2 BEDS/ 1 BATH, 800 SF & ATTACHED 1 CAR GARAGE! 3RD GARAGE IS RENTED SEPARATELY** LARGE LOT LOCATED PERFECTLY ON GOLDEN AVE!! LOTS OF ROOM TO ROAM, AND UPSIDE IMPROVEMENT OPPORTUNITY**PROJECTED NUMBERS LOOK GREAT! DON'T MISS OUT!! ATTENTION INVESTORS!! OPPORTUNITY KNOCKS IN LEMON GROVE!! 2 ON 1 LOT W/.24 ACRES. FANTASTIC LOCATION ON GOLDEN AVE! POSSIBILITIES GALORE!! COUNTY RECORDS INDICATE ZONED FOR 2-4 UNITS. CURRENTLY 2 HOUSES ON ONE LOT. LONG TERM TENANTS- CAN KEEP, OR CONVERT TO OWNER OCCUPIED AND RENT OUT THE OTHER**RUN, DON'T WALK TO TAKE A LOOK AT THIS SWEET DEAL! Exterior: Wood/Stucco Unit # for Unit 1: A Unit # for Unit 2: B Number of Furnished Units: 0

Facts & Features

- Sold On 01/10/2022
- Original List Price of \$759,000
- 2 Buildings
- Levels: One
- Cooling: See Remarks
- Cap Rate: 0
- \$44400 Gross Scheduled Income

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01932411
- 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		\$2,000		\$2,400
2:		2	1	1		\$1,700		\$1,900
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91945 - Lemon Grove area
- San Diego County
- Parcel # 5031211500

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: 210033098

Printed: 01/16/2022 10:57:30 AM

Closed •

List / Sold:

\$1,399,000/\$1,285,000 ↓

3 days on the market

Listing ID: 210031377

428 430 W Robinson Avenue • San Diego 92103

**2 units • \$699,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1978**

CrossStreet: Brant St.



Two free-standing homes on one large ¼ acre canyon lot; 428 is a 2bdr, 1bath home built in early 1920s; 430 is a 2bdr, 1 bath home with loft built in 1978. Studio on ground floor of 428 is pending final approval of permit and payment of permit fees. Great Hillcrest location – close to commercial district. Sewer: Sewer Connected Unit # for Unit 1: 428 Unit # for Unit 2: 430 Unit # for Unit 3: 428B Number of Furnished Units: 0 Topography: ,

Facts & Features

- Sold On 01/13/2022
- Original List Price of \$1,399,000
- 2 Buildings
- Levels: Multi/Split
- Cap Rate: 0.05
- \$70800 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:		2	1			\$2,400		
2:		2	1			\$0		\$2,500
3:		1	1			\$1,000		
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- 92103 - Mission Hills area
- San Diego County

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: **\$580,000/\$600,000** ↑

2351 53 Modesto Street • San Diego 92105

7 days on the market

2 units • **\$290,000/unit** • **sqft** • **5,178 sqft lot** • **No \$/Sqft data** •
Built in 1963

Listing ID: 210031278

Fairmont > Laurel > Sumac > Modesto CrossStreet: Sumac



2 unit investor special! Duplex in the Hollywood Park neighborhood of City Heights. Each unit is a 2 bed, 1 bath and backs up to a canyon/open space providing privacy. One unit upstairs, one downstairs. Cash only due to condition. Please do not disturb the occupants! Exterior: Wood/Stucco Unit # for Unit 1: 2351 Unit # for Unit 2: 2353 Number of Furnished Units: 0

Facts & Features

- Sold On 01/12/2022
- Original List Price of \$580,000
- 1 Buildings
- Levels: Two
- Cap Rate: 4.5
- \$26400 Gross Scheduled Income
- \$24400 Net Operating Income

Interior

Exterior

- Fencing: Partial

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			\$1,070		
2:		2	1			\$1,100		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92105 - East San Diego area
- San Diego County
- Parcel # 4765603000

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: 210031278

Printed: 01/16/2022 10:57:31 AM

Closed •

List / Sold: **\$599,000/\$655,000** ↑

3504 Oceanview Blvd • San Diego 92113

39 days on the market

2 units • **\$299,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1903

Listing ID: 210027232

TAKE OCEANVIEW BLVD - MAKE A LEFT ON 36TH STREET - MAKE A LEFT ON FRANKLIN - MAKE A LEFT ON 35TH HOME IS AT THE END OF THE CDSAC CrossStreet: 36th street



Variance granted 2-4 units.-NEW PRICE! BRING YOUR IDEAS! BUY RESTORE & REGISTER THIS 1903 HOME! THERE'S TONS OF POTENTIAL HERE! THERE'S 2 STRUCTURES ON 1 LOT! A LARGE HOUSE WITH 4 BEDROOM HOMES & 2ND STRUCTURE IS BEING USED AS A CHURCH! CHURCH IS 1782 SQFT ACCORDING TO BUILDING RECORDS. IT HAS 2 RESTROOMS & 2 OFFICES. TONS OF PARKING! YES BOTH STRUCTURES COMES WITH THE PROPERTY. THE HOUSE HAS 2 ROOMS DOWNSTAIRS, KITCHEN & FULL BATHROOM. BOTH BEING USED AS A BEDROOM. ROOM WITH FIREPLACE IS THE LIVING ROOM. UPSTAIRS THERE ARE 3 BEDROOMS & 1 BATH. PLUS A PATIO. THERE IS ANOTHER ROOM BELOW THE PATIO W/SEPARATE ENTRANCE. HOME. SAME OWNER AS HOUSE-NO INCOME ON CHURCH OR HOME. HOME WAS PREVIOUSLY PURCHASED WITH RENTED ROOMS/THATS WHY THERE ARE SO MANY DOORS ENTRY/EXIT... HOME WAS OWNER OCCUPIED. HOME IS NOT RENTED NOW, THERE ARE NO RENTS. HOME IS OCCUPIED BY FAMILY. NO PREVIOUS RENTS RECORDED. CLEAN SLATE, BUY AS SINGLE FAMILY HOME/ CONVERT... RESTORE.. REGISTER AS HISTORICAL - DO YOUR RESEARCH. Sewer: Sewer Connected Number of Furnished Units: 0

Facts & Features

- Sold On 01/10/2022
- Original List Price of \$650,000
- 2 Buildings
- Levels: Two
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01481919
- 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	4		\$0		
2:		0	2			\$0		
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Drapes:
- Patio: 0
- Ranges: 1
- Refrigerator: 1

- Dishwasher: 0
- Disposal:

- Wall AC:

Additional Information

- Third Party Approval sale

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5462501400

Michael Lembeck

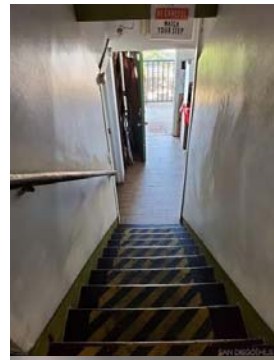
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Triplex**

List / Sold: **\$699,900/\$705,000** ↓

1111 Alturas Rd • Fallbrook 92028

103 days on the market

3 units • \$233,300/unit • 2,986 sqft • 20,656 sqft lot • \$236.10/sqft • Built in 1946

Listing ID: NDP2109883

West Aviation Rd to Alturas Road (turn rt) Units on the left 1111-1115



NICE LARGE LOT WITH OLDER UNITS, GROSS SCHEDULED INCOME APROX. \$46,800. ZONED R-3 RESTRICTED/MULTIPLE. RENTS ARE LOW FOR NEIGHBORHOOD! 1 2bdrm 1 BA, \$1100/mo 1 3bdrm 1 BA, \$1400/mo 1 3bdrm 2 BA \$1400/mo CALL COUNTY FOR LIMITATIONS ON NEW CONSTRUCTION. POSSIBLE 10-12 UNITS PERMITTED, BUYER TO VERIFY ALL existing permits and proposed construction of units. All information is deemed reliable but not guaranteed.

Facts & Features

- Sold On 01/13/2022
- Original List Price of \$749,000
- 3 Buildings
- 12 Total parking spaces
- \$0 (See Remarks)
- Laundry: See Remarks
- Cap Rate: 0
- \$46800 Gross Scheduled Income
- 2 electric meters available
- 0 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Landscaped, Lot 20000-39999 Sqft, Rectangular Lot, Value In Land

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01870514
- 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	1	0		\$0	\$0	\$0
2:		3	1	0		\$0	\$0	\$0
3:		3	2	0		\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 92028 - Fallbrook area

- Rent Controlled

- San Diego County
- Parcel # 1041503700

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: NDP2109883

Printed: 01/16/2022 10:57:34 AM

Closed •

List / Sold:

\$1,995,000/\$1,905,000 ↓

39 days on the market

Listing ID: 210030064

728 730 Bush Street • San Diego 92103

**4 units • \$498,750/unit • sqft • 5,796 sqft lot • No \$/Sqft data •
Built in 1930**

CrossStreet: Goldfinch



First time on the market since 1974!! Properties like these rarely come available in this great Mission Hills location. The two buildings are being sold together. The combined lot size is 11,320SF. Endless remodel/redevelopment possibilities. Live in one, rent the others? 728-30 has a downstairs studio w/"bonus" enclosed patio, and a 3/2 upstairs with a loft, generous size deck & additional outdoor space for each unit. Building 734-36 (APN#451-072-16-00) has a 1/1 downstairs w/private covered patio and a front yard. The 2/2 upstairs is a split level with separate entrances, with the use of a great big yard and multiple decks. At one time this upstairs space was rented as two separate units, 1 bed and a studio. The original character makes this property so unique. Each unit has a secured parking space. The gated property sits at the end of a historically quiet cul-de-sac. Great walkability to shops, restaurants & public transportation. Sewer: Sewer Connected Unit # for Unit 1: 730 Unit # for Unit 2: 728 Unit # for Unit 3: 734 Unit # for Unit 4: 736 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 01/10/2022
- Original List Price of \$2,395,000
- 2 Buildings
- Levels: Multi/Split
- Cap Rate: 4.6
- \$104700 Gross Scheduled Income
- \$90868 Net Operating Income

Interior

Exterior

- Security Features: Automatic Gate

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:		0	1	0		\$1,950		\$2,075
2:		3	2	0		\$2,900		\$3,500
3:		1	1	0		\$1,800		\$2,350
4:		2	2	0		\$2,075		\$3,000

Of Units With:

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

Additional Information

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4510721700

Michael Lembeck

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

Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold:

\$1,699,000/\$1,750,000 ↑

113 days on the market

Listing ID: 210025474

4050 4054 36th Street • San Diego 92104

4 units • \$424,750/unit • sqft • 7,140 sqft lot • No \$/Sqft data •
Built in 1950

CrossStreet: University



Rehabbed 4 unit situated in North Park. This centrally located property comprised of 3...2-1's and a 1-1 that has great stabilized rents with some potential for more upside. Tenants are all in one year leases with no COVID deferments. One garage brings in 100.00 a month while the other garage is included in 4052 units rent. Coin laundry brings in an additional 100-150 a month. Detached 2 -1 home on the property with alley access. Each unit on separate electric meters. Close to eateries..banks...freeways...gas stations and stores. All new: cabinets, windows, water heaters, counters, appliances, flooring, new driveway, bathroom tile, heaters, AC units. Sewer: Sewer Connected Unit # for Unit 1: 4050 Unit # for Unit 2: 4052 Unit # for Unit 3: 4054 Unit # for Unit 4: 4054.5 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 01/13/2022
- Original List Price of \$1,699,000
- 2 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Cap Rate: 5.6
- \$7930 Gross Scheduled Income
- \$91560 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Security Features: Gated Community

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	0		\$2,000		\$2,400
2:		2	1	1		\$1,900		\$2,200
3:		2	1	0		\$2,400		\$2,400
4:		1	1	0		\$1,500		\$1,650

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 3
- Drapes:
- Patio: 0
- Ranges: 4
- Refrigerator: 4
- Wall AC:

- Disposal:

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4474022500

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: 210025474

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Search Criteria

Property Type is 'Residential Income'
 Standard Status is 'Closed'
 Contract Status Change Date is 01/09/2022 to 01/15/2022
 County Or Parish is 'San Diego'
 Number Of Units Total is 2+
 Selected 11 of 11 results.