

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	210026056	S	114 24	L Ave	NAC	91950		2	\$0	0	\$517,900↑			1950	10,158/0.23			10/12/21	13/13
2	210028667	S	1875	Pepper Valley Ln	ELC	92021		2	\$50,040	5	\$850,000			1979	7,725/0.17			10/12/21	0/0
3	PTP2106074	S	1116 18	Persimmon AVE	ELC	92021	STD	2	\$57,036	3	\$960,000↓	\$444.86	2158	1984	8,599/0.19	N	4	10/15/21	22/22
4	PTP2106529	S	8258 8260	Linden Rd	LAK	92040	STD	2	\$0	0	\$420,000↓	\$393.26	1068	1945	6,222/0.14	N	0	10/12/21	0/0
5	210026398	S	1719 21	33Rd St	SD	92102		2	\$12,000	7	\$775,000↓			1958	5,111/0.11			10/11/21	1/1
6	210018197	S	3229 31	1st Ave	SD	92103		2	\$0	0	\$1,590,000↓			1931	3,764/0.08	N		10/15/21	14/14
7	210018202	S	1757 59	Pentuckett Ave.	SD	92104		2	\$23,148	0	\$890,000↓			1959	6,258/0.14	N		10/13/21	71/71
8	210018536	S	3554 56	Fir	SD	92104		2	\$22,500	2	\$1,250,000↓			1976				10/11/21	55/55
9	210022395	S	3634 36	46th	SD	92105		2	\$0	0	\$740,000↓			1972		N		10/12/21	19/19
10	210022952	S	4250 4252	Pepper Drive	SD	92105		2	\$33,480	0	\$825,000↑			1950	5,876/0.13	N		10/15/21	36/36
11	210017362	S	3949 3953	Mission Blvd	SD	92109		2	\$0	0	\$1,450,000↓			1937				10/13/21	82/82
12	210028645	S	814 816	Brighton Ct	SD	92109		2	\$52,800	3	\$1,700,000			1937	2,549/0.05	N		10/13/21	0/0
13	210018790	S	563	Emory St	IMB	91932		3	\$66,120	4	\$1,350,000			1980	7,678/0.17			10/12/21	44/44
14	210014225	S	818 820	Portsmouth	SD	92109		3	\$75,600	0	\$1,599,000↓			1985	1,159/0.02			10/13/21	85/85
15	210022399	S	4585 87	Kansas St	SD	92116		3	\$37,680	2	\$1,065,000↓			1920	4,483/0.1			10/11/21	20/20
16	210023318	S	4515 17	Cherokee Ave	SD	92116		3	\$71,280	4	\$1,193,000↓			1980				10/12/21	17/17

Closed •

List / Sold: **\$517,900/\$517,900** ↑

114 24 L Ave • National City 91950

13 days on the market

2 units • \$258,950/unit • sqft • 10,158 sqft lot • No \$/Sqft data •

Listing ID: 210026056

Built in 1950

CrossStreet: E 2nd



Investor opportunity in National City! With a central location and easy access to freeways and downtown, this property sits on an over 10,000 square foot lot, perfect for someone looking to completely remodel or redevelop the property. Number of Furnished Units: 0

Facts & Features

- Sold On 10/12/2021
- Original List Price of \$459,000
- 1 Buildings
- Levels: One
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02140483
- 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:		0	0			\$0		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91950 - National City area
- San Diego County
- Parcel # 5560823600

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: 210026056

Printed: 10/17/2021 12:03:48 PM

Closed •

List / Sold: **\$850,000/\$850,000**

1875 Pepper Valley Ln • El Cajon 92021

0 days on the market

2 units • \$425,000/unit • sqft • 7,725 sqft lot • No \$/Sqft data •
Built in 1979

Listing ID: 210028667

CrossStreet: Pepper Drive



Great bread-and-butter cash-flow duplex at end of cul-de-sac, one block from Elementary school! Both units are 3/2, have private entrances, exclusive yards and in-unit laundry hook-ups. Front unit fully remodeled in 2019 w/ new floors, cabinets, quartz counters and master bathroom. Stainless steel appliances-- front unit fridge and both stove/ranges brand new! Great location w/ close proximity to freeways, public transportation, shopping, dining etc. Number of Furnished Units: 0

Facts & Features

- Sold On 10/12/2021
- Original List Price of \$850,000
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Cap Rate: 5
- \$50040 Gross Scheduled Income
- \$49540 Net Operating Income

Interior

Exterior

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:		3	2			\$2,395		
2:		3	2			\$1,775		\$2,300
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

- 92021 - El Cajon area
- San Diego County
- Parcel # 3882606500

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210028667

Printed: 10/17/2021 12:03:48 PM

Closed •

List / Sold: **\$1,090,000/\$960,000** ↓

1116 18 Persimmon Ave • El Cajon 92021

22 days on the market

**2 units • \$545,000/unit • 2,158 sqft • 8,599 sqft lot • \$444.86/sqft •
Built in 1984**

Listing ID: PTP2106074

Broadway to 1st to Persimmon Avenue



Must see, gorgeous, two on one property - 1,079sqft separate homes, no common walls. Each home has 3 bedrooms, 2 bathrooms, air conditioning, dishwasher, range/oven, microwave, refrigerator, washer & dryer, 2 car garage, lush landscaping supported by automatic system in the front and spacious side yards with large covered concrete patios. The side yards are fully fenced for privacy. Both units are occupied, one has a year lease, other is month to month with long term tenants. The list of upgrades is quite extensive from top to bottom and as you will see, this property has been well cared for. **Please Do Not Disturb Tenants**

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$1,175,000
- 2 Buildings
- 4 Total parking spaces
- Laundry: Dryer Included, In Garage, Washer Included
- Cap Rate: 3
- \$57036 Gross Scheduled Income
- \$40476 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard, Landscaped, Level with Street, Lot 6500-9999, Paved, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,380
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$54
- Cable TV: 00373611
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management: 380
- Water/Sewer: \$175
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2		\$2,400	\$2,400	\$2,400

Of Units With:

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

Additional Information

- Standard sale

- 92021 - El Cajon area
- San Diego County

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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • Duplex

List / Sold: **\$449,000/\$420,000** ↓

8258 8260 Linden Rd • Lakeside 92040

0 days on the market

2 units • **\$224,500/unit** • **1,068 sqft** • **6,222 sqft lot** • **\$393.26/sqft** •
Built in 1945

Listing ID: PTP2106529

Nav.



Great Investor Potential! Duplex, 2 units, 1 bed/1bath each unit. Owner living in one and using the 2nd for storage. fixer with huge upside potential!!

Facts & Features

- Sold On 10/12/2021
- Original List Price of \$449,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: See Remarks
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 00373611
- 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: 0
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio:
- Ranges: 1
- Refrigerator: 1
- Wall AC: 1

Additional Information

- Standard sale
- 92040 - Lakeside area
- San Diego County
- Parcel # 3885526500

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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: PTP2106529

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Closed •

List / Sold: **\$799,000/\$775,000** ↓

1719 21 33Rd St • San Diego 92102

1 days on the market

2 units • **\$399,500/unit** • **sqft** • **5,111 sqft lot** • **No \$/Sqft data** •
Built in 1958

Listing ID: 210026398

CrossStreet: Date



South Park fixer duplex. Number of Furnished Units: 0

Facts & Features

- Sold On 10/11/2021
- Original List Price of \$799,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas, Forced Air
- Cap Rate: 7
- \$12000 Gross Scheduled Income
- \$6000 Net Operating Income

Interior

Exterior

- Lot Features: Sprinklers Manual

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	1			\$1,000		
3:			0					
4:			0					

Of Units With:

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

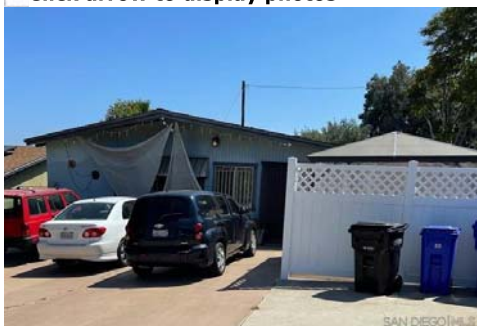
Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5393230400

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Re/Max Property Connection
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210026398

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Closed •

List / Sold:

\$1,595,000/\$1,590,000 ↓

14 days on the market

Listing ID: 210018197

3229 31 1st Ave • San Diego 92103

**2 units • \$797,500/unit • sqft • 3,764 sqft lot • No \$/Sqft data •
Built in 1931**

**heading South on 1st ave. the property is located on the East side of the street between Thorn and Spruce.
CrossStreet: Spruce**



Bankers Hill, Spanish style duplex makes the perfect owner occupant unit with rental income. 3229 is a single level unit, hardwood floors, fireplace, coved ceilings, remodeled kitchen & bath, laundry and a bonus, detached studio that makes an ideal home office or family room. The outdoor space assigned to this unit has a seating area with firepit & dining area. 3231 is a charming 2 story unit with remodeled kitchen & bath, large patio area with built-in seating, laundry and storage. Rare opportunity for this amazing Bankers Hill location with Balboa Park at your doorstep and the eateries of Hillcrest next door, this could be it. Extensive remodel in 2013/2014 See supplement Owner used 3229 as a successful vacation rental collecting \$66,852 per year. Long term tenant in 3231 collecting \$27,600. Total yearly income of \$94,452 Sewer: Sewer Connected Unit # for Unit 1: 1 Unit # for Unit 2: 2 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$1,595,000
- 2 Buildings
- Levels: Multi/Split
- 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: 01352336
- 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		\$3,500
2:		2	1	0		\$0		\$2,800
3:			0					
4:			0					

Of Units With:

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

- Dishwasher: 2
- Disposal:

- Wall AC:

Additional Information

- 92103 - Mission Hills area
 - San Diego County
-

Michael Lembeck

State License #: 01019397
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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: 210018197

Printed: 10/17/2021 12:03:51 PM

Closed •

List / Sold: **\$915,000/\$890,000** ↓

1757 59 Pentuckett Ave. • San Diego 92104

71 days on the market

2 units • **\$457,500/unit** • **sqft** • **6,258 sqft lot** • **No \$/Sqft data** •
Built in 1959

Listing ID: 210018202

Juniper becomes Pentuckett Ave. CrossStreet: Fir St.



Perched on a quiet cul-de-sac street, this turn-key single-level duplex provides an awesome investment opportunity in Juniper Canyon area of North Park, just on the cusp of South Park! Perfect opportunity to live in one and rent the other to help pay the mortgage, or purchase it as an investment and rent both sides. Tenants currently occupy unit 1759 at \$1,929/month + water, gas, electric, and would like to stay. This duplex features two units both with two bedrooms and one bathroom on each side. The units are mirrored and have the same square footage and room sizes. Both units have been updated and include newer kitchen cabinets, stainless steel appliances, updated flooring, bathroom fixtures, tile showers, front yard landscaping, new fencing, new hot water heaters, and more! Unit 1757 has been updated with new carpet and interior paint. The functional floor plan of both units flows nicely. A solar tube in each bathroom offers abundant natural light, and both units have designated front patio areas with grass, plumeria plants, and palm trees. A bonus storage unit is available on the right side of the property. The backyard is a blank slate and offers opportunity to create a terraced garden! Cedar Ridge Park is located at the end of the cul-de-sac and offers a great space for your furry friends or kids to play. Located within proximity to the heart of South Park, North Park, Balboa Park, the airport, and beyond! A short hiking trail from the back of the property leads you from Ash St. to Haller St. Coffee shops, restaurants, boutiques, dog parks, freeway access ...and more is all nearby – opportunity awaits you at 1757-59 Pentuckett Ave.! Sewer: Sewer Connected Unit # for Unit 1: 1757 Unit # for Unit 2: 1759 Number of Furnished Units: 0 Topography: ,SSLP

Facts & Features

- Sold On 10/13/2021
- Original List Price of \$950,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0
- \$23148 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02048992
- 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		\$2,500
2:		2	1	0		\$1,929		\$2,500
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 # 5403700900

Michael Lembeck

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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:

\$1,395,000/\$1,250,000 ↓

55 days on the market

Listing ID: 210018536

3554 56 Fir • San Diego 92104

2 units • \$697,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1976

GPS CrossStreet: Pentuckett Ave



Here is your chance to own this pride of ownership duplex located in a great neighborhood in North Park. Seller will entertain offers between \$1,295,000 and \$1,395,000. TWO 3 Br 2 Ba SFRS with New Driveway, New Roofs, Upgraded Electrical, New Windows, Fresh Paint and Stucco. Close to the San Diego Zoo, Balboa Park and Restaurant's and coffee shops on 30th street. B2VINFP2COE THE BACK HOME TENANTS WILL BE VOLUNTARILY MOVING OUT BY AUGUST 31st 2021 Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 3554 Unit # for Unit 2: 3556 Number of Furnished Units: 0 Frontage: Open Space

Facts & Features

- Sold On 10/11/2021
- Original List Price of \$1,395,000
- 2 Buildings
- Levels: One
- Cooling: See Remarks
- Heating: See Remarks, Forced Air
- Cap Rate: 1.6
- \$22500 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2			\$0		\$2,500
2:		3	2			\$1,850		\$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

- 92104 - North Park area
- San Diego County
- Parcel # 5403601000

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: **\$750,000/\$740,000** ↓

3634 36 46th • San Diego 92105

19 days on the market

2 units • **\$375,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1972

Listing ID: 210022395

GPS CrossStreet: Chamoune



Beautiful duplex in the heart of City Height perfect for investment or live in one and rent out the other for extra income! 2 single family homes in one lot. Not sharing wall! Front unit 3636 is a 2 bedrooms 2 baths. Back unit is a 3 bedroom 2 baths. Both units have updated kitchen, tile flooring, updated bathrooms, laundry hookups, dual pane windows, both units have their own private yards, low maintenance yard, and many more. Call to make an appointment to see this beautiful duplex today! Sewer: Sewer Connected Unit # for Unit 1: 3634 Unit # for Unit 2: 3636 Number of Furnished Units: 0

Facts & Features

- Sold On 10/12/2021
- Original List Price of \$750,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Cap Rate: 0

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:		3	2	2		\$2,000		\$3,000
2:		2	1	2		\$1,500		\$2,300
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92105 - East San Diego area
- San Diego County

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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Closed •

List / Sold: **\$785,000/\$825,000** ↑

4250 4252 Pepper Drive • San Diego 92105

36 days on the market

2 units • **\$392,500/unit** • **sqft** • **5,876 sqft lot** • **No \$/Sqft data** •
Built in 1950

Listing ID: 210022952

Fairmount Ave to Quince. (turn west) Quince to Columbine (left) Columbine to Pepper Drive (right)
CrossStreet: Quince



Welcome home to Azalea Park Community! Two homes on one lot adjacent to Pepper Park. Live in one home and rent the other. Both homes have kitchen and baths remodeled in recent years. Tile throughout. Front home has front and back yard. Be creative with your new yards. Back Home has a lovely yard facing park. Both units have one car garage with room for two more vehicles. Exterior of units are ready for some work and fresh paint. What color is your favorite? Sewer: Sewer Connected Unit # for Unit 1: 4250 Unit # for Unit 2: 4252 Number of Furnished Units: 0 Topography: ,LL Frontage: Canyon

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$785,000
- 3 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: See Remarks
- Cap Rate: 0
- \$33480 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinklers Manual
- Security Features: Window Bars
- 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:		2	1	1		\$0		
2:		2	2	1		\$0		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92105 - East San Diego 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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CUSTOMER FULL: Residential Income LISTING ID: 210022952

Printed: 10/17/2021 12:03:56 PM

Closed •

List / Sold:

\$1,489,000/\$1,450,000 ↓

82 days on the market

Listing ID: 210017362

3949 3953 Mission Blvd • San Diego 92109

**2 units • \$744,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1937**

CrossStreet: Windemere



Don't miss your chance to enjoy year round fun in the Sun! You have the best of both worlds with easy beach and bay access! Two wonderful cottages situated on a quiet North Mission Beach court. Just steps from the gorgeous Sail Bay, Catamaran Resort Hotel and the ocean. There are options galore with this wonderful property. Live in one cottage and rent out the other OR have two vacation rentals. Currently this property generates over \$4,000 a month-long term! If you have dreamed of living in Surf Town USA, then this is it! We offer a one bedroom, one bath cottage with parking and a one bedroom one bath cottage without parking. This is a very highly desirable area for the beach area. An exceedingly rare find and priced right allowing many options for you to choose from. Don't miss your chance to enjoy year round fun in the Sun! You have the best of both worlds with easy beach and bay access! Two wonderful cottages situated on a quiet North Mission Beach court. Just steps from the gorgeous Sail Bay, Catamaran Resort Hotel and the ocean. There are options galore with this wonderful property. Live in one cottage and rent out the other OR have two vacation rentals. Currently this property generates over \$4,000 a month-long term! If you have dreamed of living in Surf Town USA, then this is it! We offer a one bedroom, one bath cottage with parking and a one bedroom one bath cottage without parking. This is a very highly desirable area for the beach area. An exceedingly rare find and priced right allowing many options for you to choose from. Number of Furnished Units: 0

Facts & Features

- Sold On 10/13/2021
- Original List Price of \$1,795,000
- 2 Buildings
- Levels: One
- Cap Rate: 0

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02059822
- 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			\$1,900		
2:		1	1			\$2,300		
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Drapes:
- Patio: 0

- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4233170900

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

814 816 Brighton Ct • San Diego 92109

0 days on the market

**2 units • \$850,000/unit • sqft • 2,549 sqft lot • No \$/Sqft data •
Built in 1937**

Listing ID: 210028645

CrossStreet: Mission Blvd.



Mission Beach Duplex just steps from the bay, with ocean right across the street. Two units, both two bedrooms, one bathroom. Ceiling fans and plantation shutters. Private laundry room in each unit. Front porch is shared by the two units. Brighton Court is a walking street, with three parking spaces in back alley. Located on the sunny North side of the court, the property has loads of potential. Some deferred maintenance on exterior woodwork and deck. Interiors are clean, with modest upgrades. Units had been vacation rentals then owner switched to long-term rental. Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 2: 816 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 10/13/2021
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Two
- Heating: Natural Gas, Forced Air
- Cap Rate: 2.9
- \$52800 Gross Scheduled Income
- \$48800 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- 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			\$2,200		
2:		2	1			\$2,200		
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

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4237341400

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: 210028645

Printed: 10/17/2021 12:03:56 PM

Closed •

List / Sold: **\$1,349,999/\$1,350,000**

563 Emory St • Imperial Beach 91932

44 days on the market

**3 units • \$450,000/unit • sqft • 7,678 sqft lot • No \$/Sqft data •
Built in 1980**

Listing ID: 210018790

CrossStreet: Palm



BOM! Buyer decided to build a 2nd story on their current home instead of purchasing. This 3-unit property offers a detached 3/2 and a rear building with 2 2/1s. Each unit has its own 2 car garage and dedicated space. Front house and unit B have been remodeled recently. Stable rents but still room for some upside. This property can work as a buy and hold or a house hack for the savvy Military Investor. Solid tenants in place, zero issues through the lockdown. Walking trails and beach access just steps away! All currently Tenant occupied. All Month to Month. Unit # for Unit 1: 563 Unit # for Unit 2: A Unit # for Unit 3: B Unit 1 Parking Spaces: 0 Unit 2 Parking Spaces: 0 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0

Facts & Features

- Sold On 10/12/2021
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Electric, Natural Gas, Forced Air, See Remarks
- Cap Rate: 4.46
- \$66120 Gross Scheduled Income
- \$62377 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2			\$2,400		\$2,850
2:		2	1			\$1,260		\$1,800
3:		2	1			\$1,850		\$1,900
4:			0					

Of Units With:

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

Additional Information

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6261512200

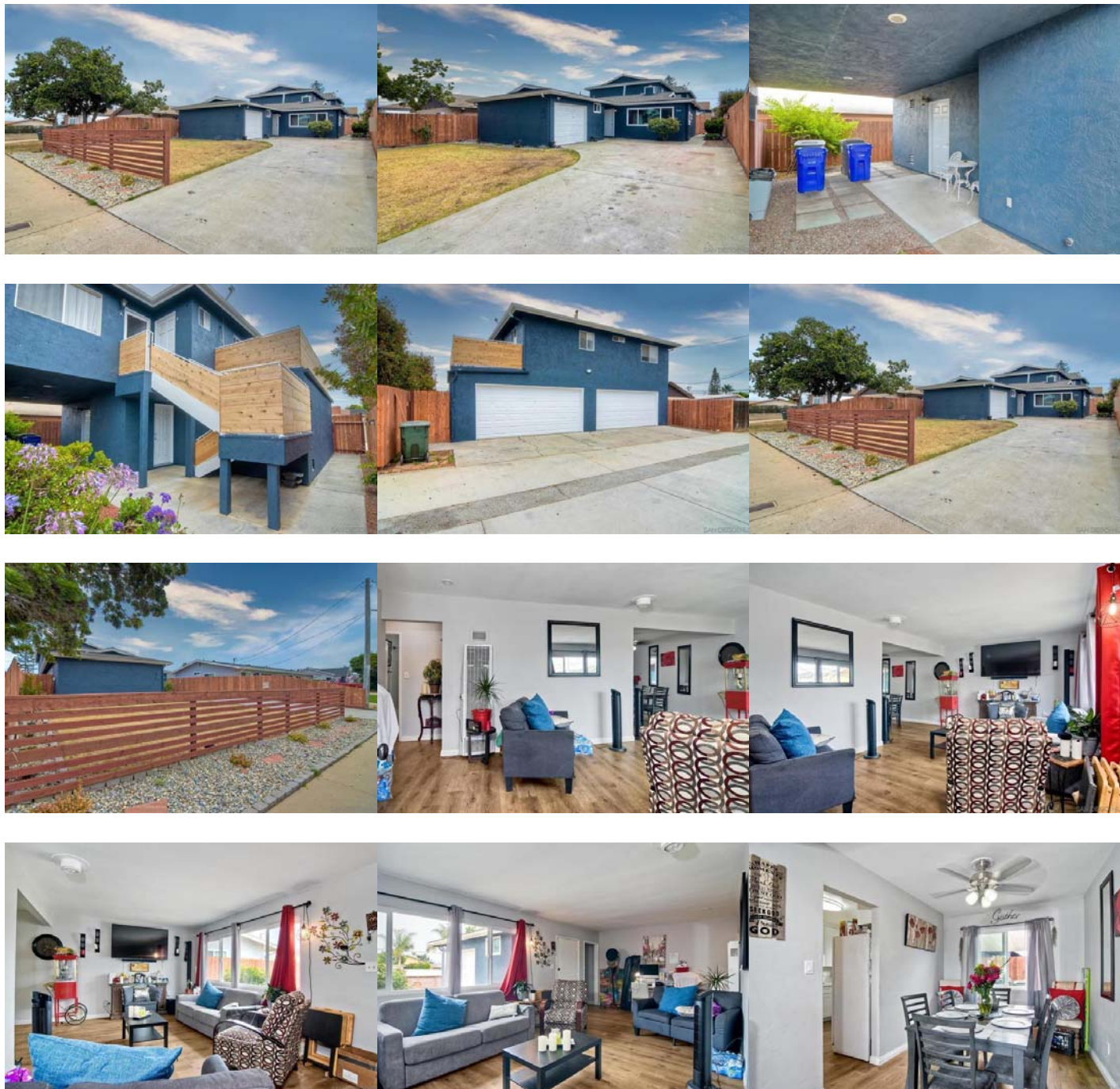
Michael Lembeck

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:

\$1,599,000/\$1,599,000 ↓

85 days on the market

Listing ID: 210014225

818 820 Portsmouth • San Diego 92109

3 units • **\$533,000/unit** • **sqft** • **1,159 sqft lot** • **No \$/Sqft data** •
Built in 1985

Walk your sandy tootsies from the bay west a couple hundred feet. CrossStreet: Mission Blvd



This sweet little Mission Beach tri-plex is the quintessential beach pad that Rick Kane and Spicoli would envy! Just steps to the bay and the ocean, the 2/1 house has a private deck, a spacious living space, a wood burning fireplace, an upgraded kitchen, laundry and storage for your surfboards, skateboards and more. Upstairs are two remodeled studios with a large sunny deck great for enjoying a morning coffee or afternoon cocktail. Unit make up allows for all kinds of possibilities! Unit # for Unit 1: 818 Unit # for Unit 2: 820A Unit # for Unit 3: 820B Number of Furnished Units: 2

Facts & Features

- Sold On 10/13/2021
- Original List Price of \$1,699,000
- 1 Buildings
- Levels: Two
- Heating: Natural Gas, See Remarks, Combination
- Cap Rate: 0
- \$75600 Gross Scheduled 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:		2	1			\$2,900		\$2,900
2:		0	1			\$1,750		\$1,750
3:		0	1			\$1,650		\$1,650
4:			0					

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4235922100

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:

\$1,100,000/\$1,065,000 ↓

20 days on the market

Listing ID: 210022399

4585 87 Kansas St • San Diego 92116

**3 units • \$366,667/unit • sqft • 4,483 sqft lot • No \$/Sqft data •
Built in 1920**

CrossStreet: Madison Ave



4585-87 Kansas Street is a three unit rental property located in the highly desirable University Heights neighborhood of San Diego. With a unit mix consisting of a two bedroom front unit and two one bedroom back units, this property will be in high demand for years to come. The local area is filled with a number of restaurants, coffee shops, boutiques, and bars just a few blocks away on Park Boulevard, Adams Avenue and 30th Street. Live entertainment can be found most nights in the area. Unit # for Unit 1: 1 Unit # for Unit 2: 1 Unit # for Unit 3: 1 Number of Furnished Units: 0

Facts & Features

- Sold On 10/11/2021
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: One
- Cap Rate: 1.6
- \$37680 Gross Scheduled Income
- \$17449 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$1,395		\$2,100
2:		1	1			\$895		\$1,500
3:		1	1			\$850		\$1,500
4:			0					

Of Units With:

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

Additional Information

- 92116 - Normal Heights area
- San Diego County

• Parcel # 4460330100

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: 210022399

Printed: 10/17/2021 12:03:59 PM

Closed •

List / Sold:

\$1,200,000/\$1,193,000 ↓

17 days on the market

Listing ID: 210023318

4515 17 Cherokee Ave • San Diego 92116

3 units • **\$400,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1980

CrossStreet: Monroe



4515-17 Cherokee Ave is a 3 unit property located in the booming normal heights submarket in San Diego. This property consists of a huge 1 bedroom/1 bath house in the front. The back structure consists of two 2 bedroom/1 bath units. Both units in the back have been renovated by the current owner. All of these units have significant rental upside and each unit has two parking spots off of the alley. A fantastic opportunity who wants to take advantage of owning in a growing market with immediate upside day one. Unit # for Unit 1: 4515 Unit # for Unit 2: 4517A Unit # for Unit 3: 4517B Number of Furnished Units: 0

Facts & Features

- Sold On 10/12/2021
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: Two
- Heating: Combination
- Cap Rate: 3.9
- \$71280 Gross Scheduled Income
- \$46871 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1			\$0		\$2,300
2:		2	1			\$1,885		\$2,395
3:		2	1			\$1,796		\$2,395
4:			0					

Of Units With:

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

Additional Information

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4470511000

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 10/10/2021 to 10/16/2021
County Or Parish is 'San Diego'
Number Of Units Total is 2+
Selected 16 of 16 results.