

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	220016009SD	S	4468 70 Dale Avenue	LMSA	91941		2	\$0	0	\$1,200,000.↓			1976	15,295/0.35			10/07/22	64/64
2	220020040SD	S	9805 Summit Dr	LMSA	91941		2	\$0	0	\$1,368,365.↓			1940	56,628/1.3	N		10/06/22	47/47
3	NDP2208988	S	1949 Lincoln ST	OCE	92054	STD	2	\$114,000	0	\$1,985,000	\$969.24	2048	1960/ASR	11,000/0.25	N	2	10/03/22	2/2
4	NDP2207249	S	305 Holly ST	OCE	92058	STD	2	\$1,825	1	\$550,000.↓	\$509.26	1080	1930/ASR	7,280/0.16	N	0	10/03/22	9/9
5	NDP2207248	S	217 219 Holly ST	OCE	92058	STD	2	\$1,850	1	\$550,000.↓	\$550.00	1000	1958/ASR	6,883/0.15	N	0	10/03/22	9/9
6	220016777SD	S	4526 Cape May Ave	SD	92107		2	\$108,000	0	\$1,995,000			1970				10/07/22	61/61
7	220018609SD	S	1142 44 Reed Ave	SD	92109		2	\$43,764	0	\$1,401,500.↑			1950	3,123/0.07			10/05/22	9/9
8	SW22182091	S	970 972 Hanover ST	SD	92114	STD	2	\$60,000		\$789,000.↑	\$589.69	1338	1930/ASR	24,058/0.5523	N	0	10/06/22	12/12
9	220018573SD	S	5074 Auburn Dr	SD	92105		3	\$0	0	\$725,000.↑			1928	10,393/0.23	N		10/06/22	17/17
10	PTP2204674	S	3778 Boren ST	SD	92115	STD	3	\$0	0	\$955,000.↓	\$565.76	1688	1954	6,500/0.14	N	0	10/04/22	28/28
11	219083011DA	S	1811 Pacific Beach DR	SD	92109	STD	7			\$4,000,000.↑			1975/ASR	5,497/0.12		0	10/03/22	23/23
12	NDP2204003	S	3805 Winona AVE	SD	92105	STD	8	\$112,704	2	\$2,000,000.↓	\$353.11	5664	1986/ASR	8,833/0.2	N	0	10/03/22	100/100

Closed •

List / Sold:

\$1,150,000/\$1,200,000 ↓

64 days on the market

Listing ID: 220016009SD

4468 70 Dale Avenue • La Mesa 91941

2 units • \$575,000/unit • sqft • 15,295 sqft lot • No \$/Sqft data • Built in 1976

CrossStreet: University



Step back in time with this unique La Mesa property built by master craftsman & renowned local builder Ed Heacock. The sprawling 1/3 of an acre lot offers endless possibilities with TWO separate homes plus a BARN. Front house is a charming 1940's Ranch-style 2 Bed/1 Bath with wood floors, fireplace, detached studio & private yard. Winding paths lead to rear of the property, where you will find a rustic New England-style 3 Bed/2.5 Bath home custom built by Heacock for his own family, with his signature details including waxed brick floors, open beam ceilings & brick fireplace. The large detached barn is ideal for a workshop, artist studio or whatever you dream for this amazing space. Private gardens & mature trees add to the appeal, all just minutes from village shops & restaurants. A hidden gem with the charm of country living, yet still city-close. Sewer: Sewer Connected Unit # for Unit 1: 4468 Unit # for Unit 2: 4470 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 10/07/2022
- Original List Price of \$1,595,000
- 3 Buildings
- Levels: Multi/Split
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Combination, Forced Air
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	3	0		\$0		
2:		2	1	1		\$0		
3:			0					
4:			0					

Of Units With:

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

- Dishwasher: 1
- Disposal:

- Wall AC:

Additional Information

- 91941 - La Mesa area
- San Diego County
- Parcel # 4704220500

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:

\$1,499,999/\$1,368,365 ↓

47 days on the market

Listing ID: 220020040SD

9805 Summit Dr • La Mesa 91941

**2 units • \$750,000/unit • sqft • 56,628 sqft lot • No \$/Sqft data •
Built in 1940**

CrossStreet: Evans Pl.



Unique Spanish Hacienda on Mt. Helix. Enjoy the sweeping, expansive views from all directions, an abundance of outdoor living space including a pool, hacienda-style front porch, and tons of open space. As soon as you make your way through the front door, you are greeted with hardwood floors and a step-down living room with large picture windows. The added great room, kitchen and dining room look out to the hacienda covered porch and views beyond. In addition, the property also offers a large one-bedroom, one-bath guest house that has its own million-dollar views. See supplement This makes it perfect for a multi-generational home, or even to potentially generate rental income. There is an incredible sense of serenity and outdoor living at its best. This is a fantastic property for guests and entertaining! Welcome home! Sewer: Septic Installed Unit # for Unit 1: H Unit # for Unit 2: GH Number of Furnished Units: 0 Topography: LL,GSL

Facts & Features

- Sold On 10/06/2022
- Original List Price of \$1,499,999
- 2 Buildings
- Levels: Multi/Split
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Forced Air
- Cap Rate: 0

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

Of Units With:

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

- Dishwasher: 1
- Disposal:

- Wall AC:

Additional Information

- 91941 - La Mesa area
- San Diego County
- Parcel # 4915921300

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: **\$1,985,000/\$1,985,000**

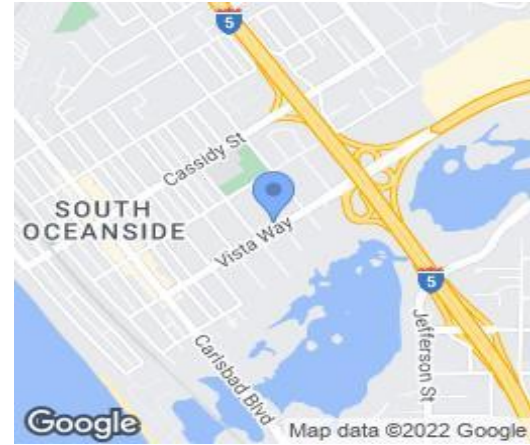
1949 Lincoln St • Oceanside 92054

2 days on the market

**2 units • \$992,500/unit • 2,048 sqft • 11,000 sqft lot • \$969.24/sqft •
Built in 1960**

Listing ID: NDP2208988

Off Vista Way, turn north on Lincoln Street



Stunning west-of-5 home with guest house in the heart of popular South Oceanside just a quick walk to the beach, situated on over-sized 11,000 sq ft lot. Ideal for owner-occupant who wants on-site revenue. Main home is single level featuring 3 bedrooms and 2 baths in approx 1,400 sq ft., currently owner occupied -- projected rent of \$4,000/mo. for long-term lease. Guest house is an adorable 2-story unit with 1 bedroom and 1.5 baths in approx 727 sq ft. It's attached to the main house with its own private entrance and fully fenced front & back yards. It has been a successful licensed vacation rental (\$162/night) and has a 6-month lease starting 9/1/22 at \$2,400/mo. Entire property runs on fully owned solar installed in 2020-2022. Home has indoor-outdoor orientation; beautiful back yard ideal for entertaining has large covered patio, custom concrete/stone bar-height table seats up to 14 people, gas fire-pit, gas grill, stone counter and sink w/hot&cold water; mature avocado tree. Main house has 2-car garage with 50 amp EV plug-in. There's a bonus outdoor covered area perfect for storage of surfboards and other equipment. Roof is 4 years old. NO HOA. South Oceanside is a highly desirable walkable community that offers trendy shops, restaurants, grocery stores, and cafes. It's just a few minutes to Carlsbad and there's quick access to both Highway 78 and the I-5. South Oceanside Elementary School is 2 blocks from this home. Don't miss this unique opportunity to live in your own South O home with an income-generating unit on site.

Facts & Features

- Sold On 10/03/2022
- Original List Price of \$1,985,000
- 2 Buildings
- 5 Total parking spaces
- \$49 (Assessor)
- Laundry: In Closet, In Garage
- Cap Rate: 0.29
- \$114000 Gross Scheduled Income
- \$106000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, Level with Street, Lot Over 40000 Sqft, Near Public Transit, Park Nearby, Yard
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$15,775
- Electric:
- Gas: \$1,000
- Furniture Replacement:
- Trash: \$700
- Cable TV: 01270681
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	2		\$0	\$0	\$4,000
2:		1	2	0		\$5,000	\$5,000	\$5,000

Of Units With:

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

Additional Information

- Standard sale
- 92054 - Oceanside area
- San Diego County
- Parcel # 1533701100

Michael Lembeck

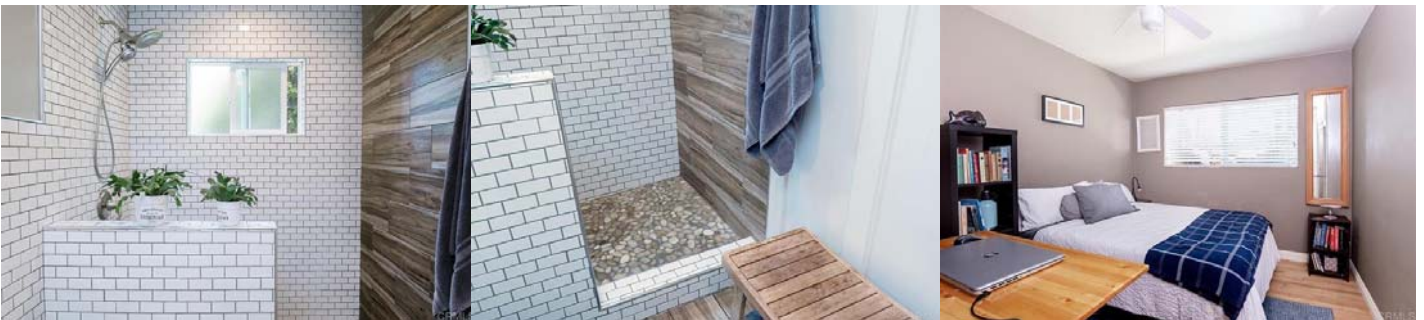
State License #: 01019397
Cell Phone: 714-742-3700

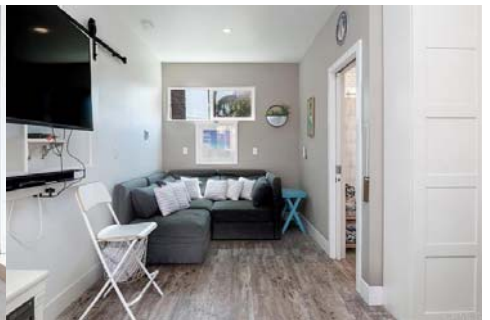
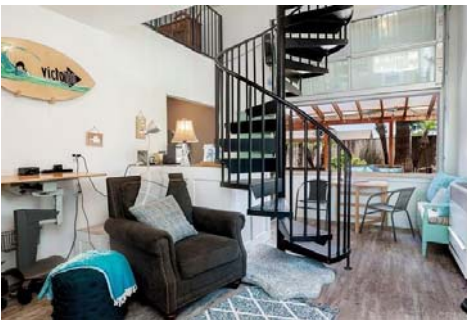
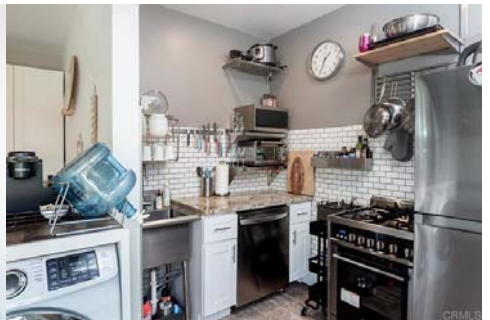
Re/Max Property Connection

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

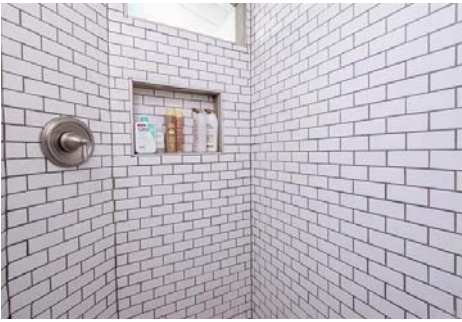
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Closed • Duplex

List / Sold: **\$750,000/\$550,000** ↓

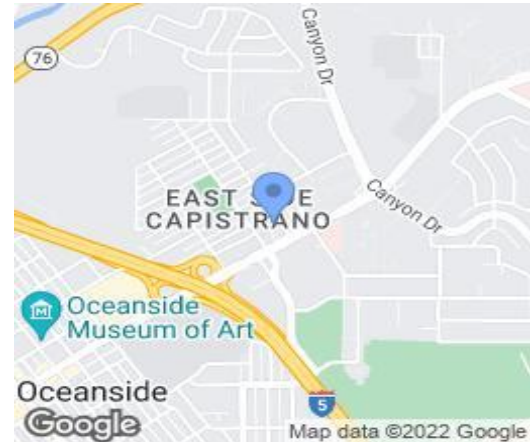
305 Holly St • Oceanside 92058

9 days on the market

**2 units • \$375,000/unit • 1,080 sqft • 7,280 sqft lot • \$509.26/sqft •
Built in 1930**

Listing ID: NDP2207249

3 doors off of Mission.



APN-148-152-10 & 148-152-09. This duplex is part of a four plex. APN-148-152-10 & 148-152-09. MLS #NDP2207248 and NDP 2207249. Totally \$1,500,000 for the four units. All units share driveway and laundry. These properties are to be purchased together. Property is sold "AS IS". All units are occupied with tenants. PLEASE DO NOT DISTURB TENANTS. Close to freeways, shopping and transportation. This property has lots of parking and plenty of room for expansion.

Facts & Features

- Sold On 10/03/2022
- Original List Price of \$750,000
- 2 Buildings
- 0 Total parking spaces
- \$0
- Laundry: Community
- Cap Rate: 1
- \$1825 Gross Scheduled Income
- \$13711 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre

Annual Expenses

- Total Operating Expense: \$8,189
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01200782
- Gardener:
- Licenses:
- Insurance: \$783
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,960
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0		\$875	\$875	\$800
2:	2	1	1	0		\$950	\$950	\$800

Of Units With:

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

Additional Information

- Standard sale
- 92058 - Oceanside 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: **\$750,000/\$550,000** ↓

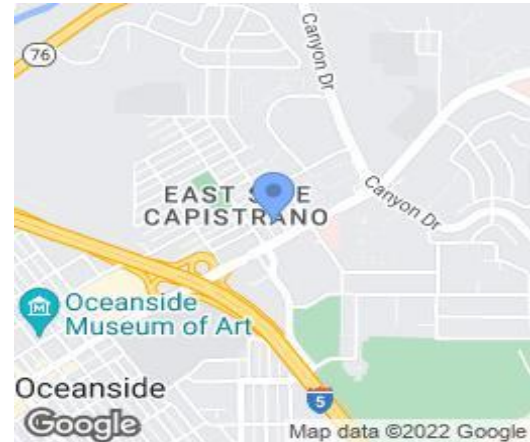
217 219 Holly St • Oceanside 92058

9 days on the market

**2 units • \$375,000/unit • 1,000 sqft • 6,883 sqft lot • \$550.00/sqft •
Built in 1958**

Listing ID: NDP2207248

3 doors in from Mission Blvd. on Holly Street.



This duplex is part of a four plex. APN-148-152-10 & 148-152-09. MLS #NDP2207248 and NDP 2207249. Totally \$1,500,000 for the four units. All units share a driveway and laundry. These properties are to be purchased together. Property is sold "AS IS" . All units are occupied with tenants. PLEASE DO NOT DISTURB TENANTS. Close to freeways, shopping and transportation. This property is large for easy parking or expansion.

Facts & Features

- Sold On 10/03/2022
- Original List Price of \$750,000
- 1 Buildings
- 6 Total parking spaces
- 3 Total carport spaces
- \$0 (Assessor)
- Laundry: Community
- Cap Rate: 1
- \$1850 Gross Scheduled Income
- \$13907 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre

Annual Expenses

- Total Operating Expense: \$8,293
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01200782
- Gardener:
- Licenses:
- Insurance: \$783
- 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		\$850	\$850	\$1,300

Of Units With:

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

Additional Information

- Standard sale
- 92058 - Oceanside area
- San Diego County
- Parcel # 1481521000

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: NDP2207248

Printed: 10/09/2022 10:53:42 AM

Closed •

List / Sold: **\$1,975,000/\$1,995,000**

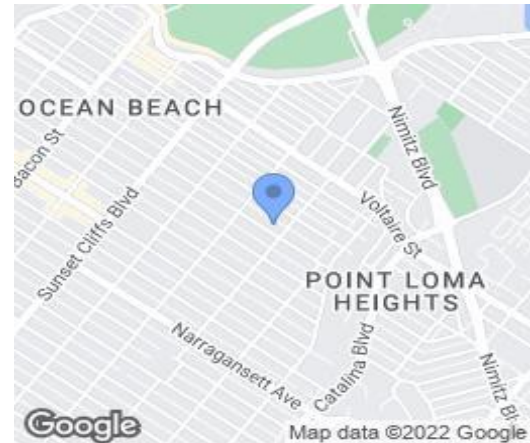
4526 Cape May Ave • San Diego 92107

61 days on the market

2 units • \$987,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1970

Listing ID: 220016777SD

CrossStreet: Froude St



Where can you buy 2 ocean view beach homes for under 1 mil each??? Front house is a beachy bungalow with all the charm - hard wood floors, open living space. Awesome kitchen. Cool rustic bath and custom built-ins in main bedroom entertainment deck. Back house is a brand new contemporary ADU (permitted) with 4 car open garage off the alley - 3 view decks to Ocean, Bay and Sea World Fireworks. 9-foot ceilings with tons of windows and light. Bedrooms has custom finishes with built-in closet and cabinetry. Open spacious floor plan. Incredible opportunity for buyers looking for investment property they can also live in one rent the other. Perfect in every way you could imagine. The yard has been professionally hard scaped and landscaping. Must see!! Unit # for Unit 1: 4526 Unit # for Unit 2: 4528 Unit 1 Parking Spaces: 2 Unit 2 Parking Spaces: 2 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 1 Topography: LL

Facts & Features

- Sold On 10/07/2022
- Original List Price of \$1,995,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0
- \$108000 Gross Scheduled Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01889763
- 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		\$5,000		\$5,000
2:		1	1	2		\$0		\$5,000
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

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4486721000

Michael Lembeck

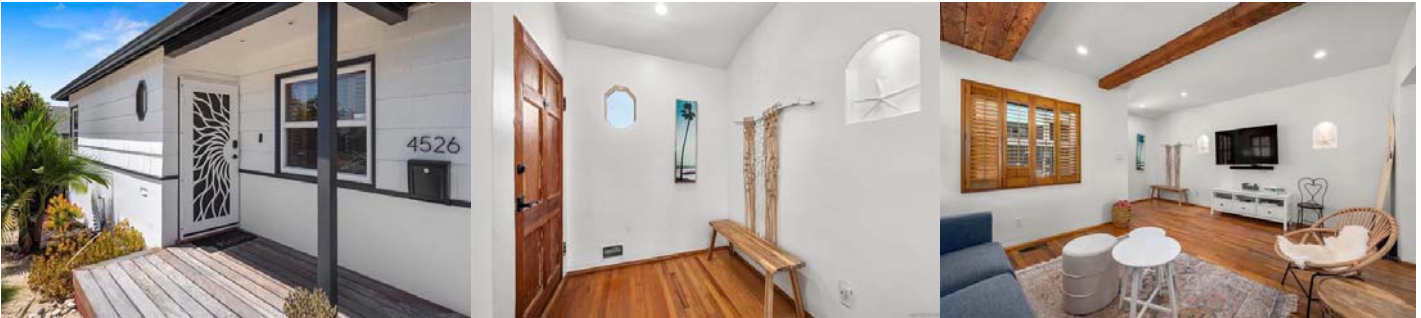
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos











Closed •

List / Sold:

\$1,399,000/\$1,401,500 ↑

9 days on the market

Listing ID: 220018609SD

1142 44 Reed Ave • San Diego 92109

2 units • **\$699,500/unit** • **sqft** • **3,123 sqft lot** • **No \$/Sqft data** •
Built in 1950

CrossStreet: Dawes



Think you are priced out of PB.... think again. This is your opportunity to own a duplex in Pacific Beach. Unit 1142 is a charming 1 bedroom with a front yard and parking, Unit 1144 is a 3 bedroom with a yard space in the back of the property. Live in one and rent out the other or rent them both for a great investment. Even better, turn it into the single family residence of your dreams. You couldn't ask for a better location just 4 short blocks to the ocean and 2 blocks to the bay. Sewer: Sewer Connected Unit # for Unit 1: 1142 Unit # for Unit 2: 1144 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 10/05/2022
- Original List Price of \$1,399,000
- 1 Buildings
- Levels: One
- Heating: Electric
- Cap Rate: 0
- \$43764 Gross Scheduled Income

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:		1	1	0		\$1,630		\$2,200
2:		3	2	0		\$2,017		\$3,200
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

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4231521700

Michael Lembeck

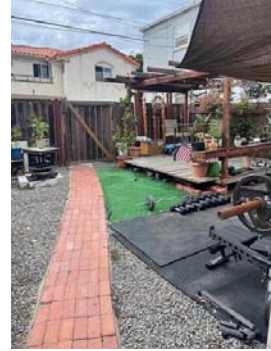
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos





Closed •

List / Sold: **\$699,000/\$789,000** ↑

970 972 Hanover St • San Diego 92114

12 days on the market

2 units • **\$349,500/unit** • **1,338 sqft** • **24,058 sqft lot** • **\$589.69/sqft** •
Built in 1930

Listing ID: SW22182091

Rowell St. to Hanover St.



VALUE RANGE PRICING \$699,000-\$789,000 Welcome to this charming, remodeled duplex that sits on a large 24,058 Sq.Ft. lot! This home offers a total of 4 bedrooms, 2 bathrooms(2 Bed 1bath each), an open floorplan, beautiful wood look flooring throughout, high ceilings, tons of natural lighting, a spacious living room and a white kitchen with new stainless gas ovens and microwaves in both unites and spacious bedrooms. This home offers Views to the west from the upper unit, & the lower unit has a wonderful large balcony off the bedroom. The oversized backyard and the property extends past the fence into the canyon.

Facts & Features

- Sold On 10/06/2022
- Original List Price of \$699,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$33 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$60000 Gross Scheduled Income
- \$60000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen
- Floor: Carpet, Vinyl
- Appliances: Dishwasher, Disposal, Water Heater
- Other Interior Features: Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard, Lot 20000-39999 Sqft, Paved, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Stucco Wall, Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- 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	2	1					
# Of Units With:								
	• Separate Electric: 2				• Drapes:			
	• Gas Meters: 2				• Patio:			

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 92114 - Encanto area
- San Diego County
- Parcel # 5425101900

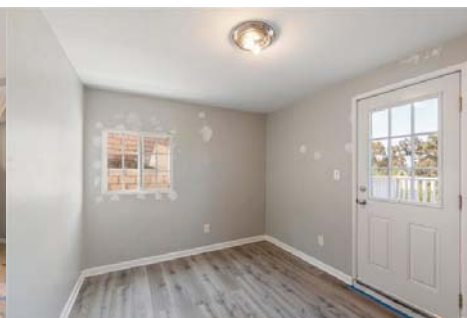
Michael Lembeck

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: SW22182091

Printed: 10/09/2022 10:54:00 AM

Closed •

List / Sold: **\$699,000/\$725,000** ↑

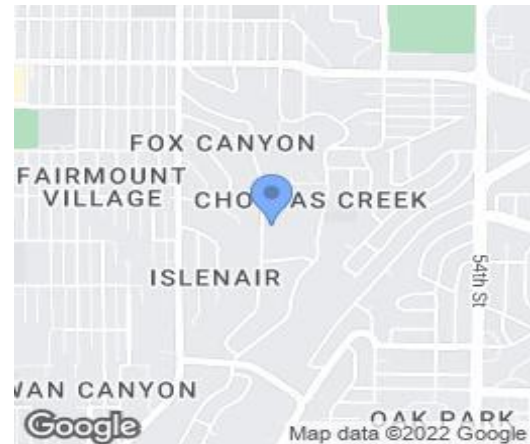
5074 Auburn Dr • San Diego 92105

17 days on the market

3 units • \$233,000/unit • sqft • 10,393 sqft lot • No \$/Sqft data •
Built in 1928

Listing ID: 220018573SD

CrossStreet: Euclid Ave



2 structures, 3 units. Lots of upside potential here. 15 minutes to down town plus easy access to the 94, 805 and 15 freeways. Large carport and extra storage spaces. Back, upstairs unit has a big covered patio area for private use. Front unit is detached from back two. Two of the three units have dedicated laundry areas. Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 10/06/2022
- Original List Price of \$699,000
- 2 Buildings
- Levels: Multi/Split
- Heating: Electric
- 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	1	0		\$0		\$2,300
2:		2	1	0		\$0		\$2,100
3:		2	1	0		\$0		\$2,100
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 1
- Ranges: 3
- Refrigerator: 0
- Wall AC:

Additional Information

- 92105 - East San Diego area
- San Diego County

• Parcel # 4760821001

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: 220018573SD

Printed: 10/09/2022 10:54:00 AM

Closed •

List / Sold: **\$998,000/\$955,000** ↓

3778 Boren St • San Diego 92115

28 days on the market

**3 units • \$332,667/unit • 1,688 sqft • 6,500 sqft lot • \$565.76/sqft •
Built in 1954**

Listing ID: PTP2204674

Google Maps



Facts & Features

- Sold On 10/04/2022
- Original List Price of \$1,100,000
- 1 Buildings
- 4 Total parking spaces
- \$0 (Owner)
- Laundry: Electric Dryer Hookup, Gas & Electric Dryer Hookup, Washer Hookup
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Lot 6500-9999, Near Public Transit

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01527365
- 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	1	0		\$0	\$0	\$0
2:		3	2	0		\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 92115 - San Diego area
- San Diego County
- Parcel # 4734620900

Michael Lembeck

Re/Max Property Connection

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

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

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Closed •

List / Sold:

\$3,500,000/\$4,000,000 ↑

23 days on the market

Listing ID: 219083011DA

1811 Pacific Beach Dr • San Diego 92109

7 units • **\$500,000/unit** • **sqft** • **5,497 sqft lot** • **No \$/Sqft data** •
Built in 1975

Located on the corner of Kendall and Pacific Beach Drive in Crown Point.



Are you looking for investment income? Look no farther than this jewel asset in Crown Point. This 7 unit apartment is located on the corner of Pacific Beach Drive and Kendall, near Mission Bay. It is fully rented, and offers 2, two bedroom, two bath units, and 5, one bedroom one bath units. Laundry facilities are onsite, along with assigned parking: 2 covered and 4 uncovered spots. It is centrally located, and offers great access to Mission Bay, Pacific Beach, I-5, and the I-8 freeways. Viewing available after accepted offer. Please do not disturb tenants.

Facts & Features

- Sold On 10/03/2022
- Original List Price of \$3,500,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Tile
- Appliances: Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$150
- Cable TV: 01290950
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management: 13488
- Water/Sewer: \$6,843
- Other Expense: \$4,050
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 92109 - Pacific Beach area
- San Diego County

• Parcel # 4244111500

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: 219083011DA

Printed: 10/09/2022 10:54:04 AM

Closed •

List / Sold:

\$2,299,000/\$2,000,000 ↓

100 days on the market

3805 Winona Ave • San Diego 92105

**8 units • \$287,375/unit • 5,664 sqft • 8,833 sqft lot • \$353.11/sqft •
Built in 1986**

Listing ID: NDP2204003

From I-15, exit University Ave and head East. Turn Right onto Winona Ave. Building is on the left corner.



Proudly Presenting 3805 Winona. An 8 unit apartment building with off-street parking and on site laundry, located on a corner lot in City Heights. Desirable unit mix with larger four (2 bed / 1 Bath / 800 sq ft) and four (1 bed / 1 bath, 616 sq ft) with only 1 unleased unit. 5 of the 8 units have recent interior improvements, as well the sellers have completed multiple exterior improvement projects over their ownership including a new roof , however, there is still immediate value add potential.

Facts & Features

- Sold On 10/03/2022
- Original List Price of \$2,499,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$0 (Assessor)
- Laundry: Common Area
- Cap Rate: 2
- \$112704 Gross Scheduled Income
- \$47440 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$65,264
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$9,842
- Cable TV: 01905908
- Gardener:
- Licenses:
- Insurance: \$9,431
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0		\$872	\$872	\$1,600
2:	2	1	1	0		\$1,090	\$1,090	\$1,995
3:	2	1	1	0		\$1,090	\$1,090	\$1,995
4:	1	1	1	0		\$700	\$700	\$1,600
5:	1	1	1	0		\$1,000	\$1,000	\$1,600
6:	2	1	1	0		\$0	\$0	\$1,995
7:	2	1	1	0		\$1,595	\$1,595	\$1,995
8:	1	1	1	0		\$1,200	\$1,200	\$1,600

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Drapes:
- Patio: 0
- Ranges: 8
- Refrigerator: 8

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 92105 - East San Diego area
- San Diego County
- Parcel # 4716211700

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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