

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	230017479SD	S	1720 Huey Ln	ALP	91901		2	\$49,800	4	\$847,000			1958				10/24/23	17/17
2	PTP2303703	S	271 273 Naples ST	CHU	91911	STD	2	\$0	0	\$850,000	\$486.83	1746	1937/ASR	6,978/0.16	N	1	10/24/23	50/50
3	230020906SD	S	928 Florida St	IMB	91932		2	\$0	0	\$1,150,000			1960				10/24/23	0/0
4	230018457SD	S	936 40 S Juniper St	ESC	92025		2	\$35,400	3	\$887,000			1949	7,793/0.17			10/26/23	13/13
5	PW23185507	S	1748 Maxson ST	OCE	92054	STD	2	\$0		\$1,225,000	\$432.86	2830	1991/PUB	7,756/0.1781	N	2	10/23/23	2/2
6	230013664SD	S	3807 Arnold Avenue	SD	92104		2	\$41,640	2	\$1,070,000			1925				10/24/23	67/67
7	PTP2301389	S	809 811 Island CT	SD	92109	STD	2	\$42,080	2	\$1,375,000	\$1,364.09	1008	1947/ASR	2,535/0.05	N	0	10/25/23	69/69
8	PTP2304504	S	6927 29 Mohawk ST	SD	92115	STD	2	\$46,632	3	\$825,000	\$500.00	1650	1950	7,475/0.17	N	5	10/23/23	9/9
9	230011266SD	S	326 28 H Ave	CORO	92118		2	\$86,400	2	\$2,400,000			1965	7,178/0.16			10/24/23	92/92
10	230002940SD	S	1933 Coast Blvd	DEM	92014		3	\$0	0	\$5,250,000			1976				10/23/23	209/209
11	230015581SD	S	385 lake Dr	ESC	92029		3	\$51,480	3	\$860,000			1929				10/24/23	12/12
12	PTP2304024	S	2895 Franklin AVE	SD	92113	STD	3	\$0	0	\$1,050,000	\$412.41	2546	1925	5,119/0.11	N	0	10/27/23	18/229
13	230017431SD	S	1271 79 Lyons Ln	ELC	92021		4	\$78,720	3	\$1,160,000			1971	10,493/0.24			10/27/23	6/6
14	23276643	S	1307 Division ST	OCE	92054	STD	4		6	\$1,735,000	\$775.25	2238/A	1951	6,098/0.14			10/26/23	82/82
15	23271389	S	419 W 4th AVE #A-E	ESC	92025	STD	5		3	\$1,410,000	\$277.56	5080/A	1981	7,336/0.16		2	10/27/23	104/104

Closed •

List / Sold: **\$895,000/\$847,000** ↓

1720 Huey Ln • Alpine 91901

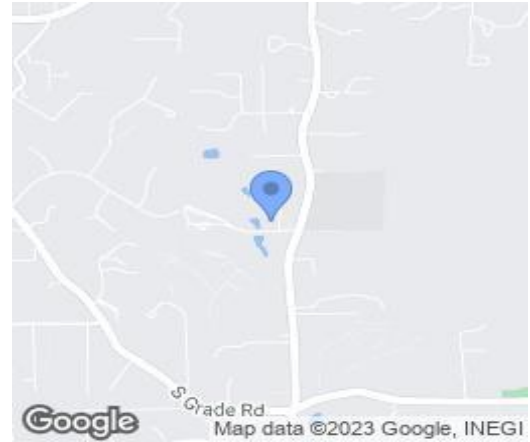
17 days on the market

2 units • \$447,500/unit • sqft • No lot size data • No \$/Sqft data •

Listing ID: 230017479SD

Built in 1958

CrossStreet: Tavern Rd & Huey Ln



****Two (2) detached homes on one massive 2.21 AC lot.**** The property consists of (1) 3Bedroom / 2Bathroom 1,048sf Single-Story House and (1) 2Bedroom / 1Bathroom 780sf Two-Story House, which sits on a 96,268sf parcel. This income producing property is zoned A-70 and is perfect for a family compound or investor. Located across the street from Joan MacQueen Middle School and less than 2 miles to Downtown Alpine and I-8, this property won't last long.

Facts & Features

- Sold On 10/24/2023
- Original List Price of \$895,000
- 2 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Cap Rate: 3.57
- \$49800 Gross Scheduled Income
- \$31971 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			\$3,000		\$3,500
2:		2	1			\$1,100		\$2,500
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

- Buyer Agency Compensation: 2.5%
- 91901 - Alpine area
- San Diego County

• Parcel # 4042641900

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: 230017479SD

Printed: 10/29/2023 7:51:49 AM

Closed •

List / Sold: **\$875,000/\$850,000** ↓

271 273 Naples St • Chula Vista 91911

50 days on the market

**2 units • \$437,500/unit • 1,746 sqft • 6,978 sqft lot • \$486.83/sqft •
Built in 1937**

Listing ID: PTP2303703

Naples St. East of 3rd Ave.



Reduced...Welcome to this unique property featuring two charming homes on one lot, offering an exceptional opportunity for multi-generational living or rental income. The detached garage could possibly be converted to an additional dwelling unit. Both homes have undergone renovations with freshly painted exteriors and interiors, as well as upgraded electrical systems, ensuring that they offer a comfortable living experience. The close proximity to a variety of restaurants and stores makes this house an attractive option for individuals or families looking for convenience and accessibility.

Facts & Features

- Sold On 10/24/2023
- Original List Price of \$950,000
- 2 Buildings
- 4 Total parking spaces
- \$534
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl, Wood

Exterior

- Lot Features: Corner Lot, Front Yard, Level with Street, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01897784
- 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:	1	2	1	0		\$0	\$0	\$0
# Of Units With:								
	• Separate Electric: 2				• Drapes:			
	• Gas Meters: 2				• Patio:			
	• Water Meters: 1				• Ranges: 2			
	• Carpet:				• Refrigerator: 2			
	• Dishwasher:				• Wall AC:			
	• Disposal:							

Additional Information

- Standard sale
- 91911 - Chula Vista area

• Buyer Agency Compensation: 2.5%

• San Diego County
• Parcel # 6191212500

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: PTP2303703

Printed: 10/29/2023 7:51:51 AM

Closed •

List / Sold:

\$1,150,000/\$1,150,000

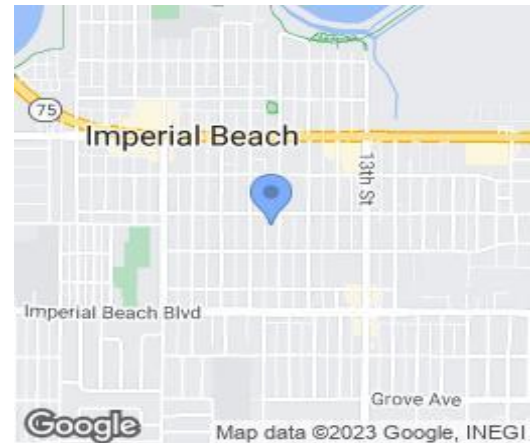
0 days on the market

928 Florida St • Imperial Beach 91932

2 units • \$575,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1960

Listing ID: 230020906SD

CrossStreet: Palm Av



Two separate 3 br homes on one lot. Needs lots of work.

Facts & Features

- Sold On 10/24/2023
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: One
- Cap Rate: 0

Interior

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

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2%
- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6264510900

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: 230020906SD

Printed: 10/29/2023 7:51:51 AM

Closed •

List / Sold: **\$849,800/\$887,000** ↑

936 40 S Juniper St • Escondido 92025

13 days on the market

**2 units • \$424,900/unit • sqft • 7,793 sqft lot • No \$/Sqft data •
Built in 1949**

Listing ID: 230018457SD

Best to Utilize GPS. CrossStreet: E 10th Ave



ADD-VALUE duplex property in the heart of Old Escondido's Historic District – Unique find! Awesome opportunity for both owner occupied and investor buyers. Situated on a larger lot (almost 8,000 square feet) with alley access and potential for adding an additional ADU unit in the rear, convert the existing detached garage, or add garages and a unit. Both units are two bedrooms and one bathroom with 2 driveway spaces each and one unit using the detached garage. There are separate SDG&E meters and one shared water meter on-site. Hurry, this opportunity won't last long! There are separate SDG&E meters and one shared water meter on-site. Hurry, this opportunity won't last long!

Facts & Features

- Sold On 10/26/2023
- Original List Price of \$849,800
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Cap Rate: 3.2
- \$35400 Gross Scheduled Income
- \$27456 Net Operating Income

Interior

Exterior

- Fencing: Cross Fenced

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02219817
- 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		\$1,300		
2:		2	1	0		\$1,650		
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

• Buyer Agency Compensation: 2.5%

- 92025 - Escondido area
- San Diego County
- Parcel # 2335501900

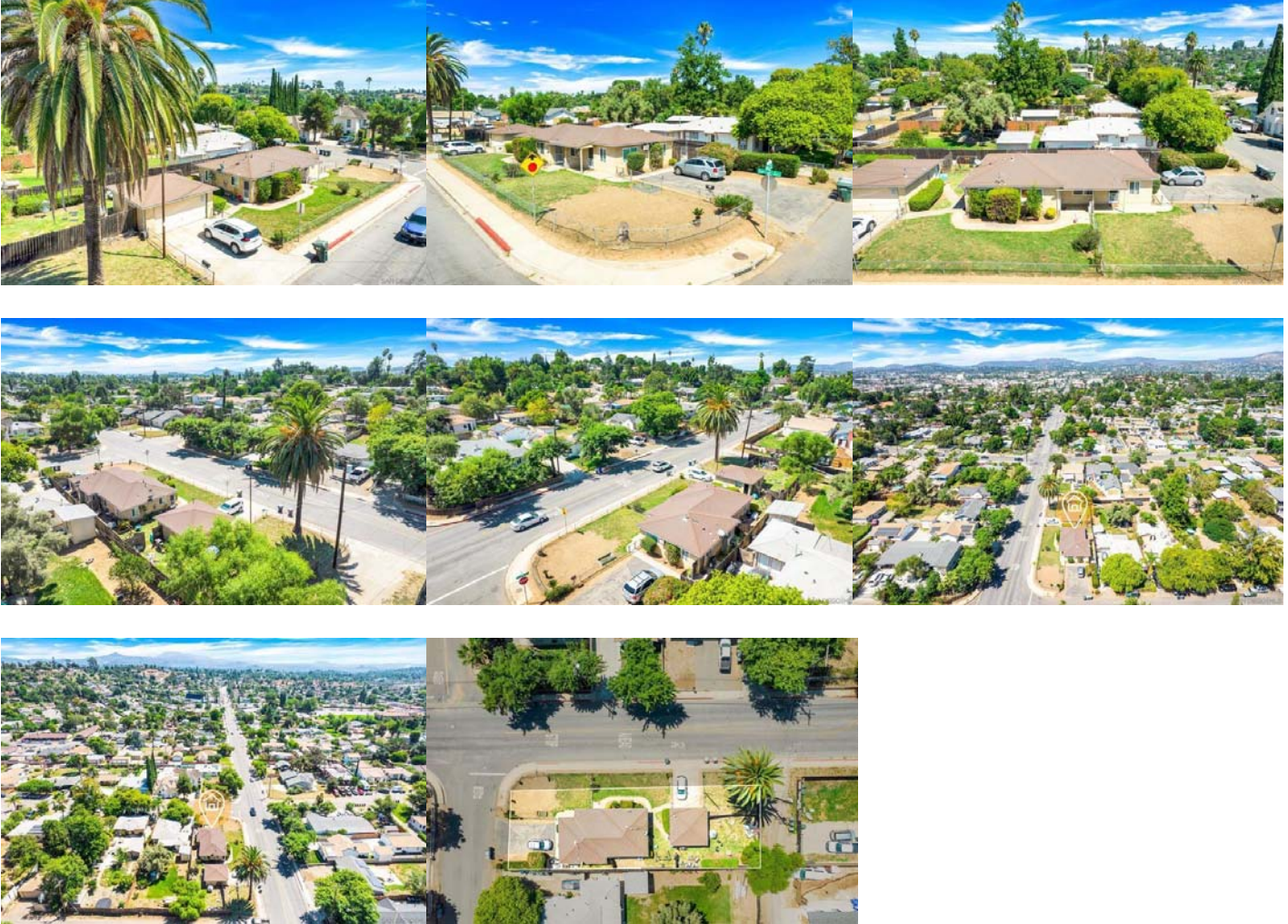
Michael Lembeck

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: 230018457SD

Printed: 10/29/2023 7:51:52 AM

Closed • **Single Family Residence**

List / Sold:

\$1,099,000/\$1,225,000 ↑

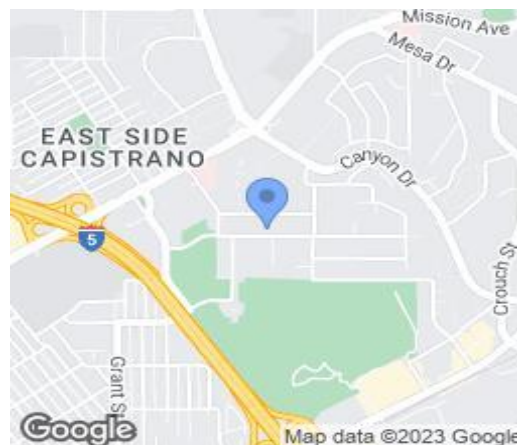
2 days on the market

Listing ID: PW23185507

1748 Maxson St • Oceanside 92054

2 units • \$549,500/unit • 2,830 sqft • 7,756 sqft lot • \$432.86/sqft • Built in 1991

1748 Maxson St



Welcome to the best opportunity to hit the Oceanside market! Private 2,100 sqft primary home and oversized yard plus a brand new fully permitted separate 730 sqft luxury ADU with 10 foot ceilings (Totaling 2,830 Sqft). Shared meters but it is set up to be completely sub-metered you just need to hook up the device to do so. As you walk in the main 4 bed 2 bath home you'll notice the very ideal and open floor plan. The high ceilings offer tons of natural light. Enjoy great views of the neighborhood and greenery that the community offers through the all new Anderson Windows throughout. More features include all new recessed LED lighting and dimmers, new outlets, new garage lighting, new modern fireplace in living room, new exterior / interior paint and a huge graded backyard ready to be transformed into your own private oasis. The kitchen includes stainless steal appliances, lots of cabinets space / pull out drawers and a gas stove. Large bedrooms throughout with a master suite that includes an oversized bathroom, huge walk-in closet and direct access to the backyard through the slider. The ADU entrance is on the first level and the main home is on the second making it ideal for many different situations or to generate great income. Located 1.5 miles to the beach, close to the pier, harbor and Goat Hill Golf course. Head to the harbor for breakfast or grab your towel and go to the beach / downtown for a relaxing day in the sun. Concerts in the park, large Farmers Market every Thursday where you can enjoy a large variety of food, drinks, music, fresh flowers, and so much more! Easy access to the 5, 76, and 78 freeways. Must see property. Professional photos coming Saturday.

Facts & Features

- Sold On 10/23/2023
- Original List Price of \$1,099,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- \$49 (Estimated)
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Living Room, Primary Suite, Office, Walk-In Closet

Exterior

- Lot Features: Back Yard, Front Yard, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- 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:	1	4	2	2	\$4,500
2:	1	1	1		\$2,500

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
 - Buyer Agency Compensation: 2%
- 92054 - Oceanside area
 - San Diego County
 - Parcel # 1482724000

Michael Lembeck

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

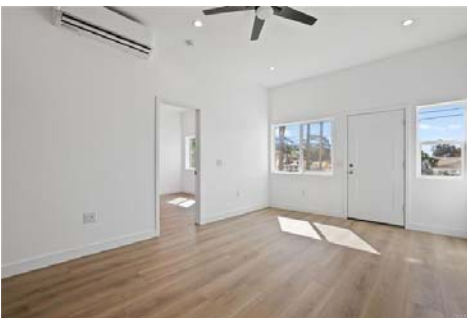
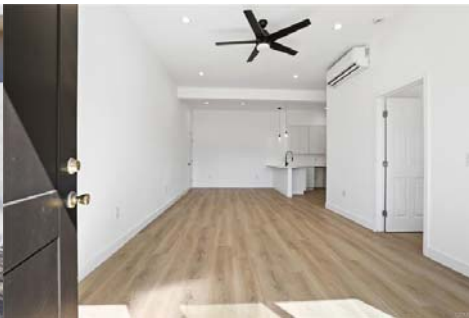
Re/Max Property Connection

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

Click arrow to display photos









Closed •

List / Sold:

\$1,095,000/\$1,070,000 ↓

67 days on the market

Listing ID: 230013664SD

3807 Arnold Avenue • San Diego 92104

2 units • \$547,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1925

CrossStreet: Arnold Ave & Wightman St



We are pleased to present 3807 Arnold Ave, a 2-unit multi-residential community located in the North Park neighborhood of San Diego, California. Constructed in 1925, the two-story property is situated on 0.05 acres and is comprised of one (1) studio and one (1) two-bedroom/one-bathroom single family residence totaling approximately 1,384 square feet. The subject property is ideally located in the southern end of North Park, today's epicenter of rent growth in San Diego. Additionally, the property is a few blocks away from Morley Field/Balboa Park which offers tennis courts, public pool, baseball fields, archery range, hiking trails, dog park, disk golf course, playground, and a speed track for bicyclist. Residents at the subject property enjoy immediate walking access to the many bars and restaurants on University Avenue and 30th Street. Additionally, the property boasts a Walk Score of 96 points which is considered a "Walker's Paradise," meaning that daily errands do not require a car and can be accomplished on foot. Lastly, residents enjoy easy access to Interstate 805 via University Avenue. The subject property provides an investor the rare opportunity to purchase a very well-maintained investment in a high barrier to entry market. The asset is well-positioned for an investor to enjoy the high rate of rental growth that North Park has to offer. Offered free and clear of debt, allowing investors to take advantage of historically low interest rates.

Facts & Features

- Sold On 10/24/2023
- Original List Price of \$1,095,000
- 2 Buildings
- Levels: Two
- Cooling: Heat Pump
- Cap Rate: 1.75
- \$41640 Gross Scheduled Income
- \$19191 Net Operating Income

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		0	1			\$1,145		
2:		2	1			\$2,325		
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 2
- Disposal:

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

Additional Information

- Buyer Agency Compensation: 2%

- 92104 - North Park area
- San Diego County
- Parcel # 4530720600

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: 230013664SD

Printed: 10/29/2023 7:51:55 AM

Closed • Duplex

List / Sold:

\$1,460,000/\$1,375,000 ↓

809 811 Island Ct • San Diego 92109

69 days on the market

2 units • **\$730,000/unit** • **1,008 sqft** • **2,535 sqft lot** • **\$1364.09/sqft** •
Built in 1947

Listing ID: PTP2301389

I-8 to North on West Mission Bay Drive, veer right to stay on West Mission Bay Drive to Right on Bayside Lane. Take first left (alley just South of Island Court) to property. From the North, I-5 to Garnet Ave to South on Ingraham Street to West on West Mission Bay Drive to Right on Bayside Lane. Take first left (alley just South of Island Court) to property.



Mission Bay Duplex! You couldn't live any closer to Belmont Park than this... Two 1BR/1BA units between Mission Beach and Mission Bay - far enough away from the beach and the bay to avoid some of the crowds, but steps to either one when you are ready for it. Walk to great restaurants, entertainment, the Boardwalk and all the activity Mission Beach is famous for! Units are dated, but decent. Residents are super - and not to be disturbed!

Facts & Features

- Sold On 10/25/2023
- Original List Price of \$1,460,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Assessor)
- Cap Rate: 1.5
- \$42080 Gross Scheduled Income
- \$11000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Level, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$150
- Cable TV: 02060530
- Gardener:
- Licenses:
- Insurance: \$2,433
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 92109 - Pacific Beach area

- Rent Controlled
- Buyer Agency Compensation: 2.5%

- San Diego County
- Parcel # 4236750200

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: PTP2301389

Printed: 10/29/2023 7:51:56 AM

Closed •

List / Sold: **\$850,000/\$825,000** ↓

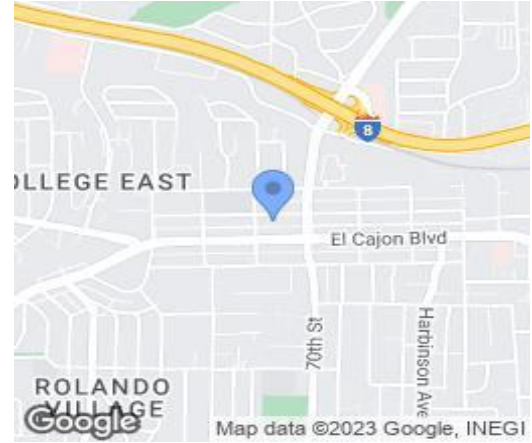
6927 29 Mohawk St • San Diego 92115

9 days on the market

**2 units • \$425,000/unit • 1,650 sqft • 7,475 sqft lot • \$500.00/sqft •
Built in 1950**

Listing ID: PTP2304504

exit 70th st from the 8 and head south. Turn right on Mohawk. Property is towards the end of the block on the left.



2 on 1! Adorable 2BR/1BA house in the front with original hardwood floors and lots of windows to let in light. The front house has a separate laundry room off the kitchen with it's own access to the backyard as well as a bonus room off of the dining room that is perfect for a home office. The driveway is long and can accommodate at least 3 cars with a 1 car garage at the end that can handle an additional parking spot. The backyard is exceptionally large, open, and flat. The back building has another 2BR/1BA that sits above a 2 car garage and 2 one car garages. One of the 1 car garages goes with the back rental and the other 2 are rented out as storage. Both tenants are long term stable tenants. Property sold in as is condition.

Facts & Features

- Sold On 10/23/2023
- Original List Price of \$850,000
- 2 Buildings
- 8 Total parking spaces
- \$0
- Laundry: In Garage, Individual Room
- Cap Rate: 3.4
- \$46632 Gross Scheduled Income
- \$29241 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Level

Annual Expenses

- Total Operating Expense: \$17,391
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02122566
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance: \$2,331
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,360
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1		\$1,840	\$1,840	\$2,500
2:		2	1	1		\$1,621	\$1,621	\$1,995

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
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 92115 - San Diego area
- San Diego County
- Parcel # 4681620500

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:** PTP2304504

Printed: 10/29/2023 7:51:58 AM

Closed •

List / Sold:

\$2,650,000/\$2,400,000 ↓

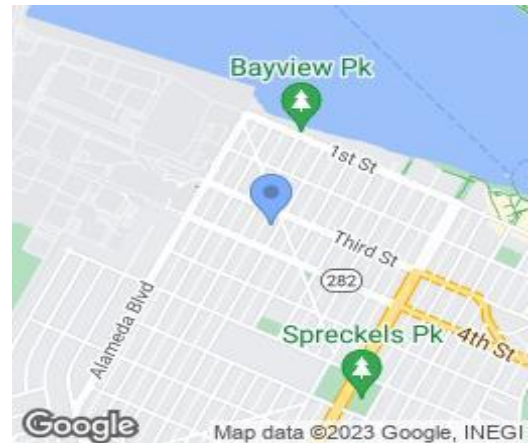
92 days on the market

Listing ID: 230011266SD

326 28 H Ave • Coronado 92118

**2 units • \$1,325,000/unit • sqft • 7,178 sqft lot • No \$/Sqft data •
Built in 1965**

CrossStreet: Palm Ave



Amazing Opportunity, Must-See! Keep as-is, Remodel or Developer Project. Or potential Family Compound for Multi-Generational Living. Two Charming single story homes situated back to back on 1 lot in beautiful Coronado Village. Both homes have ample natural light and a nice cross breeze for air flow when the blinds and windows are opened. They each have a front yard and fenced in backyard great for pets and young children. Each provides the opportunity for enjoyable indoor and outdoor living. Both have new roofs as of 2020. The Main House (originally a 3/1) is a large 2 bedroom, 1 bath which can easily be converted back to a 3 bedroom 1 bath with a long driveway and parking area. The back house is a 2 bedroom 1 bath with tandem of street parking and alley access including a single car garage. Located near: Palm Ave, there is easy access across the village; Alameda Ave, there is easy access west to Coronado beach; and, 1st Ave, there is easy access east toward San Diego Bay and the Ferry Landing. There are many opportunities to further develop and use this property including, but not limited to, expanding the floorplans of each, by adding an extra bedroom and/or bath to each unit, or re-develop the larger house in front and rent out the back house, or use for a family compound, or have an ADU or guest house in the back. There is also Potential for 2- side by side long and narrow homes with lot split according to local architect with experience on this type of lot, Zoned R-1b.

Facts & Features

- Sold On 10/24/2023
- Original List Price of \$2,999,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 2.4
- \$86400 Gross Scheduled Income
- \$72400 Net Operating Income

Interior

Exterior

- Lot Features: Sprinklers Manual
- 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	1	0		\$4,000		\$5,000
2:		2	1	1		\$3,200		\$4,200
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

- Buyer Agency Compensation: 2%

- 92118 - Coronado area
- San Diego County
- Parcel # 5362012100

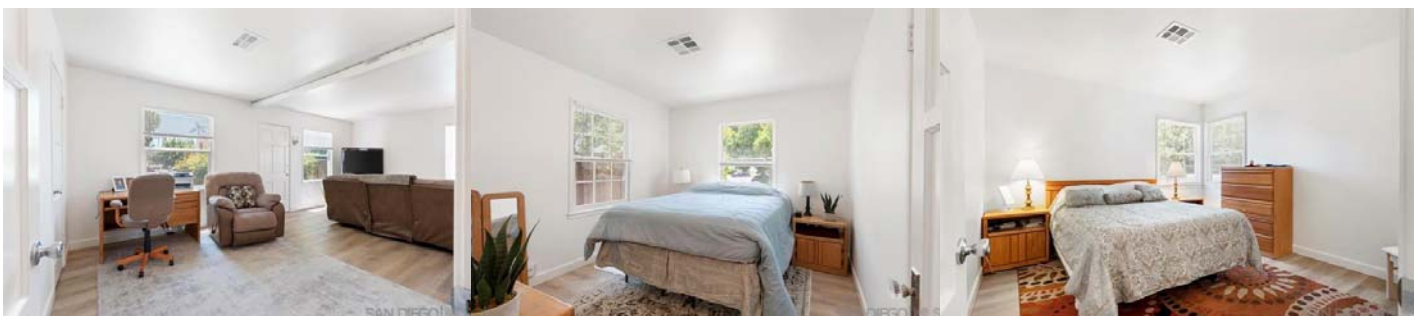
Michael Lembeck

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

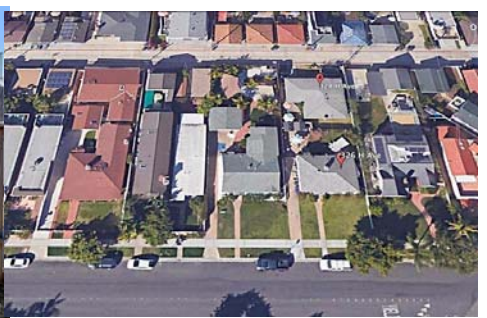
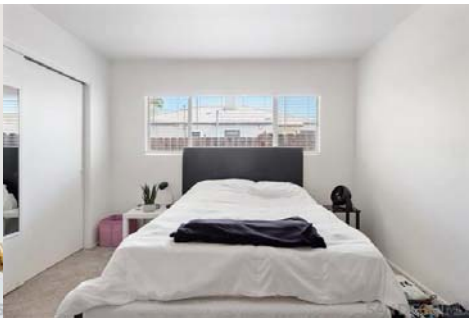
Re/Max Property Connection

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

 Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: 230011266SD

Printed: 10/29/2023 7:52:02 AM

Closed •

List / Sold:

\$5,399,000/\$5,250,000 ↓

209 days on the market

1933 Coast Blvd • Del Mar 92014

3 units • \$1,799,667/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1976

Listing ID: 230002940SD

CrossStreet: Camino Del Mar



Back on market - Fell out of escrow at no fault of the property. Buyer could not perform. Situated on Coast Blvd in the prestigious Beach Colony in Del Mar, this newly renovated, pristine triplex is located just STEPS from the beach, fantastic restaurants, and shopping. Upstairs features 3BR/2BA, gorgeous pitched ceilings, two huge balconies, and private laundry. Downstairs features 3BR/2BA, and a huge, fully enclosed yard with turf, hardscape, and hot tub. Additionally, there is a giant studio with full kitchen, full bath, walk-in closet, and balcony. Gorgeous finishes throughout with hardwood flooring and beautiful granite. Enjoy the perfect location with 8 full parking spots. Generate enormous rental income or live by the beach with room for an entire family. Don't miss this rare opportunity in an unbeatable location.

Facts & Features

- Sold On 10/23/2023
- Original List Price of \$5,690,000
- 1 Buildings
- Levels: Multi/Split
- Cooling: Central Air
- 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: 02205424
- 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		\$12,000
2:		3	2			\$0		\$12,000
3:		1	1			\$0		\$5,000
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator: 3

- Dishwasher: 3
- Disposal:

- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.5%

- 92014 - Del Mar area
- San Diego County
- Parcel # 2991411100

Michael Lembeck

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

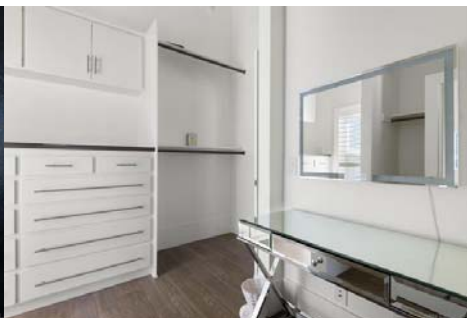
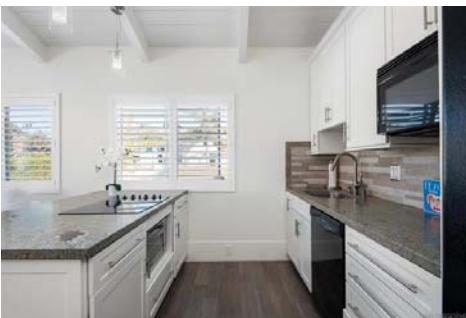
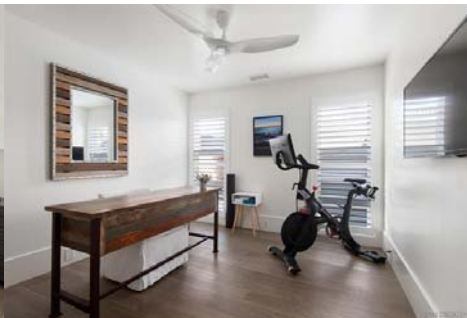
Re/Max Property Connection

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

 Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: 230002940SD

Printed: 10/29/2023 7:52:06 AM

Closed •

List / Sold: **\$995,000/\$860,000** ↓

385 lake Dr • Escondido 92029

12 days on the market

3 units • **\$331,667/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1929

Listing ID: 230015581SD

Address may show up as duplex 385 First Place, and Main house address 20048 Lake Dr, Unit C. CrossStreet: Lake Dr and Kalmia Ln



385 Lake Dr is a charming 3 Unit Investment property consisting of a 2 story- 3 bedroom 2 bath Main House with a balcony, that stretches the entirety of the home, facing Lake Dr. The back duplex is made up of a 2 bedroom 1 bathroom unit and 1 bedroom 1 bathroom unit. Both with private yards and back patios. The property is located near Lake Hodges, surrounded by various trails and recreation areas. The front house has ample parking on site and the back duplex enjoys street parking on 1st Place. Property has easy access to the 15 and 78 freeway.

Facts & Features

- Sold On 10/24/2023
- Original List Price of \$995,000
- 2 Buildings
- Levels: Two
- Cap Rate: 2.7
- \$51480 Gross Scheduled Income
- \$27286 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02168226
- 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			\$2,450		\$3,100
2:		2	1			\$1,070		\$2,500
3:		1	1			\$800		\$1,650
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.5%
- 92029 - Escondido area
- San Diego County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

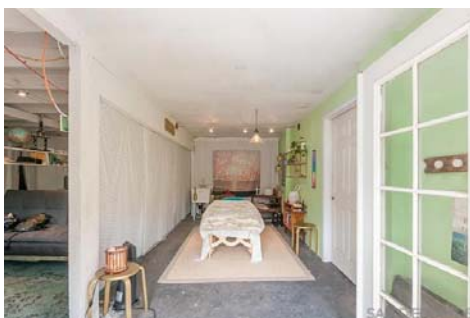
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 230015581SD

Printed: 10/29/2023 7:52:07 AM

Closed • **Triplex**

List / Sold: **\$999,999/\$1,050,000** ↓

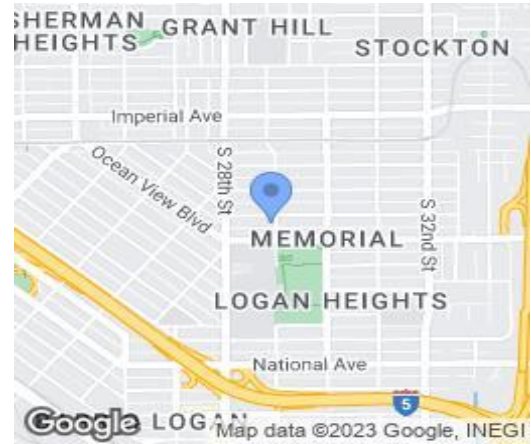
2895 Franklin Ave • San Diego 92113

18 days on the market

3 units • **\$333,333/unit** • **2,546 sqft** • **5,119 sqft lot** • **\$412.41/sqft** •
Built in 1925

Listing ID: PTP2304024

[google map](#)



Discover a remarkable triplex in the heart of San Diego, perfectly positioned near downtown and major highways (94th, 15th, 5). This corner lot gem offers a main house with 4 bedrooms, 1 bath, and a duplex with two 3-bed, 1-bath units. Commanding panoramic downtown views enhance its allure. Main House: 4 beds, 1 bath - Customize to your vision. Duplex: Two 3-bed, 1-bath units - Ideal for income or guests. Location: Ideal for naval base proximity and city access. Endless Potential: Expand, enhance, and elevate your investment. Seize this opportunity to own a versatile property in a coveted locale. Contact us now to explore the potential of this San Diego gem!

Facts & Features

- Sold On 10/27/2023
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0
- Laundry: Inside
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Laminate, Vinyl
- Appliances: Gas Range, Refrigerator, Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01485458
- 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: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 92113 - Logan Heights area
- San Diego County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

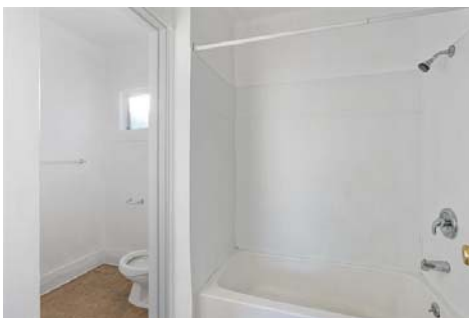
Re/Max Property Connection

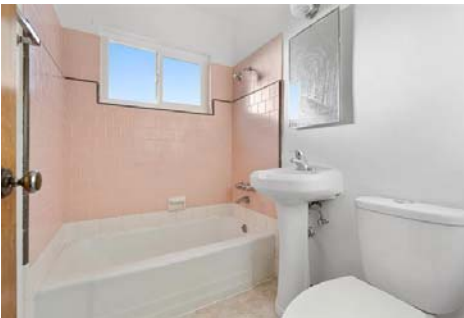
State License #: 01891031

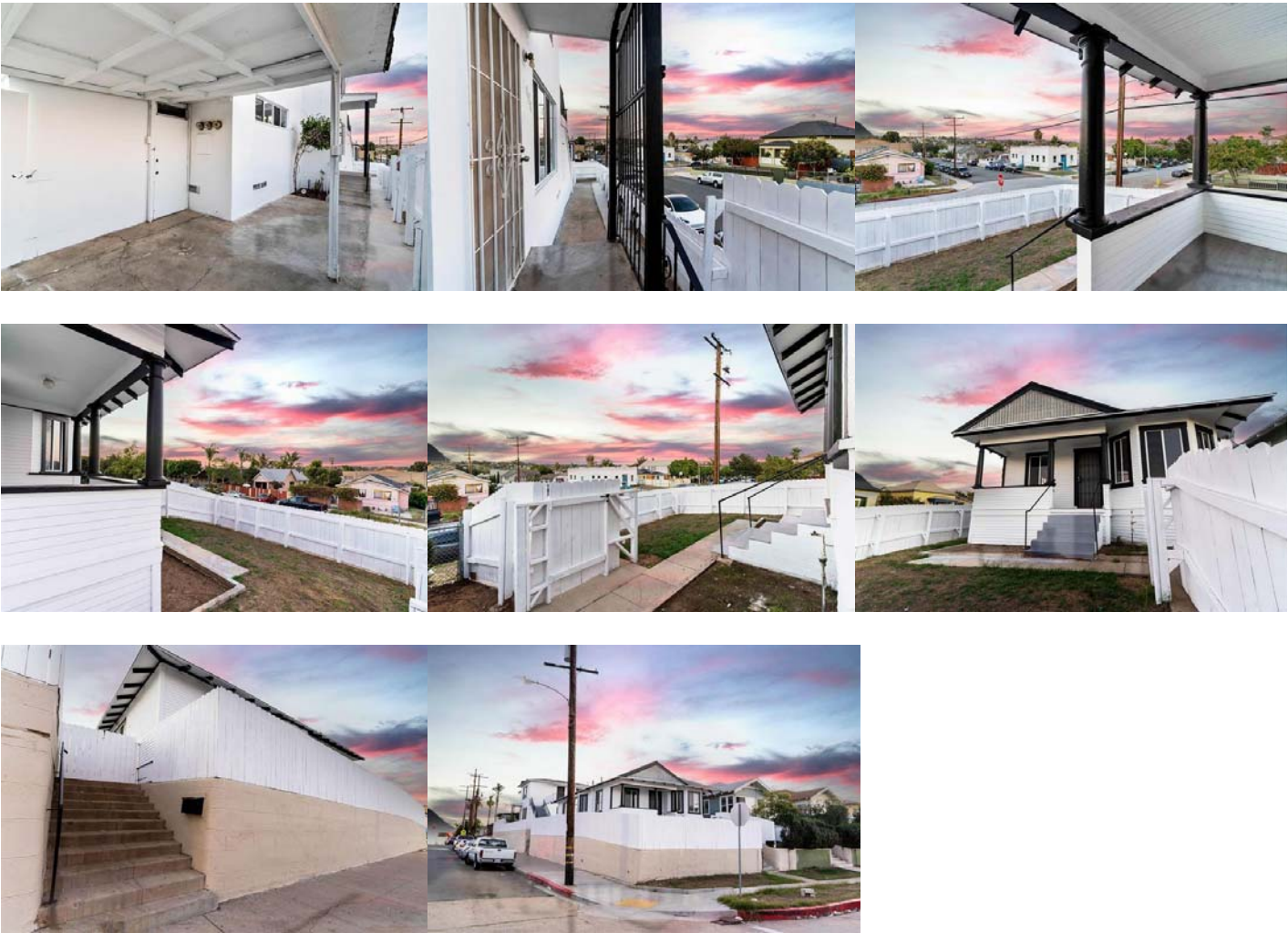
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

▼ Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: PTP2304024

Printed: 10/29/2023 7:52:12 AM

Closed •

List / Sold:

\$1,199,000/\$1,160,000 ↓

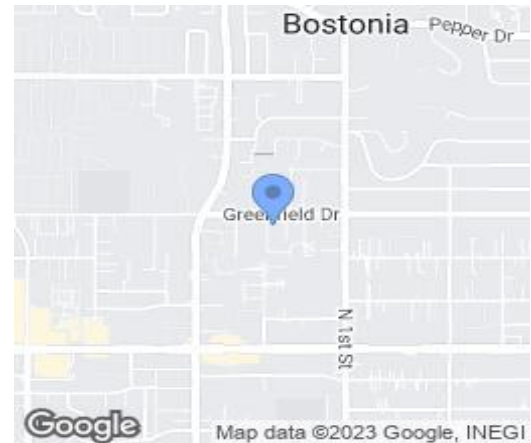
6 days on the market

Listing ID: 230017431SD

1271 79 Lyons Ln • El Cajon 92021

4 units • \$299,750/unit • sqft • 10,493 sqft lot • No \$/Sqft data • Built in 1971

CrossStreet: Greenfield



ATTENTION ALL AGENTS, INVESTORS AND BUYERSAGGRESSIVELY PRICED AND OFFERING TREMENDOUS VALUE***All 4 units are 2 bedrooms 1 bath. All have private yards. And the 2 back units have extra large yards. Each unit has 2 assigned off street parking spaces, stackable laundry hook-ups, individual water heaters and wall A/C. All 4 units have been renovated at various times over the years. If you are looking for an asset that does not require a lot of renovations with rental upside, then look no further. 1271-1279 Lyons is the perfect match!!!

Facts & Features

- Sold On 10/27/2023
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Cap Rate: 3
- \$78720 Gross Scheduled Income
- \$44720 Net Operating Income

Interior

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	0		\$1,675		\$2,400
2:		2	1	0		\$1,700		\$2,500
3:		2	1	0		\$1,460		\$2,400
4:		2	1	0		\$1,725		\$2,500

Of Units With:

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

Additional Information

• Buyer Agency Compensation: 2.5%

- 92021 - El Cajon area
- San Diego County
- Parcel # 4840916900

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: 230017431SD

Printed: 10/29/2023 7:52:13 AM

Closed •

List / Sold:

\$1,725,000/\$1,735,000 ↓

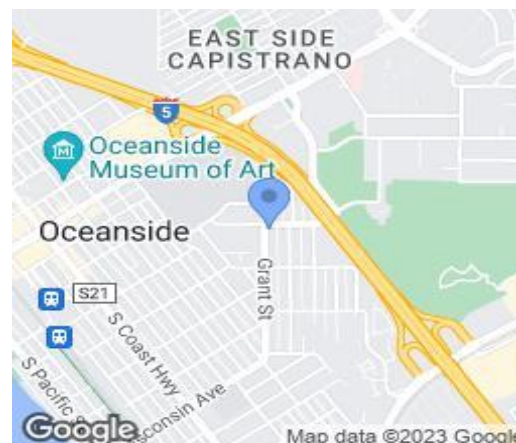
1307 Division St • Oceanside 92054

82 days on the market

**4 units • \$431,250/unit • 2,238 sqft • 6,098 sqft lot • \$775.25/sqft •
Built in 1951**

Listing ID: 23276643

Corner of Grant and Division, Walking distance east of Oceanside High School



\$80,000 PRICE REDUCTION! OWNER USER OR SHORT TERM RENTAL OPPORUTNITY! An opportunity to acquire an extensively remodeled 4-unit apartment building in the highly coveted city of Oceanside. The property features three 1-bedroom and 1-bathroom units and one 3-bedroom and 2-bathroom unit. The 1-bedroom units are furnished and rented with long-term tenants in place. The 3-bedroom unit is split into 2 units: Unit A 2 bed 1 bath (Airbnb) and Unit AA 1 bed 1 bath, rented at \$1,400/month. furnished and operates as a short-term rental (Airbnb) providing an opportunity for an owner user or an investor. Interior remodeling features include stainless steel appliances, vinyl flooring, quartz countertops, new cabinetry, plumbing, electrical, lighting, roof, drywall, stucco, and siding.

Facts & Features

- Sold On 10/26/2023
- Original List Price of \$1,860,000
- 2 Buildings
- Levels: One
- Cap Rate: 6.12
- \$105518 Net Operating Income

Interior

- Appliances: Microwave
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$33,220
- 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	1		Furnished	\$2,350	\$7,050	\$7,200
2:	1	3	2		Furnished	\$4,000	\$0	\$4,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								

13:

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 92054 - Oceanside area
- San Diego County
- Parcel # 1502422300

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

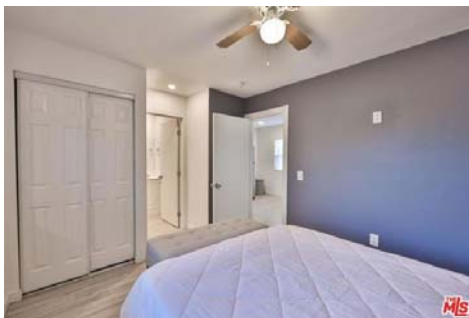
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos





Closed •

List / Sold:

\$1,585,000/\$1,410,000 ↓

104 days on the market

Listing ID: 23271389

419 W 4th Ave # A-E • Escondido 92025

**5 units • \$317,000/unit • 5,080 sqft • 7,336 sqft lot • \$277.56/sqft •
Built in 1981**

From 78 east, take 15 south, left on W 2nd Ave, right on S Orange St, right on W 4th Ave. Property will be on the left.



This property is located less than a mile from freeways and a mile from downtown, with restaurants and retail nearby. In place rents are below market, and ADU units on the property may be possible. See the offering memorandum for details.

Facts & Features

- Sold On 10/27/2023
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- 1 Total carport spaces
- Cap Rate: 2.93
- \$46366 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$33,104
- 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	1		Unfurnished	\$1,192	\$3,575	\$5,400
2:	2	2	1		Unfurnished	\$1,588	\$3,175	\$4,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%

- 92025 - Escondido area
- San Diego County
- Parcel # 2331320400

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



