

### 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		210023677	1007 09 9th Street	IMB	91932		2	\$16,980	5	\$775,100↑			1935	6,782/0.15			10/05/21	7/7
2		NDP2110005	536 38 7th ST	IMB	91932	STD	2	\$0	0	\$910,000↑	\$446.95	2036	1970/ASR	8,576/0.19	N	0	10/05/21	12/12
3		PTP2106389	629 31 26th ST	SD	92102	STD	2	\$52,200	4	\$975,000↑	\$637.67	1529	1912/SLR	6,096/0.13	N	1	10/08/21	3/3
4		210025732	3364 66 A Street	SD	92102		2	\$56,340	0	\$1,030,000↑			1958		N		10/08/21	8/8
5		210015163	366 370 22nd Street	SD	92102		2	\$50,444	4	\$1,080,800↓			1913	3,359/0.07			10/06/21	92/230
6		210025333	3658 3660 Cherokee Ave	SD	92104		2	\$0	0	\$1,005,000↑			1928	5,511/0.12	N		10/04/21	7/7
7		210024695	2462 64 Tuberose St	SD	92105		2	\$49,200	6	\$860,000↑			1983	6,203/0.14	N		10/05/21	8/8
8		PTP2105367	3865 67 Florence ST	SD	92113	STD	2	\$56,100	4	\$825,000	\$447.64	1843	2008	6,104/0.14	N	0	10/08/21	6/6
9		210021350	4240 4242 47th st	SD	92115		2	\$33,600	3	\$1,160,000↓			2007	6,023/0.13			10/08/21	61/61
10		210026819	4764 66 Hawley Blvd	SD	92116		2	\$61,200	0	\$1,400,000↑			1922	6,688/0.15	N		10/04/21	2/31
11		PTP2106454	4892 94 Coconino WAY	SD	92117	STD	2	\$43,200	1	\$925,000↑	\$564.71	1638	1954/ASR	6,268/0.14	N	2	10/06/21	3/3
12		PW21190605	537 De Luz RD	FBRK	92028	STD,TRUS	3	\$4,000		\$610,000↓		0	1920/OTH	7,405/0.17	N	0	10/05/21	18/18
13		210015072	1227 ,29,3 CENTER AVE.	OCB	92054		3	\$59,040	6	\$1,100,000↓			1950	7,022/0.16			10/08/21	73/73
14		PTP2105302	4928 30 Long Branch Ave	OCB	92107	PRO	3	\$0	0	\$1,140,000↓	\$960.40	1187	1933/ASR	5,157/0.11	N	0	10/06/21	17/17
15		210022100	4526 Haines St	SD	92109		3	\$53,400	0	\$1,400,000↑			1973	2,490/0.05	N		10/05/21	29/29
16		210013304	444 Del Mar Ct.	CHU	91910		4	\$72,312	4	\$1,230,000↓			1955	7,036/0.16			10/08/21	74/74
17		210021500	768 17th St	SD	92101		4	\$0	0	\$975,000↑			1914	3,334/0.07			10/04/21	6/6
18		PTP2106528	4682 86 Hamilton ST	SD	92116	STD	4	\$45,840	3	\$1,350,000↓	\$647.79	2084	1932/EST	6,295/0.14	N	4	10/08/21	0/0
19		210023247	2930 32 Suncrest Dr	SD	92116		4	\$0	0	\$2,600,000↓			1955		N		10/05/21	11/11
20		NDP2110385	3651 3657 Strand Way S	SD	92109	STD	8	\$118,470	3	\$2,750,000	\$1,116.07	2464	1958/ASR	2,464/0.05	N	0	10/09/21	3/3
21		PTP2104097	354 356 SOUTH VISTA AVENUE	SYSI	92173	STD	10	\$117,440	0	\$2,200,000↓	\$254.34	8650	1950/APP	42,688/0.98	N	10	10/04/21	1/1

**Closed** •

List / Sold: **\$748,800/\$775,100** ↑

**1007 09 9th Street** • Imperial Beach 91932

7 days on the market

**2 units** • **\$374,400/unit** • **sqft** • **6,782 sqft lot** • **No \$/Sqft data** •  
**Built in 1935**

Listing ID: 210023677

**Best to utilize GPS - 1009 (Back House) access in alley behind front house. CrossStreet: Elder Avenue**



2-on-1 opportunity in the heart of Imperial Beach! Live in one and rent the other, buy and hold as a bread & butter long-term rental, or as a short term rental - the possibilities are endless! Minutes away from beaches, restaurants, shops, freeway access (75, 5, 905), mass transit, and schools. Tremendous upside in rents with upgrades completed – easy to rent - close proximity to North Island Naval Air Station & Naval Base. Front House – 2 bed / 1 bath – 840 square feet. Back House – 2 bed / 1 bath – 722 square feet with garage conversion opportunities - ADU? Both units have washer/dryer hook-ups. Don't miss out on this opportunity to buy 2 properties for less than the price of an average detached home in San Diego County! Front House – 2 bed / 1 bath – 840 square feet. Back House – 2 bed / 1 bath – 722 square feet with garage conversion opportunities - ADU? Both units have washer/dryer hook-ups. Don't miss out on this opportunity to buy 2 properties for less than the price of an average detached home in San Diego County! Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 1007 Unit # for Unit 2: 1009 Unit 1 Parking Spaces: 3 Unit 2 Parking Spaces: 2 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0 Topography: LL

**Facts & Features**

- Sold On 10/05/2021
- Original List Price of \$748,800
- 2 Buildings
- Levels: One
- Cap Rate: 5
- \$16980 Gross Scheduled Income
- \$36204 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:		2	1	0		\$1,415		\$2,200
2:		2	1	2		\$0		\$2,100
3:			0					
4:			0					

**# Of Units With:**

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

- Disposal:

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## Additional Information

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6264700200

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### Michael Lembeck

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

### Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 210023677

Printed: 10/10/2021 1:20:35 PM

**Closed** • Duplex

List / Sold: **\$899,900/\$910,000** ↑

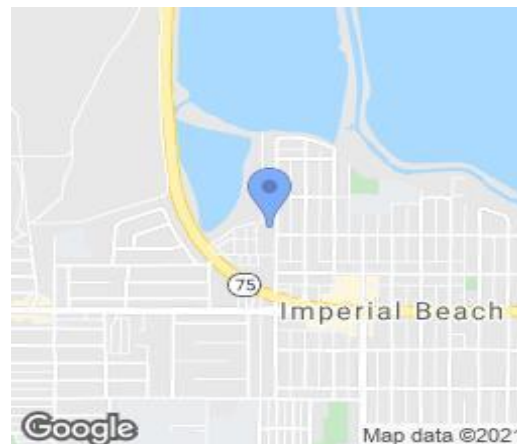
**536 38 7th St** • Imperial Beach 91932

12 days on the market

2 units • \$449,950/unit • 2,036 sqft • 8,576 sqft lot • \$446.95/sqft •  
Built in 1970

Listing ID: NDP2110005

7th St between Cherry Ave & Cypress Ave.



\*\*\*Calling All Investors\*\*\* Incredibly located 2 homes on one lot opportunity to live in one and rent the other or rent both for highest and best cashflow. Located two blocks from Bayshore Elementary and Park, the Silver Strand that connects Imperial Beach to Coronado Beaches and to all the shops and restaurants on Palm Ave, not to mention Imperial Beach and the Pier is a hop skip and a jump down the street. The front house is 3 beds/2 baths single level, and the back house is 2 beds 1 bath, each with plenty of off street parking. The back part of the lot is flat and open so there are plenty of opportunities for future growth here. VA, FHA and Conventional Loans and Cash purchase options welcome.

### Facts & Features

- Sold On 10/05/2021
- Original List Price of \$899,900
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Laundry: Outside, Washer Hookup, Gas Dryer Hookup
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Appliances: Dishwasher, Disposal, Gas Cooking, Gas Oven, Gas Range, Gas Water Heater, Recirculated Exhaust Fan, Refrigerator

### Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Lawn, Level, Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01885775
- 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:	536	3	2	0		\$0	\$0	\$0
2:	538	2	1	0		\$0	\$0	\$0

### # Of Units With:

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

## Additional Information

- Standard sale

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6260706000

## 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: **\$869,000/\$975,000** ↑

**629 31 26th St** • San Diego 92102

**3 days on the market**

**2 units** • **\$434,500/unit** • **1,529 sqft** • **6,096 sqft lot** • **\$637.67/sqft** •  
**Built in 1912**

**Listing ID: PTP2106389**

**South on 25th Street. Left on Market. Left on 26th Street. Destination on right. South on 25th Street. Left on G Street. Right on 26th Street. Destination on left.**



Welcome to your sanctuary in the city! Perched up above the hustle and bustle, this property has what you have been searching for! Two completely separate 2 bedroom 1 bath homes. Both homes have their own private yard. Both units have separate laundry locations. An oversized one car garage makes for the perfect Man/Woman Cave! Beautiful views from Coronado to Downtown, the potential is endless. Live in one and rent the other or move Grandma in! Or turn the property into a solid stream of income! Property zoning could give you the possibility of building a third unit! Don't let this one slip away!

### Facts & Features

- Sold On 10/08/2021
- Original List Price of \$869,000
- 3 Buildings
- 4 Total parking spaces
- 0 Total carport spaces
- Laundry: Dryer Included, Washer Included
- Cap Rate: 4
- \$52200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

### Exterior

- Lot Features: Rectangular Lot

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$0
- 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		\$0	\$2,500	\$0
2:	2	1	0	0		\$0	\$1,850	\$0

### # Of Units With:

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

### Additional Information

- Standard sale
- 92102 - San Diego area



- San Diego County
- Parcel # 5352900300

**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** •

**\$1,050,000/\$1,030,000** ↑

8 days on the market

Listing ID: 210025732

**3364 66 A Street** • San Diego 92102

**2 units** • **\$525,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** • **Built in 1958**

**CrossStreet: Felton**



South Park introduces this charming side-by-side Duplex, elevated high off the street and very private. The lovely mature trees surrounding the property create a nice soft breeze one can enjoy while sitting out on the patios. Enjoy being part of this eclectic neighborhood loved by many. Visit some of the best local establishments such as cafes, fun boutiques, and fabulous restaurants. Take a stroll in the neighborhood with your dog and meet all of the great neighbors that make part of this wonderful community. Both units consist of two-bedroom, one bathroom. Unit 3366 features two bonus rooms (permits unknown) Square footage noted does not include the bonus rooms. Both units feature updated kitchen, bathrooms, luxury vinyl flooring, and newer windows. There is forced air condition and heating in both units and a private backyard off of the larger unit. (see supl) With a 15 minute ride, you can be in Downtown San Diego, at the beautiful Coronado Beach, and the San Diego Airport. Also nearby is Balboa Park and the Naval Medical Center. Sewer: Sewer Connected Unit # for Unit 1: 3364 Unit # for Unit 2: 3366 Number of Furnished Units: 0

**Facts & Features**

- Sold On 10/08/2021
- Original List Price of \$950,000
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- Cap Rate: 0
- \$56340 Gross Scheduled Income

**Interior**

**Exterior**

- Fencing: Partial

**Annual Expenses**

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01767484
- 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		\$2,400
2:		2	1			\$2,495		\$2,750
3:			0					
4:			0					

**# Of Units With:**

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

- Carpet:
- Dishwasher: 1
- Disposal:

- Refrigerator: 2
- Wall AC:

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## Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5405900600

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### Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

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### Re/Max Property Connection

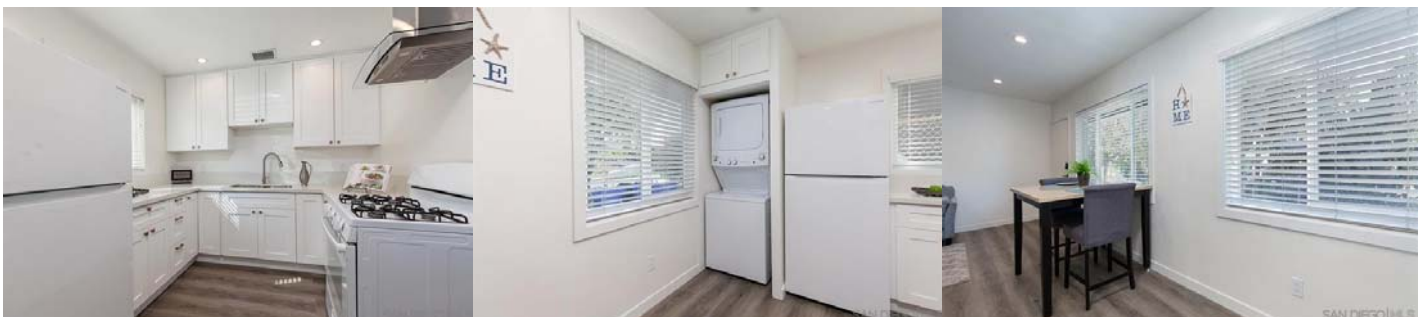
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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**Closed** •

**\$1,195,000/\$1,080,800** ↓

92 days on the market

Listing ID: 210015163

**366 370 22nd Street** • San Diego 92102

2 units • \$597,500/unit • sqft • 3,359 sqft lot • No \$/Sqft data •  
Built in 1913

CrossStreet: J Street



This trophy property located in the booming Sherman Heights area just blocks from Downtown San Diego. The incredible historic duplex (originally built as 3-units) has been fully refurbished & in great shape! Downstairs is a 3 bedroom/2 bath & Upstairs is a 2 bedroom/2 bath. Don't miss this unusual opportunity to own an historical building in the dynamic Sherman Heights area of San Diego. One is a duplex unit consisting of a 3 bedroom/2 bath unit and a 2 bedroom/2 bath unit. Building has been completely restored, electrical, plumbing, roofs structurally and cosmetically inside. Newer kitchens, newer baths, refinished hardwood floors, new windows and doors and so much more. Both parcels are fully fenced with on-site parking and electronic gates. Sherman Heights is an up and coming gentrification neighborhood. Sherman Heights is comprised of many historically significant buildings, wide streets and close proximity to Downtown San Diego, Balboa Park and the San Diego Zoo. Three freeways are easily accessible from this location I-5, I-15 and Hwy 163. Additionally it located within 15 minutes of San Diego International Airport, the Santa Fe train station, bus lines, Mexico and the San Diego Trolley. Property will be shown with an accepted offer. Please do not disturb tenants. Sewer: Sewer Connected Unit # for Unit 1: 366 Unit # for Unit 2: 370 Number of Furnished Units: 0 Topography: LL

**Facts & Features**

- Sold On 10/06/2021
- Original List Price of \$1,125,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Heating: Electric, Natural Gas
- Cap Rate: 4
- \$50444 Gross Scheduled Income
- \$41550 Net Operating Income

**Interior**

- Appliances: Gas Water Heater

**Exterior**

- Security Features: Automatic Gate

**Annual Expenses**

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

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	0		\$2,465		\$2,800
2:		2	2	0		\$2,050		\$2,200
3:			0					
4:			0					

# Of Units With:

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

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

## Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5354331400

### 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: 210015163

Printed: 10/10/2021 1:20:40 PM

**Closed** •

List / Sold: **\$997,000/\$1,005,000** ↑

**3658 3660 Cherokee Ave** • San Diego 92104

7 days on the market

**2 units** • \$498,500/unit • sqft • 5,511 sqft lot • No \$/Sqft data •  
Built in 1928

Listing ID: 210025333

From University Ave, go South on Cherokee Ave. Property will be on the right. CrossStreet: Landis St



Experience Cherokee Point and a quintessential Craftsman Two on One!.. Welcome home to a neighborhood within THE neighborhood! Located in Greater North Park, Cherokee Point has been a popular landing spot for so many urban seekers. This property features TWO outstanding and remodeled homes. Each home has a private set up with their own individual yards and off-street parking. The opportunities are endless as this is an ideal owner occupied property or investment. Live in one and rent the other to greatly offset the mortgage payment. Or as a full on investment property, the homes are in excellent condition and rentability factor is extremely high. Please see supplement for details. The front house (currently leased) is a 3 bedroom, 1 bath and features classic Craftsman curb appeal along with details like covered ceilings, fireplace with built-ins and a lazy front porch. The kitchen is beautiful with an abundance of counter space, newer cabinetry and modern stainless steel appliances. The home features in-unit laundry for ultimate convenience. The baths are remodeled and have a fabulous modern aesthetic. A fenced enclosed front yard and off-street parking for 3 cars completes the look!! . The back home is a perfect city close-in cottage. Use of space has been maximized and offers a great urban city feel. The kitchen and both baths are fresh, modern and efficient. A separate shed for the washer and dryer offers additional amenity to either the owner occupied or renter. You will love the private outdoor space and gated off street parking for 2 cars! . The property has outstanding curb appeal. Not to be missed are the peach, apple and plum trees on the property. The residences sit in a wonderfully convenient location of Cherokee Point and Greater North Park. Easy access to freeways, shopping, transportation lines and Cherokee Point Elementary School make this a truly ideal positioning. Sewer: Sewer Connected Unit # for Unit 1: 3658 Unit # for Unit 2: 3660 Number of Furnished Units: 0 Topography: LL

### Facts & Features

- Sold On 10/04/2021
- Original List Price of \$997,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0

### Interior

- Appliances: Gas Water Heater

### 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:		3	1	0		\$3,195		
2:		2	2	0		\$0		\$2,600
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**

- 92104 - North Park area
- San Diego County
- Parcel # 4476422800

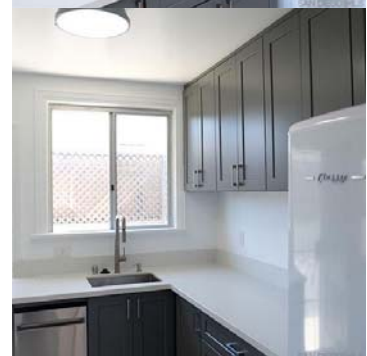
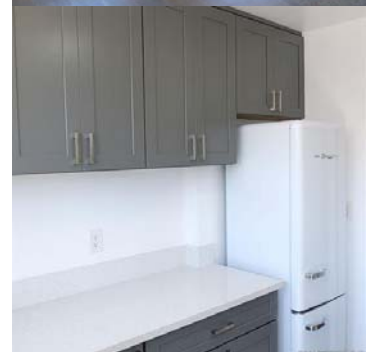
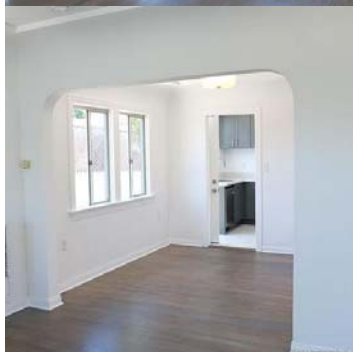
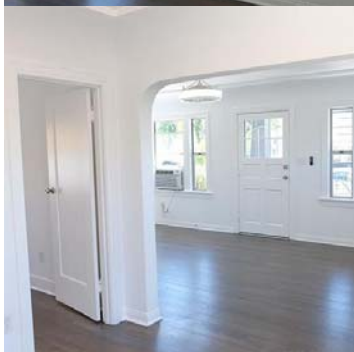
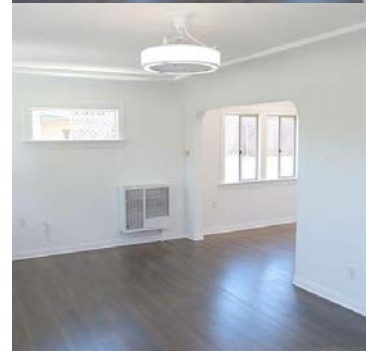
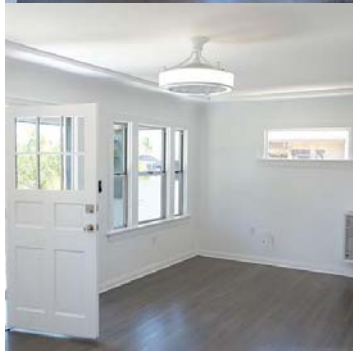
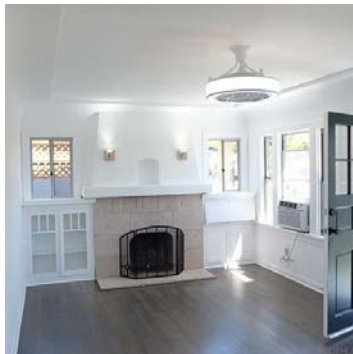
**Michael Lembeck**

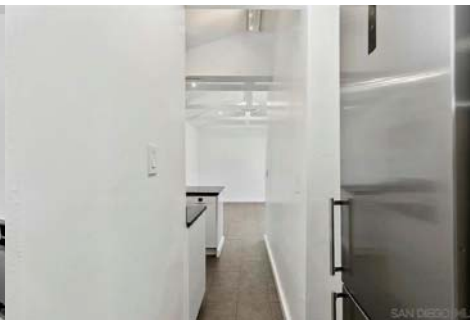
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**Re/Max Property Connection**

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

Click arrow to display photos









**Closed** •

List / Sold: **\$849,000/\$860,000** ↑

**2462 64 Tuberosa St** • San Diego 92105

**8 days on the market**

**2 units** • **\$424,500/unit** • **sqft** • **6,203 sqft lot** • **No \$/Sqft data** •  
**Built in 1983**

**Listing ID: 210024695**

**CrossStreet: None**



2 x income generating 1000+ sq/ft 2 bed 2 bath units in South City Heights. Top and bottom units are separately metered for all utilities. Each unit has a separate fenced in yard area with utility shed for extra storage with electricity. Each unit features new flooring, stainless steel appliances, in unit washer and dryer and granite countertops with split A/C units throughout. All appliances convey. Additionally, property features a walking path with direct access Hollywood Park. Good for an investor or live in one and rent the other. Unit # for Unit 1: 2462 Unit # for Unit 2: 2464 Number of Furnished Units: 0 Topography: LL

**Facts & Features**

- Sold On 10/05/2021
- Original List Price of \$849,000
- 1 Buildings
- Levels: Two
- Cooling: Zoned
- Heating: See Remarks, Forced Air
- Cap Rate: 5.6
- \$49200 Gross Scheduled Income
- \$48000 Net Operating Income

**Interior**

- Appliances: Gas Water Heater

**Exterior**

- Lot Features: Sprinkler System

**Annual Expenses**

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2	0		\$2,100		\$2,200
2:		2	2	0		\$2,000		\$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**

- 92105 - East San Diego area
- San Diego County
- Parcel # 4764502500

---

**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: **\$829,000/\$825,000**

**3865 67 Florence St • San Diego 92113**

**6 days on the market**

**2 units • \$414,500/unit • 1,843 sqft • 6,104 sqft lot • \$447.64/sqft • Built in 2008**

**Listing ID: PTP2105367**

**805 to 43rd then turn right on 43rd Left on National Ave then right on 38th Then left on Florence.**



Beautiful Duplex centered in Mountain Heights. Completely remodeled from top to bottom 3 bedroom 2 bath in 2019. Top quality materials were used in this incredible remodel. Must see to appreciate! 2 bedroom 1 bath built in 2008. Fantastic income from these 2 plus units.

**Facts & Features**

- Sold On 10/08/2021
- Original List Price of \$825,000
- 2 Buildings
- 10 Total parking spaces
- 5 Total carport spaces
- Heating: Wall Furnace
- Laundry: Outside
- Cap Rate: 4
- \$56100 Gross Scheduled Income
- \$33060 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

**Exterior**

- Lot Features: Lawn
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$15,775
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$2,000
- Other Expense Description: 2805

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	3	2	0		\$2,250	\$2,250	\$2,250
2:	2	2	1	0		\$1,525	\$1,525	\$1,525

**# 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
- Rent Controlled
- 92113 - Logan Heights area
- San Diego County
- Parcel # 5464020900

**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: PTP2105367

Printed: 10/10/2021 1:20:46 PM



**Closed** •

**\$1,200,000/\$1,160,000** ↓

61 days on the market

Listing ID: 210021350

**4240 4242 47th st** • San Diego 92115

**2 units** • **\$600,000/unit** • **sqft** • **6,023 sqft lot** • **No \$/Sqft data** • **Built in 2007**

**CrossStreet: El Cajon blvd**



Spacious two units duplex with Red Clay Tile roof located in the heart of El Cajon Blvd. Each Unit has 4 bedrooms, suitable for a large family to live in. One of the units is two stories with attached garage, living room and upstairs loft area on the second floor. 3 bedrooms upstairs with 2 bathrooms, and one bedroom with a full size bathroom downstairs. Recently upgraded both units, with granite kitchen countertops, laminate flooring throughout, no carpet. Gated complex, one unit with two car garage parking spaces, and large spot in the front yard. Sewer: Sewer Available Number of Furnished Units: 0

**Facts & Features**

- Sold On 10/08/2021
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: Two
- Cooling: Central Air, See Remarks, Wall/Window Unit(s)
- Heating: Natural Gas, See Remarks, Zoned
- Cap Rate: 2.8
- \$33600 Gross Scheduled Income
- \$26200 Net Operating Income

**Interior**

- Appliances: Gas Water Heater

**Exterior**

- Security Features: Gated Community

**Annual Expenses**

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01481919
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		4	2			\$0		\$2,400
2:		4	3			\$2,800		\$3,100
3:			0					
4:			0					

**# Of Units With:**

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

## Additional Information

- 92115 - San Diego area
- San Diego County
- Parcel # 4713122500

### 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: 210021350

Printed: 10/10/2021 1:20:47 PM

**Closed** •

**\$1,399,000/\$1,400,000** ↑

2 days on the market

Listing ID: 210026819

**4764 66 Hawley Blvd** • San Diego 92116  
**2 units** • **\$699,500/unit** • **sqft** • **6,688 sqft lot** • **No \$/Sqft data** •  
**Built in 1922**  
**CrossStreet: Copley**



Exquisite, impeccably renovated 2 on 1 in Normal Heights North of Adams. Front house 3bed 2ba w/Master Suite. Back house 1bd 1bath. No Expense spared "down to the studs" renovations includes roofs, sewer line, electric, plumbing, kitchens, baths, windows, drywall, fixtures, insulation, HVAC, hot water heaters, landscape, flooring, and more! Each unit has laundry, 2 car parking, private yards, and storage shed. Key Features Front Unit - Bamboo flooring, Quartz counters, Carrara tile backsplash, stainless steel appliances, Central Heat & Air, laundry, two Solar Tubes - natural light, 2 storage sheds, drought tolerant front landscape, private backyard, plenty of driveway parking. Key Features Back Unit - Bamboo flooring, granite counters, stainless steel appliances, Mini Split Heating and Air system, laundry, tankless water heater, 1 storage shed, private yard, 2 car tandem parking off alley. Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 4764 Unit # for Unit 2: 4766 Number of Furnished Units: 0 Topography: LL

**Facts & Features**

- Sold On 10/04/2021
- Original List Price of \$1,399,000
- 2 Buildings
- Levels: One
- Cooling: Central Air, See Remarks, Zoned
- Heating: Electric, Natural Gas, See Remarks, Zoned, Forced Air
- Cap Rate: 0
- \$61200 Gross Scheduled Income

**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	0		\$0		\$4,100
2:		1	1	0		\$2,000		
3:			0					
4:			0					

**# Of Units With:**

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

- Carpet:
- Dishwasher: 2
- Disposal:

- Refrigerator: 2
- Wall AC:

---

## Additional Information

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4394022600

---

### 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: **\$925,000/\$925,000** ↑

**4892 94 Coconino Way** • San Diego 92117

3 days on the market

2 units • \$462,500/unit • 1,638 sqft • 6,268 sqft lot • \$564.71/sqft •  
Built in 1954

Listing ID: PTP2106454

Merrimac to Coconino



Adorable Clairemont Manor Duplex is ideally located in San Diego, CA. This rarely available property is ideal for owner/investor. Two units each with 2 bedrooms and 1 bath. Recently renovated, one unit has a newer kitchen and bath with newer flooring throughout. Updated appliances complete this tastefully renovated unit. The secondary unit has been well maintained. Each unit has an exclusive private rear yard with private outdoor laundry. Quaint one-car garages and driveway parking provide off-street security for all occupants. An amazing opportunity in the heart of Clairemont!

### Facts & Features

- Sold On 10/06/2021
- Original List Price of \$899,900
- 1 Buildings
- 4 Total parking spaces
- Laundry: Outside
- Cap Rate: 1
- \$43200 Gross Scheduled Income
- \$3000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Level with Street, Level, Yard

### Annual Expenses

- Total Operating Expense: \$15,036
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,476
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,360
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1		\$1,725	\$1,725	\$3,000

### # Of Units With:

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

### Additional Information

- Standard sale
- 92117 - Clairemont Mesa area
- San Diego County

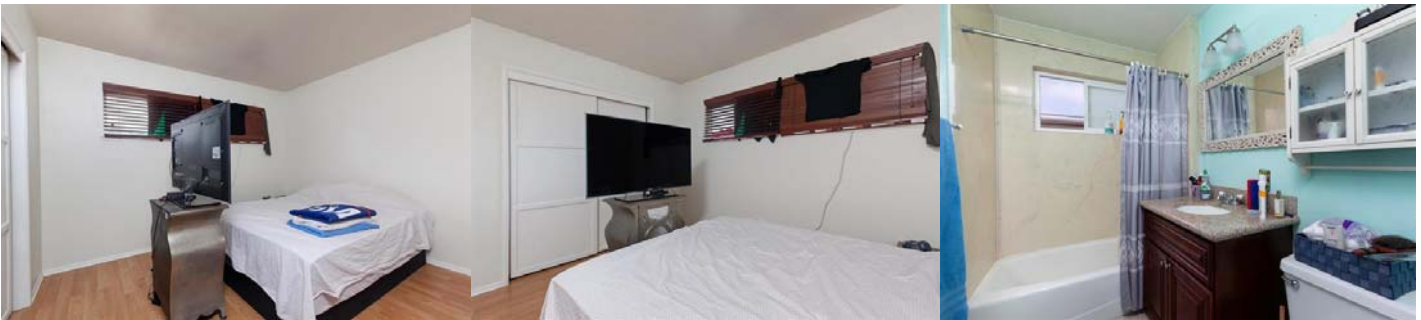
**Michael Lembeck**

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: PTP2106454

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**Closed** •

List / Sold: **\$619,000/\$610,000** ↓

**537 De Luz Rd • Fallbrook 92028**

**18 days on the market**

**3 units • \$206,333/unit • 0 sqft • 7,405 sqft lot • No \$/Sqft data • Built in 1920**

**Listing ID: PW21190605**

**De Luz Corner**



This is a great property. Live in one which is vacant. 2 bedroom 1 bath. Leave the tenants in the other two. Unit 2 which is a studio and Unit 3 is 2 bedroom and 1 bath. This property sits on a corner lot in the center of Fallbrook. This location is a performing location. These units are conveniently located to shopping, entertainment, and freeway access.

### Facts & Features

- Sold On 10/05/2021
- Original List Price of \$619,000
- 3 Buildings
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$72 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$4000 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Wood
- Other Interior Features: Open Floorplan

### Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot, Irregular Lot, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Public Sewer

### 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:	1	2	1	0	Unfurnished	\$0	\$0	\$1,800
2:	1	0	1	0	Unfurnished	\$1,100	\$1,100	\$1,500
3:	1	2	1	0	Unfurnished	\$1,450	\$1,100	\$1,800

#### # Of Units With:

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



---

## Additional Information

- Standard, Trust sale

- 92028 - Fallbrook area
- San Diego County
- Parcel # 1031170100

---

## 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: PW21190605

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**Closed** •**\$1,200,000/\$1,100,000** ↓

73 days on the market

Listing ID: 210015072

**1227,29,31 CENTER AVE.** • Oceanside 92054**3 units** • **\$400,000/unit** • **sqft** • **7,022 sqft lot** • **No \$/Sqft data** •  
**Built in 1950****CrossStreet: S.HORN ST.**

Investors, great location west of I-5 freeway. 3 detached homes in one lot. Old but well maintained, all rented with excellent cash flow potential. Plenty of parking, very good tenants are month to month. This area is improving, just blocks from the beach. Incredible potential. It would be ideal also for a large family that can qualify together. Or live in one and rent the other two. Sewer: Sewer Connected Unit # for Unit 1: 1231 Unit # for Unit 2: 1229 Unit # for Unit 3: 1227 Number of Furnished Units: 3 Topography: LL

### Facts & Features

- Sold On 10/08/2021
- Original List Price of \$1,400,000
- 3 Buildings
- Levels: One
- Heating: Electric
- Cap Rate: 6
- \$59040 Gross Scheduled Income
- \$54000 Net Operating Income

### 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:		2	1	1		\$1,560		\$1,900
2:		2	1	1		\$1,700		\$1,900
3:		2	1	1		\$1,560		\$1,900
4:			0					

### # Of Units With:

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

### Additional Information

- 92054 - Oceanside area
- San Diego County
- Parcel # 1501410300

---

**Michael Lembeck**

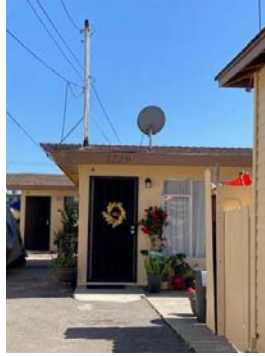
State License #: 01019397  
Cell Phone: 714-742-3700

**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: 210015072

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**Closed** • [Triplex](#)

**\$1,299,000/\$1,140,000** ↓

**4928 30 Long Branch Ave** • Ocean Beach (San Diego) 92107

17 days on the market

**3 units** • **\$433,000/unit** • **1,187 sqft** • **5,157 sqft lot** • **\$960.40/sqft** • **Built in 1933**

Listing ID: PTP2105302

**5N to 8W. Exit onto Sunset Cliffs Blvd. Turn right on W Point Loma Blvd. Turn left on Cable St. Turn right on Long Branch Ave.**



Rare opportunity for multi-unit investment in San Diego's desirable Ocean Beach! Located walking distance to all of OB's local shops, restaurants, beaches and parks, this property couldn't have a better location in the Ocean Beach community. Comprised of three 1 bed/1 bath cottages, each separately metered and with their own patio space, water heater & laundry room inside, the property is a perfect investment opportunity to make profitable beach rentals, a single family home and/or more. It also boasts highly coveted beach community parking spaces with 2 tandem driveway spaces out front and 2 side-by-side spaces in the back alley. Bring your imagination and don't miss your chance to shine this diamond in the rough!

**Facts & Features**

- Sold On 10/06/2021
- Original List Price of \$1,349,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Individual Room, Inside, Washer Hookup, Gas Dryer Hookup
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

**Interior**

- Floor: Laminate, Carpet, Tile, Wood
- Appliances: Dishwasher, Range Hood, Water Heater
- Other Interior Features: Ceiling Fan(s), Open Floorplan

**Exterior**

- Lot Features: Front Yard, Yard
- Fencing: Wood
- Sewer: Private Sewer

**Annual Expenses**

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

**# Of Units With:**

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Drapes:
- Patio: 3
- Ranges: 0

- Carpet: 0
- Dishwasher: 1
- Disposal: 0

- Refrigerator: 0
- Wall AC: 1

---

### Additional Information

- Probate Listing sale

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4482120800

---

### Michael Lembeck

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

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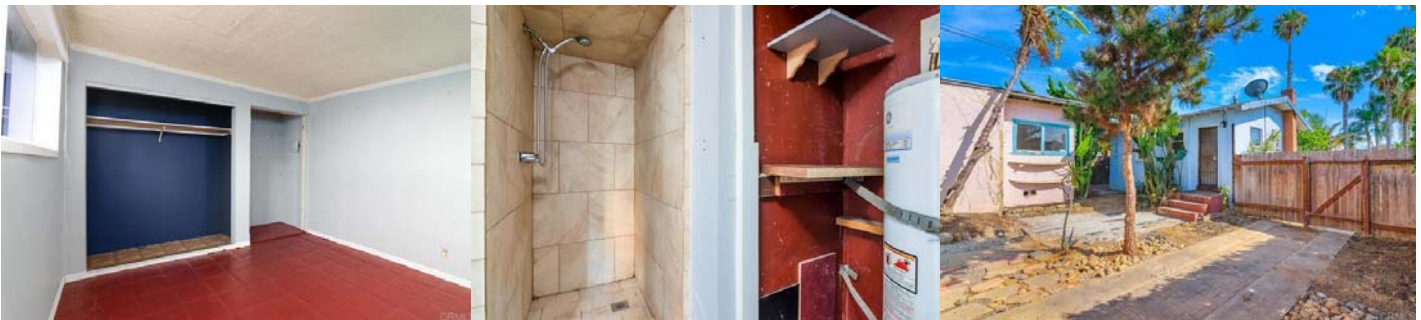
### Re/Max Property Connection

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

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**Closed** •

List / Sold:

**\$1,295,000/\$1,400,000** ↑

29 days on the market

Listing ID: 210022100

**4526 Haines St** • San Diego 92109

**3 units** • **\$431,667/unit** • **sqft** • **2,490 sqft lot** • **No \$/Sqft data** • **Built in 1973**

**CrossStreet: Felspar**



BREAD & BUTTER TRIPLEX IN HEART OF PACIFIC BEACH. 2BR 1BA WITH GARAGE WITH WASHER/DRYER HOOKUPS PLUS PATIO/YARD. 1BR/1BA WITH GARAGE AND 1BR/1BA WITH ASSIGNED PARKING SPACE. JUST 9 BLOCKS TO OCEAN AND 7 TO BAY! ALLEY ACCESS. CLOSE TO GARNET AVE, RESTAURANTS, SHOPS, TRANSPORTATION. LONG-TERM OWNER RELOCATED. LOW RENTS. MONTH TO MONTH LEASES. GREAT UPSIDE POTENTIAL! Exterior: Wood/Stucco Sewer: Sewer Available,Sewer Connected Unit # for Unit 1: A Unit # for Unit 2: B Unit # for Unit 3: C Number of Furnished Units: 0 Topography: LL

**Facts & Features**

- Sold On 10/05/2021
- Original List Price of \$1,295,000
- 1 Buildings
- Levels: Two
- Heating: Electric, See Remarks
- Cap Rate: 0
- \$53400 Gross Scheduled Income

**Interior**

- Appliances: Electric Water Heater

**Exterior**

- Fencing: Partial

**Annual Expenses**

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01911967
- 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		\$1,700		
2:		1	1	1		\$1,500		
3:		1	1	0		\$1,250		
4:			0					

**# Of Units With:**

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

**Additional Information**



- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4230911100

**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** •**\$1,290,000/\$1,230,000** ↓

74 days on the market

Listing ID: 210013304

**444 Del Mar Ct.** • Chula Vista 91910**4 units** • **\$322,500/unit** • **sqft** • **7,036 sqft lot** • **No \$/Sqft data** •  
**Built in 1955****CrossStreet: 3rd Ave & 2nd Ave**

Great unit mix of one-1Bed/1Ba, one-2bed/1ba and two-3Bed/2Ba units. This property has been professionally managed and well maintained. One unit has a new bath and new kitchen. Two units have individual laundry. The roof was replaced in 2013. Tenants were just issued rent increase notices effective August 1, 2021. Rents shown above reflect those new rents. The year built is an estimate and the Sq. Ft. is from a 2003 appraisal report. Unit # for Unit 1: 1 Unit # for Unit 2: 2 Unit # for Unit 3: 3 Unit # for Unit 4: 4 Number of Furnished Units: 0

### Facts & Features

- Sold On 10/08/2021
- Original List Price of \$1,290,000
- 2 Buildings
- Levels: Two
- Cap Rate: 3.5
- \$72312 Gross Scheduled Income
- \$44992 Net Operating 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:	1	1	1			\$1,091		\$1,190
2:	2	1	1			\$1,363		\$1,485
3:	3	2	2			\$1,663		\$1,815
4:	3	2	2	1		\$1,909		\$2,080

### # Of Units With:

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

### Additional Information

- 91910 - Chula Vista area

- San Diego County
- Parcel # 5684204500

**Michael Lembeck**

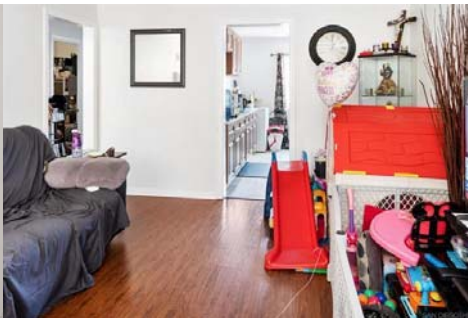
State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

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

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**Closed** •

List / Sold: **\$899,900/\$975,000** ↑

**768 17th St** • San Diego 92101

6 days on the market

**4 units** • **\$224,975/unit** • **sqft** • **3,334 sqft lot** • **No \$/Sqft data** •  
**Built in 1914**

Listing ID: 210021500

**CrossStreet: F St**



This lender-owned foreclosure is a vintage 4-unit property and handsome example of early 20th century architectural design. This "heavy" fixer-upper screams with potential for the sophisticated buyer! Located in the heart of a rapidly revitalizing area, you can remodel this into a beautiful flagship apartment building with some skyline views. This is your opportunity to use sweat equity to create an amazing investment. Close to I-5 and 94 freeway, blocks to Petco Park and San Diego's celebrated Gaslamp Quarter. Appears to have been built in 1914. L-shaped parking lot surrounding the building is NOT part of this property. Number of Furnished Units: 0

**Facts & Features**

- Sold On 10/04/2021
- Original List Price of \$899,900
- 1 Buildings
- Levels: Two
- Cap Rate: 0

**Interior**

**Exterior**

- Fencing: Partial

**Annual Expenses**

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01932411
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- 92101 - San Diego Downtown area

- San Diego County
- Parcel # 5351800500

---

**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: 210021500

Printed: 10/10/2021 1:21:01 PM

**Closed** • **Quadruplex**

**\$1,425,000/\$1,350,000** ↓

0 days on the market

**4682 86 Hamilton St** • San Diego 92116  
**4 units** • **\$356,250/unit** • **2,084 sqft** • **6,295 sqft lot** • **\$647.79/sqft** •  
**Built in 1932**

**Listing ID: PTP2106528**

**GPS. Take Adams to Hamilton.**



Four unit value add property centrally located in a high demand neighborhood. Bring your nostalgic inspiration to bring this timeless property back to its prime. 4 separate units with their own garages and alley access.

**Facts & Features**

- Sold On 10/08/2021
- Original List Price of \$1,425,000
- 4 Buildings
- 4 Total parking spaces
- Laundry: See Remarks
- Cap Rate: 3.2
- \$45840 Gross Scheduled Income
- \$45840 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

**Interior**

**Exterior**

- Lot Features: Level

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01481919
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 92116 - Normal Heights area
- San Diego County
- Parcel # 4450812900



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

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

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CUSTOMER FULL: Residential Income LISTING ID: PTP2106528

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**Closed** •

**\$2,650,000/\$2,600,000** ↓

11 days on the market

Listing ID: 210023247

**2930 32 Suncrest Dr** • San Diego 92116

4 units • \$662,500/unit • sqft • No lot size data • No \$/Sqft data •  
Built in 1955

CrossStreet: 30th St



Investor Special. 2 adjoining lots includes 3 x single family, 2 stacked units, 4 car garage in University Heights west of 805. 5,000sqft + 15,000sqft. APN 438-290-05-00 included in sale. Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL

**Facts & Features**

- Sold On 10/05/2021
- Original List Price of \$2,650,000
- 5 Buildings
- Levels: One
- Cap Rate: 0

**Interior**

**Exterior**

- Fencing: Partial

**Annual Expenses**

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

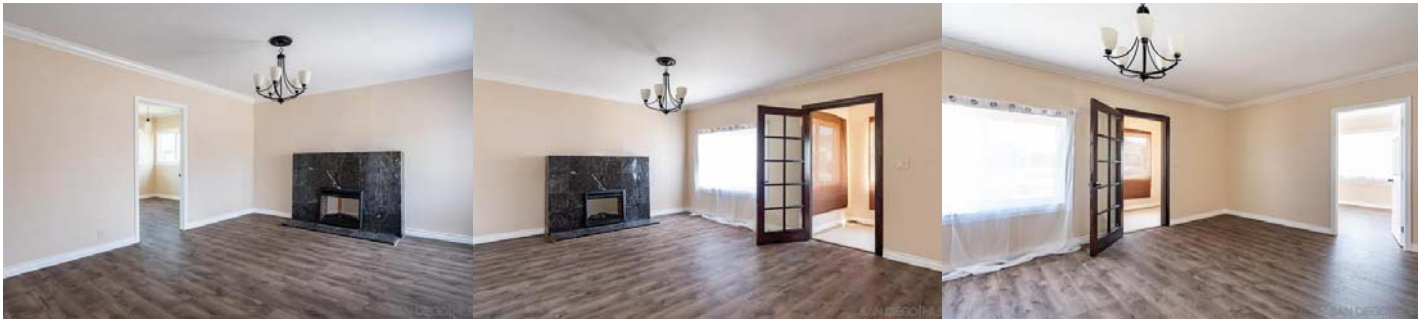
- 92116 - Normal Heights area
- San Diego County
- Parcel # 4382900600

**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: 210023247

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**Closed** •

List / Sold: **\$2,750,000/\$2,750,000**

**3651 3657 Strand Way S • San Diego 92109**

**3 days on the market**

**8 units • \$343,750/unit • 2,464 sqft • 2,464 sqft lot • \$1116.07/sqft • Built in 1958**

**Listing ID: NDP2110385**

**Project in North Mission Beach on ocean side of Mission Bouelvard. Corner of Strand Way and Ormand Court. Half block off the Pacific Ocean.**



8 Studio apartments in North Mission Beach. half block from the ocean. 10 blocks from Belmont Park. 1 mile to Sea World. Project might suit itself to winter summer rentals and or student housing. 3 miles to La Jolla. Please do not go on the property and bother our valuable residents.

**Facts & Features**

- Sold On 10/09/2021
- Original List Price of \$2,750,000
- 1 Buildings
- Levels: Multi/Split , Two
- 6 Total parking spaces
- 4 Total carport spaces
- Heating: Electric
- Cap Rate: 2.5
- \$118470 Gross Scheduled Income
- \$75422 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Corner Lot, Near Public Transit, Zero Lot Line

**Annual Expenses**

- Total Operating Expense: \$43,047
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,274
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,391
- Maintenance:
- Workman's Comp:
- Professional Management: 11520
- Water/Sewer: \$2,517
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0		\$1,295	\$1,295	\$0

**# Of Units With:**

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 8
- Drapes: 0
- Patio: 0
- Ranges: 8
- Refrigerator: 8
- Wall AC: 0

**Additional Information**

- Standard sale
- 92109 - Pacific Beach area

- San Diego County
- Parcel # 4236010500

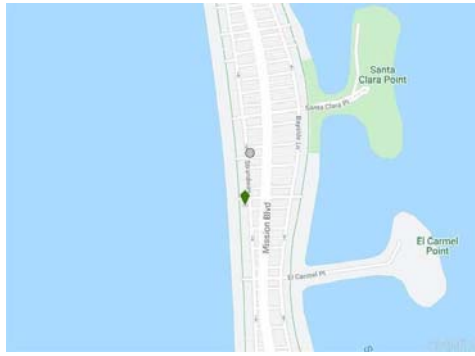
**Michael Lembeck**

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** •**\$2,299,000/\$2,200,000** ↓

1 days on the market

**354 356 SOUTH VISTA AVENUE** • San Ysidro 92173  
**10 units** • **\$229,900/unit** • **8,650 sqft** • **42,688 sqft lot** • **\$254.34/sqft** •  
**Built in 1950**

Listing ID: PTP2104097

GPS



10 UNIT APARTMENT BUILDING ALL COTTAGES ON 1ST FLOOR WITH ALL 2 BED/1BATH, 865 S/F, SMALL BACK YARD, 1 CAR GARAGE + 1 SPACE. CLOSE TO PUBLIC TRANSPORTATION, TROLLEY, PUBLIC SCHOOLS, CLOSE TO BOTH HWY 5 AND 805, MULTIPLE EMPLOYMENT OPPORTUNITIES IN THE AREA, LAND INCLUDED IN SALE FOR FUTURE UNIT DEVELOPMENT. MANY OF THE TENANTS ARE LONG TERM AND HAVE LIVED HERE FOR MANY YEARS. UNDERPERFORMING UNITS, CAN GET MUCH MORE RENT PER UNIT BY UPDATING THE PROPERTY ALL TOGETHER, ALL NEW ROOFS.

### Facts & Features

- Sold On 10/04/2021
- Original List Price of \$2,299,000
- 5 Buildings
- 20 Total parking spaces
- Heating: Central
- Cap Rate: 0
- \$117445 Gross Scheduled Income
- \$76445 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Lot Over 40000 Sqft, Irregular Lot, Near Public Transit
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01840569
- Gardener:
- Licenses:
- Insurance: \$6,100
- Maintenance:
- Workman's Comp:
- Professional Management: 11675
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

### Unit Details

#### # Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

### Additional Information

- Standard sale
- 92173 - San Ysidro area
- San Diego County
- Parcel # 6380420200

**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: PTP2104097

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**Search Criteria**

Property Type is 'Residential Income'  
Standard Status is 'Closed'  
Contract Status Change Date is 10/03/2021 to 10/09/2021  
County Or Parish is 'San Diego'  
Number Of Units Total is 2+  
Selected 21 of 21 results.