

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	210026423	S	178 180	Ski Way	CHU	91911		2	\$40,800	0	\$680,000↓			1945		N		11/04/21	8/8
2	210027358	S	7816 7818	Mt Vernon St	LEG	91945		2	\$5,500	5	\$1,005,000↑			1980	14,967/0.34	N		11/04/21	9/9
3	CV21189595	S	1034	Aster AVE	ELC	92020	TRUS	2	\$39,940		\$730,000↑	\$423.93	1722	1952/EST	8,276/0.19	N	2	11/03/21	15/15
4	210015725	S	1890	PEPPER VALLEY LANE	ELC	92021		2	\$43,200	4	\$783,000↓			1979	10,599/0.24			11/01/21	120/120
5	210026662	S	1533 35	Orange Pl.	ESC	92025		2	\$27,744	3	\$620,000↑			1945				11/04/21	14/14
6	210027538	S	2418	WIGHTMAN ST	SD	92104		2	\$0	0	\$1,030,000↑			1925	3,296/0.07	N		11/04/21	10/10
7	210019137	S	3428 3430	Martin Ave	SD	92113		2	\$44,400	5	\$727,000↓			1984				11/03/21	88/218
8	210027025	S	4440 42	Clairemont Dr	SD	92117		2	\$41,220	0	\$1,050,000↑			1953	6,155/0.14	N		11/04/21	7/7
9	PTP2107642	S	478	Orange AVE	CORO	92118	STD	2	\$0	0	\$2,350,000↑	\$1,247.35	1884	1935/ASR	4,835/0.111	N	2	11/02/21	0/0
10	PTP2106706	S	4464	33Rd ST	SD	92116	STD	3	\$62,400	0	\$950,000	\$431.82	2200	1927/ASR	5,000/0.11	N	0	11/03/21	8/8
11	210026145	S	1843 45	Donax Ave	SD	92154		3	\$93,390	5	\$1,415,000↓			2005	10,744/0.24	N		11/01/21	7/7
12	210028778	S	595	7th Street	IMB	91932		4	\$115,200	4	\$1,885,000↓			1965				11/03/21	1/1
13	210014904	S	729 E	Elder	FBRK	92028		4	\$74,400	4	\$1,200,000			1965				11/05/21	122/122
14	210027324	S	1065 71	TURQUOISE	SD	92109		4	\$97,140	3	\$2,252,000↑			1945	5,604/0.12	N		11/01/21	4/4
15	NDP2106729	S	4561 4565	Altadena AVE	SD	92115	STD	4	\$69,480	5	\$1,172,000↓	\$468.80	2500	1940/ASR	6,251/0.14	N	0	11/04/21	114/114

Closed •

List / Sold: **\$720,000/\$680,000 ↓**

178 180 Ski Way • Chula Vista 91911

8 days on the market

2 units • \$360,000/unit • sqft • No lot size data • No \$/Sqft data •

Listing ID: 210026423

Built in 1945

CrossStreet: 2nd Ave



Great investment opportunity in desirable Chula Vista area!! 2 bedroom 1 bath duplex!! good size yard!! located on cul-de-sac!! Live in one and rent the other. Units have individual gas meters, share one meter for water. Tenants from unit 180 will love to stay if possible, they are month to month (they are very good tenants, always pay on time) properties sold as is, buyers and buyer agent must VERIFY ALL INFO BCOE. Buyer to cross-qualify with preferred lender Kenya Castellon @ West Coast funding / Kenya@wcf247.com / (619) 565-8889 Exterior: Wood/Stucco Unit # for Unit 1: 178 Unit # for Unit 2: 180 Number of Furnished Units: 0

Facts & Features

- Sold On 11/04/2021
- Original List Price of \$720,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas, See Remarks
- Cap Rate: 0
- \$40800 Gross Scheduled Income

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$1,800		\$1,800
2:		2	1			\$1,600		\$1,800
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

- 91911 - Chula Vista area

- San Diego County
- Parcel # 6192311300

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: **\$995,000/\$1,005,000** ↑

7816 7818 Mt Vernon St • Lemon Grove 91945

9 days on the market

2 units • \$497,500/unit • sqft • 14,967 sqft lot • No \$/Sqft data •
Built in 1980

Listing ID: 210027358

CrossStreet: Sunrise Drive



There are TWO SEPARATE homes on one lot. Corner lot location. Main home is a 4 bed / 2 bath, 1800 square foot detached home, with garage. 2nd home is a brand new 900 square foot, 2 bed / 2 bath detached home. Both homes are currently rented, month to month. Combined, for both properties, estimated CAP rate is 5%. Between both homes, there is 6 bedrooms, 4 baths, and combined total square footage is 2700 sq. ft. One parcel, with two separate homes on a lot! First home is a 4 bed / 2 bath, 1800 square foot home, with garage, current tenant pays 3300 per month. Second home is a brand new 2 bed / 2 bath, 900 square foot home, tenant pays 2300 per month. Great investment opportunity, live in one and rent out the other one. Great corner location, ample parking. GRM and CAP rates are estimates. Buyer and buyers agents to complete their own due diligence. Sewer: Sewer Connected Unit # for Unit 1: 7816 Unit # for Unit 2: 7818 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 11/04/2021
- Original List Price of \$995,000
- 2 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- Cap Rate: 5
- \$5500 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

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

Of Units With:

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

- Disposal:

Additional Information

- 91945 - Lemon Grove area
- San Diego County
- Parcel # 4805511100

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Mission Viejo, 92691

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Closed •

List / Sold: **\$725,000/\$730,000** ↑

1034 Aster Ave • El Cajon 92020

15 days on the market

2 units • \$362,500/unit • 1,722 sqft • 8,276 sqft lot • \$423.93/sqft • Built in 1952

Listing ID: CV21189595

See GPS



INTRODUCING 1034 & 1036 ASTER! SUCH GREAT INCOME VALUE!!! Two detached units, each with their own yard and their own garage. Featuring two bedrooms and two bathrooms each, this property has so much potential. Needs some updating and repairs, perfect for an investor or first time buyers. Both properties are tenant occupied. Located in the heart of the city of El Cajon, it is conveniently located near freeways and shopping. Hurry and submit your offer, this property wont last!

Facts & Features

- Sold On 11/03/2021
- Original List Price of \$725,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,200 (Estimated)
- Laundry: In Garage
- \$39940 Gross Scheduled Income
- \$32855 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$7,085
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,790	\$1,790	\$1,790
2:	1	2	2	1	Unfurnished	\$1,540	\$1,540	\$1,540

Of Units With:

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

Additional Information

- Trust sale
- 92020 - El Cajon area
- San Diego County

• Parcel # 4922421800

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Re/Max Property Connection

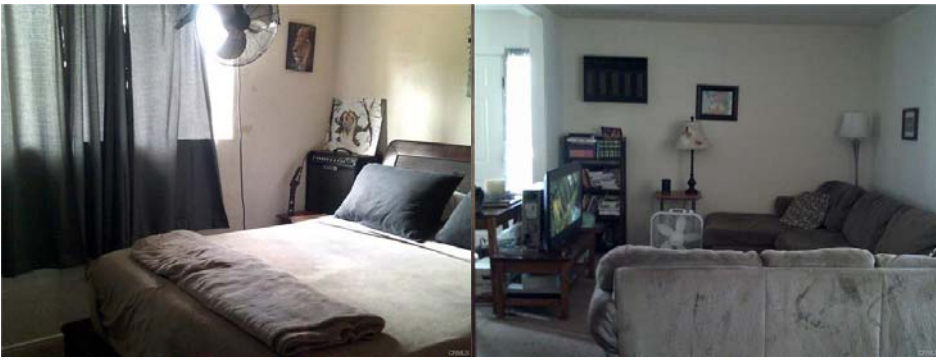
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: CV21189595

Printed: 11/07/2021 3:05:31 PM

Closed •

List / Sold: **\$799,000/\$783,000** ↓

1890 PEPPER VALLEY LANE • El Cajon 92021

120 days on the market

2 units • **\$399,500/unit** • **sqft** • **10,599 sqft lot** • **No \$/Sqft data** •
Built in 1979

Listing ID: 210015725

Second street / Wintergardens to Pepper Drive, go east to Pepper Valley and then turn left. CrossStreet:
Pepper Drive CrossStreet: Pepper Drive



REDUCED. Great duplex for investor or owner occupant. 3BR 2BA with patio, yard and 2 car garage. 2BR 2BA with 1 car garage. Both units have FA heat, Central A/C and full size laundry hook-ups. Lots of off street parking for tenants and guests. End of cul de sac. Excellent Pepper Drive location, close to schools and day care. Rents are very low for long term tenants (2007 & 2010) and haven't been raised in 5 years. New 5 year old roof and patio. Rent can be easily raised to market price. DRIVE BY ONLY, please do not disturb tenants. Exterior: Wood/Stucco Sewer: Sewer Connected Number of Furnished Units: 0

Facts & Features

- Sold On 11/01/2021
- Original List Price of \$850,000
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- Cap Rate: 3.68
- \$43200 Gross Scheduled Income
- \$31281 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01523891
- 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	1		\$1,650		\$2,900
2:		3	2	2		\$1,950		\$3,200
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92021 - El Cajon area
- San Diego County
- Parcel # 3882606200

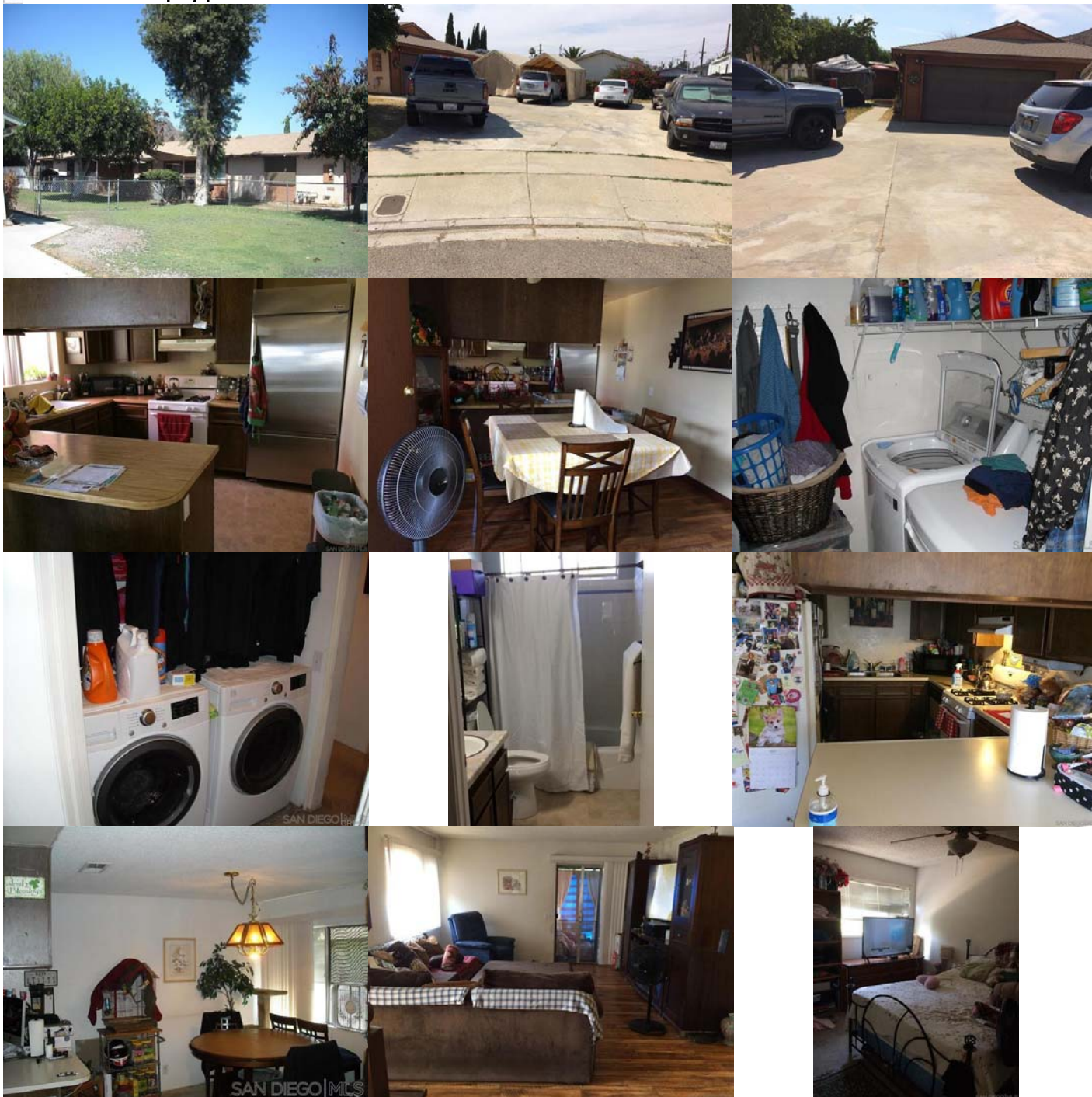
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210015725

Printed: 11/07/2021 3:05:31 PM

Closed •

List / Sold: **\$585,000/\$620,000** ↑

1533 35 Orange Pl. • Escondido 92025

14 days on the market

2 units • **\$292,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1945

Listing ID: 210026662

CrossStreet: 15th Ave. & S Escondido Blvd.



This duplex consists of two - two bedroom/one bath units. New exterior paint. Large fenced in backyard area with two storage sheds. In 2019 seller put \$20k into relined sewer pipe from under duplex to the yard and then fiberglass lined the sewer pipe from the yard to city connection. Plumber said the sewer pipe should last more than 60 years. With standard upgrades there is the opportunity for significant rent increases. It is nearby to shopping, schools and restaurants and is convenient to major freeways. Unit # for Unit 1: 1 Unit # for Unit 2: 2 Number of Furnished Units: 0

Facts & Features

- Sold On 11/04/2021
- Original List Price of \$585,000
- 1 Buildings
- Levels: One
- Cap Rate: 2.6
- \$27744 Gross Scheduled Income
- \$15165 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01774757
- 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			\$1,156		\$1,260
2:		2	1			\$1,156		\$1,260
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92025 - Escondido area
- San Diego County

• Parcel # 2362234900

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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:

\$1,050,000/\$1,030,000 ↑

10 days on the market

Listing ID: 210027538

2418 WIGHTMAN ST • San Diego 92104

**2 units • \$525,000/unit • sqft • 3,296 sqft lot • No \$/Sqft data •
Built in 1925**

CrossStreet: Texas St



Lovely, beautifully appointed classic Craftsman bungalow duplex in the heart of North Park. Quite unassuming from the street, this property evokes a European sensibility upon approach. The unit on the street level is a quintessential pied-a-terre. Used as a vacation rental prior to the pandemic, the space is inviting with beautiful hardwood floors throughout. There is a very functional kitchen area, a well-appointed full bath, and spacious bedroom. The main unit is a stunning testimony to retention of original charm and character with full functionality of a home of the 21st century. Coved ceilings beautifully accentuate the main living area. Original wood framed windows (refurbished and fully functioning) throughout allow an abundance of natural light to flood the space. The kitchen is incredibly spacious and an aspiring chef's dream. Black and white checker board tile flooring, the pendant lighting, cabinets, and butcher block counter tops evoke a European essence and style. Stainless steel appliances including a french door refrigerator, microwave, dishwasher, and 5 burner gas range/oven. There is a nook area just off of the kitchen with additional storage. A separate laundry is also adjacent to the kitchen and provides for more storage. Yet, the true unique essence and magnificent feature of this property is the expansive 12' x 45' deck and spacious, beautifully landscaped private oasis of a yard just off the kitchen and bedroom. The yard and gardens gently envelope the home providing an abundance of outdoor entertaining space. SEE SUPPLEMENT FOR MORE INFO. The outdoor space is inviting and perfectly designed for entertaining, relaxing, and dining al fresco or enjoying morning coffee or afternoon adult beverages. 2418 Wightman Street house was built by Clarence H Frost in 1925. Mr. Frost was a cement contractor. The sidewalk along Wightman is stamped Frost & Frost 8-24. He also built the wall that runs along the house, turning the corner and ending mid Texas Street. His company has stamped several sidewalks in old San Diego. The same model house exists on Dwight Street between Mississippi and Alabama Streets; it's pink. It's more than a home it's a lifestyle! Sewer: Sewer Connected Unit # for Unit 1: 2416 Unit # for Unit 2: 2418 Unit 1 Parking Spaces: 0 Unit 2 Parking Spaces: 1 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 11/04/2021
- Original List Price of \$995,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinklers Drip System, Sprinkler System

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01521930
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4530421000

Michael Lembeck

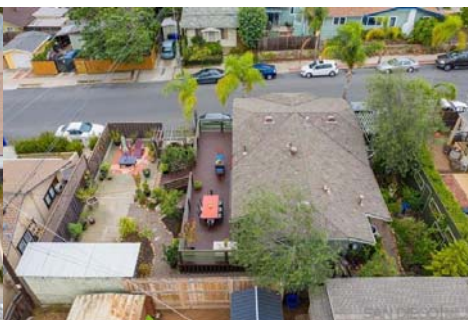
State License #: 01019397
Cell Phone: 714-742-3700

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: 210027538

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Closed •

List / Sold: **\$749,000/\$727,000** ↓

3428 3430 Martin Ave • San Diego 92113

88 days on the market

2 units • **\$374,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1984

Listing ID: 210019137

Google Maps CrossStreet: Ocean View Blvd



CASH FLOW 2 UNITS WITH UPSIDE POTENTIAL. TENANT OCCUPIED - DO NOT DISTURB - Front unit is 3 beds/1bath and 2nd unit is 3 beds / 2 baths. Back lot is being rented for storage. These units can bring in top rents with new owner. Great for first time buyer to live in one and rent the other unit for income or great investment property with very low maintenance. Close to freeways, shopping and schools. Buyer and Buyers agent to verify all before the close of escrow this includes all bed and bath counts, sq. footage, permits, lot size, interior living sq ft, etc. Buyer and Buyers agent to fully satisfy self before closing escrow with all inspections necessary. Some unpermitted additions, seller has never lived in the property. Unit # for Unit 1: 3428 Unit # for Unit 2: 3430 Unit # for Unit 3: LOT Number of Furnished Units: 0

Facts & Features

- Sold On 11/03/2021
- Original List Price of \$749,000
- 2 Buildings
- Levels: One
- Cap Rate: 5.2
- \$44400 Gross Scheduled Income
- \$40400 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01966140
- 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			\$1,870		\$2,200
2:		3	2			\$2,025		\$2,450
3:			0			\$100		\$250
4:			0					

Of Units With:

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

Additional Information

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5456422700

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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: **\$850,000/\$1,050,000** ↑

4440 42 Clairemont Dr • San Diego 92117

7 days on the market

2 units • **\$425,000/unit** • **sqft** • **6,155 sqft lot** • **No \$/Sqft data** •
Built in 1953

Listing ID: 210027025

CrossStreet: Indian Way



Rare find...a Clairemont duplex! This two-unit property on an alley has two bedrooms and one bath on each side. Ideal as a straight investment or for an owner to live in one and rent the other! It offers yards for each unit, 2-car garage, multiple parking spaces on the alley, and updates to the front unit. Rear unit is mostly original and could use updating. And how about adding an ADU / granny flat? Market rents in current condition are at least \$2000 (4440) and \$2200 (4442). Sewer: Sewer Connected Unit # for Unit 1: 4440 Unit # for Unit 2: 4442 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 11/04/2021
- Original List Price of \$850,000
- 1 Buildings
- Levels: One
- Cap Rate: 0
- \$41220 Gross Scheduled Income
- \$41220 Net Operating Income

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$1,642		
2:		2	1			\$1,793		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 3605421300

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Mission Viejo, 92691

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Closed • **Duplex**

List / Sold:

\$2,349,000/\$2,350,000 ↑

0 days on the market

Listing ID: PTP2107642

478 Orange Ave • **Coronado 92118**

2 units • **\$1,174,500/unit** • **1,884 sqft** • **4,835 sqft lot** • **\$1247.35/sqft** •
Built in 1935

Enter Coronado on 3rd Street. Left on Orange Avenue



Sold prior to MLS input. Entered to MLS for comp purposes only as curtesy to agents and appraisers.

Facts & Features

- Sold On 11/02/2021
- Original List Price of \$2,349,000
- 2 Buildings
- 2 Total parking spaces
- \$0
- Laundry: In Garage, In Kitchen
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 92118 - Coronado area
- San Diego County
- Parcel # 5363021500

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: PTP2107642

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Closed • **Triplex**

List / Sold: **\$950,000/\$950,000**

4464 33Rd St • San Diego 92116

8 days on the market

3 units • \$316,667/unit • 2,200 sqft • 5,000 sqft lot • \$431.82/sqft • Built in 1927

Listing ID: PTP2106706

gps



Great triplex. 4464 is a detached 1 story Spanish style house with 2br, 1ba, beautiful wood flooring, nice fireplace in the living room, spa tub , separate shower, new gas tankless water heater, laundry closet off the kitchen on a raised foundation. 4466 & 4468 are twin 1br, 1ba loft units. One attached wall, loft bedrooms and the baths are up-stairs. Both units have kitchen dining combos, private patios, and all 3 units have 1 parking space plus street parking. The back units are on a slab and are all electric (no gas). One water meter services all 3 units. 4468 has fresh paint and new laminate flooring down-stairs... a must see!

Facts & Features

- Sold On 11/03/2021
- Original List Price of \$950,000
- 2 Buildings
- Levels: Multi/Split
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$38
- Laundry: In Closet
- Cap Rate: 0.06
- \$62400 Gross Scheduled Income
- \$59400 Net Operating Income
- 3 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Carpet, Vinyl, Wood
- Appliances: Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Range Hood, Refrigerator, Water Heater

Exterior

- Lot Features: Level
- Fencing: Fair Condition

Annual Expenses

- Total Operating Expense: \$180
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02037189
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$180
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 3
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 3
- Disposal: 3
- Drapes: 3
- Patio: 2
- Ranges: 3
- Refrigerator: 3
- Wall AC: 1

Additional Information

- Standard sale

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4475410700

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income **LISTING ID:** PTP2106706

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Closed •

List / Sold:

\$1,490,000/\$1,415,000 ↓

7 days on the market

Listing ID: 210026145

1843 45 Donax Ave • San Diego 92154
3 units • \$496,667/unit • sqft • 10,744 sqft lot • No \$/Sqft data •
Built in 2005
CrossStreet: Saturn Blvd.



Imperial Beach!!! Own 3 detached units on a 10,744 sqft lot zoned RM 1-1 bringing in \$93,300 gross income per year and \$7775 RENT INCOME EVERY MONTH. Value add with a light renovation increase rents! Total of 12 bedrooms and 8 full bathrooms plus a converted garage. Less than 2 miles from the beach! Live in 1 and rent the others or rent all 3. Unit 1845 was built in 2000. Unit 1843 1/2 built in 2005. All units are individually metered, & have their own gated yards, parking spaces and one unit has an additional 2 car garage. All units are tenant occupied. Call listing agent with any questions. Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 11/01/2021
- Original List Price of \$1,490,000
- 3 Buildings
- Levels: Multi/Split
- Heating: Natural Gas, Forced Air
- Cap Rate: 5.29
- \$93390 Gross Scheduled Income
- \$89700 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		4	2	0		\$2,800		\$2,800
2:		4	3	2		\$2,675		\$3,200
3:		4	3	0		\$2,300		\$3,200
4:			0					

Of Units With:

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

Additional Information

- 92154 - Otay Mesa area
- San Diego County
- Parcel # 6272010600

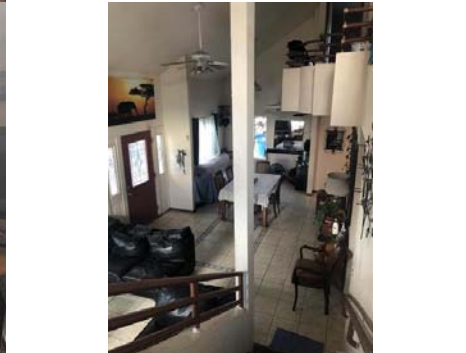
Michael Lembeck

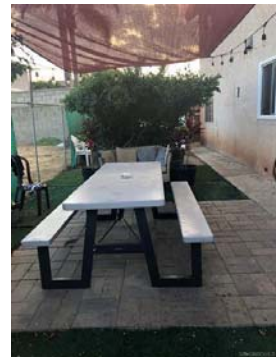
State License #: 01019397
Cell Phone: 714-742-3700

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: 210026145

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Closed •

List / Sold:

\$1,885,000/\$1,885,000 ↓

1 days on the market

Listing ID: 210028778

595 7th Street • Imperial Beach 91932

4 units • \$471,250/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1965

CrossStreet: Calla Ave



595 7th St. is a 4 unit investment property in a great location in Imperial Beach. Every unit is a large 1,072 SF 2 bedroom 1.5 bathroom townhome style unit. Every unit has their own washer and dryer, their own private patios, new kitchens, new bathrooms, and 2 parking spaces each. The roof was replaced in 2021 along with several windows, doors, electrical, plumbing, and exterior paint. This property is fully turn key for an investor to come in and cash flow day 1. Unit # for Unit 1: A Unit # for Unit 2: B Unit # for Unit 3: C Unit # for Unit 4: D Number of Furnished Units: 0

Facts & Features

- Sold On 11/03/2021
- Original List Price of \$1,895,000
- 1 Buildings
- Levels: Two
- Cap Rate: 4.25
- \$115200 Gross Scheduled Income
- \$79032 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2			\$2,400		\$2,600
2:		2	2			\$2,400		\$2,600
3:		2	2			\$2,400		\$2,600
4:		2	2			\$2,400		\$2,600

Of Units With:

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

Additional Information

- 91932 - Imperial Beach area

- San Diego County
- Parcel # 6261312100

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold: **\$1,200,000/\$1,200,000**

729 E Elder • Fallbrook 92028

122 days on the market

4 units • \$300,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1965

Listing ID: 210014904

CrossStreet: Potter & Elder



The Elder Street Apartments represent a true value add opportunity in the North San Diego County community of Fallbrook. The opportunity consists of a 4 unit building enabling the investor to lock in 30 year fixed rate debt at historically low rates. Constructed in 1965, 729 E. Elder rests on a slab foundation with stucco and frame construction. The 2 story building has a unit mix consisting of four 3 bedroom 1.5 bath units, with all units over 1050 square feet. The 2 ground level units were completely rehabbed in 2016. Separately metered for gas and electric, the units have long term tenants with a solid payment history. The roof was replaced in 2015 and the boiler in 2016 so major systems are relatively new. All plumbing angle stops have been replaced, all toilets are low flow, and plumbing lines are copper. There is a laundry room with leased equipment providing the residents with onsite convenience plus extra income for the owner. Parking is via carports. Purchase this as a 4 unit investment with no income fluctuation from interest rate uncertainty due to the ability to use 30 year fixed rate debt. Number of Furnished Units: 0

Facts & Features

- Sold On 11/05/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Cap Rate: 4.01
- \$74400 Gross Scheduled Income
- \$48142 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01008773
- 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		\$1,550		
2:		3	2	0		\$1,550		
3:		3	2	0		\$1,550		
4:		3	2	0		\$1,550		

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Drapes:
- Patio: 0
- Ranges: 4
- Refrigerator: 4

- Dishwasher: 0
- Disposal:

- Wall AC:

Additional Information

- 92028 - Fallbrook area
- San Diego County
- Parcel # 1053414100

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed •

List / Sold:

\$1,995,000/\$2,252,000 ↑

4 days on the market

Listing ID: 210027324

1065 71 TURQUOISE • San Diego 92109

4 units • \$498,750/unit • sqft • 5,604 sqft lot • No \$/Sqft data •
Built in 1945

CrossStreet: DAWES



FOUR LARGE 2 BEDROOM, ONE BATH UNITS IN HIGHLY DESIREABLE NORTH PACIFIC BEACH. ALL UNITS ARE APPROX 800 SQUARE FEET WITH HARDWOOD FLOORS AND FRONT AND BACK PORCHES. FIRST TIME ON THE MARKET IN OVER 40 YEARS! CHARMING, LIGHT, BRIGHT UNITS THAT ARE QUICK TO RENT. SOME VIEWS FROM UPSTAIR UNITS. GREAT WALKABILITY TO BEACH, SHOPS AND RESTAURANTS. PLENTY OF OFF STREET PARKING WITH 10 SPACES OFF ALLEY. NEW ELECTRICAL PANEL IN 2021. UNLIMITED POTENTIAL TO UPGRADE AND INCREASE RENTS OR SHORT TERM RENTAL. ONLY SHOWN WITH ACCEPTED OFFER. CALL AGENT WITH ANY QUESTIONS. Exterior: Wood/Stucco Unit # for Unit 1: 1065 Unit # for Unit 2: 1067 Unit # for Unit 3: 1069 Unit # for Unit 4: 1071 Number of Furnished Units: 0

Facts & Features

- Sold On 11/01/2021
- Original List Price of \$1,995,000
- 1 Buildings
- Levels: Two
- Cap Rate: 3.1
- \$97140 Gross Scheduled Income
- \$67998 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$2,100		\$2,400
2:		2	1			\$2,400		\$2,400
3:		2	1			\$1,695		\$2,400
4:		2	1			\$1,895		\$2,400

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4152610700

Michael Lembeck

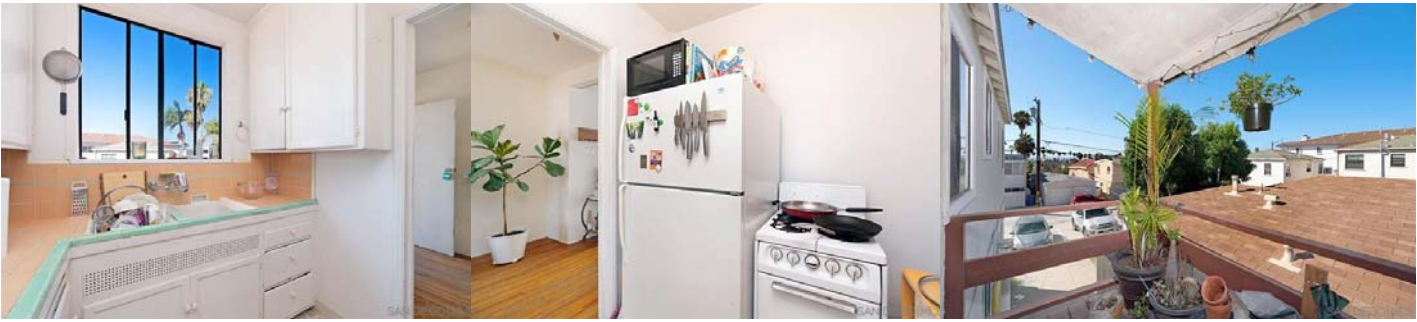
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold:

\$1,195,000/\$1,172,000 ↓

114 days on the market

Listing ID: NDP2106729

4561 4565 Altadena Ave • San Diego 92115

**4 units • \$298,750/unit • 2,500 sqft • 6,251 sqft lot • \$468.80/sqft •
Built in 1940**

Talmadge



4561-4565 Altadena offers investors and owner occupants alike, the unique opportunity to acquire a stable well maintained property in the very desirable San Diego neighborhood of Talmadge. This Charming property is a 4-unit multi-family property comprised of three structures featuring a 2BD/1BA front house with laundry, two 1BD/1BA units and 1-1BD/1BA cottage with laundry hook ups. The property has 6 off street parking spaces. The property is 100 percent occupied, 1 tenant is on Section 8 (house), there are three gas meters The tenants in the duplex shares the gas bill for their units. There are 4 electric meters, no house meter. The house and the duplex both are on a slab, the back cottage has a post and pier foundation. Plumbing- All Copper, Gas Lines were replace, Double Pane Windows, roofs are roughly 20 years old, Gated , and beautiful fenced interior courtyard, there are two storage sheds.

Facts & Features

- Sold On 11/04/2021
- Original List Price of \$1,375,000
- 3 Buildings
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: See Remarks, Washer Hookup
- Cap Rate: 4.6
- \$69480 Gross Scheduled Income
- \$54913 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre, Back Yard, Landscaped, Lawn, Level, Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,910
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$400
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance: \$1,614
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1	0		\$1,495	\$1,495	\$1,550
2:		2	1	0		\$1,695	\$1,695	\$2,200
3:		1	1	0		\$1,410	\$1,410	\$1,450
4:		1	1	0		\$1,190	\$1,190	\$1,275

Of Units With:

- Separate Electric: 4
- Gas Meters: 3
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 92115 - San Diego area
- San Diego County
- Parcel # 4666210500

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: NDP2106729

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Search Criteria

Property Type is 'Residential Income'

Standard Status is 'Closed'

Contract Status Change Date is 10/31/2021 to 11/06/2021

County Or Parish is 'San Diego'

Number Of Units Total is 2+

Selected 15 of 15 results.