

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	220020005SD	S	15192 Sleepy Creek Rd	ELC	92021		2	\$0	0	\$1,775,000.↓			1989	87,120/2	N		11/14/22	69/69
2	NDP2209700	S	3721 Mississippi ST	SD	92104	STD	2	\$0	0	\$1,260,000.↓	\$1,171.00	1076	1921/ASR	7,244/0.16	N	2	11/14/22	16/16
3	220023267SD	S	2322 2328 Peppermint Ln	LEG	91945		4	\$124,800	6	\$1,375,000.↓			1969	19,764/0.45			11/14/22	11/11
4	220025188SD	S	6737 43 Tt Ct	SD	92111		4	\$158,400	5	\$2,325,000.↑			2022				11/17/22	4/4

Closed •

List / Sold:

\$1,799,000/\$1,775,000 ↓

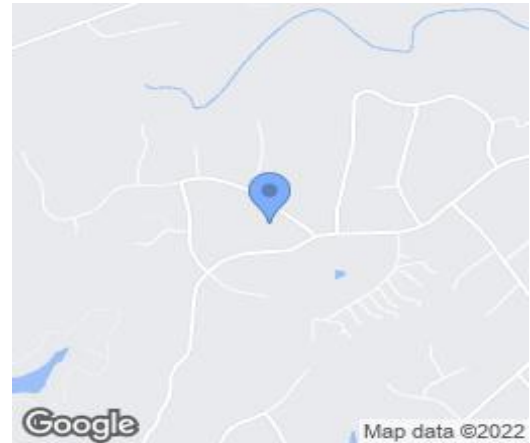
69 days on the market

15192 Sleepy Creek Rd • El Cajon 92021

**2 units • \$899,500/unit • sqft • 87,120 sqft lot • No \$/Sqft data •
Built in 1989**

Listing ID: 220020005SD

**Blossom Valley Road - North on Quail Canyon - Left on Sleepy Creek Road - Driveway is on the left.
CrossStreet: Quail Canyon Road**



TWO HOMES on 2 acres in Blossom Valley! These incredible homes are truly one of a kind and it is the first time on the market since these custom homes were built by the current owners. The main house is 4,384 sqft, with 4 bedrooms and a game room that could be an optional 5th, 4 baths, and an attached 3 car garage. The granny flat/ADU is approximately 1,200 sqft, with 2 bedrooms, an additional optional 3rd bedroom/office, 2 baths, and an attached 3 car garage. Each of the homes has its own electric meters (the main house has paid off solar), septic tanks, and RV hookups. The large 2-acre lot is completely usable with beautiful mountain views and includes a saltwater pool, ample motorhome & trailer parking, horse corral, tack room, and hay room. The main house includes a new zoned, HVAC system, Paid Off Solar, a recently replaced roof, a saltwater pool with PebbleTech finish, and more. As you pull up to the home, you will appreciate the craftsmanship, which includes 2x6 construction with 3' wide solid wood doors throughout, and the atrium walls, landing walls, and vaulted ceilings are beautifully finished with tongue and groove cedar. Entering the home, you walk into the large atrium with vaulted ceilings and skylights. To your left, you have the living room with vaulted ceilings and a stone fireplace, to the right is the game room that could be converted to a 5th bedroom and a full bath. Heading toward the back of the home is a formal dining room that is adjacent to the large family/great room with a 2nd stone fireplace, and kitchen. The kitchen has a center island that is open to the main living area and ample cabinet space. Off the kitchen, the oversized sliders lead to a large covered patio and pool area that is perfect for entertaining. Upstairs, you will fall in love with the spacious master suite, complete with its own fireplace, vaulted ceilings, and a large balcony with panoramic views all the way to Lake Jennings. The master bath features 2 walk-in closets, and a separate soaking tub and shower. There are 3 additional bedrooms and 2 additional bathrooms upstairs. Two of the bedrooms share a jack and jill bathroom, each with a walk-in closet, and the fourth bedroom also has a large walk-in closet. The home has an oversized, finished 3-car garage and a large laundry room off the kitchen with ample cabinet space. Exterior: Wood/Stucco Sewer: Septic Installed Number of Furnished Units: 0 Topography: GSL

Facts & Features

- Sold On 11/14/2022
- Original List Price of \$1,999,000
- 2 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Natural Gas, Zoned, Forced Air
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinklers Drip System, Sprinkler System
- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01889763
- Gardener:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		5	4	3		\$0		\$5,500
2:		2	2	3		\$0		\$3,000
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92021 - El Cajon area
- San Diego County
- Parcel # 3962010300

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:

\$1,275,000/\$1,260,000 ↓

16 days on the market

Listing ID: NDP2209700

3721 Mississippi St • San Diego 92104

**2 units • \$637,500/unit • 1,076 sqft • 7,244 sqft lot • \$1171.00/sqft •
Built in 1921**

From 163 Freeway, head east on University Avenue then south on Mississippi Street.



2 Detached Homes in highly desirable North Park neighborhood of San Diego with a yard. Not too many lots of this size left in North Park. This property sits on a double lot with 2 APN's offering development potential with a large open space area behind the 2 car garage. The property features a 2 bed 1 bath main house, a 1 bed 1 bath back house, a 2 car detached garage, and long driveway offering an abundance of parking. Perfect for an end user to live in one and rent out the other to help offset your new mortgage! Conveniently located 6 miles to the airport (12-15 minutes), 8 miles to the beach (15-20 minutes), 1/2 mile to local bars and restaurants, and 2 blocks from Balboa Park. 3721 Mississippi Street is an ideal location in the heart of San Diego.

Facts & Features

- Sold On 11/14/2022
- Original List Price of \$1,275,000
- 2 Buildings
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Assessor)
- Laundry: In Closet, Individual Room, Outside
- Cap Rate: 0
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Basement, Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Utility Room
- Floor: Laminate, Tile, Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Range Hood, Refrigerator, Water Heater

Exterior

- Lot Features: Back Yard, Lot 6500-9999, Rectangular Lot, Near Public Transit, Park Nearby, Yard
- Fencing: None, Poor Condition, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01295699
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	2		\$3,378	\$3,378	\$3,378
2:		1	1	0		\$3,000	\$3,000	\$3,000
3:		0	1	0		\$2,036	\$2,036	\$2,036

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Drapes: 3
- Patio: 2
- Ranges: 3

- Carpet:
- Dishwasher: 3
- Disposal: 2

- Refrigerator: 3
- Wall AC: 2

Additional Information

- Standard sale

- 92104 - North Park area
- San Diego County
- Parcel # 4530223400

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

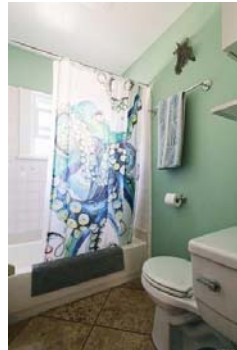
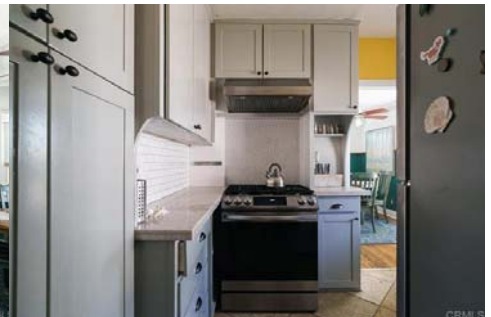
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: NDP2209700

Printed: 11/20/2022 4:45:39 AM

Closed •

List / Sold:

\$1,400,000/\$1,375,000 ↓

11 days on the market

Listing ID: 220023267SD

2322 2328 Peppermint Ln • Lemon Grove 91945

4 units • \$350,000/unit • sqft • 19,764 sqft lot • No \$/Sqft data •

Built in 1969

CrossStreet: Mount Vernon St



Opportunity knocks! Single story 4-plex on private street. All four units are 2 bedroom, 1 bath attached single car garage and laundry hookups. Each unit also has a fenced yard and off street parking and private driveway. Electric and gas are billed independently per unit. 2 water meters for the property; one for each building. Peppermint lane was just repaved at the end of August. Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL,GSL

Facts & Features

- Sold On 11/14/2022
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: One
- Cap Rate: 6.4
- \$124800 Gross Scheduled Income
- \$96045 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01427506
- 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		\$1,495		\$2,600
2:		2	1	1		\$1,395		\$2,600
3:		2	1	1		\$1,295		\$2,600
4:		2	1	1		\$0		\$2,600

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 4
- Ranges: 4
- Refrigerator: 1
- Wall AC:

Additional Information

- 91945 - Lemon Grove area
- San Diego County

• Parcel # 4794504000

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:

\$2,295,000/\$2,325,000 ↑

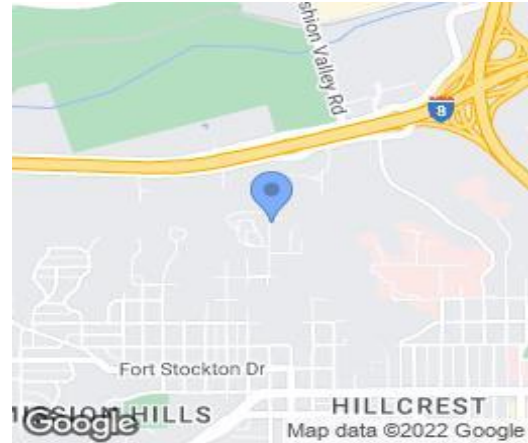
4 days on the market

Listing ID: 220025188SD

6737 43 Thomson Ct • San Diego 92111

4 units • \$573,750/unit • sqft • No lot size data • No \$/Sqft data •
Built in 2022

CrossStreet: Comstock



NEW CONSTRUCTION PRICED TO CASH FLOW EVEN WITH CRAZY INTEREST RATES! The Browar Group is pleased to present this absolute gem of a property in lovely Linda Vista. Newly constructed in 2022, the property is comprised of two structures. At the front are (2) 2BR 1BA units, both 800 SF with washer dryer hookups. The 2nd floor unit has a small deck space as well. The back structure is true luxury: (2) 3BR 2BA townhome style units 1200 SF each! These units have washer dryer hook ups as well, and feature an extra loft style living room upstairs leading to large decks with ocean facing views! There is parking for each unit on site with the long double wide driveway. While the strong rents are projected, they have been vetted by a professional manager who toured all units, and rent comps in the area are available. Linda Vista is a great neighborhood with more and more young professionals moving in, along with USD students, who create high market rents comparable to North Park. Property can be seen on request, reach out today! Exterior: Wood/Stucco Unit # for Unit 1: 6737 Unit # for Unit 2: 6739 Unit # for Unit 3: 6741 Unit # for Unit 4: 6743 Number of Furnished Units: 0

Facts & Features

- Sold On 11/17/2022
- Original List Price of \$2,295,000
- 2 Buildings
- Levels: Two
- Cooling: See Remarks
- Cap Rate: 5
- \$158400 Gross Scheduled Income
- \$115433 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

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

Of Units With:

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

- Dishwasher: 4
- Disposal:

- Wall AC:

Additional Information

- 92111 - Linda Vista area
- San Diego County
- Parcel # 4312105900

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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