

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	NDP2109597	S	1252	13TH. Street	IMB	91932	STD	2	\$0	0	\$735,000↓		2	1963/ASR	5,842/0.13	N	2	11/20/21	79/79
2	210028473	S	504 8	J Ave	NAC	91950		2	\$36,000	0	\$650,000↑			1947				11/16/21	5/5
3	210026077	S	2356 58	Central	SPV	91977		2	\$40,500	4	\$660,000↓			1986				11/19/21	31/31
4	210028329	S	723 25 S	Tulip St	ESC	92025		2	\$46,440	3	\$854,500↑			1952	15,199/0.34			11/16/21	30/30
5	NDP2111808	S	3418 3420	Thorn St	SD	92104	STD	2	\$44,100	0	\$850,000↓	\$720.34	1180	1953/ASR	3,812/0.08	N	2	11/19/21	7/7
6	210027405	S	2280 82	Pentuckett Ave.	SD	92104		2	\$0	0	\$1,145,000↓			1938	6,810/0.15			11/18/21	9/9
7	NDP2110206	S	3214 16	Central AVE	SD	92105	STD	2	\$0	0	\$825,000↓	\$572.12	1442	1939	6,631/0.15	N	1	11/17/21	34/34
8	210028772	S	4685	East Mountain View	SD	92116		2	\$0	0	\$885,000↑			1942	2,716/0.06	N		11/18/21	7/7
9	OC21226129	S	182 184	Del Monte AVE	CHU	91911	STD	3	\$40,800		\$780,000↑	\$472.73	1650	1945/PUB	9,148/0.21	N	2	11/19/21	8/8
10	PTP2106824	S	1115 1119	Grove AVE	IMB	91932	STD	3	\$0	0	\$940,000↑		0	1957	6,504/0.14	N	2	11/16/21	5/5
11	210024704	S	1011 1015	BUSH STREET	SD	92103		3	\$86,700	0	\$2,136,000↓			1980	8,638/0.19	N		11/16/21	32/32
12	PTP2105866	S	3901	Manzanita DR	ESD	92105	STD	3	\$44,400	0	\$850,000↓	\$387.42	2194	1954/ASR	30,927/0.71	N	2	11/18/21	46/46
13	210027805	S	4341 43	Banning	SD	92107		3	\$64,380	0	\$1,450,000↓			1986	3,898/0.08			11/18/21	9/9
14	210027110	S	838 844	21st	SD	92102		4	\$0	0	\$1,600,000↓			1900	5,171/0.11			11/19/21	6/6

Closed •

List / Sold: **\$742,000/\$735,000** ↓

1252 13TH. Street • Imperial Beach 91932

79 days on the market

**2 units • \$371,000/unit • 2 sqft • 5,842 sqft lot • No \$/Sqft data •
Built in 1963**

Listing ID: NDP2109597

I_5 South to exit Coronado Ave. Left onto 13Th Street.



Rare opportunity to own these Income properties with 2 detached homes on one R2 Zoned land that has the potential to build more. Live in one and rent out the other, or rent out both for an income investment! Just blocks to the beach. Both properties are tenant occupied with month to month renters. Both homes have attached garages that have been converted into rooms. Both Front and back house are the exact same square footage at 868 for a total of 1736 not including the converted garages. Near beaches, shopping, restaurants, schools and parks.

Facts & Features

- Sold On 11/20/2021
- Original List Price of \$856,000
- 2 Buildings
- 2 Total parking spaces
- \$0
- Laundry: Electric Dryer Hookup, Washer Hookup
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01885775
- 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:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6330922700

Michael Lembeck

Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: NDP2109597

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Closed •

List / Sold: **\$599,000/\$650,000** ↑

504 8 J Ave • National City 91950

5 days on the market

2 units • **\$299,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1947

Listing ID: 210028473

West on 4th St. and right on J Ave. CrossStreet: 5th Street



This is a one of a kind duplex, both units are well maintained, unit upstairs has washer and dryer hookups and there are also washer and dryer hookups in the detached 1 car garage. Property has a very spacious lot and is located in a very central part of National City with easy access to freeways 805, 5, and 15. Unit # for Unit 1: 504 Unit # for Unit 2: 508 Number of Furnished Units: 0

Facts & Features

- Sold On 11/16/2021
- Original List Price of \$599,000
- 1 Buildings
- Levels: Two
- Cap Rate: 0
- \$36000 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01473549
- 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			\$1,500		\$1,700
2:		2	1			\$1,500		\$1,700
3:			0					
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

- 91950 - National City area
- San Diego County
- Parcel # 5563120400

Michael Lembeck
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Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Click arrow to display photos



Closed •

List / Sold: **\$670,000/\$660,000** ↓

2356 58 Central • Spring Valley 91977

31 days on the market

2 units • **\$335,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1986

Listing ID: 210026077

CrossStreet: Tyler



Amazing duplex built in 1986 on a quiet street! Great condition and remodeled with lovely flooring. Both units are occupied with month to month tenants. Both units have access to a large garage. This duplex also has a long driveway where kids can ride scooters. The duplex is off the street on a well maintained road. Tenants are all month to month. Each unit has their own washers and dryers as well as off street parking and a garage. Sewer: Sewer Connected Unit # for Unit 1: 2356 Unit # for Unit 2: 2358 Number of Furnished Units: 0

Facts & Features

- Sold On 11/19/2021
- Original List Price of \$670,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 4
- \$40500 Gross Scheduled Income
- \$30000 Net Operating Income

Interior

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:		2	1			\$1,700		
2:		2	1			\$1,680		
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

- 91977 - Spring Valley area
- San Diego County

• Parcel # 5034119200

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

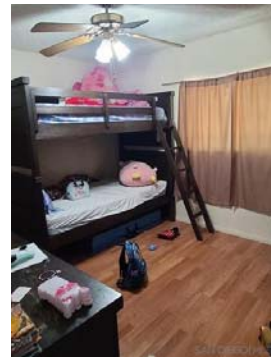
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210026077

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Closed •

List / Sold: **\$849,000/\$854,500** ↑

723 25 S Tulip St • Escondido 92025

30 days on the market

**2 units • \$424,500/unit • sqft • 15,199 sqft lot • No \$/Sqft data •
Built in 1952**

Listing ID: 210028329

CrossStreet: Maple Street Plaza



2 Units on Large Lot - Great Location Just East of I-15 near Local Services and Restaurants - 15,199 SF Lot - Potential for ADU's in rear - (2) 2 bedroom / 1 bathroom units - Upgraded and Well Maintained Units w/ Huge Backyards - (1) Single-Car Garage - (1) Carport - Perfect for Owner Occupant or Investor looking to add Units Unit # for Unit 1: 723 Unit # for Unit 2: 725 Number of Furnished Units: 2

Facts & Features

- Sold On 11/16/2021
- Original List Price of \$849,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Cap Rate: 3.35
- \$46440 Gross Scheduled Income
- \$28441 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			\$2,050		\$2,150
2:		2	1			\$1,820		\$2,250
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

- 92025 - Escondido area

- San Diego County
- Parcel # 2323400500

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: 210028329

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Closed • DuplexList / Sold: **\$899,000/\$850,000** ↓**3418 3420 Thorn St** • San Diego, SD 92104**7 days on the market****2 units** • **\$449,500/unit** • **1,180 sqft** • **3,812 sqft lot** • **\$720.34/sqft** •
Built in 1953**Listing ID: NDP2111808****Corner of Boundary St and Thorn St**

Charming Duplex located in most sought after neighborhood in North Park and close proximity to Balboa Park, NP shops, restaurants, and freeways. This beautiful duplex sits on a corner lot with alley access featuring two cozy 1 bedroom 1 bath units each with large private and tranquil backyards perfect for barbequing, relaxing and even gardening. They both have been upgraded about 7 years ago and are well maintained to their classic elegance. Natural hardwood floors, dual pane windows, newer electrical panels, newer fences, kitchens with granite counter tops and tile back splash walls and a common laundry room accessed from side yard. There is also a 2 car garage and extra fenced storage area. Minimal maintenance and gardening needed for the exterior and the units have always been occupied. Rents are below market.

Facts & Features

- Sold On 11/19/2021
- Original List Price of \$899,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$0
- Laundry: Common Area, Individual Room
- Cap Rate: 0
- \$44100 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Vinyl, Wood

Exterior

- Lot Features: Corner Lot

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01345618
- 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	1	1	0		\$1,525	\$1,525	\$1,725
2:	1	1	1	2		\$1,675	\$1,675	\$1,950

Of Units With:

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

Additional Information

- Standard sale

- 92104 - North Park area
- San Diego County
- Parcel # 4537611400

Michael Lembeck

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

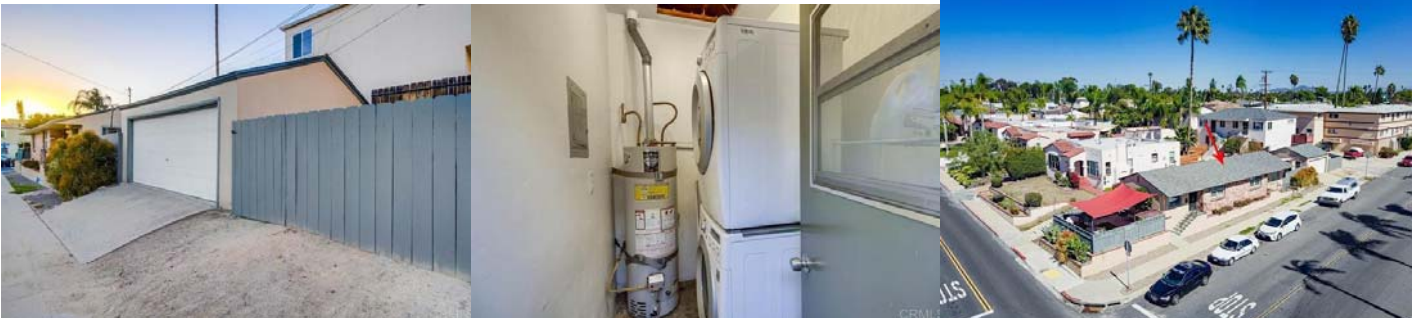
Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,150,000/\$1,145,000 ↓

9 days on the market

Listing ID: 210027405

2280 82 Pentuckett Ave. • San Diego 92104

2 units • **\$575,000/unit** • **sqft** • **6,810 sqft lot** • **No \$/Sqft data** •
Built in 1938

CrossStreet: Juniper St



Large lot! Front house (2282) has 3BR, 1.5BA, 999 SF – Rear house (2280) has 2BR, 1BA, 816 SF .. Front house sits high up off the street with a partial view creating a feeling of expansiveness, plus a private front yard .. Front house has a long driveway leading to single covered carport with an adjacent laundry room .. There's a large shed between the front and back houses .. The rear house can be accessed from the alley, it has a large double carport with a 1.5 car garage door and it's own yard and patio .. Rear house has its own interior laundry room .. Both houses have fireplaces .. Large lot, potential to create more living spaces. Buyer to confirm potential for additional units Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 82 Unit # for Unit 2: 80 Number of Furnished Units: 0 Topography: LL,GSL

Facts & Features

- Sold On 11/18/2021
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

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

Of Units With:

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

- Disposal:

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 5401111700

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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: 210027405

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Closed • Duplex

List / Sold: **\$899,900/\$825,000** ↓

3214 16 Central Ave • San Diego 92105

34 days on the market

2 units • **\$449,950/unit** • **1,442 sqft** • **6,631 sqft lot** • **\$572.12/sqft** •
Built in 1939

Listing ID: NDP2110206

Central Ave between Thorn St. & Redwood St.



****Calling All Investment Minded Buyers**** Unique City Heights opportunity to own a multi-unit investment property, allowing the owner to live in one and rent out the other. Recently renovated and ready for move in. The front house is 3 bed 2 bath, the middle unit is 2 bed 1 bath, and there is a separate office or shop. Additionally, a 1+ car garage and 2 additional parking spaces for the back units are accessible from the back-alley way and plenty of off-street parking is available on the property. Each unit is separately metered for electrical and water. The property is a legal duplex.

Facts & Features

- Sold On 11/17/2021
- Original List Price of \$899,900
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- Heating: Forced Air
- \$0 (Assessor)
- Laundry: Washer Hookup, Gas Dryer Hookup
- Cap Rate: 0
- 2 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

- Rooms: Workshop
- Appliances: Dishwasher, Disposal, Gas Cooking, Gas Oven, Gas Range, Microwave, Recirculated Exhaust Fan

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- 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:		3	2	0		\$0	\$0	\$0
2:		2	1	0		\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 3
- Water Meters: 2
- Carpet:
- Dishwasher: 3
- Disposal: 3
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale

- 92105 - East San Diego area
- San Diego County
- Parcel # 4544123300

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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: **\$795,000/\$885,000** ↑

4685 East Mountain View • San Diego 92116

7 days on the market

2 units • **\$397,500/unit** • **sqft** • **2,716 sqft lot** • **No \$/Sqft data** •
Built in 1942

Listing ID: 210028772

Adams Avenue to East Mountain View. Property is located in alley directly behind 4681 E. Mountain View.
CrossStreet: Adams Avenue



Turnkey cream puff duplex just waiting for a new owner! Two 1br/1ba units completely remodeled from top to bottom! New kitchens & appliances, new bathrooms, new flooring, new fencing, newer roof, fresh paint & dual paned windows. Plus each unit has central heat & private laundry hookups. Back unit is perfect for an owner w/2 gated parking spaces, a private patio & a bonus patio room that is perfect for company, entertaining or a home office. Super cool Metro neighborhood just blocks to Kensington, cafes, Ward Canyon Park, schools, shopping, dining & nightlife. Whether you are looking for a place to call home, or a painless, low maintenance investment property, this cutie is perfect. Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 4685 Unit # for Unit 2: 4685-1/2 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 11/18/2021
- Original List Price of \$795,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas, Forced Air
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

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

Unit Details

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

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4405921400

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

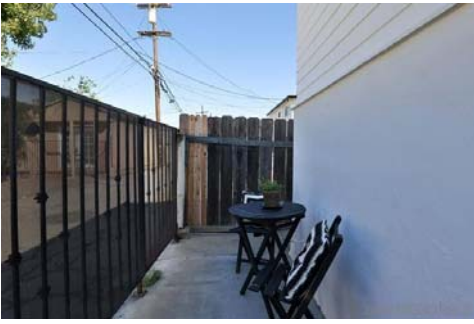
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210028772

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Closed •

List / Sold: **\$750,000/\$780,000** ↑

182 184 Del Monte Ave • Chula Vista 91911

8 days on the market

**3 units • \$250,000/unit • 1,650 sqft • 9,148 sqft lot • \$472.73/sqft •
Built in 1945**

Listing ID: OC21226129

I-5 to Main st East to Del Monte South to property



Investor Alert!! Multi Unit Property with 2 Single Family Homes and 3rd separate Unit in the back of the lot. Up to 4 Units can be built on this property. This property has a large lot and has 3 units on it currently being used as rentals. There are 2 single family homes and the large oversized garage has also been converted into a studio unit. All units are being leased out currently and have consistently rented. Property has easy access to I-5 and within minutes from Downtown San Diego. Property is zoned for multi units and lot does allow to have property expansion or coversion to multi-units. Property does have Ocean views if built up as it faces East and West. ****Please do not disturb tentans****Appointment is required.

Facts & Features

- Sold On 11/19/2021
- Original List Price of \$750,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Forced Air
- Laundry: Electric Dryer Hookup, Washer Hookup
- \$40800 Gross Scheduled Income
- \$30344 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom
- Appliances: Gas Range, Microwave, Range Hood
- Floor: Laminate
- Other Interior Features: Granite Counters, Unfurnished

Exterior

- Lot Features: Back Yard, Flag Lot
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,623
- Insurance: \$1,800
- Electric: \$0.00
- Maintenance:
- Gas: \$0
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$0
- Water/Sewer: \$0
- Cable TV:
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,460	\$1,460	\$1,700
2:	1	3	1	0	Unfurnished	\$1,400	\$16,800	\$1,900
3:	1	1	1	0	Unfurnished	\$500	\$500	\$1,000

Of Units With:

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

- Disposal:

Additional Information

- Standard sale

- 91911 - Chula Vista area
- San Diego County
- Parcel # 6290601100

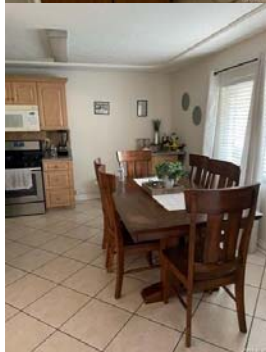
Michael Lembeck

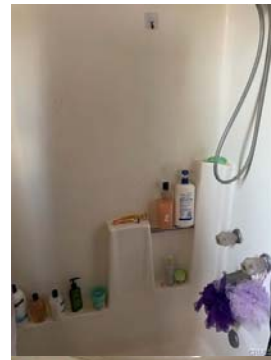
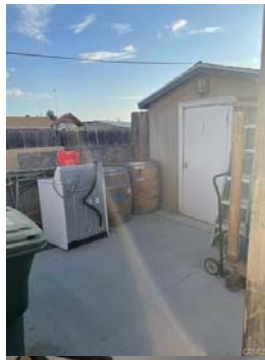
State License #: 01019397
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Re/Max Property Connection

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Closed • **Triplex**

List / Sold: **\$860,000/\$940,000** ↑

1115 1119 Grove Ave • Imperial Beach 91932

5 days on the market

3 units • \$286,667/unit • 0 sqft • 6,504 sqft lot • No \$/Sqft data •
Built in 1957

Listing ID: PTP2106824

Off Palm Avenue; south on 11th Street



Three's Company with this single story 2br/1ba cottage on 6504 sq ft lot in front of 2 units which consist of 1br/1ba downstairs apartment & 3 br/1ba upstairs unit. There is one oversized 2 car garage with ample parking for all residents*** This Trust sale is an opportunity for an income producing property in a prime location close to schools, businesses, shopping and the beach***A much desired neighborhood .

Facts & Features

- Sold On 11/16/2021
- Original List Price of \$860,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Natural Gas
- \$0
- Laundry: In Garage
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Lawn, Level
- Sewer: Public Sewer with Street, Lot 6500-9999, Rectangular Lot, Level, Near Public Transit, Paved, Value In Land, Yard

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01265262
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6331507300

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Closed •

List / Sold:

\$2,349,000/\$2,136,000 ↓

32 days on the market

Listing ID: 210024704

1011 1015 BUSH STREET • San Diego 92103

**3 units • \$783,000/unit • sqft • 8,638 sqft lot • No \$/Sqft data •
Built in 1980**

GOLDFINCH, WEST ON BUSH CrossStreet: GOLDFINCH



LOCATION...LOCATION....SPECTACULAR SITE, 3 TOWNHOME STYLE UNITS WITH PARKING...FRONT HOUSE LIVES LIKE A SINGLE FAMILY HOME WHILE THE REAR UNITS DELIVER CONDO STYLE LIVING WITH YARDS...WALKING DISTANCE TO ALL THAT MISSION HILLS AND HILLCREST DELIVER WHILE NESTLED IN A LUXURIOUS AND DESIRABLE NEIGHBORHOOD.PERFECT FOR EXECUTIVE RENTALS..WALKING DISTANCE TO 2 MAJOR HOSPITALS! MOMENTS AWAY FROM ALL SHOPPING,DINING,ENTERTAINMENT,TROLLEYS,WATERFRONT,BEACHES AND BAYS..NEWER CONSTRUCTION WITH OPEN AND FLOWING FLOOR PLANS! All UNITS PROVIDE INTERIOR WASHER AND DRYERS! LOCATION...LOCATION....SPECTACULAR SITE, 3 TOWNHOME STYLE UNITS WITH PARKING...FRONT HOUSE LIVES LIKE A SINGLE FAMILY HOME WHILE THE REAR UNITS DELIVER CONDO STYLE LIVING WITH YARDS...WALKING DISTANCE TO ALL THAT MISSION HILLS AND HILLCREST DELIVER WHILE NESTLED IN A LUXURIOUS AND DESIRABLE NEIGHBORHOOD.PERFECT FOR EXECUTIVE RENTALS..WALKING DISTANCE TO 2 MAJOR HOSPITALS! MOMENTS AWAY FROM ALL SHOPPING,DINING,ENTERTAINMENT,TROLLEYS,WATERFRONT,BEACHES AND BAYS..NEWER CONSTRUCTION WITH OPEN AND FLOWING FLOOR PLANS! All UNITS PROVIDE INTERIOR WASHER AND DRYERS! Sewer: Sewer Connected Unit # for Unit 1: 1011 Unit # for Unit 2: 1013 Unit # for Unit 3: 1015 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 11/16/2021
- Original List Price of \$2,399,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0
- \$86700 Gross Scheduled Income

Interior

Exterior

- Lot Features: Sprinkler System
- Fencing: Cross Fenced

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			\$2,500		\$3,500
2:		3	2			\$2,250		\$3,300
3:		3	2			\$2,475		\$3,300
4:			0					

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:

- Patio: 3
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4510500400

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Re/Max Property Connection

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

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Closed • **Triplex**

List / Sold: **\$859,000/\$850,000** ↓

3901 Manzanita Dr • East San Diego 92105

46 days on the market

**3 units • \$286,333/unit • 2,194 sqft • 30,927 sqft lot • \$387.42/sqft •
Built in 1954**

Listing ID: PTP2105866

Azalea Park Gem!



OPEN HOUSE 9/21/2021 Tues 3:30pm-4:30pm! Charmer Charmer Charmer. Here is real upside with these units. Features include two upstairs units who share in garage storage and laundry facilities. Downstairs unit is larger and has its own private backyard and own washer and dryer. Garage is a two-car detached and has adjacent pad for off-street parking. Configuration is 3-1 bedroom units. Two are at the street level and one is downstairs. ESF is 672, 664 and 860 respectively.

Facts & Features

- Sold On 11/18/2021
- Original List Price of \$990,000
- 1 Buildings
- 2 Total parking spaces
- \$0
- Laundry: In Garage, See Remarks
- Cap Rate: 0
- \$44400 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Cul-De-Sac, Front Yard, Landscaped, Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01204280
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

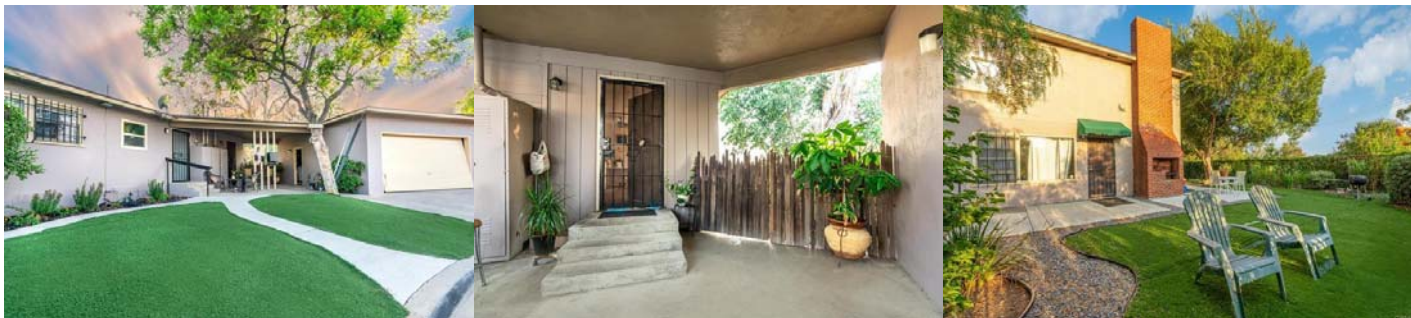
Additional Information

- Standard sale
- 92105 - East San Diego area
- San Diego County
- Parcel # 4546801800

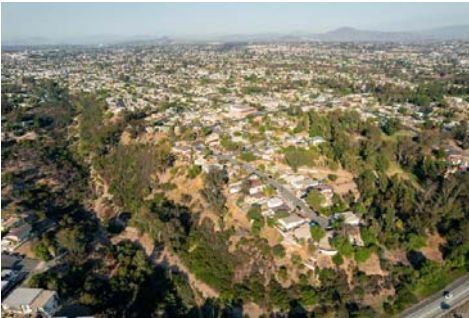
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

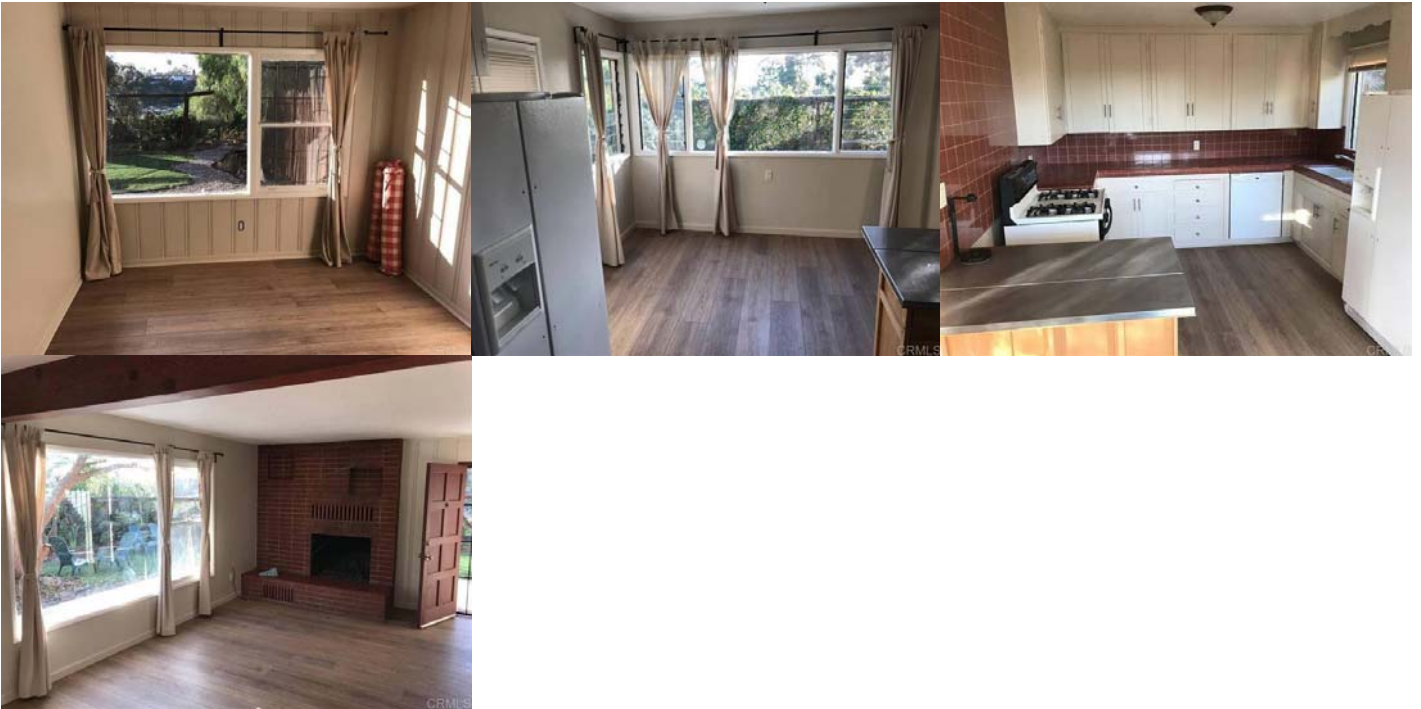
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State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold:

\$1,550,000/\$1,450,000 ↓

9 days on the market

Listing ID: 210027805

4341 43 Banning • San Diego 92107

3 units • **\$516,667/unit** • **sqft** • **3,898 sqft lot** • **No \$/Sqft data** •
Built in 1986

CrossStreet: Mendocino



Great opportunity to own 3 units in Ocean Beach within close proximity to beaches, freeway access, restaurants, and shopping. Property consists of a detached 2br/1ba front house with hardwood floors, vaulted ceilings, large front porch and additional storage room making for a desirable owner-occupied investment. The rear building has an upstairs 2br/1ba unit with open concept floor plan and balcony. The downstairs consists of a studio apartment, community laundry, and one car garage. Property has 4 parking spaces. Roofs and back stairs replaced in 2019. Unit # for Unit 1: 4341 Unit # for Unit 2: 4343A Unit # for Unit 3: 4343B Number of Furnished Units: 0

Facts & Features

- Sold On 11/18/2021
- Original List Price of \$1,550,000
- 2 Buildings
- Levels: Two
- Cap Rate: 0
- \$64380 Gross Scheduled Income

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:		2	1	0		\$2,195		\$2,500
2:		2	1	1		\$1,775		\$2,200
3:		0	1	0		\$1,395		\$1,500
4:			0					

Of Units With:

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

Additional Information

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4491020500

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Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: 210027805

Printed: 11/21/2021 3:58:00 PM

Closed •

List / Sold:

\$1,675,000/\$1,600,000 ↓

6 days on the market

Listing ID: 210027110

838 844 21st • San Diego 92102

4 units • **\$418,750/unit** • **sqft** • **5,171 sqft lot** • **No \$/Sqft data** •
Built in 1900

CrossStreet: E Street



4 units, west end of Golden Hill, minutes from Downtown. Long time owner/manager ready to sell. These apartments exude charm with bayed windows, wood floors, and fireplaces. Views west to Downtown. Unit # for Unit 1: 838 Unit # for Unit 2: 840 Unit # for Unit 3: 842 Unit # for Unit 4: 844 Number of Furnished Units: 0

Facts & Features

- Sold On 11/19/2021
- Original List Price of \$1,675,000
- 1 Buildings
- Levels: Two
- Cap Rate: 0

Interior

Exterior

- Fencing: None

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			\$1,850		\$2,195
2:		2	1			\$1,445		\$2,195
3:		2	1			\$1,425		\$2,195
4:		2	1			\$0		\$2,195

Of Units With:

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

Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5343730800

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Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
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CUSTOMER FULL: Residential Income **LISTING ID:** 210027110

Printed: 11/21/2021 3:58:01 PM

Search Criteria

Property Type is 'Residential Income'

Standard Status is 'Closed'

Contract Status Change Date is 11/14/2021 to 11/20/2021

County Or Parish is 'San Diego'

Number Of Units Total is 2+

Selected 14 of 14 results.