

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	230020718SD	S	4058 60 34th St	SD	92104		2	\$55,080	5	\$1,000,000 			1922	4,252/0.09			11/21/23	7/7
2	230015177SD	S	371 373 Westbourne St	LAJ	92037	TPAP	3	\$0	0	\$3,450,000 			1935	6,720/0.15			11/22/23	76/76
3	230010518SD	S	4510 48th st	SD	92115		3	\$64,740	0	\$1,170,000 			1945	4,500/0.1			11/24/23	94/94
4	230019372SD	S	3931 33rd St	SD	92104		4	\$150,000	3	\$2,101,000 			1990	4,702/0.1			11/20/23	26/26
5	PTP2304678	S	6048 52 Brooklyn AVE	SD	92114	STD	4	\$96,000	5	\$1,300,000 	\$361.11	3600	1948/ASR	26,571/0.61	N	0	11/20/23	31/31

Closed •

List / Sold: **\$949,000/\$1,000,000** ↑

4058 60 34th St • San Diego 92104

7 days on the market

2 units • **\$474,500/unit** • **sqft** • **4,252 sqft lot** • **No \$/Sqft data** •

Listing ID: 230020718SD

Built in 1922

CrossStreet: Polk Ave



Experience the perfect blend of old world Craftsman charm and modern convenience in this North Park 2-unit property. With Craftsman curb appeal, and vaulted ceilings and skylights, both units exude a light, bright and welcoming atmosphere. Enjoy cooking in the open kitchen with farmhouse sink and garden window, butcher block counters and stainless steel appliances. Both units have their own washer/dryer and private outdoor areas. Rear unit is a studio. Property has a 2-car garage (ADU potential) and ample driveway parking. Plumbing and electrical have been upgraded. This duplex isn't just a home; it's a savvy investment. With a tenant already in place, you'll offset your mortgage from day one. Located in North Park, you're minutes from shopping, cafes, restaurants, breweries and more. Don't let this fantastic opportunity slip away. Whether you're looking for an income-producing property or a live-in investment, this beautifully remodeled North Park duplex is a rare gem.

Facts & Features

- Sold On 11/21/2023
- Original List Price of \$949,000
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- Cap Rate: 5.4
- \$55080 Gross Scheduled Income
- \$51080 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		\$0		\$3,400
2:		0	1	0		\$1,390		\$1,900
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- Buyer Agency Compensation: 2.5%

- 92104 - North Park area
- San Diego County
- Parcel # 4473811000

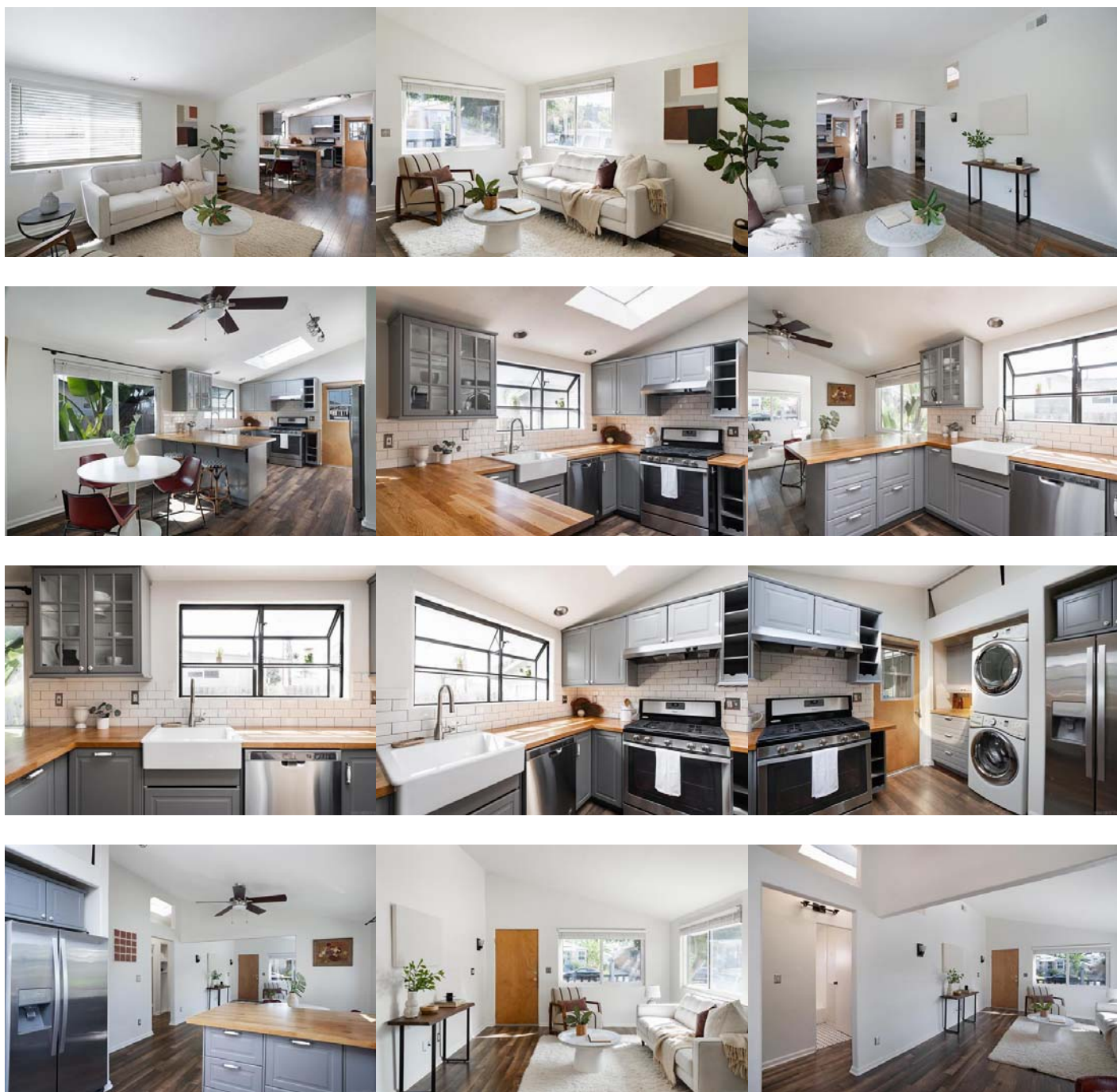
Michael Lembeck

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:

\$3,595,000/\$3,450,000 ↓

371 373 Westbourne St • La Jolla 92037

76 days on the market

**3 units • \$1,198,333/unit • sqft • 6,720 sqft lot • No \$/Sqft data •
Built in 1935**

Listing ID: 230015177SD

La Jolla Blvd west on Westbourne, property is on left hand side. CrossStreet: Monte Vista Ave



Trust Estate Sale. 3 unit property located in the enviable and laid back Beach Barber Tract of La Jolla! 2 separate parcels situated on combined 6760sf lot consists of two 1980 townhome style units each with approximately 1340sf and a circa 1935 beach cottage with 617sf with 2 bedrooms and 1 bath plus 4 car garage with middle workshop area. Great opportunity to remodel to suit in prime coastal location just north of Bird Rock area in close proximity to the Village, La Jolla High School as well as the very desirable beaches.

Facts & Features

- Sold On 11/22/2023
- Original List Price of \$3,595,000
- 2 Buildings
- Levels: Multi/Split
- Heating: See Remarks
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01317331
- 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		\$1,400		
2:		2	2	2		\$0		
3:		2	1	1		\$1,540		
4:			0					

Of Units With:

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

Additional Information

- Third Party Approval sale
- Buyer Agency Compensation: 2.5%

- 92037 - La Jolla area
- San Diego County
- Parcel # 3512703300

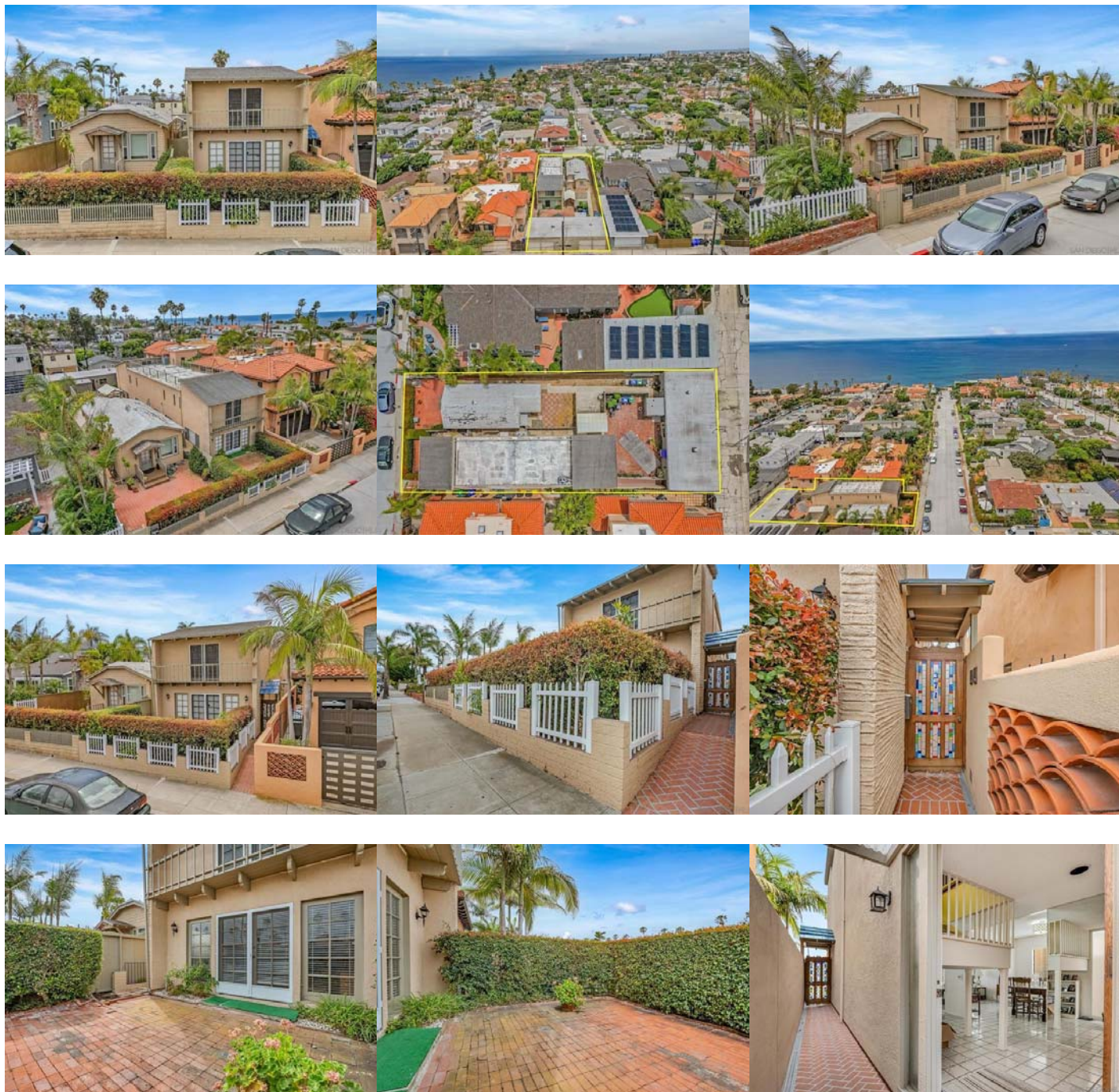
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Mission Viejo, 92691

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Closed •

List / Sold:

\$1,199,000/\$1,170,000 ↓

94 days on the market

Listing ID: 230010518SD

4510 48th st • San Diego 92115

3 units • \$399,667/unit • sqft • 4,500 sqft lot • No \$/Sqft data •
Built in 1945

CrossStreet: Monroe



Updated Price to Sell Incredible 2 bedroom House with 2 units in the heart of Talmage!! This adorable well maintained 2-bedroom 1 bath home has hardwood flooring updated kitchen and bathroom with 2 separate Cozy units and the downstairs unit was recently built with all permits. This property won't last!! House and units sit on a corner lot with big front yard and entertainers' back yard with new deck, hard scape, BBQ area with sink, and common laundry. Upstairs unit is a open floor plan studio with farm sink and hard wood floors and the downstairs unit has 1 bedroom with vinyl plank flooring, modern kitchen and bathroom and all new appliances. Most of the underground plumbing (sewer drains) for the property has been recently changed to plastic drains and water pipes are all copper with new tankless water heater. Talmage is a well-kept walkable neighborhood Close to most major freeways, Mission Valley and SDSU. Great to live in one and have rental income or rent them all... All units are currently rented and on month to month with upside potential.

Facts & Features

- Sold On 11/24/2023
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Cap Rate: 0
- \$64740 Gross Scheduled Income

Interior

Exterior

- Lot Features: Sprinklers Manual
- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01521710
- 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			\$2,400		\$2,800
2:		0	1			\$1,600		\$1,800
3:		1	1			\$1,700		\$1,870
4:			0					

Of Units With:

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

- Dishwasher: 2
- Disposal:

- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.5%

- 92115 - San Diego area
- San Diego County
- Parcel # 4656200700

Michael Lembeck

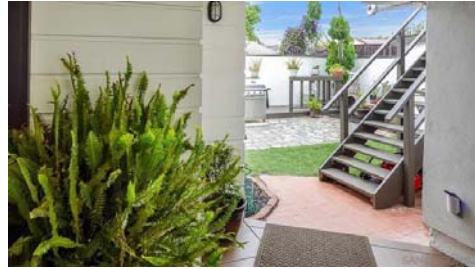
State License #: 01019397
Cell Phone: 714-742-3700

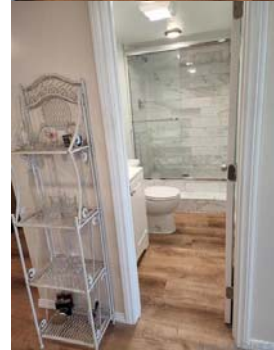
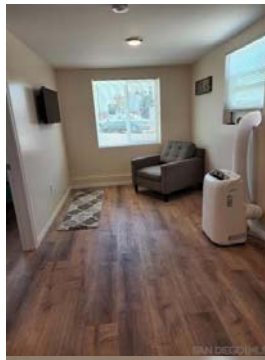
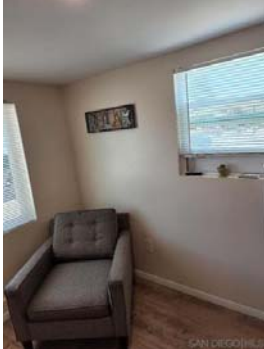
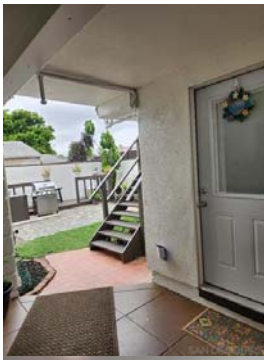
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State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold:

\$2,168,800/\$2,101,000 ↓

26 days on the market

3931 33rd St • San Diego 92104

4 units • \$542,200/unit • sqft • 4,702 sqft lot • No \$/Sqft data •
Built in 1990

Listing ID: 230019372SD

Best to Utilize GPS. CrossStreet: University



REDUCED \$100K (10/25)! RARE FIND FOURPLEX offering four 3bed/2bath units fully rented with long-term leases! Located in the heart of San Diego with ample access to freeways, transportation, jobs, entertainment, and North Park nightlife blocks away. All units in great shape with two offering new kitchens installed within the last year. The property was completely rebuilt in 1990 (no cast-iron!). Property location qualifies the subject for add-value considerations under the Complete Communities zone (subject tier 3 FAR 6.5), Transit Priority Area zone, and the Opportunity Zone, which may qualify for substantial tax benefits. Tesla Solar installed passes on thousands of dollars in savings each year towards tenant electric bills Don't miss your chance to own a fantastic long-term rental with strong rents and leases in place! Additional add-value options may exist through Complete Communities (located in tier 3 FAR 6.5) and being in a Transit Priority Area zone. Don't miss your chance to own a fantastic long-term rental with strong rents and leases in place!

Facts & Features

- Sold On 11/20/2023
- Original List Price of \$2,168,800
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Cap Rate: 3.2
- \$150000 Gross Scheduled Income
- \$61068 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Security Features: Gated Community
- 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:		3	2	1		\$3,250		\$3,400
2:		3	2	0		\$3,000		\$3,300
3:		3	2	1		\$3,000		\$3,300
4:		3	2	1		\$3,250		\$3,300

Of Units With:

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

- Carpet:
- Dishwasher: 4
- Disposal:

- Refrigerator: 4
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2%

- 92104 - North Park area
- San Diego County
- Parcel # 4473840900

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: 230019372SD

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Closed •

List / Sold:

\$1,300,000/\$1,300,000 ↓

31 days on the market

Listing ID: PTP2304678

6048 52 Brooklyn Ave • San Diego 92114

**4 units • \$325,000/unit • 3,600 sqft • 26,571 sqft lot • \$361.11/sqft •
Built in 1948**

CrossStreet: Brooklyn Ave and 60th St



Discover the ultimate investment opportunity with this Multiple Unit Property! Situated on a spacious 26,571 sqft lot (.61 acres), this property offers not just one, but four incredible rental units. The possibilities for expansion and increased rental income are endless. The main highlight is a large detached 4bd/2ba house, providing ample space for comfortable living. Additionally, there's another detached 2bd/1ba house and a duplex, both featuring cozy 1bed/1bath units. With well-maintained interiors and good overall condition, this property is ready to generate steady returns for you. Don't miss out on this rare opportunity to own a profitable multiple unit property that offers both stability and room for growth.

Facts & Features

- Sold On 11/20/2023
- Original List Price of \$1,400,000
- 3 Buildings
- 10 Total parking spaces
- \$0
- Laundry: Washer Hookup
- Cap Rate: 4.8
- \$96000 Gross Scheduled Income
- \$67200 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,800
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0		\$2,900	\$2,900	\$3,500
2:		1	1	0		\$1,400	\$1,400	\$1,800
3:		1	1	0		\$1,400	\$1,400	\$1,800
4:		2	1	0		\$2,300	\$2,300	\$2,500

Of Units With:

- Separate Electric: 4
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 92114 - Encanto area
- San Diego County
- Parcel # 5432324400

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: PTP2304678

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