

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	Spes	Date	DOM/CDOM
1	PTP2206689	S	1133	35 Florida ST	IMB	91932	STD	2	\$0	0	\$835,000 	\$350.69	2381	1960/ASR	6,600/0.15	N		2	11/21/22	3/3
2	220025996SD	S	2565	71 C Street	SD	92102		3	\$0	0	\$1,750,000 			1933	7,200/0.16				11/21/22	14/14
3	NDP2205658	S	6648	Bell Court	SD	92111	STD	3	\$0	0	\$1,507,500 	\$618.08	2439	1942/ASR	4,900/0.11	N		1	11/21/22	107/107

Closed • Duplex

List / Sold: **\$1,025,000/\$835,000** ↓

1133 35 Florida St • Imperial Beach 91932

3 days on the market

2 units • **\$512,500/unit** • **2,381 sqft** • **6,600 sqft lot** • **\$350.69/sqft** •

Listing ID: PTP2206689

Built in 1960

Google Maps



3 bedroom 1.25 bath home with a 2 car garage on Florida Street and a 2 bedroom 1 bath home behind in the ally. Be apart of the revitalization of Imperial Beach. Excellent location close to shops and transit. Both units have just been re-roofed and tented for termites. All utilities are separately metered.

Facts & Features

- Sold On 11/21/2022
- Original List Price of \$1,025,000
- 2 Buildings
- 2 Total parking spaces
- \$0
- Laundry: In Kitchen
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$37
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$258
- Other Expense Description: Permit

Unit Details

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

Of Units With:

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

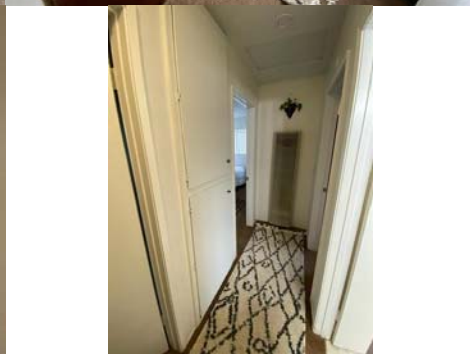
Additional Information

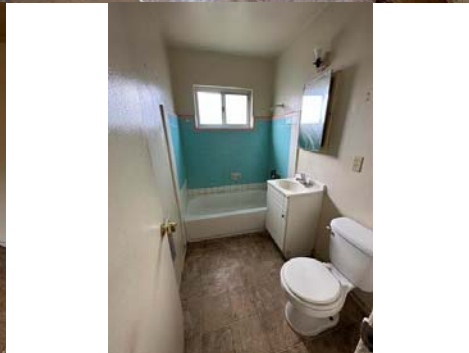
- Standard sale
- Rent Controlled
- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6330121900

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

▼ Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: PTP2206689

Printed: 11/27/2022 6:37:12 AM

Closed •

List / Sold:

\$1,795,000/\$1,750,000 ↓

14 days on the market

Listing ID: 220025996SD

2565 71 C Street • San Diego 92102

3 units • \$598,333/unit • sqft • 7,200 sqft lot • No \$/Sqft data •
Built in 1933

CrossStreet: 26th Street



Classic 1930's Spanish Bungalow 3-on-1 complex in historic Golden Hill. Three separate 2 BD/1 BA units, all nicely updated while still retaining their vintage charm. Large 7,200 SF lot with mature landscaping and 4 private garages with alley access. Detached Bungalow units 1 & 2 are approx 800 SF each, with hardwood floors, coved ceilings, updated kitchens, dining areas, laundry hook-ups and their own private fenced yards plus garage spaces. Unit 3 is a spacious, updated 2 BD/1 BA rear upper unit, approx 1100 SF, with hardwood floors, laundry hook-ups & 2 garage spaces. Excellent central location close to Golden Hill's wonderful shops, cafes, restaurants & parks. Minutes to Downtown San Diego, South Park & North Park. Excellent opportunity for an owner occupant to live in one unit and enjoy rental income from the other two units. Sewer: Sewer Connected Unit # for Unit 1: 2565 Unit # for Unit 2: 2567 Unit # for Unit 3: 2571 Number of Furnished Units: 0

Facts & Features

- Sold On 11/21/2022
- Original List Price of \$1,795,000
- 3 Buildings
- Levels: One
- Cap Rate: 0

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			\$1,900		\$2,850
2:		2	1			\$2,100		\$2,850
3:		2	1			\$2,200		\$2,700
4:			0					

Of Units With:

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

Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5342900400

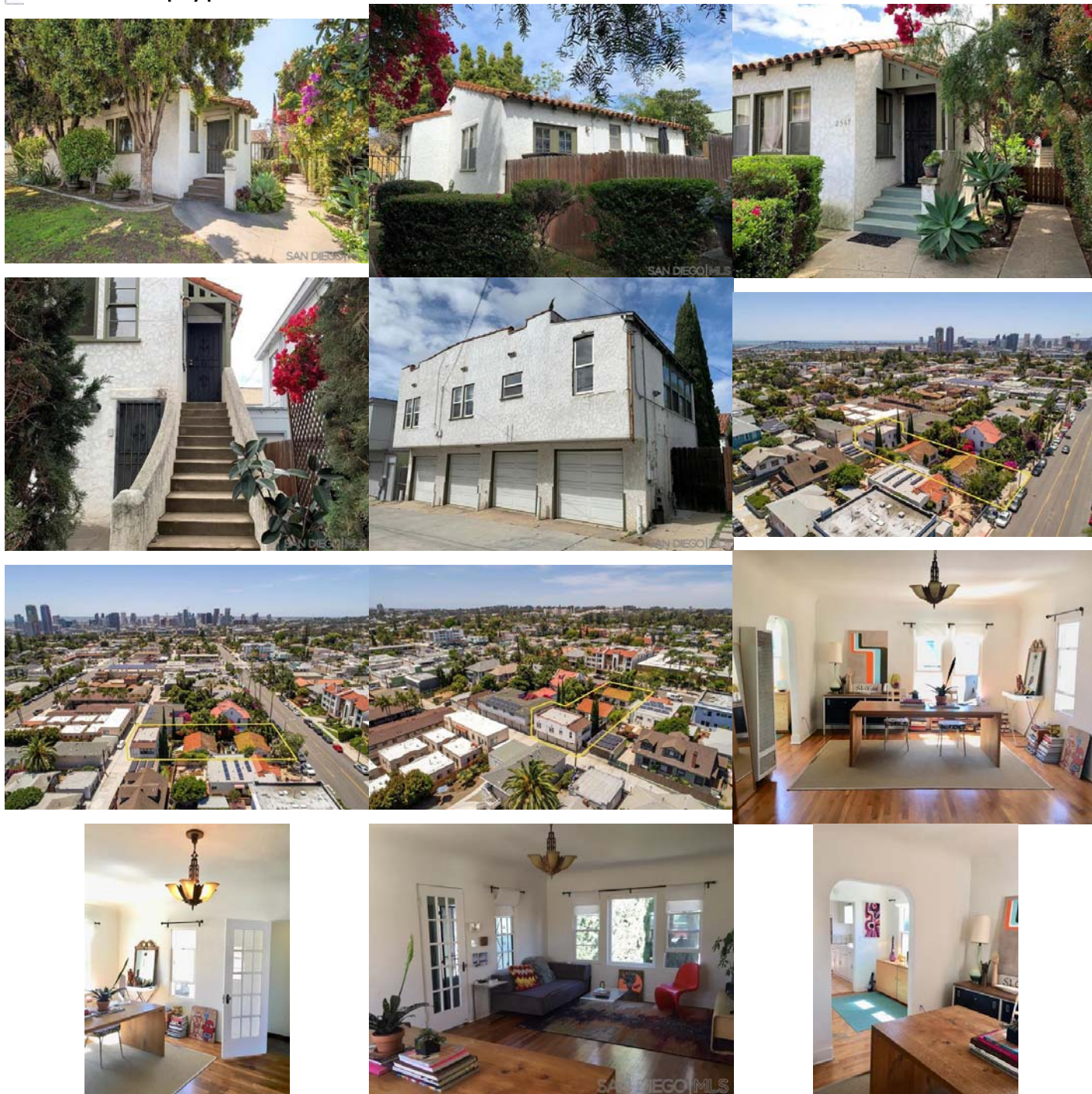
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





Closed •

List / Sold:

\$1,595,000/\$1,507,500 ↓

107 days on the market

Listing ID: NDP2205658

6648 Bell Court • San Diego 92111

**3 units • \$531,667/unit • 2,439 sqft • 4,900 sqft lot • \$618.08/sqft •
Built in 1942**

Maps.



Wonderfully remodeled triplex located on a quiet cul-de-sac in Linda Vista. The main home was built in 1942 and two additional units were added in June of 2021. The fully remodeled single level is 3-bed, 2-bath, 1536-sqft space with beautiful hardwood and tile flooring and has an upgraded kitchen with SS appliances. The second unit is a 2-bed, 1-bath, 619 sqft with stunning LVP flooring, kitchen with electric countertop appliances and lies on top of the main house. Finally, the third unit is a 1-bed, 1-bath, 420 Sqft with the same LVP flooring and rests on top of a one-car remodeled detached garage. Both Upstair units have OCEAN VIEWS, San Diego Bay and Point Loma views. Tenants share the outside washer and dryer and enjoy the beautifully landscaped yard with patio pavers. Plenty of cul-de-sac parking. Home is located close to the local neighborhood markets. Linda Vista Park, and Linda Vista Elementary School is right around the corner! Recent triplex sale at 2811 Preece, closed at \$2.650 in June 2022. Great area!

Facts & Features

- Sold On 11/21/2022
- Original List Price of \$1,595,000
- 3 Buildings
- 1 Total parking spaces
- Heating: Natural Gas
- \$0
- Laundry: Common Area, Dryer Included, Outside, Washer Hookup
- Cap Rate: 0
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Cul-De-Sac, Landscaped, Park Nearby, Paved
- 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

Of Units With:

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

Additional Information

- Standard sale

- 92111 - Linda Vista area
- San Diego County
- Parcel # 4316611200

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

 Click arrow to display photos







