

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	230020664SD	S	225 Landis Ave	CHU	91910		2	\$0	0	\$915,000 			2000				11/30/23	13/75
2	230021260SD	S	4968 Hawley Blvd	SD	92116		2	\$0	0	\$1,600,000 			1950	6,289/0.14	N		11/30/23	16/41
3	230023285SD	S	3785 MISSISSIPPI STREET	SD	92104		3	\$9,895	4	\$2,025,000			1982	6,950/0.1596	N		12/01/23	0/0
4	230018962SD	S	4575 77 Bermuda Ave	SD	92107		3	\$0	0	\$2,100,000 			1921	10,498/0.24			12/01/23	0/0
5	SB23192103	S	2152 Ocean View BLVD	LOH	92113	STD	3	\$71,027		\$990,000 	\$434.97	2276	1938/PUB	5,520/0.1267	N	0	11/30/23	4/4
6	PTP2302708	S	5441 47 Imperial AVE	SD	92114	STD	4	\$84,600	6	\$1,250,000 	\$406.90	3072	1959/ASR	4,497/0.1	N	0	11/30/23	103/103
7	230019172SD	S	3216 20 COPLEY AVE	SD	92116		4	\$114,480	5	\$1,920,000 			1936	9,902/0.22	N		12/01/23	19/19

Closed •

List / Sold: **\$949,900/\$915,000** ↓

225 Landis Ave • Chula Vista 91910

13 days on the market

2 units • \$474,950/unit • sqft • No lot size data • No \$/Sqft data •
Built in 2000

Listing ID: 230020664SD

CrossStreet: E street



PRIME DEVELOPEMENT OPPORTUNITY! Existing now is 2 detached buildings + garage on one lot. #225 3BR, 1 Bath 1086 sq ft home. + detached garage with W/D hookups for #225 & 1 BR, 1 bath 500 sq ft. See attached plans for incredible 12 Unit Multi-Family Apartment opportunity (approx 14,000sq ft). Zoned commercial, current tenants in place until 2024 in #225, other is month to month. Alley at 3rd st so walk to so much and explore Chula Vista. Boutiques, coffee, Bars, Events, concerts, restaurants, parks and so much more! DON'T MISS OUT! Come & get it! PRIME DEVELOPEMENT OPPORTUNITY! Existing now is 2 detached buildings + garage on one lot. #225 3BR, 1 Bath 1086 sq ft home. + detached garage with W/D hookups for #225 & 1 BR, 1 bath 500 sq ft. See attached plans for incredible 12 Unit Multi-Family Apartment opportunity (approx 14,000sq ft). Zoned commercial, current tenants in place until 2024 in #225, other is month to month. Alley at 3rd st so walk to so much and explore Chula Vista. Boutiques, coffee, Bars, Events, concerts, restaurants, parks and so much more! DON'T MISS OUT! Come & get it!

Facts & Features

- Sold On 11/30/2023
- Original List Price of \$949,900
- 2 Buildings
- Levels: One
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02022092
- 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			\$2,995		
2:		1	1			\$1,375		\$1,525
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- Buyer Agency Compensation: 2%

- 91910 - Chula Vista area
- San Diego County
- Parcel # 5680440700

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: 230020664SD

Printed: 12/03/2023 7:54:36 AM

Closed •

List / Sold:

\$1,598,000/\$1,600,000 ↓

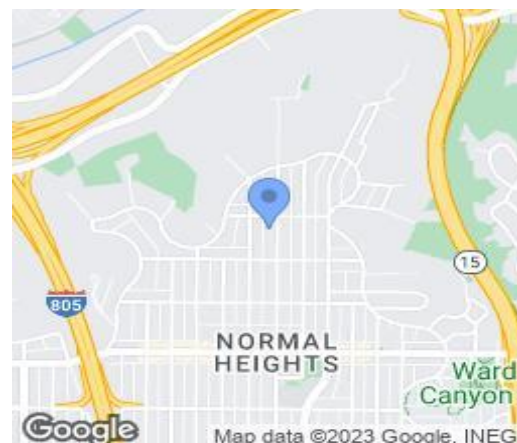
16 days on the market

4968 Hawley Blvd • San Diego 92116

2 units • \$799,000/unit • sqft • 6,289 sqft lot • No \$/Sqft data •
Built in 1950

Listing ID: 230021260SD

North of Adams avenue. CrossStreet: Arthur Ave



Two houses on one lot! Fixed up and move in ready. Two garages could possibly be converted into two more micro units. This lives like to private houses. Each house has its own detached generous size one car garage, laundry and private yard. Back house (4968) has alley access for the unit and garage. Possibly room in alley to park a small car. This is 3 br and 2 baths. Front house (4970) is a 2/1 with a super long driveway leading to the garage. This street is mostly houses. No big apartments or condos looking down on this property.

Facts & Features

- Sold On 11/30/2023
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas, See Remarks
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

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	1			\$0		\$4,000
2:		3	2			\$0		\$5,000
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

- Buyer Agency Compensation: 3%

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4402212300

Michael Lembeck

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

Re/Max Property Connection

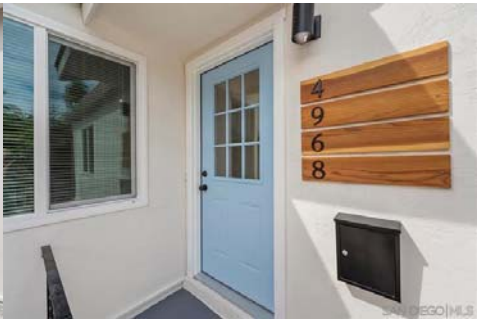
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 Click arrow to display photos













CUSTOMER FULL: Residential Income LISTING ID: 230021260SD

Printed: 12/03/2023 7:54:52 AM

Closed •

List / Sold:

\$2,025,000/\$2,025,000

0 days on the market

3785 MISSISSIPI STREET • San Diego 92104
3 units • \$675,000/unit • sqft • 6,950 sqft lot • No \$/Sqft data •
Built in 1982

Listing ID: 230023285SD

CrossStreet: UNIVERSITY



What a fabulous way to enjoy the San Diego lifestyle! Originally built in 1922 with a clean and well-planned 1,222 SF floorplan, the main house boasts [3] bedrooms and [2] baths with exquisite vintage charm fully updated to today's standards. This beautiful home commands immediate attention with its slate stone walkway and entry coupled with old world arches and architecture. Not to be outdone is the newly built 2-story 1200 SF ADU. [4] bedrooms and [2] full baths sit above 4-car PARKING !

Facts & Features

- Sold On 12/01/2023
- Original List Price of \$2,025,000
- 2 Buildings
- Levels: Multi/Split
- Cooling: Central Air, Zoned
- Heating: Electric, Natural Gas, Zoned, Forced Air
- Cap Rate: 4
- \$9895 Gross Scheduled Income

Interior

- Appliances: Tankless Water Heater

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01295699
- 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	0	0		\$4,150		
2:		4	0	0		\$4,150		
3:		0	0	0		\$1,595		
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.5%

- 92104 - North Park area
- San Diego County
- Parcel # 4530220300

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: 230023285SD

Printed: 12/03/2023 7:54:52 AM

Closed •

List / Sold:

\$1,995,000/\$2,100,000 ↑

0 days on the market

Listing ID: 230018962SD

4575 77 Bermuda Ave • San Diego 92107

3 units • \$665,000/unit • sqft • 10,498 sqft lot • No \$/Sqft data • Built in 1921

CrossStreet: Bermuda & Froude



First time on the market in an astounding 73 years! This three-unit property boasts a rare and substantial lot size of 10,498 square feet, making this a true OB gem. Only three blocks from the beach, this property presents limitless potential for renovation and expansion, whether you're building your dream home or adding to your investment portfolio. Build up, add more units, or do both; the fortunate buyer can unlock breathtaking ocean views, creating a unique and desirable living space. Totalling 2,477 of livable space, these detached units consist of a two-bedroom, one bathroom, a studio, and another two-bedroom, one bathroom with alley access. This is not just a property; it's a rare and captivating canvas for a visionary buyer looking to invest in an incredible coastal location and transform this long-held residence into a modern and stylish oasis.

Facts & Features

- Sold On 12/01/2023
- Original List Price of \$1,995,000
- 3 Buildings
- Levels: One
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- 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	0		\$0		
2:		0	1	0		\$0		
3:		2	1	1		\$0		
4:			0					

Of Units With:

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

Additional Information

• Buyer Agency Compensation: 2%

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4485811300

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: 230018962SD

Printed: 12/03/2023 7:54:54 AM

Closed • **Triplex**

List / Sold: **\$950,000/\$990,000** ↑

2152 Ocean View Blvd • Logan Heights 92113

4 days on the market

3 units • **\$316,667/unit** • **2,276 sqft** • **5,520 sqft lot** • **\$434.97/sqft** •
Built in 1938

Listing ID: SB23192103

Ocean View & S. 28th St.



Outstanding opportunity in the heart of the up-and-coming Barrio Logan neighborhood with a lightning-fast commute to Downtown. Both the front house and rear units have been given a complete facelift, from the redesign of livable space to the installation of Whirlpool stainless steel appliances. All three homes on one lot. Front unit is a spacious 4-bedroom / 2 bath and the rear of the property is a duplex with (2) 1-bedroom, 1-bathroom units. All units have updated kitchens, bathrooms, flooring, modern windows, custom cabinets, and sleek quartz countertops. Electrical, plumbing, furnace, and ducting has also been updated and you won't have to worry about parking with an extra-long driveway that can comfortably fit 4-5 cars. This property is a goldmine waiting for a savvy investor. Dive into the details in the supplemental information to get the latest on For rates and a peek at your potential ROI please email listing agent for OM. This is your chance to be a part of Barrio Logan's incredible resurgence and secure a fantastic investment. It's all here, just waiting for you to seize this golden opportunity. Make your move today!

Facts & Features

- Sold On 11/30/2023
- Original List Price of \$950,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- \$9,558 (Public Records)
- \$71026.5 Gross Scheduled Income
- \$42449.6 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$28,568
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01524589
- Gardener:
- Licenses:
- Insurance: \$1,817
- 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		0					

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5381701100

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 • **Quadruplex**

List / Sold:

\$1,340,000/\$1,250,000 ↓

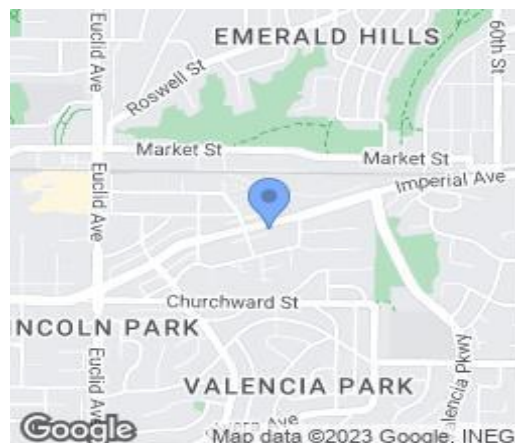
103 days on the market

Listing ID: PTP2302708

5441 47 Imperial Ave • San Diego 92114

4 units • \$335,000/unit • 3,072 sqft • 4,497 sqft lot • \$406.90/sqft • Built in 1959

GPS



Your opportunity to own 4 units is here. Located within 15 minutes of downtown, this property offers it all. Fully gated and plenty of parking with 6 parking spaces. Each unit has newer flooring, kitchen cabinets, bathroom vanity, and newer paint throughout. Each unit also offers washer and dryer, which conveys with the property. Please do not walk the property or disturb the tenants.

Facts & Features

- Sold On 11/30/2023
- Original List Price of \$1,350,000
- 1 Buildings
- 6 Total parking spaces
- \$0 (Assessor)
- Laundry: Dryer Included, Stackable, Washer Hookup, Washer Included
- Cap Rate: 6.05
- \$84600 Gross Scheduled Income
- \$6660 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,586
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02022092
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 92114 - Encanto area
- San Diego County
- Parcel # 5482030600

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:

\$1,999,000/\$1,920,000 ↓

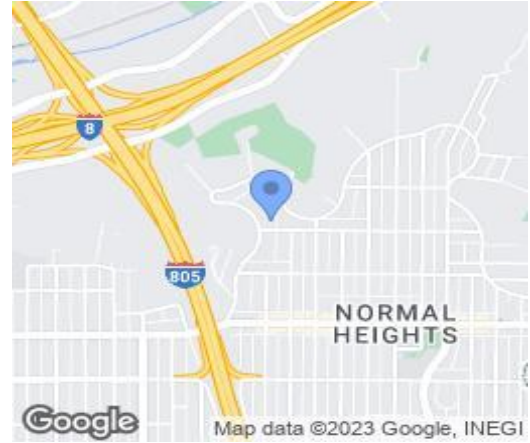
19 days on the market

Listing ID: 230019172SD

3216 20 COPLEY AVE • San Diego 92116

**4 units • \$499,750/unit • sqft • 9,902 sqft lot • No \$/Sqft data •
Built in 1936**

ADAMS- NORTH ON WEST MOUNTIAN VIEW CrossStreet: ADAMS



Location..Location..Pride of Ownership 4-Unit in Prime Northwest Normal Heights Location, North of Adams Ave! Entire Property Renovated in 2016. Unit Mix Includes a 2Bed/1Ba Front House with Large Private Yard & Detached Garage. Two 2Bed/1Ba Units with Fireplaces & Private Patios. Studio with Private Yard too! All Units have their own Washers/Dryers. 9,902 SF Lot with Alley Access & Private Parking Lot for 5+ Cars ! Walking Distance to trendy Adams Ave with Dining, Shopping, Yoga and Coffee nearby! Based on FAR's, plenty room for ADDITIONAL ADU's

Facts & Features

- Sold On 12/01/2023
- Original List Price of \$1,999,000
- 3 Buildings
- Levels: One
- Heating: See Remarks
- Cap Rate: 5
- \$114480 Gross Scheduled 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	1		\$3,199		
2:		0	1	0		\$1,595		
3:		2	1	0		\$2,650		
4:		2	1	0		\$2,854		

Of Units With:

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

Additional Information

• Buyer Agency Compensation: 2.5%

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4392200700

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

