

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	210029113	S	7001 03 Mt Vernon	LEG	91945		2	\$38,640	4	\$650,000↓			1960				12/03/21	9/9
2	210030027	S	9095 97 Fitzgerald Way	SPV	91977		2	\$0	0	\$800,000↑			1987	9,401/0.21	N		12/02/21	6/6
3	210027537	S	329 331 9th Street	DEM	92014		2	\$93,000	0	\$2,740,000↓			1958	8,004/0.18	N		12/01/21	11/11
4	NDP2111442	S	1011 1013 Hygeia AVE	ENCS	92024	STD	2	\$84,000	0	\$1,875,000↓		0	1972/ASR	6,990/0.16	N	0	12/01/21	26/26
5	NDP2112513	S	726 N Alda DR	SAM	92069	STD	2	\$0	0	\$950,000↑	\$434.98	2184	1976	16,769/0.38	N	2	11/29/21	5/5
6	PTP2107279	S	5 Hensley St	SD	92102	STD	2	\$0	0	\$789,900↓	\$600.23	1316	1920	2,616/0.06	N	0	12/02/21	18/18
7	SW21194414	S	4104 Polk AVE	SD	92105	STD	2	\$39,480	4	\$711,000↑	\$464.40	1531	1930/PUB	3,402/0.0781	N	2	11/29/21	61/61
8	NDP2112528	S	2754 56 Nye ST	SD	92111	STD	2	\$0	0	\$1,125,000↑	\$588.70	1911	1952/ASR	8,486/0.19	N	0	12/02/21	7/7
9	210021583	S	4374 Montalvo St	SD	92107		3	\$43,800	0	\$1,150,000↓			1952	3,128/0.07	N		11/29/21	92/112
10	PTP2106054	S	4613 17 E Mountain View DR	SD	92116	STD	3	\$63,840	3	\$1,022,500↓	\$710.07	1440	1926	5,803/0.13	N	0	11/29/21	34/34
11	NDP2113068	S	3808 14 46Th ST	SD	92105	STD	4	\$0	0	\$750,000	\$124.23	6037	1993/ASR	6,037/0.1386	N	0	11/29/21	0/0
12	210028034	S	753 63 York Ct	SD	92109		4	\$112,800	3	\$2,350,000↑			1952	3,049/0.07			11/30/21	5/5
13	210029698	S	1033 43 S 37th st	SD	92113		4	\$68,000	5	\$1,111,000↑			1945				11/30/21	7/7

Closed •

List / Sold: **\$670,000/\$650,000** ↓

7001 03 Mt Vernon • Lemon Grove 91945

9 days on the market

2 units • **\$335,000/unit** • sqft • No lot size data • No \$/Sqft data •
Built in 1960

Listing ID: 210029113

Enter address in GPS. It will take you to the mail boxes. Then drive down a long driveway and into another parking lot. CrossStreet: 69th



This duplex is located on a flag lot that is set back off of Mt Vernon. There is tons of parking or room to build an ADU. The bathrooms are updated and potential room for RV, trailer or boat parking. Several improvements completed in recent years including partial new sewer line and a new roof! 7001 is a 2 bed/1 bath and 7003 is a 3 Bedroom1/bath. Each Unit has their own washer hookups and private yard. Washers and dryers belong to tenants. RENT one side and LIVE in the other or rent BOTH sides!!! This opportunity awaits YOU!! PLEASE DO NOT DISTURB TENANTS. Information on MLS is not guaranteed, buyer to confirm all before removal of contingencies. Agent has not verified public records, including, but not limited to permits, lots size, # of rooms, dimensions, age of property, zoning, sq ft etc, buyer to assume investigations. square footage is estimate. Sewer: Sewer Connected Unit # for Unit 1: 7001 Unit # for Unit 2: 7003 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 12/03/2021
- Original List Price of \$670,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Forced Air
- Cap Rate: 4
- \$38640 Gross Scheduled Income
- \$27400 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinklers Manual

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02037189
- 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			\$1,500		\$1,700
2:		3	1			\$1,720		\$2,100
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Drapes:
- Patio: 0

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

- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- 91945 - Lemon Grove area
- San Diego County
- Parcel # 4794502600

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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SAN DIEGO MLS

CUSTOMER FULL: Residential Income LISTING ID: 210029113

Printed: 12/05/2021 1:19:37 PM

Closed •

List / Sold: **\$799,900/\$800,000** ↑

9095 97 Fitzgerald Way • Spring Valley 91977

6 days on the market

2 units • **\$399,950/unit** • **sqft** • **9,401 sqft lot** • **No \$/Sqft data** •
Built in 1987

Listing ID: 210030027

CrossStreet: Bancroft



Great Duplex located on a private street. Each unit is very clean and move in ready. Features include nicely equipped kitchens, full baths, separate meters, private backyards and laundry hookups. All new blinds, ceiling fans and carpet in the bedrooms. Both living spaces have nice tiled floors throughout. Each unit has 2 parking spaces side by side. Sewer: Sewer Connected
Unit # for Unit 1: 95 Unit # for Unit 2: 97 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 12/02/2021
- Original List Price of \$799,900
- 1 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

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			\$0		\$2,400
2:		3	1			\$0		\$2,800
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 1
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator: 0
- Wall AC:

Additional Information

- 91977 - Spring Valley area
- San Diego County

Michael Lembeck
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Mission Viejo, 92691

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Closed •

\$2,850,000/\$2,740,000 ↓

11 days on the market

Listing ID: 210027537

329 331 9th Street • Del Mar 92014

2 units • **\$1,425,000/unit** • **sqft** • **8,004 sqft lot** • **No \$/Sqft data** •
Built in 1958

Exit Del Mar Heights Rd from 5 freeway. Right on Camino Del Mar then right on 9th Street. CrossStreet: Camino Del Mar



Coastal Del Mar single level duplex walking distance to beach and Del Mar Village. This charmer features identical 2 bedroom 1 bath units separated by a carport with room for an Additional Dwelling Unit (ADU). The vaulted wood beamed ceilings and skylights create a bright and open floor plan in both units. Each unit has a waster/dryer and private yard for privacy. This sought after location makes this opportunity invaluable as either an income -producing venture, or the perfect address for your own beach retreat. Sewer: Sewer Connected Unit # for Unit 1: 329 Unit # for Unit 2: 331 Number of Furnished Units: 0

Facts & Features

- Sold On 12/01/2021
- Original List Price of \$2,850,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0
- \$93000 Gross Scheduled Income

Interior

Exterior

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	0		\$3,800		\$4,300
2:		2	1	0		\$3,950		\$4,300
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

- 92014 - Del Mar area
- San Diego County
- Parcel # 3002220500

Michael Lembeck

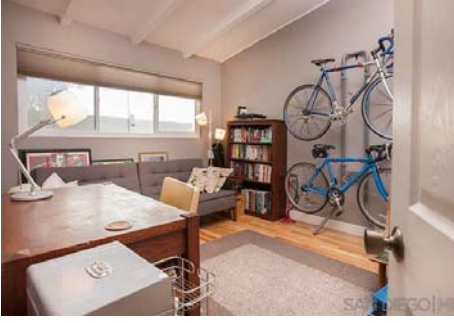
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210027537

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Closed •

List / Sold:

\$1,900,000/\$1,875,000 ↓

26 days on the market

Listing ID: NDP2111442

1011 1013 Hygeia Ave • Encinitas 92024

**2 units • \$950,000/unit • 0 sqft • 6,990 sqft lot • No \$/Sqft data •
Built in 1972**

Cross Street: Leucadia Blvd.



Priced to sell. Appraised at \$1.9M, Rents are higher by \$1450 a month since the appraisal. Amazing rare beach duplex! Available for the first time in 25 years. With 25% down - 3.375% (0 points) = \$6134 - rent out one side for 4099 = net payment is only \$2035 which is cheaper than rent. Live in one and rent the other or keep as rental. Always rented. Walk to the beach. West of I-5 in central Leucadia. Live in one and rent the other. Great Vacation Rental/AIRBNB potential. Fully remodeled with granite counter tops, wood engineered floors, newer carpet, paint, and skylight. Each unit has a private yard and plenty of space for growing your own vegetable garden or fruit trees. Adding units and splitting the lot may be possible with the new California law SB 9. Adding a ADU is possible. Great Vacation Rental/AIRBNB potential. Each Duplex have 2 bedrooms and 1 bath. Drive by only. Please DO NOT DISTURB TENANTS. Shown with approved letter of intent. High desirable area in Leucadia! Walking distance to Beacon's Beach, one of the best and popular surfing spot in San Diego! Walk to winery, gastro pubs, sushi, restaurants/bars, and many other shops. 1013 Hygeia" faux fireplace and bathroom upgrades do not convey. Purchase negotiable with existing tenants. Less than 10 mins drive to popular destinations: Encinitas Beach County Park, Grandview Beach, Leucadia Oaks Park, San Diego Botanic Garden, Butterfly Farm, Legoland, Carlsbad Flower field, Carlsbad Strawberry fields, and many more! Enjoy coastal living and other fun activities. Sunday morning scroll down Leucadia/Encinitas Farmers Market, Encinitas April Street Fair in the Spring, Encinitas Fall Festival, and much more! .

Facts & Features

- Sold On 12/01/2021
- Original List Price of \$1,899,888
- 1 Buildings
- 4 Total parking spaces
- Heating: Space Heater, Wall Furnace
- \$0 (Assessor)
- Laundry: Inside
- Cap Rate: 0
- \$84000 Gross Scheduled Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard

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:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 2

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 92024 - Encinitas area
- San Diego County
- Parcel # 2543303500

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: NDP2111442

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Closed • Duplex

List / Sold: **\$850,000/\$950,000** ↑

726 N Alda Dr • San Marcos 92069

5 days on the market

2 units • \$425,000/unit • 2,184 sqft • 16,769 sqft lot • \$434.98/sqft •

Listing ID: NDP2112513

Built in 1976

Vineyard Rd to Shirley Drive to Alda - on the corner of Shirley and Alda - Sign on property



Come see this rarely available duplex located in north San Marcos near the Twin Oaks and Vineyard corridor. Each unit has 3 bedrooms and 2 bathrooms with detached garages on each side. One of the units has new paint and floorings and ready to move in or lease out. Seller will entertain FHA buyers.

Facts & Features

- Sold On 11/29/2021
- Original List Price of \$850,000
- 1 Buildings
- 2 Total parking spaces
- \$0
- Laundry: In Closet
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- 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: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 92069 - San Marcos area
- San Diego County
- Parcel # 2181606100

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

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Closed • Duplex

List / Sold: **\$789,900/\$789,900** ↓

5 Hensley St • San Diego 92102

18 days on the market

2 units • \$394,950/unit • 1,316 sqft • 2,616 sqft lot • \$600.23/sqft •
Built in 1920

Listing ID: PTP2107279

Corner of Commercial St and Hensley St



Great curb appeal. 2 Fully renovated turn key properties in great up and coming neighborhood. Near downtown San Diego within walking distance to Petco Park, Golden Hills South Park. Minutes away to Balboa Park and all Downtown attractions!! Endless possibilities with this property. You can live in one and rent the other other. Main home features 3 bedrooms 1 full bath with fully remodeled kitchen with stainless steel appliances, renovated bathroom, living room, dining area and laundry room. Second unit is a studio with one full bathroom and renovated kitchen. Perfect for Air Bnb or both as rentals. Parking also in the back entrance of units. This property will not last long!!

Facts & Features

- Sold On 12/02/2021
- Original List Price of \$799,900
- 1 Buildings
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Individual Room
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01897784
- 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	1	0			\$0	\$0	\$0
2:	0	1	0			\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal: 2
- Drapes:
- Patio: 1
- Ranges: 2
- Refrigerator: 0
- Wall AC: 2

Additional Information

- Standard sale
- 92102 - San Diego area
- San Diego County

Michael Lembeck

State License #: 01019397
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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: PTP2107279

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Closed • Duplex

List / Sold: **\$699,000/\$711,000** ↑

4104 Polk Ave • San Diego 92105

61 days on the market

2 units • **\$349,500/unit** • **1,531 sqft** • **3,402 sqft lot** • **\$464.40/sqft** •
Built in 1930

Listing ID: SW21194414

Use GPS



Located just a few blocks south of Kensington, this turnkey duplex was fully renovated w/ permits in 2012 and is priced to sell fast. It comes with not only 2 amazing sets of performing tenants on month to month leases, but also a RARE attached 2 car garage (1 walled off space for each unit) + indoor laundry rooms for both! Fully fenced for privacy w/ a shared front yard & courtyard along with a back patio leading to the garage. Some of the many updates made in 2012 included a new roof, windows, color coat re-stucco, some framing & foundation work, drywall, insulation, full electrical rewire w/ new panels, plumbing updates, fixtures, flooring, kitchens, baths, wall heaters, garage doors & more. The first unit is an open concept 1 bedroom 1 bath (that could easily be converted into 2 if so desired) w/ tons of natural light. The second unit is 2 bedroom 1 bath w/ a great floorplan & flow to it. There are separate electrical meters for each unit along with a shared water meter. Great investment opportunity w/ upside, will not last long. All photos are from prior to existing tenants moved in.

Facts & Features

- Sold On 11/29/2021
- Original List Price of \$699,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$38 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside
- Cap Rate: 4
- \$39480 Gross Scheduled Income
- \$27940 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Laundry, Main Floor Bedroom, Walk-In Closet
- Floor: Carpet, Tile
- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator, Water Line to Refrigerator
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Formica Counters, Open Floorplan

Exterior

- Lot Features: Corner Lot, Level with Street, Near Public Transit, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,540
- Electric: \$0.00
- 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	1	1	1	Unfurnished	\$1,495	\$1,495	\$1,700

2: 1 2 1 1 Unfurnished \$1,795 \$1,795 \$2,000

Of Units With:

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

Additional Information

- Standard sale
- 92105 - East San Diego area
- San Diego County
- Parcel # 4547531400

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SW21194414

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Closed • Duplex

List / Sold: **\$999,900/\$1,125,000** ↑

2754 56 Nye St • San Diego 92111

7 days on the market

2 units • \$499,950/unit • 1,911 sqft • 8,486 sqft lot • \$588.70/sqft •
Built in 1952

Listing ID: NDP2112528

Cross street: Osler St & Nye St.



Located minutes to USD this freshly renovated duplex offers an opportunity for great income! One unit offers 3 bedrooms, 2 baths and is approximately 1100 sq ft, with an exclusive backyard, carport and off-street parking. The second unit offers 1 bedroom, 1 bath, approximately 850 sq ft, also with an exclusive backyard. Both offer freshly renovated kitchens, bathrooms and flooring as well as washer and dryer hookups in each unit. Located only a few blocks from Linda Vista Elementary, and Linda Vista Community Park, and just minutes from dining, shopping, USD, freeways and more.

Facts & Features

- Sold On 12/02/2021
- Original List Price of \$999,900
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- 1 Total carport spaces
- Heating: Forced Air
- \$0 (Assessor)
- Laundry: See Remarks, Washer Hookup, Gas Dryer Hookup
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Disposal, Gas Cooking, Gas Oven, Gas Range, Gas Water Heater, Microwave, Recirculated Exhaust Fan, Water Line to Refrigerator
- Other Interior Features: Beamed Ceilings, Ceiling Fan(s), Open Floorplan, Recessed Lighting, Unfurnished

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Lawn, Level with Street, Level, Park Nearby, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01885775
- 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:		1	1	0		\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Drapes:
- Patio: 2
- Ranges: 2

- Carpet:
- Dishwasher: 2
- Disposal: 2

- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale

- 92111 - Linda Vista area
- San Diego County
- Parcel # 4316721600

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: NDP2112528

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Closed •

\$1,195,000/\$1,150,000 ↓

92 days on the market

Listing ID: 210021583

4374 Montalvo St • San Diego 92107

3 units • **\$398,333/unit** • **sqft** • **3,128 sqft lot** • **No \$/Sqft data** • **Built in 1952**

West Point Loma to Montalvo CrossStreet: Clovis



Super cute duplex in popular Ocean Beach, just minutes from the water, beach, nightlife & dining. This sweet duplex + extra unit consists of two 1-bedroom units, plus a bonus studio. Hardwood floors, updated kitchens & baths, newer roofs, vinyl windows & low maintenance yards. Well maintained and cared for over the years. The front unit has a private patio with some ocean views. The 2 back units have large shared patio space. 2nd story would have amazing views. Quality tenants that love it there is a huge bonus. Get your foot in the door and enjoy beach ownership for years to come! Zoned RM-3-7. Tons of potential here! Sewer: Sewer Connected Unit # for Unit 1: 4374 Unit # for Unit 2: 4376 Unit # for Unit 3: 4376-1/2 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 11/29/2021
- Original List Price of \$1,195,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0
- \$43800 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01521930
- 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		\$1,400		\$1,750
2:		1	1	0		\$1,200		\$1,750
3:		0	1	0		\$1,050		\$1,350
4:			0					

Of Units With:

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

Additional Information

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4498620500

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 •

\$1,100,000/\$1,022,500 ↓

34 days on the market

4613 17 E Mountain View Dr • San Diego 92116

3 units • **\$366,667/unit** • **1,440 sqft** • **5,803 sqft lot** • **\$710.07/sqft** •
Built in 1926

Listing ID: PTP2106054

I15, Exit on Adams, head west, Left on East Mountain View Drive



Renovated Normal Heights bungalows! Don't miss the opportunity to own this wonderfully updated property. The three bungalows sit just south of Adams Avenue, steps from shopping, schools, and entertainment. These units are great for an investor or homeowner alike. Live in one rent the others. The long list of exterior upgrades include roofs, windows, doors, entry porches, refinished concrete, and much more. The property consist of three 1 bed 1 bath units. The middle unit, 4615, was renovated with a new kitchen and bathroom, updated floors, and includes a washer and dryer in the unit. The rear unit, 4617, was also renovated in a similar fashion and includes a washer and dryer in the unit. The front unit, 4613, is the only unit that has not been renovated, leaving a value-add opportunity for the next owner. The property also includes two storage units for some extra income. Make these bungalows your own!

Facts & Features

- Sold On 11/29/2021
- Original List Price of \$1,150,000
- 3 Buildings
- 6 Total parking spaces
- \$0
- Laundry: In Kitchen
- Cap Rate: 3
- \$63840 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- 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:		1	1	0		\$1,335	\$1,435	\$1,700
2:		1	1	0		\$0	\$0	\$1,750
3:		1	1	0		\$1,700	\$1,700	\$1,750

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4406000300

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Re/Max Property Connection

State License #: 01891031
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Closed • [Quadruplex](#)

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

3808 14 46Th St • San Diego 92105

0 days on the market

4 units • **\$187,500/unit** • **6,037 sqft** • **6,037 sqft lot** • **\$124.23/sqft** •
Built in 1993

Listing ID: NDP2113068

[google](#)



Facts & Features

- Sold On 11/29/2021
- Original List Price of \$750,000
- 4 Buildings
- 0 Total parking spaces
- \$42 (Other)
- Cap Rate: 0
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01524589
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 92105 - East San Diego area
- San Diego County
- Parcel # 4715811700

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: NDP2113068

Printed: 12/05/2021 1:20:05 PM

Closed •

List / Sold:

\$2,250,000/\$2,350,000 ↑

5 days on the market

Listing ID: 210028034

753 63 York Ct • San Diego 92109

4 units • **\$562,500/unit** • **sqft** • **3,049 sqft lot** • **No \$/Sqft data** • **Built in 1952**

CrossStreet: Mission Blvd



North Mission Beach double lot with four units on the Beach side of the Blvd. Just a handful of steps to the beach, restaurants and the waves. Two of the units are two bedroom two bath units and two units are one bedrooms. Each unit has dedicated parking. The building always keeps good long term tenants because of the great parking. Newer windows. One unit has a nice side yard. Lot's to like about this great 4 plex. Unit # for Unit 1: 753 Unit # for Unit 2: 755 Unit # for Unit 3: 759 Unit # for Unit 4: 763 Number of Furnished Units: 0

Facts & Features

- Sold On 11/30/2021
- Original List Price of \$2,250,000
- 1 Buildings
- Levels: Two
- Cap Rate: 3
- \$112800 Gross Scheduled Income
- \$67422 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:		1	1			\$1,890		\$2,400
2:		2	2			\$2,500		\$2,700
3:		1	1			\$2,200		\$2,400
4:		2	2			\$2,300		\$2,700

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area

- San Diego County
- Parcel # 4233151400

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold: **\$975,000/\$1,111,000** ↑

1033 43 S 37th st • San Diego 92113

7 days on the market

4 units • **\$243,750/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1945

Listing ID: 210029698

On the corner of 37st street and Newton. Please follow GPS CrossStreet: Newton



Really nice 4 units with 4 meters. Owner pays water and gas for hot water. Walk to school and shops. Close to everything! New paint. Tenants are all current on rent. Shown only with accepted offer, drive by only - Do not disturb tenants. All visitors must wear facial covering and follow all COVID guidelines. Buyer and buyers agent verify all information and measurements before close of escrow. Please submit all offers along and proof of funds to agent. Owner has never lived in the property. Unit # for Unit 1: 1033 A Unit # for Unit 2: 3710 Unit # for Unit 3: 1033B Unit # for Unit 4: 1043/3702 Number of Furnished Units: 0

Facts & Features

- Sold On 11/30/2021
- Original List Price of \$975,000
- 2 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Cap Rate: 4.5
- \$68000 Gross Scheduled Income
- \$51000 Net Operating Income

Interior

Exterior

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			\$1,556		
2:		1	1			\$1,050		
3:		1	1			\$1,100		
4:		2	1			\$1,735		

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

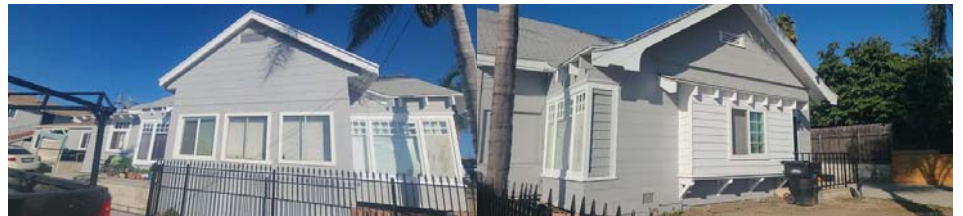
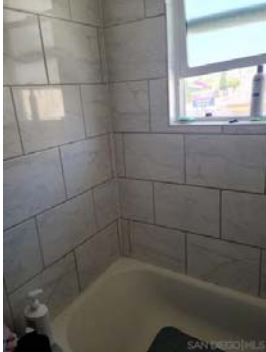
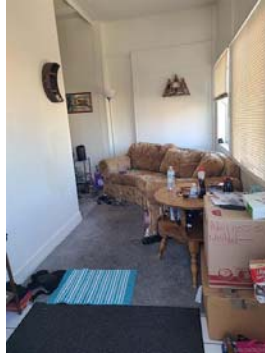
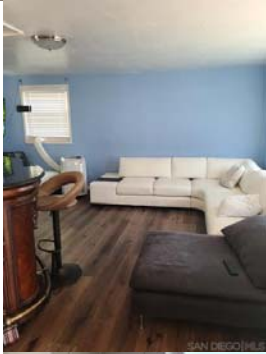
- 92113 - Logan Heights area

- San Diego County
- Parcel # 5502111300

Michael Lembeck
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Search Criteria

Property Type is 'Residential Income'

Standard Status is 'Closed'

Contract Status Change Date is 11/28/2021 to 12/04/2021

County Or Parish is 'San Diego'

Number Of Units Total is 2+

Selected 13 of 13 results.