

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	NDP2307368	S	1074 76 Balour DR	ENCS	92024	STD	2	\$45,708	0	\$1,499,000	\$669.20	2240	1971/ASR	6,682/0.15	N	2	11/09/23	14/14
2	230018934SD	S	9752 Grape	ESC	92029		2	\$0	0	\$945,000 			1944				11/07/23	12/12
3	NDP2307676	S	182 84 Pala Vista DR	VST	92083	STD	2	\$0	0	\$825,500 	\$80.51	10254	1950/ASR	10,254/0.23	N	2	11/08/23	9/9
4	230012901SD	S	701 703 Sunset Ct.	OA	92109		2	\$0	0	\$4,100,000 			1955	2,115/0.04	N		11/07/23	49/49
5	230018031SD	S	4526 28 College Ave	SD	92115		2	\$2,650	5	\$775,000 			1956	3,574/0.08			11/07/23	21/40
6	230019380SD	S	3244 46 Idlewild Way	SD	92117		2	\$110,400	6	\$1,450,000 			1954	5,869/0.13			11/06/23	8/8
7	230019640SD	S	5603 Alleghany Street	SD	92139		2	\$25,200	3	\$722,000 			1944		N		11/07/23	3/3
8	NDP2307429	S	523 N Citrus AVE	VST	92084	STD	3	\$101,400	6	\$1,217,500 	\$508.14	2396	1948/ASR	7,436/0.17	N	0	11/06/23	13/75
9	230018932SD	S	1028 Tait Street A-D	OCE	92054		4	\$168,000	4	\$3,112,000 			1962				11/07/23	14/14
10	230016655SD	S	776 782 N Alda Drive	SAM	92069		4	\$85,740	3	\$1,391,010 			1972	18,190/0.41			11/09/23	25/25
11	230015051SD	S	1903 30th Street	SD	92102		4	\$72,000	3	\$1,565,000 			1903	4,796/0.11	N		11/09/23	64/64

Closed • Duplex

List / Sold:

\$1,499,000/\$1,499,000

14 days on the market

Listing ID: NDP2307368

1074 76 Balour Dr • Encinitas 92024

2 units • \$749,500/unit • 2,240 sqft • 6,682 sqft lot • \$669.20/sqft • Built in 1971

Santa Fe Drive left on Balour. Property is on the west side of the street.



Rarely available 2-story townhouse style duplex located in the heart of Encinitas. Two Bedroom / 1.5 Bath on each side. Property is a "Fixer" and is priced accordingly. There is also a 2 car detached garage and a separate shared laundry off the back patio. Each unit has a yard, with enough available space to add 2 additional accessory units (ADU's). Property was recently painted on the exterior along with other minor repairs being made. Both tenants are long term and on month to month rental agreements. Newer kitchen on the south side and North side Kitchen redone in 2022 with new cabinets & appliances. New window being installed on the side of the garage. Tenants pay SDG&E, Cable, Trash. Landlord pays water and insurance. Water bill for 2022 = \$669 for the year. Insurance for 2022 was \$1643. for the year. Only minutes to Swami's Beach Access and Cardiff Walking Trail and San Dieguito Academy.

Facts & Features

- Sold On 11/09/2023
- Original List Price of \$1,499,000
- 2 Buildings
- 2 Total parking spaces
- \$0 (Seller)
- Laundry: Common Area, Individual Room, Outside
- Cap Rate: 0
- \$45708 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Level with Street

Annual Expenses

- Total Operating Expense: \$2,312
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01957687
- Gardener:
- Licenses:
- Insurance: \$1,643
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$669
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2	1		\$1,909	\$1,909	\$0
2:		2	2	1		\$1,900	\$1,900	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 92024 - Encinitas area
- San Diego County
- Parcel # 2592713700

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: **\$949,900/\$945,000** ↓

9752 Grape • Escondido 92029

12 days on the market

2 units • **\$474,950/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1944

Listing ID: 230018934SD

CrossStreet: Elm



Stellar investment opportunity in the secluded Escondido community of Del Dios! Property features two fully-remodeled units, an upper space modified by the owner from two bedrooms to one (can easily be changed back) and a fully-contained one-bedroom lower unit with private access and its own driveway that was generating \$2500/month when recently rented. Additional bunkhouse/storage unit in back is a great candidate for studio conversion. Property also features multiple outdoor entertaining spaces including spa, fireplace, extra half bath and custom outdoor shower. Many nearby units are occupied by long-term tenants, but others have operated successful short-term rentals in the neighborhood as well. Great location with seclusion and country charm, yet major services and freeway access in Escondido are just a few minutes away.

Facts & Features

- Sold On 11/07/2023
- Original List Price of \$949,900
- 1 Buildings
- Levels: Two
- Cooling: Central Air, Heat Pump, See Remarks
- Heating: Combination, Forced Air
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01849354
- 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	2			\$0		\$2,800
2:		1	1			\$0		\$2,500
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.5%

- 92029 - Escondido area
- San Diego County
- Parcel # 2700420300

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

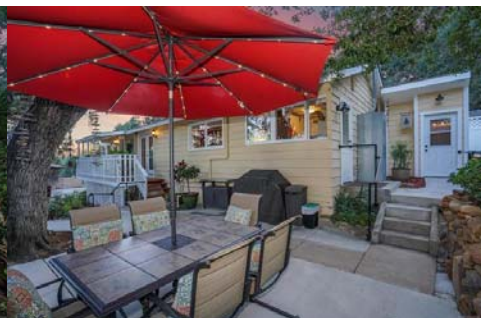
Mission Viejo, 92691

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Closed •

List / Sold: **\$825,000/\$825,500** ↑

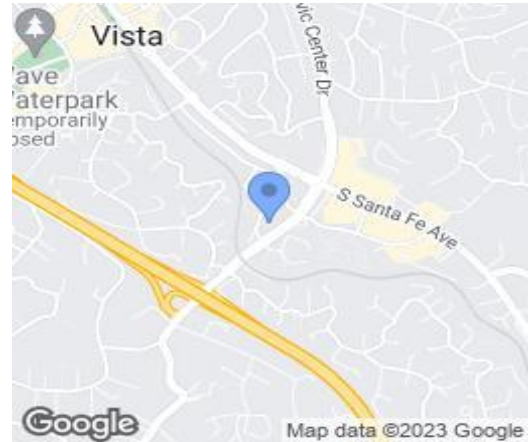
182 84 Pala Vista Dr • Vista 92083

9 days on the market

**2 units • \$412,500/unit • 10,254 sqft • 10,254 sqft lot • \$80.51/sqft •
Built in 1950**

Listing ID: NDP2307676

78 east or west exit Civic Center Dr & go east, left at Pala Vista & there you are.



Welcome to this fantastic investment opportunity in Vista! This property features two detached homes & a detached 2 car garage that offer both convenience & charm. The front house boasts 2 Bedrooms & 1 Bath, complete with a front & back yard, providing plenty of space for your outdoor entertaining & enjoyment. The second property is a cozy 1 Bedroom, 1 Bath home with a large private backyard, perfect for relaxation, BBQ's, & enjoying the sunlight. Both homes have hard wood floors, full size laundry hook-ups, & new kitchen floors in the 1BD 1BA home. This property is located within walking distance to Starbucks, CVS, & the updated Pala Vista Park. You are also less than 1 mile from downtown Vista, where you can enjoy the vibrant atmosphere & visit nearby attractions such as the Wave Water Park, Cinepolis Theater, Lowes, Crunch Fitness, & Belching Beaver Brewery & Restaurant.

Facts & Features

- Sold On 11/08/2023
- Original List Price of \$825,000
- 3 Buildings
- 2 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Inside
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01774757
- Gardener:
- Licenses:
- Insurance: \$0
- 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	0		\$0	\$0	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 92083 - Vista area
- San Diego County
- Parcel # 1791222400

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: NDP2307676

Printed: 11/12/2023 7:26:33 AM

Closed •

List / Sold:

\$4,449,000/\$4,100,000 ↓

49 days on the market

701 703 Sunset Ct. • Outside Area (Inside Ca) 92109

2 units • \$2,224,500/unit • sqft • 2,115 sqft lot • No \$/Sqft data •
Built in 1955

Listing ID: 230012901SD

CrossStreet: Ocean Front Walk



Almost 60 feet of Mission Beach boardwalk frontage! This Oceanfront Duplex showcases the beach lifestyle with endless water views from South Mission Beach to La Jolla. Upper 3BD/2BA single level unit has an open floorplan centered around panoramic views of coastal sunsets, crashing waves & beach/boardwalk activity. Downstairs 2BD/2BA has direct access to a spacious shared patio & large living room windows to watch the world go by. Property also features a 1-car garage with an additional parking space. Prime North Mission Beach location near numerous dining options, shopping & a short walk to Pacific Beach, the bay & Mission Bay Yacht Club. First time ever listed for sale! Live in 1 unit & short-term rent the other, merge the units into an incredible oceanfront escape, long term rental options, or your private beach retreat...the possibilities are endless.

Facts & Features

- Sold On 11/07/2023
- Original List Price of \$4,749,900
- 1 Buildings
- Levels: Two
- 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: 02187306
- 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		\$0		
2:		2	2	0		\$0		
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- Buyer Agency Compensation: 2.5%

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4235750100

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

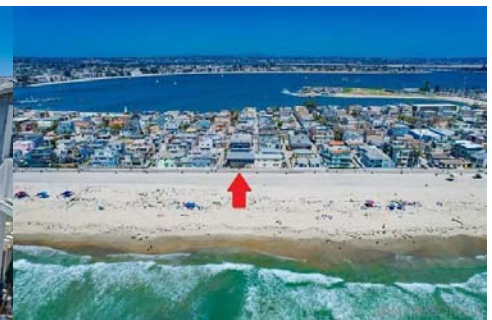
Re/Max Property Connection

State License #: 01891031

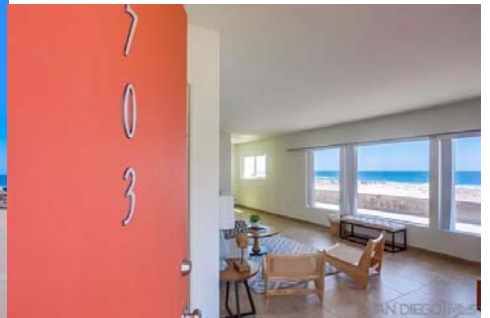
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold: **\$799,000/\$775,000** ↓

4526 28 College Ave • San Diego 92115

21 days on the market

2 units • **\$399,500/unit** • **sqft** • **3,574 sqft lot** • **No \$/Sqft data** •
Built in 1956

Listing ID: 230018031SD

Take College Ave. Home is on the West side of the street in-between El Cajon Blvd and University Ave.
CrossStreet: College & El Cajon Blvd



DUPLEX with investment or rental opportunity walking distance to San Diego State University! Both units have been upgraded with designer finishes and include one bedroom and one bathroom. Live in one and rent out the other or rent out both! Each feature a private backyard and patio. Separated central laundry room and storage room that can be accessed from each side. Plenty of street parking around. Location is key! Walkability to restaurants, grocery stores, and SDSU. Close proximity to hiking trails, freeway access, public transit, and so much more!

Facts & Features

- Sold On 11/07/2023
- Original List Price of \$849,000
- 1 Buildings
- Levels: One
- Cap Rate: 4.5
- \$2650 Gross Scheduled Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02041450
- 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		\$2,650		\$2,650
2:		1	1	0		\$2,650		\$2,650
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

- Buyer Agency Compensation: 2.5%
- 92115 - San Diego area
- San Diego County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

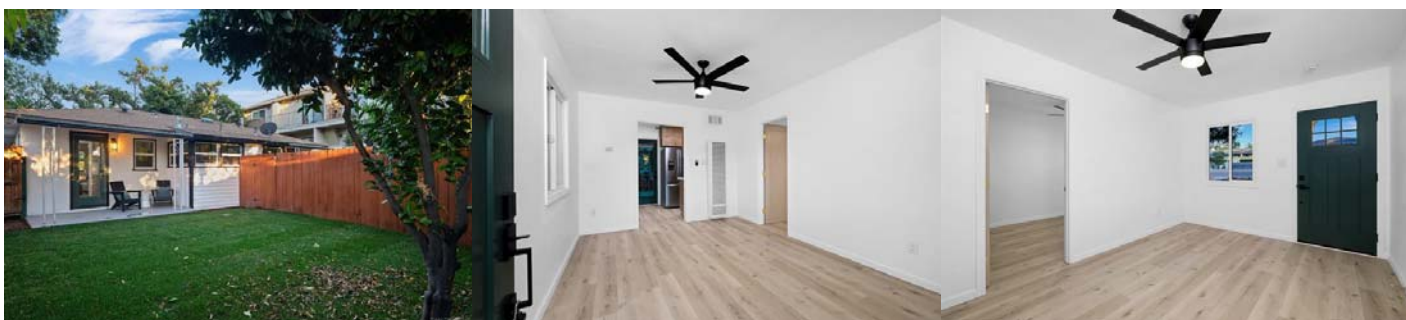
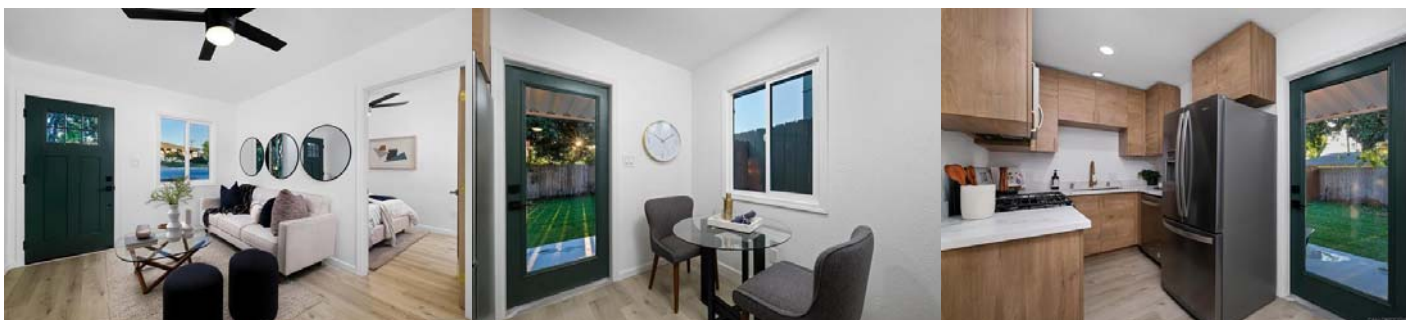
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold:

\$1,495,000/\$1,450,000 ↓

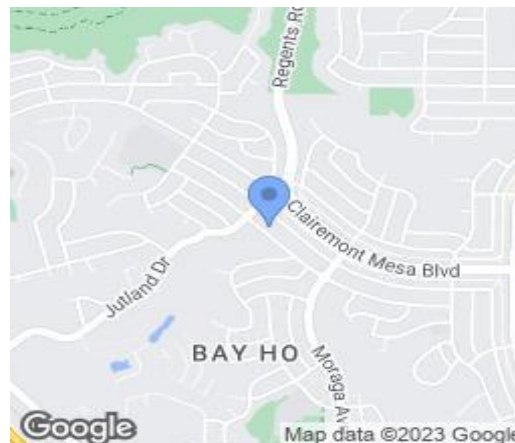
8 days on the market

3244 46 Idlewild Way • San Diego 92117

2 units • \$747,500/unit • sqft • 5,869 sqft lot • No \$/Sqft data •
Built in 1954

CrossStreet: Justland Dr

Listing ID: 230019380SD



Investor's Delight! Completely Remodeled, Turn-Key, 6 Bedroom / 4 Bath Duplex in an Amazing Location w/ High Rents and High CAP rate. Prime For DSCR Loan. Each unit has been fully upgraded w/ modern amenities recently, including open-concept living spaces, kitchens with Quartz counters, Shaker style cabinets, SS appliances w/ stack washer & dryer, tank-less water heaters, recessed LED lighting, multiple ceiling fans, dualpane windows & patio sliders, private & fully fenced patios w/ fresh concrete & low-maintenance, drought-tolerant landscaping. Other finishes include laminate & tile flooring throughout, tubs & showers in each unit, dedicated garages w/ automatic openers, skylights & more. Each unit has separate gas & electric meters. The ACTUAL monthly rental income is \$9,200 & tenants pay all utilities (water, gas, and electric). Zoning may allow for potential of multiple ADUs w/ bonus units. Property is in a Transit area as well. Properties like this are a RARE find, especially in this desirable area.

Facts & Features

- Sold On 11/06/2023
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: One
- Cooling: See Remarks
- Cap Rate: 6
- \$110400 Gross Scheduled Income
- \$108000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01517238
- 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			\$4,700		\$4,700
2:		3	2			\$4,500		\$4,500
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- Buyer Agency Compensation: 3%
- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 3592420500

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: 230019380SD

Printed: 11/12/2023 7:26:37 AM

Closed •

List / Sold: **\$700,000/\$722,000** ↑

5603 Alleghany Street • San Diego 92139

3 days on the market

2 units • **\$350,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1944

Listing ID: 230019640SD

CrossStreet: Euclid Avenue



Dream Opportunity! Appraised at 760K! Live in one unit- lease out the other! Duplex w/two bed/1 bath units, lots of on-site parking, and a detached two car garage situated on nice size lot w/possible room for an ADU. Needs some rehab and TLC. Will not last! PLEASE DO NOT DISTURB TENANTS.

Facts & Features

- Sold On 11/07/2023
- Original List Price of \$700,000
- 2 Buildings
- Levels: One
- Cap Rate: 2.7
- \$25200 Gross Scheduled Income
- \$18900 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01957687
- 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			\$2,100		\$2,500
2:		2	1			\$0		
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

- Buyer Agency Compensation: 2%
- 92139 - Paradise Hills area
- San Diego County
- Parcel # 5870310800

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 • **Triplex**

List / Sold:

\$1,325,000/\$1,217,500 ↓

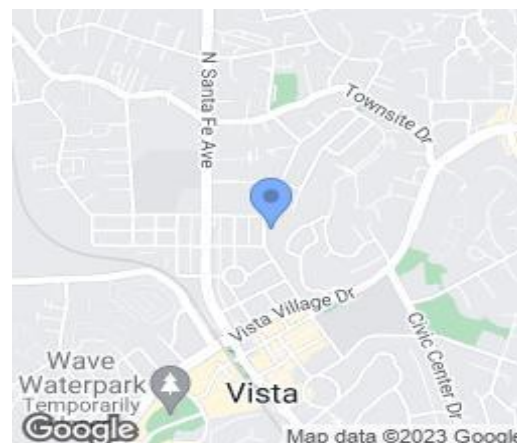
13 days on the market

Listing ID: NDP2307429

523 N Citrus Ave • Vista 92084

3 units • \$441,667/unit • 2,396 sqft • 7,436 sqft lot • \$508.14/sqft • Built in 1948

Vista Village and North Citrus



Amazing multi-family opportunity with prime location in Vista! Walking distance to Vista Village restaurants, coffee shops, and bars - as well as Sprinter railway station and easy access to 78 freeway. Newly updated with fresh interior paint, light fixtures, flooring, windows, and doors, new kitchen cabinet's and counter tops in lower unit. Exterior of both buildings have been newly painted and driveway fully repaved. This triplex features a single level 3 bedroom and 2 bath detached home, and two 2 bedroom/1 bath units found in the duplex. Property is sold As-is Buyer to verify square footage and assessments, rental information and parcel information.

Facts & Features

- Sold On 11/06/2023
- Original List Price of \$1,325,000
- 2 Buildings
- 6 Total parking spaces
- \$9,064 (Assessor)
- Laundry: Inside
- Cap Rate: 6
- \$101400 Gross Scheduled Income
- \$84460 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Gentle Sloping

Annual Expenses

- Total Operating Expense: \$14,250
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,050
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$10,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	0	3	2	0		\$3,650	\$3,650	\$3,650
2:		2	1	0		\$2,400	\$2,400	\$2,400
3:		2	1	0		\$2,400	\$2,400	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 92084 - Vista area
- San Diego County
- Parcel # 1751402500

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:

\$2,999,999/\$3,112,000 ↑

14 days on the market

1028 Tait Street A-D • Oceanside 92054

4 units • \$750,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1962

Listing ID: 230018932SD

CrossStreet: Tait and Forster



RARE Opportunity. 4 Units - 1 Blck to the Ocean. Long Term Rental Cap Rate 3.75; GRM 17.8. Short Term Rental Cap Rate 8; GRM 9.7. Property is currently being utilized as short term rentals for all units. No STR restrictions in Oceanside. Capitalize day 1 on either market long term rents or maximize profits as STRs. Property also consists of (4) 1 car garages - ADU potential. Value Add. Tait street features (2) 2 bedroom 2 bath cottage style units and (2) 1 bedroom 1 bath upper floor units with ocean views. On site laundry, private courtyard, close to major highways, beaches, shopping, dining, attractions, and Camp Pendleton. This turnkey property is ideal for investors seeking a low maintenance, highly profitable, beach side investment. OM attached in MLS documents section. Seller open to seller carryback financing

Facts & Features

- Sold On 11/07/2023
- Original List Price of \$2,999,999
- 2 Buildings
- Levels: Two
- Heating: Natural Gas
- Cap Rate: 3.75
- \$168000 Gross Scheduled Income
- \$112610 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02031506
- 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			\$4,000		\$4,000
2:		2	2			\$4,000		\$4,000
3:		1	1			\$3,000		\$3,000
4:		1	1			\$3,000		\$3,000

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.5%

- 92054 - Oceanside area
- San Diego County
- Parcel # 1520721100

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: 230018932SD

Printed: 11/12/2023 7:26:44 AM

Closed •

List / Sold:

\$1,450,000/\$1,391,010 ↓

25 days on the market

776 782 N Alda Drive • San Marcos 92069

4 units • **\$362,500/unit** • **sqft** • **18,190 sqft lot** • **No \$/Sqft data** •
Built in 1972

CrossStreet: Mulberry Drive

Listing ID: 230016655SD



4-Units on a Large Lot (18,190sf) • All 2Bedroomm Units (850sf each) • In-Unit Washer/Dryer • Rare San Marcos Multifamily Offering • (3) Double-Car Garages • Well-Maintained • Substantial Upside in Rental Income (48%) • Potential ADU Conversion • Unit #776 Currently Unoccupied (Recently Remodeled) • Perfect Opportunity for Owner-Occupant or Investor ***Drive-by only, please do not disturb the tenants***

Facts & Features

- Sold On 11/09/2023
- Original List Price of \$1,450,000
- 2 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Cap Rate: 3.45
- \$85740 Gross Scheduled Income
- \$49982 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			\$0		\$2,650
2:		2	1			\$1,325		\$2,650
3:		2	1			\$1,220		\$2,650
4:		2	1			\$1,950		\$2,650

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.5%
- 92069 - San Marcos area

- San Diego County
- Parcel # 2181604700

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: 230016655SD

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Closed •

List / Sold:

\$1,700,000/\$1,565,000 ↓

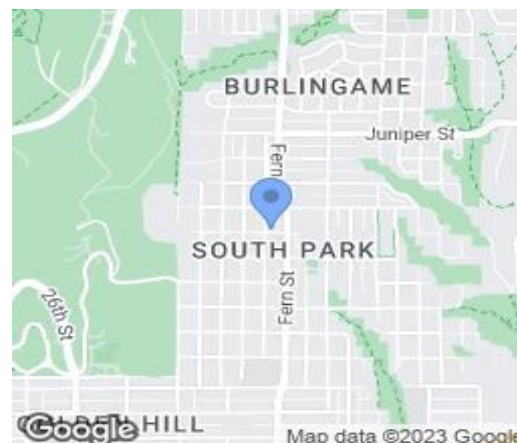
64 days on the market

1903 30th Street • San Diego 92102

4 units • \$425,000/unit • sqft • 4,796 sqft lot • No \$/Sqft data •
Built in 1903

Listing ID: 230015051SD

CrossStreet: Fir St



Price improvement - Investors dream in the heart of South Park. Four spacious and light filled one bedroom units with dining areas, 10ft high ceilings, wood floors and built-ins. All units have private outdoor areas and there's common laundry. Two units have fireplaces. The property sits on a 4660sf corner lot, with mature shade trees and landscaping all on irrigation. Copper plumbing, new roof, electrical wiring/boxes all within the last 7 years. Walls in kitchens have been rewired for new kitchens. Shops, restaurants, coffee houses, bars and Target all a couple of blocks. On transit zone with bus stop across the street. Also perfect for owner/user. Upside in rents and some renovations. May qualify for Mills Act/tax savings. See historic photos

Facts & Features

- Sold On 11/09/2023
- Original List Price of \$1,850,000
- 1 Buildings
- Levels: Two
- Heating: Natural Gas
- Cap Rate: 2.66
- \$72000 Gross Scheduled Income
- \$50316 Net Operating Income

Interior

- Appliances: Gas Water Heater, Tankless Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- 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		\$1,300		\$2,700
2:		1	1	0		\$1,625		\$2,700
3:		1	1	0		\$1,700		\$2,700
4:		1	1	0		\$1,375		\$2,700

Of Units With:

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

- Disposal:

Additional Information

- Buyer Agency Compensation: 2.5%
- 92102 - San Diego area
- San Diego County
- Parcel # 5392230700

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: 230015051SD

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