

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	220025356SD	S	9170 Fletcher Dr	LMSA	91941		2	\$50,400	5	\$855,000			1951	10,040/0.23			11/07/22	6/6
2	PTP2204681	S	6933 San Miguel AVE	LEG	91945	STD	2	\$0	0	\$975,000	\$305.26	3194	1930/ASR	13,748/0.31	N	2	11/07/22	84/84
3	220026528SD	S	8804 08 Valencia St.	SPV	91977		2	\$0	0	\$595,000			1978	5,788/0.13			11/08/22	11/11
4	220025107SD	S	9026 Mac Lane	SPV	91977		2	\$0	0	\$800,000			1992				11/10/22	7/7
5	PTP2205034	S	1066 68 Sumner AVE	ELC	92021	STD	2	\$0	0	\$750,000	\$441.18	1700	1945/ASR	24,394/0.56	N	0	11/10/22	47/47
6	PTP2206584	S	245 East Drive	VST	92083	STD	2	\$0	0	\$580,500	\$403.12	1440	1941/ASR	23,522/0.54	N	0	11/07/22	5/5
7	NDP2207086	S	3329 & 33; C ST	SD	92102	STD	2	\$23,400	0	\$1,855,000	\$574.48	3229	1959/ASR	21,634/0.49	N	3	11/07/22	21/21
8	NDP2210089	S	1566 Reed AVE	SD	92109	STD	2	\$64,886	4	\$1,287,500	\$1,355.26	950	1951/ASR	3,122/0.07	N	2	11/09/22	7/7
9	220025682SD	S	3528 30 36th St	SD	92104		3	\$83,820	4	\$1,330,000			1948	4,681/0.1			11/09/22	14/14

Closed •

List / Sold: **\$849,900/\$855,000** ↑

9170 Fletcher Dr • La Mesa 91941

6 days on the market

2 units • \$424,950/unit • sqft • 10,040 sqft lot • No \$/Sqft data •

Listing ID: 220025356SD

Built in 1951

CrossStreet: Bancroft



Owned by the same family for over 40 years, this property is home for generations to come! Detached ADU / granny unit with private entrance, laundry room, large kitchen and recently remodeled bathroom. Charming main home with 2 beds + 2 full bathrooms and a large open floor-plan. Equipped with an eat in kitchen + formal dining space, large living room and laundry room. Located in the most convenient part of Mt. Helix, with La Mesa Village a bike ride away and freeways just minutes away. Corner lot on a highly sought after street with mature trees and the perfect amount of yard space. Wrap around driveway, RV parking and a single car garage make for loads of parking. Central AC/ Heat in main home + gas fireplace, gas burning stove in granny unit and wall unit AC. Sewer: Sewer Connected Unit # for Unit 1: Main Home Number of Furnished Units: 0

Facts & Features

- Sold On 11/07/2022
- Original List Price of \$849,900
- 2 Buildings
- Levels: One
- Cooling: Central Air, Wall/Window Unit(s)
- Cap Rate: 5
- \$50400 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

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	2	1		\$0		\$3,000
2:		1	1	0		\$0		\$1,800
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

- 91941 - La Mesa area
- San Diego County
- Parcel # 4952420700

Michael Lembeck

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Re/Max Property Connection

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

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Closed •

List / Sold: **\$1,025,000/\$975,000** ↓

6933 San Miguel Ave • Lemon Grove 91945

84 days on the market

**2 units • \$512,500/unit • 3,194 sqft • 13,748 sqft lot • \$305.26/sqft •
Built in 1930**

Listing ID: PTP2204681

CrossStreet: Massachusetts



PRIME LOCATION with TWO separate homes on one HUGE R2 lot, excellent opportunity for rental income investment property -or- multi family. **Larger Home - 4 Bd 2.5 Ba approx. 2,304 sq ft two story built in 1979, newly remodeled, double-pane windows, new flooring, new kitchen countertop, cabinets refaced, fireplace, detached two car garage with laundry hookup in garage and newer roof. **Smaller Home - 2Bd 1.5 Ba fully renovated, electrical, plumbing, new kitchen quartz, countertop, stainless appliances, new cabinets, paint, laundry hookups inside home, tankless water heater, double-pane windows, new flooring and HVAC, newer roof. Both homes are now in move in ready condition, with ample room for RV or build on property.

Facts & Features

- Sold On 11/07/2022
- Original List Price of \$1,200,000
- 2 Buildings
- 4 Total parking spaces
- 2 Total carport spaces
- \$2,024 (Public Records)
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Convection Oven, Dishwasher, Disposal, Microwave, Refrigerator, Tankless Water Heater, Water Heater

Exterior

- Lot Features: 31-35 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02065172
- 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:		2	2	0		\$0	\$0	\$2,409

Of Units With:

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

Additional Information

- Standard sale

- 91945 - Lemon Grove area
- San Diego County
- Parcel # 4793200200

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CUSTOMER FULL: Residential Income LISTING ID: PTP2204681

Printed: 11/13/2022 6:14:31 AM

Closed •

List / Sold: **\$695,000/\$595,000** ↓

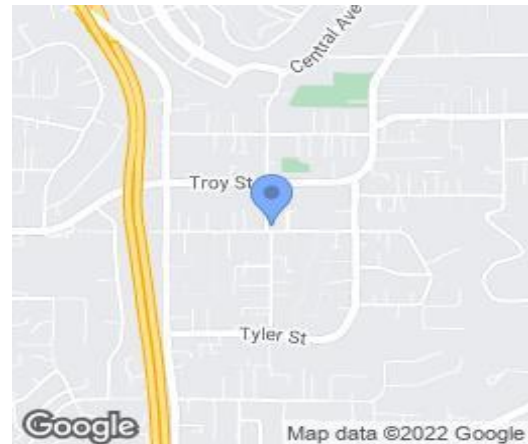
8804 08 Valencia St. • Spring Valley 91977

11 days on the market

2 units • **\$347,500/unit** • **sqft** • **5,788 sqft lot** • **No \$/Sqft data** •
Built in 1978

Listing ID: 220026528SD

CrossStreet: Bancroft



Opportunity knocks!! Duplex offers units with attached garages, exclusive use yards and fireplaces! Don't miss this opportunity for income investment or live in one and rent the other! With some TLC they are ready to bring you home and/or income! Unit # for Unit 1: 8804 Unit # for Unit 2: 8808 Number of Furnished Units: 0

Facts & Features

- Sold On 11/08/2022
- Original List Price of \$695,000
- 1 Buildings
- Levels: One
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01896308
- 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		\$0		
2:		2	1	1		\$0		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91977 - Spring Valley area
- San Diego County
- Parcel # 5032905300

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Closed •

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

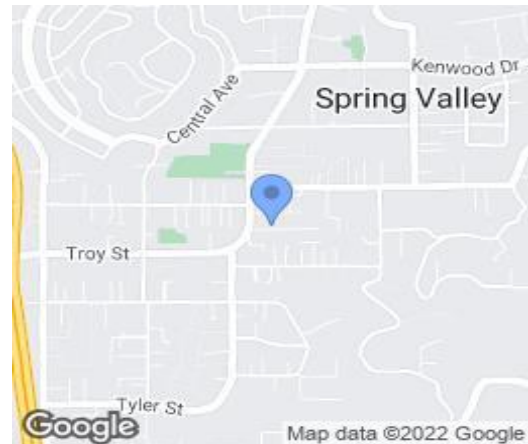
9026 Mac Lane • Spring Valley 91977

7 days on the market

2 units • \$399,500/unit • sqft • No lot size data • No \$/Sqft data • Built in 1992

Listing ID: 220025107SD

CrossStreet: Bancroft



Two 3BR/2BA units built in 1992 each with their own attached 1 car garages, fireplaces, RV parking and private backyards. Great investment property or live in one and rent the other. Great potential with a little TLC. Carpets were pulled due to condition from last tenant. Unit # for Unit 1: 9026 Unit # for Unit 2: 9028 Number of Furnished Units: 0

Facts & Features

- Sold On 11/10/2022
- Original List Price of \$799,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas, Combination, Forced Air
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01270959
- 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			\$0		
2:		3	2			\$0		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91977 - Spring Valley area
- San Diego County
- Parcel # 5041133100

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Closed •

List / Sold: **\$739,000/\$750,000** ↓

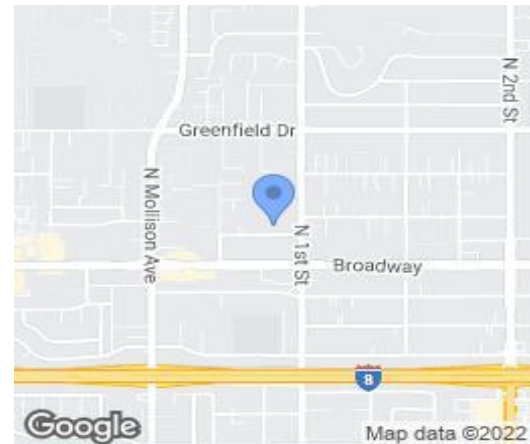
1066 68 Sumner Ave • El Cajon 92021

47 days on the market

**2 units • \$369,500/unit • 1,700 sqft • 24,394 sqft lot • \$441.18/sqft •
Built in 1945**

Listing ID: PTP2205034

Broadway-First street- Sumner.



Two homes on one parcel. Purchase as a strong investment or move into one home and rent out the other. Larger unit has four bedrooms, two baths and a gorgeous kitchen. Charming second unit with one bedroom, one bath and spacious patio. Offering a nice courtyard between the homes and a private side yard that can be terraced for a garden. Mature trees and fenced areas in the back portion of the land. Additionally, there are 8 off-street parking spaces.

Facts & Features

- Sold On 11/10/2022
- Original List Price of \$820,000
- 2 Buildings
- 8 Total parking spaces
- \$1,690 (Assessor)
- Laundry: In Closet
- 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, Garden, Rocks
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01481919
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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
- 92021 - El Cajon area
- San Diego County
- Parcel # 4842921000

Michael Lembeck

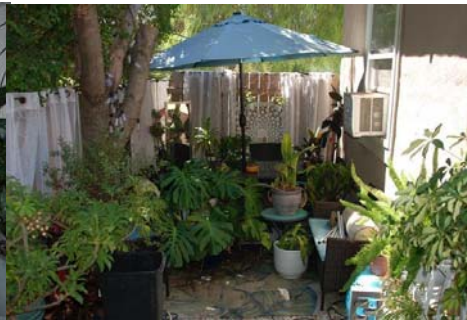
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Re/Max Property Connection

State License #: 01891031

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Closed • Duplex

List / Sold: **\$575,000/\$580,500** ↑

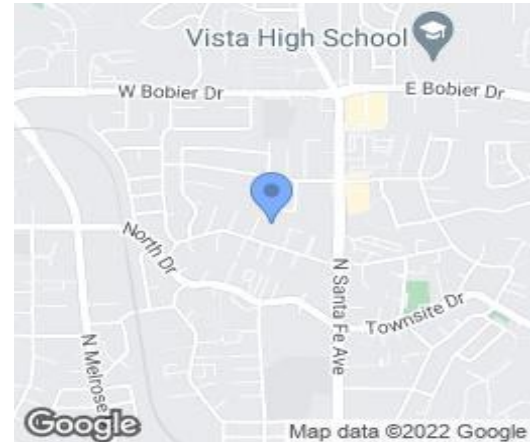
245 East Drive • Vista 92083

5 days on the market

**2 units • \$287,500/unit • 1,440 sqft • 23,522 sqft lot • \$403.12/sqft •
Built in 1941**

Listing ID: PTP2206584

Santa Fe To East.



Two Cottages on a Half Acre Lot! So many possibilities with this property. Stand alone houses with plenty of room for yards, parking, or adding another unit. Great Opportunity for First Time Buyer or Investment!

Facts & Features

- Sold On 11/07/2022
- Original List Price of \$575,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Electric Dryer Hookup, In Closet, Outside, Washer Hookup
- Cap Rate: 0
- 2 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01527365
- 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:	615	2	1	0		\$0	\$2,000	\$2,000
2:	825	3	1	0		\$957	\$957	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- 92083 - Vista area
- San Diego County
- Parcel # 1612810800

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CUSTOMER FULL: Residential Income LISTING ID: PTP2206584

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Closed • Duplex

List / Sold:

\$2,050,000/\$1,855,000 ↓

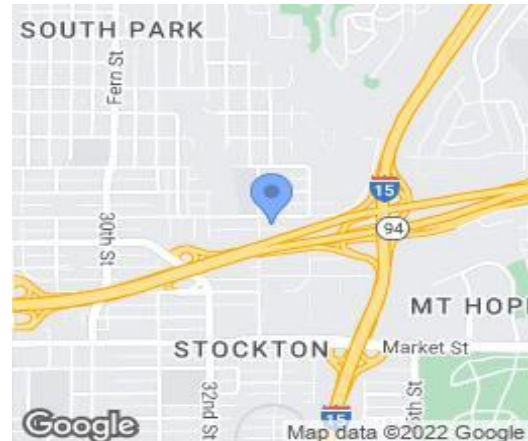
21 days on the market

Listing ID: NDP2207086

3329 & 3325 C St • San Diego 92102

2 units • \$1,025,000/unit • 3,229 sqft • 21,634 sqft lot • \$574.48/sqft •
Built in 1959

GPS



DEVELOPMENT POTENTIAL!! Value is in the land. Property consists of 2 detached single family houses located on a large 21,634 sf lot in Golden Hill - a trendy neighborhood that has been revitalized over the past number of years. The lot slopes slightly towards the south and has alley access behind. Owners unit (3329 C) is 4 bed / 3 bth and the rental unit (3325 C) 3 bed / 1 bth rented at \$1,950 / m. This property can accommodate a density of 7 units (no affordable) to 36 units (utilizing affordable density bonus program) per the attached architect study. Zoning is RM 1-1 and provides a density of 1 unit per 3,000 sf of lot area.

Facts & Features

- Sold On 11/07/2022
- Original List Price of \$2,050,000
- 3 Buildings
- 3 Total parking spaces
- \$0
- Laundry: Inside
- Cap Rate: 0
- \$23400 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Gentle Sloping, Lawn, Lot 20000-39999 Sqft, Value In Land, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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	1		\$1,950	\$1,959	\$2,750
2:		4	3	2		\$0	\$0	\$3,200

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

- 92102 - San Diego area
- San Diego County
- Parcel # 5395720200

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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 • Duplex

List / Sold:

\$1,295,000/\$1,287,500 ↓

7 days on the market

Listing ID: NDP2210089

1566 Reed Ave • San Diego 92109

2 units • **\$647,500/unit** • **950 sqft** • **3,122 sqft lot** • **\$1355.26/sqft** •
Built in 1951

INGRAHAM- WEST ON REED AVE



DON'T MISS THIS WELL MAINTAINED DUPLEX IN A VERY DESIRABLE LOCATION IN PACIFIC BEACH. THE PROPERTY CONSISTS OF 2 ONE BEDROOMS / ONE BATH UNITS THAT CURRENTLY BEING USED AS CORPORATE RENTALS. THE UNITS ARE PRIVATE, HAVE TILE FLOORING, PRIVATE YARDS, A DETACHED GARAGE, A DEDICATED LAUNDRY ROOM AND IS VERY EASY TO MAINTAIN. LOCATED WEST OF INGRAHAM, NEAR ALL THE RESTAURANTS, CROWN POINT, AND THE BEACH & BAY.

Facts & Features

- Sold On 11/09/2022
- Original List Price of \$1,295,000
- 1 Buildings
- 2 Total parking spaces
- 0 Total carport spaces
- \$0 (Assessor)
- Laundry: Individual Room
- Cap Rate: 4.3
- \$64886 Gross Scheduled Income
- \$55929 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01527365
- 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: 0
- Disposal: 2
- Drapes: 0
- Patio: 2
- Ranges: 2
- Refrigerator: 2
- Wall AC: 2

Additional Information

- Standard sale
- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4231931800

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold:

\$1,425,000/\$1,330,000 ↓

14 days on the market

Listing ID: 220025682SD

3528 30 36th St • San Diego 92104

**3 units • \$475,000/unit • sqft • 4,681 sqft lot • No \$/Sqft data •
Built in 1948**

CrossStreet: Landis & 36th



Excellent opportunity to own a two-on-one mid-city property with private yards plus a newly constructed, fully-permitted, Accessory Dwelling Unit (ADU) above an enclosed two-car garage. The property is located in a quaint part of Cherokee Point, just across Highway 805 from North Park, San Diego's most popular urban neighborhood. The property has an excellent unit mix of two stand-alone homes, each having two-bedrooms & one-bathroom - both renovated in 2015. The new ADU is a one-bedroom & one-bathroom apartment meticulously constructed with ten-foot framing, upgraded cabinets, counters, tile work, fixtures, and flooring. This property is ready for the prudent investor looking for a turn-key investment property in a centrally-located SD neighborhood. Regarding A/C - 2 of 3 units have air conditioning. Unit # for Unit 1: 3528 Unit # for Unit 2: 3530 Unit # for Unit 3: 3532 Number of Furnished Units: 0

Facts & Features

- Sold On 11/09/2022
- Original List Price of \$1,425,000
- 3 Buildings
- Levels: Two
- Cooling: Central Air, See Remarks
- Cap Rate: 4.1
- \$83820 Gross Scheduled Income
- \$58035 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01352336
- 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			\$2,395		\$2,650
2:		2	1			\$2,395		\$2,650
3:		1	1			\$2,195		\$2,195
4:			0					

Of Units With:

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

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4476721400

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