

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	Pr
1	PTP2107153	S	981 83	Calla AVE	IMB	91932	STD	2	\$39,000	0	\$890,000	\$543.35	1638	1958/ASR	7,567/0.17	N
2	210023212	S	4521	Westview Dr	LMSA	91941		2	\$9,624	0	\$885,000			1961	6,980/0.16	
3	210028391	S	4807	Parks Ave	LMSA	91942		2	\$0	0	\$1,120,000			1947		
4	PTP2106926	S	2014 16	ILDICCA WAY	SPV	91977	STD	2	\$0	0	\$780,000	\$345.74	2256	1982/ASR	8,405/0.19	N
5	210027288	S	4110	Pepper Dr	SD	92105		2	\$66,000	6	\$875,000			1953	5,505/0.12	
6	210027158	S	722 724	Island	SD	92109		2	\$0	0	\$3,100,000			2021	2,347/0.05	
7	210025890	S	2812	Webster Ave	SD	92113		2	\$0	0	\$771,000			2021	5,145/0.11	N
8	NDP2109715	S	4180 4182	51St ST	SD	92105	STD	3	\$36,900	4	\$1,039,000	\$484.61	2144	1950	21,780/0.5	N
9	210029368	S	3031	National Ave	SD	92113		4	\$63,840	0	\$850,000			2020	5,263/0.12	
10	PTP2103003	S	11917	ORCHARD RD	LAK	92040	STD	29	\$500,900	0	\$7,250,000	\$252.65	28696	1986/ASR	43,560/1	N

Closed •

List / Sold: **\$860,000/\$890,000** ↑

981 83 Calla Ave • Imperial Beach 91932

4 days on the market

2 units • \$430,000/unit • 1,638 sqft • 7,567 sqft lot • \$543.35/sqft • Built in 1958

Listing ID: PTP2107153

South on I-5, Exit Palm Ave West, Left at 9th St, Right on Calla, Units are on the right.



Great opportunity to own not one but two homes in Imperial Beach. Each home has two bedrooms, one bath, attached one car garage with laundry hook-ups and private fenced yard. The back house has a new roof. The homes are located near shopping center and bike path in the heart of Imperial Beach. This two on one is a great opportunity for a savvy buyer.

Facts & Features

- Sold On 11/09/2021
- Original List Price of \$860,000
- 2 Buildings
- 2 Total parking spaces
- \$0
- Laundry: Gas & Electric Dryer Hookup, In Garage
- Cap Rate: 0
- \$39000 Gross Scheduled Income
- \$33400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999, Level, Near Public Transit

Annual Expenses

- Total Operating Expense: \$13,128
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance: \$3,000
- 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:	2	1	1	1		\$1,500	\$1,500	\$2,000
2:	2	1	1	1		\$1,750	\$1,750	\$2,000

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
- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6262212400

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: PTP2107153

Printed: 11/14/2021 11:40:40 AM

Closed •

List / Sold: **\$939,000/\$885,000** ↓

4521 Westview Dr • La Mesa 91941

32 days on the market

2 units • \$469,500/unit • sqft • 6,980 sqft lot • No \$/Sqft data • Built in 1961

Listing ID: 210023212

Normal to Fairview to Westview CrossStreet: Fairview Ave



Don't miss out on this incredible investment opportunity! The ADU is permitted making this once SFR with a newly renovated kitchen into a fully-permitted 2 unit property. In addition - the 3rd bedroom to the main house is actually an attached granny flat with its own separate entrance! You must see this set-up. Live in one - rent the other. The views are incredible! Opportunities Galore with this property! The main house is a 2 bedroom/2 bath home with an open floor-plan and incredible views!! The 3rd bedroom to the house is actually an attached granny flat with its own separate entrance, kitchen and full bath. The ADU was fully permitted with the City of La Mesa. The unit was once the garage but was converted into a beautiful studio unit. The ADU has its own tankless water heater, room heater, walk-in tile shower and full kitchen. Live in the main house and rent the other studio unit! While the current owners used this home, the tenants using the main house would tandem park in the driveway and other tenants parked in the street. Later in the day parking gets more congested at the end of the street where the property is. However, the studio tenants can almost always find parking somewhere right on Westview Dr, so its a pretty short walk (probably comparable or much better than parking for tenants renting a studio in many other SD neighborhoods). Number of Furnished Units: 0

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$975,000
- 1 Buildings
- Levels: Three Or More
- Cooling: Central Air
- Cap Rate: 0
- \$9624 Gross Scheduled Income
- \$59400 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:		2	2			\$0		\$2,750
2:		1	1			\$1,100		
3:			0			\$1,100		
4:			0					

Of Units With:

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

Additional Information

- 91941 - La Mesa area
- San Diego County
- Parcel # 4704022000

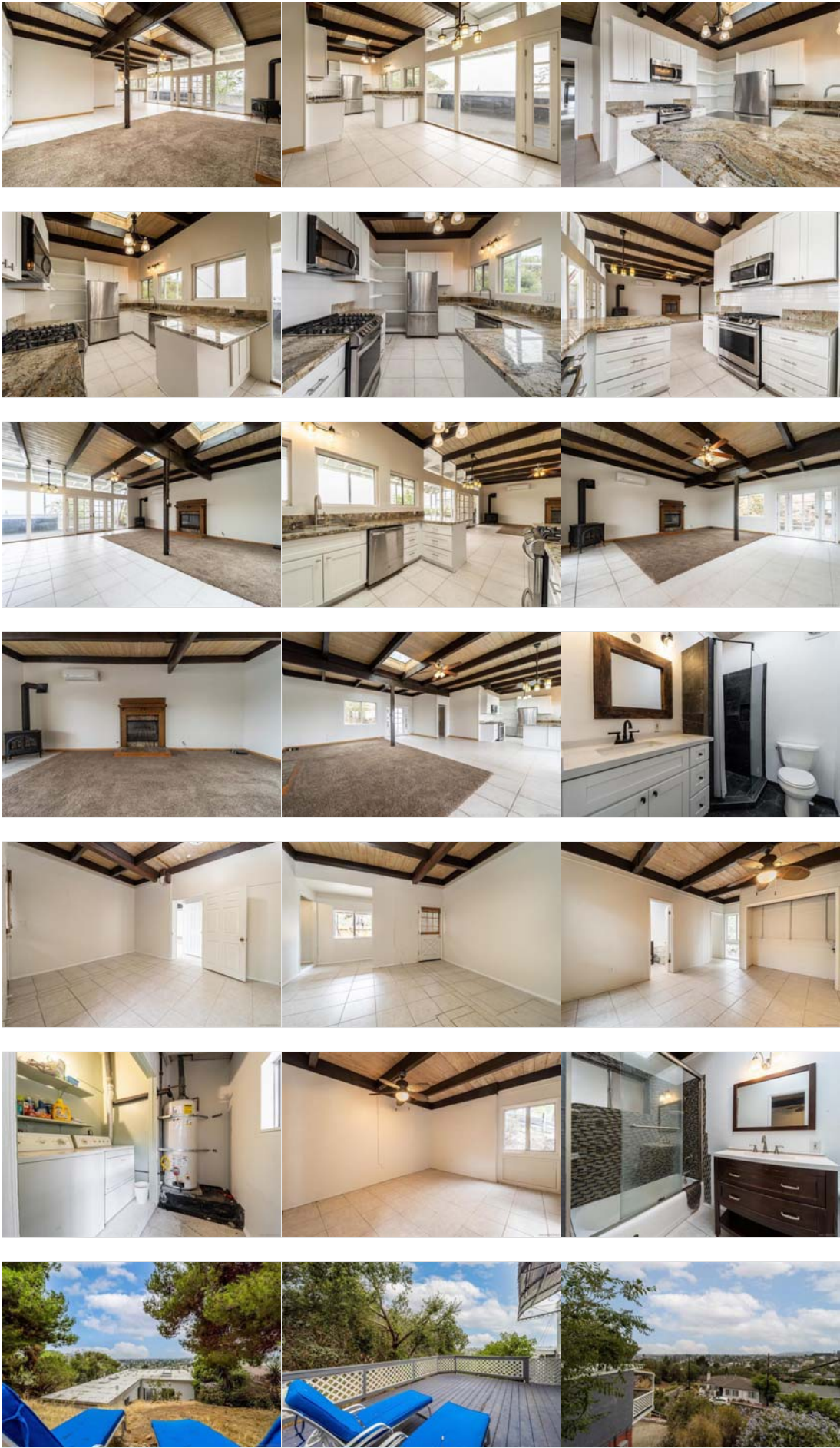
Michael Lembeck

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: 210023212

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Closed •

4807 Parks Ave • La Mesa 91942
2 units • \$575,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1947
CrossStreet: El Cajon Blvd

List / Sold:
\$1,150,000/\$1,120,000 ↓
18 days on the market
Listing ID: 210028391



Get two with the price of one, beautifully remodeled duplex sitting on a flat usable lot little over quarter acre. Main house features three bedrooms, two full bathrooms, vaulted ceiling and laundry closet. Secondary house has one bedroom, one bathroom, full kitchen and laundry closet. Both buildings have been professional updated by new roof, new windows, new HVAC system, new kitchen, new bathrooms, new ABS sewer lines and much more. There is a workshop behind the garage which can be used for office, man-cave, entertainment room or even a storage. Speaking of the storage there is a shed/storage room upfront on permanent foundation as well. The layout in main house allows one bedroom to be rented separately. The lot is big enough to add more structures. Minutes to shops, freeways. Zoning is R3 per city of La Mesa. Get two with the price of one, beautifully remodeled duplex sitting on a flat usable lot little over quarter acre. Main house features three bedrooms, two full bathrooms, vaulted ceiling and laundry closet. Secondary house has one bedroom, one bathroom, full kitchen and laundry closet. Both buildings have been professional updated by new roof, new windows, new HVAC system, new kitchen, new bathrooms, new ABS sewer lines and much more. There is a workshop behind the garage which can be used for office, man-cave, entertainment room or even a storage. Speaking of the storage there is a shed/storage room upfront on permanent foundation as well. The layout in main house allows one bedroom to be rented separately. The lot is big enough to add more structures. Minutes to shops, freeways and restaurants. Sewer: Sewer Connected Number of Furnished Units: 0

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: One
- Cooling: Central Air
- 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	2			\$0		\$4,000
2:		1	1			\$0		\$2,500
3:			0					
4:			0					

Of Units With:

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

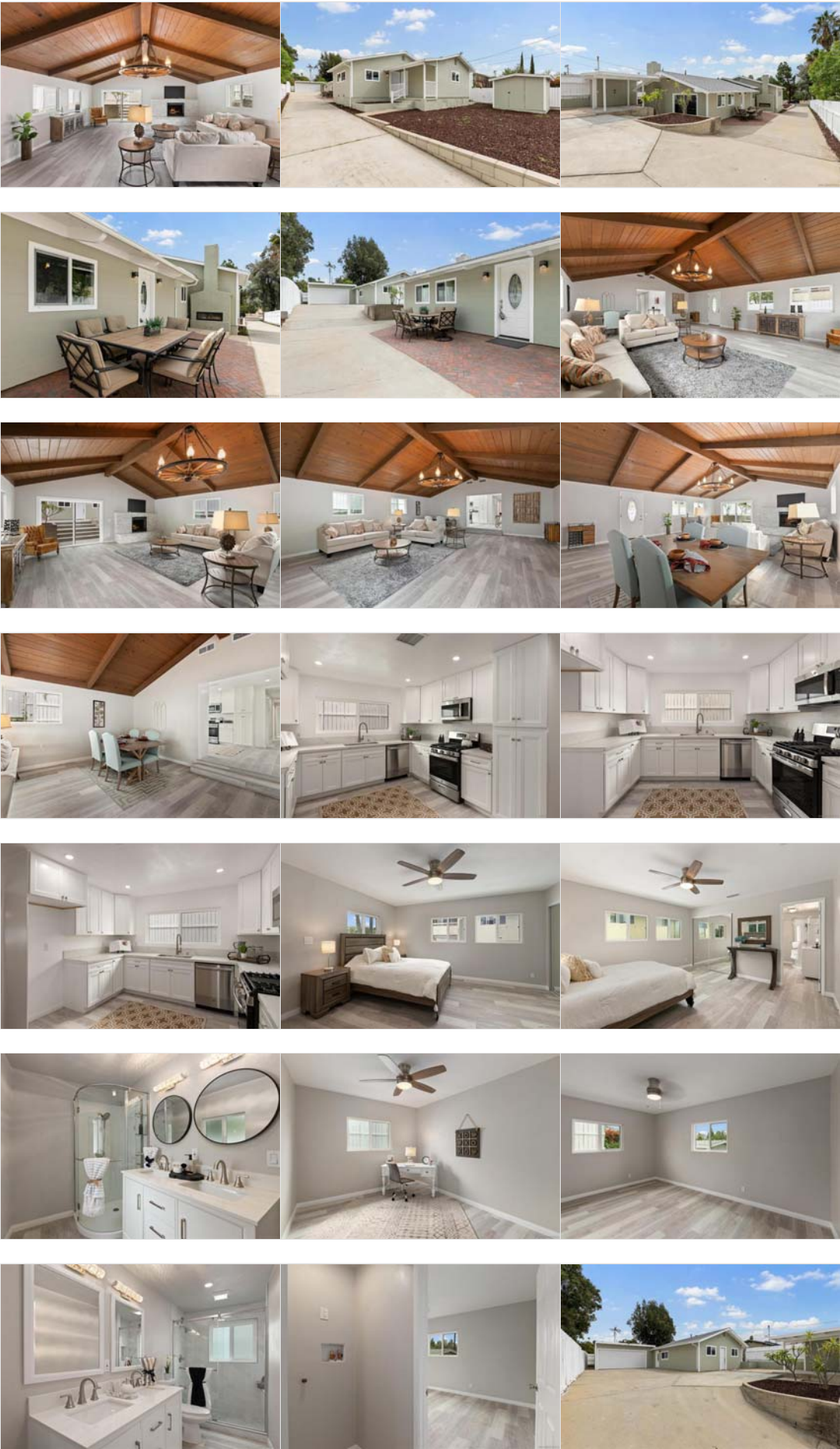
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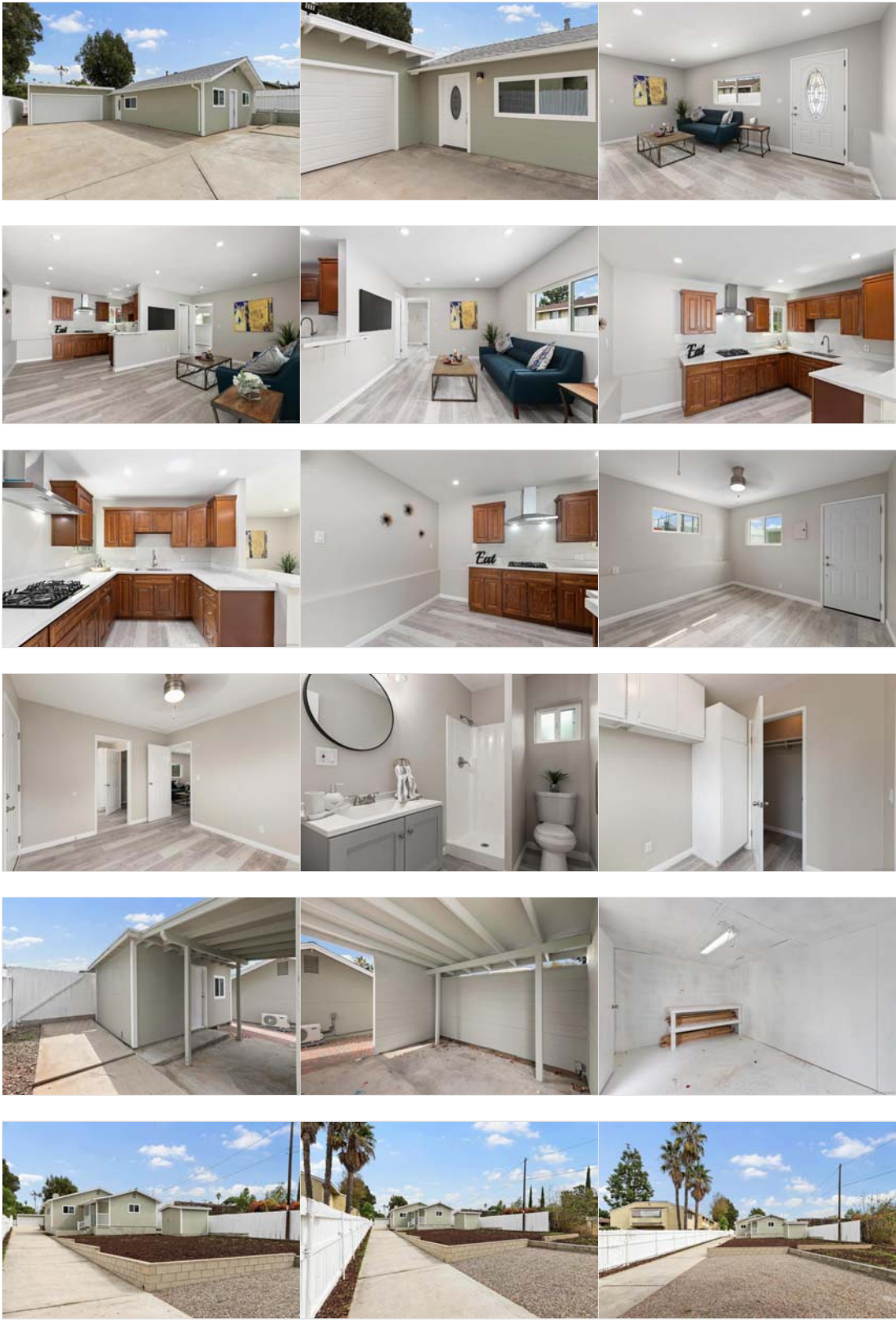
- 91942 - La Mesa area
- San Diego County
- Parcel # 4701411800

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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: **\$799,900/\$780,000** ↓

2014 16 ILDICCA WAY • Spring Valley 91977

6 days on the market

2 units • \$399,950/unit • 2,256 sqft • 8,405 sqft lot • \$345.74/sqft • Built in 1982

Listing ID: PTP2106926

CROSS STREET: CROFTON ST



2 GREAT UNITS - DUPLEX LOCATED ON A PRIVATE FLAG LOT - THE UNITS FEATURES ON 1 QUARTZ COUNTERTOPS - NEW LAMINATE FLOORING - LARGE PRIVATE YARD - ONE CAR ATTACHED GARAGE - THE SECOND END UNIT FEATURES LAMINATE FLOORING - NEW CARPET IN SOME AREAS - LAUNDRY IN GARAGE FOR BOTH UNITS - END UNIT HAS AN EXTRA LARGE PATIO - THERE IS PLENTY OF OFF STREET PARKING - LONG TERM TENANTS

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$799,900
- 2 Buildings
- 1 Total parking spaces
- \$871 (Assessor)
- Laundry: In Garage
- Cap Rate: 0
- 2 electric meters available
- 2 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: 01742337
- 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	1		\$1,720	\$1,720	\$1,950
2:		3	1	1		\$1,730	\$1,730	\$1,950

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
- 91977 - Spring Valley area
- San Diego County
- Parcel # 5780125100

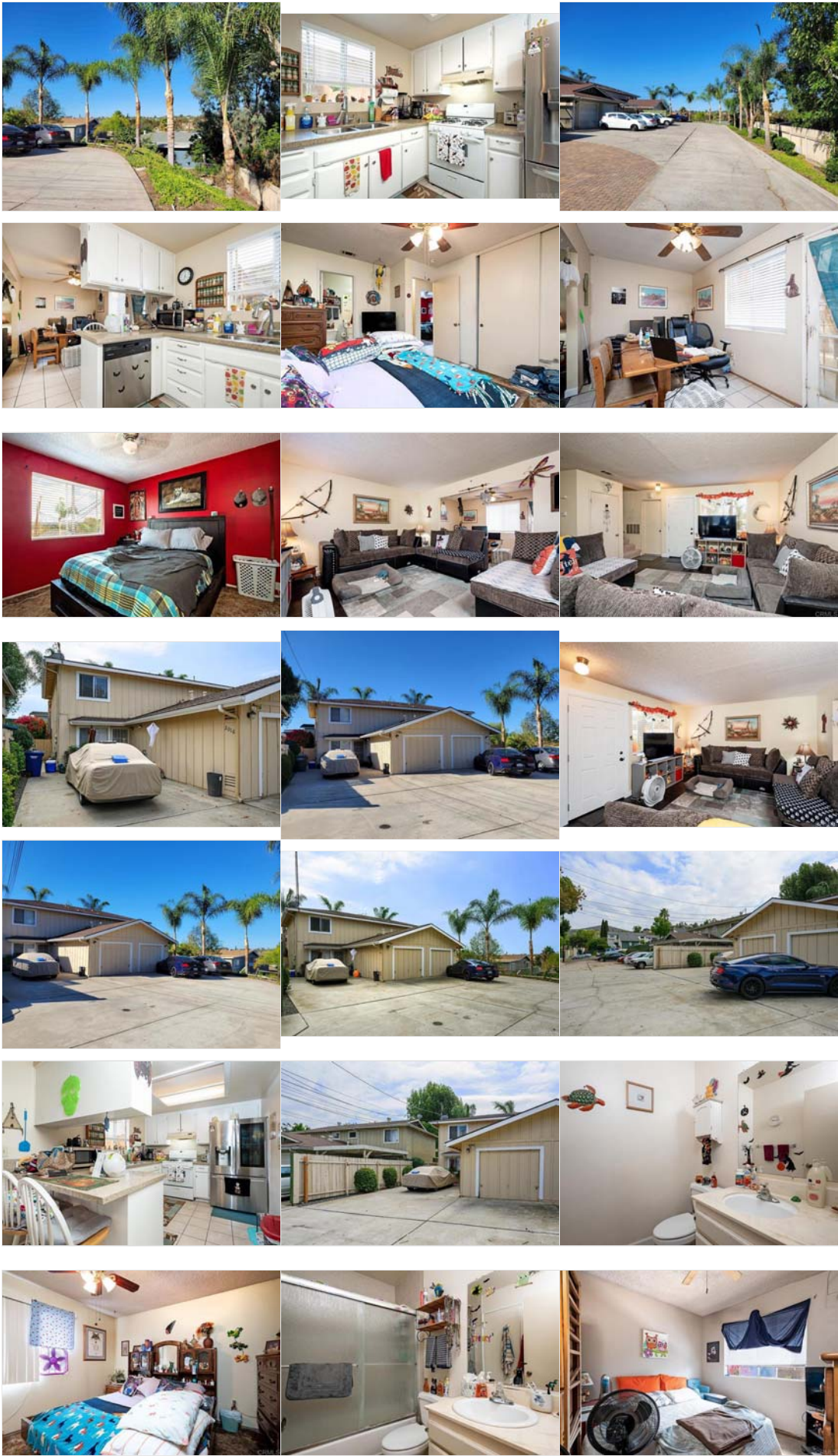
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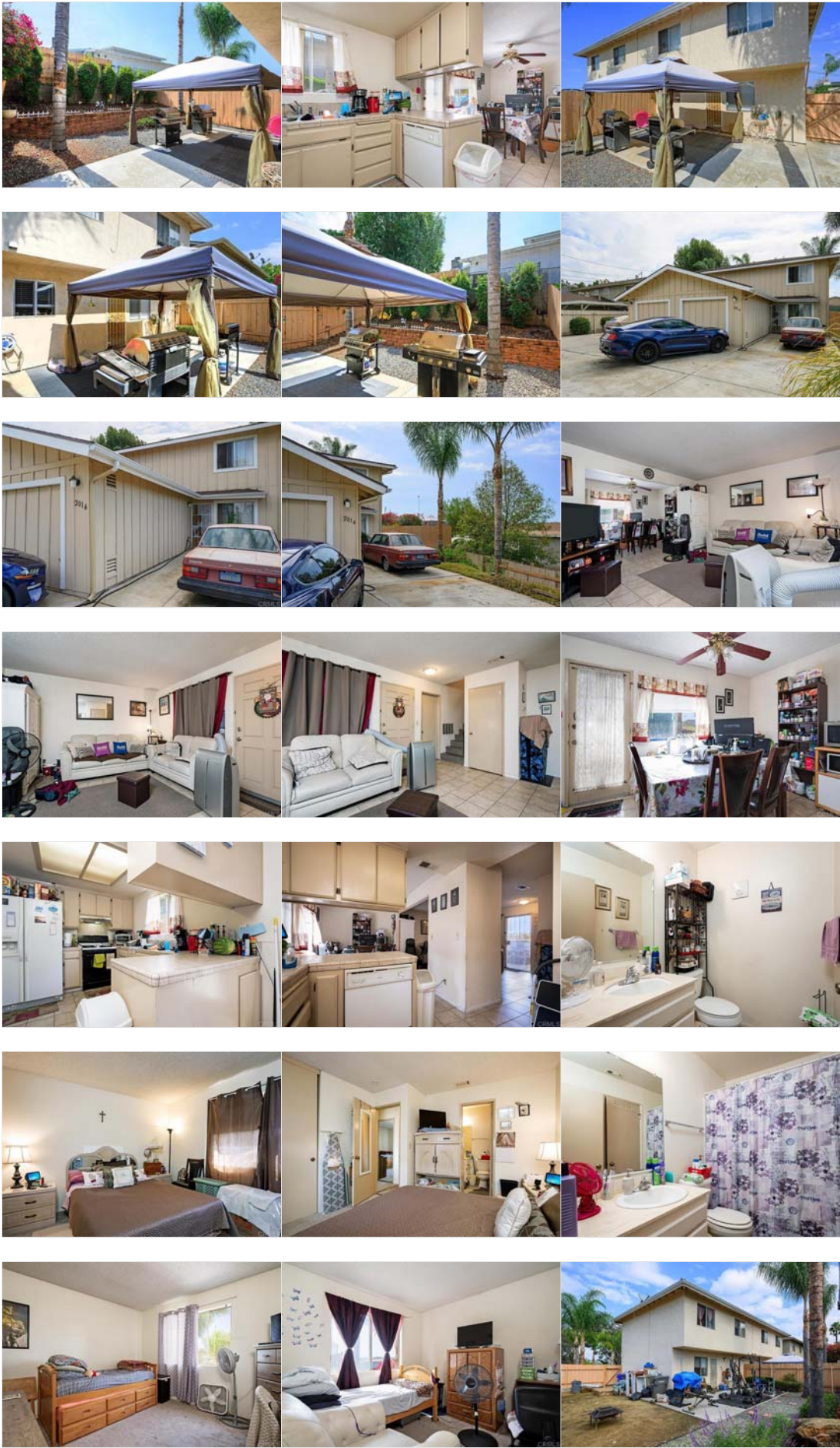
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Cell Phone: 714-742-3700

Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PTP2106926

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Closed •

List / Sold: **\$849,000/\$875,000** ↑

4110 Pepper Dr • San Diego 92105

9 days on the market

2 units • \$424,500/unit • sqft • 5,505 sqft lot • No \$/Sqft data • Built in 1953

Listing ID: 210027288

CrossStreet: TULIP



DO NOT DISTURB TENANTS. Two turnkey units. Perfect investment for an owner occupier. Unit1: tenant occupied, 2BR/1BA Cal Bungalow, 848SF, hardwood floors, updated galley kitchen w/ granite, 1 car garage, full sized laundry, hardscape patio/yard, dual pane windows, office nook, newer roof, irrigation. Unit2: 1,103SF 1BR/1.5BA remodeled 2016, HW/tile floors, situated with direct alley & Azalea Park access, HUGE yard, deck, patio great for entertaining, 3 car parking, storage shed. Financials listed in MLS. Unit # for Unit 2: #2 OR 1/2 Number of Furnished Units: 0

Facts & Features

- Sold On 11/08/2021
 - Original List Price of \$849,000
 - 1 Buildings
 - Levels: Two
- Cap Rate: 6.23
 - \$66000 Gross Scheduled Income
 - \$52969 Net Operating Income

Interior

Exterior

- Fencing: Cross Fenced

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			\$2,150		
2:		1	2			\$0		\$2,350
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

- 92105 - East San Diego area
- San Diego County
- Parcel # 5400811900

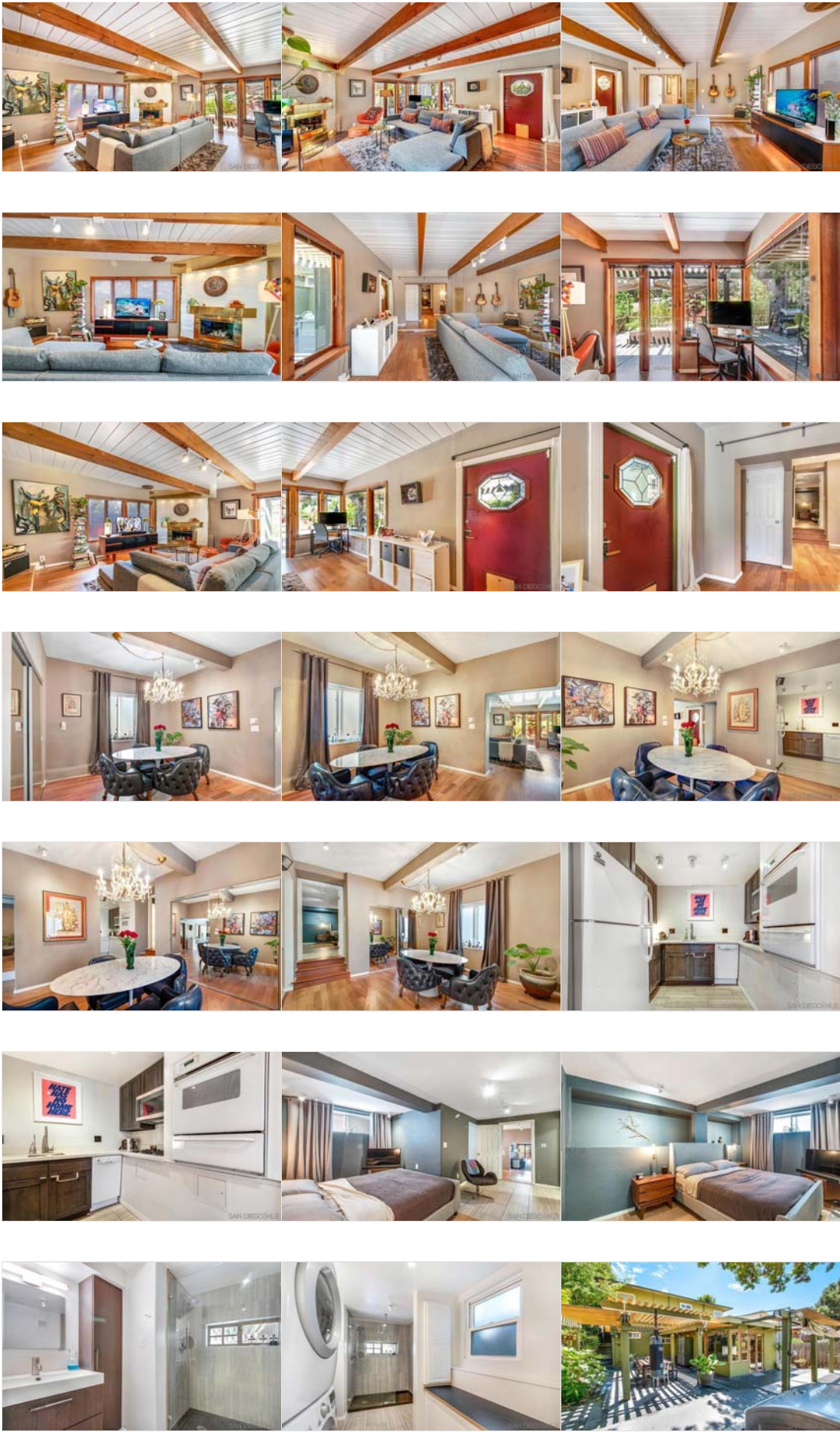
Michael Lembeck

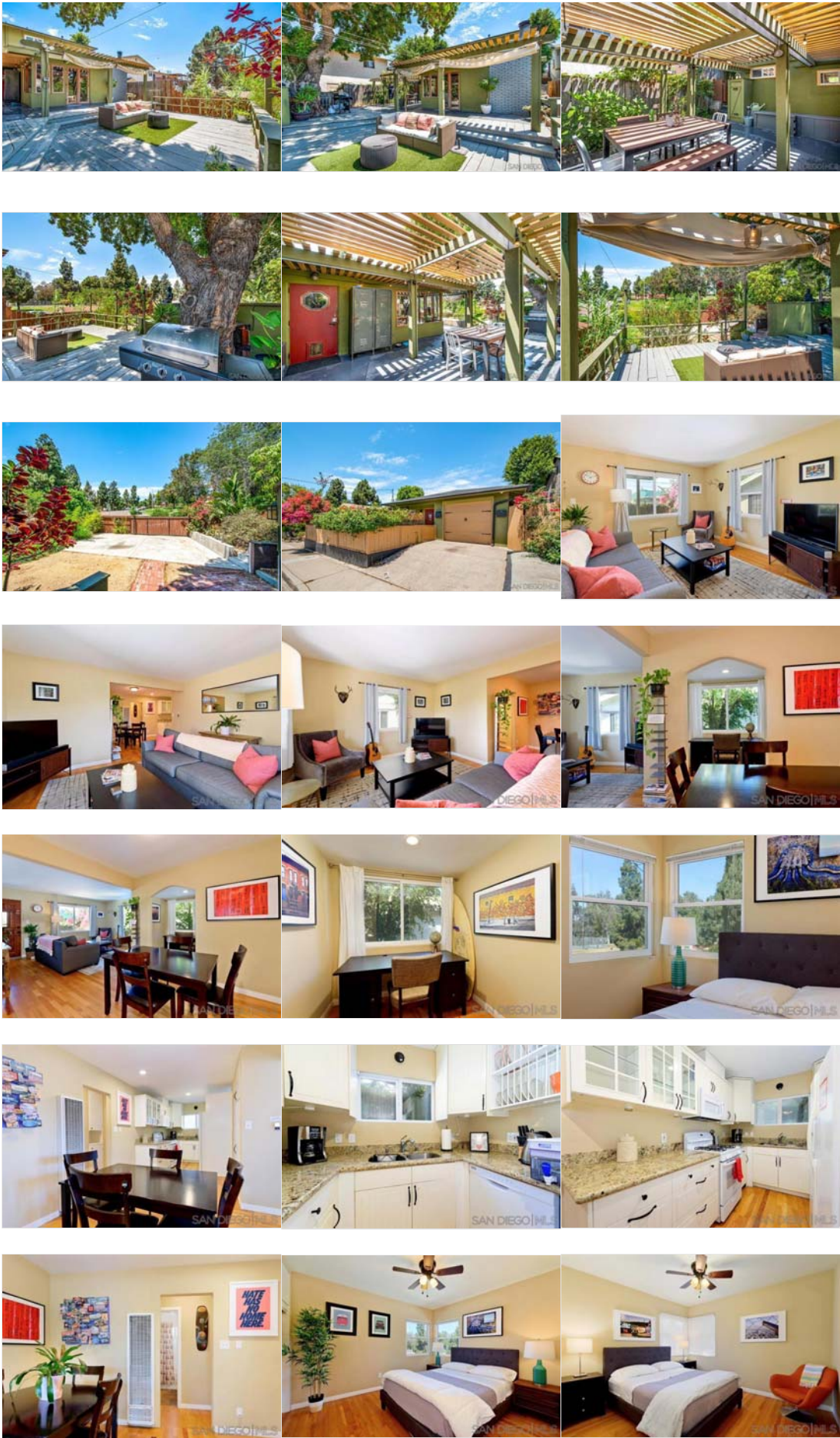
State License #: 01019397
Cell Phone: 714-742-3700

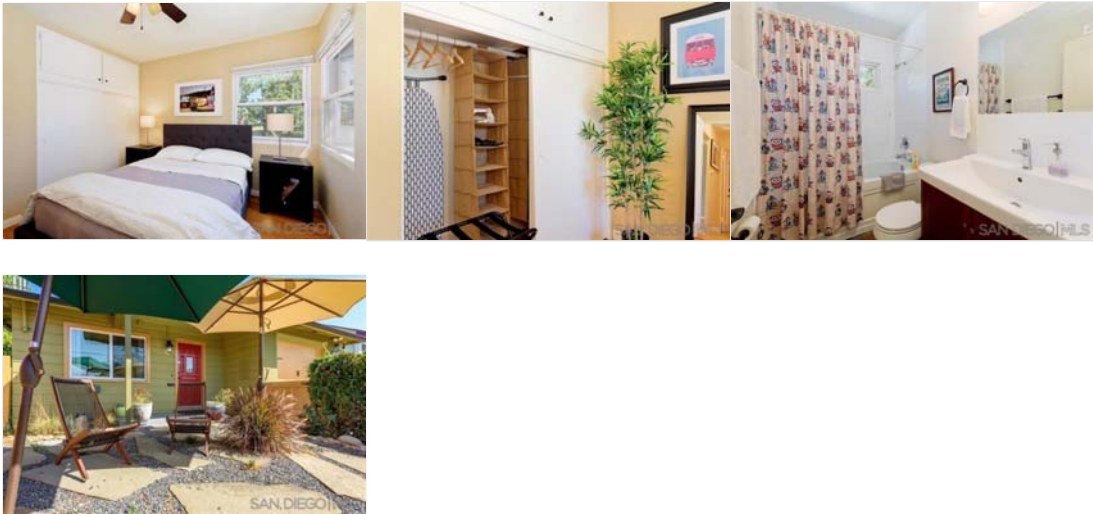
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 210027288

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Closed •

List / Sold:
\$2,995,000/\$3,100,000 ↑

722 724 Island • San Diego 92109

3 days on the market

**2 units • \$1,497,500/unit • sqft • 2,347 sqft lot • No \$/Sqft data •
Built in 2021**

Listing ID: 210027158

Recommend parking on Mission Blvd. Property is west of blvd on north side of the court. CrossStreet: Strandway



Brand new construction duplex in Mission Beach just a few homes from the oceanfront and boasting OCEAN VIEWS! Property consists of two units with private entrances: one 3 bedroom, 3 bathroom unit and one 3 bedroom 2 bathroom unit. EACH FEATURE an open concept kitchen, air conditioning, in-unit laundry, tankless water heater, beautiful finishes, Solar Electric, and attached 2-car garage. Short term rental projections from a highly reputable firm estimates gross revenue of \$240,000. Walk to bars, restaurants, the beach, and the bay. Gorgeous curb appeal and a highly desirable Mission Beach location. Construction is slated for completion in just days. Sewer: Sewer Connected Unit # for Unit 1: 722 Unit # for Unit 2: 724 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$2,995,000
- 1 Buildings
- Levels: Three Or More
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- Cap Rate: 0

Interior

- Appliances: Tankless Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- 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	2	2		\$0		\$120,000
2:	3	3	3	2		\$0		\$120,000
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

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4236632000

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Re/Max Property Connection

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Closed •

List / Sold: **\$699,000/\$771,000** ↑

2812 Webster Ave • San Diego 92113

5 days on the market

2 units • \$349,500/unit • sqft • 5,145 sqft lot • No \$/Sqft data • Built in 2021

Listing ID: 210025890

GPS CrossStreet: 28th St



WAIT, WHAT?!? 2-for-the-AMAZING-PRICE-of-1 !! Main house: 2 bedrooms + office / optional 3rd bd, 2 ba, dining area, large laundry room & living space. Detached ADU self contained 2 bd, 1 ba, living space, full kitchen and laundry room. Nearly everything BRAND NEW in 2 homes: electrical, plumbing, roof, foundation work, fencing, paint inside & out, HE vinyl windows, modern HE split combo-HVAC in each house, ceiling fans, flooring (LVP, carpet in bedrooms, tile in bathrooms), brand new kitchens w SS appliances, quartz countertops all in hip, vibrant, cultural cozy residential neighborhood. Watch your investment grow, while living in cool classy place! Rent out ADU, help pay for the mortgage! Less than 3 miles to PetCo Park and all of downtown! Hurry, this won't last! Imagine sipping cool Mojitos, Margaritas or an ice cold BEER catching up with family and friends on your beautiful porch, or spacious backyard of this completely re-done home and detached ADU / Granny Flat, In-Law Unit, Guest House or income producing rental unit! ALL practically brand new, all work done by licensed contractors. 2-for-the-AMAZING-PRICE-of-1 !! Main house: 2 bedrooms + office / optional 3rd bd, 2 ba, dining area, large laundry room & living space. Detached ADU self contained 2 bd, 1 ba, living space, full kitchen and laundry room. Nearly everything BRAND NEW in 2 homes: electrical, plumbing, roof, foundation work, fencing, paint inside & out, HE vinyl windows, modern HE split combo-HVAC in each house, ceiling fans, flooring (LVP, carpet in bedrooms, tile in bathrooms), brand new kitchens w SS appliances, quartz countertops all in hip, vibrant, cultural cozy residential neighborhood. Watch your investment grow, while living in cool classy place! Rent out ADU, help pay for the mortgage! Less than 3 miles to PetCo Park and all of downtown! Hurry, this won't last! Not in tax records as 2-on-1. ADU was built before owners purchased in 1998. Down to studs reconstruction with new everything done. Permits unknown, but ALL work done by licensed contractors, electricians, plumbers, roof and foundation professionals. Exterior: Wood/Stucco Sewer: Sewer Connected Unit 1 Parking Spaces: 2 Unit 2 Parking Spaces: 2 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$699,000
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s), Zoned
- Heating: Electric, See Remarks, Zoned
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Security Features: Window Bars

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	0		\$0		\$3,000
2:		2	1	0		\$0		\$1,800
3:			0					
4:			0					

Of Units With:

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

Additional Information

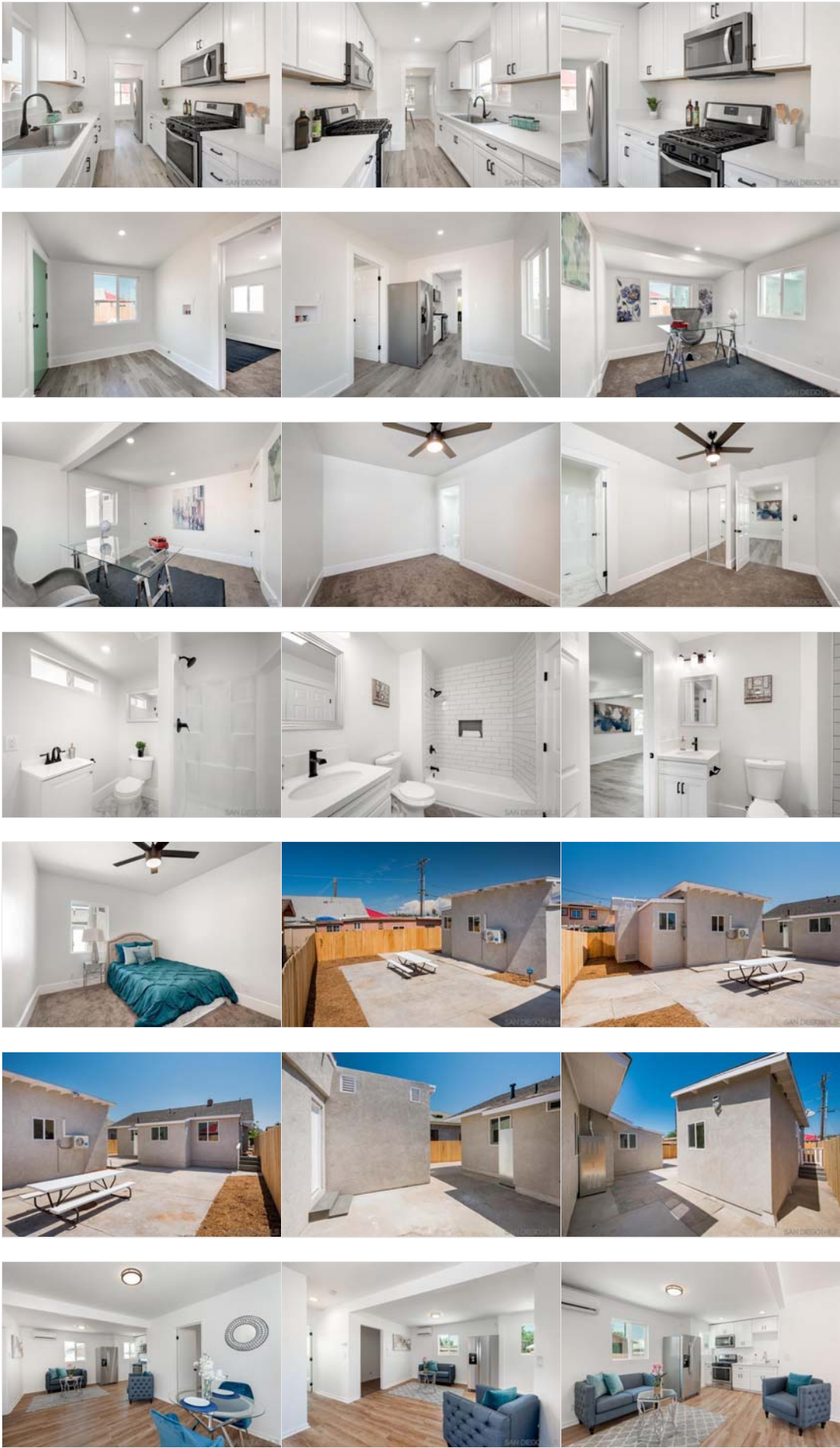
- 92113 - Logan Heights area
- San Diego County
- Parcel # 5454210300

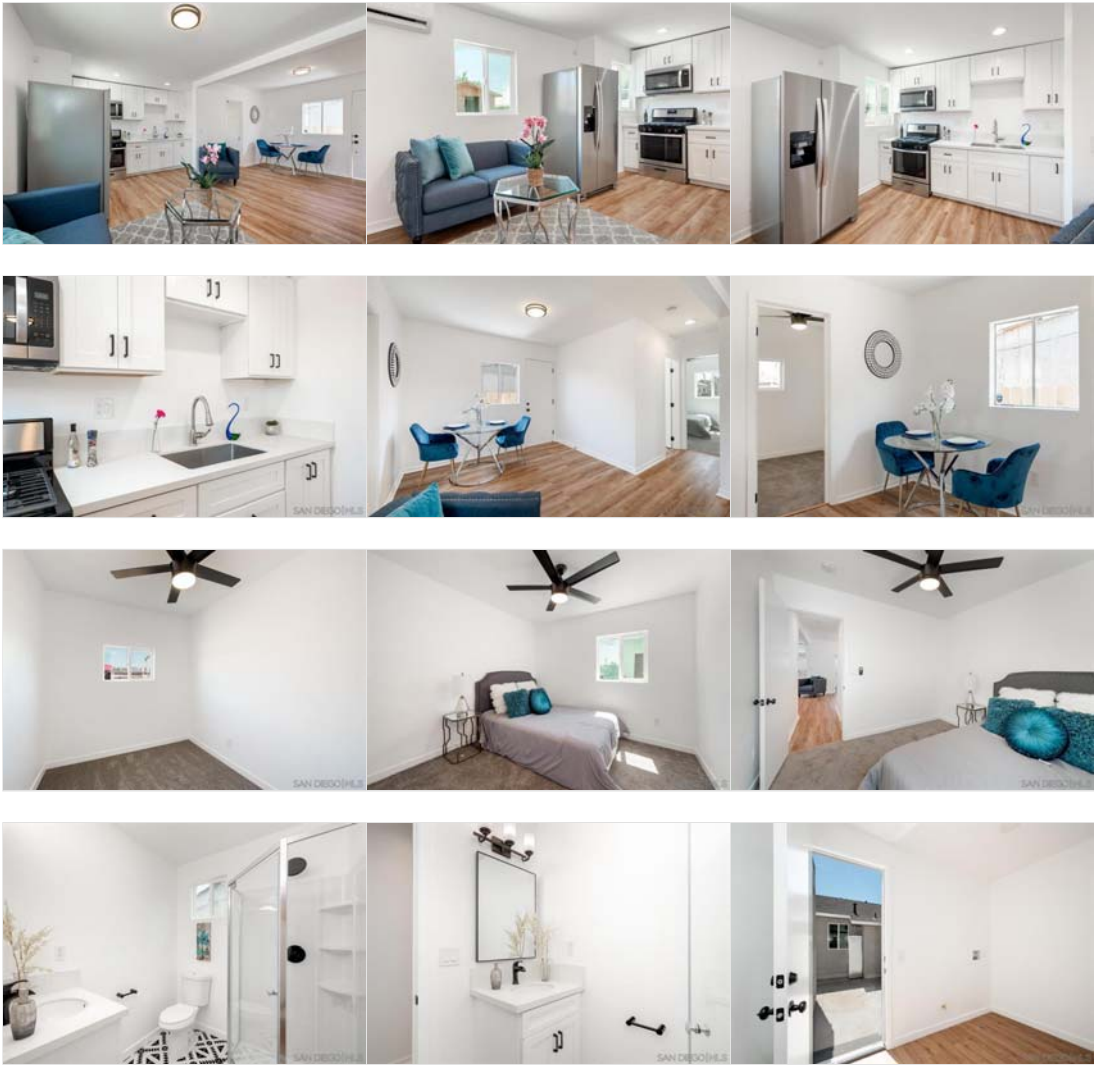
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State License #: 01019397
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State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210025890

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List / Sold:

Closed •**\$1,029,000/\$1,039,000** ↓

49 days on the market

4180 4182 51st St • San Diego 92105**3 units • \$343,000/unit • 2,144 sqft • 21,780 sqft lot • \$484.61/sqft • Built in 1950**

Listing ID: NDP2109715

From El Cajon Blvd head south on 51st to you reach the end at cul-de-sac. Property is located on the right hand side, duplex is located off the alley between 51st and Altadena

4180, 4182, 4184 3 units total. 4180 is a Newly remodeled single family home with 2 beds 1 bath, private fenced front and back yards. 2 additional units in back . All have single car garage and off street parking with private fenced yards. Front single family home has all new interior. New electrical, plumbing, kitchen, bath, flooring, paint fixtures, and much more. Large privacy front gate for off street parking, electric car hook up and more. Cul-de- sac location minimizing traffic and just a few houses from local elementary school, near park and public transit. Great opportunity close to SDSU! Back building is 2 units both 2 bed 1 bath, with a shared laundry room, each units has a single car garage with 1 off street parking spot, nice large shared yard that duplex shares. Great opportunity for income and zoned for 4 units. Back units well below market value.

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$1,149,000
- 2 Buildings
- 8 Total parking spaces
- \$38
- Laundry: Individual Room
- Cap Rate: 3.6
- \$36900 Gross Scheduled Income
- \$36012 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Disposal, Gas & Electric Range, Microwave, Range Hood, Refrigerator

Exterior

- Lot Features: Back Yard, Near Public Transit, Park Nearby • Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,679
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01295699
- Gardener:
- Licenses:
- Insurance: \$888
- 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	1	1	1		\$0	\$2,000	\$1,850
2:	2	1	1	1		\$1,525	\$1,525	\$1,525

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher: 1
- Disposal: 3
- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator: 3
- Wall AC: 0

Additional Information

- Standard sale
- 92105 - East San Diego area
- San Diego County
- Parcel # 4722712000

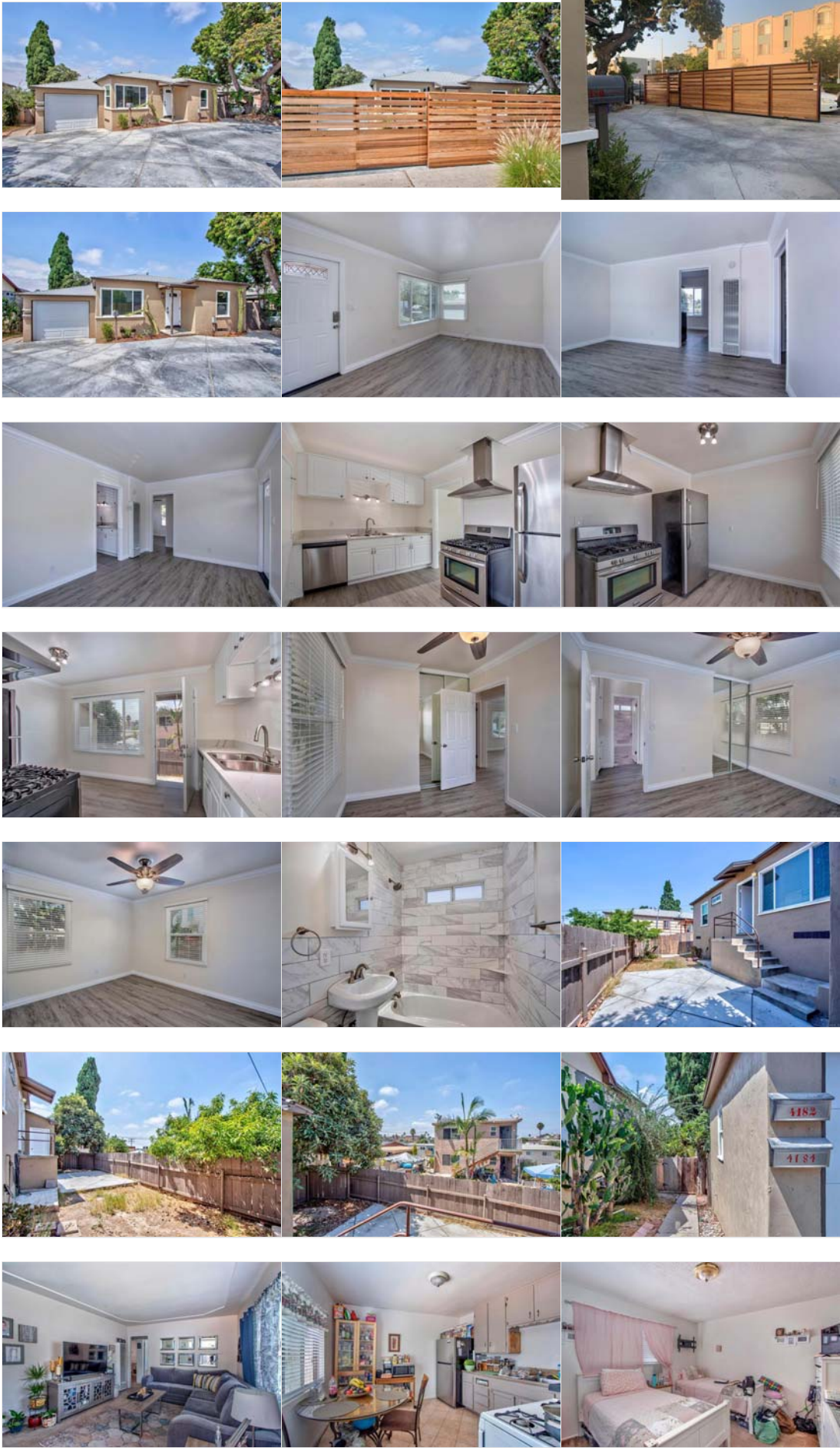
Michael Lembeck

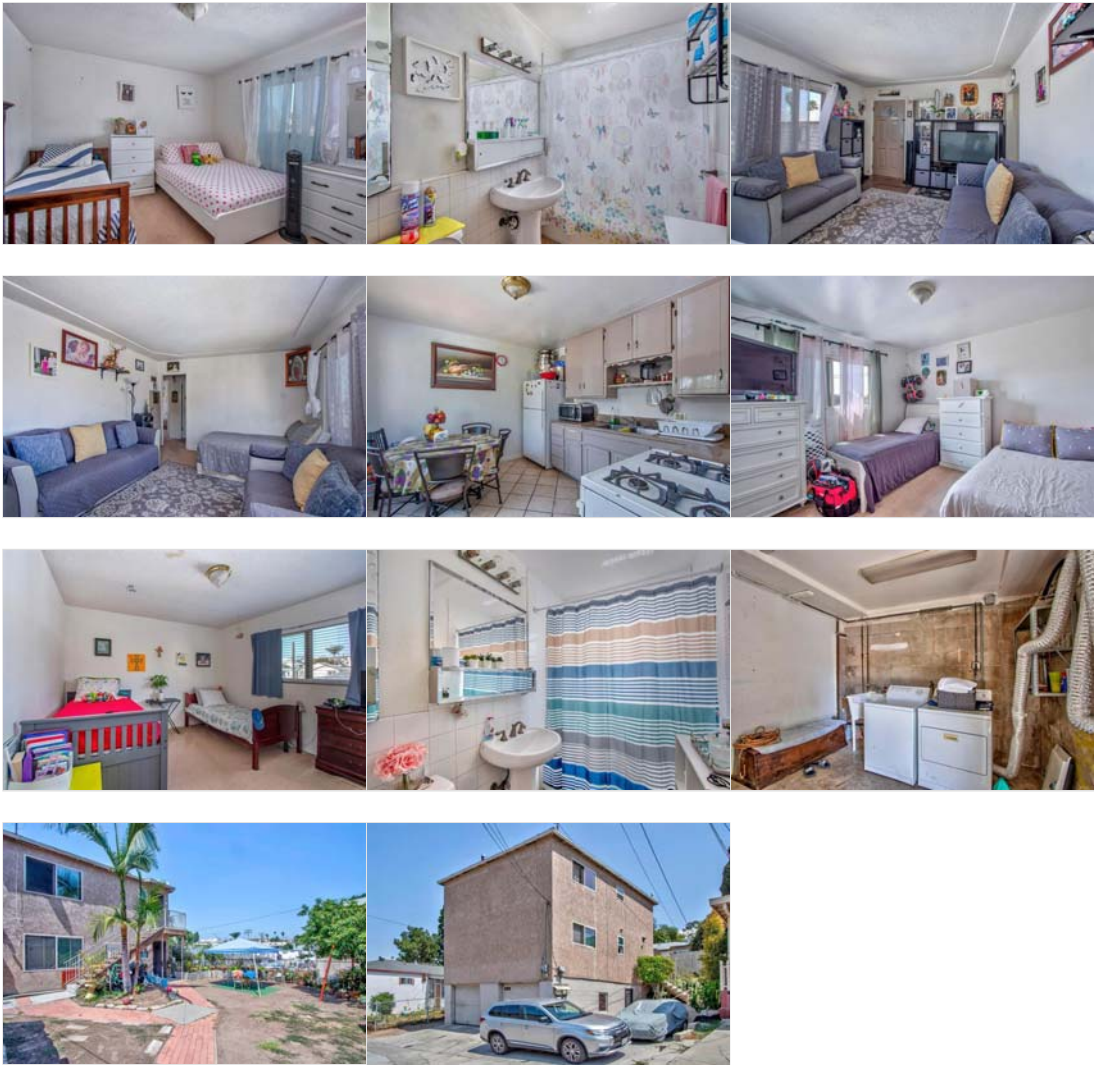
State License #: 01019397
Cell Phone: 714-742-3700

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: NDP2109715

Printed: 11/14/2021 11:40:40 AM

Closed •

List / Sold: **\$849,900/\$850,000** ↑

3031 National Ave • San Diego 92113

5 days on the market

4 units • **\$212,475/unit** • **sqft** • **5,263 sqft lot** • **No \$/Sqft data** •
Built in 2020

Listing ID: 210029368

CrossStreet: 30th



Fully leased with strong rental income from this 4 unit property in Logan Heights. Three 2 bedroom, 1 bath units and a small studio, all with their own alley parking space. Great location to downtown and Naval Base Unit # for Unit 1: A Unit # for Unit 2: B Unit # for Unit 3: C Unit # for Unit 4: D Number of Furnished Units: 0

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$849,900
- 2 Buildings
- Levels: One
- Cap Rate: 0
- \$63840 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01905908
- 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			\$1,695		
2:	2	1	0			\$1,500		
3:	2	1	0			\$1,500		
4:	0	1	0			\$625		

Of Units With:

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

Additional Information

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5501400500

Michael Lembeck

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

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: 210029368

Printed: 11/14/2021 11:40:40 AM

Closed •List / Sold: **\$7,250,000/\$7,250,000****11917 ORCHARD RD** • Lakeside 92040**9 days on the market****29 units • \$250,000/unit • 28,696 sqft • 43,560 sqft lot • \$252.65/sqft • Built in 1986****Listing ID: PTP2103003****USE GOOGLE MAPS**

AMAZING OPPORTUNITY TO OWN 29 TOWNHOME STYLE UNITS IN LAKESIDE, SAN DIEGO COUNTY THAT ARE ALL 2 BEDROOM, 1.5 BATHS, 2 STORY WITH APPROX 989 SQ FT WITH PRIVATE PATIOS. 5 SEPARATE BUILDINGS ON AN ACRE WITH A POOL, BUILT IN 1986, ALL UNITS WELL MAINTAINED, 19 GARAGES AND LOTS OF OFF STREET PARKING. HUGE UPSIDE WITH LOW RENTS.

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$7,250,000
- 5 Buildings
- 49 Total parking spaces
- \$0 (Assessor)
- Laundry: Community
- Cap Rate: 0
- \$500904 Gross Scheduled Income
- 29 electric meters available
- 29 gas meters available
- 29 water meters available

Interior**Exterior**

- Lot Features: 0-1 Unit/Acre

Annual Expenses

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

Unit Details**# Of Units With:**

- Separate Electric: 29
- Gas Meters: 29
- Water Meters: 29
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 92040 - Lakeside area
- San Diego County
- Parcel # 3884220200

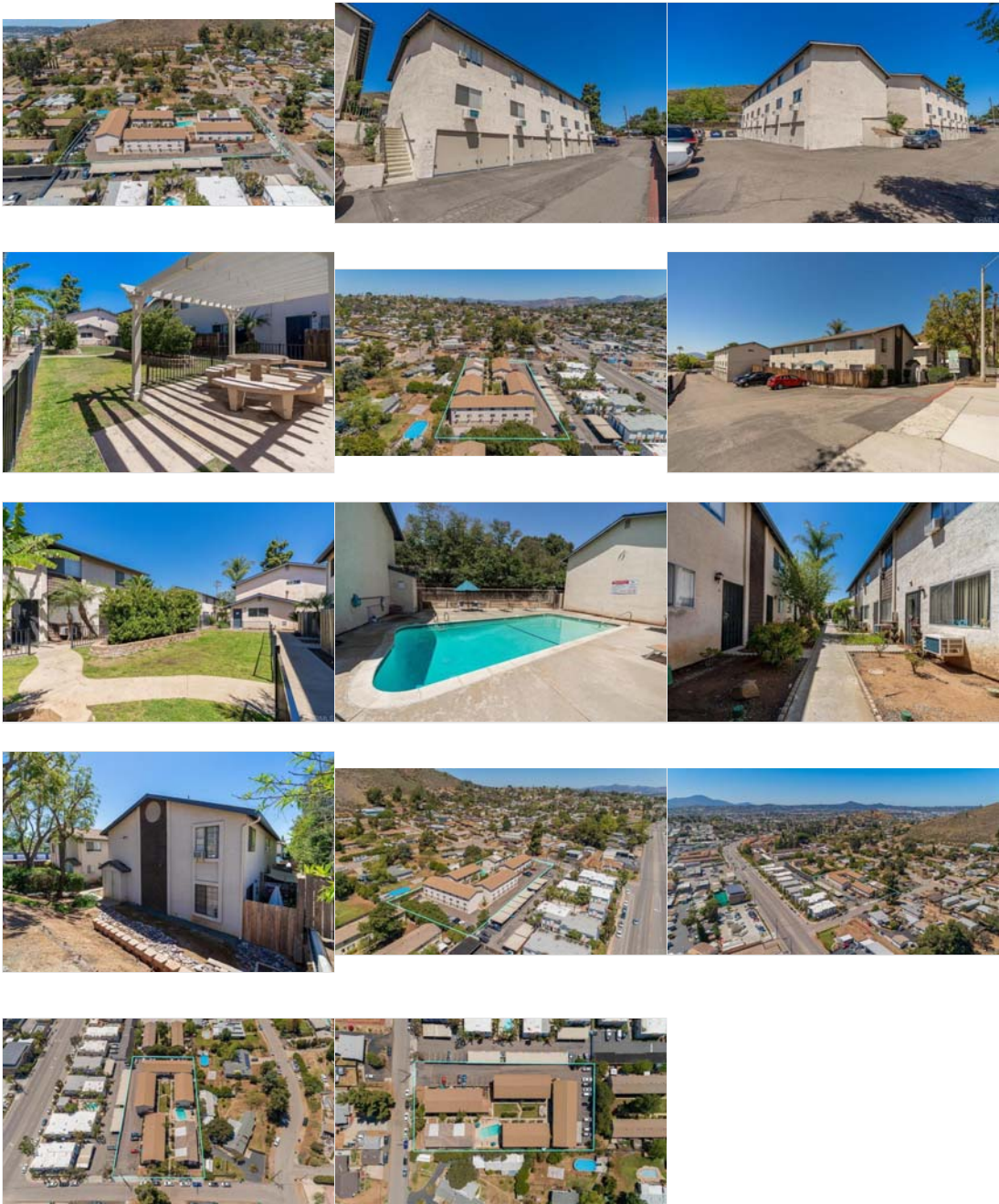
Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: PTP2103003

Printed: 11/14/2021 11:40:40 AM

Search Criteria
Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 11/07/2021 to 11/13/2021
County Or Parish is 'San Diego'
Number Of Units Total is 2+
Selected 10 of 10 results.