

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	220028346SD	S	728 30 Colorado Ave	CHU	91910		2	\$39,600	3	\$795,000			1954	7,066/0.16			12/22/22	20/20
2	PW22238903	S	1150 Helix ST	SPV	91977	STD	2	\$20,340		\$645,000	\$433.47	1488	1971/ASR	8,712/0.2	N	0	12/22/22	3/3
3	220026009SD	S	351 Eucalyptus Ave	VST	92084		2	\$0	0	\$825,000 ↓			1949	8,798/0.2	N		12/20/22	16/16
4	PTP2206798	S	4355 57 Clairemont Mesa Blvd	SD	92117	STD	2	\$0	0	\$900,000 ↓	\$601.60	1496	1954/ASR	7,037/0.16	N	2	12/19/22	6/6
5	220021029SD	S	1580 Seacoast Dr	IMB	91932		4	\$109,100	1	\$2,890,000 ↓			1967	10,030/0.23			12/23/22	84/84

Closed •

List / Sold: **\$795,000/\$795,000**

728 30 Colorado Ave • Chula Vista 91910

20 days on the market

2 units • \$397,500/unit • sqft • 7,066 sqft lot • No \$/Sqft data •

Listing ID: 220028346SD

Built in 1954

CrossStreet: J St



We are pleased to present the exclusive opportunity to acquire 728-30 Colorado Ave in Chula Vista, a duplex with nice curb appeal on a large lot. The property is comprised of one 2 two-bed/1 bath and one 2 bed/1 bath with an additional den off the primary bedroom. The property is ideally located near the heart of downtown Chula Vista with excellent proximity to the Marina, Bayside Park, and the new development between the City of Chula Vista and the Port of San Diego. This property features several highly sought-after features such as large front, side, and back yards, washer and dryer hookups, attached garages, off-street parking, and additional closets throughout. Sale includes a large shed! One of the units is ready for the new buyer to renovate to their liking. The property has new exterior paint, new garage doors, and new water heaters. • Large lot, with amenities that attract higher rents and more rental candidates, making it easier to rent. • Value-Add Opportunity – Possible rents are 38%-50% higher than currently rented for. • Owner holding one of the units for owner-occupant option and second unit is planned to move out later this year. • Excellent location – close to parks, pier, shopping, and easy access to commuter options. • Great curb appeal on the exterior and ready for new owner's touch on the inside. Number of Furnished Units: 0

Facts & Features

- Sold On 12/22/2022
- Original List Price of \$795,000
- 1 Buildings
- Levels: One
- Cap Rate: 2.9
- \$39600 Gross Scheduled Income
- \$23219 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01485458
- 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		\$1,700		\$2,350
2:		2	1	1		\$1,600		\$2,350
3:			0					
4:			0					

Of Units With:

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

- Carpet:
- Dishwasher: 0
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- 91910 - Chula Vista area
- San Diego County
- Parcel # 5711810600

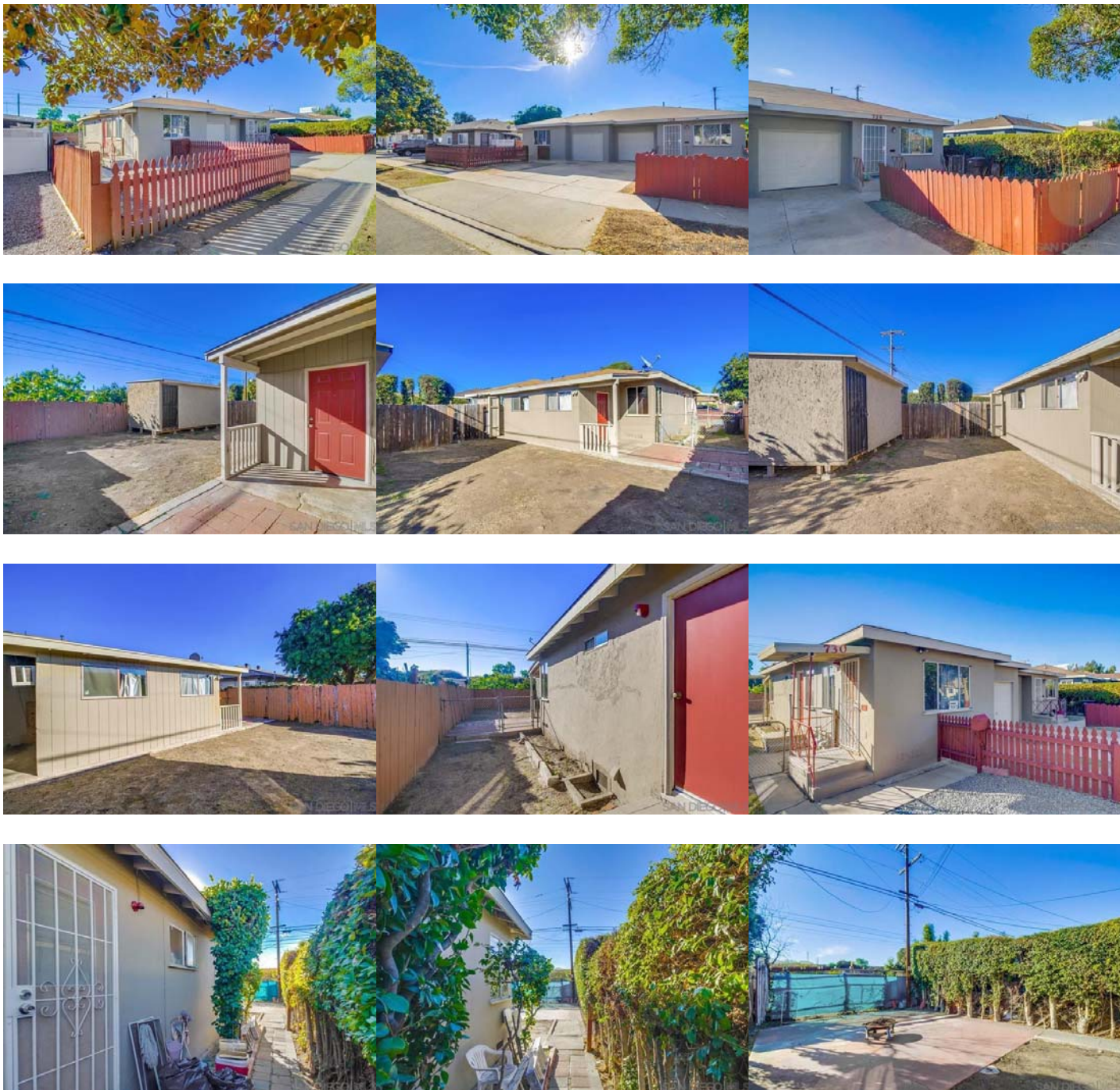
Michael Lembeck

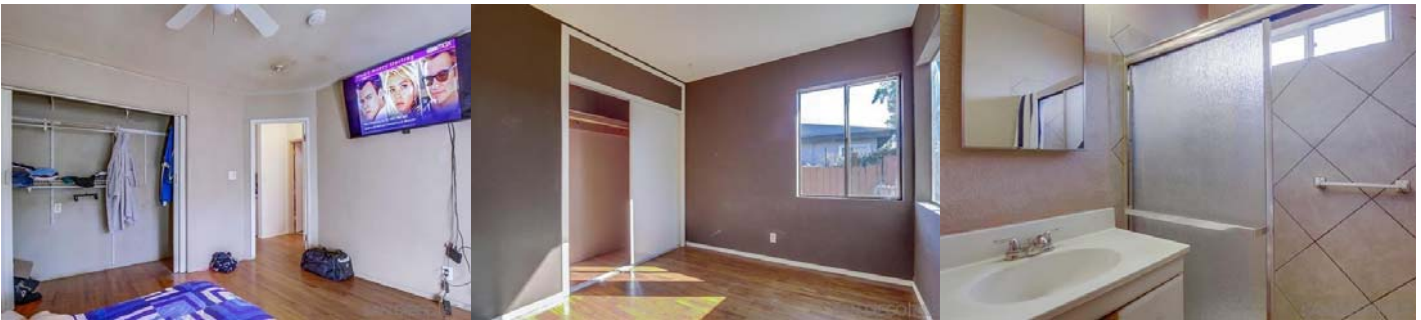
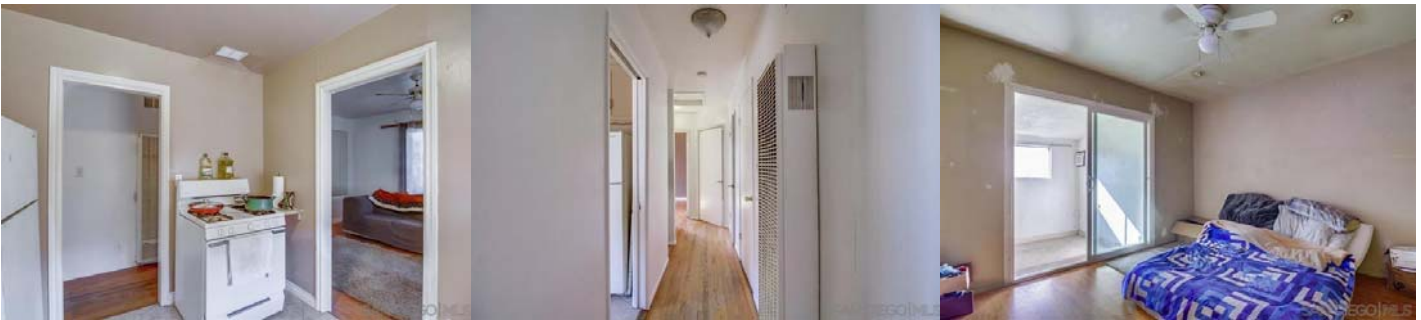
State License #: 01019397
Cell Phone: 714-742-3700

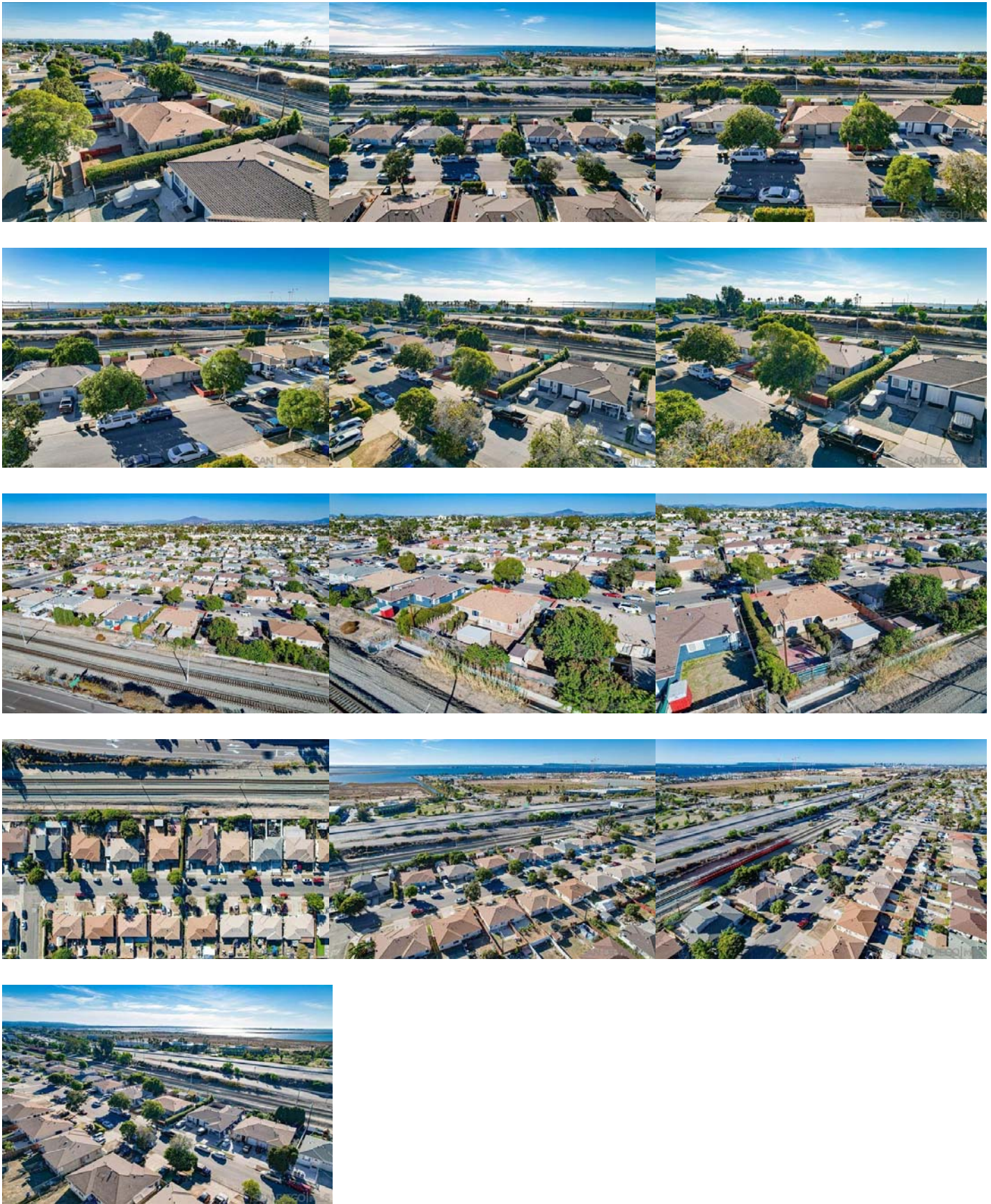
Re/Max Property Connection

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

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Closed • Apartment

List / Sold: **\$645,000/\$645,000**

1150 Helix St • Spring Valley 91977

3 days on the market

**2 units • \$322,500/unit • 1,488 sqft • 8,712 sqft lot • \$433.47/sqft •
Built in 1971**

Listing ID: PW22238903

From 125 North exit on Jamacha Blvd, left on Helix



Great opportunity to own an income property, priced to sell. LARGE backyard ideal to build an ADU addition, RV parking etc. Close to shoppings and freeway. Unit 1 is tenant occupied, units were renovated in 2014 unit 2 is occupied by owner and is in need of some TLC. Roof is 8 years old. Washer and dryer hookups. Doble pane windows, tile and vinyl floors. Owner is in the process of cleaning the property. Pictures of the backyard will be uploaded soon.

Facts & Features

- Sold On 12/22/2022
- Original List Price of \$645,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$920 (Estimated)
- Laundry: Outside, Washer Hookup
- \$20340 Gross Scheduled Income
- \$17760 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Tile, Vinyl
- Appliances: Gas Range, Gas Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Level with Street, Yard
- Fencing: Chain Link, Fair Condition
- Sewer: Public Sewer
- Other Exterior Features: Barbecue Private

Annual Expenses

- Total Operating Expense: \$890
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$25
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$750
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$45
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,395		
2:	1	2	1	0	Unfurnished	\$0		

Of Units With:

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

- Disposal: 2

Additional Information

- Standard sale
- 91977 - Spring Valley area
- San Diego County
- Parcel # 5781722800

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: PW22238903

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Closed •

List / Sold: **\$849,000/\$825,000** ↓

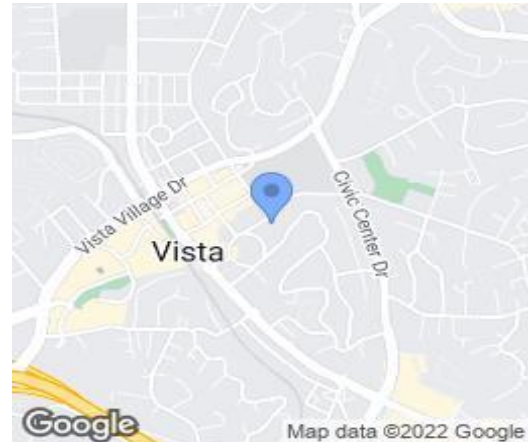
351 Eucalyptus Ave • Vista 92084

16 days on the market

2 units • **\$424,500/unit** • **sqft** • **8,798 sqft lot** • **No \$/Sqft data** •
Built in 1949

Listing ID: 220026009SD

CrossStreet: Main Street/Civic Center



AMAZING INVESTMENT OPPORTUNITY!! Two separate units on one large lot with separate entrances and driveways. Top floor is a 3 bedroom, 1 bath. Bottom floor is a 1 bedroom, 1 bath. Conveniently located in the heart of Vista, close to shopping, dining, parks, schools, Highway 78, plus so much more. Sewer: Sewer Connected Unit # for Unit 1: 351 Unit # for Unit 2: 951 1/2 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 12/20/2022
- Original List Price of \$849,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s), See Remarks
- Heating: Natural Gas, Forced Air, See Remarks
- Cap Rate: 0
- \$25748 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01522411
- 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			\$2,650		\$0
2:		1	1			\$1,300		\$0
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92084 - Vista area

- San Diego County
- Parcel # 1752931300

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Cell Phone: 714-742-3700

Re/Max Property Connection

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Mission Viejo, 92691

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Closed • Duplex

List / Sold: **\$950,000/\$900,000** ↓

4355 57 Clairemont Mesa Blvd • San Diego 92117

6 days on the market

2 units • **\$475,000/unit** • **1,496 sqft** • **7,037 sqft lot** • **\$601.60/sqft** •
Built in 1954

Listing ID: PTP2206798

Property is a short distance east of Clairemont Dr and Clairemont Mesa Blvd intersection, S side of CM Blvd.



Great Clairemont duplex waiting for new owner. Units are 2 BR, 1 BA, each with covered, private patio (w/laundry hookups) and private backyard. 2 Car detached garage with wall division for singular spaces and additional parking to units from alley. Interiors feature open wood beam ceilings, spacious living room. country style kitchens with access to patios. Interiors recently painted and some improvements made. 4357 in need of flooring. Exteriors have deferred maintenance.

Facts & Features

- Sold On 12/19/2022
- Original List Price of \$950,000
- 1 Buildings
- 6 Total parking spaces
- \$0
- Laundry: Outside
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Range, Gas Water Heater

Exterior

- Lot Features: Front Yard, Near Public Transit, Yard
- 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
2:	2	2	1	1		\$0	\$0	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 3601000800

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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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Closed •

List / Sold:

\$2,990,000/\$2,890,000 ↓

84 days on the market

Listing ID: 220021029SD

1580 Seacoast Dr • Imperial Beach 91932

**4 units • \$747,500/unit • sqft • 10,030 sqft lot • No \$/Sqft data •
Built in 1967**

Palm Ave to Seacoast Dr CrossStreet: Seacoast



Rare opportunity to own (4) - OCEANFRONT - Units in Imperial Beach. Privately gated with direct access to the beach and walking distance to the boardwalk, bars, restaurants and shops. Property is comprised of 4 units, (one) 3 beds 2 bath, (one) 2 beds 2 baths and (two) 2 beds 1 bath with 4 total carport spaces with additional public parking street side. 4,105 of rentable sq ft on a 10,030 sq ft lot that touches the sand! Incredible longterm hold investment, condo conversation or complete redevelopment opportunity to build something on the water. You won't find anything else this size for sale and this close to the ocean in San Diego. 2020 P&L Exterior: Wood/Stucco Sewer: Sewer Connected 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 Topography: LL Frontage: Ocean/Sand

Facts & Features

- Sold On 12/23/2022
- Original List Price of \$3,995,000
- 1 Buildings
- Levels: Two
- Heating: Electric, Natural Gas
- Cap Rate: 1.1
- \$109100 Gross Scheduled Income
- \$96321 Net Operating Income

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947727
- 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			\$1,950		\$2,750
2:		2	1			\$1,750		\$2,750
3:		2	2			\$2,700		\$2,950
4:		3	2			\$2,850		\$3,200

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 1
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6350100900

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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: 220021029SD

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