

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	PTP2105309	S	820 Colorado AVE	CHU	91911	STD	2	\$43,800	4	\$804,900	\$500.25	1609	1952	5,835/0.13	N	2	12/20/21	51/51
2	210029036	S	4670 70th St	LMSA	91942		2	\$0	0	\$1,700,000			1960	18,089/0.41			12/22/21	42/42
3	210024604	S	3270 72 New Jersey Ave	LEG	91945		2	\$45,000	6	\$785,000			1945				12/23/21	83/83
4	210027420	S	2029 2031 Granite Hills Dr	ELC	92019		2	\$0	0	\$1,245,000			1950	42,253/0.97			12/20/21	12/12
5	PTP2107942	S	4867 Long Branch	SD	92107	STD	2	\$0	0	\$1,640,000	\$818.77	2003	1956	4,998/0.11	N	2	12/21/21	7/7
6	PTP2106477	S	3713 17 Acacia St	SD	92113	STD	2	\$28,200	4	\$595,000	\$399.87	1488	1914	5,648/0.12	N	0	12/21/21	70/70
7	210032138	S	820 824 Arcadia Pl	NAC	91950		3	\$43,200	3	\$900,000			1950	14,084/0.32			12/22/21	7/7
8	210018938	S	4368 35th St (-72)	SD	92104		3	\$29,400	1	\$1,135,000			1940	5,268/0.12	N		12/23/21	92/92
9	PTP2107877	S	11 15 OXFORD ST	CHU	91911	STD	4	\$0	0	\$1,900,000	\$997.90	1904	1973/ASR	9,316/0.21	N	0	12/21/21	0/0
10	PTP2103688	S	207 N Sierra	SOL	92075	STD	4	\$123,660	2	\$30,710,000	\$7,417.87	4140	1978	6,347/0.14	N	4	12/23/21	110/110
11	210032386	S	1703 19 Bacon Street	SD	92107		4	\$91,260	0	\$2,350,000			1960	6,740/0.15	N		12/20/21	1/1
12	210031166	S	2445 Juan Street	SD	92110		4	\$0	0	\$1,820,000			1956	5,700/0.13	N		12/22/21	16/16

Closed • Duplex

List / Sold: **\$795,000/\$804,900** ↑

820 Colorado Ave • Chula Vista 91911

51 days on the market

2 units • **\$397,500/unit** • **1,609 sqft** • **5,835 sqft lot** • **\$500.25/sqft** •
Built in 1952

Listing ID: PTP2105309

Interstate 5 then east on J St Right on Coronado Ave



Fantastic duplex in Chula Vista. Walking distance to J Street park. 3 Bedroom 2 Bath and 1 bedroom 1 bath. 3 bedroom has new kitchen. Units have 2 water meters upgraded electrical and 2 electric meters. Tenants pay all utilities. Perfect investment or live in one a rent the other.

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$795,000
- 1 Buildings
- 6 Total parking spaces
- 2 Total carport spaces
- Heating: Wall Furnace
- \$0 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Garage, Washer Hookup
- Cap Rate: 3.73
- \$43800 Gross Scheduled Income
- \$29702 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard, Yard

Annual Expenses

- Total Operating Expense: \$12,015
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01897784
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management: 2100
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1		\$1,250	\$1,250	\$1,250

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 91911 - Chula Vista area
- San Diego County
- Parcel # 5712610500

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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Closed •

List / Sold:

\$1,795,000/\$1,700,000 ↓

42 days on the market

Listing ID: 210029036

4670 70th St • La Mesa 91942

**2 units • \$897,500/unit • sqft • 18,089 sqft lot • No \$/Sqft data •
Built in 1960**

GPS CrossStreet: Adams Ave, Tower St



AN INVESTORS DREAM with loads of potential!!! Looking for a great opportunity in La Mesa! 3 buildings on 1 lot. Front house has 2 beds / 1 bath and 2-car detached garage with mother-in-law suite above that includes laundry hook-ups. Back house is fully updated with 3 beds / 2.5 baths, attached 2 car garage and 1 attached ADU with laundry hook-ups. Beautiful newly landscaped backyard with over 60 different fruit trees and vegetable planters. Fenced dog run with turf and newly built dog house, 3 storage sheds, outdoor entertaining spaces and a newly built pergola. Two separate water meters on property. Driveway has recently been repaved. Main house built in 1996 and front house built in 1960. Sewer: Sewer Connected Number of Furnished Units: 0

Facts & Features

- Sold On 12/22/2021
- Original List Price of \$1,995,000
- 3 Buildings
- Levels: Two
- Cooling: Central Air
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

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	1			\$0		
2:		3	3			\$0		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91942 - La Mesa area
- San Diego County
- Parcel # 4684002300

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Re/Max Property Connection

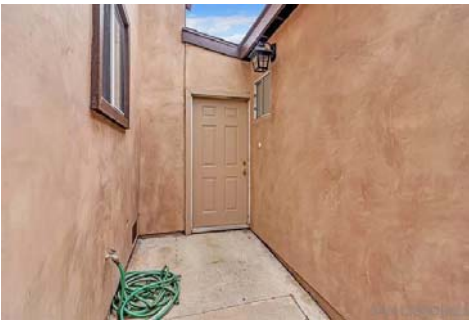
State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210029036

Printed: 12/26/2021 12:10:50 PM

Closed •

List / Sold: **\$805,000/\$785,000** ↓

3270 72 New Jersey Ave • Lemon Grove 91945

83 days on the market

**2 units • \$402,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1945**

Listing ID: 210024604

CrossStreet: Daytona St



Finally! A 2-unit is now available in Lemon Grove! Both units feature recently remodeled kitchens, baths, newer paint, garage doors, appliances, windows (all approx. 5 yrs), and storage shed. Some hardwood floors. Large separate garages with individual laundry. This is your opportunity to own a solid investment. Other opportunities may include, using the huge space for RV storage, rental, or unit addition/expansion. R-3 zoning with verbal approval from city to expand. Very steady rents/tenants. Rents are low for the area and have the flexibility for an increase. (Month to Month tenancy). For a primary residence, consider a purchase together with family and live right next door! Units are 2 bd/1 ba and 2 bd/2 ba. Large private yards make this property ideal. Easy access to shopping and highways make this an easy to rent or live in property! *Both units are tenant occupied. Please do not attempt to access the property. Please contact listing agent for any questions! Sewer: Sewer Connected Unit # for Unit 1: 3270 Unit # for Unit 2: 3272 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 12/23/2021
- Original List Price of \$805,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas, Forced Air
- Cap Rate: 5.5
- \$45000 Gross Scheduled Income
- \$35000 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01124213
- 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		\$1,840		\$1,950
2:		2	2	1		\$1,910		\$2,100
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

- 91945 - Lemon Grove area
- San Diego County
- Parcel # 4800831100

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Re/Max Property Connection

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Closed •

List / Sold:

\$1,200,000/\$1,245,000 ↑

12 days on the market

Listing ID: 210027420

2029 2031 Granite Hills Dr • El Cajon 92019

**2 units • \$600,000/unit • sqft • 42,253 sqft lot • No \$/Sqft data •
Built in 1950**

Madison to Granite Hills Dr CrossStreet: Madison



BOM subject to cancellation of current escrow. Buyer did not perform according to contract. This is an opportunity not to be missed. 2 TURN KEY gorgeous single level homes on a luscious manicured acre in the desirable Granite hills area. Versatility abounds between the two homes, from primary living combined with opportunities for a rental/in-laws/parents/assisted living additional unit. The yard takes you on a secret adventure from a surprise chicken coup and daily fresh eggs, to a sanctuary meditation garden, to multiple raised beds, to a cozy firepit, to a thriving orchard. All are completely irrigated by a well owned by the property. Room for RV's or extra toys. Large circular drive makes for extra parking and second unit has its own gated entrance and parking. Home is on Septic. Extra bonus...Best front row seats in the county for 4th of July Fireworks. This home will not last. Best opportunity in all of East County. Unit # for Unit 1: 2031 Unit # for Unit 2: 2029 Unit 1 Parking Spaces: 0 Unit 2 Parking Spaces: 0 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$1,025,000
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Cap Rate: 0

Interior

Exterior

- Security Features: Automatic Gate
- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01897784
- 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:		4	2			\$3,800		
2:		2	2			\$2,200		
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

- 92019 - El Cajon area
- San Diego County
- Parcel # 5120101600

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CUSTOMER FULL: Residential Income LISTING ID: 210027420

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Closed •

List / Sold:

\$1,535,000/\$1,640,000 ↑

7 days on the market

Listing ID: PTP2107942

4867 Long Branch • San Diego 92107

2 units • \$767,500/unit • 2,003 sqft • 4,998 sqft lot • \$818.77/sqft • Built in 1956

Sunset Cliffs Blvd- West 1 block.



Beach House and brand new Helper includes 2+Garage and 2 Carports, 3 Blocks to white sand and Ocean! 2 BR 2 Bath front house with covered patio and NEW 2 Br 2 Bath (each Bedroom w/ private bath)) guest quarter above 2+ garage includes 1/2 bath, workshop and stacked W/D, Plus 2 car carport! Thoughtful amenities and attention to detail makes for great owner additional living unit for extended family. Front house includes upgraded kitchen and baths, generous family room, covered patio, zero-water landscape. Dual Paned windows, skylights, 2020 roof, Hardie board siding, insulation, ceiling fans, Trex Deck, new fencing. Rear unit includes brand new refer, stackable laundry closet, 2 bedrooms with walk in closets, each with private baths with tile showers over tubs, tankless Hot Water Heater! Compare this GEM in OB!

Facts & Features

- Sold On 12/21/2021
- Original List Price of \$1,535,000
- 2 Buildings
- 4 Total parking spaces
- 2 Total carport spaces
- \$0
- Laundry: Dryer Included, In Garage, See Remarks, Washer Included
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Cooking, Refrigerator, Tankless Water Heater, Water Heater

Exterior

- Lot Features: Level

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:		2	2	2		\$0	\$0	\$3,600

Of Units With:

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

Additional Information

- Standard sale

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4483212500

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Re/Max Property Connection

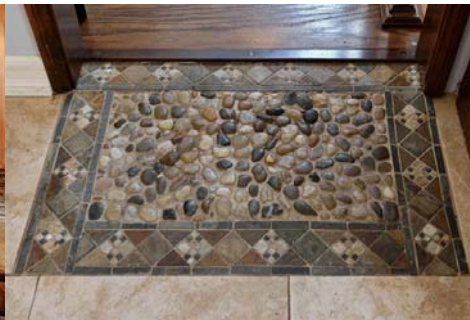
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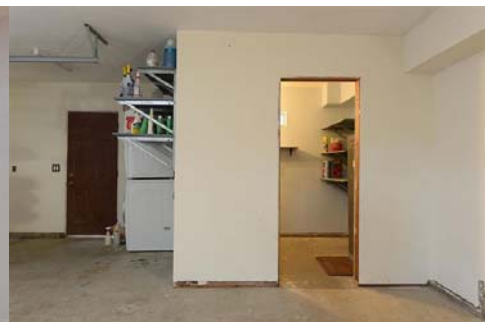
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold: **\$650,000/\$595,000** ↓

3713 17 Acacia St • San Diego 92113

70 days on the market

2 units • \$325,000/unit • 1,488 sqft • 5,648 sqft lot • \$399.87/sqft • Built in 1914

Listing ID: PTP2106477

Please use GPS. [Cross Street(s)]: Una St.



This multi-family home sits on a 5,602 square foot lot, has 2 separate buildings on 1 lot. You have access from the alley for 3713 and access from the front for 3717. 3713 appears to have dual pane windows in the rear. Both units are tenant occupied and would love to stay. Both have locking gates and a gate between the units. Units could use some upgrades. Do not go onto property. [Supplement]: 3713 used to be a duplex of 1 bedroom one bath each. The adjoining wall was removed and being used as 3 bedroom 2 bath. One living room was converted into a bedroom. These units have been recently repainted. They are both on a raised foundation. The water heaters are outside the unit.

Facts & Features

- Sold On 12/21/2021
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Gravity, Natural Gas, Wall Furnace
- \$0 (Estimated)
- Laundry: Inside, Washer Hookup, Gas Dryer Hookup
- Cap Rate: 4
- \$28200 Gross Scheduled Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre

Annual Expenses

- Total Operating Expense: \$3,000
- 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

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	3			\$1,200		
2:		2	1			\$1,150		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Standard sale

- 92113 - Logan Heights area
 - San Diego County
 - Parcel # 5506001900
-

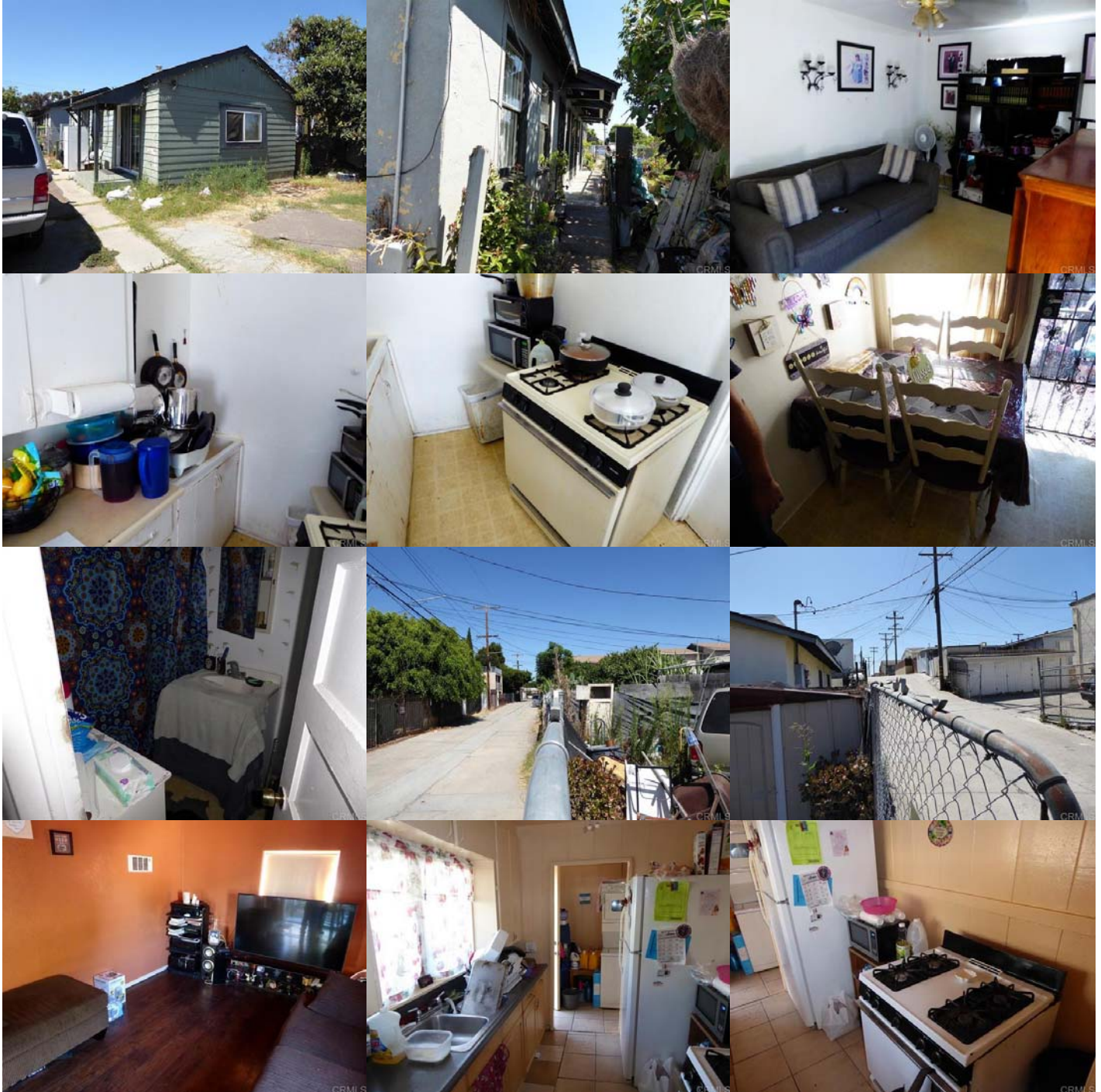
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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PTP2106477

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Closed •

List / Sold: **\$875,000/\$900,000** ↑

820 824 Arcadia Pl • National City 91950

7 days on the market

3 units • **\$291,667/unit** • **sqft** • **14,084 sqft lot** • **No \$/Sqft data** •
Built in 1950

Listing ID: 210032138

CrossStreet: 8th Street



Trustee Sale with extensive deferred maintenance. Calling all investors. This triplex on 14,084 SF lot is a fantastic Value Add opportunity! First time on the market in over 30 years, there are endless possibilities to reposition, redevelop and increase cash flow. Property consists of a 3 br/1 ba house with fireplace, detached garage, yard and separate driveway in need of TLC. The detached duplex contains two - 2 br/1 ba, double car garages and yards. Long term tenant's rents are under market value with significant upside potential. Bring your imagination! Unit # for Unit 1: 820 Number of Furnished Units: 0

Facts & Features

- Sold On 12/22/2021
- Original List Price of \$875,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- Cap Rate: 2.97
- \$43200 Gross Scheduled Income
- \$26004 Net Operating Income

Interior

Exterior

- Fencing: Partial

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:		3	1			\$1,250		\$2,650
2:		2	1			\$1,150		\$1,750
3:		2	1			\$1,225		\$1,750
4:			0					

Of Units With:

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

Additional Information

- 91950 - National City area
- San Diego County
- Parcel # 5580210400

Michael Lembeck

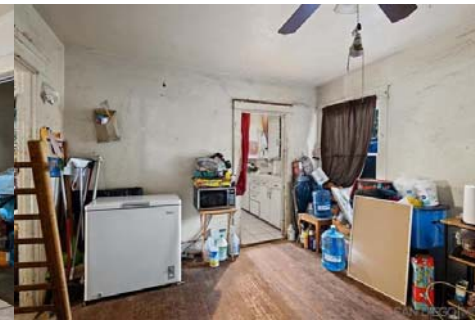
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210032138

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Closed •

List / Sold:

\$1,195,000/\$1,135,000 ↓

92 days on the market

Listing ID: 210018938

4368 35th St (-72) • San Diego 92104

3 units • **\$398,333/unit** • **sqft** • **5,268 sqft lot** • **No \$/Sqft data** •
Built in 1940

On 35th Street at Meade Ave. CrossStreet: Meade Ave.



Excellent opportunity in the Metro Area, with huge upside potential...Unique FIXER UPPER income property (Home & Duplex), in North Park. The front home is 2 Bed 1 Bath with laundry room and driveway parking renting for \$900 per month, the upstairs duplex is 3 Bed 2 Bath and a 2 car garage renting for \$900, the downstairs duplex is 1 Bed 1 Bath with a 1 car garage renting for \$650, 43x122 lot (5,268 sq. ft.) with alley access. LONG TERM TENANTS AND THE RENTS ARE EXTREMELY LOW. Sewer: Sewer Connected Unit # for Unit 1: 4372 Unit # for Unit 2: 4368 Unit # for Unit 3: 4370 Number of Furnished Units: 0

Facts & Features

- Sold On 12/23/2021
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 1
- \$29400 Gross Scheduled Income
- \$20400 Net Operating Income

Interior

- Appliances: Electric Water Heater, Gas Water Heater

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:		2	1	0		\$900		
2:		1	1	1		\$650		
3:		3	2	2		\$900		
4:			0					

Of Units With:

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

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4471622700

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CUSTOMER FULL: Residential Income LISTING ID: 210018938

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Closed • **Quadruplex**

List / Sold:

\$1,899,900/\$1,900,000 ↑

0 days on the market

Listing ID: PTP2107877

11 15 OXFORD ST • Chula Vista 91911

4 units • **\$474,975/unit** • **1,904 sqft** • **9,316 sqft lot** • **\$997.90/sqft** •
Built in 1973

CROSS STRET: HILLTOP DR



4 SINGLE STORY AMAZING UNITS - REAL PRIDE OF OWNERSHIP - UNITS CONSIST OF TWO BEDROOMS ONE BATH, THE OTHER THREE UNITS CONSIST OF TWO BEDROOMS TWO BATHROOMS - PARKING IN FRONT FOR 11 OXFORD & 15 OXFORD - 2 CAR GARAGE FOR 11A - 11B - 11A - 11B SEPARATE ELECTRIC METERS - EACH UNITS HAS INDIVIDUAL YARDS - ONE WATER METER FOR 11&15 OXFORD - ONE WATER METER FOR 11A - 11B - EACH UNIT HAS WALL HEATERS - EACH UNIT CONTAINS INSIDE WASH & DRYER HOOKUPS - CLOSE TO ALL SHOPPING + TRANSPORTATION

Facts & Features

- Sold On 12/21/2021
- Original List Price of \$1,899,900
- 4 Buildings
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: In Garage, Inside
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01481919
- 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	1	0		\$1,512	\$1,512	\$2,200
2:		2	2	0		\$1,675	\$1,675	\$2,200
3:		2	2	2		\$1,004	\$1,004	\$2,200
4:		2	2	2		\$1,404	\$1,404	\$2,200

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

- 91911 - Chula Vista area
- San Diego County
- Parcel # 6192621900

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: PTP2107877

Printed: 12/26/2021 12:10:51 PM

Closed •

List / Sold:

\$3,500,000/\$30,710,000 ↑

110 days on the market

Listing ID: PTP2103688

207 N Sierra • Solana Beach 92075

4 units • **\$875,000/unit** • **4,140 sqft** • **6,347 sqft lot** • **\$7417.87/sqft** •
Built in 1978

N/A



Do not disturb tenants or walk property. Property shown with accepted offer. Please review OM and marketing video for further details. All units are currently rented. All information deemed reliable but not guaranteed. All buyers must do their own due diligence and satisfy themselves.

Facts & Features

- Sold On 12/23/2021
- Original List Price of \$3,500,000
- 1 Buildings
- 6 Total parking spaces
- Heating: Radiant
- \$1,843 (Public Records)
- Laundry: In Garage
- Cap Rate: 1.96
- \$123660 Gross Scheduled Income
- \$68545 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Garden
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$51,412
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02059064
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,350
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1		\$2,295	\$2,295	\$2,900
2:	1	2	2	1		\$2,745	\$2,745	\$3,400

Of Units With:

- Separate Electric: 4
- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 2
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 92075 - Solana Beach area
- San Diego County

• Parcel # 2633212600

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:

\$2,195,000/\$2,350,000 ↑

1 days on the market

Listing ID: 210032386

1703 19 Bacon Street • San Diego 92107

4 units • \$548,750/unit • sqft • 6,740 sqft lot • No \$/Sqft data • Built in 1960

Sunset Cliffs to Santa Cruz - go west to Bacon CrossStreet: Santa Cruz



Rarely available 4-plex in A+ South OB location! This trophy property features four 1br/1ba units, four garages, on-site laundry, private yards, lush landscaping, updated plumbing & drain lines, dual paned vinyl windows, on-site laundry & hardwood floors. Great floorplans & extra large yards appeal to quality tenants. Just 100 paces the Sunset Cliffs, Santa Cruz beach and just blocks to dining, nightlife, cafes and sandy beaches. Long term tenants love the quality of life here. This is a good one! Sewer: Sewer Connected Unit # for Unit 1: 1703 Unit # for Unit 2: 1709 Unit # for Unit 3: 1715 Unit # for Unit 4: 1719 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$2,195,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0
- \$91260 Gross Scheduled Income

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:		1	1	1		\$1,924		\$2,250
2:		1	1	1		\$1,890		\$2,250
3:		1	1	1		\$1,890		\$2,250
4:		1	1	1		\$1,901		\$2,250

Of Units With:

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

Additional Information

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4481710100

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:

\$1,500,000/\$1,820,000 ↑

16 days on the market

Listing ID: 210031166

2445 Juan Street • San Diego 92110

4 units • \$375,000/unit • sqft • 5,700 sqft lot • No \$/Sqft data •
Built in 1956

CrossStreet: Harney Street



An Investors Dream With This One-Of-A-Kind Mixed-Use Property Located in Old Town! Serene views from the front overlooking Heritage County Park shaded with maple trees amongst the Historical homes on site for all to tour. Rear city views from all 4 units, decks & the complete low-maintenance landscaped backyard for all your entertainment events with city lights. Top floor center unit is an office/ commercial unit with vaulted beam ceilings, residential units on the left & on the right and one other residential unit below. 2-car garage, 3-car driveway, plentiful storage in the basement, potential laundry-compound area for all units to share, decks & patios for entertainment in the back of this immaculately, well kept property. A 2-3 block stroll to downtown Old Town shops & eateries. This property is perfect for first time buyers or investors as income property. Sewer: Sewer Connected Unit # for Unit 1: A Unit # for Unit 2: B Unit # for Unit 3: C Unit # for Unit 4: O - Office Number of Furnished Units: 0 Topography: LL,GSL

Facts & Features

- Sold On 12/22/2021
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- Heating: Electric, Natural Gas, Floor Furnace
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler System

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:		1	1			\$0		
2:		1	1			\$0		
3:		1	1			\$0		
4:		0	1			\$0		

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Drapes:
- Patio: 4
- Ranges: 3
- Refrigerator: 3

- Dishwasher: 0
- Disposal:

- Wall AC:

Additional Information

- 92110 - Old Town Sd area
- San Diego County
- Parcel # 4435113500

Michael Lembeck

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

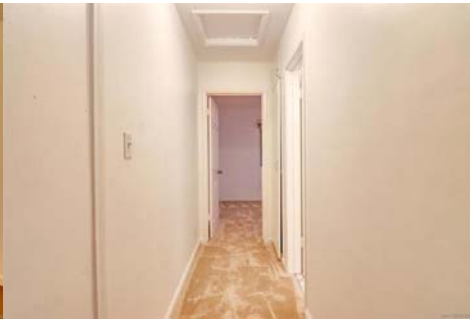
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income **LISTING ID:** 210031166

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Search Criteria

Property Type is 'Residential Income'

Standard Status is 'Closed'

Contract Status Change Date is 12/19/2021 to 12/25/2021

County Or Parish is 'San Diego'

Number Of Units Total is 2+

Selected 12 of 12 results.