

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	210033981	S	3742	3744 Bonita Canyon Road	BON	91902		2	\$42,240	4	\$940,000			1979				12/29/21	0/0	
2	NDP2112656	S	406	8 Bristol AVE	CAS	92007	STD	2	\$0	0	\$2,600,000	↑	\$1,083.33	2400	1973/ASR	6,970/0.16	N	2	12/27/21	5/5
3	NDP2112146	S	236	238 Melrose AVE	ENCS	92024	STD	2	\$0	0	\$1,750,000	↑	\$1,902.17	920	1953/ASR	4,103/0.09	N	0	12/28/21	8/8
4	NDP2110557	S	842	844 Mola Vista Way	SOL	92075	STD	2	\$75,240	0	\$2,000,000	↑	\$755.00	2649	1980/ASR	7,881/0.18	N	4	12/29/21	69/69
5	EV21235342	S	306	310 Nevada AVE	VST	92084	STD	2	\$10,800		\$639,000	↓	\$380.36	1680	1960/ASR	6,098/0.14	N	0	12/28/21	19/19
6	210027216	S	752	754 48th St	SD	92102		2	\$0	0	\$665,000	↑		1953	6,069/0.13			12/30/21	22/22	
7	210032723	S		4004 Ohio St	SD	92104		2	\$1,985	2	\$825,000	↑		1923	2,987/0.06			12/27/21	2/2	
8	210030678	S	3120	3122 Howard Ave	SD	92104		2	\$498,600	4	\$1,075,000	↓		1959	4,873/0.11			12/28/21	19/19	
9	210032690	S	4915	17 Voltaire St	SD	92107		2	\$0	0	\$972,000	↓		1926	3,226/0.07			12/30/21	0/0	
10	210027360	S	6937	39 Saranac St	SD	92115		2	\$48,600	0	\$975,000	↓		1941	7,766/0.17			12/27/21	54/54	
11	NDP2112923	S	3264	66 Clairemont Mesa Blvd	SD	92117	STD	2	\$35,400	0	\$900,000	↓	\$730.52	1232	1954/ASR	5,864/0.13	N	2	12/30/21	0/0
12	210032593	S		713 I	CORO	92118		2	\$78,000	0	\$2,705,000	↑		1944				12/30/21	19/19	
13	PTP2107904	S	8422	26 Pueblo RD	LAK	92040	STD	3	\$72,000	5	\$1,075,000	↓	\$409.68	2624	2021/ASR	12,500/0.28	N	2	12/30/21	27/27
14	210030266	S	6779	81 Rosefield Dr	SD	92115		3	\$62,760	4	\$1,280,000	↓		1951				12/27/21	28/28	
15	210011713	S	3677	3683 Ocean Front Walk	SD	92109		4	\$0	0	\$5,700,000	↓		1972	2,939/0.06			12/29/21	181/181	
16	NDP2110718	S		951 Oak Ave	CAR	92008	STD	14	\$230,520	3	\$5,200,000	↑	\$419.35	12400	1957/APP	18,731/0.43	N	0	12/31/21	12/12

Closed •

List / Sold: **\$940,000/\$940,000**

3742 3744 Bonita Canyon Road • Bonita 91902

0 days on the market

2 units • \$470,000/unit • sqft • No lot size data • No \$/Sqft data •

Listing ID: 210033981

Built in 1979

CrossStreet: Alameda



Off market transaction Sewer: Septic Installed,Perc Test Completed Number of Furnished Units: 0 Topography: ,GSL Frontage: Canyon

Facts & Features

- Sold On 12/29/2021
- Original List Price of \$940,000
- 1 Buildings
- Levels: Two
- Heating: Electric, Radiant
- Cap Rate: 4.4
- \$42240 Gross Scheduled Income
- \$29792 Net Operating Income

Interior

- Appliances: Electric Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01885775
- 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			\$1,320		
2:		2	2			\$2,200		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91902 - Bonita area
- San Diego County
- Parcel # 5911307300

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

[Click arrow to display photos](#)**CUSTOMER FULL:** Residential Income **LISTING ID:** 210033981**Printed:** 01/02/2022 3:56:39 PM

Closed • Duplex

List / Sold:

\$2,500,000/\$2,600,000 ↑

5 days on the market

Listing ID: NDP2112656

406 8 Bristol Ave • Cardiff by the Sea 92007

2 units • **\$1,250,000/unit** • **2,400 sqft** • **6,970 sqft lot** • **\$1083.33/sqft** •
Built in 1973

See google



WEST OF I-5 Cardiff!! Recently remodeled throughout!! One of the premier locations in Cardiff. Just steps to Seaside Market shopping, local parks and the beach!! Ocean views. DUPLEX (2 units + option to add 3rd!!) Similar single level layout for both units - 3 bedroom / 2 bathroom / 1200 approx. sf. ft. Each has private laundry area. All units feature brand new kitchens with Quartz counters, stainless steel appliances + refrigerators, new flooring, new paint, updated HVAC systems, new electrical panels, remodeled bathrooms, ceiling fans, LED lighting, black windows and more. Full exterior enhancement package complete with updated white stucco, deck enhancements with full black paint, patio extension with pavers, new retaining wall at driveway, mailboxes, over-sized two car garage + separate storage shed, additional on-site parking for 2 or more cars, NO HOA, NO Mello-Roos. Endless options... live in one and rent the other, short term (vacation) or long term rental options. Feasibility study and city review completed to add a 3rd ADU unit!! BIG ocean view rooftop deck could be another option down the road too...

Facts & Features

- Sold On 12/27/2021
- Original List Price of \$2,500,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$0 (Assessor)
- Laundry: In Garage, Inside, See Remarks
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 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:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale

- 92007 - Cardiff By The Sea area
- San Diego County
- Parcel # 2602820900

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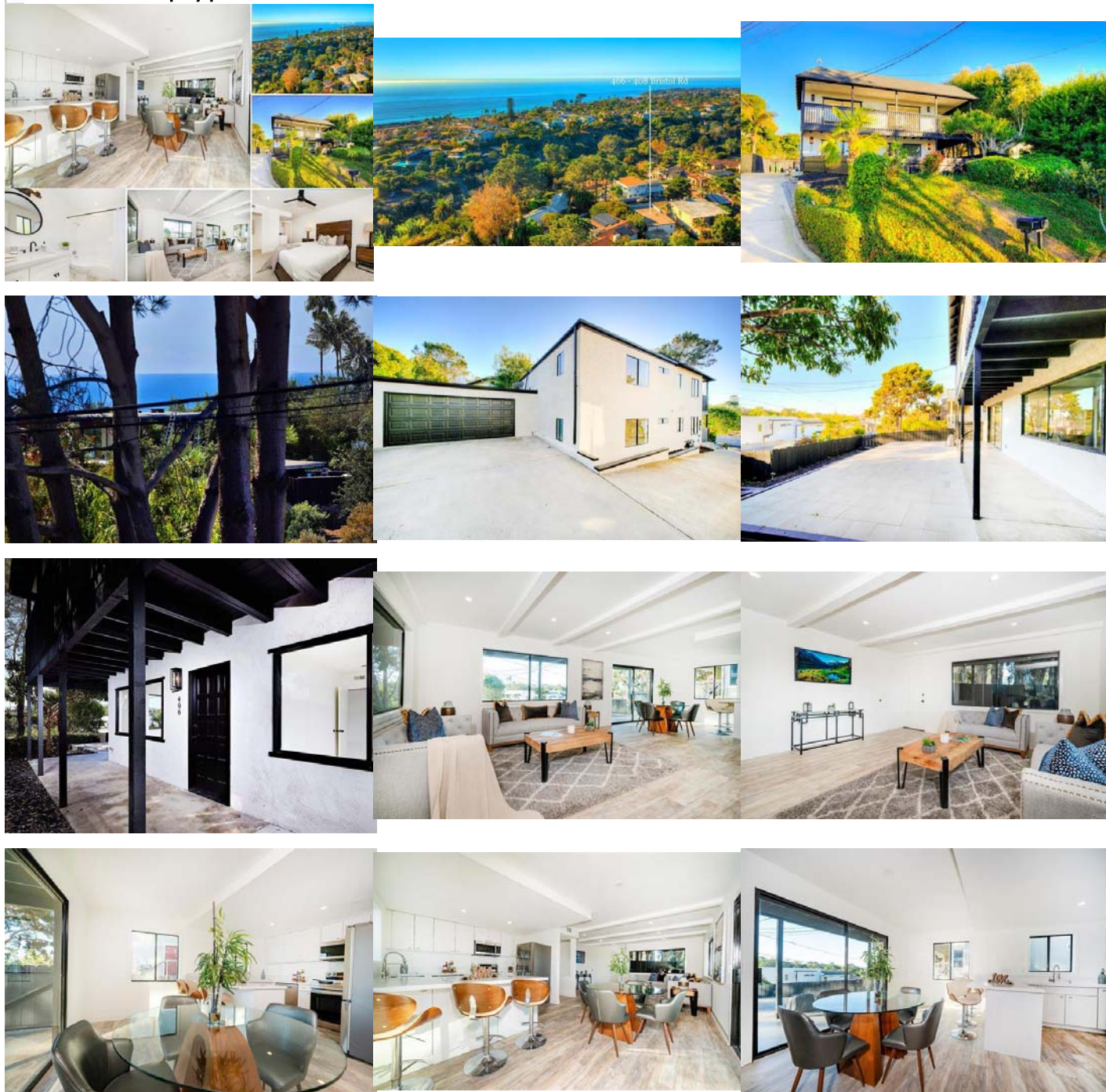
Re/Max Property Connection

State License #: 01891031

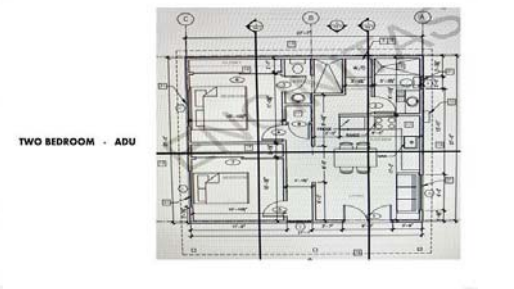
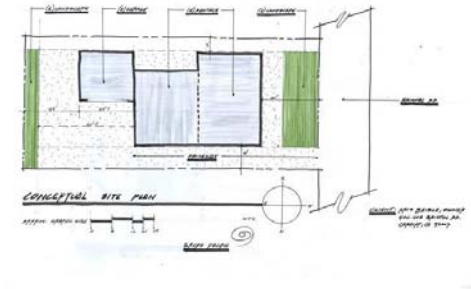
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • Duplex

List / Sold:

\$1,599,000/\$1,750,000 ↑

8 days on the market

Listing ID: NDP2112146

236 238 Melrose Ave • Encinitas 92024

2 units • **\$799,500/unit** • **920 sqft** • **4,103 sqft lot** • **\$1902.17/sqft** •
Built in 1953

Coast Hwy to Marcheta left on Melrose. Property is on West side of street.



Incredible opportunity to own an awesome duplex within walking distance to Moonlight Beach. This property is located West of Coast Hwy and on the West side of Melrose Avenue. Great curb appeal with a white picket fence, two off street parking places and a used brick facade. This is a Duplex consisting of 1 Bedroom / 1 Bath each side. Units are currently rented on month to month rental agreements. Rents are low and could easily be doubled to match current rental rates. This property has been very well maintained including all the fencing. Plumbing and Drain lines have been replaced in the past. Roof is approximately 10 years old. Water heaters were both replaced in 2021. Rear unit has a large private yard. Charming units with tons of potential. Live in one and rent the other.

Facts & Features

- Sold On 12/28/2021
- Original List Price of \$1,599,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Public Records)
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- 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:	1	1	1	0		\$1,250	\$2,500	\$5,000

Of Units With:

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

Additional Information

- Standard sale
- 92024 - Encinitas area

- San Diego County
- Parcel # 2563622800

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 Click arrow to display photos







Closed • Duplex

List / Sold:

\$1,999,999/\$2,000,000 ↑

69 days on the market

Listing ID: NDP2110557

842 844 Mola Vista Way • Solana Beach 92075

2 units • \$1,000,000/unit • 2,649 sqft • 7,881 sqft lot • \$755.00/sqft • Built in 1980

Lomas Santa Fe to Stevens to Academy to Mola Vista. Across from Santa Fe Christian School.



Wonderful investment opportunity in Solana Beach, No HOA and West of I-5!, Duplex allows you to rent both or live in one & rent out the other. There have been many upgrades including window replacement, re-papered roof and updates made to interiors. 842 is a 3 brm/2.5 bath, 844 is a 2 brm with loft/2.5 bath each with attached 2 car Garage, private yard with easy to maintain turf and cul-de-sac street. Short distance to shopping, great restaurants, beaches and so much more!

Facts & Features

- Sold On 12/29/2021
- Original List Price of \$1,999,999
- 1 Buildings
- 4 Total parking spaces
- \$0
- Laundry: In Garage
- Cap Rate: 0
- \$75240 Gross Scheduled Income
- \$72969 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac, Yard

Annual Expenses

- Total Operating Expense: \$3,417
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01390822
- Gardener:
- Licenses:
- Insurance: \$1,146
- 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:

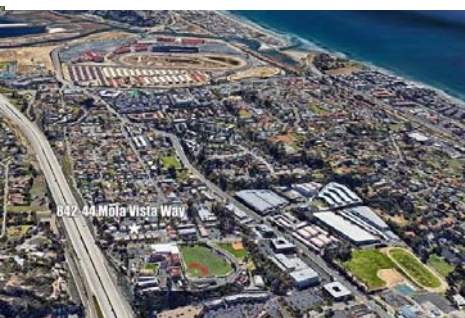
Additional Information

- Standard sale
- 92075 - Solana Beach area
- San Diego County
- Parcel # 2985301600

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Mission Viejo, 92691

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Closed • Duplex

List / Sold: **\$649,000/\$639,000** ↓

306 310 Nevada Ave • Vista 92084

19 days on the market

**2 units • \$324,500/unit • 1,680 sqft • 6,098 sqft lot • \$380.36/sqft •
Built in 1960**

Listing ID: EV21235342

Santa Fe south to Nevada. East on Nevada at northeast corner of Citrus and Nevada.



Rare opportunity in San Diego County. Duplex in Vista. Close to downtown and shopping. Each unit has 2 bedroom and 1 full bath. Both have spacious kitchen and living rooms. Front and rear yards. Both have patios. Plenty of off street parking. 310 has been recently renovated and updated. 306 has a long term tenant. Both units are fully fenced. Indoor washer hook-ups. 310 has a huge storage shed. 306 has a car port.

Facts & Features

- Sold On 12/28/2021
- Original List Price of \$649,000
- 1 Buildings
- 4 Total parking spaces
- 1 Total carport spaces
- Heating: Wall Furnace
- \$1,442 (Estimated)
- Laundry: In Kitchen, Washer Hookup
- \$10800 Gross Scheduled Income
- \$9600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Vinyl
- Appliances: Gas Range, Gas Cooktop, Gas Water Heater, Water Heater

Exterior

- Lot Features: Corner Lot, Level with Street
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$900	\$900	\$1,400
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,400

Of Units With:

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

Additional Information

- Standard sale

- 92084 - Vista area
- San Diego County
- Parcel # 1751011400

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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold: **\$650,000/\$665,000** ↑

752 754 48th St • San Diego 92102

22 days on the market

2 units • **\$325,000/unit** • **sqft** • **6,069 sqft lot** • **No \$/Sqft data** •
Built in 1953

Listing ID: 210027216

Please use GPS CrossStreet: Hilltop Dr



This single story built in 1953 duplex features two 2 br/1bath dwellings totaling 1502 SqFt. It sits on a 6069 SqFt lot and comes with solar panels, two new separate electrical panels, two gas meters, dual pane windows, laminate & tile flooring, private backyard with a view and producing fruit trees - citrus and passion fruit, detached 2-car garage in the back and interior gated parking for multiple cars. Easy access to 805 and 94 freeways. Fantastic opportunity to expand your imagination, consider the possibilities and take advantage of the appreciating rents. Exterior: Wood/Stucco Sewer: Sewer Connected 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 Topography: GSL

Facts & Features

- Sold On 12/30/2021
- Original List Price of \$650,000
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01930958
- 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:		2	1			\$0		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5415421100

Michael Lembeck

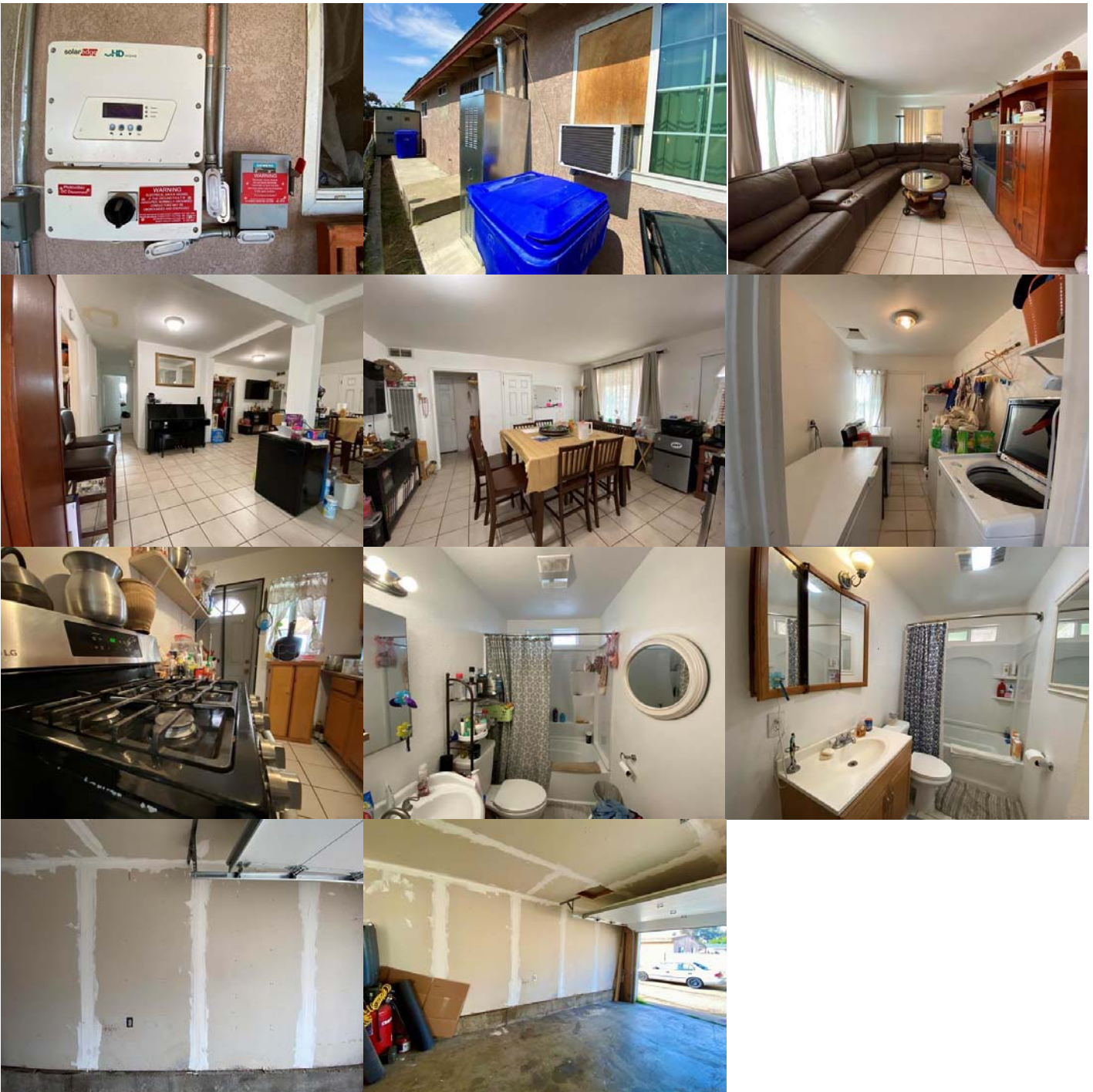
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold: **\$824,900/\$825,000** ↑

4004 Ohio St • San Diego 92104

2 days on the market

2 units • **\$412,450/unit** • **sqft** • **2,987 sqft lot** • **No \$/Sqft data** •
Built in 1923

Listing ID: 210032723

805 - University - Ohio CrossStreet: Lincoln



A TRUST Sale in the heart of one of San Diego's most desirable neighborhoods - North Park. A fixer with investment potential to rent out two separate units on one parcel with zoning of RM3-7. Presently one unit occupied. This listing was a home - converted to Doctor's office - back to a home. The front unit has 2 beds/ 2 baths and the occupant is on a month to month lease. The garage was converted to what was once a doctor's office with a full bath and large storage area. Add a high walking score to your favorite restaurants, shops, bars, fabulous coffee houses, and more. Easy access to freeways and minutes to downtown, beaches and entertainment venues. Occupant come with the purchase. DO NOT DISTURB OCCUPANTS! Unit # for Unit 1: 1 Unit # for Unit 2: 2 Number of Furnished Units: 0

Facts & Features

- Sold On 12/27/2021
- Original List Price of \$824,900
- 2 Buildings
- Levels: One
- Cap Rate: 2.39
- \$1985 Gross Scheduled Income
- \$20275 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			\$1,875		
2:		0	1			\$0		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4463641400

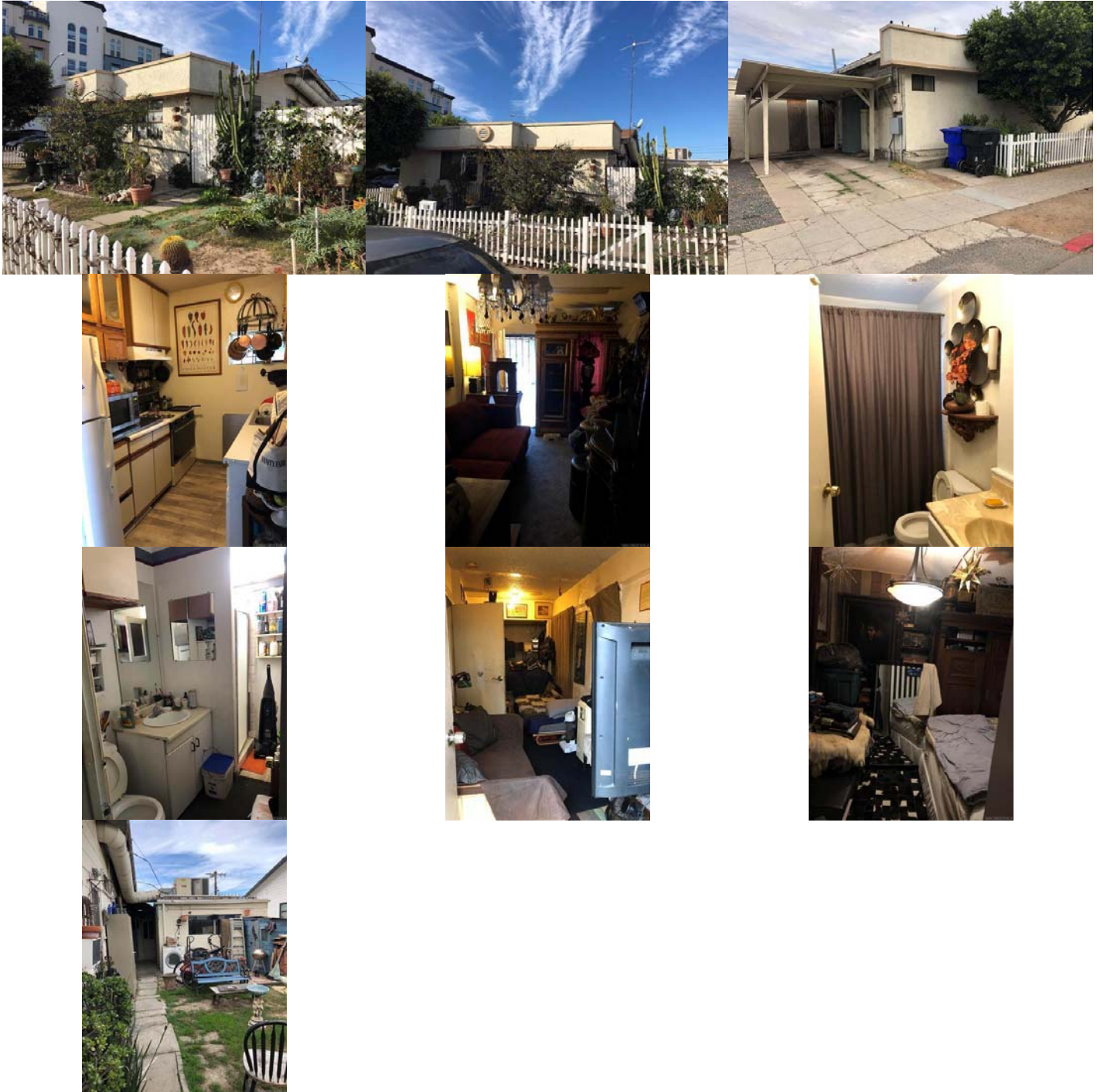
Michael Lembeck

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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:

\$1,100,000/\$1,075,000 ↓

19 days on the market

Listing ID: 210030678

3120 3122 Howard Ave • San Diego 92104

2 units • **\$550,000/unit** • **sqft** • **4,873 sqft lot** • **No \$/Sqft data** •
Built in 1959

CrossStreet: Illinois



Cute North Park Spanish bungalow with all of the charm of original construction, yet updated to modern standards. Lots of light...Newer windows, wood and tile floors throughout. Back door direct entry from parking place. Behind that is another single story home circa 1960's. 3 bedrooms with one and a half baths. Good sized yard with fruit and palm trees. Open kitchen with stackable laundry and dishwasher. laminate floors throughout. Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 3120 Unit # for Unit 2: 3122 Number of Furnished Units: 0

Facts & Features

- Sold On 12/28/2021
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 4
- \$498600 Gross Scheduled Income
- \$44360 Net Operating 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:		2	1			\$1,780		\$2,150
2:		3	2			\$2,375		\$2,375
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

- 92104 - North Park area
- San Diego County
- Parcel # 4462511300

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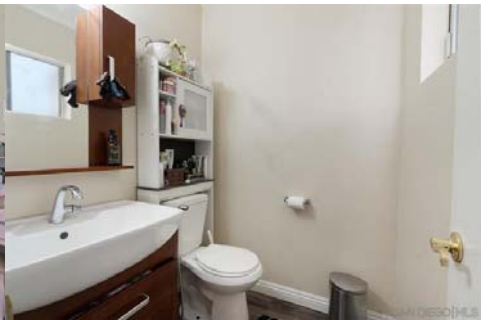
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 210030678

Printed: 01/02/2022 3:56:54 PM

Closed •

List / Sold: **\$1,000,000/\$972,000** ↓

4915 17 Voltaire St • San Diego 92107

0 days on the market

2 units • **\$500,000/unit** • **sqft** • **3,226 sqft lot** • **No \$/Sqft data** •
Built in 1926

Listing ID: 210032690

CrossStreet: Voltaire St and Cable St



Sold before listing. Went into escrow in 06/01/2021 and closing end of December long escrow. Wrong pending date but software won't allow pending and sale date to be more than 60 days apart. Just input listing for comps sake. Sewer: Sewer Connected Unit # for Unit 1: 4915 Unit # for Unit 2: 4917 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 12/30/2021
- Original List Price of \$1,000,000
- 1 Buildings
- Levels: One
- Cooling: Zoned
- Heating: Natural Gas, Zoned
- Cap Rate: 0

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			\$2,800		
2:		1	1			\$2,800		
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

- 92107 - Ocean Beach area
- San Diego County

• Parcel # 4482220900

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: 210032690

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Closed •

List / Sold: **\$995,000/\$975,000** ↓

6937 39 Saranac St • San Diego 92115

54 days on the market

**2 units • \$497,500/unit • sqft • 7,766 sqft lot • No \$/Sqft data •
Built in 1941**

Listing ID: 210027360

**70th Street south of I-8. First right(West) is Saranac. Property on the left hand side, middle of the block.
CrossStreet: 69th Street, 70th Street**



Nicely maintained 2 on 1 on the border of San Diego and La Mesa. Street of well kept homes. Front house is a 3/1 with a detached 2 car garage and large yard. Rear house is a 2/1 that is accessed from the alley in back and has off street parking and a private yard. Both homes have their own laundry. Front house has real hard wood floors, three bedrooms, all with ceiling fans, nice kitchen with slider to back yard. Bath has tub and separate shower. Live in one home, have rental income to help pay the mortgage with the second house. There is lots of parking for front house. Room for 5 or 6 cars, RV, boat. etc. Home has a lot of charm, Rear house is a two bedroom with large kitchen, and living room, nice outside living space and privacy. All tenants are month to month and know property is for sale. Rents are low. One block south of I-8. West of 70th street. Approximately 2 miles east of SDSU campus. Close to Lake Murray. Property can be delivered vacant or occupied. Unit # for Unit 1: 6937 Unit # for Unit 2: 6939 Unit 1 Parking Spaces: 6 Unit 2 Parking Spaces: 1 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0

Facts & Features

- Sold On 12/27/2021
- Original List Price of \$1,075,000
- 2 Buildings
- Levels: One
- Heating: Forced Air
- Cap Rate: 0
- \$48600 Gross Scheduled Income

Interior

Exterior

- Lot Features: Sprinkler System
- Fencing: Cross Fenced, 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	2		\$2,450		\$3,400
2:		2	1	0		\$1,600		\$2,400
3:			0					
4:			0					

Of Units With:

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

- Dishwasher: 0
- Disposal:

- Wall AC:

Additional Information

- 92115 - San Diego area
- San Diego County
- Parcel # 4681610600

Michael Lembeck

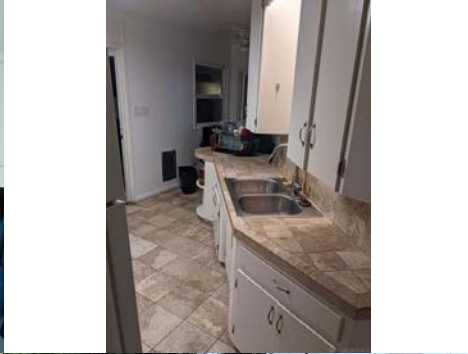
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •List / Sold: **\$950,000/\$900,000** ↓**3264 66 Clairemont Mesa Blvd • San Diego 92117****0 days on the market****2 units • \$475,000/unit • 1,232 sqft • 5,864 sqft lot • \$730.52/sqft •
Built in 1954****Listing ID: NDP2112923****Conveniently located between i805 and i5 just south of 52 on Clairemont Mesa Boulevard.**



Conveniently located just south of UTC La Jolla off route 52 is Clairemont Mesa. Current property is a 2BR/1BA and a 1BR/1BA duplex with nice sized yards for each home and detached 2 single car garages on the alley. Large lot size is 59X100. Property has deferred maintenance and will be made available to view by appointment only. Sellers are looking for investor/developer. Please contact Listing Agent with questions and for further property details. Property frontage and alley are accessible for view. Please be kind and do not disturb tenants. Thank you! Adjacent neighborhood lots just north of this property are being re-developed for multi-unit income property. Potential abounds in this wonderful location just 15-20 minutes to beaches, airport and downtown.

Facts & Features

- Sold On 12/30/2021
 - Original List Price of \$950,000
 - 2 Buildings
 - 4 Total parking spaces
 - \$0
 - Cap Rate: 0
 - \$35400 Gross Scheduled Income
 - \$24415 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available
-

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Rectangular Lot, Level, Yard
-

Annual Expenses

- Total Operating Expense: \$10,985
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,433
 - Cable TV: 01947727
 - Gardener:
 - Licenses:
 - Insurance: \$1,110
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 2832
 - 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: 2
 - Refrigerator: 2
 - Wall AC:
-

Additional Information

- Standard sale
- 92117 - Clairemont Mesa area
- San Diego County

• Parcel # 3592621600

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: NDP2112923

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Closed •

List / Sold:

\$2,599,000/\$2,705,000 ↑

19 days on the market

Listing ID: 210032593

713 I • Coronado 92118

2 units • \$1,299,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1944

CrossStreet: 7th Street



A wonderful opportunity on one a desirable lower density block in the Coronado Village. This charming, single level home offers a great floor plan, complete with a spacious entry living area, eat-in kitchen, 2 bedrooms + den & 2 full bathrooms. An added bonus is a detached, grandfathered guest suite with full kitchen. Rear unit offers its own private entrance & patio. Shared laundry. Rear yard is low maintenance and lines with natural shading from trees. Avocado tree included! Unit # for Unit 1: 713 Unit # for Unit 2: 713 (Rear) Number of Furnished Units: 0

Facts & Features

- Sold On 12/30/2021
- Original List Price of \$2,599,000
- 2 Buildings
- Levels: One
- Cooling: See Remarks
- Heating: Natural Gas, See Remarks
- Cap Rate: 0
- \$78000 Gross Scheduled 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:		2	2			\$4,800		\$5,300
2:		1	1			\$1,700		\$2,200
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

- 92118 - Coronado area
- San Diego County
- Parcel # 5370610300

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: 210032593

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Closed • **Triplex**

List / Sold:

\$1,095,000/\$1,075,000 ↓

27 days on the market

Listing ID: PTP2107904

8422 26 Pueblo Rd • Lakeside 92040

3 units • **\$365,000/unit** • **2,624 sqft** • **12,500 sqft lot** • **\$409.68/sqft** •
Built in 2021

Pueblo is off of Winter Gardens Dr which is off of Winter Gardens Blvd



New 624 sq. ft. 1BR front unit, 2 Car attached garage, new paved parking for 6 vehicles and 2 totally remodeled 1000 sq. ft. 3 Br units with laundry rooms, front and back patios attached storage rooms plus fenced back yard. 1 Br is handicap accessible. Garage can be converted to ADU with existing electrical and plumbing. One block to Winter Gardens Elementary School. EZ FHA/VA financing, trade or exchange.

Facts & Features

- Sold On 12/30/2021
- Original List Price of \$1,195,000
- 2 Buildings
- 8 Total parking spaces
- \$0 (Owner)
- Laundry: Individual Room
- Cap Rate: 4.6
- \$72000 Gross Scheduled Income
- \$54200 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre

Annual Expenses

- Total Operating Expense: \$16,600
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	6	2	0		\$0	\$0	\$2,100
2:	1	1	1	2		\$0	\$0	\$1,450
3:	2	3	2	0		\$0	\$0	\$2,150

Of Units With:

- Separate Electric: 3
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 2
- Drapes:
- Patio: 2
- Ranges: 3
- Refrigerator: 3
- Wall AC: 3

Additional Information

- Standard sale

- 92040 - Lakeside area
- San Diego County
- Parcel # 3885532100

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: PTP2107904

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Closed •

List / Sold:

\$1,395,000/\$1,280,000 ↓

28 days on the market

Listing ID: 210030266

6779 81 Rosefield Dr • San Diego 92115

3 units • **\$465,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1951

CrossStreet: 67th



College area units on R2 lot! 6779 Rosefield is a 3/2 detached home with attached 2 car garage, washer dryer hook ups. Original hardwood floors in living area, updated kitchen. 6781 is also a 3/2 detached home at the back of the lot, with a fireplace. 6781A is a studio. Tenants pay water and SDGE. Sewer: Sewer Connected Unit # for Unit 1: 6779 Unit # for Unit 2: 6781 Unit # for Unit 3: 6781A Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 12/27/2021
- Original List Price of \$1,395,000
- 3 Buildings
- Levels: Multi/Split
- Heating: Electric, Natural Gas, See Remarks
- Cap Rate: 3.75
- \$62760 Gross Scheduled Income
- \$52232 Net Operating Income

Interior

- Appliances: Electric Water Heater, Gas Water Heater

Exterior

- Lot Features: Sprinkler System
- 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:		3	2			\$2,650		\$2,900
2:		3	2			\$1,900		\$2,300
3:		0	1			\$800		\$1,250
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 1
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 3
- Refrigerator: 1
- Wall AC:

Additional Information

- 92115 - San Diego area
- San Diego County
- Parcel # 4683301200

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:

\$5,799,900/\$5,700,000 ↓

181 days on the market

Listing ID: 210011713

3677 3683 Ocean Front Walk • San Diego 92109

**4 units • \$1,449,975/unit • sqft • 2,939 sqft lot • No \$/Sqft data •
Built in 1972**

Mission Blvd, head west to the ocean Santa Clara Place and turn south on Strandway. 4 parking spots in back of property. CrossStreet: Santa Clara Place



Welcome to Las Casas De La Playa! Rarely available 4 unit oceanfront building in Mission Beach! Projected vacation rental gross income over \$444,000 per year. Just under 3,000 sq ft lot with 32 feet of frontage on the boardwalk showcasing panoramic ocean views. Comprised of 7 bedrooms, 5 baths & potential for expansion, individual sales of the 4 parceled units or redevelopment. 2 units access a roof top deck for the ultimate in beach relaxation. 4 off street parking, laundry on site & an ideal Mission Beach location with dining, shopping and entertainment just steps away! Unit # for Unit 1: 3677 Unit # for Unit 2: 3679 Unit # for Unit 3: 3681 Unit # for Unit 4: 3683 Number of Furnished Units: 4 Topography: LL Frontage: Ocean/Sand

Facts & Features

- Sold On 12/29/2021
- Original List Price of \$5,995,000
- 1 Buildings
- Levels: Two
- Heating: Electric
- Cap Rate: 0

Interior

Exterior

- Fencing: None

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		\$115,234
2:		2	1	0		\$0		\$115,234
3:		1	1	0		\$0		\$99,159
4:		2	1	0		\$0		\$115,234

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4235950304

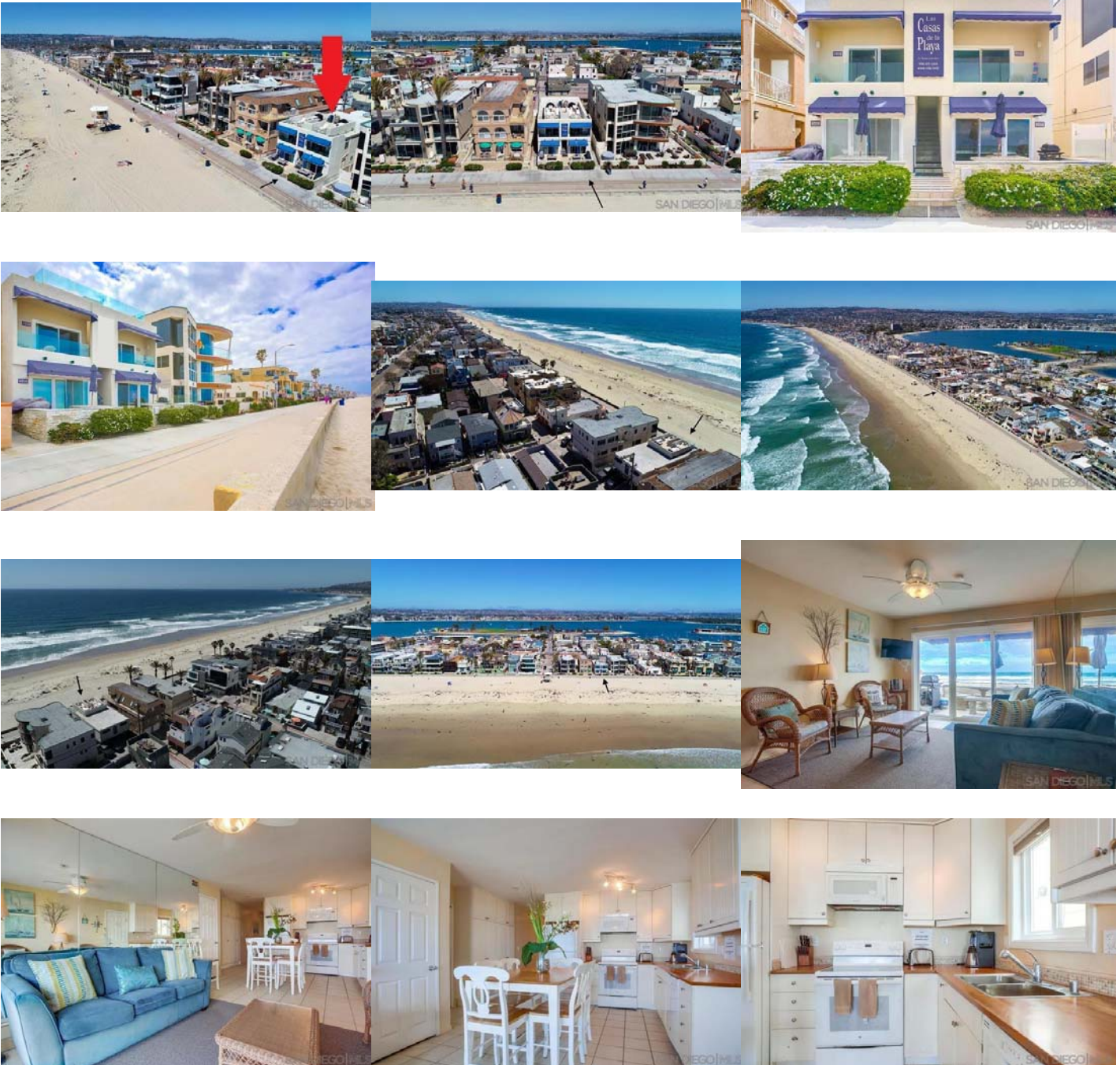
Michael Lembeck

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

Re/Max Property Connection

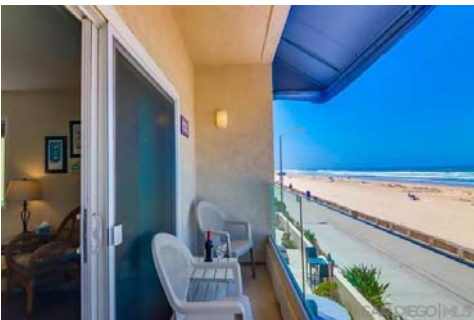
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold:

\$4,400,000/\$5,200,000 ↑

12 days on the market

951 Oak Ave • Carlsbad 92008

**14 units • \$314,286/unit • 12,400 sqft • 18,731 sqft lot • \$419.35/sqft •
Built in 1957**

Listing ID: NDP2110718

From I-5, take Carlsbad Village Dr heading West. Left on Harding St. Left on Oak Ave.



This 14 unit multi-family offering located at 951 Oak Ave. in Carlsbad, California. The Carlsbad Oak Avenue Apartments are a 14 unit property located west of Interstate 5 in the heart of the Village of Carlsbad, California. The Oak Ave. apartments consist of 13, 2-Bedroom, 1 bath units and 1 studio unit. This investment allows an owner, investor or experienced developer a chance to achieve the highest and best use for this highly desirable property in a dense rental market. Carlsbad is a coastal city in the North County Region of San Diego County, California. **SIGNIFICANT VALUE-ADD OPPORTUNITY** There is approximately 50% upside in the current rents which have not been raised in more than three years. Additionally, there is space to add washers and dryers for additional income. New Exterior Paint and Improvements just completed at property. The city is 87 miles south of downtown Los Angeles and 35 miles north of San Diego. Carlsbad is a popular tourist destination and notable home for many businesses in the golf industry. The city's estimated population is 115,382 and the median household income is over \$110,000. This is the first time in 30 years this property has been on the market. It is very well located and has a "Walk-score" of 86. It is deemed a Walker's Paradise where daily errands do not require a car. It is a 13 minute walk to the Coaster. The area is extremely pedestrian friendly with an abundance of restaurants, grocers, and high end chain and boutique retail stores.

Facts & Features

- Sold On 12/31/2021
- Original List Price of \$4,400,000
- 2 Buildings
- 13 Total parking spaces
- \$0 (Public Records)
- Cap Rate: 3.05
- \$230520 Gross Scheduled Income
- \$134321 Net Operating Income
- 14 electric meters available
- 13 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Level with Street, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$84,673
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$4,060
- Maintenance:
- Workman's Comp:
- Professional Management: 23821
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 14
- Gas Meters: 13
- Water Meters: 4
- Carpet:
- Drapes: 14
- Patio:
- Ranges:
- Refrigerator: 14

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 92008 - Carlsbad area
- San Diego County
- Parcel # 2041110300

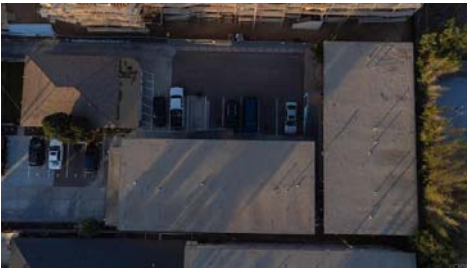
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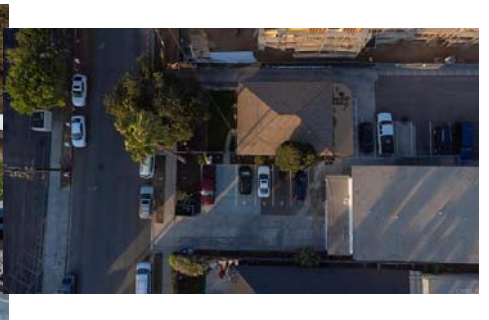
State License #: 01019397
Cell Phone: 714-742-3700

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:** NDP2110718

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Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 12/26/2021 to 01/01/2022
County Or Parish is 'San Diego'
Number Of Units Total is 2+
Selected 16 of 16 results.