

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	230020456SD	S	8904 Lamar	SPV	91977		2	\$46,140	6	\$735,000 ↓			1963	15,682/0.36	N		12/04/23	20/20
2	230016206SD	S	821 823 Duval St	SD	92102		2	\$74,400	6	\$927,000 ↑			1953	6,043/0.13			12/07/23	15/15
3	230017913SD	S	4023 Wabash	SD	92104		2	\$62,400	0	\$910,000 ↑			1913				12/04/23	18/18
4	230019441SD	S	1166 68 Felspar	SD	92109		2	\$127,200	4	\$2,170,000 ↓			1975	6,320/0.14			12/08/23	36/36
5	230022154SD	S	4018 4020 Fond Du Lac Avenue	SD	92117		2	\$91,200	7	\$1,370,000 ↓			1954	6,157/0.14	N		12/08/23	14/14
6	NDP2306016	S	134 38 Glaucus ST W	ENCS	92024	STD	4	\$162,900	0	\$3,545,000 ↓	\$1,345.86	2634	1989/ASR	13,121/0.3	N	0	12/05/23	54/54
7	PTP2301344	S	187 Oxford ST	CHU	91911	STD	8	\$361,320	4	\$5,750,000 ↓	\$495.86	11596	2023/ASR	37,897/0.87	N	8	12/05/23	233/233

Closed •

List / Sold: **\$750,000/\$735,000** ↓

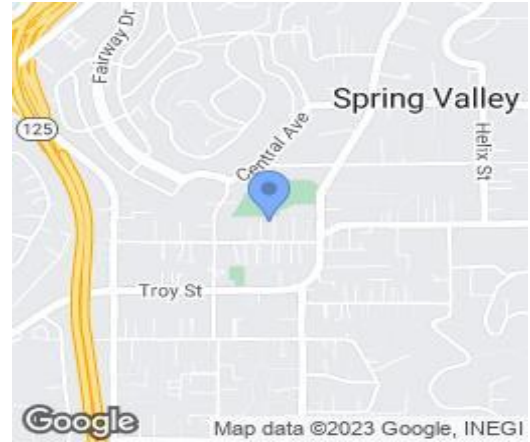
8904 Lamar • Spring Valley 91977

20 days on the market

2 units • **\$375,000/unit** • **sqft** • **15,682 sqft lot** • **No \$/Sqft data** •
Built in 1963

Listing ID: 230020456SD

Use the map on the MLS, it is correct. 4th street on left after Bancroft. CrossStreet: Lamar



Great investment! Duplex with 2 bedrooms 1 bath each. Large yards front and back. Mature trees in the back yards. Stove, refrigerator, microwave and washer/dryer convey. New roof. New mini-splits in each unit (HVAC). Unit 8904 has been recently updated. Both units are in good condition. Long term renter in 8906. Lamar County Park is 50' away at the end of the cul-de-sac. This property also owns the easement that runs behind the homes out to Lamar St. Seller uses this to park extra vehicles when needed. CAP rate is approx 6% at current rents (rents need to be raised to meet market standards)

Facts & Features

- Sold On 12/04/2023
- Original List Price of \$775,000
- 1 Buildings
- Levels: One
- Cooling: See Remarks
- Cap Rate: 6
- \$46140 Gross Scheduled Income
- \$44640 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01517238
- 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		\$1,995		\$2,200
2:		2	1	1		\$1,850		\$2,200
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

• Buyer Agency Compensation: 2.5%

- 91977 - Spring Valley area
- San Diego County
- Parcel # 5032714600

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: **\$899,999/\$927,000** ↑

821 823 Duval St • San Diego 92102

15 days on the market

2 units • **\$450,000/unit** • **sqft** • **6,043 sqft lot** • **No \$/Sqft data** •
Built in 1953

Listing ID: 230016206SD

CrossStreet: Hilltop & Guyman



Attention all astute investors and homeowners seeking unparalleled value! Prepare to be spellbound by an extraordinary property that redefines multi-generational living. Set in vibrant San Diego, this duplex seamlessly blends timeless allure with contemporary elegance., These side-by-side homes marry modern updates with classic charm, capturing your heart from the very first step. And there is more. Thanks to favorable zoning and recent state-level legislation, this Property has the potential for the addition of a granny flat or accessory dwelling unit (ADU). Enjoy steady rental income while you expand! Don't miss out. Call today!

Facts & Features

- Sold On 12/07/2023
- Original List Price of \$899,999
- 1 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 6.44
- \$74400 Gross Scheduled Income
- \$57948 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02205424
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1		\$0		\$3,250
2:		2	1	1		\$0		\$2,950
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

• Buyer Agency Compensation: 2.5%

- 92102 - San Diego area
- San Diego County
- Parcel # 5415520600

Michael Lembeck

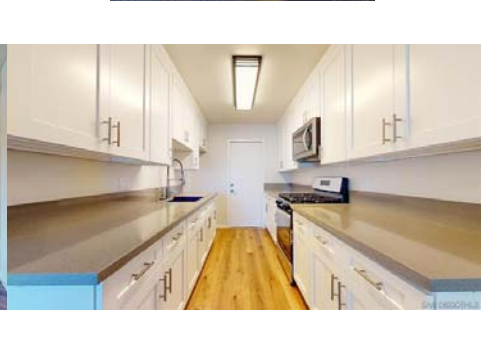
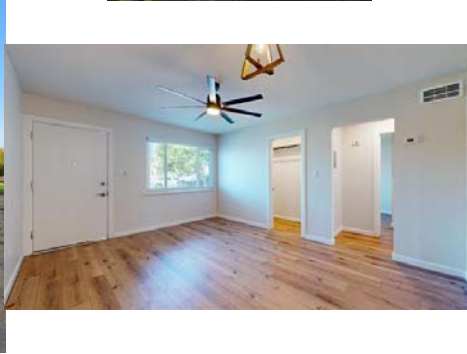
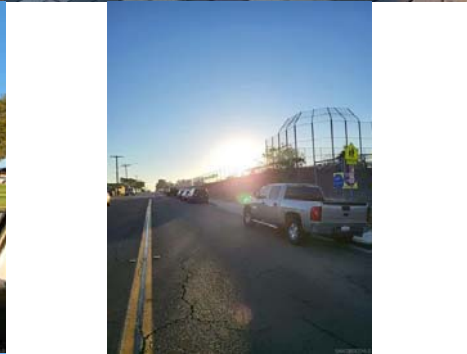
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

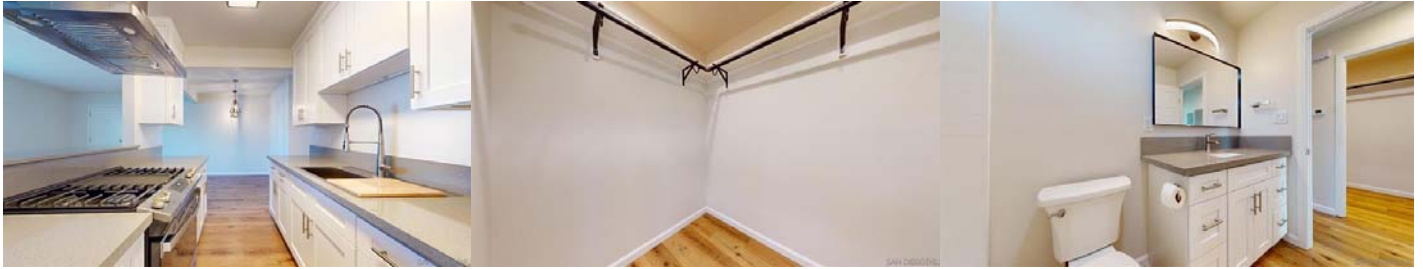
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold: **\$879,000/\$910,000** ↑

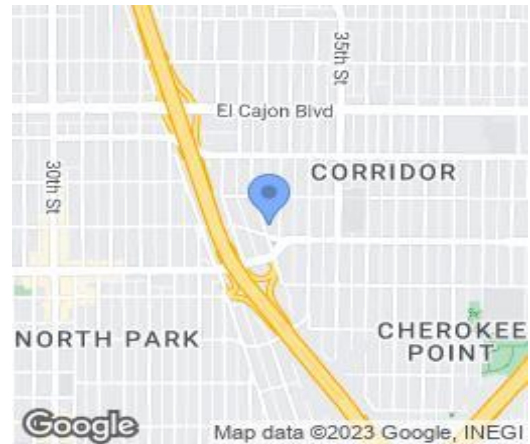
4023 Wabash • San Diego 92104

18 days on the market

2 units • **\$439,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1913

Listing ID: 230017913SD

CrossStreet: Lincoln Ave



BOMK. Awaiting cancellation of current escrow. Beautiful and upcoming area, North of University Ave, close to freeway access. This attractive North Park Duplex is one you wont want to pass up, it has just been fully renovated with updated bathrooms and kitchens, fresh new paint and new plank flooring throughout. Front unit has a single car garage and a deep driveway to allow for tandem parking. Awesome duplex rental with separate meters also perfect for a extended family. Cute back unit with side entrance and small rear yard. Back unit has lower ceilings but has never been an issue to rent. Lowest price in entire zip code. Great deal!

Facts & Features

- Sold On 12/04/2023
- Original List Price of \$879,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0
- \$62400 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01327181
- 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		\$0		\$3,200
2:		1	1	0		\$0		\$2,000
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.5%

- 92104 - North Park area
- San Diego County
- Parcel # 4473812000

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:

\$2,300,000/\$2,170,000 ↓

36 days on the market

Listing ID: 230019441SD

1166 68 Felspar • San Diego 92109

2 units • **\$1,150,000/unit** • **sqft** • **6,320 sqft lot** • **No \$/Sqft data** •
Built in 1975

CrossStreet: Everts



The Felspar Rental Homes is a well-maintained property located approximately 5 blocks from the beach and Mission Bay in the highly desirable Pacific Beach sub-market of San Diego, California. The subject property was built in 1975 and is comprised of two 4 bedroom/2 bath homes on a 6,360 square foot lot. The interiors include efficient layouts and well kept interiors. The exterior of the property has been well kept with 6 on-site parking spots. The property is walking distance to the vibrant Garnet Avenue Business District including major retailers such as Ralph's, Trader Joe's, CVS, Starbucks and various local restaurants.

Facts & Features

- Sold On 12/08/2023
- Original List Price of \$2,500,000
- 2 Buildings
- Levels: One
- Cooling: See Remarks
- Cap Rate: 3.81
- \$127200 Gross Scheduled Income
- \$87610 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		4	2			\$5,300		\$6,200
2:		4	2			\$5,300		\$6,000
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

• Buyer Agency Compensation: 2%

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4156222200

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 •

\$1,399,900/\$1,370,000 ↓

4018 4020 Fond Du Lac Avenue • San Diego 92117

14 days on the market

2 units • **\$699,950/unit** • **sqft** • **6,157 sqft lot** • **No \$/Sqft data** • **Built in 1954**

Listing ID: 230022154SD

CrossStreet: Merrimac Ave.



Welcome to Fond Du Lac Ave.! This jaw-dropping duplex was fully remodeled in 2022. And by full, we mean FULL! The renovation included relined and replaced sewers, new dual pane windows and doors, new roof, new Luxury Vinyl Plank flooring, new all wood shaker cabinets with giant quartz countertop peninsulas, new stainless steel appliances, new ceiling fans in every room, new automatic garage doors, new tankless hot water heaters, new ~500 sqft permitted addition to the rear unit, new drought tolerant landscaping with turf and hardscape, and new hopes and dreams for happy residents to enjoy these beautiful homes. Now that all the work has been done, all that's left is a new owner! Ideally located just a block away from USPS and all the shopping and dining that Clairemont Square has to offer. Just a short walk away you have Vons grocer, Reading's Cinema, Ace Hardware, and lots of restaurants, banks and shops. In the rare instance you need something that isn't around the corner, open up the whisper quiet garage doors, hop in your car and in just minutes you can be on I-52, I-5 or I-805. Just a few short miles away from UCSD, USD, La Jolla and a 15 minute drive to San Diego's airport. All this, just 8 miles from the Pacific Ocean and beaches of La Jolla and Pacific Beach. What are you waiting for? Call today!

Facts & Features

- Sold On 12/08/2023
- Original List Price of \$1,399,900
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 6.5
- \$91200 Gross Scheduled Income
- \$69200 Net Operating Income

Interior

- Appliances: Gas Water Heater, Tankless Water Heater

Exterior

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	1		\$2,800		\$3,000
2:		4	2	1		\$4,800		\$5,000
3:			0					
4:			0					

Of Units With:

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

- Water Meters:
- Carpet:
- Dishwasher: 2
- Disposal:

- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.25%

- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 3600501600

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
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CUSTOMER FULL: Residential Income LISTING ID: 230022154SD

Printed: 12/10/2023 8:28:28 AM

Closed •

List / Sold:

\$3,625,000/\$3,545,000 ↓

54 days on the market

134 38 Glaucus St W • Encinitas 92024

4 units • **\$906,250/unit** • **2,634 sqft** • **13,121 sqft lot** • **\$1345.86/sqft** •
Built in 1989

Listing ID: NDP2306016

Hwy 101 to W. Glaucus.



Highly Desirable West of Hwy 101, and mere Steps to Beacon Beach access, Shops and Neptune Ave. sits this Exceptional 4 Unit, (2 detached homes, and a Duplex) Multi Family property on a Huge, Oversized Lot (13,121 sq. ft) Totaling 8 bedrooms and 4 baths, Front Unit offers 3 Bedroom and 1 bath, Middle Cottage has 1 bedroom 1 bath, and the Duplex offers 2 bedroom and 1 bath on each side. All Units have ample parking, and each unit has their own private patio/backyard space. Easy to rent, 100% Occupancy all the time, in this sought after location! Ideal for Future Development.

Facts & Features

- Sold On 12/05/2023
- Original List Price of \$3,725,000
- 3 Buildings
- Levels: One, Two
- 0 Total parking spaces
- \$0
- Laundry: Inside
- Cap Rate: 0
- \$162900 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lawn, Level with Street, Lot 10000-19999 Sqft, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- 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: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%
- 92024 - Encinitas area
- San Diego County

Michael Lembeck

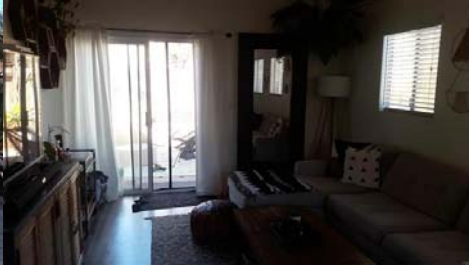
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$5,900,000/\$5,750,000 ↓

233 days on the market

Listing ID: PTP2301344

187 Oxford St • Chula Vista 91911

8 units • **\$737,500/unit** • **11,596 sqft** • **37,897 sqft lot** • **\$495.86/sqft** •
Built in 2023

GPS



4 BRAND NEW "2023 Construction" Duplexes! 187 Oxford St. Chula Vista Ca 91911 is an 8-unit property that can be purchased as one APN/property & be sold as individual duplexes in the future if desired once a HOA is setup. The asset is (4) Duplexes with their own APN #'s if needed. Each Duplex is comprised of 4Bedroom/3Bath (1,749/SF) & 3Bedroom/2.5Baths (1150 SF). Each unit has its own individual private backyard & 2 car attached garage. Laundry for each unit is in the garage. All units have their own gas meters and water meters. Living space is 11,596 square-ft & set on a 37,897-square-foot parcel. Property is fully rented and is an excellent investment!

Facts & Features

- Sold On 12/05/2023
- Original List Price of \$7,000,000
- 4 Buildings
- Levels: Two
- 16 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air, Electric
- Heating: Central, Forced Air, Natural Gas
- \$0
- Laundry: Gas & Electric Dryer Hookup, In Garage
- Cap Rate: 4.35
- \$361320 Gross Scheduled Income
- \$282393 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 8 water meters available

Interior

- Rooms: Family Room, Kitchen, Primary Bedroom
- Floor: Vinyl, Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Tankless Water Heater
- Other Interior Features: Open Floorplan, Recessed Lighting, Stone Counters

Exterior

- Lot Features: Level
- Fencing: Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$94,558
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$6,163
- Maintenance:
- Workman's Comp:
- Professional Management: 14468
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 8
- Drapes: 8
- Patio: 8
- Ranges: 8

- Carpet:
- Dishwasher: 8
- Disposal: 8

- Refrigerator: 8
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 91911 - Chula Vista area
- San Diego County
- Parcel # 6192310500

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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