

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	230020501SD	S	7979 81 Golden Ave	LEG	91945		2	\$60,000	0	\$970,000 			1952	14,548/0.33	N		01/04/24	10/10
2	PTP2305558	S	1336 29th St	SD	92102	STD	2	\$39,600	2	\$1,155,000 	\$944.40	1223	1922	4,971/0.11	N	1	01/02/24	15/15
3	230020270SD	S	3575 77 Bancroft St	SD	92104		2	\$85,200	5	\$1,390,000 			2022				01/02/24	56/56
4	OC23210425	S	8125 Dodie ST	SD	92114	STD	2	\$72,000		\$710,000 	\$568.00	1250	1954/ASR	9,091/0.2087	N	2	01/05/24	30/30
5	230016385SD	S	8685 Mellmanor Dr	LMSA	91942		4	\$95,880	5	\$1,450,000 			1964	9,781/0.22			01/02/24	89/198

Closed •

List / Sold: **\$975,000/\$970,000** ↓

7979 81 Golden Ave • Lemon Grove 91945

10 days on the market

2 units • **\$487,500/unit** • **sqft** • **14,548 sqft lot** • **No \$/Sqft data** •

Built in 1952

Listing ID: 230020501SD

CrossStreet: Kempf St



This property consists of a front duplex with a 2 bed, 1 bath unit and a 3 bed, 1 bath unit. In back is a newer construction 3 bed, 1 bath unit which is not permitted. All situated on a 14,548 square foot lot. The front units are in original condition and could use some updating. This is a great unit mix to create a big cash flow investment.

Facts & Features

- Sold On 01/04/2024
- Original List Price of \$975,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0
- \$60000 Gross Scheduled 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			\$1,300		\$2,300
2:		3	1			\$1,500		\$2,500
3:		3	1			\$2,200		\$2,600
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.5%
- 91945 - Lemon Grove 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 • Duplex

List / Sold:

\$1,200,000/\$1,155,000 ↑

15 days on the market

Listing ID: PTP2305558

1336 29th St • San Diego 92102

2 units • **\$600,000/unit** • **1,223 sqft** • **4,971 sqft lot** • **\$944.40/sqft** •
Built in 1922

[Google Maps](#)



Historic, value-add duplex or single-family home in South Park. Charming, well-maintained, 1920s craftsman later converted to a legal duplex with original wood accents, original hardwood floors, arched entryways, built-in shelving, and private front porch. There is a very secluded rear patio area with terraced garden area and mature landscaping. Current month-month tenant paying \$3.3K/month who is scheduled to move out around 12/1. Has a duplex use-code and 2-electric meters (only 1 currently in-use). Currently operated as a 2bed/2bath SFR with rear laundry room, but it's highly likely someone could split up the 2 units back into the original 1bed/1bath + studio configuration legally. A rough floorplan is provided for reference. Has been selectively upgraded over the years. Recent improvements include newer wall texture and paint, newer flooring in some areas, a newer foundation, new fireplace/chimney, and refurbished exterior. Some electrical and plumbing has also been more recently updated. Additional interior improvements will yield max. rent or ARV potential. Permits for current configuration are unknown. There's a 240 SF garage/shed which might be great as a small ADU. Driveway parking for multiple cars. There is a formal historical designation for this property, and it may therefore qualify for Mills Act tax savings. Long-term current owner. Zoned RS-1-7 with Transit Priority Area, Transit Area Overlay, and Historic Overlay zones.

Facts & Features

- Sold On 01/02/2024
- Original List Price of \$990,000
- 1 Buildings
- 5 Total parking spaces
- \$0 (Public Records)
- Laundry: In Kitchen, Individual Room, Inside
- Cap Rate: 2.04
- \$39600 Gross Scheduled Income
- \$20147 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Lawn, Level with Street, Level, Near Public Transit, Park Nearby, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,265
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance: \$1,223
- 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	1		\$3,250	\$3,250	\$3,250
2:	1	0	1	0		\$1,750	\$1,750	\$1,750

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 92102 - San Diego area
- San Diego County
- Parcel # 5394030800

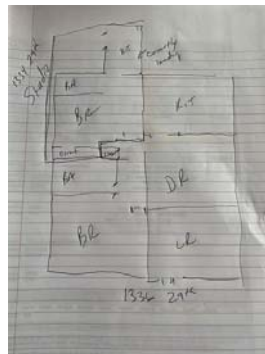
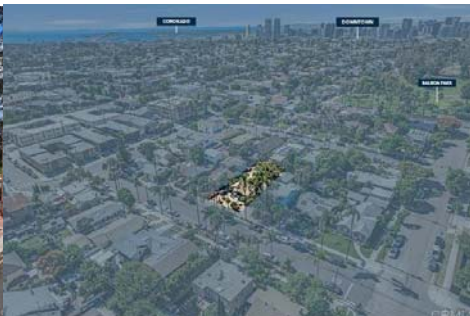
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Mission Viejo, 92691

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Closed •

List / Sold:

\$1,499,000/\$1,390,000 ↓

56 days on the market

Listing ID: 230020270SD

3575 77 Bancroft St • San Diego 92104

2 units • \$749,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 2022

CrossStreet: Dwight St



DO NOT WALK ON THE PROPERTY AND DISTURB THE OCCUPANTS, SHOWN WITH ACCEPTED OFFER ONLY. Welcome to this exquisite multi-family residential income property with decent amount of rent generation, a true gem in close proximity to downtown. This remarkable property, presents an ideal opportunity for an owner living in one unit and rent the other one or keep it totally as an investment. Boasting two meticulously upgraded units PLUS a detached garage transformed into a studio, this space provides ample room for personal use, as well as potential rental income. Each unit is thoughtfully appointed with contemporary conveniences and inviting living areas, ensuring a comfortable lifestyle for all occupants. The property's strategic location offers easy access to an array of shops, dining establishments, and cafes in the vibrant North Park neighborhood, allowing you to relish in the local amenities without extensive travel. Both structures have been recently enhanced with brand new roofing, dual pane windows, HVAC split systems, flooring, and top-of-the-line stainless steel appliances. The larger unit also features a brand new kitchen, further elevating the living experience. Don't miss the chance to explore this extraordinary multi-family home.

Facts & Features

- Sold On 01/02/2024
- Original List Price of \$1,499,000
- 2 Buildings
- Levels: One
- Cooling: Central Air
- Cap Rate: 4.5
- \$85200 Gross Scheduled Income
- \$66200 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$4,000		
2:		1	1			\$3,100		
3:			0					
4:			0					

Of Units With:

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

- Carpet:
- Dishwasher: 2
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2%

- 92104 - North Park area
- San Diego County
- Parcel # 4537510400

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26371 Crown Valley Pkwy, #180

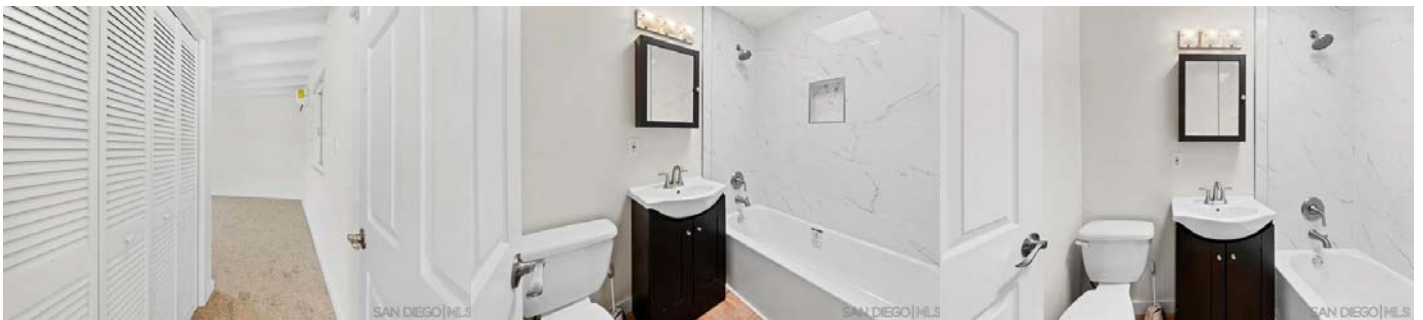
Mission Viejo, 92691

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Closed • Duplex

List / Sold: **\$640,000/\$710,000** ↑

8125 Dodie St • San Diego 92114

30 days on the market

2 units • **\$320,000/unit** • **1,250 sqft** • **9,091 sqft lot** • **\$568.00/sqft** •
Built in 1954

Listing ID: OC23210425

Turn right onto Glencoe Dr. Turn right onto Helm St. Turn left onto Koe St. Turn right onto Dodie St.



Great investment opportunity in 92114! This duplex boasts two 2-bedroom, 1-bath units, each equipped with its own attached garage. Situated on just under one acre, this expansive lot presents endless possibilities for an ADU or future development. Ideal for investors seeking potential, the property requires some TLC, allowing for a personalized touch. Commute effortlessly to downtown San Diego, indulging in the city's renowned attractions. Visit the historic Gaslamp Quarter for eclectic nightlife or enjoy waterfront serenity at Embarcadero Park. Embrace the cultural heart of Balboa Park, home to museums and gardens. From the duplex's central location, residents can seamlessly balance suburban tranquility with easy access to downtown's energetic offerings. Don't just invest in a property; invest in a lifestyle that combines urban excitement and local charm.

Facts & Features

- Sold On 01/05/2024
- Original List Price of \$640,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- \$33 (Estimated)
- \$72000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Back 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
1:	1	2	1	1	Unfurnished	\$0	\$0	\$3,000
2:	1	2	1	1	Unfurnished	\$0	\$0	\$3,000

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
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 92114 - Encanto area
- San Diego County
- Parcel # 5773220400

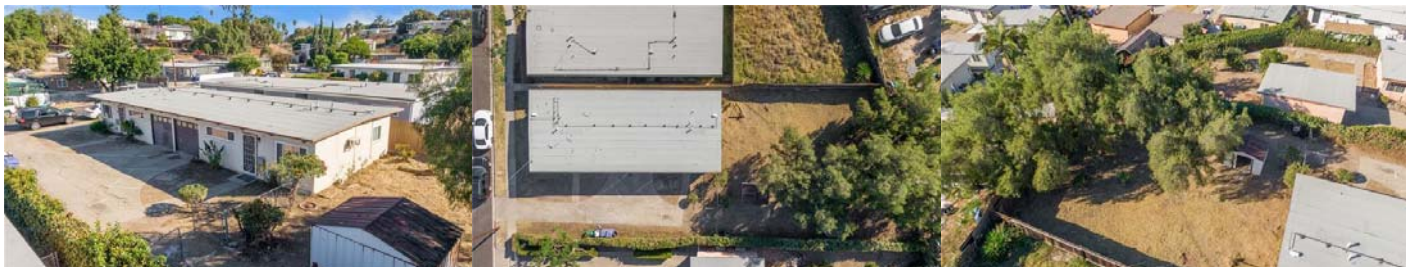
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income **LISTING ID:** OC23210425

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Closed •

List / Sold:

\$1,499,000/\$1,450,000 ↓

89 days on the market

8685 Mellmanor Dr • La Mesa 91942
4 units • \$374,750/unit • sqft • 9,781 sqft lot • No \$/Sqft data •
Built in 1964

Listing ID: 230016385SD

CrossStreet: Fletcher Parkway



4 Plex multi-unit property located in the community of La Mesa. With a total of four units, this property offers an excellent opportunity for both investors and owner-occupier. Each unit features two spacious bedrooms and one and a half bathrooms. The floor plans feature Living room and kitchen situated on first level with laundry and 1/2 bathroom. Upstairs features 2 spacious bedrooms and 1 full bath. Each unit also boasts a private yard, providing an outdoor space to enjoy the beautiful San Diego weather. Outdoor storage for each unit is located in the enclosed yard. Each unit has Laundry hooks in-unit and 1 off street parking space. This multi-unit property is situated in a great location, with easy access to freeways and public transportation, making it easy to navigate the city. The area is also home to a range of restaurants, shops, and amenities. This is a great opportunity to own an investment property.

Facts & Features

- Sold On 01/02/2024
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Cap Rate: 5
- \$95880 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2	0		\$2,295		\$2,500
2:		2	2	0		\$1,895		\$2,500
3:		2	2	0		\$1,900		\$2,500
4:		2	2	0		\$1,900		\$2,500

Of Units With:

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

- Disposal:

Additional Information

- Buyer Agency Compensation: 2.5%

- 91942 - La Mesa area
- San Diego County
- Parcel # 4905730100

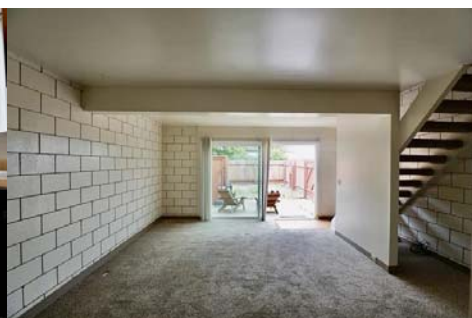
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CUSTOMER FULL: Residential Income LISTING ID: 230016385SD

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