

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	220027716SD	S	8816 Valencia St.	SPV	91977		2	\$0	0	\$620,000			1942				12/08/22	6/6
2	NDP2209212	S	2121 Montgomery Avenue	CAS	92007	STD	2	\$41,880	0	\$1,600,000	\$320.00	5000	1952	5,000/0.11	N	0	12/06/22	2/2
3	NDP2210824	S	316 Surfrider WAY	OCE	92054	STD	2	\$0	0	\$2,385,000	\$695.94	3427	2005/ASR	5,369/0.12	N	3	12/05/22	8/8
4	PTP2207330	S	3811 13 Superba ST	SD	92101	STD	2	\$0	0	\$800,000	\$425.99	1878	1949/ASR	6,319/0.14	N	1	12/08/22	3/3
5	220026378SD	S	4660 Thorn St.	SD	92105		2	\$0	0	\$710,000			1950	5,832/0.13			12/05/22	25/25
6	PTR2206258	S	1461 14Th ST	IMB	91932	STD	3	\$41,100	5	\$1,110,000	\$369.14	3007	1980/ASR	6,970/0.16	N	0	12/08/22	10/45
7	220024775SD	S	903 S 40th Street	SD	92113		3	\$65,100	6	\$720,000			1958				12/06/22	60/60
8	220022913SD	S	721 Pennsylvania Avenue	SD	92103		4	\$66,872	5	\$1,756,000			1915	2,599/0.05			12/08/22	48/150

Closed •

List / Sold: **\$620,000/\$620,000** ↑

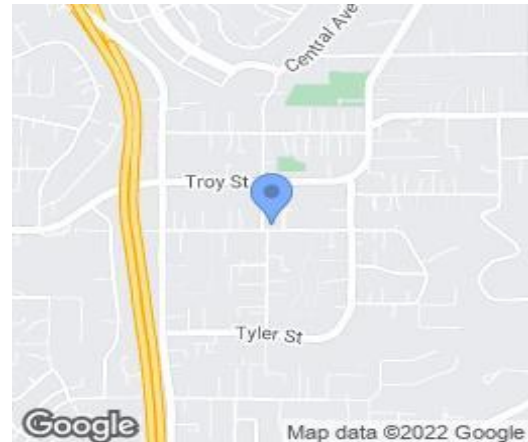
8816 Valencia St. • Spring Valley 91977

6 days on the market

2 units • **\$310,000/unit** • sqft • No lot size data • No \$/Sqft data •
Built in 1942

Listing ID: 220027716SD

CrossStreet: Bancroft



Great investment units with some TLC. Both units have their own garages and exclusive use yards. Back unit has fireplace. Long driveways accommodate extra parking. Don't miss this investment opportunity! Unit # for Unit 2: 8816A Number of Furnished Units: 0

Facts & Features

- Sold On 12/08/2022
- Original List Price of \$599,000
- 1 Buildings
- Levels: One
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01331749
- 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		\$0		
2:		2	1	1		\$0		
3:			0					
4:			0					

Of Units With:

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

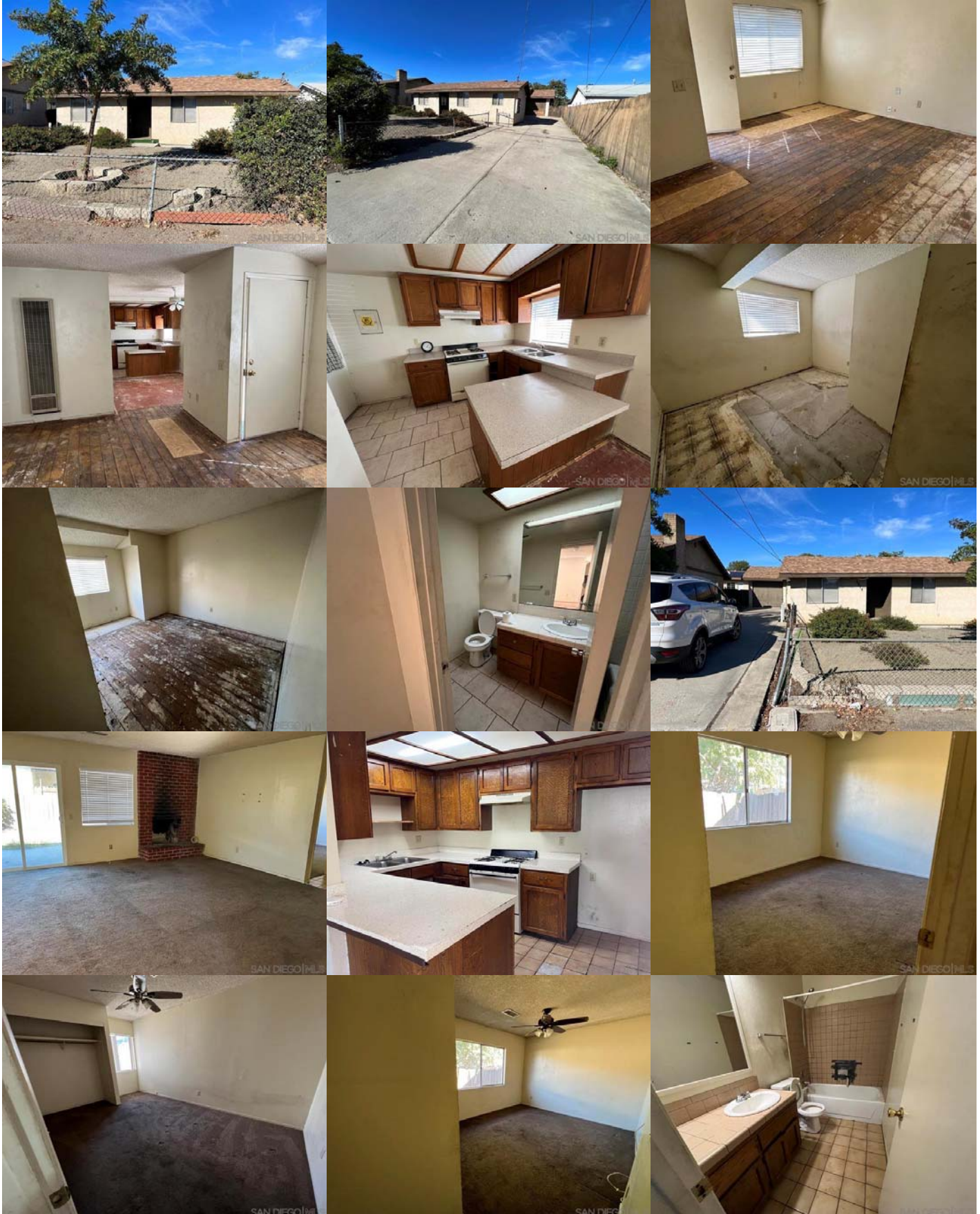
Additional Information

- 91977 - Spring Valley area
- San Diego County
- Parcel # 5032905400

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 • Duplex

List / Sold:

\$1,500,000/\$1,600,000 ↑

2 days on the market

2121 Montgomery Avenue • Cardiff by the Sea 92007

2 units • \$750,000/unit • 5,000 sqft • 5,000 sqft lot • \$320.00/sqft •
Built in 1952

Listing ID: NDP2209212

Interstate-5 to Birmingham, go west to Montgomery, turn left & go south to property.



Do Not Disturb Tenants or go onto the property. Cardiff by-the-Sea awaits!! Seller's duplex is on a 50 foot by 100 foot lot, with R-11 zoning, and an exceptional opportunity for the buyer to replace the existing duplex with a new duplex accompanied by OCEAN VIEWS and two Accessory Dwelling Units. This information should be confirmed by the City of Encinitas Planning Department.

Facts & Features

- Sold On 12/06/2022
- Original List Price of \$1,500,000
- 1 Buildings
- 0 Total parking spaces
- \$0
- Laundry: Community, Dryer Included, Gas & Electric Dryer Hookup, Individual Room
- Cap Rate: 0.2
- \$41880 Gross Scheduled Income
- \$30471 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Up Slope from Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,409
- Electric:
- Gas: \$1,404
- Furniture Replacement:
- Trash: \$543
- Cable TV: 01525809
- Gardener:
- Licenses:
- Insurance: \$1,610
- Maintenance: \$2,115
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,009
- Other Expense:
- Other Expense Description:

Unit Details

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
- 92007 - Cardiff By The Sea area
- San Diego County
- Parcel # 2604032300

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income **LISTING ID:** NDP2209212

Printed: 12/11/2022 6:16:21 AM

Closed • Duplex

List / Sold:

\$2,495,000/\$2,385,000 ↓

8 days on the market

Listing ID: NDP2210824

316 Surfrider Way • Oceanside 92054

**2 units • \$1,247,500/unit • 3,427 sqft • 5,369 sqft lot • \$695.94/sqft •
Built in 2005**

From I-5, exit Coast Hwy, South on Coast Hwy, West on Surfrider



Extremely rare duplex property in the best location! No HOA! Stellar location only 2 blocks to Oceanside's sandy beach and 2 blocks to the downtown restaurants and shops! The main home is 4 bed & 3.5 bath with 2551 square feet. The second unit is 2 bed & 1 bath with 876 square feet. Excellent parking solution with a large 3 car garage + carport. The entire interior of the main home is freshly painted in a modern white, and pairs perfectly with the high beamed ceilings in the family and living rooms. French doors from both the kitchen and family room lead out to a spacious courtyard, a fun space for entertaining guests and outdoor dining in the beautiful year round temperate weather. This custom built property features so many highlights including built-in speakers in nearly every room and outside, two fireplaces (gas or wood burning), a center courtyard with hookups for gas grill & water fountain, plumbed & ready for central A/C, CAT5 is all rooms, fiber optic in walls, alarm system, and clay tile roof. This property is move-in ready, don't miss your chance to own this one of a kind property in an amazing location. Oceanside has many things to do and enjoy including the nearby marina & harbor where you can rent boats/kayaks/paddleboards, the iconic Oceanside pier is great for fishing or watching the surfers up close, new age restaurants and craft breweries to try, weekly farmers markets, and of course cruising the strand.

Facts & Features

- Sold On 12/05/2022
- Original List Price of \$2,495,000
- 1 Buildings
- 4 Total parking spaces
- 1 Total carport spaces
- \$0
- Laundry: In Garage, Individual Room
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01885684
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 92054 - Oceanside area
- San Diego County
- Parcel # 1432420400

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

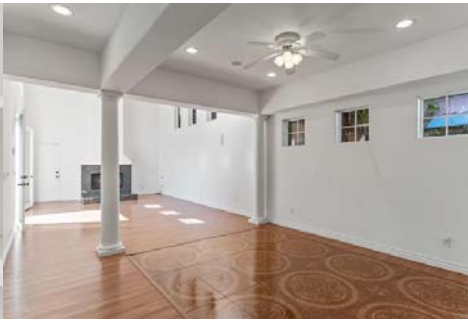
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • Duplex

List / Sold: **\$825,000/\$800,000** ↑

3811 13 Superba St • San Diego 92113

3 days on the market

2 units • **\$412,500/unit** • **1,878 sqft** • **6,319 sqft lot** • **\$425.99/sqft** •
Built in 1949

Listing ID: PTP2207330

Take 805 fwy to Imperial Ave, left on 39th St and right on Superba or 15th fwy to Oceanview Blvd, left on 38th St and right on Superba



MULTIPLE OFFERS RECIEVED! Two Charming Homes in one lot, Opportunity to live in one & rent the other one or Great opportunity for an investor that want to rent both. Front unit has an attached garage & gated driveway, this unit was tastefully remodeled with an open concept with a bi-folding patio door that opens dinning area to the back covered patio, new kitchen cabinets, counters and SS appliances, elegant cast iron claw tub in bath with beautiful tile, laminated flooring throughout the unit, tankless water heater, new Japanese heater, good qualify insulation, also this unit has an attached small studio. Back unit is 1,063 sq ft with large concrete front patio enough to park 3 cars & alley private entrance, fully gated, Big open kitchen, 2 full baths, tile & laminated flooring, big closets, recess lighting, Laundry hookups.

Facts & Features

- Sold On 12/08/2022
- Original List Price of \$735,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- \$33
- Laundry: In Closet, In Garage
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Appliances: Gas & Electric Range, Refrigerator

Exterior

- Lot Features: Patio Home
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01947727
- 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:		0	1	0		\$0	\$0	\$800
2:	2	2	1	0		\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale

- 92101 - San Diego Downtown area
- San Diego County
- Parcel # 5462220200

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Re/Max Property Connection

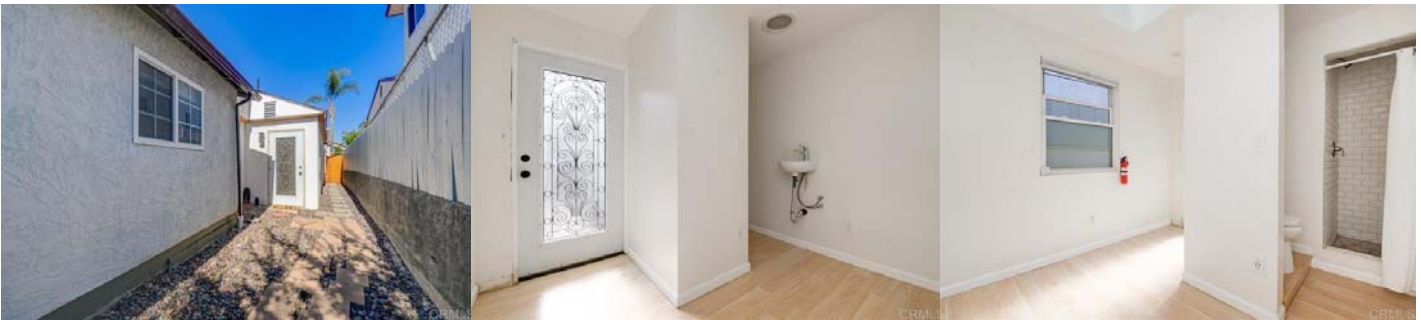
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos







Closed •

List / Sold: **\$675,000/\$710,000** ↓

4660 Thorn St. • San Diego 92105

25 days on the market

2 units • **\$337,500/unit** • **sqft** • **5,832 sqft lot** • **No \$/Sqft data** •
Built in 1950

Listing ID: 220026378SD

CrossStreet: Menlo



Major Pricing Adjustment - INVESTMENT & RENTAL INCOME OPPORTUNITY: Live in one and collect rental income on 2nd unit. Two detached units on one parcel. Larger unit has oversized rooms with two bedroom and 1.5 baths plus dinette & family room. 2nd unit is stand alone with one bedroom and one bath. Each unit has access for a private yard areas. Corner lot with significant upside potential to add units and add INCOME....Easy access to the 805/94 Freeways and close to Downtown San Diego, Coronado, South Bay, SDSU, and many other San Diego landmarks. Larger unit - Room sizes: Dinette =9x7; Kitchen 8x9; Living Room -13x13;Family Room-13x16; Bedroom 1-14x11; Bedroom 2 -11x10 Exterior: Wood/Stucco Sewer: Sewer Connected Number of Furnished Units: 0

Facts & Features

- Sold On 12/05/2022
- Original List Price of \$749,000
- 2 Buildings
- Levels: One
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02142875
- 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	2	0		\$0		
2:		1	1	0		\$0		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92105 - East San Diego area

- San Diego County
- Parcel # 47614112100

Michael Lembeck

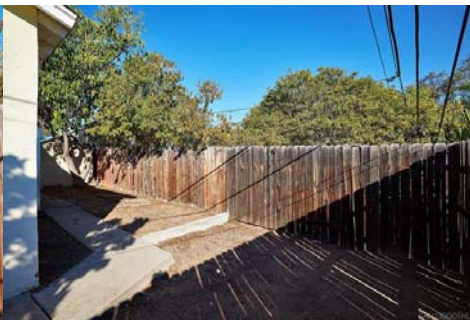
State License #: 01019397
Cell Phone: 714-742-3700

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: 220026378SD

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Closed • **Triplex**

List / Sold:

\$1,225,000/\$1,110,000 ↓

10 days on the market

Listing ID: PTP2206258

1461 14Th St • Imperial Beach 91932

3 units • \$408,333/unit • 3,007 sqft • 6,970 sqft lot • \$369.14/sqft • Built in 1980

GPS



Opportunity to own a This great investment property, Located in the amazing area of Imperial Beach features , 3 Units in 1 Lot which is detached, 1022 square feet. It has three bedrooms and one bath. The second unit is a 2 bedroom 1.5 bath, 980 square feet. The third unit is a two bedroom, 1.5 bath, 1040 square feet and has on-site parking for 3 cars. Gentle fixer. Lot is Zoned R-3 and all units have at least 2 on site parking spots available

Facts & Features

- Sold On 12/08/2022
- Original List Price of \$1,250,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: In Closet
- Cap Rate: 5
- \$41100 Gross Scheduled Income
- \$39045 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- 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:	3	1	0			\$1,275	\$1,275	\$2,500
2:	2	1	0			\$1,100	\$1,100	\$2,100
3:	2	1	0			\$1,100	\$1,100	\$2,100

Of Units With:

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

Additional Information

- Standard sale

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6332320200

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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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Closed •

List / Sold: **\$719,999/\$720,000** ↓

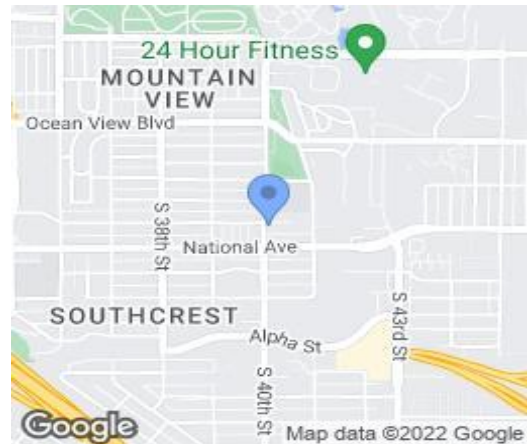
903 S 40th Street • San Diego 92113

60 days on the market

3 units • **\$240,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1958

Listing ID: 220024775SD

CrossStreet: Logan Avenue



903 S 40th St consists of a Three-bedroom Two-Bath House and a duplex made up of a One-bedroom and Studio rental units. The property is ideally located on a corner lot going into a Cul De Sac at the end of Logan Avenue. The 3br house has a private fenced yard space in front and Storage area with Washer and Dryer (Back of Driveway). Exterior: Wood/Stucco Unit # for Unit 1: House Unit # for Unit 2: Duplex Unit # for Unit 3: Duplex Number of Furnished Units: 0

Facts & Features

- Sold On 12/06/2022
- Original List Price of \$749,000
- 2 Buildings
- Levels: One
- Cap Rate: 6.3
- \$65100 Gross Scheduled Income
- \$45372 Net Operating Income

Interior

Exterior

- Security Features: Window Bars

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			\$2,600		\$3,000
2:		1	1			\$1,500		\$1,750
3:		0	1			\$1,325		\$1,450
4:			0					

Of Units With:

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

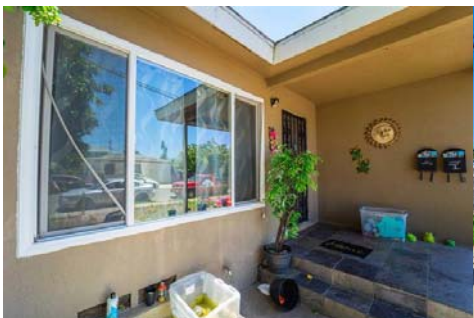
Additional Information

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5510220100

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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: 220024775SD

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Closed •

List / Sold:

\$1,799,990/\$1,756,000 ↓

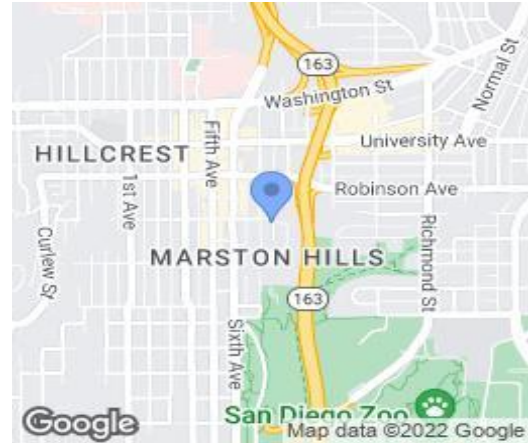
48 days on the market

Listing ID: 220022913SD

721 Pennsylvania Avenue • San Diego 92103

**4 units • \$449,998/unit • sqft • 2,599 sqft lot • No \$/Sqft data •
Built in 1915**

CrossStreet: Robinson Avenue



GREAT INVESTMENT PROPERTY!! Amazing 4 unit building in the heart of Mission Hills right around the corner from Hillcrest. Location, location, location! Walking distance to an abundance of restaurants, grocery stores and more. Whole Foods is just a few blocks away! Close proximity to the airport, downtown, and Little Italy. The building sits on the corner with no neighbors looking in and amazing natural light. The interior units have a elegant historic feel with original wood framing. Each unit has its own unique charm. Great opportunity to rebuild or restore. Unit # for Unit 1: 1 Unit # for Unit 2: 2 Unit # for Unit 3: 3 Unit # for Unit 4: 4 Number of Furnished Units: 0

Facts & Features

- Sold On 12/08/2022
- Original List Price of \$1,799,990
- 1 Buildings
- Levels: Two
- Cap Rate: 5
- \$66872 Gross Scheduled Income
- \$64858 Net Operating Income

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- 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	0		\$1,800		
2:	1	1	1	0		\$1,325		
3:	1	1	1	0		\$1,320		
4:	1	1	1	0		\$975		

Of Units With:

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

Additional Information

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4522920200

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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: 220022913SD

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