

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	210005300	S	2054	2054 Madison	ELC	92019		2	\$54,000	2	\$1,196,000			1950		N		12/09/21	103/103
2	NDP2109380	S	816	818 Viva CT	SOL	92075	STD	2	\$72,900	0	\$1,900,000	\$696.99	2726	1990/ASR	7,633/0.17	N	4	12/06/21	52/52
3	210018165	S	709	711 Townsite Dr	VST	92084		2	\$29,400	0	\$595,000			1959	6,732/0.15			12/06/21	134/134
4	NDP2111409	S	3971	73 GEORGIA ST	SD	92103	STD	2	\$57,180	4	\$1,545,000	\$943.80	1637	1928/ASR	7,000/0.16	N	5	12/10/21	16/16
5	210028663	S	3614	Florida St	SD	92104		2	\$0	0	\$1,025,000			1950	3,587/0.08	N		12/10/21	11/11
6	PTP2106984	S	2185	87 Froude ST	SD	92107	STD	2	\$24,000	0	\$888,000	\$827.59	1073	1918/APP	2,978/0.06	N	0	12/08/21	16/16
7	SW21212864	S	5451	Imperial AVE	SD	92114	STD	2	\$43,620		\$650,000	\$408.81	1590	1953/ASR	4,996/0.1147	N	0	12/08/21	48/48
8	PTP2103968	S	8750	52 Valencia St	SPV	91977	STD	3	\$7,250	1	\$1,035,000	\$96.81	10691	1955/ASR	10,691/0.24	N	0	12/10/21	20/20
9	IV21200740	S	1930	E Lincoln AVE	ESC	92027	STD	3	\$43,200		\$815,000	\$679.17	1200	1952/EST	13,626/0.3128	N	2	12/07/21	27/27
10	210030642	S	4335	39 39th St	OA	92105		3	\$0	0	\$1,250,000			1926				12/10/21	5/5
11	210031409	S	4469	Cleveland Ave	SD	92116		3	\$0	0	\$1,600,000			1905	7,017/0.16			12/10/21	15/15
12	210017714	S	4137	Alpine Blvd	ALP	91901		4	\$0	0	\$1,060,000			1937	160,300/3.68			12/09/21	63/63
13	210022876	S	462	64 3rd Avenue	CHU	91910		4	\$65,400	4	\$1,052,500			1957	5,169/0.11	N		12/08/21	68/68
14	210028727	S	708	24 J Ave	NAC	91950		4	\$0	0	\$955,000			1910	8,768/0.2			12/07/21	7/7
15	210029583	S	601	5 M Ave	NAC	91950		4	\$72,000	4	\$1,199,000			1965	6,245/0.14			12/08/21	10/10
16	PTP2105593	S	2911	17 Central Ave	SPV	91977	STD	4	\$72,840	5	\$962,500	\$481.25	2000	1950/ASR	11,326/0.26	N	0	12/07/21	71/71
17	PTP2107485	S	552	Millar AVE	ELC	92020	STD	4	\$77,160	4	\$1,375,000	\$342.72	4012	1979	8,502/0.19	N	0	12/06/21	7/7
18	210030060	S	4118	4124 Gamma St	SD	92113		4	\$48,000	0	\$999,000			1950				12/06/21	10/10

Closed •

List / Sold:

\$1,275,000/\$1,196,000 ↓

103 days on the market

Listing ID: 210005300

2054 2054A E Madison • El Cajon 92019

2 units • \$637,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1950

I-8 to Greenfield, to E. Madison to property. CrossStreet: Camelot Parkway



#1) property includes 3121sqft, 4br/2ba main house on 2.04 acres APN #508-240-09. Main house also has an unpermitted 2br/1ba rental originally permitted as workshop. #2) property also includes 832sqft 3br/1ba on 1.62 acres APN #508-240-11. For a total of 3.62acres with two permitted house plus 1 unpermitted residence in the Shadow Mountain area near Shadow Mountain Community Church and Camelot Parkway. Great potential for a lot split to create some additional building sites, and fix up and resale existing homes. Both homes are tenant occupied; current rent is \$3,000 & \$1,500. Access to interiors with written offer received; conditional upon buyers approval of interior. Sewer: Septic Installed Unit # for Unit 1: 2054 Unit # for Unit 2: 2054A Number of Furnished Units: 0 Topography: LL,GSL

Facts & Features

- Sold On 12/09/2021
- Original List Price of \$1,300,000
- 2 Buildings
- Levels: Multi/Split
- Cooling: Wall/Window Unit(s)
- Cap Rate: 1.7
- \$54000 Gross Scheduled Income
- \$44000 Net Operating Income

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02065172
- 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	0		\$3,000		
2:		3	1	0		\$1,500		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92019 - El Cajon area
- San Diego County
- Parcel # 50824009

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: 210005300

Printed: 12/12/2021 12:14:29 PM

Closed • Duplex

List / Sold:

\$2,200,000/\$1,900,000 ↓

52 days on the market

Listing ID: NDP2109380

816 818 Viva Ct • Solana Beach 92075

**2 units • \$1,100,000/unit • 2,726 sqft • 7,633 sqft lot • \$696.99/sqft •
Built in 1990**

I-5 to Via de la Valle, west. turn right 2nd light (Stevens) at next light, veer right, then turn right onto Viva Court. 3rd duplex on left side.



VRM: Sellers will entertain offers between \$1,999,000-\$2,200,000 West of 5 Duplex, each with attached Garage and private yard. Perfect opportunity to live in one and rent the other. 816 Viva - 3BR/2BA, approx.1200 sf. 818 Viva 3BR +den/2BA approx. 1400 sf. see floorplans attached. Current Tenants are on month to month tenancies. Property has been well maintained with some updating. Very private outdoor space with no neighbors behind. Quiet cul-de-sac street. very short distance to shopping, easy access to the Pacific Ocean. Highest rated schools in the County. Buyer agrees to cooperate with Seller's 1031 Exchange at no additional cost or inconvenience to Buyer.

Facts & Features

- Sold On 12/06/2021
- Original List Price of \$2,200,000
- 1 Buildings
- 8 Total parking spaces
- Heating: Central, Forced Air, Natural Gas
- \$0 (Assessor)
- Laundry: Electric Dryer Hookup, Gas & Electric Dryer Hookup, Inside, See Remarks, Washer Hookup
- Cap Rate: 0.33
- \$72900 Gross Scheduled Income
- \$67068 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Carpet, Tile
- Appliances: Dishwasher, Disposal, Gas Cooking, Gas Range, Gas Water Heater, Range Hood, Refrigerator, Vented Exhaust Fan
- Other Interior Features: 2 Staircases, Balcony, Cathedral Ceiling(s), Living Room Balcony, Open Floorplan, Storage, Tile Counters, Unfurnished

Exterior

- Lot Features: Back Yard, Landscaped, Sprinkler System, Yard
- Fencing: Chain Link, See Remarks
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$30,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance: \$3,700
- Maintenance:
- Workman's Comp:
- Professional Management: 3600
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2		\$2,975	\$2,975	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 92075 - Solana Beach area
- San Diego County
- Parcel # 2982837400

Michael Lembeck

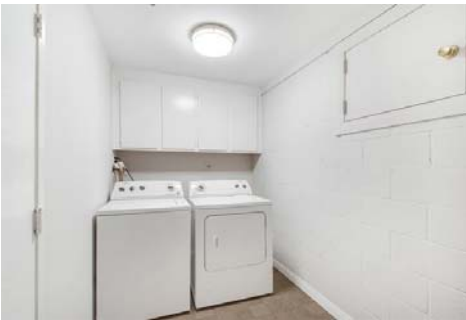
State License #: 01019397
Cell Phone: 714-742-3700

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: NDP2109380

Printed: 12/12/2021 12:14:30 PM

Closed •

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

709 711 Townsite Dr • Vista 92084

134 days on the market

**2 units • \$297,500/unit • sqft • 6,732 sqft lot • No \$/Sqft data •
Built in 1959**

Listing ID: 210018165

CrossStreet: Townsite and E. Vista Way



PRICE REDUCTION. Investment opportunity in central Vista. The Townsite Duplex represents an easy to manage investment or a great opportunity for an owner occupant. The investment consists of two spacious 1 bedroom 1 bath units built in 1959 with a raised foundation and wood frame construction. Both units have a single car garage, individual water heater, washer dryer hookups, pitched roof, and private backyards. The property is set back from the road affording the residents privacy. Located close to downtown Vista and all the restaurants and shops, the property is well positioned to capitalize on the current growth of the city. Unit # for Unit 1: 709 Unit # for Unit 2: 711 Number of Furnished Units: 0

Facts & Features

- Sold On 12/06/2021
- Original List Price of \$625,000
- 1 Buildings
- Levels: One
- Cap Rate: 0
- \$29400 Gross Scheduled Income
- \$16014 Net Operating Income

Interior

Exterior

- Fencing: None

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1	1		\$1,300		
2:		1	1	1		\$1,150		
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

- 92084 - Vista area

- San Diego County
- Parcel # 1753602000

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: 210018165

Printed: 12/12/2021 12:14:31 PM

Closed • Duplex

List / Sold:

\$1,449,000/\$1,545,000 ↑

16 days on the market

Listing ID: NDP2111409

3971 73 GEORGIA St • San Diego 92103

2 units • **\$724,500/unit** • **1,637 sqft** • **7,000 sqft lot** • **\$943.80/sqft** •
Built in 1928

Highway 163-> Washington St. -> Lincoln Ave. (East) -> Georgia St. (South).



BOM Mkt., no fault of property. Terrific Turnkey Duplex in Heart of Hillcrest/University Heights with HUGE Development Upside. Zoned RM3-9, ~7,000 s.f. Lot, can accommodate 12++ Units (Buyer to verify-See attached Documents). Existing, light & Bright 2 Bedroom/1 Bath, w/ Large converted attic, being used as Bedroom/Office & Massive Bonus Closet. Upper Unit includes DinRm, LivRm w/Fireplace & Original Built-Ins and recently remodeled kitchen. Deck with City views off the kitchen/back of the Unit. DOWN STAIRS is an Ample sized 1 Bedroom/1 Bath, w/LivRm, Walk In Closet + an additional closet, and large deck for relaxing & taking in the views. Walk Score of 90! Easy Freeway & Transit options access. Qty. 4 single car garages on Alley, and a 5th, 1 Car garage attached to 2 Br, currently housing laundry and storage.

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$1,249,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- \$0
- Laundry: Gas & Electric Dryer Hookup, In Garage
- Cap Rate: 3.8
- \$57180 Gross Scheduled Income
- \$54780 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Range, Refrigerator

Exterior

- Lot Features: Gentle Sloping, Level with Street

Annual Expenses

- Total Operating Expense: \$200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$50
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$50
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1		\$2,550	\$2,550	\$2,950

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
- Rent Controlled

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4456710500

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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: **\$950,000/\$1,025,000** ↑

3614 Florida St • San Diego 92104

11 days on the market

2 units • **\$475,000/unit** • **sqft** • **3,587 sqft lot** • **No \$/Sqft data** •
Built in 1950

Listing ID: 210028663

CrossStreet: Cypess



One block to Balboa Park. Two units. New interior and exterior paint. Solar paid in full. The larger home (2 BR/1BA) feels spacious, light and airy with its own backyard. It has new vinyl laminate flooring, large kitchen with granite counters, ss appliances, and full washer & dryer. The studio has hardwood floors, full kitchen and bath. Each unit has their own outside area. Detached garage, plus 2 carport spots accessed from alley. Rents based on AirBnB averages; long term tenants may pay more. Sewer: Sewer Connected Unit # for Unit 2: 2 Unit 1 Parking Spaces: 2 Unit 2 Parking Spaces: 0 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$950,000
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Natural Gas, Solar, Combination, Forced Air
- Cap Rate: 0

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	1	1		\$2,684		\$2,800
2:		0	1	0		\$1,706		\$1,706
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4532823600

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: **\$878,890/\$888,000** ↑

2185 87 Froude St • San Diego 92107

16 days on the market

2 units • **\$439,445/unit** • **1,073 sqft** • **2,978 sqft lot** • **\$827.59/sqft** •
Built in 1918

Listing ID: PTP2106984

South on Froude from Voltaire



Calling all Investors! Opportunity knocks - 2 classic cottages on 1 lot in upper OB neighborhood! Front house is a 2/1 with small front yard; back unit is a 1/1 with covered deck, large paver & slab patio area, plus a large laundry/storage building in between. Originally built in 1918, back cottage is owner occupied and is a fixer. Keep and revitalize or start over - the choice is yours! Live in front house while you work on the back or keep the front unit for income. Location offers walkability to shopping, public transit and the beach. A true diamond in the rough.

Facts & Features

- Sold On 12/08/2021
- Original List Price of \$878,890
- 2 Buildings
- 0 Total parking spaces
- 0 Total carport spaces
- \$33 (Assessor)
- Laundry: Common Area, Dryer Included, Washer Included
- Cap Rate: 0
- \$24000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level, Near Public Transit
- Fencing: Chain Link, Wood

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02106467
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 92107 - Ocean Beach area
- San Diego County

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 • Commercial/Residential

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

5451 Imperial Ave • San Diego 92114

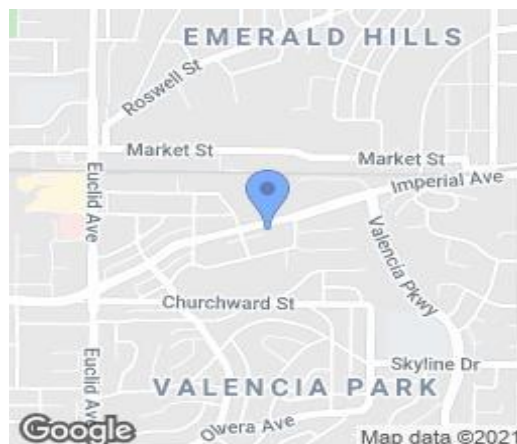
48 days on the market

2 units • **\$325,000/unit** • **1,590 sqft** • **4,996 sqft lot** • **\$408.81/sqft** •

Listing ID: SW21212864

Built in 1953

east to Imperial on the right. West on imperial on the left



***** Price Adjustment*****for these multi-family units. 3 Darling units for your enjoyment. Light, Airy and Cozy units. Best Valued Income Property in the MLS (92114). Property consist of 2/1 bedroom unit in front and 1/1 to 1/1 unit in back. 3 units total. Price to Sell.

Facts & Features

- Sold On 12/08/2021
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$38 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Outside
- \$43620 Gross Scheduled Income
- \$43067 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$2,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 92114 - Encanto area
- San Diego County
- Parcel # 5482030700

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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 • [Triplex](#)

List / Sold:

\$1,040,000/\$1,035,000 ↑

20 days on the market

Listing ID: PTP2103968

8750 52 Valencia St • Spring Valley 91977

3 units • **\$346,667/unit** • **10,691 sqft** • **10,691 sqft lot** • **\$96.81/sqft** •
Built in 1955

[Google Maps](#)



Total rent gross income \$7,250! Just the kind of income property you need! This beautiful Duplex showcases two single family residences with 3 bedrooms and 2 bathrooms each one. In addition, it has a Bonus Income that features a 1 bed 1 bath that is being rented for \$1,300 a month. Plenty of parking for cars, boats and R/Vs. Great opportunity for investors or for families looking to move in close together. It is a calm and spacious property that is conveniently close to the 94 Freeway and shopping.

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$1,000,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Forced Air
- \$0 (Assessor)
- Laundry: Inside
- Cap Rate: 1
- \$7250 Gross Scheduled Income
- \$1 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac, Lot 10000-19999 Sqft, Level

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	3	2	0		\$2,600	\$2,600	\$2,600
2:		3	2	0		\$3,350	\$3,350	\$3,350

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

- 91977 - Spring Valley area
- San Diego County
- Parcel # 5032805300

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 • **Triplex**

List / Sold: **\$840,000/\$815,000** ↓

1930 E Lincoln Ave • Escondido 92027

27 days on the market

3 units • \$280,000/unit • 1,200 sqft • 13,626 sqft lot • \$679.17/sqft • Built in 1952

Listing ID: IV21200740

Lincoln Ave and Midway Dr



**** 3 Units For Sale **** This is your chance to own an investment property ****** You can live in 1 and rent the other 2 or just rent all 2 ****** Each Unit has separate electrical and gas meters ****** Located on a corner lot with over 1/4 acre ****** Located just off the 15fwy & 78hwy ****** Close to Schools and Shopping Centers ****** Unit #1930 is 2 Bed /1 Ba with approx. 540sf Remodeled Kitchen, Baths and Floors ****** Unit#1942 is a 1 Bed /1Ba with remodeled bath ****** Unit # 1944 is a 1 Bed / 1 Ba and the bathrooms was also remodeled a few years ago ****** Don't let this one pass you by ******

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$840,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$37 (Estimated)
- Laundry: Outside
- \$43200 Gross Scheduled Income
- \$27000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,500	\$1,500	\$1,900
2:	1	1	1	0	Unfurnished	\$1,050	\$1,050	\$1,300
3:	1	1	1	0	Unfurnished	\$1,050	\$1,050	\$1,300

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
- 92027 - Escondido area
- San Diego County
- Parcel # 2253221800

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: IV21200740

Printed: 12/12/2021 12:14:38 PM

Closed •

List / Sold:

\$1,199,900/\$1,250,000 ↑

5 days on the market

Listing ID: 210030642

4335 39 39th St • Outside Area (Inside Ca) 92105

3 units • \$399,967/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1926

CrossStreet: Meade



NORMAL HEIGHTS 3 UNITS TOTAL= , Front House is a 3BR, 2 BA, renovated house with private back yard & flex space/Office/Gym or? in the finished Garage. Back 2 units are ea a 1 BR/ 1 BA, ea have a private yard & 2 separate laundry rooms on back pf garage for ea of them with hookups only. Back units are in decent shape but were not just renovated. Home has a private parking spot in front of the home and a long driveway for 4 cars. Easy access to 15, 805, 163 and all the area restaurants, shops etc. COME & GET IT! WOW! Exterior: Wood/Stucco Unit # for Unit 1: 4335 Unit # for Unit 2: 4337 Unit # for Unit 3: 4339 Number of Furnished Units: 0

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$1,199,900
- 2 Buildings
- Levels: One
- Cap Rate: 0

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:		3	2			\$0		
2:		1	1			\$1,400		
3:		1	1			\$1,295		
4:			0					

Of Units With:

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

Additional Information

- 92105 - East San Diego area
- San Diego County
- Parcel # 4472020900

Michael Lembeck

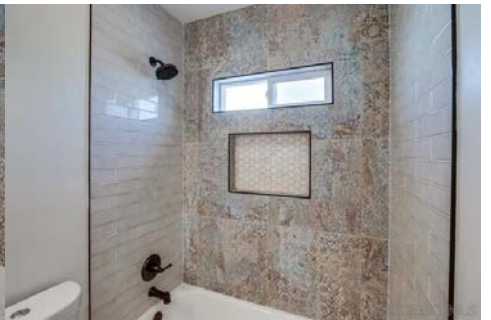
State License #: 01019397
Cell Phone: 714-742-3700

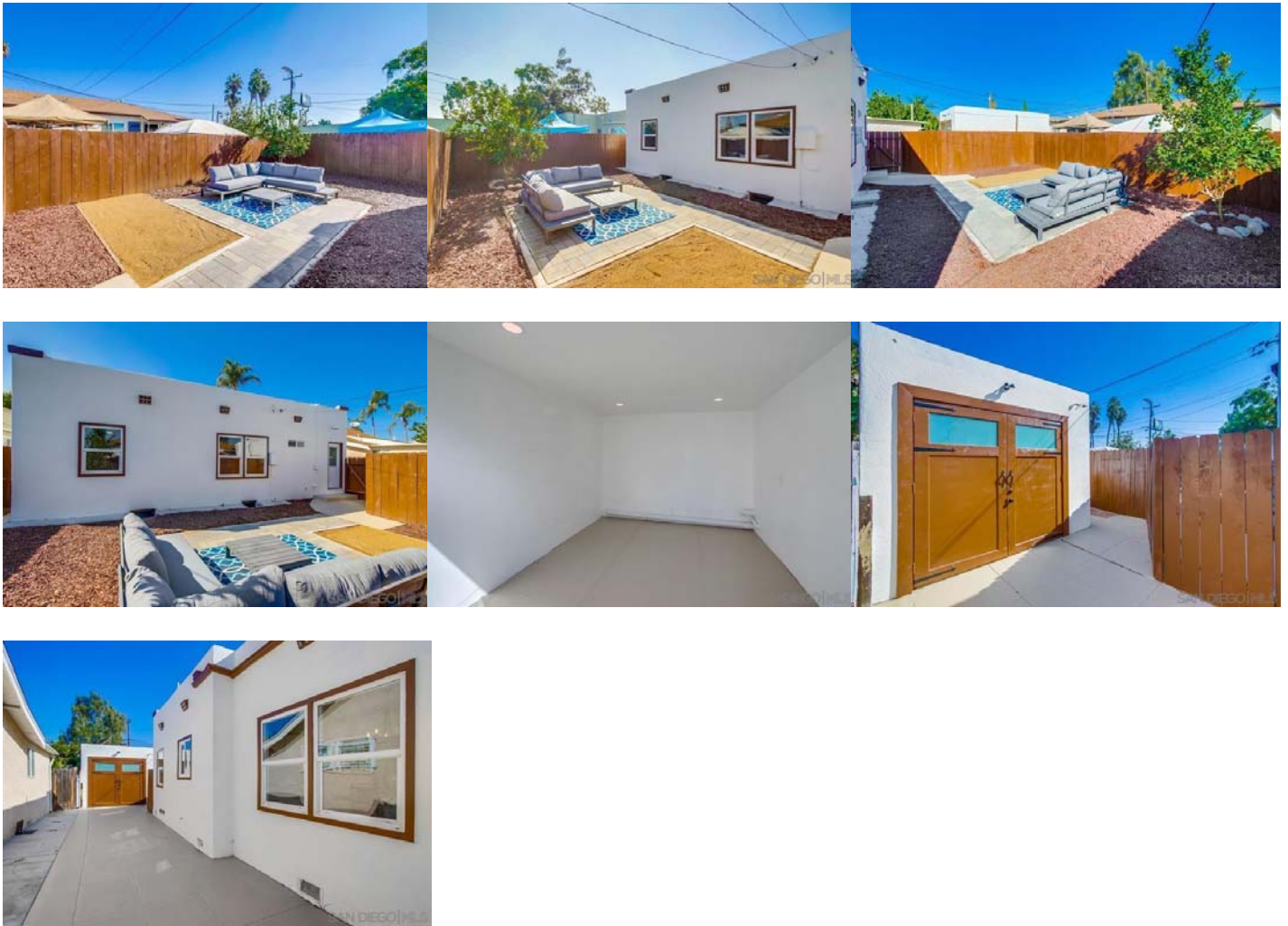
Re/Max Property Connection

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

 Click arrow to display photos







Closed •

List / Sold:

\$1,650,000/\$1,600,000 ↓

15 days on the market

Listing ID: 210031409

4469 Cleveland Ave • San Diego 92116

3 units • **\$550,000/unit** • **sqft** • **7,017 sqft lot** • **No \$/Sqft data** •
Built in 1905

CrossStreet: Monroe



Great Investment opportunity or live in main house and rent out other two units! Zoned R-3. 2 one-car detached garages, 2 uncovered parking spots. Washer/dryer hookups in each unit. Tons of potential and ideal location in desirable University Heights! MAIN HOUSE IS 2 STORY CRAFTSMAN, 4 bedroom plus bonus room, 2 bath, 2600 sq.ft, Potential to rent for \$4500. REAR REMODELED 1 Bedroom COTTAGE, includes water. Potential to rent for \$2000. UPPER 1 Bedroom STUDIO, includes water. Potential to rent for \$1600. Possible option for Mills Act potential for tax savings. This is a must see! Sewer: Sewer Connected Unit # for Unit 1: 4469 Unit # for Unit 2: 4469B Unit # for Unit 3: 4469C Number of Furnished Units: 0

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$1,650,000
- 2 Buildings
- Levels: Two
- Cap Rate: 0

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01481919
- 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	2		\$0		\$4,500
2:		1	1	1		\$1,605		\$2,000
3:		0	1	1		\$1,150		\$1,600
4:			0					

Of Units With:

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

Additional Information

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4451900500

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: 210031409

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Closed •

List / Sold:

\$1,750,000/\$1,060,000 ↓

63 days on the market

Listing ID: 210017714

4137 Alpine Blvd • Alpine 91901

**4 units • \$437,500/unit • sqft • 160,300 sqft lot • No \$/Sqft data •
Built in 1937**

Interstate 8 to Willows exit, left on Alpine Blvd. CrossStreet: Willows Road



A unique, once-in-a-lifetime property -- nestled in the heart of rural Alpine. Near the Village of Alpine and Viejas Casino and Resort, this can be your own private oasis for so many uses --An Airbnb, rental income, develop the large flat area that could be for horses, or a family compound -- it's up to you! With 4 houses on 6 plus acres on 2 parcels with a creek, trails, and more! Total of 10 bedrooms, 9 bathrooms, 4 garages, 5 quality sheds, 2 good producing wells, a trail runs thru it and a future vineyard, weddings, wine tasting, horses, urban garden, sandy beach by the creek. With more than 25 fruit-bearing trees, including navel orange, lemon, peach, and apple, the property also includes a workshop with 50 amps and garages for each house. RV Parking too! Homes have propane and upgraded electrical. So much space and storage. (sold with parcel number 404-080-22-00/MLS#210017716).SEE SUPPLEMENT Parcel #1(404-080-23-00) Original home with an attached granny flat(2 bed/1bath); a 925 square-foot 2 bed/2ba house; and an 815 square-foot 1 bed/1ba home. Unique features of both properties include a designated California hiking/riding trail on the edge of the property; a large, flat cleared area; Exterior: Wood/Stucco Sewer: Septic Installed Number of Furnished Units: 0 Topography: LL,GSL

Facts & Features

- Sold On 12/09/2021
- Original List Price of \$2,200,000
- 3 Buildings
- Levels: One
- Cooling: Central Air, Wall/Window Unit(s), Zoned
- Heating: Propane, Forced Air
- Cap Rate: 0

Interior

- Appliances: Electric Water Heater

Exterior

- Lot Features: Sprinkler System

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01524589
- 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	2		\$2,000		
2:		2	1	0		\$1,750		
3:		1	1	1		\$1,500		
4:		2	2	1		\$1,800		

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 2
- Disposal:
- Patio: 4
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- 91901 - Alpine area
- San Diego County
- Parcel # 4040802300

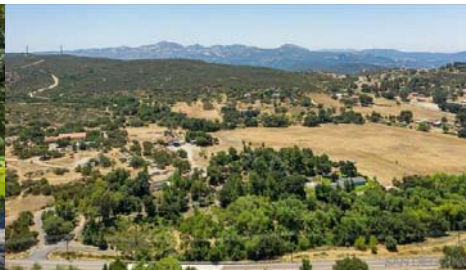
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,100,000/\$1,052,500 ↓

68 days on the market

Listing ID: 210022876

462 64 3rd Avenue • Chula Vista 91910

**4 units • \$275,000/unit • sqft • 5,169 sqft lot • No \$/Sqft data •
Built in 1957**

CrossStreet: Alvarado St, Roosevelt St



LOCATION, LOCATION, LOCATION! This 4-unit property is in the highly sought after 3rd Avenue Village District of Chula Vista. Walk to restaurants, the park and the Chula Vista Mall. Located in a "Transit Focus Area": New zoning allows construction of 20 to 30 units and some parking variances. Great development property that allows developer to receive income while going through permitting process. Rents have upside across the board. Property consists of (1) commercial unit, (1) 2 bed/1 bath unit, & (2) 1 bed/1 bath units on a 5,169 SF lot. Sewer: Sewer Connected Unit # for Unit 1: 462 1/2 Unit # for Unit 2: 462 Unit # for Unit 3: 464 1/2 Unit # for Unit 4: 464 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 12/08/2021
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: One
- Heating: Electric
- Cap Rate: 3.82
- \$65400 Gross Scheduled Income
- \$42062 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01481919
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1			\$1,250		\$1,500
2:	0	1	1			\$1,400		\$1,600
3:	2	1	1			\$1,550		\$1,800
4:	1	1	1			\$1,250		\$1,500

Of Units With:

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

Additional Information

- 91910 - Chula Vista area
- San Diego County
- Parcel # 5684503000

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: 210022876

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Closed •

List / Sold: **\$999,000/\$955,000** ↓

708 24 J Ave • National City 91950

7 days on the market

4 units • **\$249,750/unit** • **sqft** • **8,768 sqft lot** • **No \$/Sqft data** •
Built in 1910

Listing ID: 210028727

CrossStreet: 8th



PRIME INVESTMENT OPPORTUNITY! Four 1 bed, 1 bath units on a large corner lot in National City, conveniently located near the 5 and 805 freeways, near the trolley and shopping. Well maintained and pride of ownership! 708 J has laundry hookups, enclosed porch used as den, common backyard area and shed. Two buildings with two units in each and large lot on quiet street. Excellent investment/1031 exchange/ long term opportunity! Sewer: Sewer Connected Unit # for Unit 1: 708 J Unit # for Unit 2: 720 J Unit # for Unit 3: 724 J Unit # for Unit 4: 940 E Number of Furnished Units: 0

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$999,000
- 2 Buildings
- Levels: One
- Heating: Electric
- Cap Rate: 0

Interior

Exterior

- Fencing: None

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	0		\$1,020		\$1,600
2:		1	1	0		\$870		\$1,500
3:		1	1	0		\$835		\$1,500
4:		1	1	0		\$720		\$1,500

Of Units With:

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

Additional Information

- 91950 - National City area

- San Diego County
- Parcel # 5564130500

Michael Lembeck

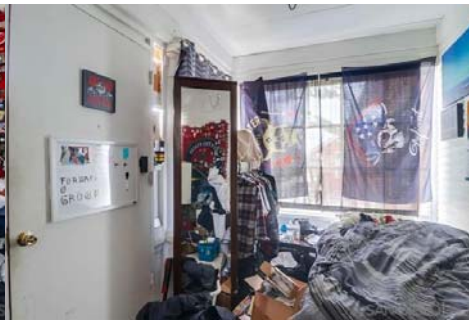
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

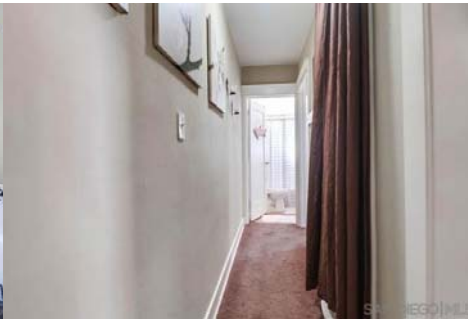
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold:

\$1,199,000/\$1,199,000 ↓

10 days on the market

Listing ID: 210029583

601 5 M Ave • National City 91950

4 units • \$299,750/unit • sqft • 6,245 sqft lot • No \$/Sqft data •
Built in 1965

CrossStreet: E 6th Ave



601-5 M Avenue is a four unit property in National City consisting of (4) two-bedroom one-bathroom units. The property has been well maintained and all tenants are long term. Offering Memorandum is available in Associated Docs. Please do not walk on the property or disturb the tenants. The property will be shown with an accepted offer. Exterior: Wood/Stucco Number of Furnished Units: 0

Facts & Features

- Sold On 12/08/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- Cap Rate: 4.1
- \$72000 Gross Scheduled Income
- \$49268 Net Operating Income

Interior

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			\$1,500		\$1,850
2:		2	1			\$1,500		\$1,850
3:		2	1			\$1,500		\$1,850
4:		2	1			\$1,500		\$1,850

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 4
- Disposal:
- Drapes:
- Patio: 3
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- 91950 - National City area
- San Diego County
- Parcel # 5570920100

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: **\$969,000/\$962,500** ↓

2911 17 Central Ave • Spring Valley 91977

71 days on the market

4 units • **\$242,250/unit** • **2,000 sqft** • **11,326 sqft lot** • **\$481.25/sqft** •
Built in 1950

Listing ID: PTP2105593

[Cross Street(s)]: Troy Street



BACK ON MARKET AT NO FAULT TO SELLER!! Buyer did not perform. 4-UNIT INVESTMENT OPPORTUNITY AWAITS! Perfect for the first time investor or someone completing a 1031 Exchange. Recent updates include, new asphalt driveway and parking, new covered porches, exterior paint and roof coating. Each unit is approximately 500sf with 1 bedroom/1 bath. All units with beautiful laminate floors throughout. All units are on separate gas & electric meters. Private laundry and a backyard available for each unit. Off street parking for the complex with plenty of parking. This is one that you don't want to miss. Easy to manage & centrally located in the county. Rent potential above \$1,600/month. See attached Proforma in Document Section.

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$998,950
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: See Remarks, Wall Furnace
- \$0 (Assessor)
- Laundry: Outside, Washer Hookup, Gas Dryer Hookup
- Cap Rate: 5.2
- \$72840 Gross Scheduled Income
- \$51489 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level, Park Nearby, Sprinkler System
- Fencing: Partial
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,351
- Insurance: \$1,327
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$1,680
- Water/Sewer: \$3,637
- Cable TV:
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1	0		\$1,670	\$1,670	\$1,670
2:		1	1	0		\$1,115	\$1,115	\$1,650
3:		1	1	0		\$0	\$0	\$1,650
4:		1	1	0		\$1,635	\$1,635	\$1,635

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 91977 - Spring Valley area
- San Diego County
- Parcel # 5032734800

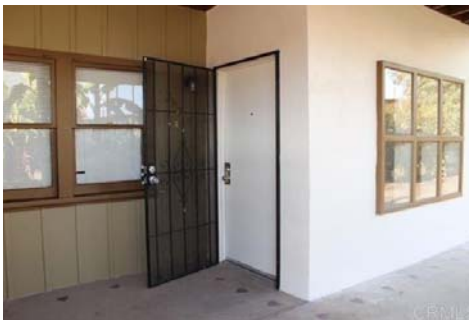
Michael Lembeck

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: PTP2105593

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Closed •

List / Sold:

\$1,400,000/\$1,375,000 ↓

7 days on the market

Listing ID: PTP2107485

552 Millar Ave • El Cajon 92020

4 units • \$350,000/unit • 4,012 sqft • 8,502 sqft lot • \$342.72/sqft • Built in 1979

GPS



Exceptional four-unit building in western El Cajon. All units are spacious 2 bedrooms with in-unit laundry areas. Great income currently, with room for upside in rents. Location is prime, close to all amenities and transportation. Each unit is individually metered for gas & electric. Fifth electric meter for common area. Eight marked parking spaces, two for each unit. Laminate flooring in all living spaces except bedrooms. Low maintenance landscaped common area with shade provided by mature trees. Newer automatic driveway gate installed about two years ago. Excellent candidate for a 1031 exchange or just a long-term investment. Please do not walk property or disturb tenants.

Facts & Features

- Sold On 12/06/2021
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 0 Total carport spaces
- \$0 (Public Records)
- Laundry: Dryer Included, Inside, See Remarks, Washer Hookup, Washer Included, Gas Dryer Hookup
- Cap Rate: 3.89
- \$77160 Gross Scheduled Income
- \$54489 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped, Level with Street, Lot 6500-9999, Rectangular Lot, Level, Near Public Transit, Walkstreet, Yard
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,671
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$670
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$1,918
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,378
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	0		\$1,650	\$1,650	\$1,750
2:		2	1	0		\$1,650	\$1,650	\$1,750
3:		2	1	0		\$1,480	\$1,480	\$1,750
4:		2	1	0		\$1,650	\$1,650	\$1,750

Of Units With:

- Separate Electric: 5
- Drapes:

- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC: 4

Additional Information

- Standard sale
- Rent Controlled

- 92020 - El Cajon area
- San Diego County
- Parcel # 4874802100

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: **\$999,000/\$999,000**

4118 4124 Gamma St • San Diego 92113

10 days on the market

4 units • \$249,750/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1950

Listing ID: 210030060

CrossStreet: 41st Street



Wow - very well maintained complex with upgrades throughout. Spacious 1 bedroom 1 bath with very low rents and long term tenants. Upgrades include recent remodeling of all the units within the last few years including some flooring, bathrooms, kitchens, water heaters, new roofing, new stucco, extensive concrete work. This is a well cared for complex that is privately owned. Covered carport for all 4 units. Close to all - 100 yards of a park and within walking distance to North Gate Market, laundromat and more. Major freeways close by. Number of Furnished Units: 0

Facts & Features

- Sold On 12/06/2021
- Original List Price of \$999,000
- 2 Buildings
- Levels: Two
- Cap Rate: 0
- \$48000 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01964008
- 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			\$1,000		
2:		1	1			\$1,000		
3:		1	1			\$1,000		
4:		1	1			\$1,000		

Of Units With:

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

Additional Information

- 92113 - Logan Heights area
- San Diego County

• Parcel # 5513410400

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



CUSTOMER FULL: Residential Income LISTING ID: 210030060

Printed: 12/12/2021 12:14:54 PM

Search Criteria

Property Type is 'Residential Income'

Standard Status is 'Closed'

Contract Status Change Date is 12/05/2021 to 12/11/2021

County Or Parish is 'San Diego'

Number Of Units Total is 2+

Selected 18 of 18 results.

