

### 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  | <a href="#">230000202SD</a> | S | 6171 73 W <a href="#">Manor</a>       | LMSA | 91942 |      | 2     | \$41,515 | 4   | \$815,000   |            |      | 1952     |              |         |          | 02/14/23 | <a href="#">7/23</a>    |
| 2  | <a href="#">220022324SD</a> | S | 17 19 E <a href="#">Second Street</a> | NAC  | 91950 |      | 2     | \$19,200 | 0   | \$475,000   |            |      | 1945     |              | N       |          | 02/15/23 | <a href="#">104/104</a> |
| 3  | <a href="#">PTP2300705</a>  | S | 8536 <a href="#">Pueblo Rd</a>        | LAK  | 92040 | STD  | 2     | \$0      | 0   | \$830,000   | \$343.26   | 2418 | 1979/ASR | 14,797/0.33  | N       | 2        | 02/16/23 | <a href="#">4/67</a>    |
| 4  | <a href="#">220023392SD</a> | S | 3675 3677 <a href="#">Marlborough</a> | SD   | 92105 |      | 2     | \$1,970  | 0   | \$475,000   |            |      | 1950     | 6,938/0.15   |         |          | 02/14/23 | <a href="#">28/28</a>   |
| 5  | <a href="#">NDP2211398</a>  | S | 1453 1455 <a href="#">Thomas AVE</a>  | SD   | 92109 | STD  | 2     | \$0      | 0   | \$1,770,000 | \$1,405.88 | 1259 | 1929/EST | 6,235/0.14   | N       | 0        | 02/15/23 | <a href="#">53/53</a>   |
| 6  | <a href="#">PTP2300350</a>  | S | 3094 <a href="#">Franklin AVE</a>     | SD   | 92113 | STD  | 2     | \$0      | 0   | \$705,000   | \$487.55   | 1446 | 2012/ASR | 4,650/0.1    | N       | 0        | 02/16/23 | <a href="#">8/8</a>     |
| 7  | <a href="#">220026613SD</a> | S | 3820 <a href="#">Newton Ave</a>       | SD   | 92113 |      | 2     | \$0      | 0   | \$749,900   |            |      | 1961     | 3,773/0.08   |         |          | 02/16/23 | <a href="#">55/55</a>   |
| 8  | <a href="#">230001101SD</a> | S | 4418 4420 <a href="#">Orange ave</a>  | SD   | 92115 |      | 2     | \$54,000 | 4   | \$1,000,000 |            |      | 1969     | 6,512/0.14   | N       |          | 02/13/23 | <a href="#">6/6</a>     |
| 9  | <a href="#">PTP2207582</a>  | S | 462 464 <a href="#">Third Ave</a>     | CHU  | 91910 | STD  | 4     | \$67,500 | 4   | \$1,299,000 | \$623.92   | 2082 | 1957/ASR | 5,169/0.11   | N       | 0        | 02/17/23 | <a href="#">42/42</a>   |
| 10 | <a href="#">PW22157686</a>  | S | 4541 <a href="#">Oregon ST</a>        | NOP  | 92104 | TRUS | 4     | \$50,400 |     | \$1,600,000 | \$666.67   | 2400 | 1940/OTH | 6,996/0.1606 | N       | 4        | 02/15/23 | <a href="#">151/246</a> |
| 11 | <a href="#">PTP2300109</a>  | S | 173 <a href="#">Brightwood AVE</a>    | CHU  | 91910 | STD  | 6     | \$86,350 | 4   | \$1,400,000 | \$270.74   | 5171 | 1959     | 15,936/0.36  | N       | 2        | 02/16/23 | <a href="#">5/5</a>     |

**Closed** •

List / Sold: **\$849,000/\$815,000** ↓

**6171 73 W Manor** • La Mesa 91942

**7 days on the market**

**2 units** • **\$424,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •  
**Built in 1952**

**Listing ID: 230000202SD**

**CrossStreet: Severin Dr**



Amazing opportunity in prime La Mesa location! This well maintained duplex has 2 units each with 2 bedrooms, 1 bathroom, outdoor space, and garage. There is a washer and dryer conveniently located in the garage. The upper unit has a large deck with expansive views of the neighborhood. Situated on a large lot, this duplex is a must see!

### Facts & Features

- Sold On 02/14/2023
- Original List Price of \$849,000
- 1 Buildings
- Levels: Two
- Cooling: Zoned
- Cap Rate: 4.3
- \$41515 Gross Scheduled Income
- \$36808 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     |        |            | \$1,850     |            |           |
| 2: |       | 2    | 1     |        |            | \$1,695     |            |           |
| 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

- 91942 - La Mesa area
- San Diego County
- Parcel # 4863221300

**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: 230000202SD

Printed: 02/19/2023 6:41:20 AM

**Closed** •

List / Sold: **\$565,000/\$475,000** ↓

**17 19 E Second Street** • National City 91950

**104 days on the market**

**2 units** • **\$282,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •  
**Built in 1945**

**Listing ID: 220022324SD**

**CrossStreet: National City Blvd**



Two one bedroom/one bath income units in National City for \$565,000. Never before on market. These units are fixers but lots of potential and upside in rents. Good location near freeway access, shops, public transportation. Drive by okay - will show with accepted offer. Please do not disturb tenants.

### Facts & Features

- Sold On 02/15/2023
- Original List Price of \$595,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0
- \$19200 Gross Scheduled Income
- \$16200 Net Operating Income

### Interior

- Appliances: Gas Water Heater

### Exterior

- Fencing: Partial

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- 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     |        |            | \$800       |            |           |
| 2: |       | 1    | 1     |        |            | \$800       |            |           |
| 3: |       |      | 0     |        |            |             |            |           |
| 4: |       |      | 0     |        |            |             |            |           |

### # Of Units With:

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

### Additional Information

- 91950 - National City area
- San Diego County

• Parcel # 5560112300

---

**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: 220022324SD

Printed: 02/19/2023 6:41:22 AM

**Closed** •

List / Sold: **\$849,900/\$830,000** ↓

**8536 Pueblo Rd • Lakeside 92040**

**4 days on the market**

**2 units • \$424,950/unit • 2,418 sqft • 14,797 sqft lot • \$343.26/sqft •  
Built in 1979**

**Listing ID: PTP2300705**

**End of cul-de sac**



Are you looking for a large single family home almost 2,000 sf with a separate studio with its own entrance approx almost 500 sf? Here it is. Both home and studio are fully renovated and ready to move in. Main home features 3 bedrooms and 3 full remodeled bathrooms. Large living and family room on main level with large deck to enjoy the mountainous views. Studio has a full kitchen and full bathroom that can be used for additional rental income, air bnb or family. You can enter the studio from the left side of the home. Both kitchens have stainless steel appliances, shaker cabinets and quartz tops. Close to schools, shopping centers and freeway. This is one of a kind gem.

### Facts & Features

- Sold On 02/16/2023
- Original List Price of \$849,900
- 1 Buildings
- 2 Total parking spaces
- \$0
- Laundry: In Garage
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: 0-1 Unit/Acre

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01485458
- 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    | 3     | 2      |            | \$0         | \$0        | \$0       |
| 2: |       | 0    | 1     | 0      |            | \$0         | \$0        | \$0       |

### # Of Units With:

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

### Additional Information

- Standard sale
- 92040 - Lakeside area
- San Diego County



• Parcel # 3852001400

---

**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: **\$675,000/\$475,000** ↓

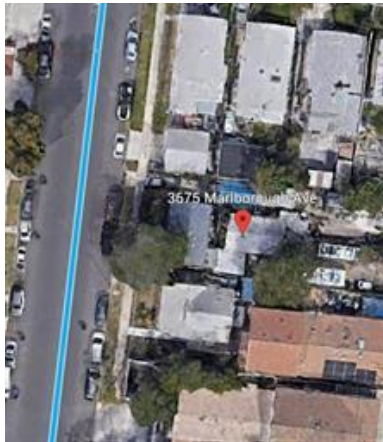
**3675 3677 Marlborough** • San Diego 92105

**28 days on the market**

**2 units** • **\$337,500/unit** • **sqft** • **6,938 sqft lot** • **No \$/Sqft data** •  
**Built in 1950**

**Listing ID: 220023392SD**

**CrossStreet: Orange Ave**



Spacious lot backing up to an alley with two separate units.. There's a lot of potential with this property since there could possibly be an additional 2 to 4 units added to the lot.. making a potential total of 4 to 6 units.. These existing units will need updating. Long term tenants are presently in the units. The units are being sold with the tenants.. Please call listing agent to schedule an appointment to see this home. Do not walk on the lot or up to the house unless there is an approved showing.

### Facts & Features

- Sold On 02/14/2023
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- Cap Rate: 0
- \$1970 Gross Scheduled Income
- \$1000 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: |       | 2    | 1     |        |            | \$1,070     |            |           |
| 2: |       | 2    | 1     |        |            | \$900       |            |           |
| 3: |       |      | 0     |        |            |             |            |           |
| 4: |       |      | 0     |        |            |             |            |           |

### # Of Units With:

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

### Additional Information

- 92105 - East San Diego area
- San Diego County
- Parcel # 4541720500



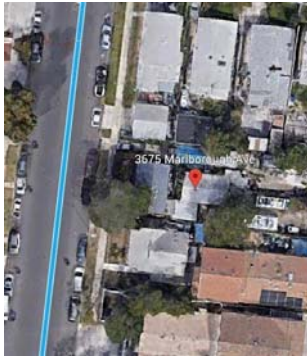
---

**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: 220023392SD

Printed: 02/19/2023 6:41:34 AM

**Closed** • Duplex

List / Sold:

**\$1,800,000/\$1,770,000** ↓

53 days on the market

**1453 1455 Thomas Ave • San Diego 92109**

**2 units • \$900,000/unit • 1,259 sqft • 6,235 sqft lot • \$1405.88/sqft •  
Built in 1929**

**Listing ID: NDP2211398**

**West on Grand Ave. South on Haines. West on Thomas. The property is on your left.**



2 detached homes--each with a private yard, parking, and in-unit laundry--situated on a beautifully manicured 6200+ sqft lot with alley access just 8 blocks to the ocean or to Mission Bay in Pacific Beach. Current owner occupied the front 2 bedroom + office, 1 ¼ bath 1920s Spanish home for 10 years. Recent improvements include owned solar, full sewer pipe relined, 3 mini-split systems, remodeled kitchen and baths, dual-pane windows, 12x10 shed, numerous fruit trees, raised vegetable beds with drip system. A giant avocado tree, original oak wood flooring, and coved ceilings help this property retain its old-world charm. The back home is a 1 bed/1 bath with eat-in kitchen, private front yard, and direct access to 5 parking spaces in the alley. A new owner can offset expenses by using one unit as short- (tier 1 or 2 license--no lottery!) or long-term rental. Ideal location within a Transit Priority Area, close to shopping and dining, will appeal to all!

### Facts & Features

- Sold On 02/15/2023
- Original List Price of \$1,800,000
- 2 Buildings
- 5 Total parking spaces
- Heating: Combination, Fireplace(s)
- \$0 (Public Records)
- Laundry: Individual Room, Washer Hookup, Gas Dryer Hookup
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Gas Cooking, Microwave, Refrigerator, Tankless Water Heater, Water Line to Refrigerator
- Other Interior Features: Ceiling Fan(s), Unfurnished

### Exterior

- Lot Features: Back Yard, Front Yard, Level
- Security Features: Carbon Monoxide Detector(s), Card/Code Access, Gated Community, Smoke Detector(s)
- Fencing: Wood
- Other Exterior Features: Rain Gutters

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|------------|-------------|------------|-----------|
| 1: |       | 2    | 2     | 0      |            | \$0         | \$0        | \$5,000   |
| 2: |       | 1    | 1     | 0      |            | \$0         | \$0        | \$3,000   |

### # Of Units With:

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



- Water Meters: 2
- Carpet:
- Dishwasher: 1
- Disposal: 2

- Ranges: 2
- Refrigerator: 1
- Wall AC: 1

## Additional Information

- Standard sale

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4231830500

## 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: **\$720,000/\$705,000** ↓

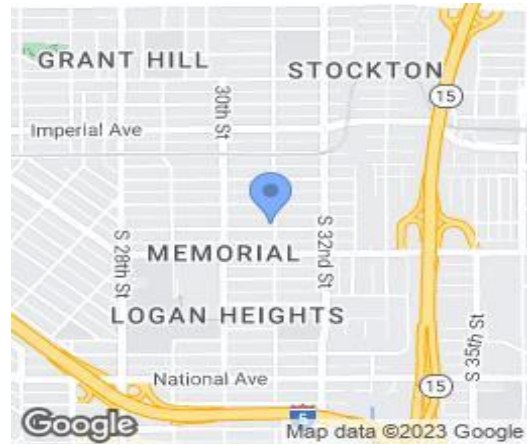
**3094 Franklin Ave • San Diego 92113**

**8 days on the market**

**2 units • \$360,000/unit • 1,446 sqft • 4,650 sqft lot • \$487.55/sqft •  
Built in 2012**

**Listing ID: PTP2300350**

**31st to Franklin**



2 Units on two separate buildings and two parcels adding up to 7,324 sf in the heart of Logan Heights. Does not get any better than this, expand, add an ADU or two and turn this into a money making machine.

### Facts & Features

- Sold On 02/16/2023
- Original List Price of \$720,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: See Remarks
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: 0-1 Unit/Acre

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00903238
- 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: |       | 4    | 1     | 0      |            | \$2,650     | \$2,650    | \$0       |

#### # Of Units With:

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

### Additional Information

- Standard sale
- 92113 - Logan Heights area
- San Diego County
- Parcel # 5455111500

**Michael Lembeck**

State License #: 01019397

**Re/Max Property Connection**

State License #: 01891031



 **Click arrow to display photos**



**Closed** •

List / Sold: **\$749,900/\$749,900**

**3820 Newton Ave • San Diego 92113**

**55 days on the market**

**2 units • \$374,950/unit • sqft • 3,773 sqft lot • No \$/Sqft data •  
Built in 1961**

**Listing ID: 220026613SD**

**CrossStreet: 38TH, NATIONAL AVE**



Freshly on the market is this charming 2 unit property that has been freshly painted and new floors installed in the 2nd unit. Great opportunity for an investment property or primary residence with rental option. First unit is a 3 bedroom / 1 bath. Second Unit is a 2 bedroom / 1bath. Plenty of room to add an accessory dwelling unit. There are 2 APNs in this listing, 550-221-26,550-221-27, lot sizes according to city records is 3,773 & 3427 sq. ft. Big fenced front yard, while the 2nd unit has an alley entrance if needed. Come enjoy the beautiful sunsets and weather!!

### Facts & Features

- Sold On 02/16/2023
- Original List Price of \$749,900
- 2 Buildings
- Levels: One
- Cooling: See Remarks
- Cap Rate: 0

### Interior

### Exterior

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01088116
- 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     |        |            | \$0         |            |           |
| 2: |       | 2    | 1     |        |            | \$0         |            |           |
| 3: |       |      | 0     |        |            |             |            |           |
| 4: |       |      | 0     |        |            |             |            |           |

### # Of Units With:

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

### Additional Information

- 92113 - Logan Heights area
- San Diego County



• Parcel # 5502212700,2600

---

**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:

**\$1,095,000/\$1,000,000** ↓

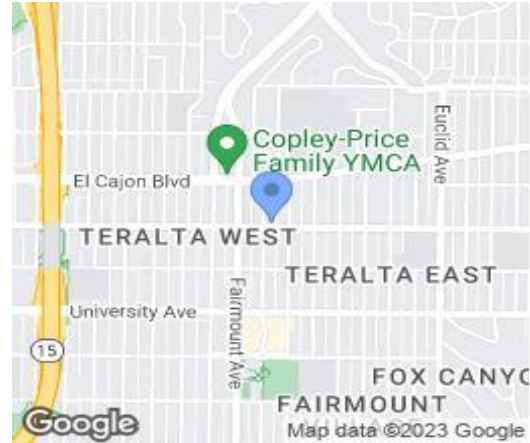
6 days on the market

**4418 4420 Orange ave • San Diego 92115**

**2 units • \$547,500/unit • sqft • 6,512 sqft lot • No \$/Sqft data •  
Built in 1969**

**Listing ID: 230001101SD**

**Corner of Orange ave and 44th street CrossStreet: 44th street**



This is a spacious 2 story townhome/duplex with 5 bedrooms (3 Br downstairs and 2 br upstairs) and 2 full baths and 2 half baths right in the heart of Mid-city. This home has just been completely remodeled with new vinyl plank flooring in all bedrooms, marble flooring in the hallway and kitchen, new kitchen cabinets and appliances, updated bathrooms, new paint interior and exterior. The home has gated parking with enough space for about 5-6 cars. There is in unit laundry. New Kitchen appliances include new fridge, dishwasher, and electric stove. Two separate gated private parking areas. Near school, shopping & major freeways. Listing agent is also a property owner. Buyers to verify all information listed in the listing and investigate all records, documents.

### Facts & Features

- Sold On 02/13/2023
- Original List Price of \$1,095,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Electric, Natural Gas, Combination, Forced Air
- Cap Rate: 4
- \$54000 Gross Scheduled Income
- \$44000 Net Operating Income

### Interior

- Appliances: Electric Water Heater, Gas Water Heater

### Exterior

- Security Features: Gated Community, Window Bars

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01331582
- 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: |       | 5    | 4     |        |            | \$0         |            | \$3,700   |
| 2: |       | 5    | 4     |        |            | \$0         |            | \$3,700   |
| 3: |       |      | 0     |        |            |             |            |           |
| 4: |       |      | 0     |        |            |             |            |           |

### # Of Units With:

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



- Disposal:

## Additional Information

- 92115 - San Diego area
- San Diego County
- Parcel # 4712411200

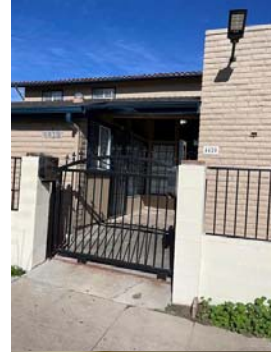
### Michael Lembeck

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: **\$1,299,000/\$1,299,000**

**462 464 Third Ave • Chula Vista 91910**

**42 days on the market**

**4 units • \$324,750/unit • 2,082 sqft • 5,169 sqft lot • \$623.92/sqft •  
Built in 1957**

**Listing ID: PTP2207582**

**Use google maps**



Development opportunity in a prime location! This 4-unit property is in the highly desired area of the Third Avenue Village District. Walk to restaurants, coffee shops, breweries, the park, Chula Vista Mall and much more! Located in a "Transit Focus Area": New zoning allows construction of 20 to 30 units and some parking variances. Ideal 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. Near the current \$1.1B Chula Vista Bayfront development.

### Facts & Features

- Sold On 02/17/2023
- Original List Price of \$1,299,000
- 2 Buildings
- 3 Total parking spaces
- \$0
- Laundry: See Remarks
- Cap Rate: 3.63
- \$67500 Gross Scheduled Income
- \$47500 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Near Public Transit

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01897784
- 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: | 4     | 1    | 1     | 0      |            | \$1,250     | \$1,250    | \$2,100   |
| 3: |       | 0    | 1     | 0      |            | \$1,350     | \$1,350    | \$1,800   |
| 4: |       | 2    | 1     | 0      |            | \$1,550     | \$1,550    | \$2,600   |

### # Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator: 3
- Wall AC:



## Additional Information

- Standard sale

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

### Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

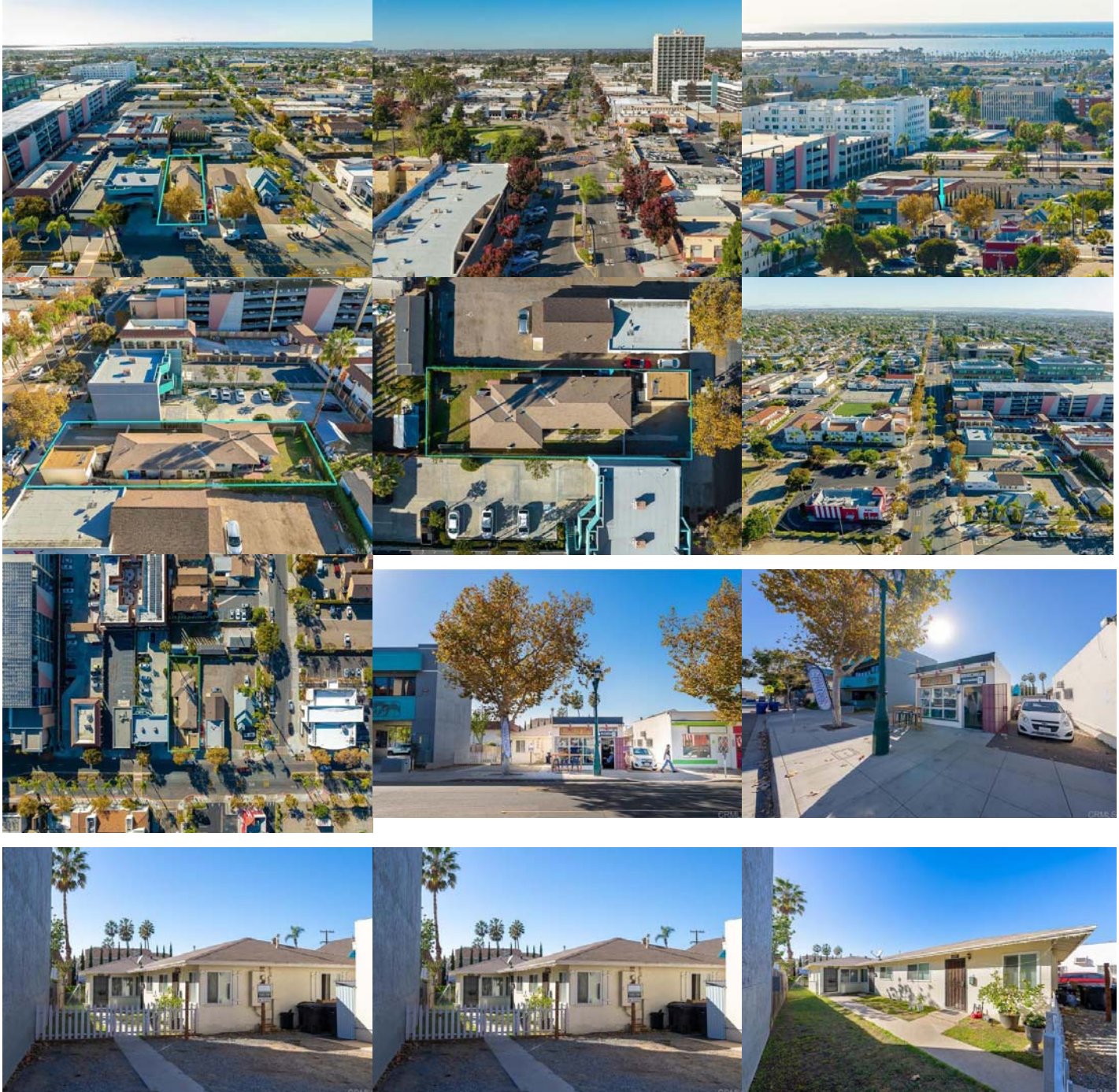
### Re/Max Property Connection

State License #: 01891031

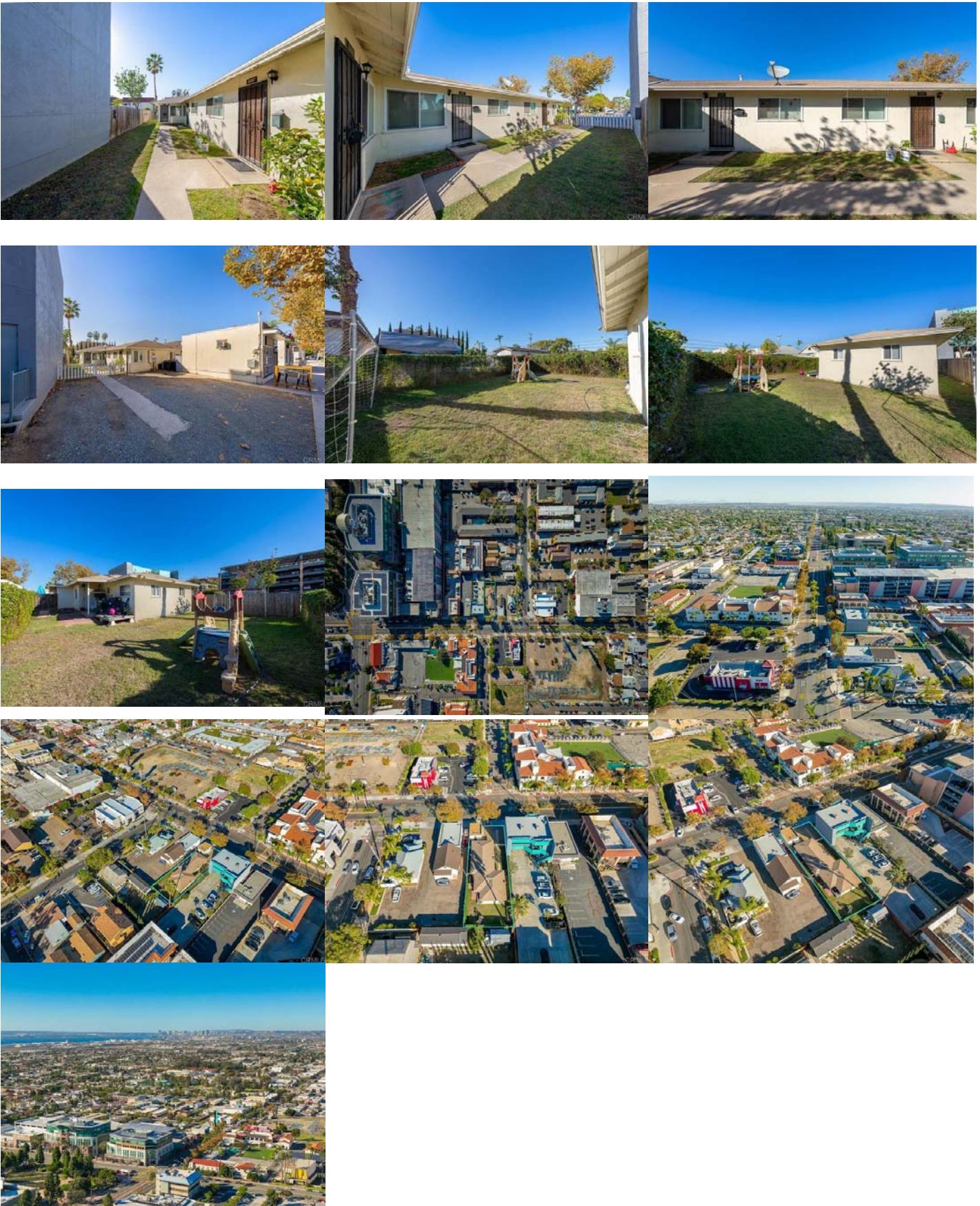
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos









**Closed** • **Quadruplex**

List / Sold:

**\$1,599,000/\$1,600,000** ↓

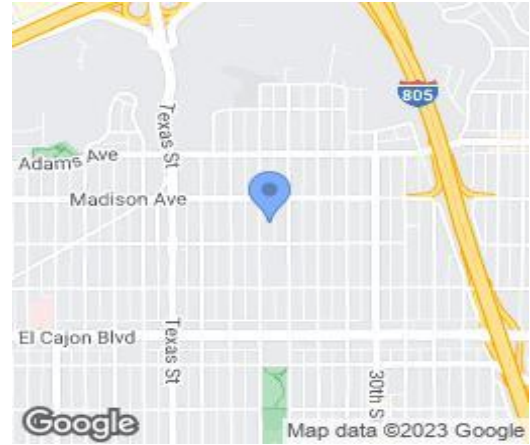
151 days on the market

Listing ID: PW22157686

**4541 Oregon St • North Park (San Diego) 92116**

**4 units • \$399,750/unit • 2,400 sqft • 6,996 sqft lot • \$666.67/sqft • Built in 1940**

**Madison and Oregon**



North Park's fantastic four units. These four exceptional units consist of 1 bedroom and 1 bathroom. Each unit has a spacious kitchen, wood floors, and great charm. This property is located in the desirable community of North Park which is conveniently located to entertainment, shopping, amusement areas, and freeways. This spectacular parcel is an "Attractive development opportunity in Tier 3 Complete Communities Overlay Zone granting 6.5 FAR for development of up to 45,500 sf.. Property is located in a Transit Priority Overlay Zone allowing for no parking requirement." This property is for your vision.

## Facts & Features

- Sold On 02/15/2023
- Original List Price of \$2,000,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Floor Furnace
- \$42 (Estimated)
- \$50400 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

## Interior

- Rooms: Kitchen, Living Room
- Floor: Wood
- Appliances: Gas Oven, Refrigerator
- Other Interior Features: Formica Counters

## Exterior

- Lot Features: Value In Land
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

## Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02022092
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

## Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 1     | 1      | Unfurnished | \$1,450     | \$1,450    | \$2,500   |
| 2: | 1     | 1    | 1     | 1      | Unfurnished | \$1,250     | \$1,250    | \$2,500   |
| 3: | 1     | 1    | 1     | 1      | Unfurnished | \$0         | \$0        | \$2,500   |
| 4: | 1     | 1    | 1     | 1      | Unfurnished | \$1,500     | \$1,500    | \$2,500   |

## # Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes: 0
- Patio: 0
- Ranges: 4

- Carpet: 0
- Dishwasher: 0
- Disposal: 4

- Refrigerator: 4
- Wall AC: 0

## Additional Information

- Trust sale

- 92104 - North Park area
- San Diego County
- Parcel # 4451720900

## 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: PW22157686

Printed: 02/19/2023 6:42:15 AM



Closed •

List / Sold:

**\$1,700,000/\$1,400,000** ↓

5 days on the market

Listing ID: PTP2300109

**173 Brightwood Ave • Chula Vista 91910**  
**6 units • \$283,333/unit • 5,171 sqft • 15,936 sqft lot • \$270.74/sqft •**  
**Built in 1959**  
**E ST TO BRIGHTWOOD TURN NORTH**



6 unit apartment building located in north Chula Vista, 3/2 house up front with 5 units in the back, 4 units are 2 bedroom and all have 1 bathroom. Near public transportation.

### Facts & Features

- Sold On 02/16/2023
- Original List Price of \$17,000,000
- 2 Buildings
- 7 Total parking spaces
- 4 Total carport spaces
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 4
- \$86350 Gross Scheduled Income
- \$6400200 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Level

### Annual Expenses

- Total Operating Expense: \$21,306
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,831
- Cable TV: 01523891
- Gardener:
- Licenses:
- Insurance: \$2,900
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management: 8600
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|------------|-------------|------------|-----------|
| 1: |       | 3    | 2     | 2      |            | \$1,700     | \$1,700    | \$1,870   |
| 2: |       | 2    | 1     | 0      |            | \$1,200     | \$1,200    | \$1,320   |
| 3: |       | 2    | 1     | 0      |            | \$1,200     | \$1,200    | \$1,320   |
| 4: |       | 2    | 1     | 0      |            | \$1,100     | \$1,100    | \$1,320   |
| 5: |       | 2    | 1     | 0      |            | \$1,150     | \$1,150    | \$1,320   |
| 6: |       | 1    | 1     | 0      |            | \$1,100     | \$1,100    | \$1,210   |

### # Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

### Additional Information

- Standard sale
- Rent Controlled

- 91910 - Chula Vista area
- San Diego County
- Parcel # 5652620500

---

**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: PTP2300109

Printed: 02/19/2023 6:42:17 AM