

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	220000170SD	S	8019 21 Roy St.	LEG	91945		2	\$45,600	6	\$775,000↓			1958				02/17/22	0/0
2	MB21242858	S	2842 Coburn ST	NAC	91950	STD	2	\$37,800		\$695,000↑	\$508.04	1368	1928/ASR	4,356/0.1	N	0	02/16/22	59/59
3	ND21256067	S	1850 1854 Oxford AVE	CAS	92007	STD	2	\$55,200		\$2,460,000↑	\$1,011.51	2432	1971/ASR	6,098/0.14	N	2	02/18/22	6/6
4	220003310SD	S	329 331 9th Street	DEM	92014		2	\$93,000	0	\$2,875,000			1958				02/14/22	0/0
5	220002409SD	S	3481 3485 Myrtle Ave	SD	92104		2	\$43,200	0	\$1,060,000↑			1955	4,662/0.1			02/18/22	4/4
6	210030261	S	2674 Main St	SD	92113		2	\$0	0	\$440,000↓			2017	3,500/0.08			02/18/22	57/112
7	220002884SD	S	4822 24 Iroquois Ave	SD	92117		2	\$0	0	\$1,250,000↓			1980	9,839/0.22	N		02/16/22	0/0
8	220002719SD	S	8070 Culowee	LMSA	92120		2	\$40,200	5	\$775,000			1950	6,739/0.15			02/14/22	0/0
9	220000687SD	S	725 Kingston Ct	SD	92109		3	\$153,638	4	\$2,300,000↑			1972				02/15/22	7/7
10	220000859SD	S	3937 41 Marine View Ave	SD	92113		3	\$0	0	\$1,500,000↑			1953	5,847/0.13			02/15/22	3/3
11	210033317	S	407 Church Ave	CHU	91910		4	\$82,020	5	\$1,070,000↓			1970	5,848/0.13			02/18/22	20/20
12	210031960	S	217 W Plaza Blvd	NAC	91950		4	\$68,052	5	\$975,000↓			1951		N		02/15/22	12/34

Closed •

List / Sold: **\$849,900/\$775,000 ↓**

8019 21 Roy St. • Lemon Grove 91945

0 days on the market

2 units • \$424,950/unit • sqft • No lot size data • No \$/Sqft data •

Listing ID: 220000170SD

Built in 1958

Heading east on Broadway from Lemon Grove, right on Kempf St, left on Roy St. Property on your right.

CrossStreet: Kempf Street



ATTENTION Investors...amazing cash flow opportunity for multi-family home located in a great location close to freeways, trolley station, shopping, and schools. Two of the units feature 2 bedroom/1 bath, each with their own washer & dryer hook-ups for added convenience. Detached two car garage, studio with full bath in the back, and a large driveway for RV or multi-gen families. Each unit has private entrance and their own outdoor space...very marketable feature for future tenants! Number of Furnished Units: 0

Facts & Features

- Sold On 02/17/2022
- Original List Price of \$849,900
- 2 Buildings
- Levels: One
- Cap Rate: 5.5
- \$45600 Gross Scheduled Income
- \$33100 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01885775
- 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			\$1,600		
2:		2	1			\$1,500		
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

- 91945 - Lemon Grove area
- San Diego County

• Parcel # 4802231300

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: 220000170SD

Printed: 02/20/2022 3:16:00 PM

Closed •

List / Sold: **\$689,000/\$695,000** ↑

2842 Coburn St • National City 91950

59 days on the market

**2 units • \$344,500/unit • 1,368 sqft • 4,356 sqft lot • \$508.04/sqft •
Built in 1928**

Listing ID: MB21242858

between 805 fwy and 54



Pride of Ownership duplex! An amazing opportunity to own an investment property in a city rich in history. Approximately five years ago both units were updated with new flooring, new interior doors, new kitchen cabinets, new fixtures and new vanities. Both units consist of 2 bedrooms and 1 bath each having a private yard. Full kitchen appointed with stainless steel appliances, stone countertops, plenty of storage and backsplash. Buyers and buyer's agents to do their own due diligence with all necessary parties. *****Pictures taken 5 years ago after remodel*****

Facts & Features

- Sold On 02/16/2022
- Original List Price of \$689,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$527 (Estimated)
- Laundry: Outside, Washer Hookup
- \$37800 Gross Scheduled Income
- \$34610 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Gas Range, Microwave

Exterior

- Lot Features: Back Yard
- Fencing: Block, Fair Condition, Privacy, Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,190
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$510
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,380
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$1,750
2:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$1,750

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 91950 - National City area
- San Diego County
- Parcel # 5641510600

Michael Lembeck

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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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CUSTOMER FULL: Residential Income LISTING ID: MB21242858

Printed: 02/20/2022 3:16:00 PM

Closed •

List / Sold:

\$2,395,000/\$2,460,000 ↑

6 days on the market

Listing ID: ND21256067

1850 1854 Oxford Ave • Cardiff by the Sea 92007
2 units • \$1,197,500/unit • 2,432 sqft • 6,098 sqft lot • \$1011.51/sqft •
Built in 1971
HWY 5 TO BIRMINGHAM (W) TO OXFORD (N)



Rare Duplex 1850-1854. Spectacular view property West of the 5, Prime location on a quiet street. Amazing Cardiff beach Duplex in San Diego's premier beach town, Cardiff by the Sea's exclusive COMPOSER DISTRICT, with expansive ocean views and sunsets and overlooking the serene Rossini Canyon. Conveniently located with only a five-minute walk to the Beach, Seaside Market, large community parks, surrounding restaurants, boutiques, local hotspots and Cardiff Elementary. Enjoy long walks through Rossini Canyon and excellent surfing at this local hotspot. This beautiful 2 story duplex is on a huge 6000 SQ FT lot and features two side by side living units, with 2 beds/1 full bath upstairs and 1 half bath downstairs with kitchen and living area. Each unit has a fully fenced, private front entry and garden area. Each has a private balcony with forever ocean views. Each comes with a detached downstairs 1 car garage which includes the laundry area. Additional 5 space, parking area below duplex for parking, not shared with neighbors. Each neighbor has their own parking on their property. There is one shared driveway. There are also additionally two decks, one below the private balconies and a private enclosed deck area at the bottom of the property, with a jacuzzi area, ocean views and views of the Rossini Canyon. Not shared by neighbors. Don't miss this spectacular Cardiff beach Duplex!

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$2,395,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: See Remarks, Wall/Window Unit(s)
- Heating: See Remarks
- \$927 (Estimated)
- Laundry: Electric Dryer Hookup, In Garage
- \$55200 Gross Scheduled Income
- \$49700 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Electric Oven, Disposal, Microwave, Refrigerator, Water Heater
- Other Interior Features: Balcony

Exterior

- Lot Features: Front Yard, Garden, Landscaped
- Waterfront Features: Across the Road from Lake/Ocean, Ocean Side of Freeway
- Fencing: Partial
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,360
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,160
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,300	\$2,210	\$3,900
2:	1	2	2	1	Unfurnished	\$2,300	\$2,210	\$3,900

Of Units With:

- Separate Electric: 2
 - Gas Meters: 0
 - 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 # 2602920600

Michael Lembeck

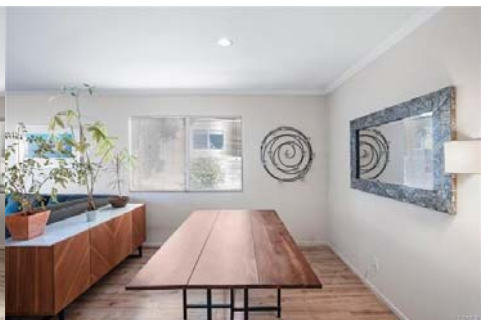
State License #: 01019397
Cell Phone: 714-742-3700

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: ND21256067

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Closed •

List / Sold: **\$2,875,000/\$2,875,000**

329 331 9th Street • Del Mar 92014

0 days on the market

**2 units • \$1,437,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1958**

Listing ID: 220003310SD

CrossStreet: Camino Del Mar



Did not go on the MLS. Listed only for comp purposes. Number of Furnished Units: 0

Facts & Features

- Sold On 02/14/2022
- Original List Price of \$2,875,000
- 1 Buildings
- Levels: One
- Cap Rate: 0
- \$93000 Gross Scheduled Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01357966
- 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	0			\$3,950		
2:		2	0			\$3,800		
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

- 92014 - Del Mar area
- San Diego County
- Parcel # 3002220500

Michael Lembeck

Re/Max Property Connection

State License #: 01019397
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State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 220003310SD

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Closed •

List / Sold:

\$1,050,000/\$1,060,000 ↑

4 days on the market

Listing ID: 220002409SD

3481 3485 Myrtle Ave • San Diego 92104

2 units • **\$525,000/unit** • **sqft** • **4,662 sqft lot** • **No \$/Sqft data** •
Built in 1955

CrossStreet: Vancouver Ave



Here is your chance to own a great North Park duplex! Two well maintained units on 1 property, one a 2 bed/ 1 bath, the other a 1 bed/1 bath. Sitting on a corner lot in a quaint neighborhood, this property is a developers dream. This property is located in a highly desirable North Park-Altadena neighborhood, close to shopping, entertainment, restaurants, parks, & easy freeway access. Long term, or short term income possibilities make this one special. Bring your buyers, developers and contractors, an opportunity like this won't last long in this market! Exterior: Wood/Stucco Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$1,050,000
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Cap Rate: 0
- \$43200 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01048742
- 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			\$0		
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: 0
- Refrigerator: 0
- Wall AC:

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4537623000

Michael Lembeck

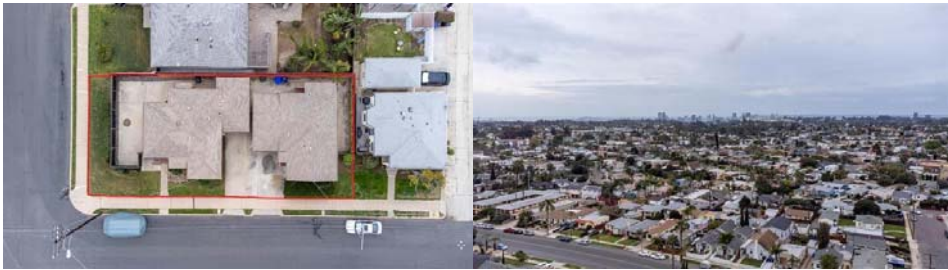
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold: **\$449,000/\$440,000** ↓

2674 Main St • San Diego 92113

57 days on the market

2 units • \$224,500/unit • sqft • 3,500 sqft lot • No \$/Sqft data •
Built in 2017

Listing ID: 210030261

Close to 27th and Main Street blocks away from Nassco. CrossStreet: Main St and 27th St.



Seller Financing Available! Awesome opportunity to flip a property with 20% down! Buy, Fix, then rent this duplex in the highly sought after Barrio Logan neighborhood. Both buildings are completely gutted and ready for work. This Property falls within the "Opportunity Zone! Investor's May Qualify to Keep all Appreciation Tax Free on this property if they hold for 10 years and meet all IRS Requirements! Rare Investment Opportunity! This property sits in a Special Overlay zone "SD Complete Communities" that allows for you to build many more units! Great area with lots of potential! CRS shows year built 2017, previous shown it was built 1917 Number of Furnished Units: 0

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$449,000
- 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:
- 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			\$0		\$2,100
2:		1	1			\$0		\$1,600
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 # 5388111500

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: 210030261

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Closed •

List / Sold:

\$1,299,000/\$1,250,000 ↓

0 days on the market

Listing ID: 220002884SD

4822 24 Iroquois Ave • San Diego 92117

2 units • **\$649,500/unit** • **sqft** • **9,839 sqft lot** • **No \$/Sqft data** •
Built in 1980

Clairemont Drive to Iroquois CrossStreet: Clairemont Dr



Excellent opportunity! Great West Clairemont location. Two bedroom, upper unit has recent upgrades including a remodeled kitchen. Three bedroom, lower unit with walk out front patio. Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 4822 Unit # for Unit 2: 4824 Number of Furnished Units: 0 Topography: ,LL,SSLP

Facts & Features

- Sold On 02/16/2022
- Original List Price of \$1,299,000
- 1 Buildings
- Levels: Two
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02073643
- 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	2			\$0		
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

- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 4257600300

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: 220002884SD

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Closed •

List / Sold: **\$775,000/\$775,000**

8070 Culowee • La Mesa 92120

0 days on the market

2 units • **\$387,500/unit** • **sqft** • **6,739 sqft lot** • **No \$/Sqft data** •
Built in 1950

Listing ID: 220002719SD

CrossStreet: University



2 charming 1 bedroom, 1 bath units a short distance from the village in La Mesa. Exterior: Wood/Stucco Number of Furnished Units: 0

Facts & Features

- Sold On 02/14/2022
- Original List Price of \$775,000
- 2 Buildings
- Levels: One
- Cap Rate: 4.51
- \$40200 Gross Scheduled Income
- \$34950 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02014153
- 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		\$1,800		\$1,800
2:		1	1	0		\$1,550		\$1,800
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

- 92120 - Del Cerro area
- San Diego County
- Parcel # 4702411000

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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:

\$1,950,000/\$2,300,000 ↑

7 days on the market

Listing ID: 220000687SD

725 Kingston Ct • San Diego 92109

3 units • \$650,000/unit • sqft • No lot size data • No \$/Sqft data • Built in 1972

CrossStreet: Mission Blvd



Steps to the beach..this very popular and adorable vacation rental property offers a large 2 bed/1 bath, 1 bed/1bath with ocean view, and one studio. Extremely high occupancy ideal for individual travelers or large family groups! Fully furnished and perfect for a vacation, enjoy all the fun of Mission Beach! 30 sec walk to the beach and 3 min walk to the Bay! Walk to Belmont park, restaurants and nightlife. Large patio has fire pit and is perfect for a cocktail, relaxing and people watching. New laundry facilities and private, covered parking add to the convenience. Many upgrades and special touches makes these ready to rent! Sewer: Sewer Connected Unit # for Unit 1: A Unit # for Unit 2: B Unit # for Unit 3: C Number of Furnished Units: 3

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$1,950,000
- 1 Buildings
- Levels: Two
- Heating: Natural Gas, Forced Air
- Cap Rate: 4
- \$153638 Gross Scheduled Income
- \$93225 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$4,600		\$5,000
2:		1	1			\$3,360		\$4,000
3:		0	1			\$3,000		\$3,500
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

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4236421000

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: 220000687SD

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Closed •

List / Sold:

\$1,500,000/\$1,500,000 ↑

3 days on the market

Listing ID: 220000859SD

3937 41 Marine View Ave • San Diego 92113

3 units • \$500,000/unit • sqft • 5,847 sqft lot • No \$/Sqft data •
Built in 1953

CrossStreet: Division



Investment opportunity to create GREAT cash Flow. This renovated Tri-Plex has plans in process to add an additional two -2 bedroom 1 bath ADU's inside the existing garage! Making this a great 5 unit property to hold. Close access to the 5 and 15 Freeway and easy access to the military base, just minutes away, this property will bring great tenants now and for years to come! Located on a quiet street with all the amenities a tenant would want. From the in unit washer and dryer, to the stainless steel appliances and dishwasher these units are ready to go. Looking to House Hack? Live on the property in the main home, and rent the other 2 units while you build out the 2 new ADU's. This property will create great cash flow and be a prime piece to a real estate portfolio for years to come! Sewer: Sewer Connected Unit # for Unit 1: 3937 Unit # for Unit 2: 3939 Unit # for Unit 3: 3941 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$1,395,000
- 2 Buildings
- Levels: Two
- Heating: Natural Gas
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

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			\$0		\$2,800
2:		1	1			\$0		\$2,100
3:		1	1			\$0		\$2,100
4:			0					

Of Units With:

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

Additional Information

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5515303200

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

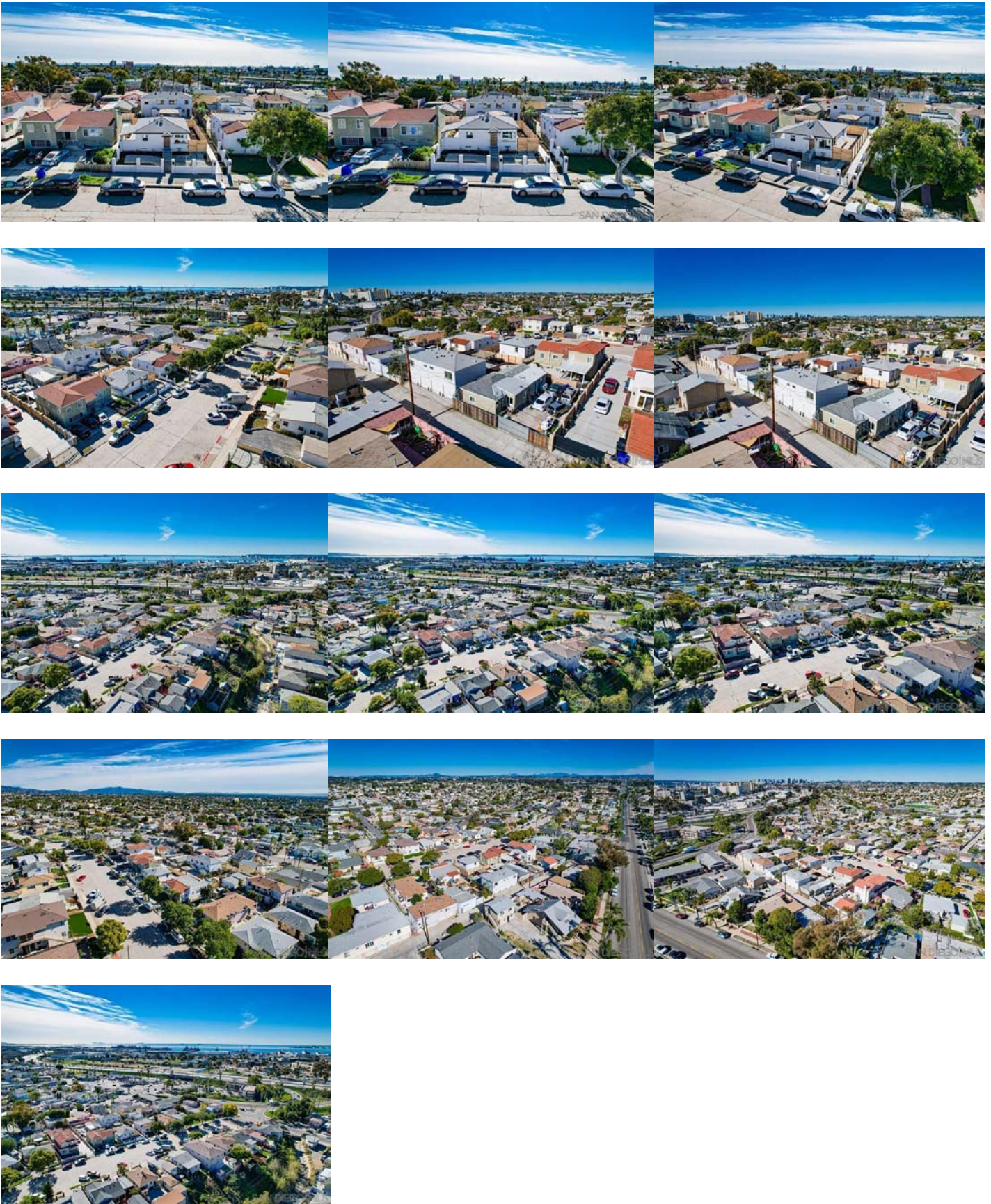
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Closed •

List / Sold:

\$1,199,999/\$1,070,000 ↓

20 days on the market

Listing ID: 210033317

407 Church Ave • Chula Vista 91910

4 units • \$300,000/unit • sqft • 5,848 sqft lot • No \$/Sqft data •
Built in 1970

CrossStreet: G Street



Incredible investment opportunity in prime location just a block to downtown shopping and bus stop. Tenants are all month-to-month and would like to stay. Rents can easily be raised. Plenty of parking for up to 6 cars easily. Apartment complex down the street is renting 1bd units for \$1,800 a month. Sewer: Sewer Connected Unit 1 Parking Spaces: 2 Unit 2 Parking Spaces: 2 Unit 3 Parking Spaces: 2 Unit 4 Parking Spaces: 2 Number of Furnished Units: 0

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Cap Rate: 5
- \$82020 Gross Scheduled Income
- \$75000 Net Operating Income

Interior

Exterior

- Fencing: None

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:		3	1			\$1,950		\$2,500
2:		2	1			\$1,500		\$2,000
3:		1	1			\$1,395		\$1,800
4:		3	1			\$1,900		\$2,250

Of Units With:

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

Additional Information

- 91910 - Chula Vista area

- San Diego County
- Parcel # 5684202300

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: **\$1,000,000/\$975,000** ↓

217 W Plaza Blvd • National City 91950

12 days on the market

4 units • \$250,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1951

Listing ID: 210031960

CrossStreet: National City Blvd



217 W Plaza Boulevard is a 4-unit property in National City comprised of three 1 bed, 1 bath units and one 2 bed, 1 bath detached house. The units have their own yards and gated parking. All units are leased and current on paying rent. All units also have updated windows as well as new exterior paint. One unit has been completely renovated. Currently 20% upside in rents. Exterior: Wood/Stucco Unit # for Unit 1: 217 Unit # for Unit 2: 219 Unit # for Unit 3: 221 Unit # for Unit 4: 221 1/2 Number of Furnished Units: 0

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$999,000
- 2 Buildings
- Levels: One
- Cap Rate: 4.83
- \$68052 Gross Scheduled Income
- \$47758 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1			\$1,495		\$1,495
2:		1	1			\$1,250		\$1,495
3:		1	1			\$1,475		\$1,495
4:		1	1			\$1,450		\$1,800

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 3
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- 91950 - National City area
- San Diego County

• Parcel # 5550860700

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: 210031960

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