

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	Grg Spcs	Date	DOM/CDOM
1	PTP2002148	S	106	108 E 18th St	NAC	91950	STD	2	\$3,150	0	\$727,000	↓	2	1998	6,161/0.14	0	02/18/21	20/20
2	210000429	S	4189	37th St	SD	92105		2	\$0	0	\$827,000	↑		1927	6,594		02/16/21	7/90
3	200041649	S	4189	37th St	SD	92105		2	\$0	0	\$827,000	↓		1927	6,594		02/16/21	83/83
4	PTP2002100	S	1124	Goodyear ST	SD	92113	STD	2	\$26,400	0	\$711,000	↓	\$401.92 1769	1952	5,986/0.13	0	02/19/21	18/18
5	200050119	S	4519	37th STREET	SD	92116		2	\$0	5	\$805,000	↓		1957			02/18/21	87/134
6	210000669	S	4421	41ST	SD	92116		2	\$0	0	\$1,010,000	↓		1927			02/16/21	16/16
7	200050239	S	3707	Euclid Ave	SD	92105		3	\$29,700	4	\$650,000	↓		1948	5,519/0.13		02/19/21	62/62
8	200052810	S	4647	West Point Loma Blvd	SD	92107		3	\$53,400	4	\$1,158,425	↓		1940	4,909/0.11		02/19/21	45/45
9	200042175	S	1504	Reed Ave	SD	92109		3	\$111,600	0	\$1,775,000	↓		1946	6,245		02/16/21	86/269
10	200053432	S	1016	Leslie Rd	ELC	92020		4	\$86,400	4	\$1,190,000	↓		1964	7,349		02/16/21	8/8
11	200045242	S	1033	Diamond	SD	92109		4	\$0	0	\$1,910,000	↓		1952			02/16/21	27/27

Closed •

List / Sold: **\$759,900/\$727,000 ↓**

106 108 E 18th St • National City 91950

20 days on the market

2 units • \$379,950/unit • 2 sqft • 6,161 sqft lot • No \$/Sqft data •

Listing ID: PTP2002148

Built in 1998

Google Maps off the 5 freeway



WONDERFUL OPPORTUNITY- ZONED COMMERCIAL- TWO SEPARATE HOMES WITH THEIR OWN PRIVATE YARDS! EACH HOME SHOWS IMMACULATE- WONDERFUL TENANTS- LIVE IN ONE AND RENT THE OTHER!!! UNIT 1 IS A TWO BEDROOM/ ONE BATH- UNIT 2 IS A THREE BEDROOM/ 1 BATH- NICELY UPGRADED UNITS THAT ARE RENTED WELL BELOW MARKET- OVERSIZED DRIVEWAY WHICH HAS PLENTY OF SPACE FOR MULTIPLE CARS, BOAT OR RV-FRONT UNIT HAS CENTRAL A/C AND FORCED AIR- CENTRALLY LOCATED WITH EASY ACCESS TO FREEWAYS, TRANSPORTATION ETC- DON'T LET THIS OPPORTUNITY PASS YOU BY!!

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$759,900
- 2 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- Laundry: In Closet, Outside, See Remarks
- Cap Rate: 0
- \$3150 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Cooking, Gas Cooktop

Exterior

- Lot Features: Back Yard, Front Yard
- Fencing: Partial, Wrought Iron

Annual Expenses

- Total Operating Expense: \$3,150
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 91950 - National City area

- San Diego County
- Parcel # 5602100600

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

CUSTOMER FULL: Residential Income **LISTING ID:** PTP2002148

Printed: 02/21/2021 8:20:27 PM

Closed •

List / Sold: **\$774,999/\$827,000** ↑

4189 37th St • San Diego 92105

7 days on the market

2 units • \$387,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1927

Listing ID: 210000429

CrossStreet: Orange Ave



Incredible North Park investment opportunity awaits you with two single family homes on one lot. Don't miss the opportunity of a lifetime to own this amazing property. Each home features 2 bedrooms & 1 bath, each has a private fully fenced yard to keep your children & pets protected. The front unit has a large shed for all your tools & gardening items, while the second home includes a single car garage with direct access to the home. Invest in your future TODAY & reap the dividends for years to come. Incredible North Park investment opportunity awaits you with two single family homes on one lot. Don't miss the opportunity of a lifetime to own this amazing property. Each home features 2 bedrooms & 1 bath, each has a private fully fenced yard to keep your children & pets protected. The front unit has a large shed for all your tools & gardening items, while the second home includes a single car garage with direct access to the home. Invest in your future TODAY & reap the dividends for years to come. Exterior: Wood/Stucco Other Fees: 0 Unit # for Unit 1: 4189 Unit # for Unit 2: 3719 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 02/16/2021
- Original List Price of \$774,999
- 2 Buildings
- Levels: One
- Cap Rate: 0

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	0		\$0		
2:		2	1	0		\$0		
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 1
- Ranges: 2
- Refrigerator: 1
- Wall AC:

Additional Information

- 92105 - East San Diego area
- San Diego County
- Parcel # 4473510100

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

CUSTOMER FULL: Residential Income LISTING ID: 210000429

Printed: 02/21/2021 8:20:28 PM

Closed •

List / Sold: **\$849,099/\$827,000** ↓

4189 37th St • San Diego 92105

83 days on the market

2 units • \$424,550/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1927

Listing ID: 200041649

CrossStreet: Orange Ave



Incredible North Park investment opportunity awaits you with two single family homes on one lot. Don't miss the opportunity of a lifetime to own this amazing property. Each home features 2 bedrooms & 1 bath, each has a private fully fenced yard to keep your children & pets protected. The front unit has a large shed for all your tools & gardening items, while the second home includes a single car garage with direct access to the home. Invest in your future TODAY & reap the dividends for years to come. Incredible North Park investment opportunity awaits you with two single family homes on one lot. Don't miss the opportunity of a lifetime to own this amazing property. Each home features 2 bedrooms & 1 bath, each has a private fully fenced yard to keep your children & pets protected. The front unit has a large shed for all your tools & gardening items, while the second home includes a single car garage with direct access to the home. Invest in your future TODAY & reap the dividends for years to come. Exterior: Wood/Stucco Other Fees: 0 Unit # for Unit 1: 4189 Unit # for Unit 2: 3719 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 02/16/2021
- Original List Price of \$899,999
- 2 Buildings
- Levels: One
- Cap Rate: 0

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	0		\$0		
2:		2	1	0		\$0		
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 1
- Ranges: 2
- Refrigerator: 1
- Wall AC:

Additional Information

- 92105 - East San Diego area
- San Diego County
- Parcel # 4473510100

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

CUSTOMER FULL: Residential Income LISTING ID: 200041649

Printed: 02/21/2021 8:20:28 PM

Closed • Duplex

List / Sold: **\$740,000/\$711,000** ↓

1124 Goodyear St • San Diego 92113

18 days on the market

2 units • \$370,000/unit • 1,769 sqft • 5,986 sqft lot • \$401.92/sqft •

Listing ID: PTP2002100

Built in 1952

Nearest cross st is Newton ave.



Great investment opportunity to own a duplex. Live in one and rent the other. Back unit is brand new, up to date with private access and parking. Easy access to freeway, near parks and shopping. A true Gem in a highly desirable neighborhood and close to all. *** VIRTUAL TOUR #1 IS FIRST UNIT. AND VIRTUAL TOUR #2 IS FOR SECOND UNIT. ***

Facts & Features

- Sold On 02/19/2021
- Original List Price of \$740,000
- 2 Buildings
- 0 Total parking spaces
- Laundry: Community, Individual Room
- Cap Rate: 0
- \$26400 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	0		\$2,200	\$2,200	\$2,200
2:		2	1	0		\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 92113 - Logan Heights area
- San Diego County
- Parcel # 5502041400

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

CUSTOMER FULL: Residential Income LISTING ID: PTP2002100

Printed: 02/21/2021 8:20:28 PM

Closed •

List / Sold: **\$799,000/\$805,000** ↓

4519 37th STREET • San Diego 92116

87 days on the market

2 units • **\$399,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1957

Listing ID: 200050119

CrossStreet: Meade



Both units completely done top to bottom. Great opportunity to live in the front house & rent out the back studio or use it for another family member or use as a home office. Front house had been rented for 42 years & now has a redone kitchen complete with new stove, microwave, custom cabinets, and granite counter tops. Bath has been retiled and has new vanity. All new flooring & baseboards in front house. There is an attached area at the back of home w/laundry hookups that both units could use. Each unit has individual hot water heaters. There is one water meter for the property. Exterior: Wood/Stucco Other Fees: 0 Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$849,000
- 2 Buildings
- Levels: One
- Heating: Electric, Natural Gas
- Cap Rate: 5

Interior

- Appliances: Gas Water Heater

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:		3	2	0		\$0		\$2,850
2:		0	1	0		\$0		\$1,525
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator: 1
- Wall AC:

Additional Information

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4470520700

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

CUSTOMER FULL: Residential Income **LISTING ID:** 200050119

Printed: 02/21/2021 8:20:28 PM

Closed •

List / Sold: **\$979,000/\$1,010,000** ↓

4421 41ST • San Diego 92116

16 days on the market

2 units • **\$489,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1927

Listing ID: 210000669

CrossStreet: MONROE



GORGEOUS URBAN CHIC HOME WITH A LEGAL HELPER UNIT LOCATED IN THE EVER SO POPULAR KENSINGTON POCKET...COMPLETEY RENOVATED BY HOME OWNERS 3 YRS AGO..SIGNLE LEVEL 2 BED 1 BATH, 1147 SQ FT FRONT HOME W/420 SQ FT STUDIO W/ ALL THE FINISHES! BOTH HOMES PROVIDE PRIVACY AND SEPERATE ENTRANCES...HARDWOOD FLOORS,CUSTOM KITCHEN,BATHS and WINDOWS,ZONED HEAT/AC..WALKING DISTANCE TO EVERYTHING WHILE ENJOYING QUAINT COMMUNITIES AND STREETS..TRULY A MUST SEE ! NO EXPENSE SPARED ! NOT A FLIP! GORGEOUS URBAN CHIC HOME WITH A LEGAL HELPER UNIT LOCATED IN THE EVER SO POPULAR KENSINGTON POCKET...COMPLETEY RENOVATED BY HOME OWNERS 3 YRS AGO..SIGNLE LEVEL 2 BED 1 BATH, 1147 SQ FT FRONT HOME W/420 SQ FT STUDIO W/ ALL THE FINISHES! BOTH HOMES PROVIDE PRIVACY AND SEPERATE ENTRANCES...HARDWOOD FLOORS,CUSTOM KITCHEN,BATHS and WINDOWS,ZONED HEAT/AC..WALKING DISTANCE TO EVERYTHING WHILE ENJOYING QUAINT COMMUNITIES AND STREETS..TRULY A MUST SEE ! NO EXPENSE SPARED ! Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 2: 4423 Number of Furnished Units: 2 Topography: LL

Facts & Features

- Sold On 02/16/2021
- Original List Price of \$1,029,000
- 2 Buildings
- Levels: One
- Cooling: Zoned
- Heating: Electric, Zoned
- Cap Rate: 0

Interior

Exterior

- Lot Features: Sprinkler System
- Fencing: Cross Fenced, 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			\$0		\$2,800
2:		0	1			\$0		\$1,900
3:			0					
4:			0					

Of Units With:

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

- Carpet:
- Dishwasher: 2
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4547231100

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

CUSTOMER FULL: Residential Income LISTING ID: 210000669

Printed: 02/21/2021 8:20:28 PM

Closed •

List / Sold: **\$685,000/\$650,000** ↓

3707 Euclid Ave • San Diego 92105

62 days on the market

3 units • \$228,333/unit • sqft • 5,519 sqft lot • No \$/Sqft data •
Built in 1948

Listing ID: 200050239

Home Ave turns into Euclid property is 3 detached cottaged on the corner of Euclid and Castle. CrossStreet: Castle



Check out this amazing Opportunity Zone property located in the Fairmount addition to City Heights. These are 3 detached cottages all varying in interior upgrades that hardly ever sees any vacancy! 3707 has 1 off street parking spot, 3715/3721 - 2 off street parking tandem, 3721 laundry hook ups & fully renovated. Current Gross Rents \$2475/mo - Projected Gross Rents \$4250+/mo The property has alley access on one side & zoning CUPD-CU-1-2 + Opportunity Zone could make for an amazing urban infill project! Separate SDGE & Water Meters - tenants pay all utilities. Each unit has a nice size backyard all yards are maintained by the tenants. 3707 is rented at \$800/mo (projected rent around \$1400/mo), 1 off street parking, no laundry hookups. 3715 is rented at \$775/mo (projected rent around \$1400/mo), 2 off street parking, no laundry hookups . 3721 is rented at \$900/mo (projected rent around \$1500/mo), 2 off street parking, laundry hookups, fully upgraded. Current Gross Rents \$2475/mo - Projected Gross Rents \$4300+/mo - Annual maintenance is less than \$1000 per year. Exterior: Wood/Stucco Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 3707 Unit # for Unit 2: 3715 Unit # for Unit 3: 3721 Unit 1 Parking Spaces: 1 Unit 2 Parking Spaces: 2 Unit 3 Parking Spaces: 3 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0

Facts & Features

- Sold On 02/19/2021
- Original List Price of \$700,000
- 3 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- Cap Rate: 4.12
- \$29700 Gross Scheduled Income
- \$28809 Net Operating Income

Interior

- Appliances: Gas Water Heater

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:		1	1	0		\$800		\$1,200
2:		1	1	0		\$775		\$1,300
3:		1	1	0		\$900		\$1,500
4:			0					

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:

- Patio: 0
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- 92105 - East San Diego area
- San Diego County
- Parcel # 4717814200

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

CUSTOMER FULL: Residential Income LISTING ID: 200050239

Printed: 02/21/2021 8:20:29 PM

Closed •

List / Sold:

\$1,199,000/\$1,158,425 ↓

45 days on the market

Listing ID: 200052810

4647 West Point Loma Blvd • San Diego 92107

**3 units • \$399,667/unit • sqft • 4,909 sqft lot • No \$/Sqft data •
Built in 1940**

Nimiz to W Point loma Blvd. CrossStreet: Castelar



Attractive Triplex investment opportunity! 3 units on one lot with 3 separate meters in Ocean Beach. Consisting of (2) 1bed/1Ba units and one Studio. Tropical landscaping, laundry room, storage room, side yard/ w dog run. 2 Tandem parking spaces off alley. 4647 offers its own private yard w/ wonderful landscaping. It consist of hardwood floors, a fireplace, and updated windows. Kitchen has tile flooring, butcher block , Bedroom has dual closets, 4649 was updated in 2007. Studio is open and private. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 4647 Unit # for Unit 2: 4649 Unit # for Unit 3: 4649 1/2 Number of Furnished Units: 0

Facts & Features

- Sold On 02/19/2021
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas, Forced Air
- Cap Rate: 3.5
- \$53400 Gross Scheduled Income
- \$44400 Net Operating Income

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:		1	1	0		\$1,800		
2:		1	1	0		\$1,650		
3:		0	1	0		\$1,000		
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 2
- Disposal:
- Drapes:
- Patio: 1
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4485610300

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

CUSTOMER FULL: Residential Income **LISTING ID:** 200052810

Printed: 02/21/2021 8:20:29 PM

Closed •

List / Sold:

\$1,890,000/\$1,775,000 ↓

86 days on the market

Listing ID: 200042175

1504 Reed Ave • San Diego 92109

3 units • \$630,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1946

CrossStreet: Pacific Beach Dr



Actual Gross Annual Scheduled Income is \$111,600 based upon current rents. Mid Century Modern in Pacific Beach just steps to Sail Bay and the Pacific Ocean. Included with this property are two separate one bedroom apartments at 4263 Haines Street and 4265 Haines Street, four large garages, and one onsite parking space. Lush landscaping and mature trees provide the perfect balance between sunlight and shade on this large southwest corner lot. The main house lives seamlessly with nature with its Japanese-inspired wood interiors and wraparound glass windows. Additional features of the 4 bedroom, 2 bath detached home include recessed lighting, a large tiled front patio with a wooden front porch, a stylish fireplace, new carpeting, heated floors in two bedrooms, and artistically designed bathrooms with colored glass & etched glass. Elegant hardwood floors exist under the new carpeting. The spacious kitchen flows naturally to the generous backyard oasis where the new owner will enjoy the private spa, patio/deck areas, 6 hidden storage lockers, and extra storage for surfboards, bicycles and other beach toys. The spa features a new cover, pumps and jets. The two apartments on Haines Street are bright and airy with lots of windows and fresh air. They have efficient floor plans with newer bamboo floors, wood burning fireplaces, and walk up decks. The lower unit has a separate yard while the upper unit features gorgeous ocean & bay views. Four garages in this prime Pacific Beach location allow for additional storage because of the height and depth of the spaces. This property also features one additional onsite parking space, a separate laundry room, two additional storage rooms, and an enclosed area next to the garages for trash containers. The four garages are currently leased to offsite residents for a total of \$1,050 per month. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 1504 Reed Unit # for Unit 2: 4263 Haine Unit # for Unit 3: 4265 Haine Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 02/16/2021
- Original List Price of \$1,890,000
- 3 Buildings
- Levels: One
- Heating: Electric, Natural Gas, Forced Air
- Cap Rate: 0
- \$111600 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		4	2	2		\$4,800		
2:		1	1	1		\$1,750		

3:	1	1	1	\$1,700
4:		0		

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric:• Gas Meters:• Water Meters:• Carpet:• Dishwasher: 1• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio: 3• Ranges: 3• Refrigerator: 3• Wall AC: |
|--|---|

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4231930900

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

Closed •

List / Sold:

\$1,250,000/\$1,190,000 ↓

8 days on the market

Listing ID: 200053432

1016 Leslie Rd • El Cajon 92020

**4 units • \$312,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1964**

CrossStreet: Chase



Proud to present 1016 Leslie Road, a four unit property in the San Diego submarket of El Cajon. Fully renovated in 2018, the property features four two bedroom, two bath units all with washer/dryers & dishwashers. Fully leased with market rents averaging \$1800 and 100% collections during COVID-19, this is a great opportunity for someone to own a turn key investment in San Diego county with a 4.4% cap rate & 14 GRM on actuals. Other Fees: 0 Unit # for Unit 1: A Unit # for Unit 2: B Unit # for Unit 3: C Unit # for Unit 4: D Number of Furnished Units: 0

Facts & Features

- Sold On 02/16/2021
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Electric, See Remarks
- Cap Rate: 4.3
- \$86400 Gross Scheduled Income
- \$53233 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2			\$1,850		\$1,850
2:		2	2			\$1,800		\$1,850
3:		2	2			\$1,775		\$1,850
4:		2	2			\$1,775		\$1,850

Of Units With:

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

Additional Information

- 92020 - El Cajon area
- San Diego County
- Parcel # 4923411500

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

CUSTOMER FULL: Residential Income LISTING ID: 200053432

Printed: 02/21/2021 8:20:29 PM

Closed •

List / Sold:

\$1,995,000/\$1,910,000 ↓

27 days on the market

Listing ID: 200045242

1033 Diamond • San Diego 92109

4 units • \$498,750/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1952

Cass and Diamond ! CrossStreet: Cass



Pride of ownership 4 unit complex in Pacific Beach. All units have their own patios and own garages. All of the units have major interior upgrades, crown molding, tile floors, new bathrooms. Other Fees: 0 Number of Furnished Units: 0

Facts & Features

- Sold On 02/16/2021
- Original List Price of \$1,995,000
- 2 Buildings
- Levels: Multi/Split
- Cap Rate: 0

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			\$2,630		
2:		1	1			\$1,725		
3:		2	1			\$2,685		
4:		2	1			\$2,450		

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4156110700

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

CUSTOMER FULL: Residential Income LISTING ID: 200045242

Printed: 02/21/2021 8:20:30 PM