

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	200054999	S	4519 Acacia Ave	LMSA	91941		2	\$46,200	4	\$810,000			1922			02/26/21	7/7
2	200048108	S	2904 Alta Dr	NAC	91950		2	\$54,000	6	\$635,750			1948	7,732/0.18		02/23/21	42/42
3	NDP2100925	S	1524 Earle	NAC	91950	STD	2	\$1	1	\$705,000		1	1952/ASR	12,400/0.28	1	02/23/21	2/17
4	SR20218881	S	2428 Manchester AVE	CAS	92007	STD	2	\$0		\$1,810,000	\$724.00	2500	1973/ASR	5,227/0.12	4	02/24/21	80/80
5	200052528	S	2428 Manchester Ave	CAS	92007		2	\$0	0	\$1,810,000			1973	5,227/0.12		02/24/21	38/38
6	NDP2100993	S	3772 jefferson	CAR	92008	STD	2	\$36,650	0	\$1,300,000	\$788.83	1648	1953/ASR	6,390/0.14	2	02/22/21	7/7
7	NDP2100351	S	335 W Hawthorne St	FBRK	92028	STD	2	\$35,280	5	\$500,000	\$199.52	2506	1928	13,985/0.32	0	02/24/21	7/7
8	210001442	S	9628 Caraway St	LAK	92040		2	\$44,500	0	\$730,000			1923	6,839/0.16		02/25/21	4/4
9	200024345	S	4086 Ibis St	SD	92103		2	\$0	0	\$1,055,000			1912	4,219/0.1		02/25/21	223/223
10	200054291	S	836 Opal St	SD	92109		2	\$4,100	11	\$1,500,000			1951	6,246/0.14		02/26/21	42/42
11	210000116	S	5766 Riley St	SD	92110		2	\$6,000	7	\$1,361,700			1980			02/24/21	21/21
12	210002490	S	2828 Comstock Street	SD	92111		2	\$0	0	\$925,000			1942	5,300		02/24/21	2/2
13	210000261	S	2315 Cambridge Ave	CAS	92007		3	\$0	0	\$1,825,000			2020			02/26/21	22/22
14	SW20257159	S	1775 S Maple ST	ESC	92025	STD	3	\$68,280		\$1,005,000	\$319.05	3150	1978/PUB	14,038/0.3223	2	02/23/21	4/4
15	NDP2100270	S	3007 Blackwell DR	VST	92084	STD	3	\$0	0	\$810,000	\$261.29	3100	1950/ASR	43,995/1.01	0	02/22/21	9/26
16	200002821	S	1011 9th Street	IMB	91932		4	\$65,055	0	\$1,600,000			1957			02/22/21	72/72
17	NDP2001835	S	4934 36 W Point Loma	OCB	92107	STD	4	\$147,600	5	\$2,835,000	\$630.00	4500	1998/ASR	6,723/0.15	8	02/23/21	65/65

Closed •

List / Sold: **\$779,000/\$810,000** ↑

4519 Acacia Ave • La Mesa 91941

7 days on the market

2 units • **\$389,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1922

Listing ID: 200054999

South on Spring St from the 8 Freeway. Right on Lemon Ave, Left on Acacia Ave. CrossStreet: Finley Ave and Fairview Ave



La Mesa Village duplex. Both units are 3 bedroom 2 bathroom. Two detached single car garages on rear of property. Original hardwood floors through most of the property. Remodeled kitchens. Shared laundry. Excellent income property. Backyard has space for ADU. Please do not disturb tenants Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 4519 Unit # for Unit 2: 4519 1/2 Number of Furnished Units: 0 Topography: GSL

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$779,000
- 1 Buildings
- Levels: Two
- Heating: Natural Gas
- Cap Rate: 4.3
- \$46200 Gross Scheduled Income
- \$33500 Net Operating Income

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	1		\$2,000		\$2,100
2:		3	2	1		\$1,800		\$1,850
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

- 91941 - La Mesa area
- San Diego County
- Parcel # 4706130400

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: 200054999

Printed: 02/28/2021 8:45:27 PM

Closed •

List / Sold: **\$650,000/\$635,750** ↓

2904 Alta Dr • National City 91950

42 days on the market

2 units • \$325,000/unit • sqft • 7,732 sqft lot • No \$/Sqft data •
Built in 1948

Listing ID: 200048108

CrossStreet: Coburn St



4 bedroom 2 bath house, one 2 bed/1bath, unit, plus non-conforming 2 bed/ 1 bath garage conversion. Corner lot. Great owner occ with helper or solid cash flow. Exterior: Wood/Stucco Other Fees: 0 Unit # for Unit 1: A Unit # for Unit 2: B Unit # for Unit 3: 2904 Number of Furnished Units: 0

Facts & Features

- Sold On 02/23/2021
- Original List Price of \$700,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 6.3
- \$54000 Gross Scheduled Income
- \$44147 Net Operating Income

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01485458
- 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			\$1,250		\$1,500
2:		2	1			\$950		\$1,500
3:		4	2			\$2,000		\$2,000
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 1
- Disposal:
- Drapes:
- Patio: 0
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- 91950 - National City area
- San Diego County
- Parcel # 5641510900

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: 200048108

Printed: 02/28/2021 8:45:27 PM

Closed •

List / Sold: **\$681,500/\$705,000** ↑

1524 Earle • National City 91950

2 days on the market

2 units • \$340,750/unit • 1 sqft • 12,400 sqft lot • No \$/Sqft data •
Built in 1952

Listing ID: NDP2100925

GO



Beautifully Remodeled TURN KEY Home ideal for Multiple Families/Rental Income/ Granny Flat.. Sitting on Mainly a Flat Useable 12,400 sqft lot...Currently a 3 bedroom/2 Bath home and an Attached/Separate entrance 1 Bedroom/1 bath with kitchen.The Perfect set up for a rental unit/ADU/Granny Flat..The lot goes beyond the enclosed Painted Wood Fence to the iron chain fence behind..Picturesque street/Private Front Yard and rear yards/Cute Exterior Architecture..NEW ROOF/NEW FURNACE w/ac/NEW FLOORING/NEW KITCHENS w/SS appliances and Quartz Counter Tops/New Custom Designed tile bathrooms..FHA/VA is OK..

Facts & Features

- Sold On 02/23/2021
- Original List Price of \$681,500
- 1 Buildings
- 1 Total parking spaces
- Cap Rate: 1
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 0 electric meters available
- 1 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre

Annual Expenses

- Total Operating Expense: \$1
- Electric:
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 91950 - National City area
- San Diego County
- Parcel # 5581610500

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:** NDP2100925

Printed: 02/28/2021 8:45:27 PM

Closed •

List / Sold:

\$1,800,000/\$1,810,000 ↓

80 days on the market

Listing ID: SR20218881

2428 Manchester Ave • Cardiff by the Sea 92007

**2 units • \$900,000/unit • 2,500 sqft • 5,227 sqft lot • \$724.00/sqft •
Built in 1973**

Manchester



CARDIFF BY THE SEA DUPLEX! Perfectly positioned in the highly desirable, prestigious beach town of Cardiff by the Sea, less than a half-mile walk to world-class beaches with breathtaking views and surreal sunsets, sits this beautiful duplex which includes two spacious 3 bedroom 2 bathroom units. Each unit is a 1,250 square foot two-level gem, offering crisp lines, sprawling living spaces, high ceilings, an over-sized patio viewing deck for ultimate relaxation and plenty of west-facing windows for abundant natural light and fresh ocean breezes. With convenient garage parking and easy access to pristine beaches, never-ending surf, friendly local shops, delicious restaurants, cafes and the Pacific Coast Highway, this duplex is the definition of California coastal living!

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$1,999,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

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

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

- 92007 - Cardiff By The Sea area
- San Diego County
- Parcel # 2611034700

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: SR20218881

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Closed •

List / Sold:

\$1,899,000/\$1,810,000 ↓

38 days on the market

Listing ID: 200052528

2428 Manchester Ave • Cardiff by the Sea 92007

**2 units • \$949,500/unit • sqft • 5,227 sqft lot • No \$/Sqft data •
Built in 1973**

CrossStreet: Dublin



CARDIFF BY THE SEA DUPLEX! Perfectly positioned in the highly desirable, prestigious beach town of Cardiff by the Sea, less than a half-mile walk to world-class beaches w/breathtaking views & surreal sunsets, sits this beautiful duplex which includes two spacious 3 bedroom 2 bathroom units. Each unit is a 1,250 square foot, two-level gem, offering crisp lines, sprawling living spaces, high ceilings, an over-sized patio viewing deck for ultimate relaxation & plenty of west-facing windows. West-facing windows for abundant natural light and fresh ocean breezes. With convenient garage parking and easy access to pristine beaches, never-ending surf, friendly local shops, delicious restaurants, cafes and the Pacific Coast Highway, this duplex is the definition of California coastal living! Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 2428 Unit # for Unit 2: 2430 Number of Furnished Units: 0

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$1,899,000
- 1 Buildings
- Levels: Two
- Heating: Floor Furnace
- Cap Rate: 0

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01871790
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- 92007 - Cardiff By The Sea area
- San Diego County
- Parcel # 2611034700

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: 200052528

Printed: 02/28/2021 8:45:27 PM

Closed • Duplex

List / Sold:

\$1,299,000/\$1,300,000 ↑

7 days on the market

Listing ID: NDP2100993

3772 jefferson • Carlsbad 92008

2 units • \$649,500/unit • 1,648 sqft • 6,390 sqft lot • \$788.83/sqft •
Built in 1953

5 to Tamarack, go west to Jefferson



Showing Saturday Feb 6th 1-4pm, by appt only due to Covid Protocols. Call listing agent for appt. Coastal Carlsbad Duplex. Both homes are 2 bedrooms/1 bath and both are fully remodeled. Walk to the beach or downtown! Located in the heart of the redevelopment district and in the Carlsbad Coastal zone approved for short term rentals. Back unit is leased thru August and paying \$2450. Current rent would be \$2850. Separate electric meters and shared water. Totally remodeled inside and out, including new sewer. Each unit has it's own fenced yard. 2 car garage and parking in driveway for 3. Hurry, this one will go fast!

Facts & Features

- Sold On 02/22/2021
- Original List Price of \$1,299,000
- 2 Buildings
- 5 Total parking spaces
- Laundry: In Garage
- Cap Rate: 0
- \$36650 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Level with Street, Rectangular Lot, Level, Near Public Transit

Annual Expenses

- Total Operating Expense: \$100
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$15
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$20
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 92008 - Carlsbad area
- San Diego County

- Parcel # 2042911000

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:** NDP2100993

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Closed •

List / Sold: **\$575,000/\$500,000** ↓

335 W Hawthorne St • Fallbrook 92028

7 days on the market

**2 units • \$287,500/unit • 2,506 sqft • 13,985 sqft lot • \$199.52/sqft •
Built in 1928**

Listing ID: NDP2100351

CROSSTREET: N MISSION RD



INCOME PROPERTY WITH LOTS OF POTENTIAL. SINGLE STORY UNITS WITH 2 UNITS. TOP UNIT 3BR, 2.5BA . 2ND UNIT 1BR/1 BA small family room. LARGE CORNER LOT. EXCELLENT LOCATION IN FALLBROOK. 2 BLOCKS AWAY FROM MAIN STREET WITH ALL SHOPPING AND DINING. SOLD AS-IS-SELLER WILL NOT MAKE REPAIRS. GREAT PROPERTY FOR AN INVESTOR. DO NOT DISTURB TENANTS. Flat large corner lot. Zone R3- build on and add units for income. Needs some TLC in bathrooms and kitchen.

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$575,000
- 2 Buildings
- 0 Total parking spaces
- Heating: Fireplace(s), Floor Furnace, Natural Gas
- Cap Rate: 5
- \$35280 Gross Scheduled Income
- \$30674 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Appliances: Electric Water Heater, Gas Water Heater

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Gentle Sloping, Level with Street, Lot 10000-19999 Sqft, Level

Annual Expenses

- Total Operating Expense: \$3,000
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01935781
- 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	3	2	0		\$1,840	\$1,840	\$1,840
2:	325	1	1	9		\$1,100	\$1,100	\$1,100

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

- 92028 - Fallbrook area
- San Diego County
- Parcel # 1032610500

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:** NDP2100351

Printed: 02/28/2021 8:45:27 PM

Closed •

List / Sold: **\$719,000/\$730,000** ↑

9628 Caraway St • Lakeside 92040

4 days on the market

2 units • **\$359,500/unit** • **sqft** • **6,839 sqft lot** • **No \$/Sqft data** •
Built in 1923

Listing ID: 210001442

CrossStreet: Julian Ave



Main house: 3 beds/2 full baths/1,500 SF and features a fantastic open floor plan. 2nd detached unit is 2 bedroom/1 full bath/700 SF. Includes 26 paid solar panels, 25 years left on newer roof, exterior painted within last 6 months, newer appliances, unfinished basement measuring 27x25 & is about 6.5 feet tall, & an enormous parking area that is 60 feet deep. Tenants are willing to stay or vacate depending on new owner's desires. Central location with easy access to the 67/8 freeways & fun Lake Jennings! Other Fees: 0 Number of Furnished Units: 0

Facts & Features

- Sold On 02/25/2021
- Original List Price of \$719,000
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Cap Rate: 0
- \$44500 Gross Scheduled Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- 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		\$2,500		\$2,650
2:		2	1	0		\$1,200		\$1,500
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92040 - Lakeside area
- San Diego County

- Parcel # 3943011900

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:** 210001442

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Closed •

List / Sold:

\$1,050,000/\$1,055,000 ↓

223 days on the market

Listing ID: 200024345

4086 Ibis St • San Diego 92103

**2 units • \$525,000/unit • sqft • 4,219 sqft lot • No \$/Sqft data •
Built in 1912**

Between Fort Stockton and W Lewis St on the west side of Ibis St CrossStreet: Fort Stockton and W Lewis St



Back on the Market! Move in ready home plus studio unit in the highly sought after Mission Hills neighborhood! Main home is a 2BR 1BA and features original wood floors and built ins, indoor laundry room and fireplace. Detached Studio has its own bathroom, alley access and had been used as a home office/workshop for years. Live in one, rent the other or use the studio as a home office. Oversized 1 car garage and up to 4 tandem off-street parking spaces. Easy walk to restaurants, groceries and shopping. There's more to this home that meets the eye! Thoughtful use of outdoor space includes the oversized storage barn with two levels of storage. Garage is modernized with electric outlets all around, modern slab floor and approximately 21 feet of depth to work with. Inside the main house, there's attic space galore! Access it using the pull down ladder in the laundry room and you'll find usable space that runs the length of the house. Very rare in the neighborhood - full foundation, electrical and plumbing done in 2000. Pictures and virtual tours don't do it justice! Other Fees: 0 Sewer: Sewer Connected Unit 1 Parking Spaces: 5 Unit 2 Parking Spaces: 0 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 02/25/2021
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas, Wood, See Remarks, Combination, Floor Furnace
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Security Features: Window Bars

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01449154
- 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		\$0		
2:		0	1	0		\$0		
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Drapes:

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

- Patio: 2
- Ranges: 1
- Refrigerator: 0
- Wall AC:

Additional Information

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4443831200

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: 200024345

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Closed •

List / Sold:

\$1,699,000/\$1,500,000 ↓

42 days on the market

Listing ID: 200054291

836 Opal St • San Diego 92109

**2 units • \$849,500/unit • sqft • 6,246 sqft lot • No \$/Sqft data •
Built in 1951**

CrossStreet: Mission Blvd.



Really cute and well maintained duplex 2-3 blocks from the beach. Both units are 2 bed/1 bath and are approx. 850sf. Both units have nice backyards with detached 1-car garages and 2 separate patios! Great vacation rental opportunity or re-development! The units have been well maintained over the years. Do not bother the tenants. All Covid-19 rules apply. Other Fees: 0 Unit 1 Parking Spaces: 0 Unit 2 Parking Spaces: 0 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$1,699,000
- 1 Buildings
- Levels: One
- Cap Rate: 11.03
- \$4100 Gross Scheduled Income
- \$41200 Net Operating Income

Interior

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			\$2,400		
2:		2	1			\$1,700		
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

- 92109 - Pacific Beach area
- San Diego County

- Parcel # 4153220400

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:** 200054291

Printed: 02/28/2021 8:45:28 PM

Closed •

List / Sold:

\$1,400,000/\$1,361,700 ↓

21 days on the market

Listing ID: 210000116

5766 Riley St • San Diego 92110

2 units • **\$700,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1980

CrossStreet: Colusa



GREAT 2 ON 1 Spacious house Located in Close proximity to Prestigious USD Campus, Mission Valley Sea World and Mission Bay!! Each home is a 3 Br 2 Ba with private balconies Large Master bedrooms with vaulted ceilings fireplaces, walk-in closets. Both homes have washer and dryers in units. Back house has new kitchen and appliances GREAT investment MUST SHOW WITH ACCEPTED OFFER. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 5766 Unit # for Unit 2: 5768 Number of Furnished Units: 0

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$1,400,000
- 2 Buildings
- Levels: Two
- Cap Rate: 7
- \$6000 Gross Scheduled 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:		3	2	0		\$3,000		\$3,000
2:		3	2	0		\$3,000		\$3,000
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

- 92110 - Old Town Sd area
- San Diego County
- Parcel # 4365811100

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: 210000116

Printed: 02/28/2021 8:45:28 PM

Closed •

List / Sold: **\$925,000/\$925,000** ↑

2828 Comstock Street • San Diego 92111

2 days on the market

2 units • **\$462,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1942

Listing ID: 210002490

CrossStreet: Osler Street



Stunning Contemporary 2-on-1 centrally located in Linda Vista! This recently redesigned detached duplex provides the option for a multi-generational family or rental income. Both units are 2 bedrooms, 1 bathroom and have in unit washer/dryer hookups! State of the art kitchen is sure to impress with unique finishes and opens to the living room. Conveniently located minutes from freeways, restaurants and Linda Vista Community Park! Exterior: Wood/Stucco Other Fees: 0 Unit # for Unit 1: 2828 Unit # for Unit 2: 2830 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$898,000
- 2 Buildings
- Levels: One
- 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			\$0		
2:		2	1			\$0		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92111 - Linda Vista area
- San Diego County

- Parcel # 4316530900

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:** 210002490

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Closed •

List / Sold:

\$1,999,990/\$1,825,000 ↓

22 days on the market

Listing ID: 210000261

2315 Cambridge Ave • Cardiff by the Sea 92007

3 units • \$666,663/unit • sqft • No lot size data • No \$/Sqft data •
Built in 2020

I-5, exit Manchester Ave, turn onto Manchester Ave, Right on Dublin Drive, Left on Cambridge Ave
CrossStreet: Norfolk Drive



White water and Panoramic Ocean Views. New Construction, Move In Ready, Just completed. Rare 3 bedroom detached coastal home that includes a 2 bedroom ADU/JADU ensuite with kitchenettes. Spectacular master suite with ocean view deck, hosts well appointed spa like bath with soaking tub and shower; Kitchen features builtin 42 inch Refrig., Stainless Appl, quartz counters, designer finishes. Spectacular rooftop ocean view deck with outdoor kitchen, Two car garage, two off street spaces, 2.8kw solar included. The two bedroom ADU/JADU are attached and included in the bedroom. Permitted as such by the city, with private entrance and laundry room. Two car tandem garage with two off street parking spaces. The two Adus are suites with kitchenettes setup as studios. There is full size laundry closet in the master walkin closet and a full laundry in the downstairs hall serving the two ADUS Other Fees: 0 Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$1,999,990
- 1 Buildings
- Levels: Three Or More
- Cooling: Central Air
- Heating: Natural Gas, Solar, Forced Air
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01932411
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Disposal:

Additional Information

- 92007 - Cardiff By The Sea area
- San Diego County
- Parcel # 2610940400

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: 210000261

Printed: 02/28/2021 8:45:28 PM

Closed •

List / Sold:

\$1,150,000/\$1,005,000 ↓

4 days on the market

1775 S Maple St • Escondido 92025

**3 units • \$383,333/unit • 3,150 sqft • 14,038 sqft lot • \$319.05/sqft •
Built in 1978**

Listing ID: SW20257159

CrossStreet: Felicita. Turn on Maple



3 units on one large lot, end of cut-de-sac, with huge driveway in South Escondido * 2 Br / 2 Ba detached home with patio yard on cul-de-sac in South Escondido. Home features remodeled kitchen with newer cabinets, granite counter tops, stainless steel appliances, separate dining area, and large open living room. Upgraded wood flooring. Large master suite. Private covered patio yard and two car garage. Full sized laundry closet, central A/C and heat, whole house fan and temperature controlled attic fan * 2 additional units, both 2 Br / 1 Ba apartments with private yards. Remodeled kitchens with newer cabinets, granite counter tops, stainless steel appliances. Remodeled bathrooms. Large Yard. Two assigned parking spaces. Coin-op laundry for extra income.

Facts & Features

- Sold On 02/23/2021
- Original List Price of \$1,150,000
- 3 Buildings
- 2 Total parking spaces
- Laundry: Individual Room
- \$68280 Gross Scheduled Income
- \$42030 Net Operating Income
- 3 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,250
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02003243
- Gardener:
- Licenses: 84
- Insurance: \$1,984
- Maintenance: \$752
- Workman's Comp:
- Professional Management: 4092
- Water/Sewer: \$3,738
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$2,100	\$2,100	\$2,100
2:	1	2	1	0	Unfurnished	\$1,795	\$1,795	\$1,795
3:	1	2	1	0	Unfurnished	\$1,795	\$1,795	\$1,795

Of Units With:

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

Additional Information

- Standard sale
- 92025 - Escondido area
- San Diego County
- Parcel # 2362607600

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: SW20257159

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Closed •

List / Sold: **\$819,000/\$810,000** ↓

3007 Blackwell Dr • Vista 92084

9 days on the market

**3 units • \$273,000/unit • 3,100 sqft • 43,995 sqft lot • \$261.29/sqft •
Built in 1950**

Listing ID: NDP2100270

Vista Way to Hutchison to Barnwell



Panoramic View Property on over 1 Acre of Useable Land..(3) Separate buildings all remodeled..New Roofs..New Septic Tank and Leach Field..This beautiful property has ENDLESS POSSIBILITIES..

Facts & Features

- Sold On 02/22/2021
- Original List Price of \$819,000
- 3 Buildings
- 11 Total parking spaces
- Laundry: Common Area
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01905908
- 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	2	0		\$0	\$0	\$3,000
2:		1	1	0		\$0	\$0	\$1,400
3:		0	1	1		\$0	\$0	\$1,400

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
- 92084 - Vista area
- San Diego County
- Parcel # 1700900400

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: NDP2100270

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Closed •

List / Sold:

\$1,575,000/\$1,600,000 ↑

72 days on the market

Listing ID: 200002821

1011 9th Street • Imperial Beach 91932

4 units • \$393,750/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1957

CrossStreet: Ebony



LOCATION! LOCATION! LOCATION! A GREAT INVESTMENT OPPORTUNITY ONLY 9 BLOCKS TO THE IMPERIAL BEACH PIER! FOUR BLOCKS TO GROCERY SHOPPING, CVS, RESTAURANTS, & MORE. TWO SIDE X SIDE DUPLEXES, TWO APN NUMBERS SOLD TOGETHER. 4 UNITS TOTAL, EACH 3 BEDROOM, 2 BATHS. NICE LAYOUTS WITH SALTILLO TILE IN MOST UNITS. EACH UNIT INCLUDES A SINGLE CAR GARAGE WITH STORAGE AND W/D HOOKUPS WITH ALLEY ACCESS. IN ADDITION THERE ARE 4 SINGLE GARAGES LEASED SEPARATELY. LOT SIZE GREATER THAN 13,000 SF TOTAL. MATURE TREES, 2ND APN# 626-470-19-00 for Units 1015 & 1017. Other Fees: 0 Unit # for Unit 1: 1011 Unit # for Unit 2: 1013 Unit # for Unit 3: 1015 Unit # for Unit 4: 1017 Number of Furnished Units: 0

Facts & Features

- Sold On 02/22/2021
- Original List Price of \$1,575,000
- 2 Buildings
- Levels: One
- Cap Rate: 0
- \$65055 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

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:		3	2			\$1,850		
2:		3	2			\$1,995		
3:		3	2			\$2,025		
4:		3	2			\$2,050		

Of Units With:

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

Additional Information

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6264701800

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:** 200002821

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Closed •

List / Sold:

\$2,895,000/\$2,835,000 ↓

65 days on the market

Listing ID: NDP2001835

4934 36 W Point Loma • Ocean Beach (San Diego) 92107

**4 units • \$723,750/unit • 4,500 sqft • 6,723 sqft lot • \$630.00/sqft •
Built in 1998**

Use GPS



Incredible Location!! Motivated seller! 4 single level units back to Robb Field Park in Ocean Beach with \$147K gross annual income and \$137K net income! Opportunity to sell as condos, property built to condo-split. All 4 units have balconies and washer/dryer inside. 3 bedroom units are approx. 1300 sf and 2 bedroom units are approx. 920 sf. Building has underground parking. Low expenses, and never any vacancy. Only 2 blocks from Sunset Cliffs beaches and restaurants! Current Rents: 3 BR/2 BA - \$3750. 3 BR/2 BA - \$3350. 2 BR/2 BA - \$2500. 2 BR/2 BA - \$2700.

Facts & Features

- Sold On 02/23/2021
- Original List Price of \$2,895,000
- 2 Buildings
- 8 Total parking spaces
- Laundry: Washer Hookup, Gas Dryer Hookup
- Cap Rate: 4.7
- \$147600 Gross Scheduled Income
- \$137160 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Level with Street

Annual Expenses

- Total Operating Expense: \$10,440
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,840
- Other Expense:
- Other Expense Description:

Unit Details

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
- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4482300600

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: NDP2001835

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