

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	220028142SD	S	1403	05 Skyline Dr	LEG	91945		2	\$47,388	3	\$789,000 			1958	10,930/0.25			02/09/23	31/31
2	PTP2207153	S	1128	Marline AVE	ELC	92021	STD	2	\$0	0	\$795,000 	\$80.00	9938	1960/ASR	9,938/0.22	N	0	02/06/23	63/236
3	220027253SD	S	2941	2943 Mission Blvd	SD	92109		2	\$54,000	0	\$1,765,000 			1948	3,414/0.07			02/10/23	9/110
4	220027518SD	S	3780	82 T Street	SD	92113		2	\$36,000	0	\$688,000 			2016	6,303/0.14			02/06/23	61/61
5	220029811SD	S	523	N Citrus Ave	VST	92084		3	\$60,600	3	\$1,100,000 			1948	7,436/0.17			02/07/23	13/13
6	PTP2207573	S	4046	Honeycutt ST	SD	92109	STD	3	\$186,000	4	\$2,000,000 	\$471.48	4242	1981/ASR	5,372/0.12	N	3	02/08/23	42/218
7	230001907SD	S	1027	39 S 32nd St	SD	92113		3	\$0	0	\$865,000 			1920				02/09/23	3/3

Closed •

List / Sold: **\$799,000/\$789,000** ↓

1403 05 Skyline Dr • Lemon Grove 91945

31 days on the market

2 units • \$399,500/unit • sqft • 10,930 sqft lot • No \$/Sqft data •

Listing ID: 220028142SD

On the intersection of Skyline Dr & Sanford Dr. CrossStreet: Skyline Dr & Sanford Dr



2 Large Houses and 4 One Car Garages sitting on a flat 10,000 sf lot! Build up your Real Estate portfolio with the perfect duplex with the ability to add an ADU or live in one home and rent the other one out! These two units are separated by 4, 1 car garages that can be easily converted into an ADU. No need to worry about parking as there is plenty of driveway parking (4-5 vehicles) and ample street parking. There's a 3 bed/2 bath Home with a large family room and next door is a large 2 bedroom/1 bathroom home. Each home has their own large backyard! With a huge upside in rents, this is the perfect opportunity to acquire a very desirable Duplex.

Facts & Features

- Sold On 02/09/2023
- Original List Price of \$899,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: See Remarks
- Cap Rate: 3.4
- \$47388 Gross Scheduled Income
- \$30802 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01958651
- 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		\$2,398		\$3,500
2:		2	1	1		\$1,551		\$2,500
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

- 91945 - Lemon Grove area
- San Diego County
- Parcel # 5773102900

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: **\$855,000/\$795,000** ↓

1128 Marline Ave • El Cajon 92021

63 days on the market

**2 units • \$427,500/unit • 9,938 sqft • 9,938 sqft lot • \$80.00/sqft •
Built in 1960**

Listing ID: PTP2207153

8-E, Exit Mollison Ave, Left at bottom of Off Ramp, Right onto Naranca Ave, Left onto 1st St, Right onto Marline Ave. Cross streets: 1st St.



Wonderfull Duplex with great income potential! In desirable El Cajon. 2 Separate Homes in 1 Lot. Each unit has their own Water and Electric Meters along with Private front and back yard. Unit A has quartz counter tops and tile flooring. Unit B can use much needed TLC. Both unit have washer and dryer hookups. There is also a large carport covered fit up to 4 cars along with extra- long driveway for parking.

Facts & Features

- Sold On 02/06/2023
- Original List Price of \$855,000
- 2 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$0
- Laundry: Gas & Electric Dryer Hookup, Outside
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$65
- Cable TV: 01805937
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$50
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

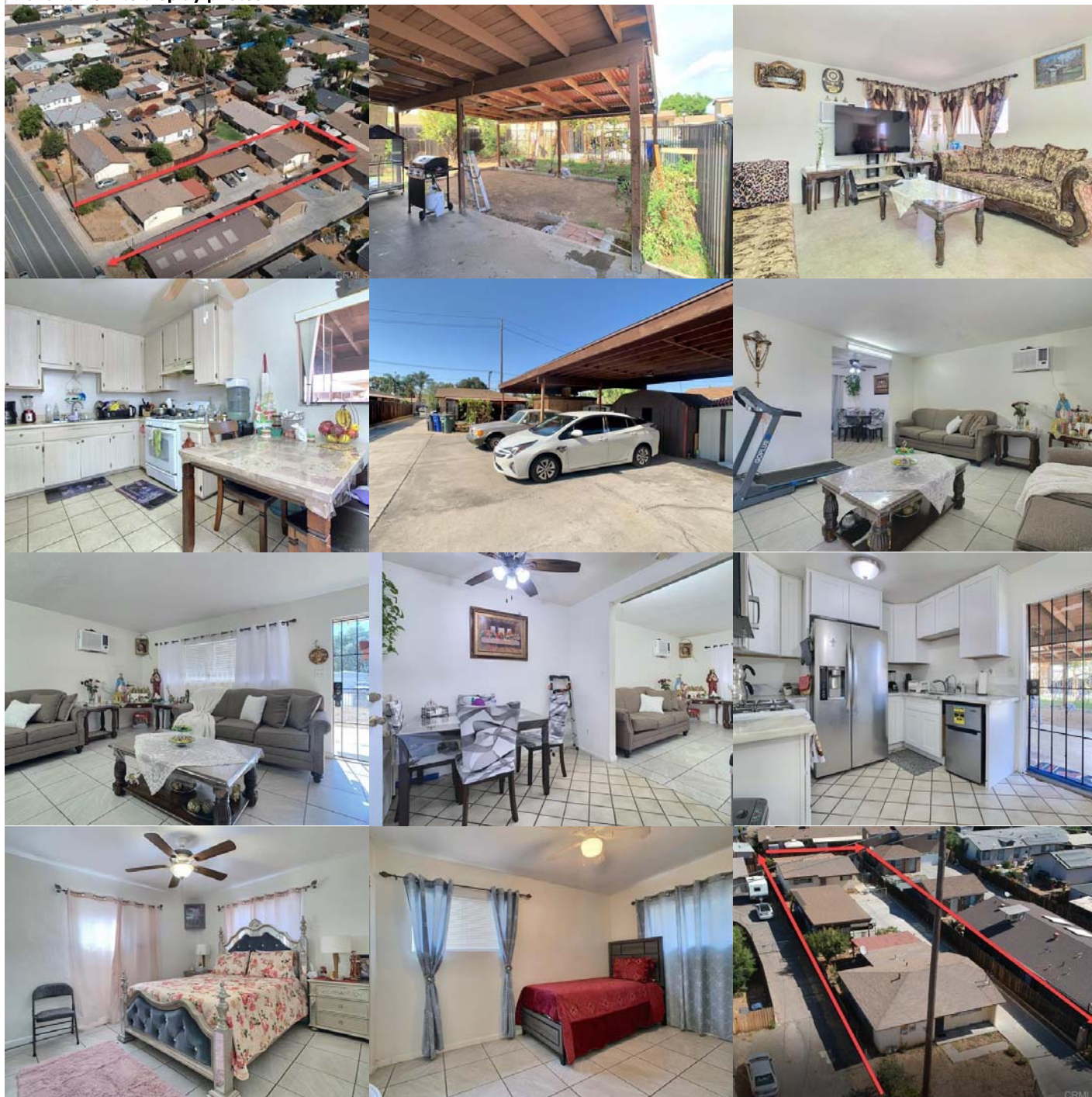
Additional Information

- Standard sale
- 92021 - El Cajon area
- San Diego County
- Parcel # 4841913300

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CUSTOMER FULL: Residential Income LISTING ID: PTP2207153

Printed: 02/12/2023 5:13:17 AM

Closed •

List / Sold:

\$1,795,000/\$1,765,000 ↓

9 days on the market

2941 2943 Mission Blvd • San Diego 92109

2 units • **\$897,500/unit** • **sqft** • **3,414 sqft lot** • **No \$/Sqft data** •
Built in 1948

Listing ID: 220027253SD

CrossStreet: Dover Ct



Two units (a duplex) for sale in South Mission Beach for a terrific investment property and/or a redevelopment opportunity. Property is situated on an oversized 3,414 sqft corner lot and includes two apartments, each approximately 832 sqft with: 2 bedrooms, a dining room/den, and 1 bathroom. Property has generous front and rear yard spaces, a detached 2-car garage, and one uncovered off-street parking space. Redevelopment may allow a total of two large dwellings totaling approximately 3,750 sqft of living space. *** Two adjacent duplexes situated on (x2) 30 ft by 80 ft lots are offered separately for sale. Lookup 805-807 Dover Ct and 809-811 Dover .*** Great walkability to the bay, ocean, shops and restaurants.

Facts & Features

- Sold On 02/10/2023
- Original List Price of \$1,795,000
- 1 Buildings
- Levels: Two
- Heating: Natural Gas
- Cap Rate: 0
- \$54000 Gross Scheduled Income
- \$54000 Net Operating Income

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			\$2,600		\$2,600
2:		2	1			\$1,900		\$2,600
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

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4237040100

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 220027253SD

Printed: 02/12/2023 5:13:26 AM

Closed •

List / Sold: **\$689,000/\$688,000** ↓

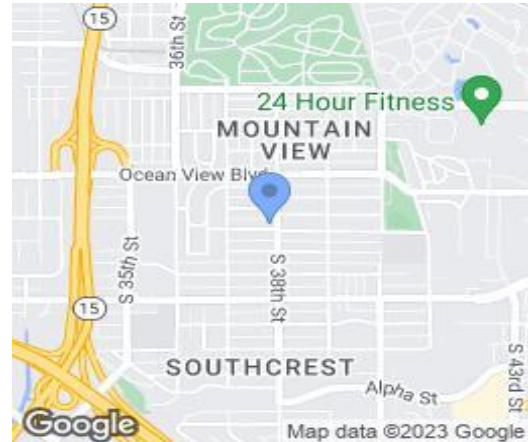
3780 82 T Street • San Diego 92113

61 days on the market

2 units • **\$344,500/unit** • **sqft** • **6,303 sqft lot** • **No \$/Sqft data** •
Built in 2016

Listing ID: 220027518SD

GPS CrossStreet: 38th St



Great Opportunity to own 2 affordable units! Front unit is a 3 bed/1 bath and also has a converted garage for extra space to use as an office/man cave, exercise room etc. Back unit is a 2 bed/1 bath with alley access. Each unit has private laundry and gated with their own private yard space. Each unit pays their own electricity but share 1 water meter. Front unit has leased solar. Each unit is tenant occupied on month to month so this is perfect for either owner occupied buyers or investment buyers. Lot's of upside potential on this one!

Facts & Features

- Sold On 02/06/2023
- Original List Price of \$689,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0
- \$36000 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

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:		3	1	0		\$1,800		
2:		2	1	0		\$1,200		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92113 - Logan Heights area

- San Diego County
- Parcel # 5463701100

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CUSTOMER FULL: Residential Income LISTING ID: 220027518SD

Printed: 02/12/2023 5:13:26 AM

Closed •

List / Sold:

\$1,155,000/\$1,100,000 ↓

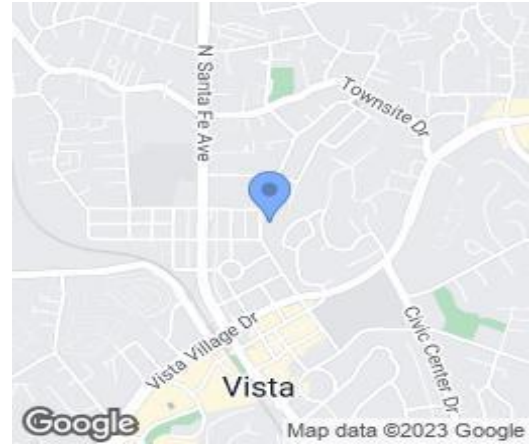
13 days on the market

Listing ID: 220029811SD

523 N Citrus Ave • Vista 92084

3 units • \$385,000/unit • sqft • 7,436 sqft lot • No \$/Sqft data •
Built in 1948

CrossStreet: N Citrus Ave and E California



523 N Citrus is a 3 unit property with substantial rental upside. Located less than a mile from Vista Village this property offers fantastic walkability to Shopping, Dining, and Entertainment. The property consists of a 3 bedroom 2 bathroom house in front. The back structure is made up of two 2 bedroom 1 bathroom units. There is ample parking on site for tenant use.

Facts & Features

- Sold On 02/07/2023
- Original List Price of \$1,155,000
- 2 Buildings
- Levels: Two
- Cap Rate: 2.6
- \$60600 Gross Scheduled Income
- \$30398 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01905908
- 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			\$2,350		\$3,500
2:		2	1			\$1,350		\$2,400
3:		2	1			\$1,350		\$2,400
4:			0					

Of Units With:

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

Additional Information

- 92084 - Vista area
- San Diego County
- Parcel # 1751402500

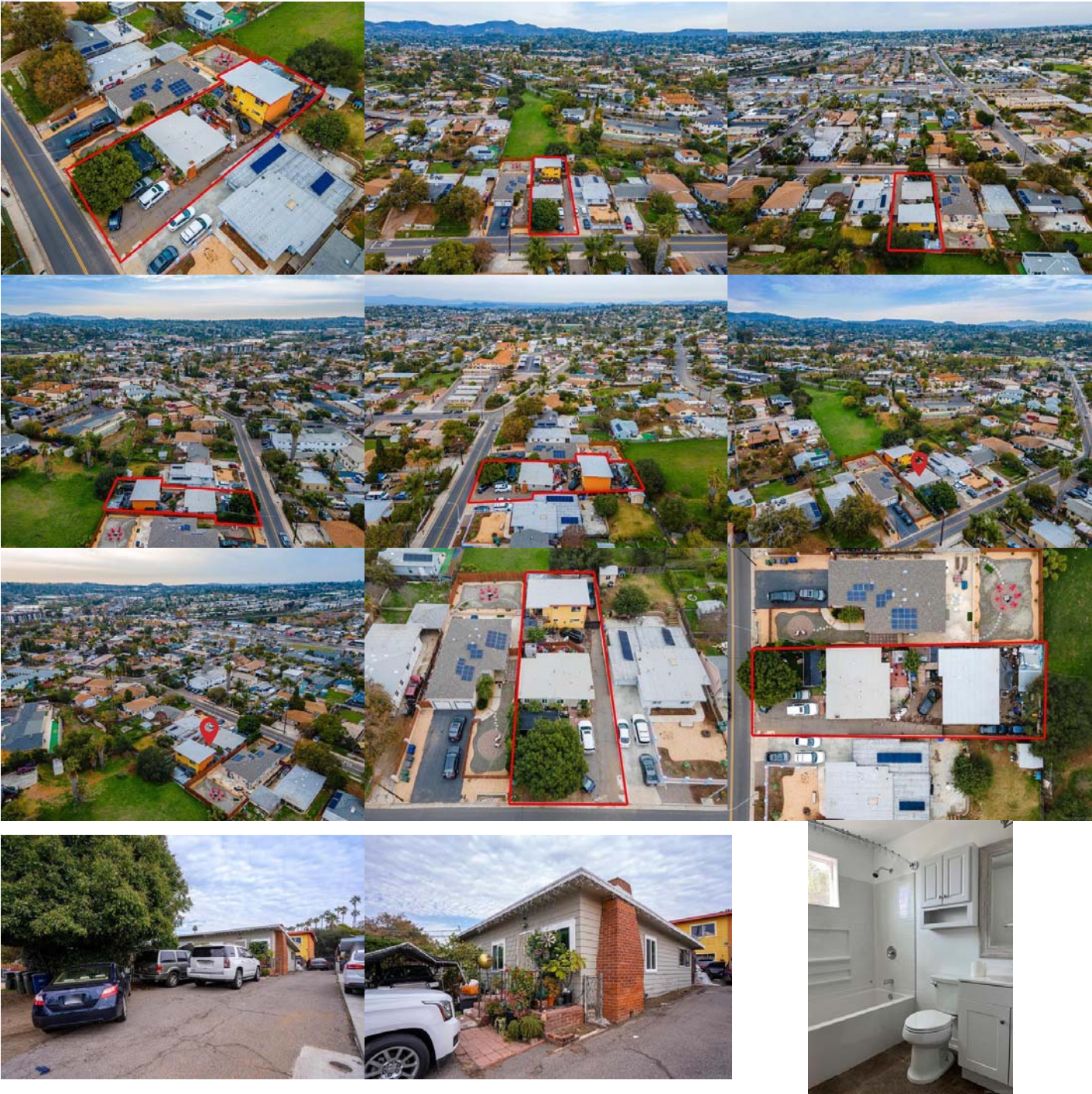
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Mission Viejo, 92691

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Closed •

List / Sold:

\$2,200,000/\$2,000,000 ↓

42 days on the market

Listing ID: PTP2207573

4046 Honeycutt St • San Diego 92109

**3 units • \$733,333/unit • 4,242 sqft • 5,372 sqft lot • \$471.48/sqft •
Built in 1981**

Pacific Beach



PRICE IMPROVEMENT !! on a price range of \$2,000,000 - \$2,200,000 INVESTOR OPPORTUNITY! Location, Location, Location, ALL CITY OF SAN DIEGO CONSTRUCTION PERMITS IN HAND to completely remodel 3 units in a fantastic location. Walking distance to bay and parks. Location, Location, Location. Unit 1: 3 beds 3.5 baths 2 car garage (1,882 sq ft). Unit 2: 3 beds 3.5 baths 1 car garage 1 attached car port (1,389 sq ft). Unit 3: 2 Beds 2.5 baths 2 attached car ports (971 sq ft).

Facts & Features

- Sold On 02/08/2023
- Original List Price of \$2,200,000
- 1 Buildings
- 6 Total parking spaces
- 3 Total carport spaces
- \$38 (Assessor)
- Laundry: Inside
- Cap Rate: 4.13
- \$186000 Gross Scheduled Income
- \$150350 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Park Nearby

Annual Expenses

- Total Operating Expense: \$35,650
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$3,850
- 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	3	3	3		\$0	\$0	\$5,500
2:		3	3	1		\$0	\$0	\$5,500
3:		2	2	0		\$0	\$0	\$4,500

Of Units With:

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

Additional Information

- Standard sale

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4244311900

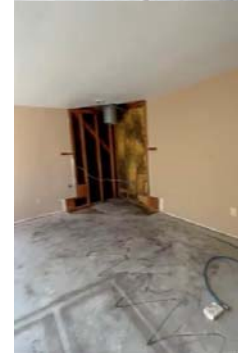
Michael Lembeck

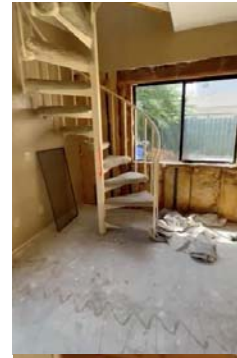
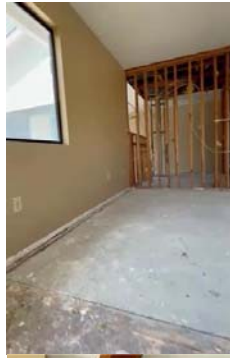
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Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold: **\$750,000/\$865,000** ↑

1027 39 S 32nd St • San Diego 92113

3 days on the market

3 units • **\$250,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •

Built in 1920

Listing ID: 230001907SD

CrossStreet: Newton Ave/S 32nd St



Great Investment Potential! This unique lot has 3 units and is zoned for 4 units. Fantastic Opportunity to add a 4th unit, or re-imagine the property completely for a huge value add. Back rooms of homes are unpermitted. Buyer to do all due diligence and verify all information relied upon for purchase.

Facts & Features

- Sold On 02/09/2023
- Original List Price of \$750,000
- 3 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		
2:		2	1			\$0		
3:		2	1			\$0		
4:			0					

Of Units With:

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

Additional Information

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5501612600

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