

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	210028413	S	1153	1155 Emory St	IMB	91932		2	\$42,600	5	\$875,000			1979					02/09/22	44/59
2	PTP2108465	S	550	52 13th ST	IMB	91932	STD	2	\$53,160	3	\$1,330,000 	\$324.71	4096	1960	6,336/0.14	N		3	02/10/22	26/26
3	NDP2200226	S	656	660 E Mission AVE	ESC	92025	STD	2	\$65,250	5	\$1,100,000 	\$349.43	3148	2018/ASR	7,373/0.16	N		4	02/07/22	4/4
4	220000495SD	S	3740	1/2 8Th Ave	SD	92103		2	\$22,000	0	\$1,640,000 			1926	7,002/0.16				02/07/22	6/6
5	SDC0000232	S	4215	17 Cherokee AVE	SD	92104		3	\$4,600	0	\$1,200,000 			1925	4,533/0.1				02/08/22	0/0
6	SW21258415	S	1333	Felspar ST #33-37	SD	92109	STD,TRUS	3	\$68,829		\$1,658,135 	\$1,315.98	1260	1960/EST	6,251/0.1435	N		2	02/10/22	17/17
7	PTP2200445	S	178	GARRETT AVE	CHU	91910	STD	4	\$0	0	\$1,306,250 	\$460.76	2835	1951/ASR	8,961/0.2	N		4	02/10/22	7/7

Closed •

List / Sold: **\$925,000/\$875,000**

1153 1155 Emory St • Imperial Beach 91932

44 days on the market

2 units • \$462,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1979

Listing ID: 210028413

Head west on Coronado Ave from 1-5. Take a left on Emory right before the light on 9th st. CrossStreet: 9th and IB Blvd



Incredible investment opportunity in Imperial Beach, just 9 blocks to the sand! This is more than your average, "2-on-a-lot" These are two incredibly spacious HOMES, both with their own one-car-garage, and wrap around outdoor area/patio. Great for entertaining and grilling! The front house features a private entry patio that opens into a generously sized living room with newer flooring installed just 2 years ago. The good sized kitchen includes a breakfast bar and ample room for a large dining table. There are 3 large bedrooms in total with 2 bathrooms. The last bedroom has a bonus area that can be used as an office, nursery, yoga studio, you name it! The space is even large enough to add an extra bedroom - there are so many possibilities! The back house is two stories. Downstairs hosts a large living room, half bath, plus full sized kitchen and dining room. Upstairs is another full bathroom and two HUGE bedrooms. The largest bedroom has an attached patio that sits over the entire garage. It has been walled in by the tenants and used as extra storage. There is potential to turn into extra living space, more bedrooms, or keep as a patio. These beach houses have so much opportunity to be re imagined, OR you can simply keep the tenants in place and enjoy the income property as is. So many possibilities! The time is NOW to invest in IB and this one won't last long! Exterior: Wood/Stucco Unit # for Unit 1: 1153 Unit # for Unit 2: 1155 Number of Furnished Units: 0

Facts & Features

- Sold On 02/09/2022
- Original List Price of \$875,000
- 2 Buildings
- Levels: Multi/Split
- Cooling: Wall/Window Unit(s)
- Cap Rate: 4.8
- \$42600 Gross Scheduled Income
- \$37600 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2			\$1,925		
2:		2	2			\$1,625		
3:			0					
4:			0					

Of Units With:

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

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

Additional Information

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6321222500

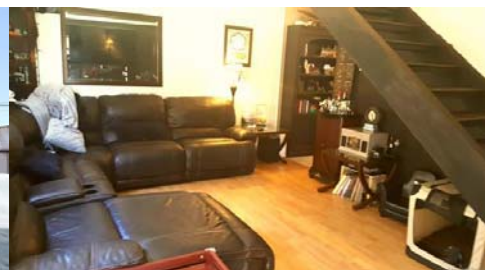
Michael Lembeck

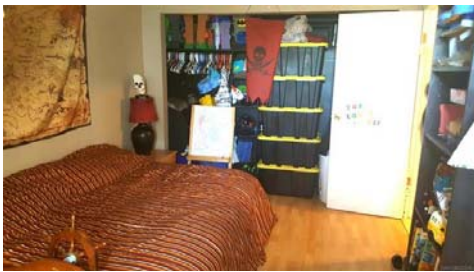
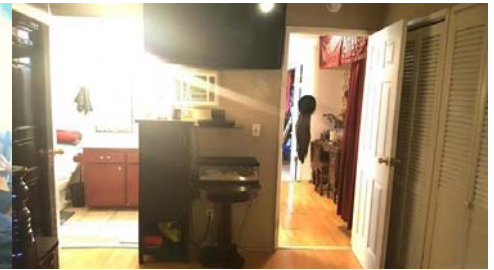
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos





Closed • Duplex

List / Sold:

\$1,200,000/\$1,330,000 ↑

26 days on the market

Listing ID: PTP2108465

550 52 13th St • Imperial Beach 91932

**2 units • \$600,000/unit • 4,096 sqft • 6,336 sqft lot • \$324.71/sqft •
Built in 1960**

From 5 Freeway, Exit Palm Ave, West towards Imperial Beach, North on 13th St. Corner of Cypress Ave and 13th.



Attention investors, here's a great opportunity to pick up two large homes on a great lot in vibrant Imperial Beach. This corner lot features a beautiful view of the San Diego Bay and mountains to the east, close to shopping, dining, transportation, and a short commute to the various Navy facilities in the area. Located next to the San Diego Bay Bike Path, and in a quickly renovating area of IB, don't miss out on this unique property!

Facts & Features

- Sold On 02/10/2022
- Original List Price of \$1,200,000
- 2 Buildings
- 9 Total parking spaces
- \$0 (Public Records)
- Laundry: Washer Hookup, Gas Dryer Hookup
- Cap Rate: 3.4
- \$53160 Gross Scheduled Income
- \$41763 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,273
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$327
- Cable TV: 01885775
- Gardener:
- Licenses:
- Insurance: \$200
- Maintenance:
- Workman's Comp:
- Professional Management: 4876
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		4	2	2		\$2,600	\$2,600	\$0
2:		4	2	1		\$1,830	\$1,830	\$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

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6261933500

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Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: PTP2108465

Printed: 02/13/2022 10:14:39 AM

Closed •

List / Sold:

\$1,098,000/\$1,100,000 ↑

4 days on the market

Listing ID: NDP2200226

656 660 E Mission Ave • Escondido 92025

2 units • \$549,000/unit • 3,148 sqft • 7,373 sqft lot • \$349.43/sqft • Built in 2018

Corner of E Mission & Fig St



Great Central Escondido opportunity for buy-and-hold investors! 2 Separate detached single family homes each on their separate lots with SEPARATE Parcel numbers and own fully fenced yards. Both homes are identical with 3 beds 2.5 baths 1574sqft soaring ceilings, lots of natural light, attached garages and private yards ready for buyer customization. 656 E Mission Ave - APN#229-160-55-00 Tenant lease until Sept 2023. Current rent \$2708/Month. 660 E Mission Ave - APN#229-160-56-00 Tenant lease until Sept 2022. Current Rent \$2729.50/Month. Please do not disturb the tenants, DRIVE BY ONLY. Walkthrough with an Accepted Offer.

Facts & Features

- Sold On 02/07/2022
- Original List Price of \$1,098,000
- 2 Buildings
- 10 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Assessor)
- Laundry: Individual Room
- Cap Rate: 4.94
- \$65250 Gross Scheduled Income
- \$54202 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Level, No Landscaping, Yard
- Fencing: Fair Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,048
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01204280
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2		\$2,708	\$2,708	\$2,708
2:	1	3	2	2		\$2,730	\$2,730	\$2,729

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
- 92025 - Escondido area
- San Diego County
- Parcel # 2291605500

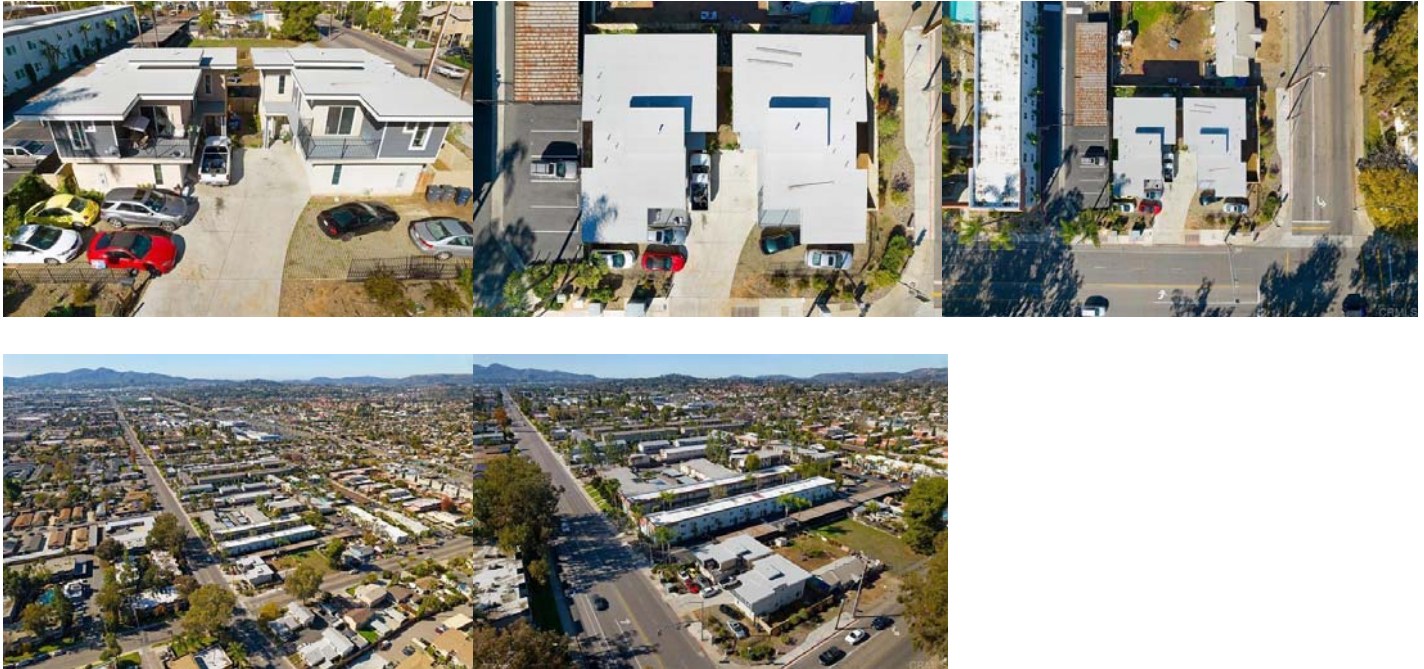
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Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: NDP2200226

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Closed •

List / Sold:

\$1,500,000/\$1,640,000 ↑

6 days on the market

Listing ID: 220000495SD

3740 1/2 8Th Ave • San Diego 92103

2 units • **\$750,000/unit** • **sqft** • **7,002 sqft lot** • **No \$/Sqft data** •
Built in 1926

CrossStreet: Robinson



Incredible 2 on 1 property in the heart of Hillcrest next to Balboa Park and close to everything! The main home consists of 3 bedrooms and 1 bathroom and has a detached office perfect for working from home or having your own private gym. Enjoy your own private front/back yard with a 1 car garage as well. The second detached home has it's own entrance, private yard, 1 car garage, washer and dryer and its separately metered for gas and electric. 7,002 SF lot with alley access ideal for future development. Unit # for Unit 1: 3740 Number of Furnished Units: 0

Facts & Features

- Sold On 02/07/2022
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Electric, Natural Gas
- Cap Rate: 0
- \$22000 Gross Scheduled Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01295699
- 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		\$0		\$4,100
2:		1	1	1		\$2,000		\$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

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4521034000

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Re/Max Property Connection

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Mission Viejo, 92691

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Closed •

List / Sold:

\$1,150,000/\$1,200,000 ↑

0 days on the market

Listing ID: SDC0000232

4215 17 Cherokee AVE • San Diego 92104

**3 units • \$383,333/unit • sqft • 4,533 sqft lot • No \$/Sqft data •
Built in 1925**

CrossStreet: El Cajon Blvd.



This property is an Investor's dream!! This is an opportunity to purchase a multi-use investment property with no work needed with immediate income potential! Located in the heart of the highly sought-after North Park area. In walking distance or a short drive to popular bars, restaurants, and coffee shops. This property has TWO detached homes on one lot. The front house is a charming 1100 sq ft. 2 bedroom 2 full-bath 1920s Spanish bungalow, which has been stylishly renovated and decorated. While everything in the home is new, it still has the vintage Craftsman charm of its time. This home is a highly rated vacation rental on Airbnb, which generates income all year round. The furnishings can be included in the sale of the home so that you can start your own Airbnb immediately upon closing! The front unit is equipped with solar, owned free & clear! The solar covers the entire electricity bill for the front unit most of the year. The larger back house is the definition of options! It can be used as a spacious single-family residence with 4 bedrooms and 2 full baths, or it can be separated into two multi-level units and rented separately with private entrances and designated parking spots. The upstairs has 2 bedrooms and one bath with an additional flex room, which can be used as an office, craft room, or convert the existing kitchenette into a full kitchen for an additional unit. The two-unit option is separated by the laundry room downstairs, which is shared between both units. The home has been fully updated and meticulously maintained by the owner and is ready to generate income. Unit # for Unit 1: 4215 Unit # for Unit 2: 4216 Unit # for Unit 3: 4217 Unit 1 Parking Spaces: 1 Unit 2 Parking Spaces: 1 Unit 3 Parking Spaces: 1 Number of Furnished Units: 0

Facts & Features

- Sold On 02/08/2022
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Cap Rate: 0
- \$4600 Gross Scheduled Income

Interior

Exterior

- Security Features: Automatic Gate

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			\$4,600		
2:		1	1			\$0		\$2,900
3:		2	1			\$3,500		
4:			0					

Of Units With:

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

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4472523100

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Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: SDC0000232

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Closed •

List / Sold:

\$1,700,000/\$1,658,135 ↓

17 days on the market

1333 Felspar St # 33-37 • San Diego 92109

**3 units • \$566,667/unit • 1,260 sqft • 6,251 sqft lot • \$1315.98/sqft •
Built in 1960**

Listing ID: SW21258415

East of Fanuel West of Gresham North of Garnet



Great Pacific Beach investment property within walking distance to the ocean and local shopping and dining. 1333-1337 Felspar St. consists of 3 detached 1 bedroom cottages on a 6,251 SF lot and includes 2 detached garages. Current rents are below market with long term renters. Common laundry facilities on property. Four uncovered (tandem) parking spaces off the alley and two garages (currently not rented). Units are always rented. Each bungalow consists of 1 BD/1 BA with kitchen eating area and spacious living room. One unit is upstairs, the other two are single story. Two of the units were refurbished within the last 16 months as shown in photos. Zoning allows for up to 4 units which creates additional income potential. Other potential income from short-term rental. Photos show inside of 1335 and 1337 which was recently refurbished. All units are same floor plan. Please do not go on the property or disturb residents!

Facts & Features

- Sold On 02/10/2022
- Original List Price of \$1,700,000
- 3 Buildings
- Levels: One, Two
- 6 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$38 (Estimated)
- Laundry: Common Area, Community, Dryer Included, Washer Included
- \$68829 Gross Scheduled Income
- \$63213 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom, Walk-In Closet
- Floor: Tile, Wood
- Appliances: Gas Oven, Gas Range, Microwave, Range Hood, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Formica Counters, Granite Counters, Unfurnished

Exterior

- Lot Features: Rectangular Lot, Level, Sprinkler System, Sprinklers Timer, Utilities - Overhead
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Partial
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,616
- Electric: \$636.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,600
- 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	1	1	0	Unfurnished	\$1,625	\$1,625	\$1,950
2:	1	1	1	1	Unfurnished	\$1,950	\$1,950	\$2,150

3:1111Unfurnished\$2,150\$2,150\$2,350

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Rent Controlled
- 92109 - Pacific Beach area
 - San Diego County
 - Parcel # 4230820500

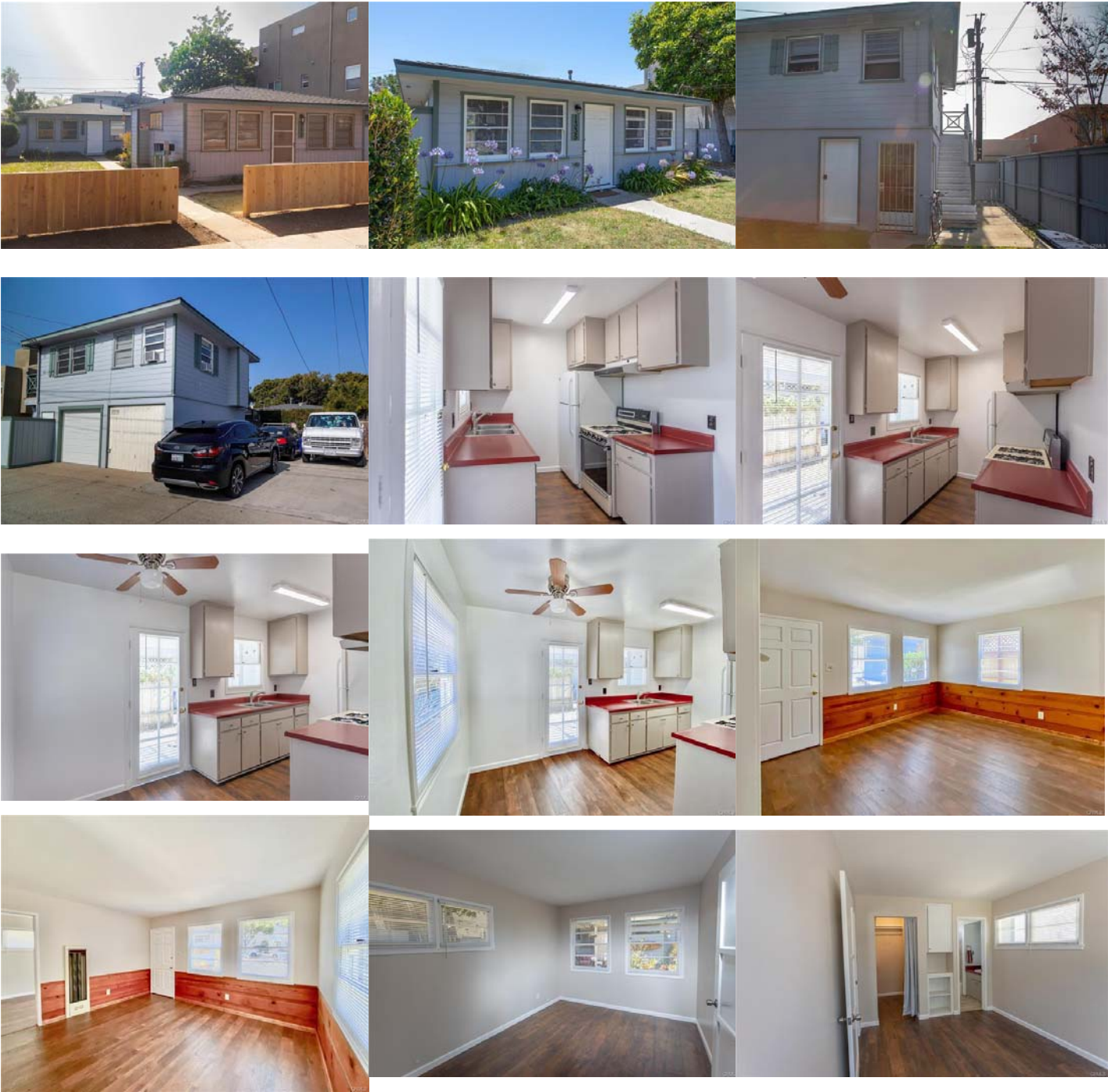
Michael Lembeck

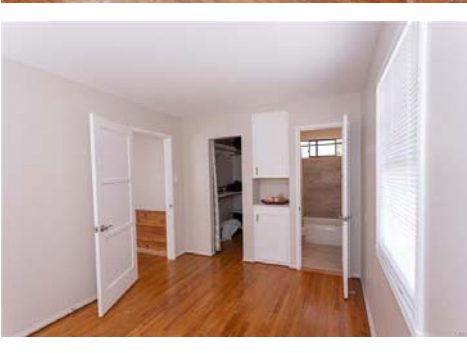
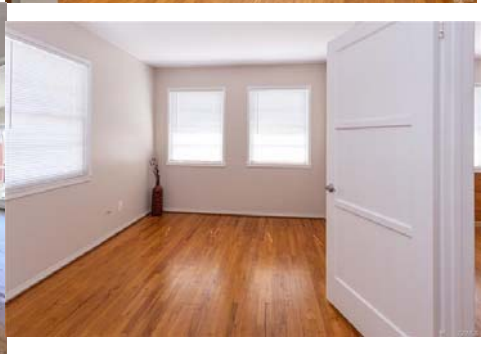
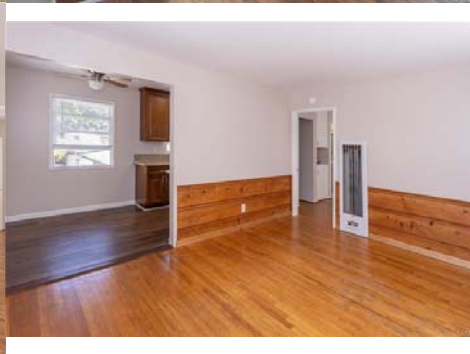
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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SW21258415

Printed: 02/13/2022 10:15:01 AM

Closed •

List / Sold:

\$1,399,900/\$1,306,250 ↓

7 days on the market

Listing ID: PTP2200445

178 GARRETT AVE • Chula Vista 91910

**4 units • \$349,975/unit • 2,835 sqft • 8,961 sqft lot • \$460.76/sqft •
Built in 1951**

CROSS STREET: E STEET



GREAT RENTAL AREA - WALKING DISTANCES TO WONDERFUL THRIVING 3RD AVENUE - RESTAURANTS - BREWERIES - SHOPPING - HUGE LOT - 4 UNITS TWO -2-1 TWO 1-1- PLUS AN OFFICE - PLUS 4 GARAGES - THE INTERIORS HAVE BEEN UPGRADED WITH TILE - NEWER KITCHENS + BATHS - THE PLUMBING HAS BEEN UPDATED - SEPARATE METERS - EACH UNIT HAS A STOVE, REFRIGERATOR & GARBAGE DISPOSAL - 6 EXTRA PARKING IN THE BACK - SEPARATE SDG&E METERS - 1 WATER METER WHICH OWNER PAYS

Facts & Features

- Sold On 02/10/2022
- Original List Price of \$1,399,900
- 1 Buildings
- 4 Total parking spaces
- \$42 (Assessor)
- Cap Rate: 0
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01481919
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1	1		\$1,100	\$1,100	\$1,700
2:		1	1	1		\$1,400	\$1,400	\$1,700
3:		2	1	1		\$1,700	\$1,700	\$2,200
4:		2	1	1		\$1,200	\$1,200	\$2,200

Of Units With:

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

Additional Information

- Standard sale

- 91910 - Chula Vista area
- San Diego County
- Parcel # 5661902800

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CUSTOMER FULL: Residential Income LISTING ID: PTP2200445

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