

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	200052735	S	821 Sunrich Ln	ENCS	92024		2	\$0	0	\$1,550,000	↓		1969	10,000/0.23		02/11/21	0/0	
2	NDP2002540	S	930 MARTIN DR	ESC	92026	STD	2	\$38,400	5	\$700,000	↓	\$294.37	2378	1982/ASR	6,951/0.15	4	02/09/21	46/46
3	200052511	S	714 Kennebeck Ct	SD	92109		2	\$38,400	0	\$2,200,000	↓		1989	2,230/0.05		02/10/21	25/25	
4	200053184	S	1012 B Ave	NAC	91950		3	\$43,200	4	\$650,000			1950	9,449		02/10/21	5/5	
5	200046903	S	1070 S Sunshine Avenue	ELC	92020		4	\$66,000	5	\$908,000	↓		1978	6,995/0.16		02/08/21	93/93	
6	200053437	S	1024 Leslie Rd	ELC	92020		4	\$84,720	4	\$1,200,000	↓		1964	8,967		02/09/21	8/8	
7	200054464	S	322 W Hawthorne St	FBRK	92028		4	\$74,400	8	\$815,000	↑		1974	8,151/0.19		02/11/21	0/0	
8	210000947	S	3639 1st Ave	SD	92103		4	\$0	0	\$2,100,000			1930	6,750		02/12/21	9/9	
9	200017511	S	4373 33rd Street	SD	92104		4	\$81,780	4	\$1,355,000	↓		1938			02/09/21	252/252	

Closed •

List / Sold:

821 Sunrich Ln • Encinitas 92024
2 units • \$797,500/unit • sqft • 10,000 sqft lot • No \$/Sqft data •
Built in 1969
CrossStreet: Urania

\$1,595,000/\$1,550,000 ↓
0 days on the market
Listing ID: 200052735



Leucadia, first time on the market in 40 years. 3/2 1648sf, plus permitted 615sf 2/1 ADU. Private flat 10k lot with RV parking and room for a pool. ADU was completed and permitted this year. Main house includes: New Roof, interior/exterior paint, windows, interior doors, and solar. Remodeled 2nd bath and updated kitchen. Finished attic and newer furnace. Other Fees: 0 Number of Furnished Units: 0

Facts & Features

- Sold On 02/11/2021
- Original List Price of \$1,695,000
- 2 Buildings
- Levels: One
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00916437
- 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		\$4,900
2:		2	1			\$0		\$2,800
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92024 - Encinitas area
- San Diego County
- Parcel # 2541806600

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:** 200052735

Printed: 02/14/2021 7:52:34 PM

Closed • Duplex

List / Sold: **\$725,000/\$700,000** ↓

930 MARTIN DR • Escondido 92026

46 days on the market

2 units • **\$362,500/unit** • **2,378 sqft** • **6,951 sqft lot** • **\$294.37/sqft** •
Built in 1982

Listing ID: NDP2002540

OFF LINCOLN - JUST EAST OF FIG - TURN ON MARTIN DR - ON LEFT SIDE



RARELY ON THE MARKET*2-UNIT DUPLEX** in Central EscondidoNO HOA/CCR'S***Long-Term Tenants/Upside Potential****BOTH UNITS HAVE:** 2-CAR GARAGES w/roll-ups, Secure COURTYARD entry, Private BACKYARDS, INDOOR LAUNDRY ROOMS & Gas Brick Fireplaces***FLOORPLANS SAME EACH UNIT** - 2 BEDS/FULL Bath Upstairs - Half Bath downstairs*1189sf EACH UNIT***NEWER A/C** at Unit A***Tile Roof*****CULDESAC** location***NO** through traffic***PLENTY** of street parking***SIDEWALK** to walk your pets***CLOSE** to shopping, restaurants, public transportation & EZ access to 78 freeway for **COMMUTING*****HURRY, IT WONT LAST!**

Facts & Features

- Sold On 02/09/2021
- Original List Price of \$750,000
- 1 Buildings
- 8 Total parking spaces
- Cooling: Central Air
- Laundry: In Kitchen, Inside
- Cap Rate: 4.5
- \$38400 Gross Scheduled Income
- \$32629 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Built-In Range, Dishwasher, Disposal, Water Heater

Exterior

- Lot Features: Back Yard, Cul-De-Sac, Level with Street, Lot 6500-9999, Near Public Transit, Paved, Sprinkler System, Yard

Annual Expenses

- Total Operating Expense: \$5,771
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$571
- Cable TV: 00886605
- Gardener:
- Licenses:
- Insurance: \$925
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,472
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	2		\$1,700	\$1,700	\$1,700
2:		2	1	2		\$1,500	\$1,500	\$1,500

Of Units With:

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

- Disposal: 2

Additional Information

- Standard sale
- 92026 - Escondido area
- San Diego County
- Parcel # 2300106900

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:** NDP2002540

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Closed •

List / Sold:

\$2,295,000/\$2,200,000 ↓

25 days on the market

Listing ID: 200052511

714 Kennebeck Ct • San Diego 92109

2 units • \$1,147,500/unit • sqft • 2,230 sqft lot • No \$/Sqft data •
Built in 1989

CrossStreet: Strandway



Fantastic Mission Beach duplex for sale less than a frisbee toss away from the sand with ocean & bay views from 2nd & 3rd floor! Upstairs unit features 3 beds, 3.5 baths + sitting room & downstairs unit features 2 beds, 2.5 baths & large front patio. Upper unit has multiple balconies including wrap-around fantastic view deck on 3rd floor. Each unit has a side-by-side 2 car garage & individual laundry! Amazing vacation rental opportunity. Live in one, rent the other, or rent out both! Other Fees: 0 Unit # for Unit 1: 1 Unit # for Unit 2: 2 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$2,295,000
- 1 Buildings
- Levels: Three Or More
- Heating: Natural Gas, Forced Air
- Cap Rate: 0
- \$38400 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:		2	3			\$3,200		\$3,600
2:		3	4			\$0		\$5,000
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

- 92109 - Pacific Beach area

- San Diego County
- Parcel # 4236420900

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:** 200052511

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Closed •

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

1012 B Ave • National City 91950

5 days on the market

3 units • **\$216,667/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1950

Listing ID: 200053184

CrossStreet: E Plaza Blvd & B Ave



THREE UNITS - NATIONAL CITY - This triplex rental property is well-located in National City within a close distance to Walmart, Southwest Community College, and the civic center. Property boasts three (3) two-bedroom / one-bathroom detached cottage-style units, and a detached garage. Each unit has a private fenced-in area. Other Fees: 0 Unit # for Unit 1: 1 Unit # for Unit 2: 1 Unit # for Unit 3: 1 Number of Furnished Units: 0

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$650,000
- 1 Buildings
- Levels: One
- Cap Rate: 3.9
- \$43200 Gross Scheduled Income
- \$25665 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00791846
- 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			\$1,375		\$1,375
2:		2	1			\$1,150		\$1,375
3:		2	1			\$1,075		\$1,375
4:			0					

Of Units With:

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

Additional Information

- 91950 - National City area
- San Diego County
- Parcel # 5565540400

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: 200053184

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Closed •

List / Sold: **\$940,000/\$908,000** ↓

1070 S Sunshine Avenue • El Cajon 92020

93 days on the market

4 units • **\$235,000/unit** • **sqft** • **6,995 sqft lot** • **No \$/Sqft data** •
Built in 1978

Listing ID: 200046903

W Chase to S Sunshine CrossStreet: W Chase; Renette Avenue



A rare opportunity to own a Value-Add Investment property in one of San Diego's most stable rental markets. Over the last three years the property has undergone significant exterior renovations providing a new owner a smooth transition and opportunity to upgrade the unit interiors and achieve a very attractive cash-on-cash return. All 2-Bedroom/1.25-Baths units provide new owners with a steady tenant base in a high demand rental market. Includes income-generating shared laundry room and large side yard. Exterior: Wood/Stucco 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 02/08/2021
- Original List Price of \$980,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Cap Rate: 4.64
- \$66000 Gross Scheduled Income
- \$43640 Net Operating Income

Interior

Exterior

- Fencing: Cross Fenced

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			\$1,450		\$1,700
2:		2	2			\$1,350		\$1,700
3:		2	2			\$1,350		\$1,700
4:		2	2			\$1,300		\$1,700

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- 92020 - El Cajon area
- San Diego County
- Parcel # 4923317700

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:** 200046903

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Closed •

List / Sold:

\$1,250,000/\$1,200,000 ↓

8 days on the market

Listing ID: 200053437

1024 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 1024 Leslie Road, a four unit property in the San Diego submarket of El Cajon. Fully renovated in 2018, the property features three two bedroom, two bath units & one two bedroom, 1.5 bath unit all with washer/dryers & dishwashers. With market rents averaging \$1765 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 4.3% cap rate & 14.75 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 02/09/2021
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Electric
- Cap Rate: 4.3
- \$84720 Gross Scheduled Income
- \$53197 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2			\$1,795		\$1,850
2:		2	2			\$1,755		\$1,850
3:		2	2			\$1,755		\$1,850
4:		2	2			\$1,755		\$1,850

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 4
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- 92020 - El Cajon area
- San Diego County
- Parcel # 4923411600

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:** 200053437

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Closed •

List / Sold: **\$799,000/\$815,000** ↑

322 W Hawthorne St • Fallbrook 92028

0 days on the market

4 units • \$199,750/unit • sqft • 8,151 sqft lot • No \$/Sqft data •
Built in 1974

Listing ID: 200054464

CrossStreet: N Mission Rd



Income producing property with lots of potential. 2 story building with 4 units, front and backyards, parking and laundry area. Front unit is a 3 bed, 2.5 bath townhome style with an attached 2 car garage plus 2 assigned spots and private yard. The rest of the units are 2 bed, 1 bath each with one assigned parking space. Laundry facilities with coin operating machines for extra income. Excellent location in Fallbrook, just 2 blocks away from Main ave and all the shopping and dining. Exterior: Wood/Stucco 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 02/11/2021
- Original List Price of \$799,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Cap Rate: 8.4
- \$74400 Gross Scheduled Income
- \$66930 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	3	2		\$2,000		\$2,100
2:		2	1	0		\$1,400		\$1,450
3:		2	1	0		\$1,400		\$1,450
4:		2	1	0		\$1,400		\$1,450

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 1
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- 92028 - Fallbrook area
- San Diego County
- Parcel # 1032611300

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:** 200054464

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Closed •

List / Sold: **\$2,100,000/\$2,100,000**

3639 1st Ave • San Diego 92103

9 days on the market

4 units • **\$525,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1930

Listing ID: 210000947

CrossStreet: Pennsylvania Ave



4 unit property in the Heart of Hillcrest. The Triplex in front is filled with Spanish character & charm, consisting of 2-2BR/1BA & 1-2BR/1.5 bath townhome. In back is a 2BR/1 BA Craftsman-styled house. Each unit in the Triplex has its own private patio w/ pergola & a storage unit. Most of the property has been rehabbed. Includes: Laundry Room, 3 parking spots & a single car garage. Low maintenance yard. Zoned RM-3-9. Exterior: Wood/Stucco Other Fees: 0 Unit # for Unit 1: 3639 Unit # for Unit 2: 3641 Unit # for Unit 3: 3641 Unit # for Unit 4: 3645 Number of Furnished Units: 0

Facts & Features

- Sold On 02/12/2021
- Original List Price of \$2,100,000
- 2 Buildings
- Levels: Two
- Cap Rate: 0

Interior

Exterior

- Fencing: None

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		\$2,650
2:		2	1			\$0		\$2,650
3:		2	2			\$0		\$2,850
4:		2	1			\$0		\$2,500

Of Units With:

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

Additional Information

- 92103 - Mission Hills area

- San Diego County
- Parcel # 4522840800

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:** 210000947

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Closed •

List / Sold:

\$1,395,000/\$1,355,000 ↓

252 days on the market

Listing ID: 200017511

4373 33rd Street • San Diego 92104

**4 units • \$348,750/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1938**

CrossStreet: Meade



PRICED TO SELL! Remodeled and Unique - 4 detached 1 bed/1 ba cottages - New stone counters, AC, flooring, ss appliances, full bath all completed 2018. Front units each have a private side patio and rear units boast a beautiful fenced-in yard. Desirable rental units comes with 3 one car garages and 1 assigned parking space in the back. In addition, each home has in-unit washer and dryer. Previous laundry room is a bonus and can be used in many other income producing ways. Other Fees: 0 Unit # for Unit 1: 4373 Unit # for Unit 2: 4375 Unit # for Unit 3: 4377 Unit # for Unit 4: 4379 Number of Furnished Units: 0

Facts & Features

- Sold On 02/09/2021
- Original List Price of \$1,550,000
- 4 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Cap Rate: 3.8
- \$81780 Gross Scheduled Income
- \$58147 Net Operating Income

Interior

Exterior

- Fencing: Partial

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:		1	1	1		\$1,775		\$1,800
2:		1	1	0		\$0		\$1,895
3:		1	1	1		\$1,695		\$1,800
4:		1	1	1		\$1,600		\$1,895

Of Units With:

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

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4475510400

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: 200017511

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