

## 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	<a href="#">PTP2001637</a>	S	636 638 <a href="#">Emory Street</a>	IMB	91932	TPAP	2	\$34,800	0	\$642,400	\$458.86	1400	1957	7,442/0.17	0	03/03/21	<a href="#">50/50</a>
2	<a href="#">210000597</a>	S	1079 <a href="#">Delaware St</a>	IMB	91932		2	\$37,200	4	\$700,000			1957	3,780/0.09		03/02/21	<a href="#">13/13</a>
3	<a href="#">PTP2100766</a>	S	1146 <a href="#">Florence ST</a>	IMB	91932	STD	2	\$34,200	0	\$725,000	\$338.31	2143	1959/APP	6,342/0.14	5	03/01/21	<a href="#">2/2</a>
4	<a href="#">210001311</a>	S	7351 <a href="#">La Mesita Pl</a>	LMSA	91942		2	\$0	0	\$940,000			1940	11,544/0.27		03/02/21	<a href="#">7/72</a>
5	<a href="#">200035274</a>	S	12785 <a href="#">Cobblestone Creek Rd</a>	POW	92064		2	\$45,360	2	\$1,580,000			1951	187,308/4.3		03/04/21	<a href="#">78/78</a>
6	<a href="#">200025683</a>	S	1777 <a href="#">Pentuckett</a>	SD	92104		2	\$56,700	6	\$1,085,000			1972/ASR	6,339/0.14		03/04/21	<a href="#">228/228</a>
7	<a href="#">210000109</a>	S	3365 <a href="#">33rd St.</a>	SD	92104		2	\$0	0	\$1,185,000			1923	4,735		03/03/21	<a href="#">26/26</a>
8	<a href="#">200050669</a>	S	825 <a href="#">Brighton Ct</a>	SD	92109		2	\$0	0	\$2,230,000			1988	2,400/0.05		03/02/21	<a href="#">77/187</a>
9	<a href="#">200052156</a>	S	3404 <a href="#">Jemez Drive</a>	SD	92117		2	\$0	0	\$908,568			1954			03/04/21	<a href="#">48/48</a>
10	<a href="#">NDP2100149</a>	S	1933 35 <a href="#">Coast</a>	DEM	92014	STD	3	\$153,000	4	\$3,800,000	\$1,093.53	3475	1976/ASR	5,000/0.11	0	03/01/21	<a href="#">31/31</a>
11	<a href="#">PTP2100516</a>	S	8838 40 <a href="#">Lakeview</a>	LAK	92040	STD	3	\$50,400	0	\$640,000	\$317.46	2016	1958/ASR	11,792/0.27	0	03/02/21	<a href="#">3/3</a>
12	<a href="#">210002478</a>	S	2525 <a href="#">E Street</a>	SD	92102		3	\$0	0	\$1,200,000			1913	3,797/0.09		03/01/21	<a href="#">5/5</a>
13	<a href="#">210002208</a>	S	4213 <a href="#">47th St</a>	SD	92115		3	\$0	0	\$915,000			1933			03/03/21	<a href="#">6/6</a>
14	<a href="#">210001470</a>	S	4867 <a href="#">Kenmore Ter</a>	SD	92116		3	\$53,880	27	\$950,000			1945	16,955/0.39		03/02/21	<a href="#">16/16</a>
15	<a href="#">PTP2100077</a>	S	3937 3945 <a href="#">Granada AVE</a>	SPV	91977	STD	3	\$0	0	\$970,000		0	1940/ASR	11,326/0.26	6	03/05/21	<a href="#">30/30</a>
16	<a href="#">210003583</a>	S	3979 <a href="#">Ingraham Street</a>	SD	92109		4	\$82,800	3	\$1,812,500			1947			03/05/21	<a href="#">2/2</a>

**Closed** •

List / Sold: **\$639,900/\$642,400** ↑

**636 638 Emory Street • Imperial Beach 91932**

**50 days on the market**

**2 units • \$319,950/unit • 1,400 sqft • 7,442 sqft lot • \$458.86/sqft •**

**Listing ID: PTP2001637**

**Built in 1957**

**Hwy 5 South, Palm West, R on Emory [Cross Street(s)]: Palm**



Great Investment opportunity to own Duplex fully rented in Imperial Beach 1.5 miles to Imperial Beach Pier and the beach. Alley Access! This property features 2 units each with 2 bedrooms and 1 bath. Updated windows. Tile & laminate flooring. Each with private yards. Plenty of off street parking in driveway and Huge back yard with to room to develop. Check I.B.'s Municipal Code, property appears to be in C/MU-1 General Commercial & Mixed Use Zone. Has been used as office in past. Walking distance to All! Notice, that the property is being sold pursuant to a court order and is subject to statutes and regulations governing partition of property by private sale. (See Associated/attached document). Any contract, offer or counter offer prepared by Broker shall include a statement that the sale is subject to Code of civil procedure 873.510-873.850, including without limitation that the sale is subject to court approval, and overbids.

### Facts & Features

- Sold On 03/03/2021
- Original List Price of \$639,900
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Forced Air, Gravity, Natural Gas, Wall Furnace
- Cap Rate: 0
- \$34800 Gross Scheduled Income
- \$33720 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 0 water meters available

### Interior

- Floor: Carpet, Tile
- Appliances: Free-Standing Range, Gas Water Heater, Water Heater

### Exterior

- Lot Features: Level, Sprinklers None
- Fencing: Partial

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01527365
- 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	1	0		\$1,300	\$1,300	\$1,300
2:	638	2	1	0		\$1,700	\$1,700	\$1,700

### # Of Units With:

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

- Disposal:

## Additional Information


- Third Party Approval sale
- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6262122300

### 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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CUSTOMER FULL: Residential Income LISTING ID: PTP2001637

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**Closed** •

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

**13 days on the market**

**1079 Delaware St • Imperial Beach 91932**

**2 units • \$350,000/unit • sqft • 3,780 sqft lot • No \$/Sqft data •**  
**Built in 1957**

**Listing ID: 210000597**

**CrossStreet: Imperial Beach Blvd**



Great location blocks from the beach. Both units feature 2 bed/1 bath. Property has 2 parking spaces. Private yard and patio. Shared laundry room is outside and coin operated. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 1079 Unit # for Unit 2: 1081 Number of Furnished Units: 0 Topography: LL

### Facts & Features

- Sold On 03/02/2021
- Original List Price of \$700,000
- 1 Buildings
- Levels: Two
- Cap Rate: 3.9
- \$37200 Gross Scheduled Income
- \$27912 Net Operating Income

### Interior

- Appliances: Gas Water Heater

### 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			\$1,650		
2:		2	1			\$1,450		
3:			0					
4:			0					

### # Of Units With:

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

### Additional Information

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6263951400



**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: 210000597

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**Closed** • Duplex

List / Sold: **\$699,900/\$725,000** ↑

**1146 Florence St • Imperial Beach 91932**

**2 days on the market**

**2 units • \$349,950/unit • 2,143 sqft • 6,342 sqft lot • \$338.31/sqft • Built in 1959**

**Listing ID: PTP2100766**

**Imperial Beach Blvd to Florence**



Great Investment opportunity to own this 2 on 1 detached homes just 1.5 miles to the beach! Alley Access! Or rent one and live in the other! Front unit is 3 BD/1BA 1036sf with one car garage and includes a patio & separate backyard. Back unit is newer built 2BD/1BA 1107sf with alley access and separate fenced backyard. Below the back unit is 3 deep garage units. Close to shopping, transportation, schools & freeways.

### Facts & Features

- Sold On 03/01/2021
- Original List Price of \$699,900
- 2 Buildings
- 10 Total parking spaces
- Laundry: In Garage
- Cap Rate: 0
- \$34200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

### Exterior

- Lot Features: Back Yard, Front Yard

### Annual Expenses

- Total Operating Expense: \$2,818
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01885775
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

### Unit Details

#### # Of Units With:

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

### Additional Information

- Standard sale
- Rent Controlled
- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6330212000

**Michael Lembeck**

**Re/Max Property Connection**



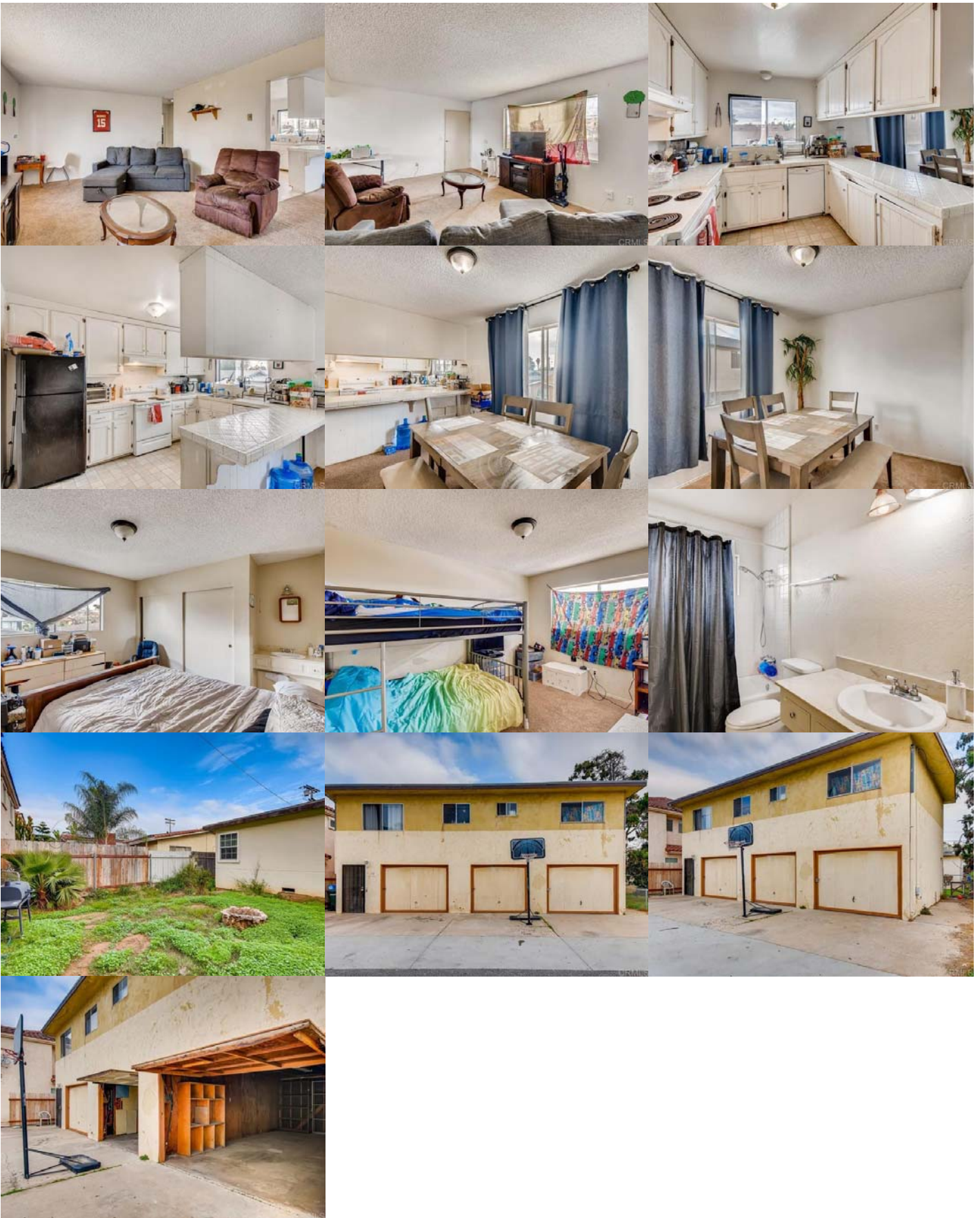
State License #: 01019397  
Cell Phone: 714-742-3700

State License #: 01891031  
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**Closed** •

List / Sold: **\$959,000/\$940,000** ↓

**7351 La Mesita Pl** • La Mesa 91942

**7 days on the market**

**2 units** • **\$479,500/unit** • **sqft** • **11,544 sqft lot** • **No \$/Sqft data** •  
**Built in 1940**

**Listing ID: 210001311**

**CrossStreet: 73rd Street**



This Multi-Family property contains two beautiful single family houses located on a huge lot in a quiet neighborhood with a lots of parking space for cars and RVs! The main house has 5 bedrooms and 3 full baths. Large kitchen with granite counter top. Huge basement with separate entry and private backyard and 2 Detached garage. Unit#2 is 1bedroom & 1bath/private backyard and entrance from back alley too. This Multi-Family property contains two beautiful single family houses located on a huge lot in a quiet neighborhood with a lots of parking space for cars and RVs! Washer/dryer hook ups. Huge basement with separate entry and private backyard. Only 1 exit after College. Great location with a lots of potential renters. Exterior: Wood/Stucco Other Fees: 0 Number of Furnished Units: 0

### Facts & Features

- Sold On 03/02/2021
- Original List Price of \$959,000
- 1 Buildings
- Levels: One
- Cooling: See Remarks
- 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:		5	3			\$0		
2:		1	1			\$0		
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

- 91942 - La Mesa area
- San Diego County
- Parcel # 4692120600

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**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:

**\$1,750,000/\$1,580,000** ↓

78 days on the market

Listing ID: 200035274

**12785 Cobblestone Creek Rd • Poway 92064**

**2 units • \$875,000/unit • sqft • 187,308 sqft lot • No \$/Sqft data • Built in 1951**

**CrossStreet: Poway Rd**



Second time on Market. This Scenic 5.56 acre Creek front Ranch is located in the heart of Poway! This is for sale with vacant land adjacent to it which has separate parcel. Huge land, one 2 bedroom house, one 4 bedroom house, art studio, horse facilities, large garage, storage bldg. Lots of potential. Front vacant land can be used to build a house less than 6,000 sft. Other Fees: 0 Sewer: Septic Installed Unit # for Unit 1: 12785 Unit # for Unit 2: 12787 Number of Furnished Units: 0 Topography: ,LL

### Facts & Features

- Sold On 03/04/2021
- Original List Price of \$2,000,000
- 2 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Electric, Combination, Forced Air
- Cap Rate: 2.11
- \$45360 Gross Scheduled Income
- \$33800 Net Operating Income

### Interior

- Appliances: Electric Water Heater

### Exterior

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02090131
- 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	2		\$0		\$3,500
2:		4	2	0		\$2,800		
3:		1	1			\$980		
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

- 92064 - Poway area
- San Diego County
- Parcel # 3160702400

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**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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CUSTOMER FULL: Residential Income LISTING ID: 200035274

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Closed •

List / Sold:

**\$1,169,000/\$1,085,000** ↓

228 days on the market

Listing ID: 200025683

**1777 Pentuckett • San Diego 92104**

**2 units • \$584,500/unit • sqft • 6,339 sqft lot • No \$/Sqft data •  
Built in 1972**

**[Cross Street(s)]: Juniper**



NEW PRICE ADJUSTMENT- Unique 4br/2ba each unit, worthy of clients' evaluation.- investment opportunity to live in one and rent the other for income. Quiet secluded neighborhood w/ Canyon views & ample street parking. Unit A has its own fenced private patio - Unit B w/ private deck w/ canyon & east views. **\*\*MUST SEE\*\*LOW UPKEEP \*\* GOOD RETURN\*\*MAKE AN OFFER.**

### Facts & Features

- Sold On 03/04/2021
- Original List Price of \$1,275,000
- 1 Buildings
- Levels: Two
- Heating: Forced Air, Natural Gas
- Cap Rate: 6
- \$56700 Gross Scheduled Income

### Interior

- Appliances: Gas Water Heater

### Exterior

- Lot Features: Gentle Sloping, Sprinklers Manual
- Fencing: Partial

### Annual Expenses

- Total Operating Expense: \$4,740
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		4	2	0		\$2,250		
2:		4	2	0		\$2,500		
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

- 92104 - North Park area
- San Diego County
- Parcel # 5403700600

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**Michael Lembeck**

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**Re/Max Property Connection**

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26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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Closed •

List / Sold:

**\$1,200,000/\$1,185,000** ↓

26 days on the market

Listing ID: 210000109

**3365 33rd St.** • San Diego 92104

2 units • \$600,000/unit • sqft • No lot size data • No \$/Sqft data •  
Built in 1923

CrossStreet: Upas



Tastefully updated bungalows in the heart of Altadena! Beautifully restored hardwood floors throughout the living & bedroom areas in the front home. Brand new kitchen with stainless steel appliances, quartz countertops, tile and lighting. Newly painted exterior & interior paint on both units & new lighting throughout. Both units share a large deck & patio, with new landscaping in the front & back. There is an attached 2-car garage with alley access, & driveway parking spots up front. This is a must see!!! High walkability score, you're walking distance to some of the best restaurants and breweries North Park has to offer! You are very close to Morley Field and the golf course too! Exterior: Wood/Stucco Other Fees: 0 Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL

### Facts & Features

- Sold On 03/03/2021
- Original List Price of \$1,225,000
- 2 Buildings
- Levels: One
- Heating: See Remarks
- Cap Rate: 0

### Interior

### Exterior

### Annual Expenses

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

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	2		\$0		\$3,250
2:		1	1	0		\$0		\$1,750
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

- 92104 - North Park area
- San Diego County
- Parcel # 4535130400

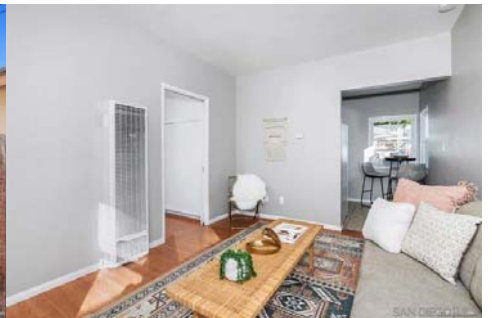
## Michael Lembeck

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

## Re/Max Property Connection

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26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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Closed •

List / Sold:

**\$2,345,000/\$2,230,000** ↓

77 days on the market

Listing ID: 200050669

**825 Brighton Ct • San Diego 92109**

**2 units • \$1,172,500/unit • sqft • 2,400 sqft lot • No \$/Sqft data •**  
**Built in 1988**

**CrossStreet: Bayside Lane**



Exceptional South Mission Beach duplex with ideal configuration offers a true "owner's unit" of approx. 2,000 SqFt that enjoys 3 bedrooms, 3 full bathrooms, bonus room, beautiful finishes, high ceilings, outdoor space, fireplace, and oversized attached 2-car garage. Other unit is spacious at approx. 1,000 SqFt with 2 bedrooms, 2 full bathrooms, fireplace, outdoor space, and 2 off-street parking spaces (tandem). The bay side of Brighton Ct. is serene with the bay, ocean, shops, and restaurants nearby. Other Fees: 0 Unit # for Unit 1: 825 Unit # for Unit 2: 827 Number of Furnished Units: 0 Topography: LL

## Facts & Features

- Sold On 03/02/2021
- Original List Price of \$2,450,000
- 1 Buildings
- Levels: Three Or More
- Heating: Natural Gas, Forced Air
- 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	2	2		\$3,400		\$3,400
2:		3	3	2		\$0		
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 # 4237350500

## 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: **\$950,000/\$908,568** ↓

**3404 Jemez Drive** • San Diego 92117

**48 days on the market**

**2 units** • **\$475,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •  
**Built in 1954**

**Listing ID: 200052156**

**CrossStreet: Moraga**



Rare Clairemont Duplex in great condition, 7214 sq.ft. corner lot with alley access. Both units have their own private back yard area, in unit laundry and parking spaces behind units. 2 garages on backside. Pride of ownership! Beautifully maintained thru the years- newer windows, stucco, roof, gutters, plumbing, electrical upgrade, well manicured from curb to interior. And it gets better... Owners have plans. See Documents. In City permit process to add total of 4 new garages and 1100sq.ft unit. AMAZING! 3404 upgraded improvements and 3406 completely renovated. Please see plans for addition of a total 4 garages and and upper 1110sq. ft. living space/unit. Sellers are in the City process for permits which are transferable to Buyers. Sellers are motivated. 1031 exchange at no expense to Buyer. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 3404 Unit # for Unit 2: 3406 Number of Furnished Units: 0 Topography: LL

### Facts & Features

- Sold On 03/04/2021
- Original List Price of \$950,000
- 1 Buildings
- Levels: One
- Heating: Electric, Natural Gas
- Cap Rate: 0

### Interior

- Appliances: Gas Water Heater

### Exterior

- Lot Features: Sprinkler System

### Annual Expenses

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

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1			\$1,400		\$1,800
2:		2	1			\$1,800		\$2,300
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

- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 3593612200

---


### 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** • **Triplex**

List / Sold:

**\$3,875,000/\$3,800,000** ↓

**31 days on the market**

**Listing ID: NDP2100149**

**1933 35 Coast • Del Mar 92014**

**3 units • \$1,291,667/unit • 3,475 sqft • 5,000 sqft lot • \$1093.53/sqft •  
Built in 1976**

**15th Street to Coast Blvd, turn right**



Beach Haven! Family compound in the coveted Beach Colony of Del Mar! A stones throw to the water. Two short blocks to the Village of Del Mar for fabulous shopping and dining. A triplex with plenty of room for the entire family. Or use one of the units for your beach home and collect income on the other units. Parking for 8 cars, which is difficult to come by at the beach. Well cared for building, all units remodeled with granite, quartz, wood like tile floors throughout, large patio for the downstairs, upstairs 3 bedroom has 2 patios and the studio in the rear has it's own patio. Community laundry room and exterior shower to wash the sand off after surfing. Upstairs unit has it's own additional laundry. Create family memories here with fabulous summers at the beach in Del Mar! You can leave the car parked for the weekend as you spend the day on the sand and strolling up to the Village in the evenings for dinner. In the Village you will find the open air Plaza of Del Mar with ocean view dining, relaxing on the large community patio, listening to live music with fantastic shops to satisfy all tastes. On the opposite corner is the coveted L'Auberge Del Mar, an award winning luxury resort with it's own picturesque coastal views. Open for dining with a luxury spa for your relaxing needs, live music, theme parties and weddings galore. Dreams happen here, in the Village by the Sea. Opportunity to own the magic of Del Mar! Rental Income: Upper 3/2 on a lease through 6/21 at \$5100p/month, Lower 3/2 was at \$5,000 but for Covid was reduced to \$4,000 and tenant is on a month to month. The studio is on a lease through October 2022 at \$2,650. Latest comps of units in Del Mar : 1801-3 Coast, a fixer of 2496 sq ft sold for \$3,075,000 = \$1231 p/sq ft 220 26th St a fixer sold for \$2,200,000 = \$1681 p/sq ft. The Beach Colony Average Selling Price Per Square Foot leaving Off Ocean Front is \$1618 which makes this property a steal at it's price!

## Facts & Features

- Sold On 03/01/2021
- Original List Price of \$3,875,000
- 1 Buildings
- 8 Total parking spaces
- Laundry: Common Area, Electric Dryer Hookup, In Closet, Inside, Upper Level, Washer Hookup
- Cap Rate: 4
- \$153000 Gross Scheduled Income
- \$151000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

## Interior

## Exterior

- Lot Features: Landscaped, Level with Street, Park Nearby, Sprinklers Drip System, Walkstreet
- Sewer: Public Sewer

## Annual Expenses

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

## Unit Details



1:	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
		3	2	2		\$5,100	\$5,100	\$5,000

#### # Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 3
- Disposal: 3
- Drapes: 0
- Patio: 3
- Ranges: 3
- Refrigerator: 3
- Wall AC: 2

#### Additional Information

- Standard sale
- 92014 - Del Mar area
- San Diego County
- Parcel # 2991411100

#### Michael Lembeck

State License #: 01019397  
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#### Re/Max Property Connection

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

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**Closed** • **Triplex**

List / Sold: **\$625,000/\$640,000** ↑

**8838 40 Lakeview** • Lakeside 92040

**3 days on the market**

**3 units** • **\$208,333/unit** • **2,016 sqft** • **11,792 sqft lot** • **\$317.46/sqft** •  
**Built in 1958**

**Listing ID: PTP2100516**

**Los Coches to Lakeview Rd, then fourth home on left.**



Triplex. two - 2 bedroom apartments and a Studio Apartment. The legal address is 8838, 8838-A and 8840 Lakeview Rd. Two units have just been refurbished and ready for new tenants. Exterior recently painted. Each unit has it's own fenced yard with plenty of shade trees. 2 bdrm units have new front doors / security screen doors. Front 2 bdrm & studio have newer rear doors. Studio has newer French Doors in front. Both water heaters are fairly new. Plenty of parking for units and guests. 8838 has a utility room with laundry hook ups.

### Facts & Features

- Sold On 03/02/2021
- Original List Price of \$625,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: Outside
- Cap Rate: 0
- \$50400 Gross Scheduled Income
- \$45061 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Level, Yard

### Annual Expenses

- Total Operating Expense: \$5,339
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$720
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$855
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,165
- Other Expense:
- Other Expense Description:

### Unit Details

#### # Of Units With:

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

### Additional Information

- Standard sale
- 92040 - Lakeside area
- San Diego County
- Parcel # 3971221500



**Michael Lembeck**  
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**Re/Max Property Connection**  
State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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Closed •

List / Sold:

**\$1,200,000/\$1,200,000** ↑

5 days on the market

Listing ID: 210002478

**2525 E Street • San Diego 92102**

**3 units • \$400,000/unit • sqft • 3,797 sqft lot • No \$/Sqft data • Built in 1913**

**25th St to E St. CrossStreet: 25th**



Updated three unit complex in sought after location in Golden Hill! 3/1 main house with beautifully updated kitchen & bath, private w/d & spacious living & dining rooms w/ceiling fans & owned solar (1 kw system, 4 panels)! Two additional 1/1 units, one with private w/d. Remodeled and updated with hardwood floors, new poured concrete secure gated parking, large yard with storage sheds/workshop, drought resistant landscaping, tons of fruit trees, service upgrade on panels, and plentiful off-street parking! Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 1 Unit # for Unit 2: 2 Unit # for Unit 3: 3 Number of Furnished Units: 0

### Facts & Features

- Sold On 03/01/2021
- Original List Price of \$999,000
- 1 Buildings
- Levels: Two
- Heating: Electric
- 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:	3	1	0			\$0		\$3,000
2:	1	1	0			\$1,100		\$1,400
3:	1	1	0			\$900		\$1,200
4:			0					

### # Of Units With:

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

### Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5344041400

## 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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CUSTOMER FULL: Residential Income LISTING ID: 210002478

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**Closed** •

List / Sold: **\$899,000/\$915,000** ↑

**4213 47th St** • San Diego 92115

**6 days on the market**

**3 units** • **\$299,667/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •  
**Built in 1933**

**Listing ID: 210002208**

**MAP QUEST, GOOGLE MAPS, APPLE MAPS, MEMORY CrossStreet: Orange Avenue**



Turn key investment opportunity in City Heights. This 3 unit is remodeled from top to bottom, and will not last long. Property features lofts in the back unit, if you're looking for cash flow - this is the ONE. Exterior: Wood/Stucco Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 4215 Unit # for Unit 2: 4214 Unit # for Unit 3: 4213 Number of Furnished Units: 0 Topography: LL

### Facts & Features

- Sold On 03/03/2021
- Original List Price of \$899,000
- 1 Buildings
- Levels: Multi/Split
- Cooling: See Remarks
- Heating: Electric, Forced Air, See Remarks
- Cap Rate: 0

### Interior

- Appliances: Electric Water Heater

### Exterior

- Fencing: Partial

### 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:		2	2			\$0		\$2,100
2:		1	1			\$0		\$1,500
3:		0	1	2		\$0		\$900
4:			0					

### # Of Units With:

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

### Additional Information



- 92115 - San Diego area
- San Diego County
- Parcel # 4713131100

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**Michael Lembeck**

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

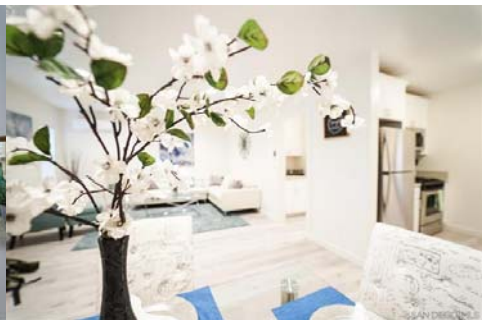
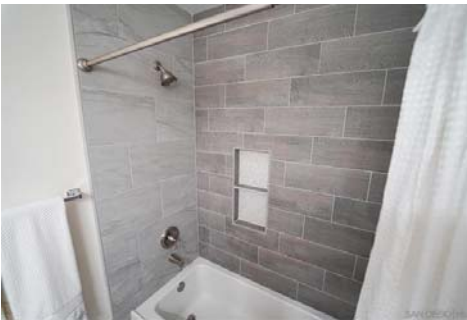
**Re/Max Property Connection**

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

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CUSTOMER FULL: Residential Income LISTING ID: 210002208

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**Closed** •

List / Sold: **\$899,000/\$950,000** ↑

**4867 Kenmore Ter • San Diego 92116**

**16 days on the market**

**3 units • \$299,667/unit • sqft • 16,955 sqft lot • No \$/Sqft data •**  
**Built in 1945**

**Listing ID: 210001470**

**CrossStreet: W MOUNTAIN VIEW DR**



North of Adams! Charming 1 bedroom front house with hardwood flooring & laundry + a 2 story duplex with a 2 bedroom unit on the lower level with a 1 bedroom unit above, both with updated kitchens & shared laundry! The duplex enjoys the peaceful canyon with views over Mission Valley! Off street parking + easy street parking. Ideal quiet cul-de-sac location with single family homes & a private park across the street! Enjoy a scenic walkable neighborhood & all that Adams Ave has to offer! Great investment opportunity or live in one & rent the rest! Location is key with this property! Located North of Adams Ave, on a quiet cul-de-sac with a private park across the street! Upon arrival you will be greeted by the charming 1 bedroom home that has hardwood flooring, an updated kitchen & laundry porch. The duplex offers a 2 bedroom apartment on the lower level & a large 1 bedroom on the upper level with hardwood flooring & updated kitchen. The duplex has shared laundry & enjoys the peaceful canyon setting with views looking over Mission Valley. Off street parking + easy street parking. Normal Heights is a scenic walkable neighborhood connecting you to schools & all that Adams Ave has to offer with public transportation & freeways close by! Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 4869 Unit # for Unit 2: 4867-A Unit # for Unit 3: 4867-B Number of Furnished Units: 0 Topography: ,LL Frontage: Canyon, Open Space

### Facts & Features

- Sold On 03/02/2021
- Original List Price of \$899,000
- 2 Buildings
- Levels: Multi/Split
- Cap Rate: 27
- \$53880 Gross Scheduled Income
- \$32756 Net Operating Income

### Interior

- Appliances: Gas Water Heater

### Exterior

- Fencing: Partial

### 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:		1	1			\$1,595		\$1,750
2:		1	1			\$1,500		\$1,600
3:		2	1			\$1,395		\$1,650
4:			0					

### # Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Drapes:
- Patio: 3
- Ranges: 3



- Carpet:
- Dishwasher: 0
- Disposal:

- Refrigerator: 3
- Wall AC:

## Additional Information

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4391803000

### 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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CUSTOMER FULL: Residential Income LISTING ID: 210001470

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**Closed** •

List / Sold: **\$945,000/\$970,000** ↑

**3937 3945 N Granada Ave • Spring Valley 91977**

**30 days on the market**

**3 units • \$315,000/unit • 0 sqft • 11,326 sqft lot • No \$/Sqft data •**  
**Built in 1940**

**Listing ID: PTP2100077**

**Campo rd to N Granada**



Terrific upside-three 2 car garages plus 3 units. Incredible conversion possibilities. Large backyard. Multi family dwelling zoning. Conveniently located close to freeway access. The configuration is as follows: 2 units downstairs and one unit upstairs with an elevator. This property is in a prime area! Consider moving into one unit and renting the other two units.

### Facts & Features

- Sold On 03/05/2021
- Original List Price of \$945,000
- 1 Buildings
- 10 Total parking spaces
- Laundry: Electric Dryer Hookup
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

### Interior

### Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- 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:	3	2	1	2		\$0	\$0	\$0
2:		2	1	2		\$0	\$0	\$0
3:		2	1	2		\$0	\$0	\$0

### # 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
- 91977 - Spring Valley area
- San Diego County
- Parcel # 5011823600

**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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CUSTOMER FULL: Residential Income LISTING ID: PTP2100077

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Closed •

List / Sold:

**\$1,750,000/\$1,812,500** ↑

2 days on the market

Listing ID: 210003583

**3979 Ingraham Street • San Diego 92109**

4 units • \$437,500/unit • sqft • No lot size data • No \$/Sqft data •  
Built in 1947

CrossStreet: Fortuna Ave.



Charming Pacific Beach cottages blocks away from Mission Bay and beaches. Two duplexes on separate tax parcels. The homes have been upgraded, and most include appliances, most with new windows, flooring, cabinets, countertops, and some artificial turf. The 3985 Ingraham parcel 424-471-01 includes the property address 1605 Fortuna Avenue. Rental upside with below market rents. 3981 Ingraham has a detached one car garage building and used for storage. 3981 can accommodate two tandem parking spaces, 3979 Ingraham, the back house, has no parking. 3985 Ingraham has two parking spaces, as well as 1605 Fortuna Avenue. Exterior: Wood/Stucco Other Fees: 0 Unit # for Unit 1: 3979 Unit # for Unit 2: 3981 Unit # for Unit 3: 3985 Unit # for Unit 4: 1605 Number of Furnished Units: 0

### Facts & Features

- Sold On 03/05/2021
- Original List Price of \$1,750,000
- 5 Buildings
- Levels: One
- Cap Rate: 3.2
- \$82800 Gross Scheduled Income
- \$56222 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:		1	1	0		\$1,100		
2:		2	1	0		\$2,000		
3:		2	1	0		\$1,800		
4:		2	1	0		\$2,000		

### # Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 2
- Disposal:
- Drapes:
- Patio: 3
- Ranges: 4
- Refrigerator: 4
- Wall AC:

### Additional Information



- 92109 - Pacific Beach area
- San Diego County
- Parcel # 42447102

## Michael Lembeck

State License #: 01019397  
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## Re/Max Property Connection

State License #: 01891031  
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210003583

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