

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	220027784SD	S	2636 Kari Ct	SPV	91977		2	\$44,460	0	\$770,000↓			1987	5,806/0.13			03/16/23	18/18
2	230001620SD	S	1720 Reed Ave	SD	92109		2	\$0	0	\$1,850,000			1945	6,242/0.14			03/14/23	14/14
3	230000678SD	S	3281 83 Steel Street	SD	92113		2	\$0	0	\$425,000↓			1954	3,301/0.07	N		03/15/23	8/8
4	PTP2300191	S	4042 44 National AVE	SD	92113	STD	2	\$72,000	9	\$750,000↓	\$292.40	2565	2009/ASR	6,792/0.15	N	0	03/16/23	23/23
5	230002639SD	S	311 Zenith St	CHU	91911		4	\$0	0	\$2,055,000↓			1980	6,873/0.15			03/14/23	1/1
6	OC23010215	S	2110 East 20th Street	NAC	91950	STD	5	\$81,900		\$1,198,000↓	\$315.26	3800	1927/EST	12,604/0.2893	N	2	03/16/23	25/25

Closed •

List / Sold: **\$790,000/\$770,000 ↓**

2636 Kari Ct • Spring Valley 91977

18 days on the market

**2 units • \$395,000/unit • sqft • 5,806 sqft lot • No \$/Sqft data •
Built in 1987**

Listing ID: 220027784SD

94 to Bancroft (10A). Go South. Left to stay on Bancroft (by 7-Eleven). Left on Lemon. Left on Kari Ct. Park on Lemon. CrossStreet: Lemon Street



Your perfect investment opportunity awaits! Highly desirable townhouse-style duplex tucked away on a private street. Each unit has 3-bedrooms, 2 ½ baths, separate and spacious fenced backyards, private laundry, separate one-car garages, and additional off-street parking. Both have identical, large floor plans – living space, dining area, kitchen, and half-bathroom are downstairs. Bedrooms, additional bathroom, and en-suite bathroom located on the second level. New roof completed in 2016. Entire fencing replaced in 2020. Water lines replaced in 2018 and 2019, as well as 220 feet of new sewer lines in October 2022 – approximately \$70,000 in pipe replacements alone. Unit B kitchen upgrades include new cabinets, flooring, and appliances. Fantastic income-generating property. Live in one unit while renting out the other; or rent both. Ideal investment property to add to your existing portfolio, or for those just starting out!

Facts & Features

- Sold On 03/16/2023
- Original List Price of \$790,000
- 1 Buildings
- Levels: Two
- Heating: Electric, Natural Gas
- Cap Rate: 0
- \$44460 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	3	1		\$1,815		\$2,500
2:		3	3	1		\$1,890		\$2,500
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator: 2

- Dishwasher: 2
- Disposal:

- Wall AC:

Additional Information

- 91977 - Spring Valley area
- San Diego County
- Parcel # 5041926400

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: 220027784SD

Printed: 03/19/2023 4:53:44 AM

Closed •

List / Sold: **\$1,850,000/\$1,850,000**

1720 Reed Ave • San Diego 92109

14 days on the market

**2 units • \$925,000/unit • sqft • 6,242 sqft lot • No \$/Sqft data •
Built in 1945**

Listing ID: 230001620SD

CrossStreet: Ingraham



Duplex opportunity! (2 Homes on 1) 6,242 sqft lot. Live in one and rent the other! Front house (1720 Reed Ave) is 1,200 sqft which includes 3 bedrooms, 2 bathrooms, hardwood floors, new kitchen appliances, skylight, freshly painted, all windows are double glazed, new skylight's can be opened, brand new roof & a 1 car driveway parking space with washer & dryer on site. The home in the rear has a month to month tenant (1720 1/2 Reed Ave) & is a charming 1 bedroom 1 bath home with an attached 1 car garage with washer & dryer. Both homes have backyards and the rear home has alley access. Fig, orange, and macadamia nut trees. Close to grocery stores, great schools and public transportation. A rare find 4 blocks from the bay and short drive or walk to the beach! Schedule an appt with listing agent today.

Facts & Features

- Sold On 03/14/2023
- Original List Price of \$1,850,000
- 2 Buildings
- Levels: One
- Cap Rate: 0
- \$25920 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:		3	2	0		\$0		\$4,000
2:		1	1	1		\$2,160		\$2,700
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

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4241621800

Michael Lembeck

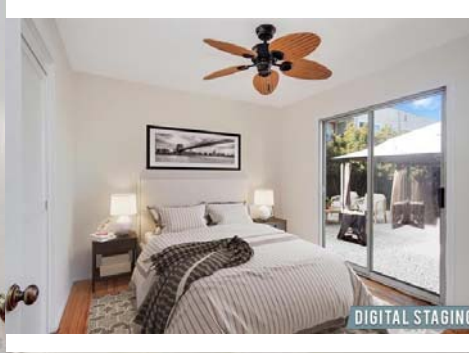
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Cell Phone: 714-742-3700

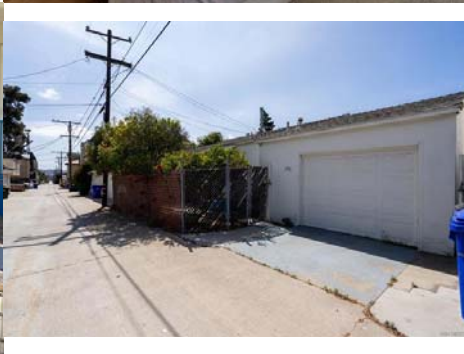
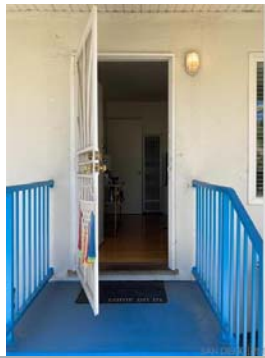
Re/Max Property Connection

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

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Closed •

List / Sold: **\$565,000/\$425,000** ↓

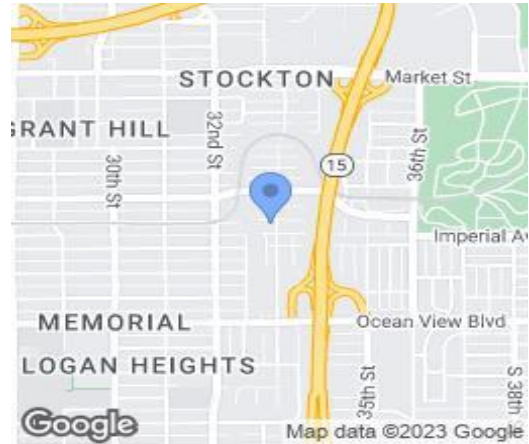
3281 83 Steel Street • San Diego 92113

8 days on the market

2 units • **\$282,500/unit** • **sqft** • **3,301 sqft lot** • **No \$/Sqft data** •
Built in 1954

Listing ID: 230000678SD

CrossStreet: S. 33rd St.



1 BR and 1 BA each, located on a lot zoned R-4 Multiple Residential. Great opportunity for growth. Value is in the land and the zoning. Investors should investigate potential BONUS via Transit Priority Area and Opportunity Zone. Centrally located to Downtown, Petco Park, freeways, public transportation, schools, Naval Base, restaurants, and shopping.

Facts & Features

- Sold On 03/15/2023
- Original List Price of \$565,000
- 1 Buildings
- Levels: One
- Cap Rate: 0

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		
2:		1	1			\$0		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5454012100

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

Re/Max Property Connection
State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 230000678SD

Printed: 03/19/2023 4:54:04 AM

Closed • Duplex

List / Sold: **\$799,000/\$750,000** ↓

4042 44 National Ave • San Diego 92113

23 days on the market

2 units • **\$399,500/unit** • **2,565 sqft** • **6,792 sqft lot** • **\$292.40/sqft** •
Built in 2009

Listing ID: PTP2300191

GPS



Awesome investor opportunity for a two unit property located in Logan Heights. Deep rectangular lot with alley access. Back unit has been renovated with updated bathrooms and kitchen. Fresh paint and new fixtures throughout. Live in one and rent out the other or rent them both out. Move in ready for new owner or tenants. Front unit is occupied currently and not renovated. Street parking in front and gated parking in the rear. Centrally located with quick access to freeways.

Facts & Features

- Sold On 03/16/2023
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$33
- Laundry: Individual Room
- Cap Rate: 9
- \$72000 Gross Scheduled Income
- \$72000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 92113 - Logan Heights area
- San Diego County

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:

\$2,095,000/\$2,055,000 ↓

1 days on the market

311 Zenith St • Chula Vista 91911

4 units • \$523,750/unit • sqft • 6,873 sqft lot • No \$/Sqft data •
Built in 1980

Listing ID: 230002639SD

CrossStreet: Main Street & Third Street



311 Zenith recently went through \$200k+ of upgrades including: full and complete renovation, washer dryer in all units, A/C and heat mini splits in all units. Each unit has 2 off street parking spots and a balcony or patio. The units are a strong mix of 1003 SF 3BR 2BA units. They feel like mini homes! This product is extremely rare in San Diego County, especially with the level of upgrades and amenities. See attached for marketing package and comps. Units can be shown anytime.

Facts & Features

- Sold On 03/14/2023
- Original List Price of \$2,095,000
- 1 Buildings
- Levels: Two
- Cooling: See Remarks
- Cap Rate: 0

Interior

Exterior

- Fencing: None

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

Of Units With:

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

Additional Information

- 91911 - Chula Vista area

- San Diego County
- Parcel # 6231920500

Michael Lembeck

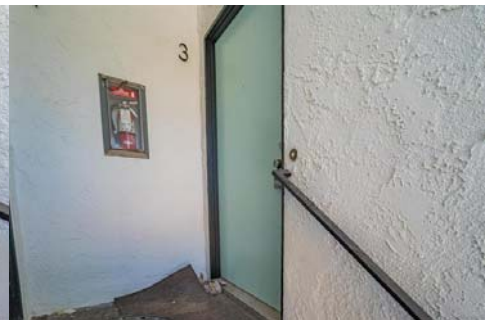
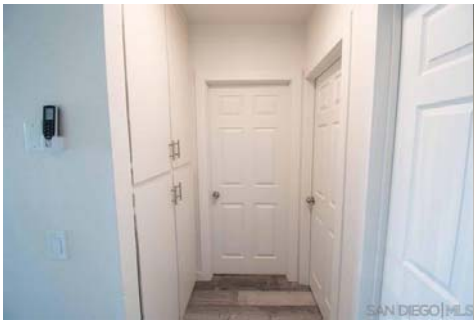
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Cell Phone: 714-742-3700

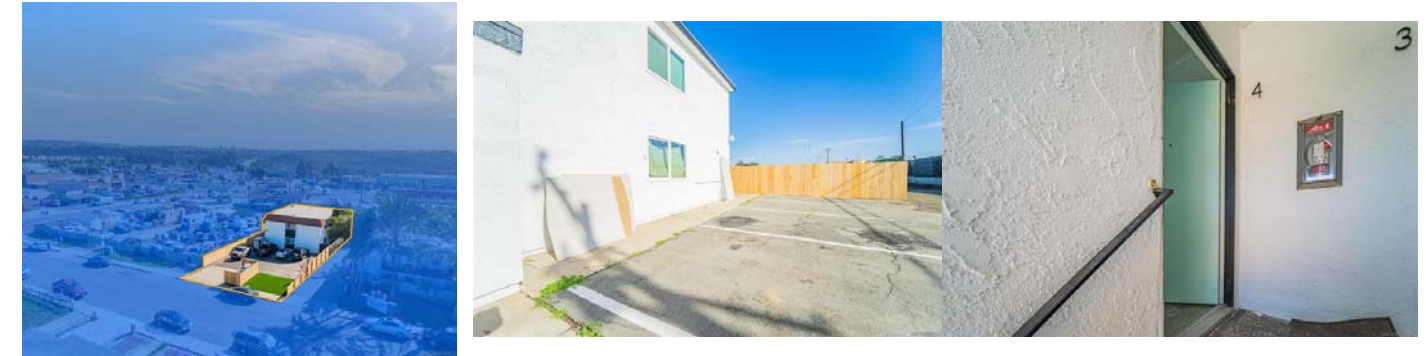
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Mission Viejo, 92691

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Closed • **Commercial/Residential**

List / Sold:

\$1,325,000/\$1,198,000 ↓

25 days on the market

Listing ID: OC23010215

2110 East 20th Street • National City 91950

5 units • **\$265,000/unit** • **3,800 sqft** • **12,604 sqft lot** • **\$315.26/sqft** •
Built in 1927

East 20th between Prospect and Grove St



Great Income property, Located on the top of a hill in National City: close to the freeway, stores, and Plaza Bonita shopping mall. FIRST TIME ON THE MARKET IN 50 YEARS. Five units, nestled between single-family homes and nearby National City Golf Course. One Single family 3 bed / 1 bath. Two 1 bedroom units. Two Studio units. One 2 car garage + ample onsite parking. 12,632 square foot R4 lot. Perfect for owner occupied + units, or investor. Units bringing in a great amount of rental income. Terrific opportunity.

Facts & Features

- Sold On 03/16/2023
- Original List Price of \$1,325,000
- 2 Buildings
- 7 Total parking spaces
- \$0 (Assessor)
- \$81900 Gross Scheduled Income
- \$50812 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Back Yard, Landscaped, Lot 10000-19999 Sqft
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,088
- Electric: \$2,400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,376
- Maintenance:
- Workman's Comp:
- Professional Management: 6552
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	0	0	Unfurnished	\$2,100	\$2,100	\$2,100
2:	2	1	0	0	Unfurnished	\$2,650	\$2,650	\$2,650
3:	1	3	0	2	Unfurnished	\$2,075	\$2,075	\$2,075

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale

- 91950 - National City area
- San Diego County
- Parcel # 5613801400

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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