

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	220003279SD	S	7585 87 Central Ave	LEG	91945		2	\$40,320	0	\$725,000			1958	7,474/0.17	N		03/17/22	8/8
2	220005019SD	S	1213 19 E Washington Ave.	ELC	92019		2	\$0	0	\$885,000			1954	7,924/0.18	N		03/18/22	3/3
3	210033919	S	1420 Dale St	SD	92102		2	\$0	0	\$1,175,000			2011	5,489/0.12			03/14/22	1/1
4	220004662SD	S	1202 1204 Spruce St	SD	92103		2	\$41,400	4	\$975,000			1940				03/18/22	5/5
5	220000804SD	S	1040 42 W Redwood St	SD	92103		2	\$44,124	2	\$1,200,000			1942	8,749/0.2			03/14/22	29/29
6	220001173SD	S	4251 53 Pepper Drive	SD	92105		2	\$45,600	4	\$876,440			1940				03/16/22	10/10
7	220003871SD	S	4725 Santa Cruz Avenue	SD	92107		2	\$51,600	4	\$1,375,000			1959	3,500/0.08	N		03/18/22	8/8
8	220004025SD	S	5656 Chateau Dr	SD	92117		2	\$3,595	5	\$950,000			1957				03/15/22	4/4
9	220003288SD	S	7750 Normal Ave	LMSA	91941		3	\$60,000	4	\$1,225,000			1955	13,389/0.3	N		03/15/22	4/36
10	220001523SD	S	1249 Division St	OCE	92054		3	\$89,590	4	\$1,655,551			1948				03/14/22	5/5
11	220003747SD	S	4332 36 Wilson Ave	SD	92104		3	\$71,880	4	\$1,340,000			1921	4,698/0.1			03/16/22	5/5
12	220000901SD	S	3218 22 Grim Ave	SD	92104		3	\$0	0	\$1,640,000			1941				03/14/22	0/0
13	220000658SD	S	3509 13 Louisiana St	SD	92104		3	\$54,000	4	\$1,668,750			1935	6,920/0.15	N		03/15/22	5/5
14	220002177SD	S	3960 3962 Utah St	SD	92104		3	\$0	0	\$1,780,000			1963				03/14/22	9/9
15	220002396SD	S	1861 63 Oliver Avenue	SD	92109		3	\$0	0	\$1,725,000			1960	6,014/0.13			03/18/22	6/6
16	NDP2200871	S	304 308 E 4th ST	NAC	91950	STD	4	\$76,620	3	\$1,400,000	\$625.28	2239	1989	4,535/0.1	N	0	03/15/22	2/2
17	NDP2200900	S	512 14 W Juniper ST	SD	92101	STD	4	\$7,481	5	\$1,850,000	\$513.89	3600	1939/ASR	4,953/0.11	N	2	03/18/22	14/14
18	220000519SD	S	4776 78 Hawley Blvd	SD	92116		4	\$112,800	3	\$2,095,000			1979				03/14/22	5/5

Closed •

List / Sold: **\$750,000/\$725,000** ↑

7585 87 Central Ave • Lemon Grove 91945

8 days on the market

2 units • **\$375,000/unit** • **sqft** • **7,474 sqft lot** • **No \$/Sqft data** •

Built in 1958

Listing ID: 220003279SD

CrossStreet: Buena Vista



Sewer: Sewer Connected Unit # for Unit 1: 7585 Unit # for Unit 2: 7587 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 03/17/2022
- Original List Price of \$650,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas, Forced Air
- Cap Rate: 0
- \$40320 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:		2	1	0		\$1,695		
2:		2	1	0		\$1,665		
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

- 91945 - Lemon Grove area
- San Diego County
- Parcel # 4802350800

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: 220003279SD

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Closed •

List / Sold: **\$749,900/\$885,000** ↑

1213 19 E Washington Ave. • El Cajon 92019

3 days on the market

2 units • **\$374,950/unit** • **sqft** • **7,924 sqft lot** • **No \$/Sqft data** •
Built in 1954

Listing ID: 220005019SD

CrossStreet: Leland Pl.



Great Investment opportunity, this El Cajon duplex has 2 bedroom and 1 bath in each unit and sits on a huge corner lot. The property has recently been repainted, bathrooms updated, new stainless steel appliances in the kitchens. Each unit comes with its own garage spot and laundry as well as plenty of off-street parking. This can be cash flow positive right away, move fast, it will not last long. Sewer: Sewer Available Unit # for Unit 1: 13 Unit # for Unit 2: 19 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 03/18/2022
- Original List Price of \$749,900
- 1 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0

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:		2	1	1		\$0		
2:		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: 0
- Wall AC:

Additional Information

- 92019 - El Cajon area
- San Diego County
- Parcel # 4931208100

Michael Lembeck

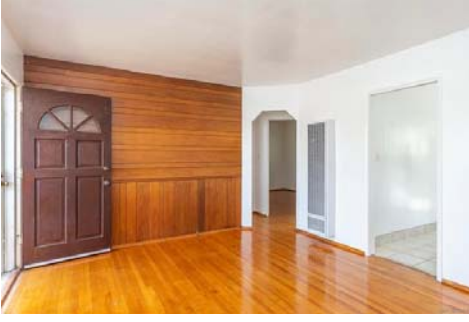
State License #: 01019397
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Re/Max Property Connection

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Mission Viejo, 92691

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Closed •

List / Sold:

\$1,200,000/\$1,175,000 ↓

1 days on the market

Listing ID: 210033919

1420 Dale St • San Diego 92102

2 units • **\$600,000/unit** • **sqft** • **5,489 sqft lot** • **No \$/Sqft data** •
Built in 2011

CrossStreet: Beech



Property is located in historic designated district. Recently painted exterior with touch up painting on inside of unit 1. Unit 2 currently occupied by long term tenant. Detached garage and yard in back of duplex. Currently undergoing code enforcement corrections with summited plans. Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 03/14/2022
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- Cap Rate: 0

Interior

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:		2	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

- 92102 - San Diego area
- San Diego County
- Parcel # 5394110900

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210033919

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Closed •

List / Sold: **\$850,000/\$975,000** ↑

1202 1204 W Spruce St • San Diego 92103

5 days on the market

2 units • **\$425,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1940

Listing ID: 220004662SD

CrossStreet: Ibis



THIS SALE CONSISTS OF 3 PARCELS BEING SOLD TOGETHER. Fantastic Investment Opportunity in desirable Mission Hills. 1202 is the front 1 bedroom (APN 451-612-08-00), 1204 is the rear 1 bedroom (APN 451-612-09-00) and APN 451-612-17-00 is vacant land behind the rear unit that extends beyond the existing rear fence. Please see photo of tax records with lot lines. Both units are currently occupied with long term tenants on month to month leases and tenants would like to stay. Buyer and Buyer's agent to verify all information given to include actual parcel boundaries and accessibility prior to close of escrow. Sewer: Sewer Connected Unit # for Unit 1: 1202 Unit # for Unit 2: 1204 Number of Furnished Units: 0 Topography: GSL,SSLP

Facts & Features

- Sold On 03/18/2022
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- Heating: See Remarks
- Cap Rate: 4
- \$41400 Gross Scheduled 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			\$1,750		
2:		1	1			\$1,700		
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

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4516120800

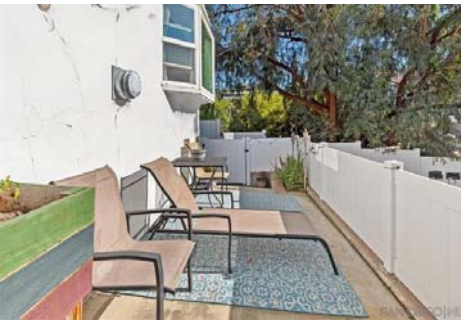
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Mission Viejo, 92691

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Closed •

List / Sold:

\$1,568,800/\$1,200,000 ↓

29 days on the market

Listing ID: 220000804SD

1040 42 W Redwood St • San Diego 92103

2 units • \$784,400/unit • sqft • 8,749 sqft lot • No \$/Sqft data •
Built in 1942

Best to utilize GPS. CrossStreet: Redwood and Union



CALLING ALL DEVELOPERS! RARE OPPORTUNITY AWAITS IN THE HEART OF SAN DIEGOS URBAN CORE! TREMENDOUS PANARAMIC VIEW potential of San Diego Bay & ocean, downtown skyline, Point Loma, Coronado, and More! LOT ZONED RM 2-5 – One Dwelling Unit per 1500 square feet – Lot Size 8,749 – nearly double wide lot with 87 feet of street frontage! Complete Communities Ordinance allows for additional density consideration with habitable GFA increasing from 8,859 to 56,875. Sewer: Sewer Connected Unit # for Unit 1: 1040 Unit # for Unit 2: 1042 Number of Furnished Units: 0 Frontage: Canyon

Facts & Features

- Sold On 03/14/2022
- Original List Price of \$1,568,800
- 1 Buildings
- Levels: Two
- Heating: Natural Gas, Combination
- Cap Rate: 2.1
- \$44124 Gross Scheduled Income
- \$32980 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	1	2		\$1,827		
2:		2	1	0		\$1,850		
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

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4515430500

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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: 220000804SD

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Closed •

List / Sold: **\$849,000/\$876,440** ↑

4251 53 Pepper Drive • San Diego 92105

10 days on the market

2 units • **\$424,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1940

Listing ID: 220001173SD

CrossStreet: Quince St



The 4251-53 Pepper Drive Cottages are located just east of Interstate 15 in the City Heights neighborhood of San Diego. This 2-Unit Multifamily Property is comprised of two separate structures on a 5,050 SF lot. Additionally, a 1,932 SF 'Bonus Parcel' (APN: 476- 373-12) will convey with the sale for a total lot size of 6,982 SF. The Bonus Parcel is accessible via alleyway. The Front House is a 2Bd/1Ba unit w/ private yard & the Rear House is a 2Bd/1Ba unit w/ private yard and detached garage. This Property offers a solid base for an investor to stabilize the existing units and explore the development potential of the bonus lot behind. Shown with accepted offer. Do Not Disturb Tenants. Unit # for Unit 1: 4251 Unit # for Unit 2: 4253 Number of Furnished Units: 0

Facts & Features

- Sold On 03/16/2022
- Original List Price of \$849,000
- 2 Buildings
- Levels: One
- Cap Rate: 3.5
- \$45600 Gross Scheduled Income
- \$29744 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02172966
- 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			\$2,000		\$2,195
2:		2	1			\$1,800		\$2,195
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

- 92105 - East San Diego area
- San Diego County
- Parcel # 4763730200

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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:

\$1,395,000/\$1,375,000 ↓

8 days on the market

4725 Santa Cruz Avenue • San Diego 92107

2 units • \$697,500/unit • sqft • 3,500 sqft lot • No \$/Sqft data •
Built in 1959

Listing ID: 220003871SD

Located Santa Cruz Avenue between Sunset Cliffs Blvd and Ebers St. CrossStreet: Sunset Cliffs Blvd



OB DUPLEX - INVESTMENT OPPORTUNITY OR LIVE IN ONE AND RENT THE OTHER! Completely remodeled beach duplex only blocks to the ocean and shops. Both units have been completely remodeled to include electrical, plumbing, kitchens, bathrooms and flooring. Tons of natural light with new skylights and ceiling fans. Front unit boasts a fenced in private patio with ocean views. Back unit has a patio with outdoor living space. Investment, owner/tenant or vacation rental!!! The possibilities are endless! OB DUPLEX - INVESTMENT OPPORTUNITY OR LIVE IN ONE AND RENT THE OTHER! Completely remodeled beach duplex only blocks to the ocean and shops. Both units have been completely remodeled to include electrical, plumbing, kitchens, bathrooms and flooring. Tons of natural light with new skylights and ceiling fans. Front unit boasts a fenced in private patio with ocean views. Back unit has a patio with outdoor living space. Investment, owner/tenant or vacation rental!!! Incredible units, close to all the shops and restaurants, as well as the beach and sunset cliffs. Live in one and rent out the other. Possible vacation rental. All with a better than 3.5% cap rate long term rental. Back unit has a fenced patio with outdoor living space, sunshine and bbq area. Bathrooms feature tile floors and walls with river rock accents. Off street parking off of the alley and a shared laundry room between the two units. Sewer: Sewer Connected Unit # for Unit 1: 4725 Unit # for Unit 2: 4725 1/2 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 03/18/2022
- Original List Price of \$1,395,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Cap Rate: 3.5
- \$51600 Gross Scheduled Income
- \$42000 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Cross Fenced, 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:		2	1	0		\$2,300		\$2,400
2:		2	1	0		\$2,150		\$2,200
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

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4483721700

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: **\$824,000/\$950,000** ↑

5656 Chateau Dr • San Diego 92117

4 days on the market

2 units • \$412,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1957

Listing ID: 220004025SD

Off Balboa Ave, turn on Mt Abernathy and then turn on Chateau Dr
CrossStreet: Mt Abernathy Ave, Camber Dr



Unit A is 3 Bed 2 Bath and Unit B is 1 Bed 1 Bath garage conversion. Please do not disturb tenants. This property will not last long - contact agent ASAP. Exterior: Wood/Stucco Unit # for Unit 1: A Unit # for Unit 2: B Number of Furnished Units: 0

Facts & Features

- Sold On 03/15/2022
- Original List Price of \$749,000
- 1 Buildings
- Levels: One
- Cap Rate: 5.2
- \$3595 Gross Scheduled Income
- \$38140 Net Operating Income

Interior

Exterior

- Fencing: Cross Fenced

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2			\$2,495		
2:		1	1			\$1,100		
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:

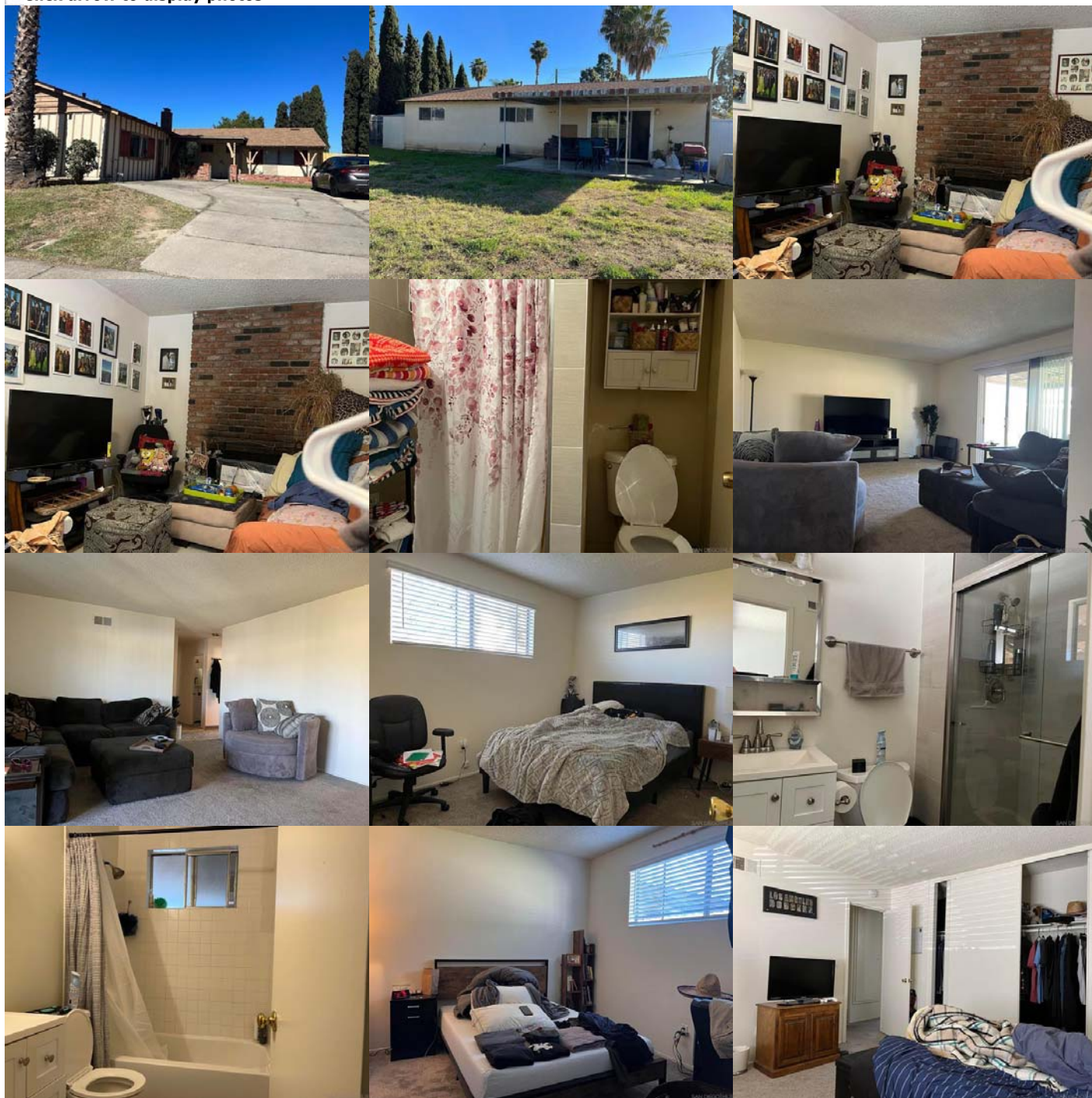
Additional Information

- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 3618103000

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CUSTOMER FULL: Residential Income LISTING ID: 220004025SD

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Closed •

List / Sold: **\$1,225,000/\$1,225,000**

7750 Normal Ave • La Mesa 91941

4 days on the market

**3 units • \$408,333/unit • sqft • 13,389 sqft lot • No \$/Sqft data •
Built in 1955**

Listing ID: 220003288SD

CrossStreet: Rosebud



Amazing Income Property in Prime La Mesa Neighborhood with Potential Room for 2 More Units. Each Unit has Private Yards. All Three Units have Laundry Hookups. All Refrigerators Stay and Washer/Dryers Stay in Units 1 and 2. Six Spaces for Off-Street Parking! Each Unit has Assigned Parking Spaces. The Largest Unit (a 3 BR/ 2 BA) has 3 Parking Spaces! Very Well Maintained! Newer Fence! Fully Irrigated on Auto Sprinklers! Stable Tenants on Month-to- Month Agreements. Large, Mature Avocado Tree and Citrus! Close to Schools, Easy Walking Access to La Mesa Springs and Downtown La Mesa! Upside Possibility for Adding ADU/Units. Sewer: Sewer Connected Unit # for Unit 1: 7750 Unit # for Unit 2: 7752 Unit # for Unit 3: 7754 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 03/15/2022
- Original List Price of \$1,225,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: See Remarks
- Cap Rate: 4.4
- \$60000 Gross Scheduled Income
- \$54100 Net Operating Income

Interior

- Appliances: Electric Water Heater

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:		3	2	0		\$2,200		\$2,600
2:		2	2	0		\$1,800		\$2,000
3:		1	1	0		\$1,000		\$1,500
4:			0					

Of Units With:

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

Additional Information

- 91941 - La Mesa area
- San Diego County
- Parcel # 4704801400

Michael Lembeck

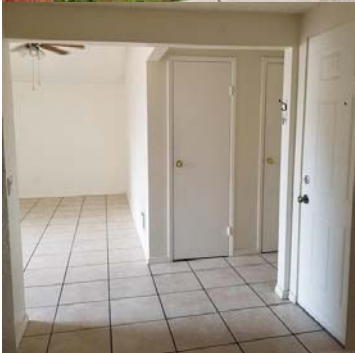
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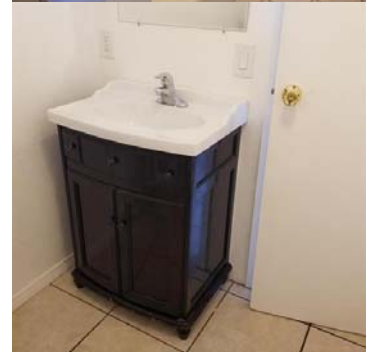
Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,525,000/\$1,655,551 ↑

5 days on the market

Listing ID: 220001523SD

1249 Division St • Oceanside 92054

3 units • \$508,333/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1948

CrossStreet: Grant



Turnkey high output triplex in San Diego's most Northern Coastal Beach Town of Oceanside. 4.43% proforma cap rate with just one rent increase! The property has undergone a "to the studs" rehabilitation in 2017-2021 allowing an investor to take over a stabilized property with high-quality tenants or vacate the detached unit to allow for an ideal owner-occupy operation to offset mortgage and other expenses. The duplex interior pictures are shown first which were fully rehabbed in 2021. The last interior pictures are of the detached 2/1 unit, which was fully rehabbed in 2017. Only new wood vinyl flooring would be required in the detached unit to drive top of market rental capability. Please contact Maxwell Brown for the offering memorandum. All new appliances, quartz counters, vinyl plank flooring, dual pane windows, & interior lighting + Dishwashers in all units + In-unit Laundry in all units + Private patios for all units, with ability to extend into large yards + Soundproof Double walls + All appliances high efficiency electric with exclusion of the Water Heaters being gas - Water heaters are 3-6 years old, all still under warranty + Central Large Mini-splits in the Duplex + Gas Heat in the Detached 2/1 Unit + Full new metal fencing with electric gate for easy parking lot access + Private Gated electronic access on street side for Duplex Units + Duplex Prewired for Level 2 car chargers; 30 amps @ 240 volts + Ceiling Fans + Recessed Lighting + 7 on-site gated parking spaces Number of Furnished Units: 0

Facts & Features

- Sold On 03/14/2022
- Original List Price of \$1,525,000
- 2 Buildings
- Levels: One
- Cooling: Central Air
- Cap Rate: 3.93
- \$89590 Gross Scheduled Income
- \$59954 Net Operating Income

Interior

Exterior

- Security Features: Automatic Gate

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2			\$2,600		
2:		2	2			\$2,600		
3:		2	1			\$1,900		\$2,550
4:			0					

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 3
- Disposal:

- Patio: 3
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- 92054 - Oceanside area
- San Diego County
- Parcel # 1501421300

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: 220001523SD

Printed: 03/21/2022 1:32:03 PM

Closed •

List / Sold:

\$1,350,000/\$1,340,000 ↓

5 days on the market

Listing ID: 220003747SD

4332 36 Wilson Ave • San Diego 92104

3 units • **\$450,000/unit** • **sqft** • **4,698 sqft lot** • **No \$/Sqft data** •
Built in 1921

CrossStreet: Wilson and El Cajon Blvd



This TURN KEY property is perfect for an owner-user who would like to live in the detached front 2bed/2ba house (1036sf) and rent out the back 2 units for adtl income. A FULLY REMODELED 3 unit property for sale in the trendy Normal Heights neighborhood. Back duplex consists of 1br/1ba units. All units have private yards, NEW Kitchens, Tile Bathrooms, showers, Flooring, W/D Hookups, and more! Off street parking in the driveway! Short walk to bars and restaurants! Seller rebuilt and leveled foundation of the front house Feb 2022 with engineer certification prior to going back on market (previously had uneven floors). Electrical and plumbing upgraded during the remodel as well. This property lies in Complete communities plan zoning ability to build 6.5 FAR and 40ft with development potential. Tax record square footage is incorrect, appraisal square footage is Exterior: Wood/Stucco Unit # for Unit 1: 4336 Unit # for Unit 2: 4334 Unit # for Unit 3: 4332 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 03/16/2022
- Original List Price of \$1,349,000
- 2 Buildings
- Levels: One
- Cap Rate: 3.51
- \$71880 Gross Scheduled Income
- \$47390 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Cross Fenced

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2			\$0		\$3,000
2:		1	1			\$1,495		\$1,850
3:		1	1			\$1,495		\$1,850
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4471711500

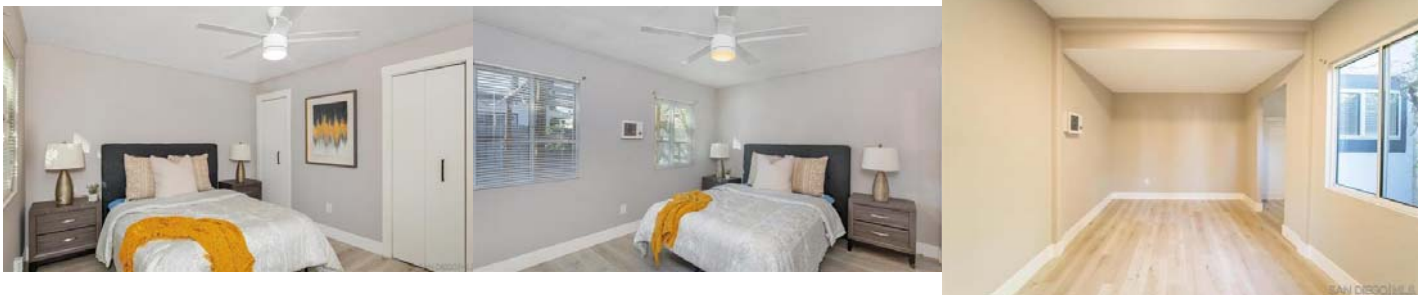
Michael Lembeck

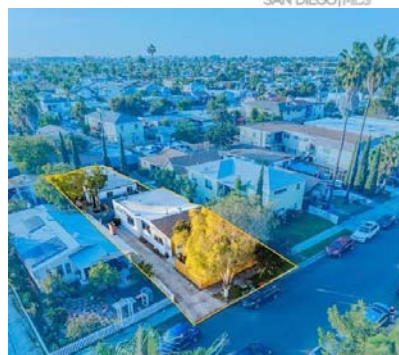
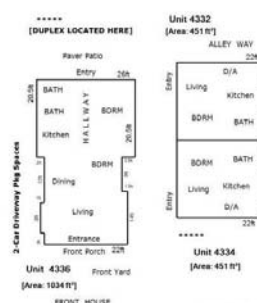
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,650,000/\$1,640,000 ↓

0 days on the market

3218 22 Grim Ave • San Diego 92104

3 units • \$550,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1941

Listing ID: 220000901SD

GPS; or 805 fwy to University Ave, exit west; left of Grim Ave; go about 7 blocks; property will be on the right.
Park on Street CrossStreet: Thorn



North Park Multi-Unit Investment Opportunity! Live in one unit, rent the others! Or rent them all! Just blocks from Balboa Park in this highly-desired San Diego neighborhood! Three separate structures with at least 3 separate rentable units, maybe more. Possibility to be long term rentals, Traditional B&B, Air B&B, or a combination. Has been used as a traditional B&B for many years, as part of "Carole's B&B" one of San Diego's original Bed & Breakfast establishments. This property Has been used as a traditional B&B for many years, as part of "Carole's B&B" one of San Diego's original Bed & Breakfast establishments. A couple of units been recently been used for long-term monthly rentals. Exterior: Wood/Stucco Unit # for Unit 1: 3220 Unit # for Unit 2: 3218 Unit # for Unit 3: 3222 Number of Furnished Units: 0

Facts & Features

- Sold On 03/14/2022
- Original List Price of \$1,650,000
- 3 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- 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:		4	1			\$2,400		\$4,800
2:		4	3			\$3,700		\$4,425
3:		1	1			\$1,000		\$1,675
4:			0					

Of Units With:

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

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4535512000

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:

\$1,400,000/\$1,668,750 ↑

5 days on the market

Listing ID: 220000658SD

3509 13 Louisiana St • San Diego 92104

3 units • \$466,667/unit • sqft • 6,920 sqft lot • No \$/Sqft data • Built in 1935

Louisiana and Myrtle CrossStreet: Myrtle



Incredible location with huge upside potential! Quiet, family friendly North Park neighborhood a block from Morley Field /Dog Park /Balboa Park. 3 Units. Front house: 1,025 sq. ft. Craftsman w/ 2 bedroom + office/den, washer/dryer hook-ups, private yard and a 2 car garage. Unit 2: 787 sq. ft. 1 bedroom + office/den, garage and view balcony. Unit 3: 532 sq. ft. 1 bedroom w/ attached garage. One additional garage not used currently could be rented, converted to a dwelling or converted to a laundry room for additional income source. This location is one of the finest parts of North Park with easy access to restaurants, coffee, shopping, Down Town and minutes to the airport. Current rents are well below market value. Projections included are pre-renovation estimates. The potential is immense. Sewer: Sewer Connected Unit # for Unit 1: 3509 Unit # for Unit 2: 3511 Unit # for Unit 3: 3513 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 03/15/2022
- Original List Price of \$1,400,000
- 2 Buildings
- Levels: Two
- Cap Rate: 4
- \$54000 Gross Scheduled Income
- \$39000 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	2		\$2,200		\$3,200
2:		1	1	1		\$1,300		\$2,200
3:		1	1	1		\$950		\$1,600
4:			0					

Of Units With:

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

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4533111400

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:

\$1,999,900/\$1,780,000 ↓

9 days on the market

Listing ID: 220002177SD

3960 3962 Utah St • San Diego 92104

3 units • \$666,633/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1963

GPS CrossStreet: Lincoln



Location, location, location!! Prime North Park location with a great walking score to almost everything your heart desires. Complete Communities zone w/FAR Tier 3 & the ability to build up to 6.5 FAR & Transit Priority Area w/no parking requirement!! Potential to build 36+ units depending on size & FAR. Existing residences include a 2 bed, 2 bath downstairs (approx. 1400 sqft) w/generous covered patio. The upstairs residence is a 1 bed, 1 bath (approx. 1000 sqft). Large yard could easily allow additional ADU instead of development. 3962 was originally built as a 1 bed, 1 bath approx. 400 sqft unit next to 3 1-car garages. The garages were converted into additional living space, permit status unknown. With some TLC, you can cash flow the high rents of North Park while you work on your building permits for development. Sewer: Sewer Connected Unit # for Unit 1: 3960-Down Unit # for Unit 2: 3960-Up Unit # for Unit 3: 3962 Number of Furnished Units: 0

Facts & Features

- Sold On 03/14/2022
- Original List Price of \$1,999,900
- 2 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Natural Gas
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2	0		\$0		
2:		1	1	1		\$1,000		
3:		1	1	0		\$0		
4:			0					

Of Units With:

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

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4457121900

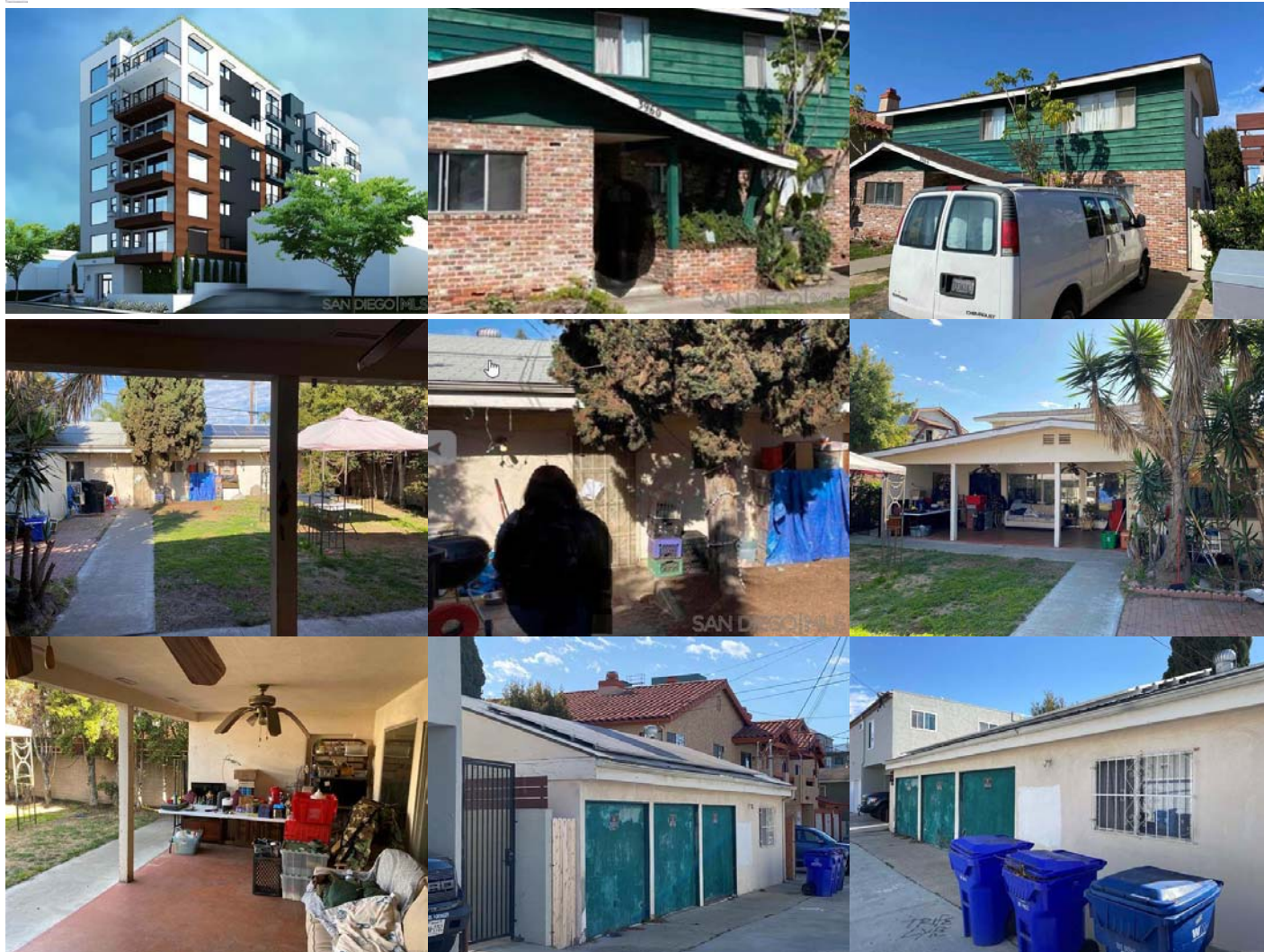
Michael Lembeck

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:

\$1,725,000/\$1,725,000 ↑

6 days on the market

Listing ID: 220002396SD

1861 63 Oliver Avenue • San Diego 92109

3 units • \$575,000/unit • sqft • 6,014 sqft lot • No \$/Sqft data •
Built in 1960

CrossStreet: Lamont



Amazing well-maintained Pacific Beach investment property. What we love about this property: *Off street parking and just blocks from Mission Bay. Less than 1 ½ mile from the beach! *Front house has 3 bedrooms, 1 bath, hardwood floors, and built-ins. Kitchen has laminate flooring, dining space and dishwasher. *Two studio units have laminate and tile flooring. *Parking includes a carport, plus two front spaces and two spaces off alley. *Between the studios is a shared laundry room with laminate flooring, and plenty of storage. Beautiful, lush, fenced backyard with fruit trees, grass area and patio space. And of course, all three units are currently rented. Sewer: Sewer Connected Unit # for Unit 1: 1861 Unit # for Unit 2: 1863 Unit # for Unit 3: 1863 1/2 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 03/18/2022
- Original List Price of \$1,600,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0

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

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4242420900

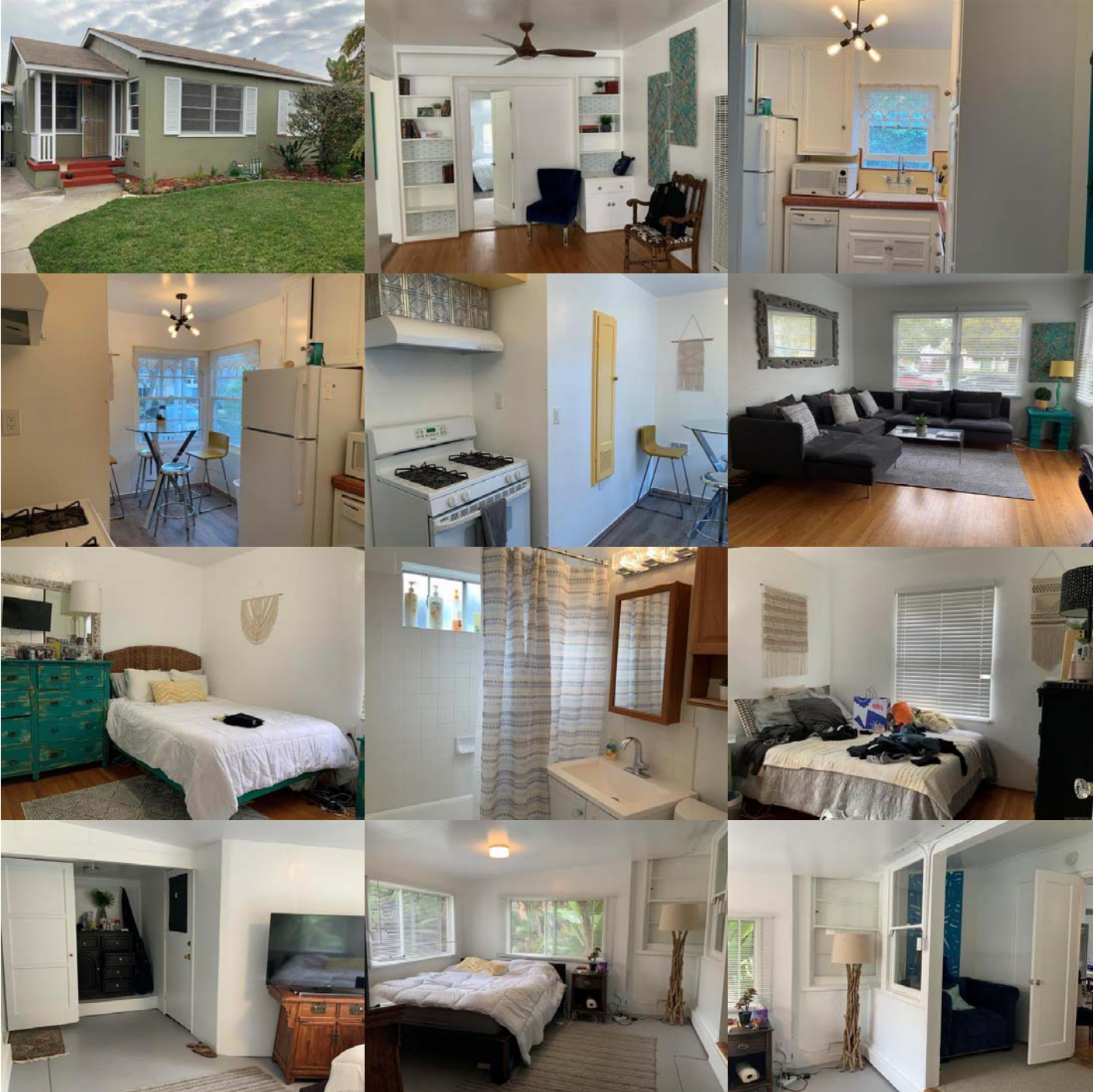
Michael Lembeck

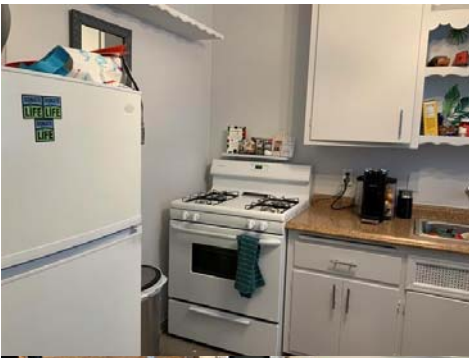
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,300,000/\$1,400,000 ↑

2 days on the market

Listing ID: NDP2200871

304 308 E 4th St • National City 91950

**4 units • \$325,000/unit • 2,239 sqft • 4,535 sqft lot • \$625.28/sqft •
Built in 1989**

National City Blvd. to 4th Street



Incredible Investor Opportunity In National City! Projected rental rates make this building a very special investment. Well maintained and upgraded building includes two 3 bedroom 2 bathroom units as well as two 1 bedroom 1 bathroom units. All units currently have tenants in place. Situated on beautiful 4th Street the building is surrounded by a large, fully fenced, flat lot with ample tenant parking. The building benefits from recent system upgrades and low maintenance landscaping. All units have engineered hardwood floors, one unit has recently been upgraded. National City is rated San Diegos most walkable city. Moments from the waterfront, beautiful parks, great schools, freeway access, shopping, and business centers. The value of homes in National City increased 22.7% in 2021 and was a leading increase in the county. NOW is the time to invest in National City as it reaches to an incredible future while keeping its longtime heritage and charm.

Facts & Features

- Sold On 03/15/2022
- Original List Price of \$1,300,000
- 1 Buildings
- 0 Total parking spaces
- \$0
- Cap Rate: 3.29
- \$76620 Gross Scheduled Income
- \$42798 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Level
- Security Features: Security Lights, Smoke Detector(s), Window Bars
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,822
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,000
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,422
- 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		\$1,895	\$2,195	\$2,195
2:		3	2	0		\$1,895	\$2,195	\$2,195
3:		1	1	0		\$1,395	\$1,495	\$1,495
4:		1	1	0		\$1,200	\$1,495	\$1,495

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 91950 - National City area
- San Diego County
- Parcel # 5562110900

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: NDP2200871

Printed: 03/21/2022 1:32:27 PM

Closed • **Quadruplex**

List / Sold:

\$1,550,000/\$1,850,000 ↑

14 days on the market

Listing ID: NDP2200900

512 14 W Juniper St • San Diego 92101

**4 units • \$387,500/unit • 3,600 sqft • 4,953 sqft lot • \$513.89/sqft •
Built in 1939**

Corner of Union St & West Juniper St, San Diego.



DO NOT DISTURB OCCUPANTS. This is a rare opportunity to purchase four, tastefully updated dwellings located at the foot of Banker's Hill and less than 2 blocks away from Little Italy near downtown San Diego. Included is a classic, 3-bedroom, 1-bathroom primary residence that incorporates modern improvements, providing contemporary comforts while allowing the home to retain the period charm of its 1930's design. The additional 3 units consist of a 1-Bedroom, 1-Bathroom suite located a floor beneath the primary that adjoins nearly 830 additional Square Feet of storage space, a 2-bedroom 1-Bathroom unit above the detached garage, & a Studio-Plus sized flat directly to the rear of that. The remodeled kitchens in the 3-bedroom home and 1-bedroom suite are equally tasteful, functional, and beautifully incorporated into each as is the galley style cook space in the 2-bedroom home. Flooring varies from unit to unit but includes lustrous oak planks and composite laminates. Laundry equipment is located in the garage, AC units can be found throughout as can acoustic/"quieter home" windows. There are also three separate electric meters, a 200 AMP Electrical panel, and 2 water meters. Additional information available on request. (Please, do not go onto the property or disturb occupants)

Facts & Features

- Sold On 03/18/2022
- Original List Price of \$1,550,000
- 2 Buildings
- 2 Total parking spaces
- \$42
- Laundry: In Garage
- Cap Rate: 5.18
- \$7481 Gross Scheduled Income
- 3 electric meters available
- 1 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- 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

Of Units With:

- Separate Electric: 3
- Gas Meters: 1
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal: 4
- Drapes:
- Patio: 1
- Ranges: 4
- Refrigerator:
- Wall AC: 4

Additional Information

- Standard sale

- 92101 - San Diego Downtown area
- San Diego County
- Parcel # 5330650800

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

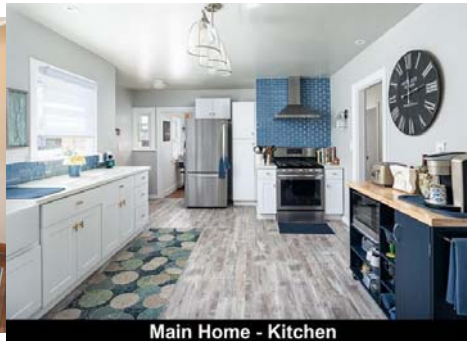
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Main Home - Living Room & Dining Room



Main Home - Kitchen



Main Home - Main Bedroom





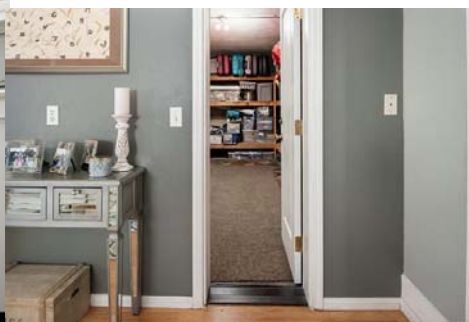
Main Home - Lower Level - 1 BR - 1BA - Apartment



Main Home - Lower Level - Bedroom



Main House - Lower Level - Bathroom



Main Home - Lower Level - Storage Area



Storage Area



Storage Area

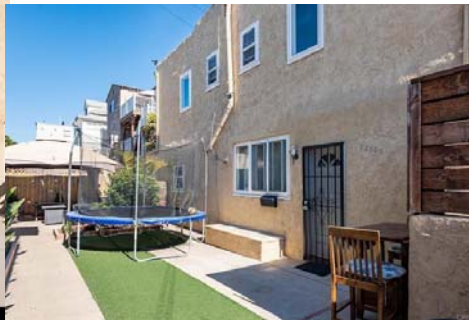


Storage Area



2 BR - 1 BA Unit - Living Room - Kitchen





No photos of Studio+ Unit available at this time.
Storage Space is located Beneath Main Residence.
Garage Space & Storage Space are Seperate Areas.

Closed •

List / Sold: **\$2,095,000/\$2,095,000**

4776 78 Hawley Blvd • San Diego 92116

5 days on the market

4 units • \$523,750/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1979

Listing ID: 220000519SD

CrossStreet: Collier Ave



4776-78 Hawley Blvd is a four unit apartment complex located above Adams Ave in Normal Heights, San Diego on a 6,687 SF Lot. It consists of four 2 bedroom units with five garages facing the alley. A new investor has the opportunity to add value to the lot by converting the garages into ADUs and maximizing the rents in the current units. The property was extensively renovated in 2019 by the current owner. Exterior: Wood/Stucco Unit # for Unit 1: 4776 Unit # for Unit 2: 4778 Unit # for Unit 3: 4780 Unit # for Unit 4: 4782 Number of Furnished Units: 0

Facts & Features

- Sold On 03/14/2022
- Original List Price of \$2,095,000
- 2 Buildings
- Levels: Two
- Cap Rate: 3.2
- \$112800 Gross Scheduled Income
- \$68053 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	1			\$2,450		\$2,600
2:		2	1			\$2,295		\$2,600
3:		2	1			\$2,275		\$2,600
4:		2	2			\$2,295		\$2,800

Of Units With:

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

Additional Information

- 92116 - Normal Heights area

- San Diego County
- Parcel # 4394022800

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



