

Cross Property Customer 1 Line

City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	Grg Spcs	Date	DOM/CDOM
IMB	91932	STD	2	\$4,000	0	\$720,000 ↓	\$486.82	1479	2000/ASR	5,643/0.12	0	03/18/21	0/0
LAK	92040	STD	2	\$31,800	4	\$585,000 ↓	\$334.67	1748	1987/ASR	8,095/0.18	2	03/19/21	12/12
OCE	92054	STD	2	\$52,200	3	\$1,100,000 ↓	\$787.97	1396	1909/ASR	5,000/0.1148	0	03/17/21	162/162
SD	92104		2	\$36,000	0	\$651,500 ↓			1912			03/18/21	15/83
SD	92105		2	\$0	0	\$800,000 ↑			1958			03/16/21	5/5
SD	92107		2	\$0	0	\$1,415,000 ↑			1968	3,503/0.08		03/15/21	5/5
SD	92109		2	\$0	0	\$1,510,000 ↑			1930	2,266/0.05		03/16/21	8/8
CORO	92118		2	\$0	0	\$2,850,000 ↓			1888	5,300/0.12		03/15/21	89/89
ESC	92027		3	\$0	0	\$950,000			1960			03/18/21	1/1
SD	92109		3	\$82,200	3	\$1,600,000 ↑			1955	0.03		03/18/21	6/6
SD	92116	STD	3	\$61,200	3	\$1,050,000 ↓	\$845.41	1242	1941/SLR	6,152/0.1412	4	03/18/21	0/0
SD	92101		4	\$35,588	2	\$1,695,000 ↓			2011	2,652/0.06		03/15/21	165/165

Closed • Duplex

List / Sold: **\$749,999/\$720,000** ↓

566 68 3rd St • Imperial Beach 91932

0 days on the market

2 units • **\$375,000/unit** • **1,479 sqft** • **5,643 sqft lot** • **\$486.82/sqft** •

Listing ID: PTP2101818

Built in 2000

Palm Avenue to 3rd Street.



Great investor property Duplex! 1 story, 2 total units, 4 bedrooms total, 2 bathrooms total. Spacious back yard perfect for entertaining! Just walking distance to Imperial Beach. Needs work but has plenty of potential. A hidden gem!

Facts & Features

- Sold On 03/18/2021
- Original List Price of \$749,999
- 1 Buildings
- 0 Total parking spaces
- Laundry: Washer Hookup, Gas Dryer Hookup
- Cap Rate: 0.26
- \$4000 Gross Scheduled Income
- \$2000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard

Annual Expenses

- Total Operating Expense: \$2,340
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$240
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Click arrow to display photos



Closed • Duplex

List / Sold: **\$599,000/\$585,000** ↓

8257 8259 Linden Rd • Lakeside 92040

12 days on the market

2 units • \$299,500/unit • 1,748 sqft • 8,095 sqft lot • \$334.67/sqft •
Built in 1987

Listing ID: PTP2100808

Winter Gardens Blvd/east on Winter Gardens Drive, East on Linden



Duplex with two 2 bedroom, 1 bath units. Each unit has a 1 car garages, their own laundry room, long breakfast bars and both have fenced yard areas. Units are basic and could stand some renewal. Very long term tenants with below market rents. The street is in need of attention, but this is right off Winter Gardens Drive. Do not disturb tenants!

Facts & Features

- Sold On 03/19/2021
- Original List Price of \$599,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- Laundry: Individual Room, Inside
- Cap Rate: 3.8
- \$31800 Gross Scheduled Income
- \$22800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater, Water Heater

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

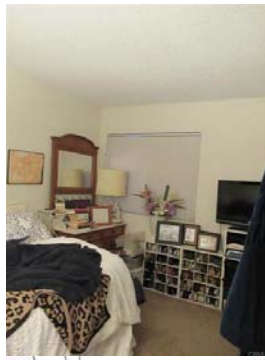
- Total Operating Expense: \$11,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01897784
- Insurance: \$900
- Maintenance: \$56
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$780
- Other Expense:

Michael Lembeck
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Re/Max Property Connection
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Mission Viejo, 92691

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Closed • Duplex**\$1,130,000/\$1,100,000** ↓

162 days on the market

413 - 415 N Tremont St • Oceanside 92054**2 units** • **\$565,000/unit** • **1,396 sqft** • **5,000 sqft lot** • **\$787.97/sqft** •
Built in 1909

Listing ID: PW20164570

West of PCH, North of Civic Center Drive

Charming 1909 Farm House duplex Located west of Pacific Coast Highway, situated just two blocks from the beach and pier in Oceanside. Two-bedroom, one bath unit downstairs, upstairs studio unit with full kitchen and bath. Attached Laundry room, coin-op washer and dryer included. Downstairs unit was renovated 2015, upstairs renovation started in September 2016 and was completed January 2017. Both units have stainless steel appliances, both fridges are included, one fridge is not stainless. Drought tolerant landscaping with drip irrigation system was completed in 2015. The exterior was painted June 2015. New composition shingle roof was installed in December 2016. Rear parking area has five spaces and is accessed from the paved alley. Easy walking distance to restaurants, shopping, farmers' market, light rail, train and bus station. Convenient to several hotels with conference centers. Live in one unit and rent the other. Could be used for an extended family living arrangement. Excellent potential for use as a short term vacation rental or Airbnb, or potential lot split be sure to check with the City of Oceanside. Most interior photos were taken after the downstairs unit was renovated in 2015 and the upstairs unit renovation was completed in 2017, prior to occupancy by the current tenants.

Facts & Features

- Sold On 03/17/2021
- Original List Price of \$1,125,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- Laundry: Dryer Included, Individual Room, Outside, Washer Hookup, Washer Included
- Cap Rate: 3.12
- \$52200 Gross Scheduled Income
- \$35202 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Laminate, Wood
- Appliances: Dishwasher, Free-Standing Range, Disposal, Gas Water Heater, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s)

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$1,650	\$1,650	\$1,650
2:	1	2	1	0	Unfurnished	\$2,700	\$2,700	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- 92054 - Oceanside area
- San Diego County
- Parcel # 1470830300

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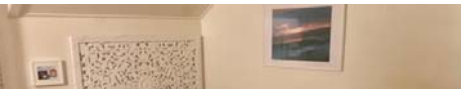
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Mission Viejo, 92691

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Closed •

List / Sold: **\$669,900/\$651,500** ↓

4321 Louisiana Street • San Diego 92104

15 days on the market

2 units • \$334,950/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1912

Listing ID: 200054915

Texas Street to El Cajon Blvd to Louisiana CrossStreet: El Cajon Blvd



Quaint North Park UNITS with location, location, location. Zoning is CC-3-9, NOT residential zone. This rare property can be single family, multi family, mixed use or commercial. Everything has been upgraded. New electrical, plumbing, windows, insulation, back unit has very high end finishes with fully finished attic/loft. New ultra high efficiency zoned HVAC. This is a "turn-key" purchase. Approx. Market Rent \$4K per month. Other Fees: 0 Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 03/18/2021
- Original List Price of \$659,900
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- Cap Rate: 0
- \$36000 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01870514
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:

- 92104 - North Park area
- San Diego County
- Parcel # 4453411200

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CUSTOMER FULL: Residential Income LISTING ID: 200054915

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Closed •

List / Sold: **\$775,000/\$800,000** ↑

3043 Central Ave • San Diego 92105

5 days on the market

2 units • \$387,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1958

Listing ID: 210004394

CrossStreet: Quince



Completely renovated duplex in amazing location. Right on a Cul De Sac with canyon and ocean views you will find this duplex. Units are identical with 2bed/1bath, laundry in unit and tons of parking/outdoor space. Both units have brand new everything - Kitchens, bathrooms, floors, windows, doors, roof, plumbing, electrical! Sellers have already had ADU plans drawn up(Attached) -ready for new owner to expand on this perfect lot. Easy access to all major freeways Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 3043 Unit # for Unit 2: 3045 Number of Furnished Units: 0 Topography: LL Frontage: Bay, Canyon, Ocean/Bluff

Facts & Features

- Sold On 03/16/2021
- Original List Price of \$775,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Electric, Natural Gas
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

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

- 92105 - East San Diego area
- San Diego County
- Parcel # 4544920700

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Closed •**\$1,400,000/\$1,415,000** ↑

5 days on the market

Listing ID: 210003301

4747 Del Monte Ave • San Diego 92107**2 units** • **\$700,000/unit** • **sqft** • **3,503 sqft lot** • **No \$/Sqft data** •
Built in 1968**Sunset Cliffs Blvd, East on Del Monte, park on street. CrossStreet: Sunset Cliffs Blvd**

2 units in Ocean Beach with ocean views! 3 blocks to the ocean, 7 blocks to Sunset Cliffs...ideal location. Front house sits high above the street & private deck includes a hot tub & covered sitting area. Updated kitchen, 2BR/2 full baths, fireplace, newer floors & utility room off the back w/ laundry/storage. The back 1BR/1BA unit is above a 2 car garage & features panoramic views to the ocean from lv room/deck, large backyard patio & bonus space that could be 3rd unit, storage room, laundry room, etc. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: Front Hous Unit # for Unit 2: Back Unit Number of Furnished Units: 0 Topography: LL,GSL

Facts & Features

- Sold On 03/15/2021
- Original List Price of \$1,400,000
- 2 Buildings
- Levels: Two
- Heating: See Remarks, Combination, Forced Air
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

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

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4483813000

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CUSTOMER FULL: Residential Income LISTING ID: 210003301

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Closed •

\$1,479,000/\$1,510,000 ↑

8 days on the market

Listing ID: 210002133

723 Jamaica Ct • San Diego 92109

2 units • **\$739,500/unit** • **sqft** • **2,266 sqft lot** • **No \$/Sqft data** • **Built in 1930**

Take Mission Blvd to Jamaica Court. The home is located between Mission Blvd. and Strandway. CrossStreet: Mission Blvd.



Steps to the beach and perfect for vacation rental income or a fantastic opportunity to own and live in an investment property at the beach with a tenant to help with expenses! This front unit is a 3 bedroom, 2 bath home with open floor plan and fabulous ample sized patio deck in the front for entertaining. The back unit is located upstairs above the garage is a cute 1 bedroom with a tenant. Furniture and items for rentals included with the purchase. Projected vacation income was provided by Sea Breeze. Other Fees: 0 Number of Furnished Units: 1

Facts & Features

- Sold On 03/16/2021
- Original List Price of \$1,479,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas, Forced Air
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

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

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4236620300

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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: 210002133

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Closed •**\$3,195,000/\$2,850,000** ↓

89 days on the market

Listing ID: 200051603

827 A AVENUE • Coronado 92118**2 units** • **\$1,597,500/unit** • **sqft** • **5,300 sqft lot** • **No \$/Sqft data** •
Built in 1888**75 across the Coronado Bridge, left on Orange Ave. Left on 8th St, right on A Ave. CrossStreet: 8th Street**

Variance granted 2-4 Units. Elegant, highly upgraded yet historically preserved rare 2-on-1 in the heart of the Village. This beautiful Thompson-Grotenstein Queen Anne Victorian 4 br, 3.5 ba stunningly renovated home built circa 1888 and historically designated by the Coronado Historical Association in 1984 and a classic Craftsman bungalow 1 br, 1 ba guest house built circa 1913 is a prime candidate from the Mills Act. Upon entering the home, the entryway immediately shows the wonderful elegance of design. Nearly 12 foot ceilings on the main level accentuate the grandeur of this home. Doors and doorways adorned with fluted molding and wainscoting throughout add to the sophistication of the home. The family room flows effortlessly into the dining room which features a stunning gas fireplace with quartz facade and hearth. Entering the breakfast nook, you see an identical gas fireplace, a magnificent kitchen island, and stylish banquet of cabinets with a charming window seat. The highly upgraded kitchen features stainless steel appliances, quartz counter tops, a farm sink, and an abundance of storage including an oversized pantry. Behind the kitchen is an additional space featuring a full sized Sub-Zero wine and secondary refrigerator. The third floor is comprised of a spectacular master bedroom suite with high ceilings, an additional gas fireplace for cozy nights, an amazing walk-in closet, and spa like bathroom. The additional room on this floor could be a nursery, additional guest room, arts & crafts room, home office or gym. Off of this floor is an expansive balcony that has peaking views of the Hotel Del, city lights, and Downtown San Diego. On the lower level, there are 3 additional large well-appointed bedrooms and wonderfully designer-inspired full bathrooms. Beyond these rooms, there is a walk-in hallway closet, a laundry room like no other, and an interior garage/workshop complete with custom roll up door. As you exit the main house, you will immediately be taken in by the stunning outdoor entertaining area with pergola, full outdoor kitchen, recessed lighting, fire pit, and built-in barbeque. Perfect for appropriately distanced social gatherings, enjoying dining al fresco or watching a movie or sporting event. The single-level Craftsman bungalow guest house is stunning. It's ideal for a vacation rental, traditional rental or for multigenerational living. Again, the original charm has been fastidiously maintained while bringing the home into the modern era with tasteful and well-thought out renovations. The original built-ins in the dining and living rooms were maintained. The kitchen features quartz counter tops, stainless appliances, and upgraded flooring. There is a utilitarian mud room off of the kitchen. The bathroom has been upgraded with a separate vintage oval tub with shower. This wonderful property is located conveniently to all the Village has to offer including restaurants, boutique shops, cafes, Spreckels Park, and the historic Hotel Del Coronado, and not to mention the fantastic Coronado beaches which are some of the best in the world. This is truly a special, one-of-kind property and rare opportunity in Coronado. It's more than a home. It's a Lifestyle! Exterior: Wood/Stucco Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 827 Unit # for Unit 2: 829 Number of Furnished Units: 0 Topography: LL

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947727
- 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	4	0		\$0		
2:		1	1	0		\$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

- 92118 - Coronado area
- San Diego County
- Parcel # 5372620900

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Re/Max Property Connection

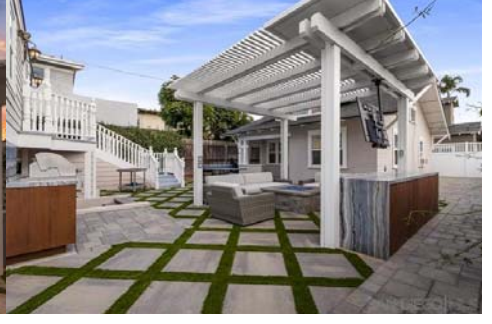
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 26371 Crown Valley Pkwy, #180
 Mission Viejo, 92691

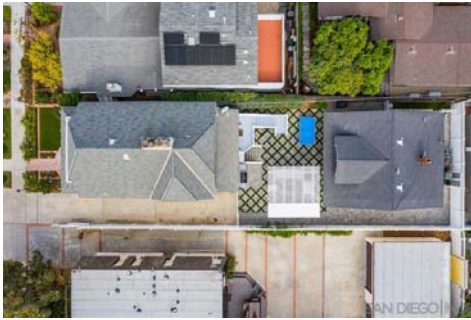
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CUSTOMER FULL: Residential Income LISTING ID: 200051603

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Closed •

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

602 Mills Street • Escondido 92027

1 days on the market

3 units • **\$316,667/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1960

Listing ID: 210001798

GPS CrossStreet: Washington



Spacious Lot with three units with a great location. All of the units have 2 bedrooms and one bath with large yards and great rental potential. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 602 Unit # for Unit 2: 606 Unit # for Unit 3: 610 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 03/18/2021
- Original List Price of \$950,000
- 3 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:

• Parcel # 2271701400

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CUSTOMER FULL: Residential Income LISTING ID: 210001798

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Closed •

List / Sold:

\$1,599,000/\$1,600,000 ↑

6 days on the market

Listing ID: 210002744

3874 Bayside Ln • San Diego 92109

3 units • **\$533,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1955

CrossStreet: Toulon Ct - Mission Blvd



Fantastic Mission Beach opportunity to purchase a coastal three (3) unit multifamily complex in San Diego's Premier Beach Community. This property has undergone a complete interior & exterior renovation with thoughtful & custom finishes (comes fully furnished). Situated less than 100feet to the Bayside Boardwalk and is comprised of one (1) 2bedroom/1bathroom unit and two (2) 1bedroom/1bathroom units. Owner-occupant, market-rate apartments &/or vacation-rental. Watch video: BaysideBikini dot com Other Fees: 0 Unit # for Unit 1: 3876 Unit # for Unit 2: 3878 Unit # for Unit 3: 3874 Number of Furnished Units: 3

Facts & Features

- Sold On 03/18/2021
- Original List Price of \$1,599,000
- 1 Buildings
- Levels: Two
- Cooling: See Remarks
- Cap Rate: 3.23
- \$82200 Gross Scheduled Income
- \$51569 Net Operating Income

Interior

Exterior

Annual Expenses

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

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4235581100

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State License #: 01891031
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Mission Viejo, 92691

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Closed •

\$1,100,000/\$1,050,000 ↓

0 days on the market

4464 Alabama St • San Diego 92116

3 units • **\$366,667/unit** • **1,242 sqft** • **6,152 sqft lot** • **\$845.41/sqft** •
Built in 1941

Listing ID: NDP2102938

Cross Street: Monroe Avenue



We are pleased to present the Alabama Street Apartments, a three (3) unit apartment complex comprised of all single-level units in the high-demand rental market of University Heights, San Diego. The unit mix consists of three (3) 1 bedroom / 1 bathroom units and four (4) single-car garages. This is an ideal opportunity for either an investor or owner occupant seeking a quality property located in one of San Diego County’s best performing multi-family rental submarkets. Exterior: Wood/Stucco Other Fees: 0 Unit 1 Parking Spaces: 0 Unit 2 Parking Spaces: 0 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 03/18/2021
- Original List Price of \$1,100,000
- 3 Buildings
- 4 Total parking spaces
- Cap Rate: 2.98
- \$61200 Gross Scheduled Income
- \$54288 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,912
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000

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CUSTOMER FULL: Residential Income LISTING ID: NDP2102938

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Closed •

List / Sold:

\$1,850,000/\$1,695,000 ↓

165 days on the market

Listing ID: 200038824

2121 Columbia St • San Diego 92101

4 units • **\$462,500/unit** • **sqft** • **2,652 sqft lot** • **No \$/Sqft data** •
Built in 2011

CrossStreet: W Hawthorn St



Ideally located in San Diego's trendy, cultured, active community of Little Italy, Kapela was completed in April 2011. Each town home features high ceilings and double height living spaces, substantial garden patios, expansive roof decks and multiple oversized operable windows for natural ventilation. Inside the new walls reside portions of old redwood studs, a rebuilt foundation for all practical purposes with underpinning and the original floor system over a crawl space. SEE SUPPLEMENT FOR MORE INFO. A mix of four materials were chosen that are always seen in groups of threes. Massaranduba hardwood siding for its lasting warmth and beauty along with long horizontal lines, asphalt shingle siding for its texture and architectural placement, galvanized metal accent siding for a reflective and durable surface that can be bent and formed to the building, and classic white Santa Barbara stucco that when polished properly acts as a blank canvas for shadow and light; all of these materials stand by and interact with each other protecting the homes within. Kapela's townhomes are each equipped with all the energy efficient creature comforts that people have come to expect. Inside each dwelling unit finishes are clean and modern with level five finish gyp board walls that accentuate the white stucco exterior, custom concrete counter tops and tile work and 5/8" engineered bamboo flooring in a porch grey finish. Each window casing, instead of the normal drywall treatment that dirties and crumbles, incorporates aluminum accent casing bringing the large openings into the interior spaces. Wanting to stray from traditional closets, all townhomes feature built-in storage units that match and complement the custom kitchen cabinets in black/brown mahogany. From the beginning of the design, outside space was a must for Kapela. This took shape in the form of patio/ roof decks ranging from 240 sf to 380 sf. In practice, this gives each home its own yard in the city with which to share with friends and family. This development illustrates that in-fill architecture, when handled responsibly to climate, scale, locality and constructability can act as a successful means of development while not fitting into the typical cookie cutter mold. It's more than home. It's a Lifestyle! Exterior: Metal Other Fees: 0 Sewer: Septic Installed Unit # for Unit 1: 2121 #1 Unit # for Unit 2: 2121 #2 Unit # for Unit 3: 2120 Unit # for Unit 4: 2140 Unit 1 Parking Spaces: 0 Unit 2 Parking Spaces: 0 Unit 3 Parking Spaces: 1 Unit 4 Parking Spaces: 1 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 03/15/2021
- Original List Price of \$1,950,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Cap Rate: 2
- \$35588 Gross Scheduled Income
- \$30514 Net Operating Income

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0		\$0		\$2,038
2:	1	1	1	0		\$2,500		\$2,789
3:	1	1	1	1		\$0		\$2,200
4:	1	1	1	1		\$0		\$2,150

Of Units With:

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

Additional Information

- 92101 - San Diego Downtown area
- San Diego County
- Parcel # 5331250200

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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