

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	210003549	S	565 Florence St	IMB	91932		2	\$21,540	6	\$830,000			2004	7,955/0.18		03/23/21	6/6
2	PTP2101251	S	4860 W Clearview WAY	LMSA	91942	STD	2	\$48,000	1	\$850,000	\$487.39	1744	1956/ASR	5,646/0.12	2	03/22/21	5/5
3	200050493	S	2806 E 8Th St	NAC	91950		2	\$4,250	149	\$550,000			1938	4,036/0.09		03/22/21	76/76
4	NDP2101970	S	6718 6720 Luciernaga PL	CAR	92009	STD	2	\$0	0	\$1,473,000	\$414.70	3552	1980/ASR	10,688/0.24	4	03/25/21	10/10
5	210001567	S	611 Lemon	ELC	92020		2	\$39,210	0	\$640,000			2012	7,281		03/24/21	10/10
6	200043793	S	3929 California Street	SD	92110		2	\$48,000	0	\$950,000			1920	6,135/0.14		03/23/21	150/150
7	210007817	S	4316 Ingraham Street	SD	92109		3	\$61,800	0	\$1,200,000			1983			03/26/21	0/0
8	210001336	S	3629 Front Street	SD	92103		4	\$131,700	3	\$2,575,000			1913	19,442/0.45		03/24/21	40/288
9	NDP2103137	S	1353 N. Vulcan	ENCS	92024	STD	12	\$276,000	3	\$5,175,000	\$594.28	8708	1975/ASR	16,805/0.3858	0	03/25/21	0/0

Closed •

List / Sold: **\$795,000/\$830,000** ↑

565 Florence St • Imperial Beach 91932

6 days on the market

2 units • \$397,500/unit • sqft • 7,955 sqft lot • No \$/Sqft data •

Listing ID: 210003549

Built in 2004

I5 to Palm Ave. to Florence Street. CrossStreet: Cypress



Superb investment opportunity with 2 detached homes on developed and peaceful residential street. Completely remodeled front home with new floors, bathroom, lighting, windows and paint. Large exclusive use front and backyards, plenty of parking and separate access. Steps from Bayshore Bikeway with service to Coronado and valuable potential to build up for sweeping downtown and lagoon views. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 565 Unit # for Unit 2: 567 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$795,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas, See Remarks
- Cap Rate: 6.3
- \$21540 Gross Scheduled Income
- \$19040 Net Operating Income

Interior

- Appliances: Gas 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:		1	1	0		\$0		\$2,200
2:		1	1	0		\$1,795		\$2,000
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91932 - Imperial Beach area

- San Diego County
- Parcel # 6261932000

Michael Lembeck

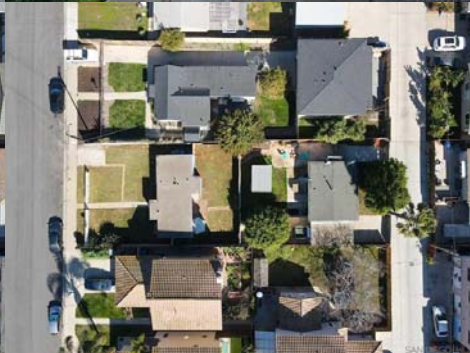
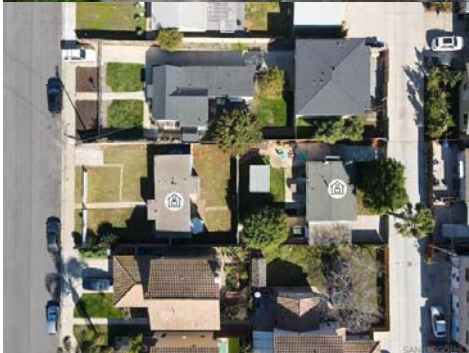
State License #: 01019397
Cell Phone: 714-742-3700

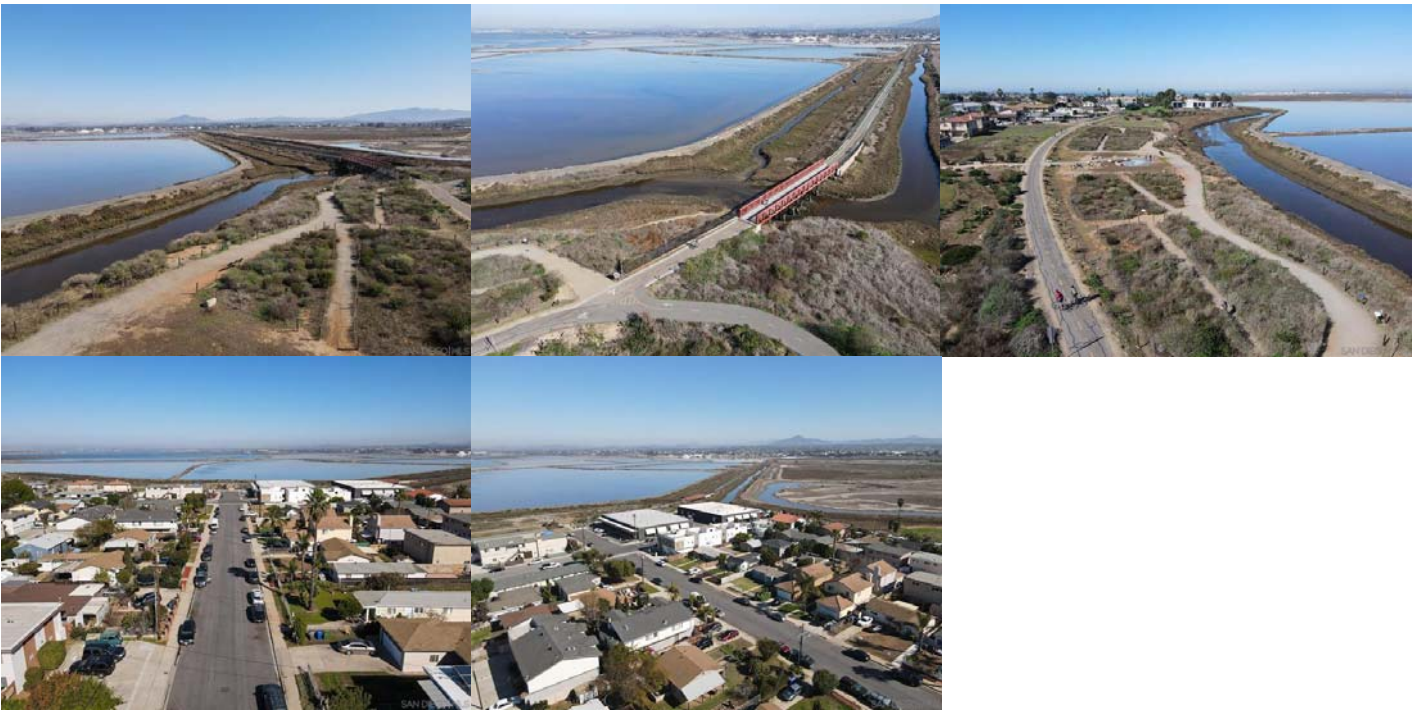
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 210003549

Printed: 03/28/2021 7:20:57 PM

Closed • Duplex

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

4860 W Clearview Way • La Mesa, SD 91942

5 days on the market

2 units • **\$425,000/unit** • **1,744 sqft** • **5,646 sqft lot** • **\$487.39/sqft** •
Built in 1956

Listing ID: PTP2101251

La Mesa Blvd to Culowee to Clearview



Facts & Features

- Sold On 03/22/2021
- Original List Price of \$850,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cap Rate: 0.9
- \$48000 Gross Scheduled Income
- \$43500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre

Annual Expenses

- Total Operating Expense: \$3,200
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 91942 - La Mesa area
- San Diego County
- Parcel # 4702100400

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State License #: 01019397
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Re/Max Property Connection

State License #: 01891031
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Closed •

List / Sold: **\$569,000/\$550,000** ↓

2806 E 8Th St • National City 91950

76 days on the market

**2 units • \$284,500/unit • sqft • 4,036 sqft lot • No \$/Sqft data •
Built in 1938**

Listing ID: 200050493

CrossStreet: Arcadia pl



Great investment property! Fully Gated Duplex 2bed/1ba and 1bed/1ba, 2 car garage plus office. Minutes to 32nd Naval Base, close to freeways, shops, and restaurants. 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

Facts & Features

- Sold On 03/22/2021
- Original List Price of \$599,000
- 1 Buildings
- Levels: One
- Cap Rate: 149
- \$4250 Gross Scheduled Income

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			\$1,495		\$1,900
2:		1	1			\$900		\$1,100
3:			0					
4:			0					

Of Units With:

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

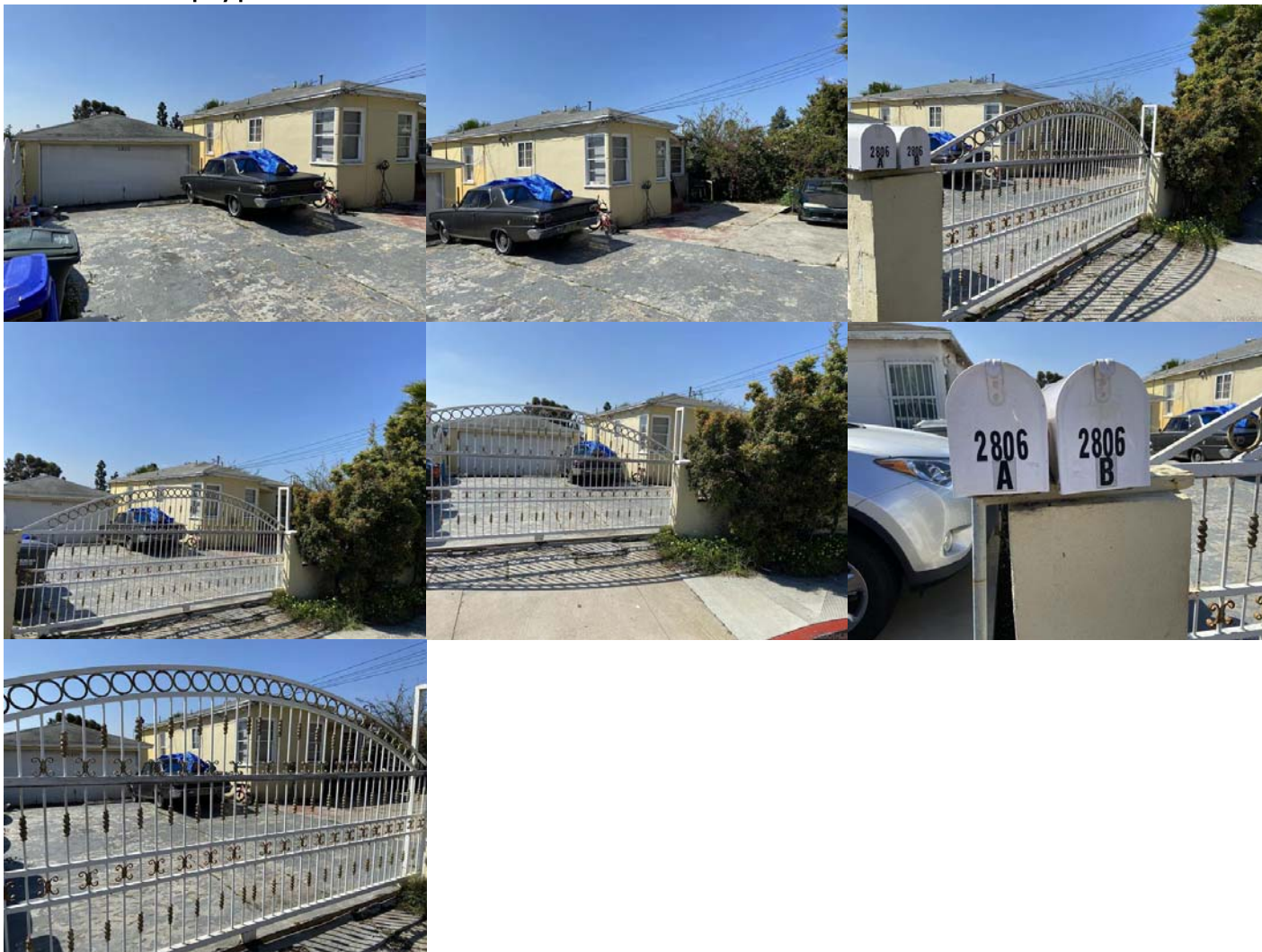
Additional Information

- 91950 - National City area
- San Diego County
- Parcel # 5580210100

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 200050493

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Closed • Duplex

List / Sold:

\$1,399,000/\$1,473,000 ↑

6718 6720 Luciernaga Pl • Carlsbad 92009

10 days on the market

2 units • \$699,500/unit • 3,552 sqft • 10,688 sqft lot • \$414.70/sqft •
Built in 1980

Listing ID: NDP2101970

Alga, to Cazadero to Luciernaga to Luciernaga Place (very quiet location on quiet street).



Rarely on the market; great investment opportunity. Two mirrored floorplans with 1776 Square feet. One common wall in Living room. 6718 has been nicely updated and 6720 moderately updated over time. Both units have vinyl windows and slider doors. Outside living enhanced with Balcony off master suite, good sized backyard includes patio and pergola. Two car attached garage with long driveways to accommodate additional parking. Excellent location on a low traffic cul-de-sac street. Award winning school district...La Costa Meadows Elementary just a few blocks away.

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$1,399,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Whole House Fan
- Heating: Forced Air, Natural Gas
- Laundry: In Garage
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Living Room, Walk-In Closet
- Other Interior Features: Ceiling Fan(s), High Ceilings
- Floor: Laminate, Carpet, Vinyl

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

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:		3	3	2		\$2,625	\$2,625	\$2,650

Of Units With:

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

Additional Information

- Standard sale

- 92009 - Carlsbad area
- San Diego County
- Parcel # 2153001800

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Mission Viejo, 92691

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Closed •

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

611 Lemon • El Cajon 92020

10 days on the market

2 units • **\$320,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 2012

Listing ID: 210001567

CrossStreet: El Cajon Blvd



Investment opportunity: two separate homes, extensive upgrades done in 2017, ideal unit mix consisting of one good size three bedroom, two bath house with W/D hook-ups, separate yard, two car driveway and a small one bedroom, one bath cottage with its own fenced yard, two car driveway and outside W/D. 7,281 s.f. lot. Quick jump on the freeway. Walking Score of 68 and good transit score of 59. See Supplemental Remarks for upgrades. Tenants are month to month and want to stay. Front unit is Section 8. Upgrades since 2017: • Both Kitchens redone • All bathrooms redone • New roof on front (617) unit • New fencing (wood and iron) around property • New closet doors • New French door in 617 More recently new flooring laid in the rear unit (611) Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 617 Unit # for Unit 2: 611 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$615,000
- 2 Buildings
- Levels: One
- Cap Rate: 0
- \$39210 Gross Scheduled Income
- \$18599 Net Operating Income

Interior

Exterior

- Security Features: Gated Community

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	2			\$27,360		
2:		1	1			\$10,800		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92020 - El Cajon area
- San Diego County
- Parcel # 4875122600

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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: **\$999,950/\$950,000** ↓

3929 California Street • San Diego 92110

150 days on the market

2 units • **\$499,975/unit** • **sqft** • **6,135 sqft lot** • **No \$/Sqft data** •
Built in 1920

Listing ID: 200043793

CrossStreet: San Diego Ave.



Two detached homes on one 6,135 s.q./f.t. lot. Front home is a 2-bed/1-bath & rear home is a 1-bed/1-bath. Each home has a private yard with patios & sweeping panoramic views. Vintage architectural features give an opportunity to upgrade current structures or build new construction. Great for vacation rental or adding a accessory dwelling unit (ADU). Off street parking with driveway & a 1 car garage. Storage under front/back patio & balcony spaces. Ideal central San Diego location near downtown, Little Italy, bay, airport, Old Town, with easy freeway access. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 3929 Unit # for Unit 2: 3931 Number of Furnished Units: 0 Topography: GSL Frontage: Bay

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0
- \$48000 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: None

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:		1	1			\$1,500		\$1,900
2:		2	1	1		\$0		\$2,600
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

- 92110 - Old Town Sd area
- San Diego County
- Parcel # 4517210400

Michael Lembeck

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

Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 200043793

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Closed •

List / Sold: **\$1,200,000/\$1,200,000**

4316 Ingraham Street • San Diego 92109

0 days on the market

**3 units • \$400,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1983**

Listing ID: 210007817

CrossStreet: Grand Ave



Sold before submitted. Attractive price for 3 beautiful PB units: a 3BR house + 2 detached cottage apartments! Charming 3BR/3BA house has hardwood floors and large newer baths. 1BR and studio are cute and very well maintained. Ideal to live in the 3BR house & rent the others. Walkable to shops, dining. Other Fees: 0 Number of Furnished Units: 0

Facts & Features

- Sold On 03/26/2021
- Original List Price of \$1,200,000
- 3 Buildings
- Levels: One
- Cap Rate: 0
- \$61800 Gross Scheduled Income
- \$61800 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01932411
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4231921900

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: 210007817

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Closed •

List / Sold:

\$2,675,000/\$2,575,000 ↓

40 days on the market

Listing ID: 210001336

3629 Front Street • San Diego 92103

**4 units • \$668,750/unit • sqft • 19,442 sqft lot • No \$/Sqft data •
Built in 1913**

First Avenue to Brookes, West to Front, Right to end. CrossStreet: Brooks



Located in one of San Diego's most sought-after neighborhoods, this Bankers Hill property boasts many unique features including fireplaces and built-ins. The top-floor unit has a beautiful chef's kitchen and the others have updated kitchens and baths. Ideal for short or long-term rental, you'll enjoy the income potential and lifestyle afforded at this property overlooking a canyon and on a cul de sac with lovely grounds and 4 storage garages. Designated historical with Mills Act in progress. Within walking distance to Hillcrest and Balboa Park and with 5100+ square feet, these units are layered in light from numerous windows. The southwest exposure fills the rooms with sunlight and highlights sumptuous textures of this elegant, classic property. The canyon vistas form a lovely backdrop that elevates the residence to one-of-a-kind status. Step into the formal shared entry with its elegant wood staircase leading to the upstairs unit and with access to the other residences. All of the units are special, complete with fireplaces, built-ins, and charming window seats from which to take in the views from expansive windows. Abundant wood trim, moldings and hardwood floors create a special warmth and ambiance reminiscent of an earlier era. This vintage 1913 property has been meticulously and lovingly restored in a manner which maintains its historic character, yet has numerous upgrades to insure modern conveniences. Some upgrades include updated electrical and plumbing, updated kitchens, and Unit 4 (the owner's unit, which is leased until October of 2021) has a stunning chef's kitchen with high-end appliances, marble surfaces, & beautiful lighting and fixtures, which is open to the dining area. NOTE: Lower-level kitchen was updated within the past 10 years and both 1-bedroom units have updated kitchens and baths. Owner is currently using 3 of the garages. Other income is laundry; projected other income is laundry and garages if rented at \$150 per month. A huge bonus is the recent historical designation, with Mills Act tax savings beginning in November of 2022. Need we say more to convince you that this is a unique opportunity that shouldn't be missed?? Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 1 Unit # for Unit 2: 2 Unit # for Unit 3: 3 Unit # for Unit 4: 4 Number of Furnished Units: 0 Topography: LL,GSL

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$2,675,000
- 1 Buildings
- Levels: Three Or More
- Cooling: Central Air, See Remarks
- Heating: Natural Gas, Combination
- Cap Rate: 3
- \$131700 Gross Scheduled Income
- \$90560 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Security Features: Gated Community

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		\$3,400		\$3,400
2:		1	1	1		\$2,000		\$2,000
3:		1	1	0		\$2,000		\$2,000
4:		2	2	0		\$3,675		\$4,000

Of Units With:

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

Additional Information

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4522545800

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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: **\$5,175,000/\$5,175,000**

1353 N. Vulcan • Encinitas 92024

0 days on the market

**12 units • \$431,250/unit • 8,708 sqft • 16,805 sqft lot • \$594.28/sqft •
Built in 1975**

Listing ID: NDP2103137

Travel West on La Costa avenue, turn left on Vulcan. From Leucadia Blvd west , turn Right on Vulcan



Fantastic investment opportunity within blocks to Beacons beach, New trendy wine bars, restaurants & coffee shops. Tenants enjoy the sea and ocean breezes year round in this sunny coastal community of Encinitas/Leucadia. Lots of outdoor activities; walking, biking surfing and paddle boarding. Building has 12 units: 2- 2BR/2 BA 883sq.ft, 2- 2BR/1BA 830sq.ft and 8- 1BR/1BA 650sqft. Mostly all units upgraded and are in outstanding condition with vinyl flooring, maple cabinets, ceiling fans, upgraded kitchens with refrigerator, dishwasher and ample storage. Upstairs units have nice size balconies, downstairs units have large patios. Additional on site income producing laundry facilities, outside BBQ area, Locked Bike/surfboard storage and large off street parking lot in the back.

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$5,175,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: Common Area
- Cap Rate: 2.64
- \$276000 Gross Scheduled Income
- \$133000 Net Operating Income
- 12 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$143,000
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,300
- Cable TV: 00804745
- Gardener:
- Licenses:
- Insurance: \$4,427
- Maintenance:
- Workman's Comp:
- Professional Management: 13800
- Water/Sewer: \$3,490
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 12
- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 92024 - Encinitas area

- San Diego County
- Parcel # 2542542900

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Cell Phone: 714-742-3700

Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: NDP2103137

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