

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	230000342SD	S	1222 24 WILLOWSIDE TERRACE	ALP	91901		2	\$60,000	0	\$725,000↓			1959	5,896/0.13	N		03/30/23	19/19
2	PTP2301098	S	5029 1/2 Williams Ave	LMSA	91942	STD	2	\$0	0	\$750,000↓	\$636.67	1178	1950	6,777/0.15	N	0	03/30/23	2/214
3	NDP2300574	S	1030 Stratford CT	DEM	92014	STD	2	\$0	0	\$3,500,000↑	\$1,733.53	2019	1978/ASR	8,013/0.18	N	2	03/29/23	0/0
4	230002957SD	S	2560 62 S L Street	SD	92102		2	\$22,980	5	\$881,000↑			2006	7,366/0.16			03/28/23	12/12
5	230001143SD	S	4326 30 Felton St	SD	92104		2	\$0	0	\$737,500↓			1964		N		03/30/23	24/24
6	PTP2301488	S	3665 67 Villa Terrace	SD	92104	STD	2	\$0	0	\$1,010,000↑	\$621.16	1626	1923	6,577/0.151	N	1	03/28/23	0/0
7	PTP2301156	S	4411 31 Greene ST	SD	92106	STD	2	\$0	0	\$1,215,000↓	\$960.47	1265	2000/ASR	4,208/0.09	N	1	03/28/23	4/4
8	230000379SD	S	746 748 Island ct	SD	92109		2	\$43,200	0	\$1,345,000↓			1929	2,340/0.05			03/29/23	1/1
9	230005974SD	S	220 222 MONTGOMERY ST	CHU	91911		3	\$49,800	0	\$1,200,000			1953		N		03/27/23	0/0
10	NDP2210232	S	414 416 S The Strand	OCE	92054	STD	3	\$0	0	\$4,948,888↓	\$3,378.08	1465	1948/ASR	8,828/0.2	N	4	03/29/23	139/139
11	PTP2300724	S	2774 Vista Way	NAC	91950	STD	4	\$7,900	6	\$1,155,000↓	\$550.52	2098	1950/ASR	2,098/0.04	N	0	03/27/23	14/39
12	230001722SD	S	4842 46 Santa Cruz	SD	92107		4	\$0	0	\$1,925,000↓			1941		N		03/30/23	4/4
13	230001654SD	S	1622 Una Street	SD	92113		4	\$71,040	4	\$1,110,000↑			1963				03/27/23	11/11
14	210018577	S	317 319 Foothill Road	SYSI	92173		4	\$84,000	5	\$1,175,000↓			1978	42,253/0.97			03/30/23	291/291

Closed •

List / Sold: **\$725,000/\$725,000** ↓

1222 24 WILLOWSIDE TERRACE • Alpine 91901

19 days on the market

2 units • **\$362,500/unit** • sqft • **5,896 sqft lot** • **No \$/Sqft data** •
Built in 1959

Listing ID: 230000342SD

CrossStreet: WILLOWS ROAD



AMAZING OPPORTUNITY FOR 2 DETACHED FULLY REMODELED UNITS AT A REASONABLE PRICE! EACH UNIT HAS 2 BEDROOM 1 BATH, PRIVATE YARDS, SEPARATE LAUNDRY AND RV PARKING CENTRALLY LOCATED NEAR FREEWAY! HOMES FEATURE REMODELED KITCHENS, QUARTZ COUNTERS, STAINLESS STEEL APPLIANCES, VINYL PLANK FLOORING, DUAL PANE WINDOWS, RECESSED LIGHTING TILE SHOWERS AND NEW A/C! GREAT CHANCE TO LIVE IN 1 UNIT AND HAVE THE OTHER UNIT PAY YOUR HOUSE PAYMENT!

Facts & Features

- Sold On 03/30/2023
- Original List Price of \$749,995
- 2 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Electric, See Remarks, Forced Air
- Cap Rate: 0
- \$60000 Gross Scheduled Income

Interior

- Appliances: Propane Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01841517
- 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		\$2,500
2:		2	1			\$0		\$2,500
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91901 - Alpine area
- San Diego County
- Parcel # 4040712700

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







CUSTOMER FULL: Residential Income LISTING ID: 230000342SD

Printed: 04/03/2023 1:15:15 PM

Closed •

List / Sold: **\$759,900/\$750,000** ↓

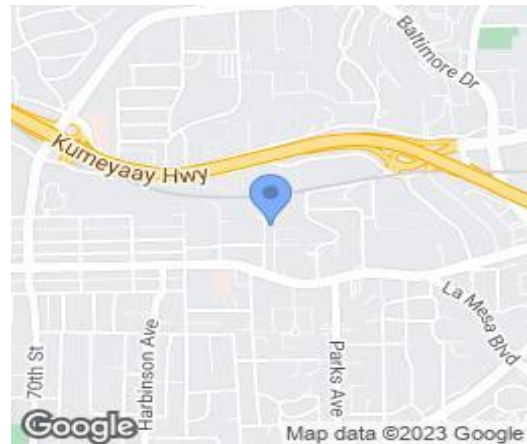
5029 1/2 Williams Ave • La Mesa 91942

2 days on the market

**2 units • \$379,950/unit • 1,178 sqft • 6,777 sqft lot • \$636.67/sqft •
Built in 1950**

Listing ID: PTP2301098

Off of El Cajon Blvd



The income opportunities are endless with this beautiful fully remodeled La Mesa Duplex! With no shared walls, each unit lives like a detached home each with plenty of parking, & a large, private fenced in yard. Front unit is 1 bed/1 bath, while the back unit is a spacious Studio. Inside, no detail has been overlooked. Both units feature brand new laminate flooring, energy efficient vinyl windows, shaker cabinets, quartz countertops, & designer tile in the kitchen & baths. Outside, the exterior is clean & modern with storage sheds & a shared laundry room. Separately metered and ready for your rental applications to start pouring in! Live in one, rent the other, run an Air BnB, rent out parking space, build another ADU on the huge lot, purchase with family to create a cozy compound...income options GALORE! Close to freeways, shopping, SDSU, Lake Murray & more. Ask your lender how you can use the rental income to qualify for a higher loan amount!

Facts & Features

- Sold On 03/30/2023
- Original List Price of \$759,900
- 2 Buildings
- 0 Total parking spaces
- \$0 (Public Records)
- Laundry: Individual Room
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01417209
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0		\$0	\$0	\$2,600
2:	1	1	1	0		\$0	\$0	\$2,100

Of Units With:

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

Additional Information

- Standard sale

- 91942 - La Mesa area
- San Diego County
- Parcel # 4691301700

Michael Lembeck

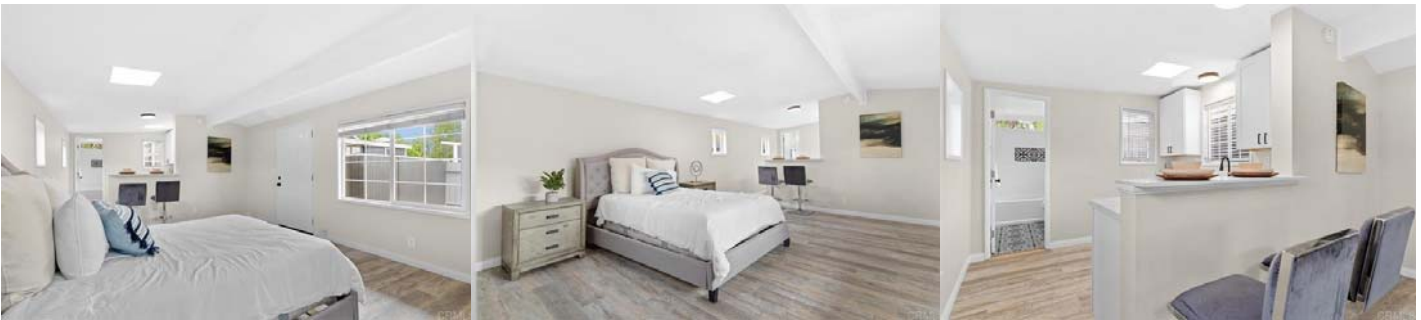
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Duplex

List / Sold:

\$2,999,000/\$3,500,000 ↑

0 days on the market

Listing ID: NDP2300574

1030 Stratford Ct • Del Mar 92014

2 units • \$1,499,500/unit • 2,019 sqft • 8,013 sqft lot • \$1733.53/sqft • Built in 1978

WAZE



Welcome to Del Mar, where the turf meets the surf and the food and shops are exquisite. Enjoy walking to the beach in from this unique property on an oversized lot that offers countless opportunities for the owner.

Facts & Features

- Sold On 03/29/2023
- Original List Price of \$2,999,000
- 1 Buildings
- 2 Total parking spaces
- \$129 (Assessor)
- Laundry: See Remarks
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01901186
- 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: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 92014 - Del Mar area
- San Diego County
- Parcel # 3000941700

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: NDP2300574

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Closed •

List / Sold: **\$789,000/\$881,000** ↑

2560 62 S L Street • San Diego 92102

12 days on the market

2 units • **\$394,500/unit** • **sqft** • **7,366 sqft lot** • **No \$/Sqft data** •
Built in 2006

Listing ID: 230002957SD

94 East to 28th Street. South on 28th Street to L Street CrossStreet: 26th and Imperial Ave



INVESTORS DREAM! Very nice curb appeal on a quiet residential street, Just a few blocks from downtown and a few miles from the Coronado Bridge. Front house is enclosed by a nice wood fence with plenty of room to add units . House is in need of some repairs, but overall in good condition. Back house has been completely renovated with nice private patio and huge lot for RV parking with alley access.

Facts & Features

- Sold On 03/28/2023
- Original List Price of \$788,000
- 2 Buildings
- Levels: One
- Cap Rate: 5
- \$22980 Gross Scheduled Income
- \$15985 Net Operating Income

Interior

Exterior

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			\$1,915		\$2,500
2:		2	1			\$2,500		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5354912600

Michael Lembeck
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Re/Max Property Connection
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 230002957SD

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Closed •

List / Sold: **\$850,900/\$737,500** ↓

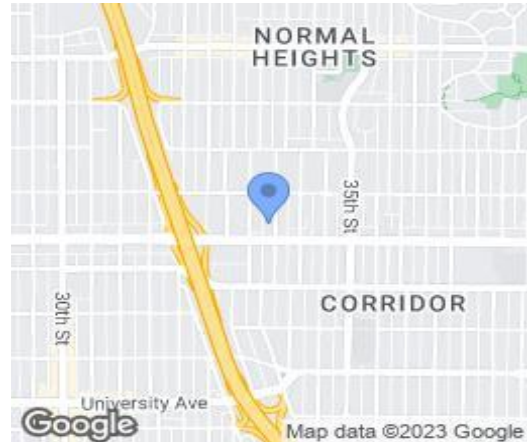
4326 30 Felton St • San Diego 92104

24 days on the market

2 units • \$425,450/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1964

Listing ID: 230001143SD

CrossStreet: El Cajon Blvd



CASH only. Amazing future potential due to size of lot and proximity of property. Centrally located and convenient to shops and restaurants!! Property has two 1 bedroom/1bath duplex. Detached 2-car Garage. LARGE lot with possibility for ADUs.

Facts & Features

- Sold On 03/30/2023
- Original List Price of \$899,900
- 1 Buildings
- Levels: One
- Cap Rate: 0

Interior

- Appliances: Electric Water Heater, Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4475511600

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: 230001143SD

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Closed •

List / Sold: **\$999,000/\$1,010,000** ↑

3665 67 Villa Terrace • San Diego 92104

0 days on the market

**2 units • \$499,500/unit • 1,626 sqft • 6,577 sqft lot • \$621.16/sqft •
Built in 1923**

Listing ID: PTP2301488

North on Pershing Dr, Left on Upas Street, Right on Villa Terrace.



Sold prior to input. For comparable purposes only. Fixer property. Front house has 3 bedroom/1 bath with 1 bedroom/1 bath cottage in rear. One gar garage and alley access.

Facts & Features

- Sold On 03/28/2023
- Original List Price of \$999,000
- 2 Buildings
- 1 Total parking spaces
- \$0
- Laundry: Outside
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Park Nearby, Up Slope from Street, Value In Land
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01481919
- 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: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 92104 - North Park area
- San Diego County
- Parcel # 4532310500

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

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CUSTOMER FULL: Residential Income LISTING ID: PTP2301488

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Closed •

List / Sold:

\$1,300,000/\$1,215,000 ↓

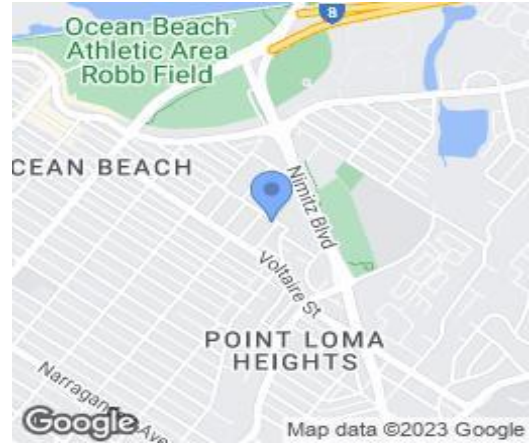
4 days on the market

Listing ID: PTP2301156

4411 31 Greene St • San Diego 92107

**2 units • \$650,000/unit • 1,265 sqft • 4,208 sqft lot • \$960.47/sqft •
Built in 2000**

I-8 West to Sunset Cliffs Blvd, Left on Sunset Cliffs Blvd, Left on Nimitz Blvd, Right on W Point Loma Blvd, Left on Ebers St, Left on Greene St. Property will be on the right.



Hidden gem with great potential!!! Rare opportunity in the Loma Alta Subdivision of Point Loma. 2 HOUSES ON 1 LOT. Unit 1 is a corner lot, 2 bed / 1 bath with laundry hook ups, attached 1-car garage and a fenced back patio area. Unit 2 is a 1 bed / 1 bath and also has it's own, private, fenced yard. No laundry hook ups for unit 2 but plenty of space for them to be added at a later date. Across the street from Collier Neighborhood Park and near the Ocean Beach Community Garden. Centrally located near notable, K-12, Point Loma schools. Minutes from local shops, Sunset Cliffs, beaches, downtown, and the Midway District which is undergoing extensive revitalization with new housing and business opportunities.

Facts & Features

- Sold On 03/28/2023
- Original List Price of \$1,300,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$0
- Laundry: In Garage, See Remarks
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Park Nearby, Yard
- Fencing: Wood

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale

- 92106 - Point Loma area
- San Diego County
- Parcel # 4487912000

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:

\$1,385,000/\$1,345,000 ↓

1 days on the market

Listing ID: 230000379SD

746 748 Island ct • San Diego 92109

**2 units • \$692,500/unit • sqft • 2,340 sqft lot • No \$/Sqft data •
Built in 1929**

CrossStreet: Mission



Seller is motivated to complete 1031 exchange. Have upleg ready to go no cost or delay to buyer. Tenants on month to month, including 150 a month single garage tenant. Well maintained, new roof approx one year ago. Water heaters and laundry in shared 2 car garage. Excellent development opportunity. Most of court has been redeveloped. Stroll to ocean without the hassle of crossing busy mission blvd. show with accepted offer. Tenants are aware of sale.garage is detached

Facts & Features

- Sold On 03/29/2023
- Original List Price of \$1,385,000
- 1 Buildings
- Levels: One
- Cap Rate: 0
- \$43200 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:		1	1	1		\$1,850		
2:		1	1	1		\$1,795		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area

- San Diego County
- Parcel # 4236631400

Michael Lembeck

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

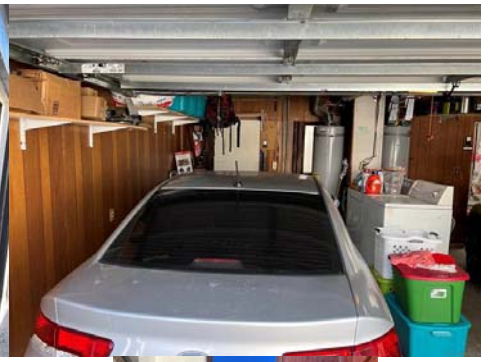
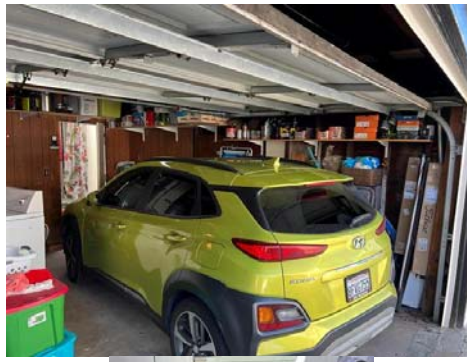
Re/Max Property Connection

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

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Closed •

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

220 222 MONTGOMERY ST • Chula Vista 91911

0 days on the market

3 units • **\$400,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1953

Listing ID: 230005974SD

CrossStreet: 3RD AVE



SOLD PRIOR TO MLS INPUT

Facts & Features

- Sold On 03/27/2023
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0
- \$49800 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Security Features: Automatic Gate

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	0			\$1,800		
2:		3	0			\$2,350		\$2,585
3:		2	0			\$0		
4:			0					

Of Units With:

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

Additional Information

- 91911 - Chula Vista area
- San Diego County
- Parcel # 6231525400

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: 230005974SD

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Closed •

List / Sold:

\$5,650,000/\$4,948,888 ↓

139 days on the market

Listing ID: NDP2210232

414 416 S The Strand • Oceanside 92054

**3 units • \$1,883,333/unit • 1,465 sqft • 8,828 sqft lot • \$3378.08/sqft •
Built in 1948**

From I-5, exit west on Mission, South on Pacific, Turn onto S The Strand



A unique opportunity to own side by side properties on Oceanside's well known ocean front Strand. Together, these two parcels amount to 8,828 square feet of land with approximately 66 ft of frontage along the ocean. Spectacular white water and coastline views to the Oceanside pier and beyond. Don't miss your chance to own a very limited commodity in one of the hottest up and coming coastal towns on the Southern California coast. Oceanside has long been a best kept secret coastal town, but it has quickly become a year round and highly desired destination among tourists looking for a fun and easy beach vacation. Oceanside offers many amenities that its coastal neighboring towns lack - including the famous Oceanside pier, a marina and harbor, pier amphitheater, the ocean front strand, many new restaurants & coffee shops, and some of the best surf spots. Calling all developers, investors, and small builders, this is prime land for condos and/or vacation rentals with beautiful white water views. The property is zoned D-4A, a Downtown designation, a full list of development standards for this zone can be found in Article 12 of the Zoning Ordinance (Oceanside). Currently there are 3 (1 bed / 1 bath) units on the property with garages for 4 cars. Opportunity awaits to make this ocean front compound yours!

Facts & Features

- Sold On 03/29/2023
- Original List Price of \$5,650,000
- 3 Buildings
- 4 Total parking spaces
- \$0
- Laundry: Individual Room
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

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

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 92054 - Oceanside area
- San Diego County
- Parcel # 1502600200

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 • **Quadruplex**

List / Sold:

\$1,190,000/\$1,155,000 ↓

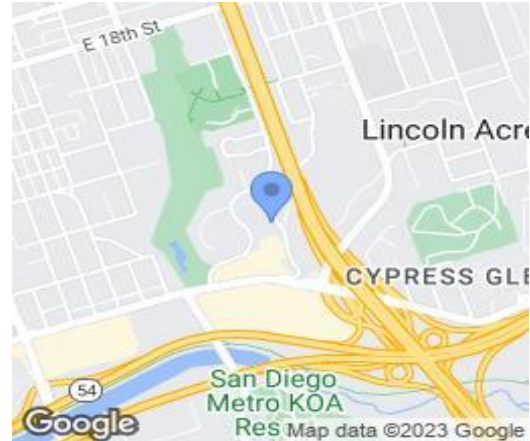
14 days on the market

Listing ID: PTP2300724

2774 Vista Way • **National City 91950**

4 units • **\$297,500/unit** • **2,098 sqft** • **2,098 sqft lot** • **\$550.52/sqft** •
Built in 1950

GPS



Great Income property, Located close to the freeway, stores, & Plaza Bonita shopping mall. It's located on the top of a hill in National City, nestled between single-family homes, and just a few blocks east of the National City Golf Course. 2774-2780 Vista Way offers (4) four units, with private yards, plus an extra non-conforming unit that could be a future ADU. This Fourplex, One of the units is a 2 Beds 1 Bath all other units are 1 Bed 1 Bath bringing in a great amount of rental income.

Facts & Features

- Sold On 03/27/2023
- Original List Price of \$1,250,000
- 4 Buildings
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside, See Remarks
- Cap Rate: 5.9
- \$7900 Gross Scheduled Income
- \$7500 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$420
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$250
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$125
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$45
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	0		\$1,900	\$1,900	\$2,100
2:		1	1	0		\$2,200	\$2,200	\$2,250
3:		1	1	0		\$1,800	\$1,800	\$1,950
4:		1	1	0		\$1,850	\$1,850	\$1,950

Of Units With:

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

Additional Information

- Standard sale

- 91950 - National City area
- San Diego County
- Parcel # 5631625200

Michael Lembeck

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Re/Max Property Connection

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

Click arrow to display photos



Closed •

List / Sold:

\$2,100,000/\$1,925,000 ↓

4 days on the market

Listing ID: 230001722SD

4842 46 Santa Cruz • San Diego 92107

4 units • \$525,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1941

CrossStreet: Sunset Cliffs



CASH ONLY - due to condition of property. 3 buildings - front unit has 3 bedrooms and 1 bath - other 3 units are 2 bed/1 bath. PROPERTY LESS THAN 2 BLOCKS FROM THE BEACH/OCEAN!! Total units square footage is 2874 and lot size is 7000 SF.

Facts & Features

- Sold On 03/30/2023
- Original List Price of \$2,000,050
- 3 Buildings
- Levels: One
- Cap Rate: 0

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- 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	1		\$0		\$3,600
2:		2	1	1		\$0		\$3,500
3:		2	1	1		\$0		\$3,500
4:		2	1	1		\$0		\$3,500

Of Units With:

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

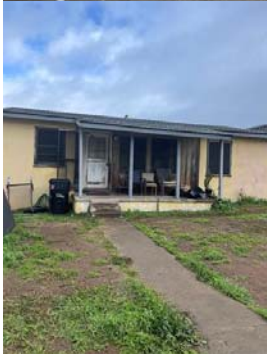
Additional Information

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4482710600

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Mission Viejo, 92691

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Closed •

List / Sold:

\$1,100,000/\$1,110,000 ↑

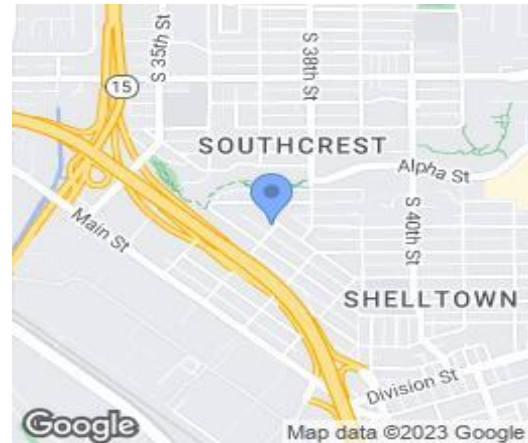
11 days on the market

Listing ID: 230001654SD

1622 Una Street • San Diego 92113

4 units • \$275,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1963

CrossStreet: Una



CHEAPEST AND BEST PRICED 4PLEX IN SAN DIEGO! 1622 Una Street is comprised of a strong mix of four 2BR 1BA units. There is ample street parking in the quiet neighborhood full of single family residences and small apartment complexes. Tenants each enjoy a sizeable storage unit, and there is laundry on site. The upstairs units also have their own small deck space, and the property is fully enclosed. The current owner fully renovated the property in 2013 with upgrades such as new windows, tile flooring, granite counter tops and upgraded kitchens and bathrooms. Today, the units could each be spruced up to achieve market rents, as there is roughly 45% rental upside. That said, the property exudes true pride of ownership and curb appeal with the attractive palm tree landscaping and common area picnic tables. The property is located in a part of San Diego enjoying tremendous growth between downtown San Diego development and all that is happening in Barrio Logan and National City alike. It presents a great opportunity for an astute investor, or one just getting started, to add a strong asset to their portfolio.

Facts & Features

- Sold On 03/27/2023
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Two
- Cap Rate: 4
- \$71040 Gross Scheduled Income
- \$44355 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01824454
- 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			\$1,450		\$2,150
2:		2	1			\$1,450		\$2,150
3:		2	1			\$1,450		\$2,150
4:		2	1			\$1,450		\$2,150

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5506001700

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Re/Max Property Connection

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

 Click arrow to display photos





Closed •

List / Sold:

\$1,299,000/\$1,175,000 ↓

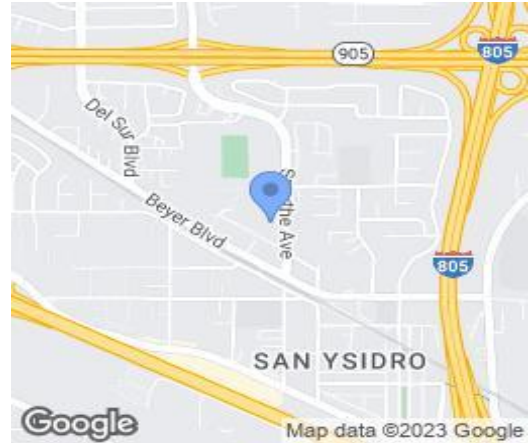
291 days on the market

Listing ID: 210018577

317 319 Foothill Road • San Ysidro 92173

4 units • \$324,750/unit • sqft • 42,253 sqft lot • No \$/Sqft data •
Built in 1978

CrossStreet: Smythe Avenue



LAND AND ZONING TO BUILD 4 MORE HOUSES ON A FAIRLY LEVEL BUILDING PAD. Property has 4,440 square feet of income producing units plus nearly an acre of land with about a 20,000 square foot mostly level building pad. New owner can build more homes! Property has 3 tiers. The lower level has a duplex visible from the street. The next level up has a larger duplex and 2 car garage visible from the street. The top level has a fairly level building pad with expansive views of the mountains and hills. This lot is 103' wide. On the right hand side this lot goes straight back 451' to Smythe Avenue. Only 3 of the 4 units on the lot are permitted although they all have their own electric meters, four total.

Facts & Features

- Sold On 03/30/2023
- Original List Price of \$1,699,000
- 2 Buildings
- Levels: One
- Heating: Electric, Combination
- Cap Rate: 4.5
- \$84000 Gross Scheduled Income

Interior

- Appliances: Electric 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	2			\$1,850		\$2,350
2:		2	1			\$1,300		\$2,150
3:		3	3	2		\$2,500		\$3,000
4:		2	1			\$1,350		\$2,150

Of Units With:

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

Additional Information

- 92173 - San Ysidro area
- San Diego County
- Parcel # 63804114

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 210018577

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