

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	PTP2101058	S	1624	1626 30th Street	SD	92102	STD	2	\$52,800	5	\$1,100,000	\$595.24	1848	1911/ASR	3,558/0.08	1	03/29/21	7/227
2	210005270	S		8Th Ave	SD	92103		2	\$0	0	\$1,180,000			1940	4,198/0.1		04/01/21	0/0
3	210002914	S		2007 29Th St	SD	92104		2	\$117,600	6	\$1,605,000			1925	5,512/0.13		04/01/21	3/3
4	NDP2101998	S		4119 Orange AVE	SD	92105	STD	2	\$0	0	\$500,000		0	2019	1,750/0.04	0	03/29/21	10/10
5	200040394	S		2911 JARVIS STREET	SD	92106		2	\$43,200	0	\$1,400,000			1948	5,169		04/01/21	144/144
6	210001869	S		5391 Geneva Ave	SD	92114		2	\$16,620	1	\$775,000			2007	13,262/0.3		03/29/21	20/20
7	PTP2100898	S	639	645 D St	CHU	91910	STD	4	\$98,880	0	\$1,469,000	\$619.05	2373	1989/ASR	6,939/0.15	1	04/01/21	8/8
8	PTP2100998	S		620 N Grape ST	ESC	92025	STD	4	\$88,800	8	\$895,000	\$299.13	2992	1971/ASR	9,366/0.21	0	03/29/21	3/3
9	210002820	S		309 N Pico Ave	FBRK	92028		4	\$70,200	6	\$935,000			1979	6,505/0.15		04/01/21	3/10
10	SW20232420	S		231 Pardee ST	SD	92102	STD	4	\$55,140		\$760,000	\$281.48	2700	1947/SLR	5,497/0.1262	0	04/01/21	74/74
11	200035731	S		2819 State	SD	92103		4	\$58,338	3	\$1,450,000			1925			03/29/21	20/20
12	210003252	S		3145 Juniper Street	SD	92104		4	\$0	0	\$2,202,500			1914	7,000		04/01/21	22/22
13	NDP2003702	S	3144	48 Hawthorn St	SD	92104	STD	6	\$152,300	4	\$2,300,000	\$425.93	5400	2000/ASR	6,870/0.15	0	03/30/21	42/42

Closed • Duplex

List / Sold: **\$975,000/\$1,100,000** ↑

1624 1626 30th Street • San Diego 92102

7 days on the market

2 units • **\$487,500/unit** • **1,848 sqft** • **3,558 sqft lot** • **\$595.24/sqft** •
Built in 1911

Listing ID: PTP2101058

GPS



This stunning Craftsman Style duplex is located in the heart of The South Park and Golden Hills neighborhoods. The top floor unit has a balcony off the back of the unit. The bottom floor has a patio and both units have been recently updated with new paint, appliances, custom blinds, carpet, light fixtures and a new fireplace. Each unit has it's own private entrance as well as their own washer and dryer. Overall this duplex has retained it's classic original charm with tasteful upgrades and no expense has been spared. There is also a single car garage with a workshop. The location is second to none and just minutes from some of the best restaurants, coffee shops and parks.

Facts & Features

- Sold On 03/29/2021
- Original List Price of \$975,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Dryer Included, Inside, Outside, Washer Included
- Cap Rate: 4.5
- \$52800 Gross Scheduled Income
- \$48576 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Level with Street, Near Public Transit
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$6,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 92102 - San Diego area
- San Diego County

• Parcel # 5393520800

Michael Lembeck

State License #: 01019397


Cell Phone: 714-742-3700

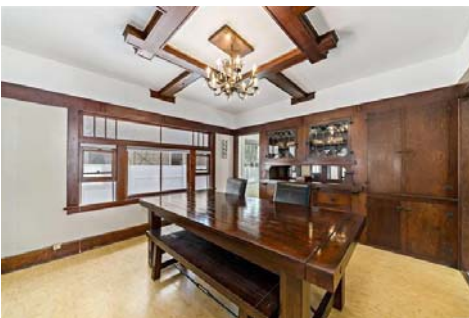
Re/Max Property Connection

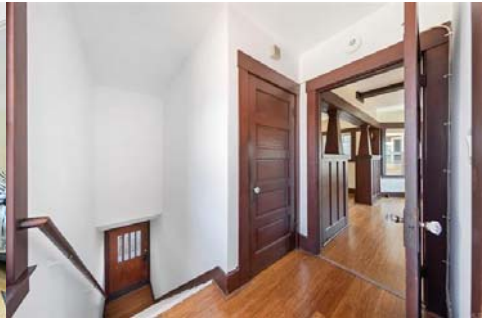
State License #: 01891031

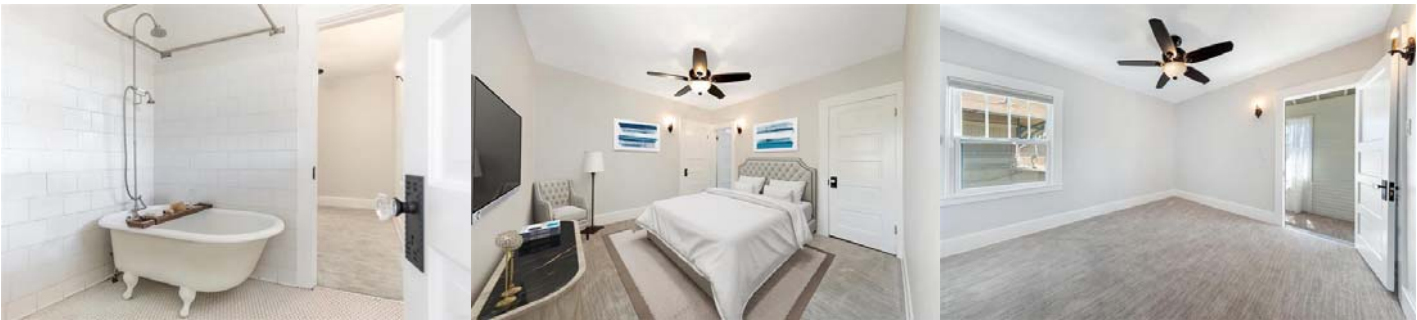
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: PTP2101058

Printed: 04/04/2021 7:51:34 PM

Closed •

List / Sold: **\$1,180,000/\$1,180,000**

8Th Ave • San Diego 92103

0 days on the market

2 units • **\$590,000/unit** • **sqft** • **4,198 sqft lot** • **No \$/Sqft data** •
Built in 1940

Listing ID: 210005270

CrossStreet: University



Exterior: Wood/Stucco Other Fees: 0 Number of Furnished Units: 0

Facts & Features

- Sold On 04/01/2021
- Original List Price of \$1,180,000
- 1 Buildings
- Levels: Two
- Heating: Natural Gas
- Cap Rate: 0

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			\$0		
2:		2	1			\$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

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4446900300

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: 210005270

Printed: 04/04/2021 7:51:34 PM

Closed •

List / Sold:

\$1,600,000/\$1,605,000 ↑

3 days on the market

Listing ID: 210002914

2007 29Th St • San Diego 92104

2 units • \$800,000/unit • sqft • 5,512 sqft lot • No \$/Sqft data • Built in 1925

Use GPS CrossStreet: Grape St



Majestically perched above the street on an over 5,500 sq ft corner lot in the premier heart of South Park. Walkable to all. Front house is 3 bed, 3 bath with 2 ensuite baths. Private backyard with French doors from the master bedroom. Spacious and private front patio off the living room. Architectural detail, hardwood floors, fireplace and many upgrades including newer plumbing, A/C & Heat. Options abound with detached 2 level back home currently being used as two airbnb vacation rentals. See supp Income on back unit averages \$5K per month as vacation rentals. Can sold turn key with furniture as established money maker. Two off street parking spaces. In the last three years: complete new plumbing on front house, Tex.coat paint with lifetime warranty, master bath remodel, roof repairs and all new tiles around perimeter, heat and AC. Featured as one of the showcase homes for the Old House Fair in South Park. Other Fees: 0 Number of Furnished Units: 1

Facts & Features

- Sold On 04/01/2021
- Original List Price of \$1,600,000
- 2 Buildings
- Levels: Two
- Cap Rate: 6.1
- \$117600 Gross Scheduled Income
- \$109400 Net Operating 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:		3	3			\$0		
2:		1	2			\$5,000		
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

- 92104 - North Park area
- San Diego County
- Parcel # 5391560700

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







Closed •

List / Sold: **\$479,900/\$500,000** ↑

4119 Orange Ave • San Diego 92105

10 days on the market

2 units • **\$239,950/unit** • **0 sqft** • **1,750 sqft lot** • **No \$/Sqft data** •
Built in 2019

Listing ID: NDP2101998

Use GPS



Turn Key Remodel..Corner Lot..Detached SFR 1/1 with side yard and a 0/1 Converted garage with yard..New Roof..New Water heater..New Kitchens w/Quartz counter tops..Freshly Painted..Remodel bathrooms..New flooring..FHA/Va is ok

Facts & Features

- Sold On 03/29/2021
- Original List Price of \$479,900
- 2 Buildings
- 1 Total parking spaces
- Laundry: Inside
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot

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	0		\$0	\$0	\$1,200

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
- 92105 - East San Diego area
- San Diego County
- Parcel # 4547530200

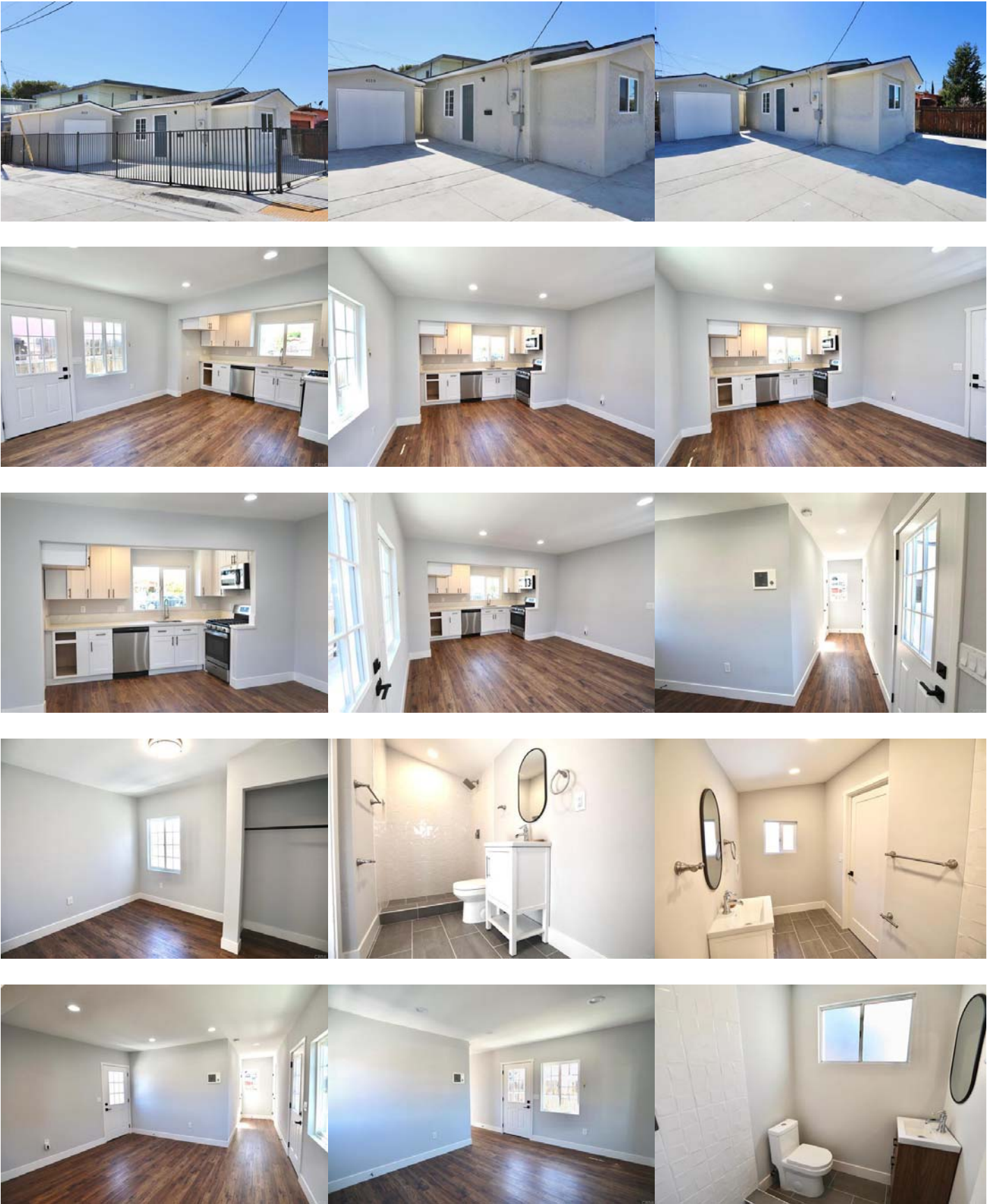
Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: NDP2101998

Printed: 04/04/2021 7:51:35 PM

Closed •

List / Sold:

\$1,449,000/\$1,400,000 ↓

144 days on the market

Listing ID: 200040394

2911 JARVIS STREET • San Diego 92106

**2 units • \$724,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1948**

Rosecrans south. Turn left at Jarvis Street. CrossStreet: Rosecrans



INVESTOR SPECIAL! Call all your investor friends to look at these units. Great location near Shelter Island, Sport Fishing docks, restaurants, and grocery store. Nice two-unit complex each with 2 bedroom and 1 bath. Attached 2-car garage with laundry. Property is zoned RM-3-7 for potential future development. The property next door is in probate and will eventually come on the market. Possible opportunity to build 10 units if you buy this property and can acquire the future probate property next door. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 2911 Unit # for Unit 2: 2913 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/01/2021
- Original List Price of \$1,449,000
- 1 Buildings
- Levels: Two
- Heating: Natural Gas
- 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: 01204280
- 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			\$1,600		\$2,000
2:		2	1			\$2,000		\$2,000
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

- 92106 - Point Loma area
- San Diego County
- Parcel # 5307530800

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: 200040394

Printed: 04/04/2021 7:51:37 PM

Closed •

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

5391 Geneva Ave • San Diego 92114

20 days on the market

2 units • \$387,500/unit • sqft • 13,262 sqft lot • No \$/Sqft data •
Built in 2007

Listing ID: 210001869

CrossStreet: Beverly Street



Back on Market!! Beautifully remodeled 4 bd 2 1/2 ba. w/attached 2 car garage in front and a 2/1 unit w/1 car garage in back. 3rd building on property could be used for storage, hobbies or office space. Front house features, new Laminate flooring down and carpet upstairs, dual pane windows, granite counters in kitchen w/all new stainless steel appliances. Walk-in closets and French doors in 3 of the 4 bed w/all bedroom opening onto the upper decks. Back unit currently rented, please DO NOT DISTURB. Other Fees: 0 Unit 1 Parking Spaces: 2 Unit 2 Parking Spaces: 1 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0

Facts & Features

- Sold On 03/29/2021
- Original List Price of \$735,000
- 2 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Natural Gas, Combination
- Cap Rate: 0.82
- \$16620 Gross Scheduled Income
- \$6000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02083281
- 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	3	2		\$0		\$3,500
2:		2	1	1		\$1,320		\$1,700
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92114 - Encanto area
- San Diego County
- Parcel # 5425003300

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







Closed •

List / Sold:

\$1,499,000/\$1,469,000 ↑

8 days on the market

Listing ID: PTP2100898

639 645 D St • Chula Vista 91910

4 units • \$374,750/unit • 2,373 sqft • 6,939 sqft lot • \$619.05/sqft • Built in 1989

[See google map](#)



COMPLETELY REMODELED INCOME PRODUCING OPPORTUNITY! Blocks from the current \$1.1B Chula Vista Bayfront development. Property consists of 4 units. Front unit is a 3bd/1ba house with a private driveway and large yard. Rear units consist of a 2bd/ 1.5 bath with a private patio, 2bd/ 2 bath with a balcony & 1bd/ 1bath with a balcony. Plenty of parking spaces & a common area laundry room. Ideal location close to retail shopping, public transportation, schools, hospital, restaurants, freeway and much more!

Facts & Features

- Sold On 04/01/2021
- Original List Price of \$1,399,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Laundry: Common Area, Community, Dryer Included, Outside, Washer Hookup, Gas Dryer Hookup
- Cap Rate: 0
- \$98880 Gross Scheduled Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01885775
- 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:	639	3	1	2		\$2,495	\$2,495	\$2,495
2:	641	2	2	2		\$0	\$0	\$0
3:	643	2	2	2		\$2,050	\$2,050	\$2,050
4:	645	1	1	2		\$1,600	\$1,600	\$1,600

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher: 4
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 4
- Refrigerator: 0
- Wall AC:

Additional Information


- Standard sale
- Rent Controlled
- 91910 - Chula Vista area
- San Diego County
- Parcel # 5650521000

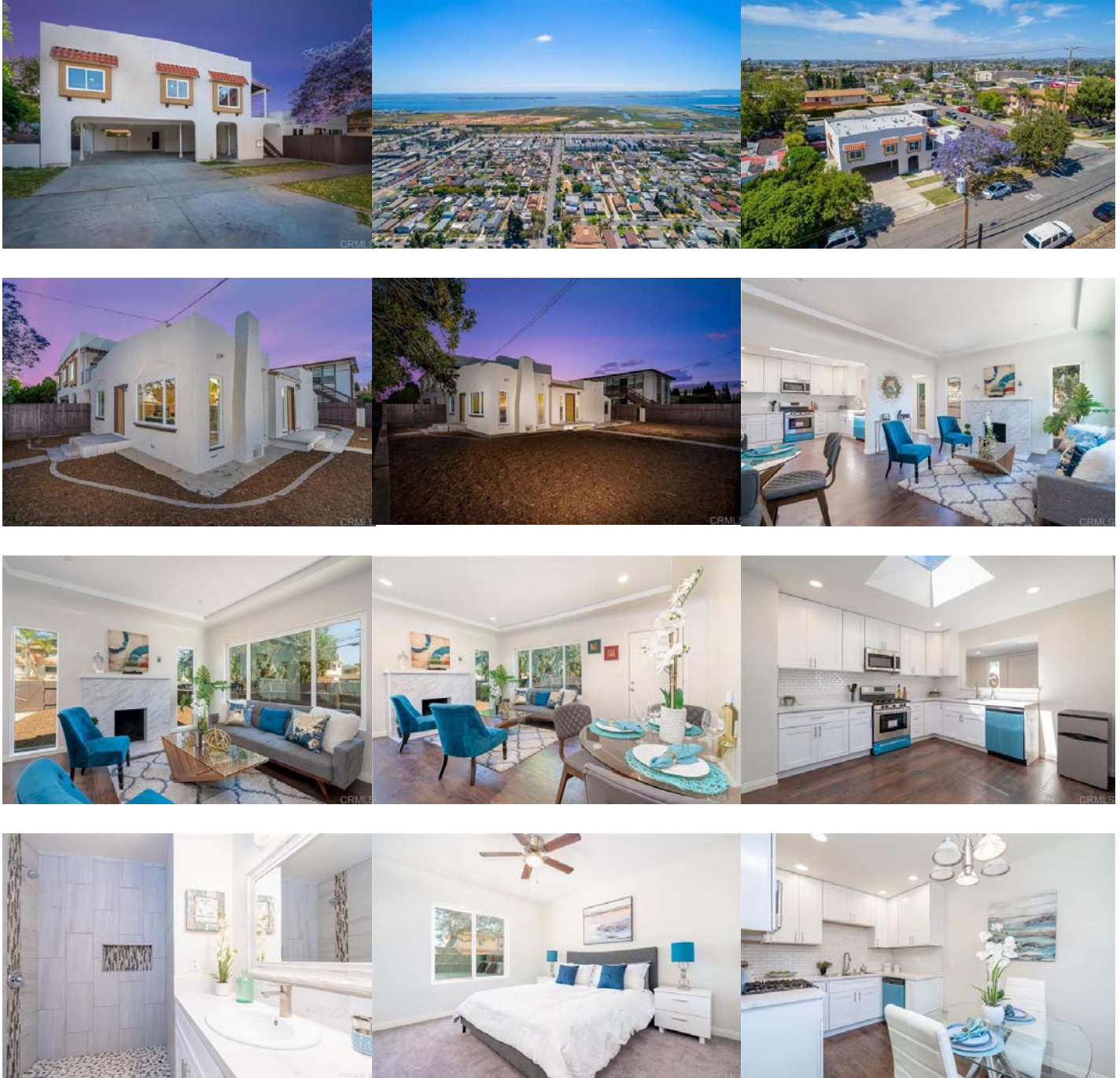
Michael Lembeck

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





Closed • **Quadruplex**

List / Sold: **\$895,900/\$895,000** ↑

620 N Grape St • Escondido 92025

3 days on the market

4 units • **\$223,975/unit** • **2,992 sqft** • **9,366 sqft lot** • **\$299.13/sqft** •
Built in 1971

Listing ID: PTP2100998

Cross Street E. Washington



Great investment opportunity to add this income property to your portfolio. Located conveniently in the heart of Escondido with easy freeway access. Long term tenants occupy the Four Unit property on a 9366 sq foot lot. Each unit is 2 bedrooms with 1 recently updated bathroom. Carport parking and a separate laundry room service the property. DO NOT GO ON PROPERTY OR DISTURB TENANTS!

Facts & Features

- Sold On 03/29/2021
- Original List Price of \$889,900
- 2 Buildings
- 4 Total parking spaces
- Laundry: Community, Dryer Included, Outside, See Remarks, Washer Included
- Cap Rate: 8.17
- \$88800 Gross Scheduled Income
- \$73200 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Level with Street

Annual Expenses

- Total Operating Expense: \$1,560
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,300
- Cable TV: 01774757
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 92025 - Escondido area
- San Diego County
- Parcel # 2292603700

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: PTP2100998

Printed: 04/04/2021 7:51:41 PM

Closed •

List / Sold: **\$899,999/\$935,000** ↑

309 N Pico Ave • Fallbrook 92028

3 days on the market

4 units • \$225,000/unit • sqft • 6,505 sqft lot • No \$/Sqft data • Built in 1979

Listing ID: 210002820

CrossStreet: W Mission Blvd



4 plex property with cash flow income with one of the highest CAP rates in San Diego County. Turnkey investment opportunity! All units are 2 bed, 1 bath with in unit washer/dryer hookup. Each unit has a garage plus a parking space accessed via an alley. Fully gated offering added security. Located within Fallbrook village, tenants will have easy accessibility to shops, restaurants and public transportation. Rent all units out or live in one and rent out 3 units. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 309 Unit # for Unit 2: 311 Unit # for Unit 3: 313 Unit # for Unit 4: 315 Number of Furnished Units: 0

Facts & Features

- Sold On 04/01/2021
- Original List Price of \$899,999
- 1 Buildings
- Levels: Two
- Heating: Natural Gas
- Cap Rate: 5.5
- \$70200 Gross Scheduled Income
- \$51286 Net Operating Income

Interior

- Appliances: Tankless 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	1	1		\$1,275		\$1,550
2:		2	1	1		\$1,525		\$1,550
3:		2	1	1		\$1,500		\$1,550
4:		2	1	1		\$1,550		\$1,550

Of Units With:

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

Additional Information

- 92028 - Fallbrook area
- San Diego County
- Parcel # 1031350300

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





Closed •

List / Sold: **\$800,000/\$760,000** ↓

231 Pardee St • San Diego 92102

74 days on the market

4 units • \$200,000/unit • 2,700 sqft • 5,497 sqft lot • \$281.48/sqft • Built in 1947

Listing ID: SW20232420

Market St. / 36th St. /Tompkins St. / Pardee St.



Great investment Opportunity! Great location! 4 Great units! All 1 Bedroom 1 bath located near freeways, transportation, Downtown and shopping. 2 units have new flooring and paint. Low maintenance landscaping, patio and patio cover in the back of the units, off street and on street parking opportunities.

Facts & Features

- Sold On 04/01/2021
- Original List Price of \$800,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- \$55140 Gross Scheduled Income
- \$33811 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,811
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,478	\$1,478	\$1,575
2:	2	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,350
3:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,100

Of Units With:

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

Additional Information

- Standard sale
- 92102 - San Diego area
- San Diego County
- Parcel # 5461250200

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





Closed •

List / Sold:

\$1,350,000/\$1,450,000 ↑

20 days on the market

Listing ID: 200035731

2819 State • San Diego 92103

4 units • \$337,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1925

CrossStreet: West Palm



Quintessential San Diego Spanish style 4-plex with sweeping/sit down bay views. Each unit has its own unique architectural character and is 1 bed/1 bath with shared garage storage and front/back patio and balcony spaces. All units are currently rented on month to month leases with ideal location near downtown, Little Italy, bay, airport, Old Town, and easy freeway access. Property has been well maintained and it shows. Certainly an ideal income property for any investor. Other Fees: 0
Unit # for Unit 1: 2819 Unit # for Unit 2: 2821 Unit # for Unit 3: 2823 Unit # for Unit 4: 2825 Number of Furnished Units: 0

Facts & Features

- Sold On 03/29/2021
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- Cap Rate: 2.7
- \$58338 Gross Scheduled Income
- \$36584 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:		1	1			\$1,285		
2:		1	1			\$1,350		
3:		1	1			\$1,135		
4:		1	1			\$979		

Of Units With:

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

Additional Information

- 92103 - Mission Hills area
- San Diego County

• Parcel # 4516710600

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





Closed •

List / Sold:

\$2,200,000/\$2,202,500 ↑

22 days on the market

Listing ID: 210003252

3145 Juniper Street • San Diego 92104

4 units • \$550,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1914

CrossStreet: 32nd



Two Craftsman homes and two companion units! Turn-key, all properties come completely furnished! Properties like this don't come along every day! This peaceful sanctuary is set in an unbeatable North Park/South Park location and could offer the ultimate residence you've been searching for. Known as "Junipera," all of the properties have been styled to perfection! The two units include one bedroom, one bath, a living room, and a full kitchen. The second primary home includes two-levels and a peaceful balcony to enjoy the lovely pathways that winds through the gardens. There's also a community laundry and two rooftop decks to enjoy refreshing afternoon drinks as the sun sets. "The original Craftsman" is a three-bedroom, two-bath residence with an incredible list of features throughout. Gorgeous wood floors and numerous windows show the light-filled living and dining areas, and a cozy fireplace with a wood mantle adds further appeal to this delightful interior. The kitchen is a gourmet haven with quality appliances and granite countertops along with views over the sun-soaked breakfast nook. You'll live among lush gardens and mature trees with sunny nooks where you can unwind with your morning coffee and take in the peaceful surroundings. Balboa Park is moments away along with top-rated restaurants, shopping, and amenities. This tranquil oasis is a rare find and an opportunity not to be missed, so come take a tour before it's gone for good! Other Fees: 0 Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/01/2021
- Original List Price of \$2,200,000
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Electric, Combination
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater, Tankless Water Heater

Exterior

- Lot Features: Sprinklers Drip System
- 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	2		\$0		\$3,800
2:		1	1			\$0		\$2,800
3:		1	1			\$0		\$2,000
4:		1	1			\$0		\$2,000

Of Units With:

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

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 5391122200

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

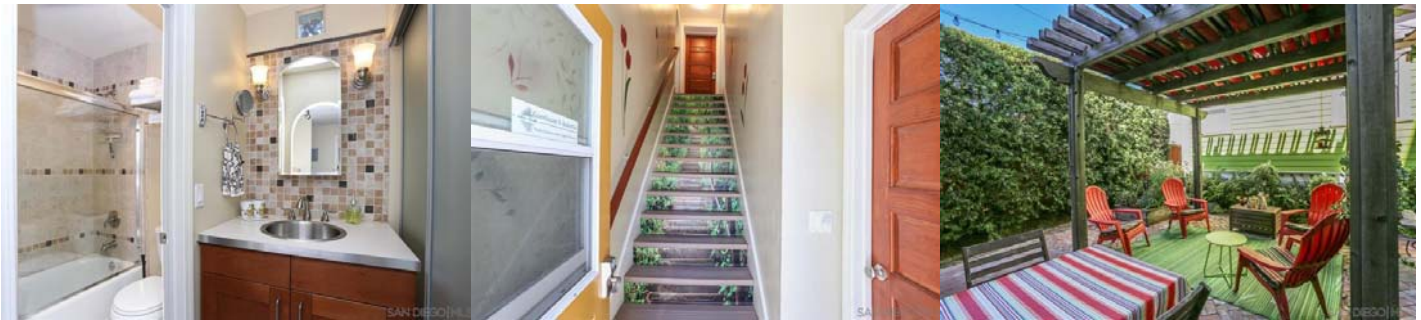
Click arrow to display photos













CUSTOMER FULL: Residential Income LISTING ID: 210003252

Printed: 04/04/2021 7:51:48 PM

Closed •

List / Sold: **\$2,300,000/\$2,300,000**

3144 48 Hawthorn St • San Diego 92104

42 days on the market

**6 units • \$383,333/unit • 5,400 sqft • 6,870 sqft lot • \$425.93/sqft •
Built in 2000**

Listing ID: NDP2003702

GPS



South Park, best area of San Diego....and a renovated, turn key 6 unit apartment includes 2 homes and a 3rd building containing 4 apartments.Strong rents and location. Excellent unit mix with one 2 bedroom (1Ba) house in front, a 3 bedroom (3Ba) house in the middle and back building containing four 1/1's. Incredible finishes during the 2016 renovation include all new kitchens, granite countertops, custom tile backsplash, new flooring, new bathrooms including custom 12x24" tile work, water efficient fixtures. Add'l income with RUBS & onsite owned coinless laundry.

Facts & Features

- Sold On 03/30/2021
- Original List Price of \$2,300,000
- 3 Buildings
- 0 Total parking spaces
- Laundry: Common Area, Community
- Cap Rate: 4.3
- \$152304 Gross Scheduled Income
- \$99900 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- 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: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0		\$2,500	\$2,500	\$2,750
2:	1	3	3	0		\$3,200	\$3,200	\$3,500
3:	1	1	1	0		\$1,650	\$1,650	\$1,800
4:	1	1	1	0		\$1,650	\$1,650	\$1,800
5:	1	1	1	0		\$1,595	\$1,595	\$1,800
6:	1	1	1	0		\$1,600	\$1,600	\$1,800

Of Units With:

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

- Disposal:

Additional Information


- Standard sale
- 92104 - North Park area
- San Diego County
- Parcel # 5391711700

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: NDP2003702

Printed: 04/04/2021 7:51:50 PM