

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	210021536	S	1351	53 Fern	IMB	91932		2	\$31,260	3	\$750,000↓			1959				03/07/22	103/103
2	220004156SD	S	3211	15 Van Dyke	SD	92105		2	\$31,860	0	\$815,000			9999	10,327/0.23			03/11/22	1/1
3	220002590SD	S	4382	4384 38Th St	SD	92105		2	\$5,000	0	\$1,200,000↑			1938	6,253/0.14	N		03/10/22	4/4
4	NDP2201384	S	921	923 Hornblend ST	SD	92109	STD	2	\$84,000	0	\$1,800,000↑	\$1,021.57	1762	1958/ASR	4,669/0.1	N	0	03/10/22	3/3
5	SW22001469	S	2036	2038 42nd ST	SD	92113	STD	2	\$0		\$825,000↓	\$661.59	1247	1947/PUB	6,504/0.1493	N	0	03/08/22	12/12
6	220002051SD	S	3128	3134 Reynard Way	SD	92103		4	\$0	0	\$1,775,000↑			1954	5,142/0.11	N		03/07/22	8/8
7	NDP2109274	S	2158	60 Balboa AVE	SD	92109	STD	4	\$66,000	5	\$1,600,000↓	\$484.85	3300	1953/ASR	5,576/0.12	N	0	03/09/22	151/151
8	PTP2200977	S		4325 BETA ST	SD	92113	STD	4	\$0	0	\$995,000↑	\$394.37	2523	1952/ASR	9,704/0.22	N	0	03/08/22	10/10
9	NDP2112716	S		6752 Solita Ave	SD	92115	STD	10	\$275,150	3	\$4,260,000↑	\$448.42	9500	0	32,670/0.75	N	10	03/08/22	23/23

Closed •

List / Sold: **\$830,000/\$750,000** ↓

1351 53 Fern • Imperial Beach 91932

103 days on the market

2 units • **\$415,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •

Listing ID: 210021536

Built in 1959

CrossStreet: 14th and Fern



Great investment opportunity, 1.5 miles to the beach! Long term tenants. Property has two separate units with attached garages in the middle, each unit has outdoor space. Do not disturb the tenants. Seller has a recent appraisal for the full asking price. Tenants are aware of the sale. Unit 1 Parking Spaces: 1 Unit 2 Parking Spaces: 1 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0

Facts & Features

- Sold On 03/07/2022
- Original List Price of \$830,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 3.2
- \$31260 Gross Scheduled Income
- \$28510 Net Operating Income

Interior

Exterior

- Fencing: Partial

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:		2	1	1		\$1,300		\$2,100
2:		2	1	1		\$1,305		\$2,100
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91932 - Imperial Beach area
- San Diego County

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: **\$815,000/\$815,000**

3211 15 Van Dyke • San Diego 92105

1 days on the market

2 units • **\$407,500/unit** • **sqft** • **10,327 sqft lot** • **No \$/Sqft data** •
Built in 9999

Listing ID: 220004156SD

East on thorn right on Van Dyke CrossStreet: Thorn



2 side by side homes on a large lot with 140+ feet of street frontage that backs to Manzanita canyon. Each house has own fenced yard and own water gas and electric meters. Located on quiet cul-de-sac street in up and coming City Heights. 2 br interior was recently updated and had windows replaced, exterior was re-stuccoed. Newer roofs on both houses. Please do not disturb tenants. Sewer: Sewer Connected Unit # for Unit 1: 3211 Unit # for Unit 2: 3215 Number of Furnished Units: 0 Frontage: Canyon

Facts & Features

- Sold On 03/11/2022
- Original List Price of \$815,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0
- \$31860 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Security Features: Window Bars

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01950452
- 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		\$1,155		\$2,600
2:		2	1	1		\$1,500		\$2,200
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

- 92105 - East San Diego area
- San Diego County
- Parcel # 4761830300

Michael Lembeck

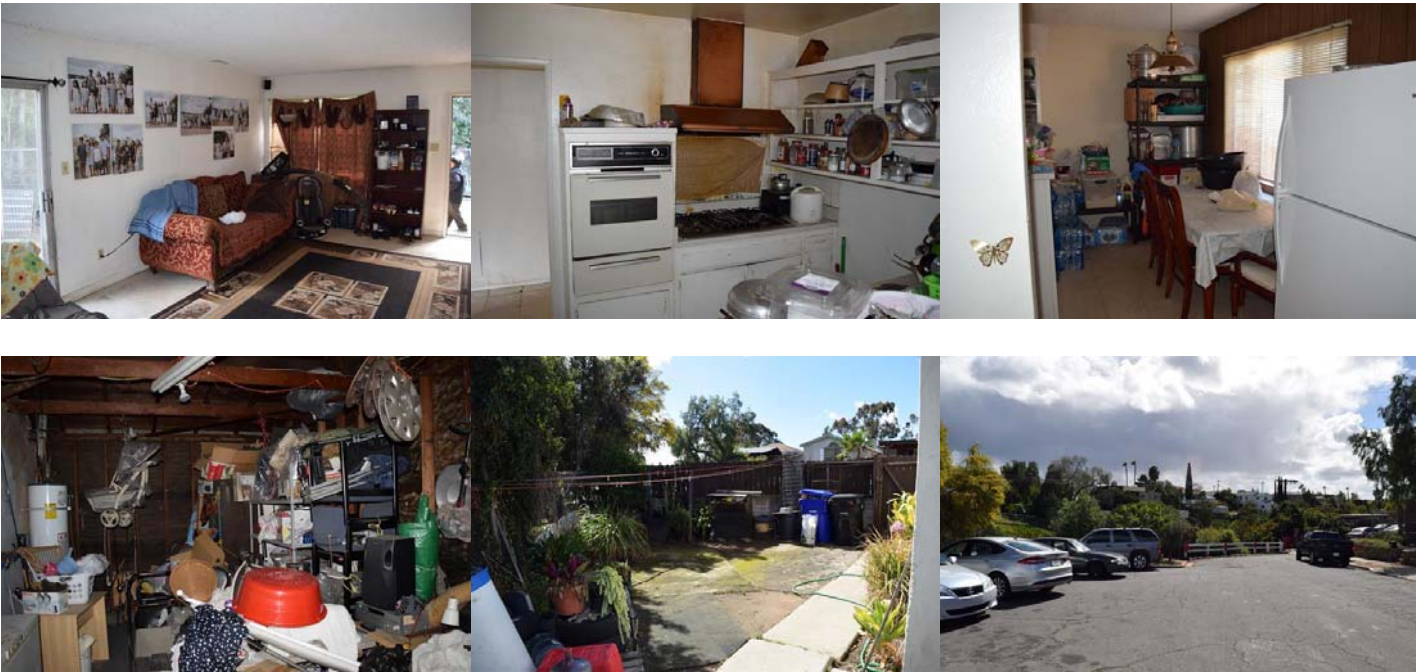
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 220004156SD

Printed: 03/13/2022 10:13:59 AM

Closed •

List / Sold: **\$995,000/\$1,200,000** ↑

4382 4384 38Th St • San Diego 92105

4 days on the market

2 units • **\$497,500/unit** • **sqft** • **6,253 sqft lot** • **No \$/Sqft data** •
Built in 1938

Listing ID: 220002590SD

CrossStreet: Meade



Amazing Duplex situated on a DOUBLE LOT in the Heart of Normal Heights! This desirable 2 unit building has 2-1bed/1bath units offering fully-fenced back and front yards PLUS an additional 4-1 car garages with alley access. Outdoor space is exceptionally private with mature fruit trees, fresh mulch, grass, and garden beds. The living space is complete with original hardwood flooring, fresh paint, washer/dryers in both units, new lighting fixtures and ceiling fans, and updated bathrooms. Potential to build 4 units plus an unlimited amount of ADUs and Affordable Housings. Located in a Transit Priority Area with no parking requirements. Walking distance to North Park and Kensington. This versatile property will appeal to a buyer seeking a primary residence with rental income, multi-generational, or a great investment property with an endless opportunity to develop. Zoned RM 2-4 Sewer: Sewer Connected Unit # for Unit 1: 4382 Unit # for Unit 2: 4384 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 03/10/2022
- Original List Price of \$995,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0
- \$5000 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:		1	1	2		\$1,750		\$2,100
2:		1	1	2		\$0		\$2,100
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92105 - East San Diego area
- San Diego County
- Parcel # 4471922700

Michael Lembeck

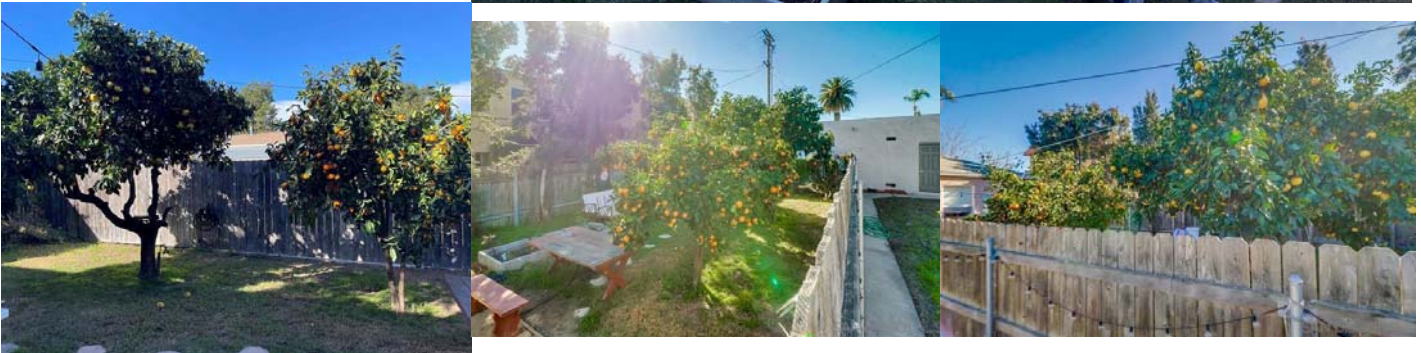
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income

LISTING ID: 220002590SD

Printed: 03/13/2022 10:14:02 AM

Closed •

List / Sold:

\$1,688,000/\$1,800,000 ↑

3 days on the market

Listing ID: NDP2201384

921 923 Hornblend St • San Diego 92109

**2 units • \$844,000/unit • 1,762 sqft • 4,669 sqft lot • \$1021.57/sqft •
Built in 1958**

Cross Street(s): Baynard/Cass



INCREDIBLE INCOME POTENTIAL!!! This amazing property features a stellar location next to the Ocean, with two units and room for a third. Each unit is a 2 bedroom, 1 bath with a yard. There is the capacity to park three cars. Could be a long term or short term rental including Airbnb and VRBO. \$84K in gross annual income. Conveniently located, west of the 5 less than three blocks to the beach, shopping, dining, parks, great schools, Interstate 5, plus so much more. No HOA! Don't let this opportunity pass you by!

Facts & Features

- Sold On 03/10/2022
- Original List Price of \$1,688,000
- 2 Buildings
- 0 Total parking spaces
- 0 Total carport spaces
- \$0 (Public Records)
- Laundry: See Remarks
- Cap Rate: 0
- \$84000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Near Public Transit, Value In Land
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- 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: 1
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4230420300

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold: **\$850,000/\$825,000** ↓

2036 2038 S 42nd St • San Diego 92113

12 days on the market

**2 units • \$425,000/unit • 1,247 sqft • 6,504 sqft lot • \$661.59/sqft •
Built in 1947**

Listing ID: SW22001469

805 S Exit 11A Palm Ave., Turn Right on S 47th St, Right on Division St, Right on S 42nd St



Beautifully updated, 3 bedroom, 2 bath home offers a spacious open floor plan, a relaxing front porch, nice sized wash room, custom up to date paint, newer updated laminate and tile flooring through out, dual pane windows, newer stainless steel appliances, and a fenced private yard for your enjoyment. This home also features PERMITTED SECOND DETACHED UNIT 2 bedrooms, 1 bath that is completely updated. This home also features all newer updates as in main home with washer/dryer outlets inside home and it's own private yard. Short distance to military base(s), downtown, easy freeway access, close to all!

Facts & Features

- Sold On 03/08/2022
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$33 (Estimated)
- Laundry: Gas Dryer Hookup, In Closet, Individual Room, Inside, Washer Hookup
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Microwave

Exterior

- Lot Features: Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- 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	3	2	0	Unfurnished	\$2,400	\$2,400	\$2,400
2:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,000

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

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5515550300

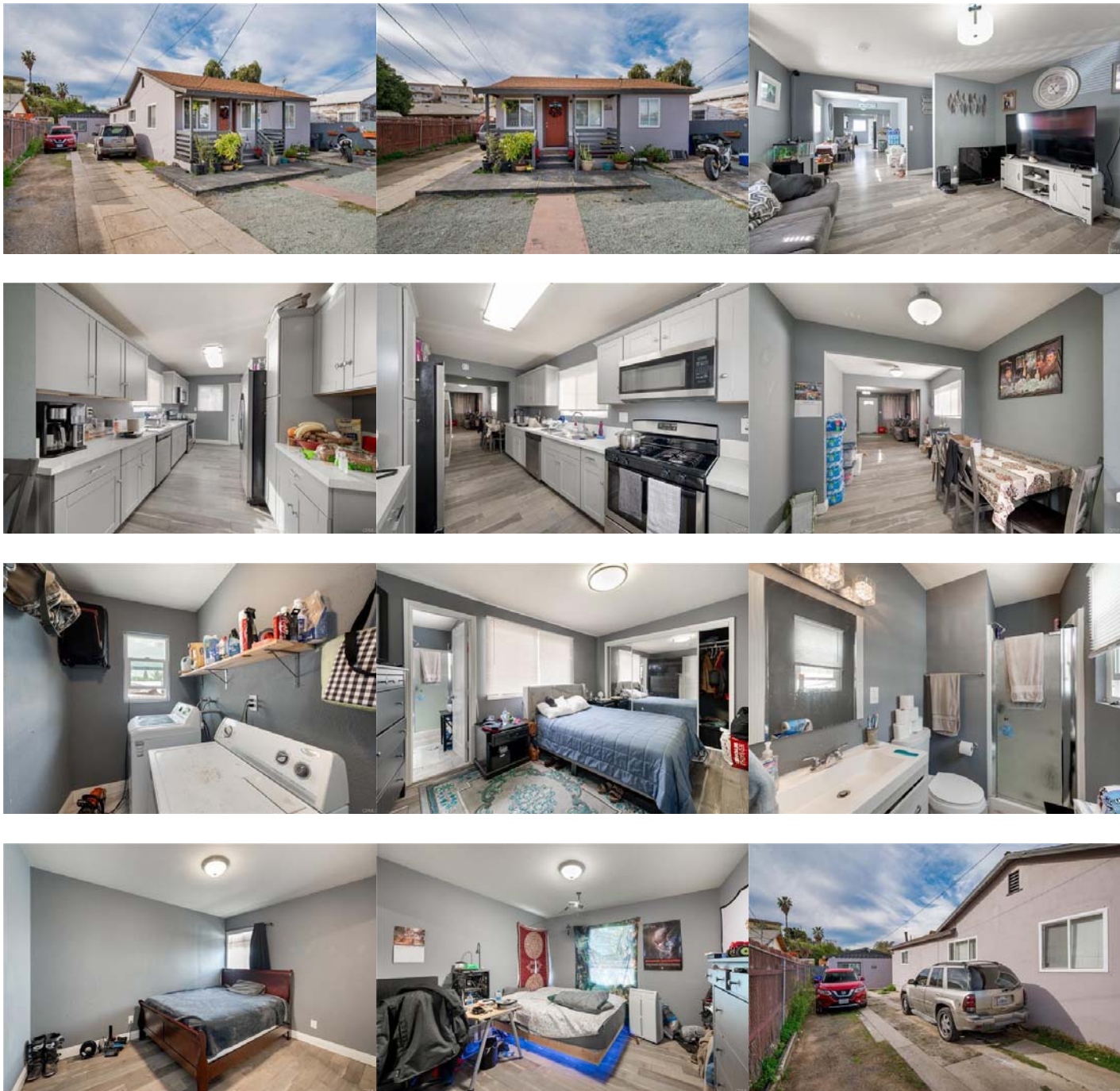
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold:

\$1,650,000/\$1,775,000 ↑

8 days on the market

Listing ID: 220002051SD

3128 3134 Reynard Way • San Diego 92103

4 units • \$412,500/unit • sqft • 5,142 sqft lot • No \$/Sqft data •
Built in 1954

CrossStreet: Reynard Way



Meticulously maintained 4-unit complex in South Mission Hills. This pride of ownership property consists of 4, 2 bedrooms 1 bathroom units. Sewer: Sewer Connected Unit # for Unit 1: 3128 Unit # for Unit 2: 3130 Unit # for Unit 3: 3132 Unit # for Unit 4: 3134 Number of Furnished Units: 0 Topography: LL,SSLP

Facts & Features

- Sold On 03/07/2022
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: Two
- Heating: See Remarks
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	0		\$1,740		
2:		2	1	0		\$1,850		
3:		2	1	0		\$1,740		
4:		2	1	0		\$1,740		

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 4
- Disposal:
- Drapes:
- Patio: 0
- Ranges: 4
- Refrigerator: 3
- Wall AC:

Additional Information

- 92103 - Mission Hills area
- San Diego County

• Parcel # 4515801100

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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 220002051SD

Printed: 03/13/2022 10:14:15 AM

Closed •

List / Sold:

\$1,600,000/\$1,600,000 ↓

151 days on the market

Listing ID: NDP2109274

2158 60 Balboa Ave • San Diego 92109

**4 units • \$400,000/unit • 3,300 sqft • 5,576 sqft lot • \$484.85/sqft •
Built in 1953**

Grand to Balboa Ave.



A sweet opportunity to own a fantastic property with numerous income producing possibilities! This truly unique property offers so many options and is conveniently located a few blocks away from Mission Bay and one mile from the water at Pacific Beach in San Diego CA. The property consists of four residential rentals but is zoned for a commercial property option as well. Currently, the four residences include; one three bedroom, one two bedroom home, and two studios. Here's your chance to live in one home and rent out the others or turn the front home into a commercial space and keep the three units rented. The generous lot accommodates four to five parking spaces in the front of the homes, offers a lovely courtyard area complete with a koi pond, and a breezy rooftop patio for the residents to enjoy the outdoor space. Located just a short walk or bike ride to shopping, dining, the Pacific Beach Pier, and the stunning white sand beaches of San Diego. The property is also central among many of the best places in the beach community with an easy five minute drive to Seaworld, Belmont Park, and the beaches of La Jolla and Mission Beach.

Facts & Features

- Sold On 03/09/2022
- Original List Price of \$2,199,000
- 2 Buildings
- 4 Total parking spaces
- \$0 (Assessor)
- Laundry: See Remarks
- Cap Rate: 4.9
- \$66000 Gross Scheduled Income
- 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: \$7,063
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00986730
- Gardener:
- Licenses:
- Insurance: \$931
- 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	3	2	0		\$0	\$0	\$0
2:	1	2	1	0		\$2,000	\$2,000	\$0
3:	1	0	1	0		\$1,550	\$1,550	\$0
4:	1	0	1	0		\$1,550	\$1,550	\$0

Of Units With:

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

- Carpet:
- Dishwasher: 0
- Disposal:

- Refrigerator: 4
- Wall AC: 0

Additional Information

- Standard sale

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4240611300

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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: **\$949,900/\$995,000** ↑

4325 BETA ST • San Diego 92113

10 days on the market

4 units • **\$237,475/unit** • **2,523 sqft** • **9,704 sqft lot** • **\$394.37/sqft** •
Built in 1952

Listing ID: PTP2200977

CROSS STREET: S 43RD STREET



4 UNITS - ONE FEATURES AN OCEAN VIEW FROM THE UPPER LEVEL - THERE ARE 2-2-1 ONE 2-2 ONE ONE BEDROOM/ONE BEDROOM PLUS 2 STORAGE AREAS - WONDERFUL AREAS TO MEET AND GREET FRIENDS - COURTYARD ENTRY - UPGRADED WITH DUAL GLAZED WINDOWS - LOTS OF PARKING IN THE DRIVEWAY + IN FRONT OF THE UNITS - THE UNITS FEATURES COVED CEILINGS, RECESSED LIGHTING - ONE UNIT HAS SKYLIGHT - SOME FEATURES HARDWOOD FLOORING - NEUTRAL CARPET - LARGE OPEN FLOORING PLANS WITH PLENTY OF NATURAL LIGHT - SPACIOUS KITCHEN WITH UPGRADED CABINETS - NEWER APPLIANCES - LOVELY YARD - LOW MAINTENANCE - CLOSE TO DOWNTOWN - SHOPPING - FREEWAYS

Facts & Features

- Sold On 03/08/2022
- Original List Price of \$949,900
- 2 Buildings
- 0 Total parking spaces
- \$33 (Assessor)
- Laundry: Washer Hookup
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Park Nearby
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	0		\$1,650	\$1,650	\$2,100
2:		2	2	0		\$1,550	\$1,550	\$2,200
3:		2	1	0		\$750	\$750	\$2,100
4:		1	1	0		\$1,150	\$1,150	\$1,650

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

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5513720600

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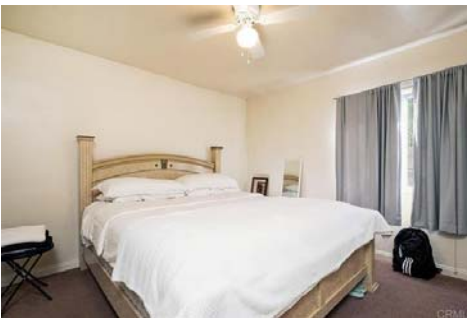
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Re/Max Property Connection

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

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Closed •

List / Sold:

\$4,250,000/\$4,260,000 ↑

23 days on the market

Listing ID: NDP2112716

6752 Solita Ave • San Diego 92115

10 units • \$425,000/unit • 9,500 sqft • 32,670 sqft lot • \$448.42/sqft • Built in 0

I-8 to 70th St Exit, South on 70th St. Right on Tower St. Tower St turns into Solita Ave.



10 - 3 bedroom, 2 bath units. Rare College ten-plex. Is a terrific opportunity for investors. Hot San Diego Rental market means great upside potential for rent increases with some TLC. Rarely available, these units are all 3 bedroom, 2 baths. Centrally located in College area, these units are just minutes to the 8 freeway, 125 and 94 and close by San Diego State University. These unique cottages are all freestanding with no common walls. (Like 10 separate homes) All units have dedicated garage parking. Plenty of visitor parking and close by shopping with great restaurants nearby. Washer and dryer hookups in all units. Units have private patios. All units have gas stoves and water heaters. Each unit is individually metered for gas and electricity.

Facts & Features

- Sold On 03/08/2022
- Original List Price of \$4,250,000
- 10 Buildings
- 10 Total parking spaces
- \$0
- Laundry: In Garage, Individual Room, Gas Dryer Hookup
- Cap Rate: 3.37
- \$275150 Gross Scheduled Income
- \$143435 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$122,520
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$5,539
- Cable TV: 00804745
- Gardener:
- Licenses:
- Insurance: \$6,994
- Maintenance:
- Workman's Comp:
- Professional Management: 6122
- Water/Sewer: \$23,240
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 92115 - San Diego area

- San Diego County
- Parcel # 4683801900

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

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