

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	NDP2100333	S	8225 27 Vista Dr	LMSA	91941	STD	2	\$50,880	0	\$867,000	\$645.57	1343	1951/ASR	4,087/0.09	2	03/08/21	9/9
2	210000482	S	3731 Crestwood Place	SD	92103		2	\$5,650	0	\$1,090,000			1928			03/10/21	8/8
3	PTP2100881	S	4326 4328 Bannock AVE	SD	92117	STD	2	\$0	0	\$814,125	\$470.32	1731	1954	6,251/0.14	2	03/08/21	4/4
4	200048880	S	1776 Country Club Dr	ESC	92029		3	\$0	0	\$775,000			1945	2.4		03/10/21	64/64
5	210000458	S	322 Garfield St	OCE	92054		3	\$0	0	\$860,000			1950			03/10/21	17/17
6	210000032	S	2217 Polk Ave	SD	92104		3	\$0	0	\$1,220,000			1939	2,996/0.07		03/08/21	28/28
7	210000304	S	566 S 36th St	SD	92113		3	\$3,500	6	\$650,000			1926			03/12/21	41/41
8	210000068	S	4335 50th	SD	92115		3	\$0	0	\$800,000			1970			03/10/21	24/24
9	200054211	S	806 W Brookes	SD	92103		4	\$79,620	5	\$1,436,000			1958			03/10/21	44/44

Closed •

List / Sold: **\$839,000/\$867,000** ↑

8225 27 Vista Dr • La Mesa 91941

9 days on the market

2 units • \$419,500/unit • 1,343 sqft • 4,087 sqft lot • \$645.57/sqft •

Listing ID: NDP2100333

Built in 1951

I-8 to Spring St. south. Turn Right on La Mesa Blvd, Turn Left on Acacia Ave. Located at intersection of Acacia and Vista Dr.



2 units remodeled and renovated in late 2019 - turnkey and quietly located in the Village area of La Mesa! Fully leased and ready to go! Unit 8227 is a 2/2 and rented for \$2495/m, Unit 8225 is a 1/1 and rented for \$1745/m. Each unit includes a shared space in a 2 car garage, in-unit laundry in each plus a lower level storage unit and fenced yards. There are 2 additional lower level storage units - one for water heaters, the other for owner (4 storage units total). Renovation includes new roof, windows, laminate flooring, quartz countertops, new fixtures and appliances, split A/C / heat units, blinds, ceiling fans, decking and fencing. Easy care landscaping with views and additional driveway and street parking in an intimate setting. Walking distance to the Trolley via the street or Secret Stairs of La Mesa. Nice as an owner user residence or as income units!

Facts & Features

- Sold On 03/08/2021
- Original List Price of \$839,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Stackable, Washer Hookup, Gas Dryer Hookup
- Cap Rate: 0
- \$50880 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

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

Exterior

- Lot Features: Irregular Lot
- Fencing: Excellent Condition
- 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: \$0
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale

- 91941 - La Mesa area
- San Diego County
- Parcel # 4706520100

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

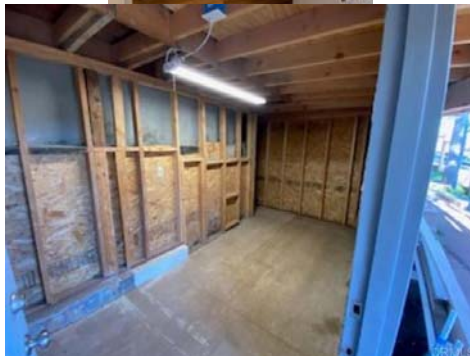
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold:

\$1,150,000/\$1,090,000 ↓

8 days on the market

Listing ID: 210000482

3731 Crestwood Place • San Diego 92103

2 units • \$575,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1928

Robinson turn right on Crestwood alley buildings is on the left next to row houses CrossStreet: Robinson Ave.



Two cottages plus a laundry room workshop unit. Both cottages have one offstreet parking spot the workshop has one off street outside and then one garage spot inside. The property comes with a warranty on a appliance, electrical, plumbing, air-conditioning/heaters. The new ADU law allows you to add additional units to 2-4 unit properties. Exterior: Wood/Stucco Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 3731 Unit # for Unit 2: 3731 1/2 Unit # for Unit 3: 3733 Number of Furnished Units: 1

Facts & Features

- Sold On 03/10/2021
- Original List Price of \$1,150,000
- 3 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Electric, Combination
- Cap Rate: 0
- \$5650 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler 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:		1	1	0		\$1,950		\$1,850
2:		1	1	1		\$2,000		
3:		1	1	0		\$1,850		
4:			0					

Of Units With:

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

Additional Information

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4522144700

Michael Lembeck

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Mission Viejo, 92691

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Closed • Duplex

List / Sold: **\$800,000/\$814,125** ↑

4326 4328 Bannock Ave • San Diego 92117

4 days on the market

2 units • \$400,000/unit • 1,731 sqft • 6,251 sqft lot • \$470.32/sqft • Built in 1954

Listing ID: PTP2100881

Clairemont Mesa to Kleefeld to Bannock



Incredible opportunity, well maintained duplex in desirable West Clairemont. 4326 Bannock is 2 bed 1 bath, nice layout and W/D hookups. 4328 Bannock is 3 bedroom 2 bath (both freshly painted) beautiful new wood floors, upgraded kitchen appliances and numerous electrical upgrades. Huge back and side yard with jacuzzi, fruit tree and storage included. Both units have vaulted ceilings, private yards and share a 2 car garage off the alley. Live in one, rent the other or rent both and enjoy the increasing area rents. Owners have lovingly cared for this great property, don't wait it won't last long!

Facts & Features

- Sold On 03/08/2021
- Original List Price of \$800,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: Outside
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01352376
- 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		\$1,350	\$1,350	\$0
2:		3	2	1		\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 3601002000

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PTP2100881

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Closed •

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

1776 Country Club Dr • Escondido 92029

64 days on the market

**3 units • \$258,333/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1945**

Listing ID: 200048880

Country Club Dr to 1776 CrossStreet: Country Club and Kauana Loa



BACK ON THE MARKET. NO FAULT OF THE PROPERTY. Private 3 unit property located in the Harmony Grove community of Escondido. Country living that is city close. Residents enjoy the large 2.4 acre parcel plus the short drive to central Escondido. The main building consists of a 5 bedroom 2 bath home with a 1 bedroom 1 bath ground level unit with its own private access. Additionally there is a 1 bedroom 1 bath detached casita. The concrete driveway provides ample parking. Exterior: Wood/Stucco Other Fees: 0 Sewer: Septic Installed Unit # for Unit 1: 1776 A Unit # for Unit 2: 1776 B Unit # for Unit 3: 1776 C Number of Furnished Units: 0

Facts & Features

- Sold On 03/10/2021
- Original List Price of \$800,000
- 2 Buildings
- Levels: Two
- 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:		5	2	0		\$0		\$2,950
2:		1	1	0		\$0		\$1,200
3:		1	1	0		\$0		\$1,300
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 1
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 3
- Refrigerator: 0
- Wall AC:

Additional Information

- 92029 - Escondido area
- San Diego County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

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Mission Viejo, 92691

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Closed •

List / Sold: **\$895,000/\$860,000** ↓

322 Garfield St • Oceanside 92054

17 days on the market

**3 units • \$298,333/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1950**

Listing ID: 210000458

CrossStreet: Division St



Beautiful Brand New Remodeled Triplex West of I5 in Heart of Oceanside selling at a Projected 5.3 CAP rate. Walking/ biking distance from downtown Oceanside and Beach. All units have private yard space, tons of parking and potentially available lot space to add ADU. Great for rental income or live in one get help on your mortgage each month. Property is vacant and sentrilock will be installed by Friday 1/8/2021 by 3pm. Dont hesitate to call with questions. Other Fees: 0 Unit # for Unit 1: House Unit # for Unit 2: A Unit # for Unit 3: B Unit 1 Parking Spaces: 1 Unit 2 Parking Spaces: 1 Unit 3 Parking Spaces: 1 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0

Facts & Features

- Sold On 03/10/2021
- Original List Price of \$950,000
- 1 Buildings
- Levels: One
- Cooling: See Remarks
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

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	2	0			\$0		\$2,800
2:	1	1	0			\$0		\$1,595
3:	1	1	0			\$0		\$1,595
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 1
- Disposal:
- Drapes:
- Patio: 0
- Ranges: 2
- Refrigerator: 3
- Wall AC:

Additional Information

- 92054 - Oceanside area
- San Diego County
- Parcel # 1502451200

Michael Lembeck

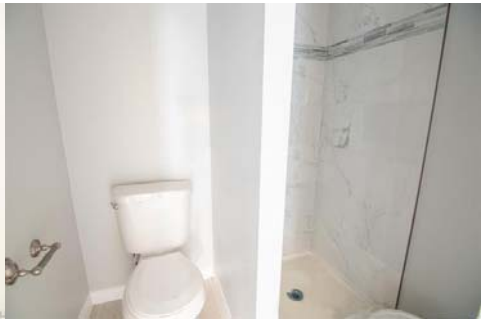
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed •

List / Sold:

\$1,200,000/\$1,220,000 ↑

28 days on the market

Listing ID: 210000032

2217 Polk Ave • San Diego 92104

3 units • **\$400,000/unit** • **sqft** • **2,996 sqft lot** • **No \$/Sqft data** •
Built in 1939

CrossStreet: Mississippi St & Louisiana St



Perfect opportunity for an owner-occupier. Live in one and rent out the others! This charming 3-plex includes a 2-bedroom unit upstairs and a studio and 1-bedroom unit downstairs. Each unit has private outdoor space. The property is well maintained and features many recent upgrades and renovations. There is an opportunity to create value and increase rents by completing additional upgrades. Located in the desirable urban neighborhood of North Park and walking distance to Hillcrest and University Heights. The property is professionally managed. Other Fees: 0 Number of Furnished Units: 1

Facts & Features

- Sold On 03/08/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01524589
- 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:		0	1	0		\$0		\$1,395
2:		1	1	0		\$0		\$1,695
3:		2	1	2		\$0		
4:			0					

Of Units With:

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

Additional Information

- 92104 - North Park area

- San Diego County
- Parcel # 4455710200

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed •

List / Sold: **\$650,000/\$650,000** ↑

566 S 36th St • San Diego 92113

41 days on the market

3 units • **\$216,667/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1926

Listing ID: 210000304

Ocean View Blvd Just East of 15 to S. 36th St. South on S. 36th to Hemlock St. Property is located across from Hemlock Intersec CrossStreet: Ocean View



Craftsman 3 Unit Investment Opportunity! Located Just 4 Miles from Downtown San Diego. Minutes to 5, 15 and 94 Freeways. 15 Minutes to Airport (Lindbergh Field). Schools, Shopping, Services and Employment Centers are Short Drives. 3 Dwellings Were Moved on property to Create This Quaint Craftsman 3 Unit Property. 2 Electric Meters 2 Gas Meters Other Fees: 0 Number of Furnished Units: 0

Facts & Features

- Sold On 03/12/2021
- Original List Price of \$625,000
- 4 Buildings
- Levels: One
- Cap Rate: 6
- \$3500 Gross Scheduled Income

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	1		\$0		\$1,800
2:		1	1			\$0		\$1,250
3:		2	1			\$0		\$1,600
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

- 92113 - Logan Heights area
- San Diego County

• Parcel # 5462601300

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

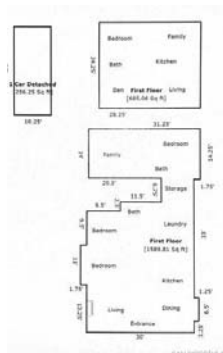
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State License #: 01891031

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Mission Viejo, 92691

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Closed •

List / Sold: **\$850,000/\$800,000** ↓

4335 50th • San Diego 92115

24 days on the market

3 units • **\$283,333/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1970

Listing ID: 210000068

CrossStreet: El Cajon Blvd



This property offers 3 units. 1 unit is detached in the front. All units are 2 bedroom 1 bath. There is included 2 car parking garage attached to the back 2 units. There is also a storage room below the 2 units that is approx 875 sqft. Rent for storage is \$300 per month. Exterior: Wood/Stucco Other Fees: 0 Sewer: Sewer Available Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 03/10/2021
- Original List Price of \$850,000
- 2 Buildings
- Levels: Two
- Heating: See Remarks
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01465485
- 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			\$1,100		
2:		2	1			\$1,000		
3:		2	1			\$1,000		
4:			0					

Of Units With:

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

Additional Information

- 92115 - San Diego area
- San Diego County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

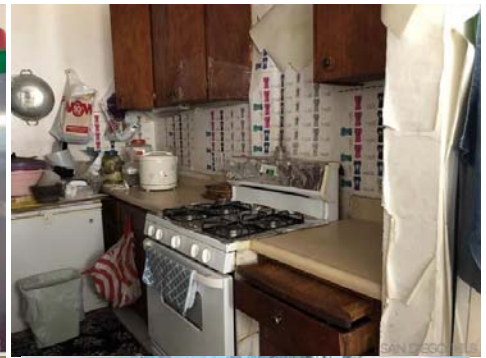
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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold:

\$1,429,000/\$1,436,000 ↓

44 days on the market

Listing ID: 200054211

806 W Brookes • San Diego 92103

4 units • **\$357,250/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1958

CrossStreet: Reynard Way



This 4 unit complex is in a great area and a great opportunity for investors who want to take control of their financial future. Existing tenants provide instant income. Great location with shared patios. Tankless water heaters for 2 units and traditional for two. Sits on a cul-de-sac and backs up to hillside for privacy. All documents are available in MLS. Must schedule with agent's assistant to view. Other Fees: 0 Number of Furnished Units: 0

Facts & Features

- Sold On 03/10/2021
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Cap Rate: 5
- \$79620 Gross Scheduled Income
- \$77396 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:		2	1			\$1,695		
2:		2	1			\$1,750		
3:		2	1			\$1,650		
4:		2	1			\$1,750		

Of Units With:

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

Additional Information

- 92103 - Mission Hills area
- San Diego County

• Parcel # 4512800700

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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