

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	PW22038969	S	558	11th ST	IMB	91932	STD	2	\$4,200		\$950,000	\$464.32	2046	1965/EST	7,405/0.17	N	3	04/12/22	8/8
2	220004528SD	S	1175	Georgia	IMB	91932		2	\$0	0	\$1,155,000			1955	6,467/0.14	N		04/11/22	8/8
3	RS22051769	S	1820	I AVE	NAC	91950	STD,TRUS	2	\$0		\$765,000	\$463.64	1650	1950/EST	4,791/0.11	N	2	04/15/22	3/3
4	220005628SD	S	2008 10	RACHAEL AVE	NAC	91950		2	\$24,000	0	\$831,000			1973	7,848/0.18	N		04/12/22	5/5
5	PTP2201394	S	555	E 1st street	NAC	91950	STD	2	\$21,600	0	\$1,650,000	\$500.00	3300	1916/ASR	13,939/0.32	N	1	04/11/22	20/20
6	220004211SD	S	438	Filbert St		92020		2	\$0	0	\$1,050,000			1950		N		04/12/22	15/15
7	NDP2201717	S	603 5	Elbrook DR	FBRK	92028	STD	2	\$32,400	0	\$683,000	\$401.76	1700	1960	10,013/0.22	N	2	04/13/22	5/5
8	220005208SD	S	3744 46	4Th Ave	SD	92103		2	\$0	0	\$1,968,000			1925	6,746/0.15	N		04/15/22	9/9
9	220004976SD	S	3345 3347	33rd Street	SD	92104		2	\$17,280	0	\$995,000			1920				04/15/22	10/10
10	220005133SD	S	3854	Sequoia	SD	92109		2	\$0	0	\$2,050,000			1960	1,929/0.04			04/14/22	6/6
11	NDP2202928	S	3987 3989	Franklin Ave	LOH	92113	STD	2	\$41,400	4	\$710,000	\$402.95	1762	2014	5,328/0.12	N	0	04/14/22	5/5
12	PTP2201526	S	515 17	63Rd ST	SD	92114	REO	2	\$0	0	\$600,000	\$363.64	1650	1933/ASR	6,970/0.16	N	0	04/12/22	9/9
13	PTP2201445	S	3315 3319	Island AVE	SD	92114	PRO	2	\$0	0	\$781,314	\$362.22	2157	1928/ASR	9,232/0.21	N	0	04/13/22	11/11
14	NDP2201026	S	3854	Via Del Mar	SD	92130	STD	2	\$61,440	2	\$2,265,000	\$1,562.07	1450	1945	44,431/1.02	N	0	04/15/22	10/10
15	220007231SD	S	32 34 E	2nd St	NAC	91950		3	\$6,000	0	\$950,000			1939	5,127/0.11	N		04/15/22	1/1
16	220005265SD	S	1725 1735	Edgemont St.	SD	92102		3	\$80,700	3	\$1,770,000			1933				04/11/22	3/3
17	220002358SD	S	2774 80	Vista Way	NAC	91950		4	\$35,400	2	\$850,000			1950				04/11/22	55/55
18	220004819SD	S	243 249	Bonair St.	LAJ	92037		4	\$14,700	0	\$3,550,000			1952	4,503/0.1	N		04/14/22	13/130
19	220004585SD	S	2683 87	C street	SD	92102		4	\$93,600	0	\$2,120,000			1941		N		04/13/22	23/23

Closed • Duplex

List / Sold: **\$935,000/\$950,000** ↑

558 11th St • Imperial Beach 91932

8 days on the market

2 units • **\$467,500/unit** • **2,046 sqft** • **7,405 sqft lot** • **\$464.32/sqft** •

Listing ID: PW22038969

Built in 1965

North of 75 fwy on 11th in between Cypress and Calla



Excellent investment opportunity for a multifamily income property. Two separate units, lot zoned R-2. Property is centrally located, close to shopping, freeway access, and schools.

Facts & Features

- Sold On 04/12/2022
- Original List Price of \$935,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Electric, Wall Furnace
- \$988 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$4200 Gross Scheduled Income
- \$4200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Kitchen, Laundry, Living Room
- Floor: Laminate
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Garden
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition, Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,846
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$390
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$720
- 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	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,000
2:	1	2	2	1	Unfurnished	\$2,200	\$2,200	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6261141900

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: PW22038969

Printed: 04/17/2022 12:13:57 PM

Closed •

List / Sold:

\$1,100,000/\$1,155,000 ↑

8 days on the market

Listing ID: 220004528SD

1175 Georgia • Imperial Beach 91932

2 units • \$550,000/unit • sqft • 6,467 sqft lot • No \$/Sqft data • Built in 1955

CrossStreet: Fern Ave



This is the one you have been waiting for! 2 homes for the price of one! \$6,000 a month in rental projections! Front unit is a 2 bedroom 1 bath home that has recently been updated with fresh exterior and interior paint, new windows, new floors, new tile in the bathroom, new fence, and more! Back unit is a 3 bedroom 2 bath home with a 2 car garage! These homes do not share any walls! This is a great investment opportunity as you can live in one and rent out the other, or just rent it out! Hurry, this one will go fast... Sewer: Sewer Connected Unit # for Unit 1: 1175 Unit # for Unit 2: 1177 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/11/2022
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- Heating: See Remarks, Forced Air
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947727
- 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		\$0		\$2,800
2:		3	2	2		\$0		\$3,200
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6330321600

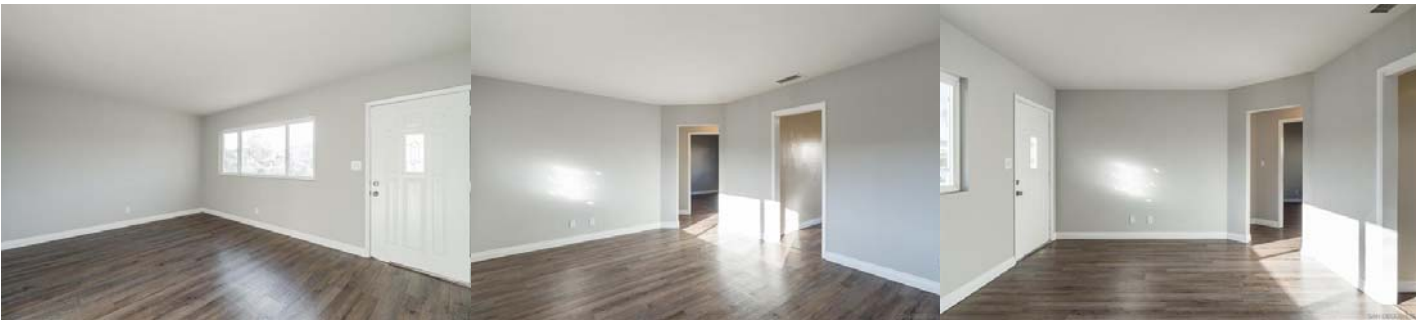
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Re/Max Property Connection

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Mission Viejo, 92691

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Closed •

List / Sold: **\$690,000/\$765,000** ↑

1820 I Ave • National City 91950

3 days on the market

**2 units • \$345,000/unit • 1,650 sqft • 4,791 sqft lot • \$463.64/sqft •
Built in 1950**

Listing ID: RS22051769

Just off Highland



Great opportunity to own a duplex. Live in one and rent the other or share with a large family. Two separate two bedroom one bath units with a two car garage on the back unit with washer dryer hookups in the garage. Small yard in between the units.

Facts & Features

- Sold On 04/15/2022
- Original List Price of \$690,000
- 2 Buildings
- 2 Total parking spaces
- \$1,588 (Estimated)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard
- 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:	2	2	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard, Trust sale
- 91950 - National City area
- San Diego County
- Parcel # 5611711000

Michael Lembeck

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Re/Max Property Connection

State License #: 01891031

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CUSTOMER FULL: Residential Income LISTING ID: RS22051769

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Closed •

List / Sold: **\$784,900/\$831,000** ↑

2008 10 RACHAEL AVE • National City 91950

5 days on the market

2 units • **\$392,450/unit** • **sqft** • **7,848 sqft lot** • **No \$/Sqft data** •
Built in 1973

Listing ID: 220005628SD

GOOGLE MAPS CrossStreet: E 20TH ST



Newly remodeled, turn-key duplex and this one is loaded! New kitchen cabinets, quartz counters, recessed lighting, stainless steel appliances, oven, dishwasher, faucets. Bathrooms have new vanities, tubs, faucets, toilets, fixtures. Newer dual pane windows & doors including front & back security doors. New paint, baseboards, waterproof vinyl flooring throughout. Both unit has their own carport with laundry/storage room and newer water heater. Must see!! Sewer: Sewer Connected Unit # for Unit 1: 2008 Unit # for Unit 2: 2010 Number of Furnished Units: 0

Facts & Features

- Sold On 04/12/2022
- Original List Price of \$784,900
- 1 Buildings
- Levels: One
- Heating: Electric, See Remarks
- Cap Rate: 0
- \$24000 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$0		
2:		2	1			\$2,000		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91950 - National City area

- San Diego County
- Parcel # 5583203400

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold:

\$1,499,950/\$1,650,000 ↑

20 days on the market

Listing ID: PTP2201394

555 E 1st street • National City 91950

**2 units • \$749,975/unit • 3,300 sqft • 13,939 sqft lot • \$500.00/sqft •
Built in 1916**

Property is on E 1st Street. Must schedule a showing!



Facts & Features

- Sold On 04/11/2022
- Original List Price of \$1,499,950
- 2 Buildings
- 1 Total parking spaces
- Heating: Natural Gas
- \$0
- Laundry: Inside
- Cap Rate: 0
- \$21600 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$400
- 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:		3	2	1		\$0	\$0	\$0

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
- 91950 - National City area
- San Diego County
- Parcel # 5560611800

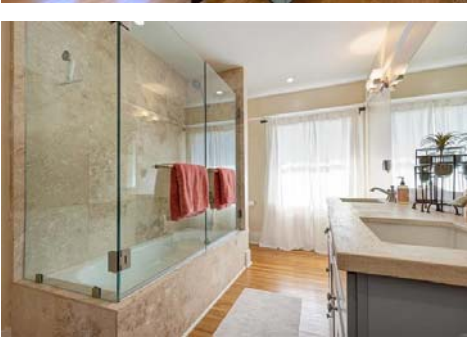
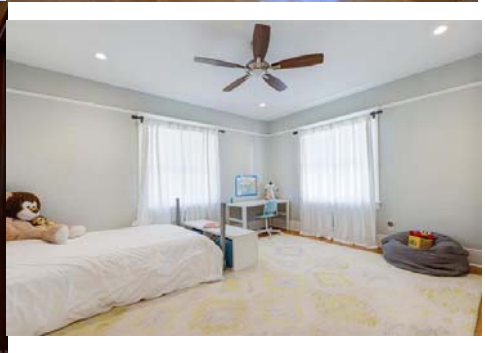
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Re/Max Property Connection

State License #: 01891031

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CUSTOMER FULL: Residential Income LISTING ID: PTP2201394

Printed: 04/17/2022 12:14:06 PM

Closed •

List / Sold: **\$998,000/\$1,050,000** ↑

438 Filbert St • 92020

15 days on the market

2 units • \$499,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1950

Listing ID: 220004211SD

CrossStreet: Camden



Incredible opportunity to own one of the last few "unicorn" properties in San Diego County. HUGE (26K+ sqft) double lot property with an existing single family home AND accessory unit in place. This property has been in the same family for decades. Front home consists of 3 bedrooms & 2 baths with separate living quarters and attached two car garage with ample driveway parking. Perfect for the multi-generational household! The back unit is a large (~650 sqft) 1 bed/1 bath detached unit with a separate driveway and Gas/Electric meter. Each unit has it's own laundry hookups and both are very private. The EXPANSIVE lot in the rear of the property has utilities already in place. Perfect parking for all of your toys? Split the lot? The opportunities are endless. Sewer: Sewer Connected Unit # for Unit 1: 438 Unit # for Unit 2: 436 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/12/2022
- Original List Price of \$998,000
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01481919
- 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		
2:		1	1			\$0		
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

- 92020 - El Cajon area
- San Diego County
- Parcel # 4882431600

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold: **\$600,000/\$683,000** ↑

603 5 Elbrook Dr • Fallbrook 92028

5 days on the market

**2 units • \$300,000/unit • 1,700 sqft • 10,013 sqft lot • \$401.76/sqft •
Built in 1960**

Listing ID: NDP2201717

Off East Fallbrook street and S. Mission



Two homes with two garages. One garage is attached and the other detached, excellent tenants that would like to stay. Rent is under market 1,350 ea Quiet street, call for more information.

Facts & Features

- Sold On 04/13/2022
- Original List Price of \$600,000
- 4 Buildings
- 4 Total parking spaces
- \$0
- Laundry: Inside
- Cap Rate: 0
- \$32400 Gross Scheduled Income
- 2 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Cul-De-Sac, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01905908
- 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: 0
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 92028 - Fallbrook area
- San Diego County
- Parcel # 1043102400

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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: NDP2201717

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Closed •

List / Sold:

\$1,800,000/\$1,968,000 ↑

9 days on the market

Listing ID: 220005208SD

3744 46 4Th Ave • San Diego 92103

2 units • \$900,000/unit • sqft • 6,746 sqft lot • No \$/Sqft data •
Built in 1925

CrossStreet: Robinson Ave



Lovely, spacious duplex in the heart of Hillcrest rich with history. Original hardwood floors and gum wood moldings throughout both units. The fireplaces feature vintage Batchelder tile. Each of the two units is a mirror image of the other and feature nine-foot ceilings, finely crafted arched tray ceilings in the living and dining rooms, and other details lending to the character. Large, eat-in kitchens with ample storage space. The bedrooms are spacious as well. Incredible natural light flows through both units from the abundance of floor-to-ceiling windows. Beautiful art deco detailing on the exterior. California native and low water use landscape, including beautiful succulents, birds of paradise, and philodendrons. The deck off the top floor unit has some pleasant views and is ideal for taking in gorgeous sunsets. Large, level backyard with sitting area for a firepit or spa. The lot is 6,750 est sq ft and ideal for outdoor entertaining. There is also potential for one or more ADUs. The property has been in the same family for 4 generations and has Mills Act potential for property tax savings. The units have only been occupied by owners, family members, and close friends. Some of the notable residents of the units include the Spreckels family, at least two publishers of the San Diego Union Tribune, SDSU professors, a former NFL defensive coach, and a former San Diego District Attorney. Solar is completely paid for. It's more than a home. It's a Lifestyle and a shining piece of San Diego history! Sewer: Sewer Connected Unit # for Unit 1: 3744 Unit # for Unit 2: 3766 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/15/2022
- Original List Price of \$1,800,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater, Solar Hot Water

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2			\$2,100		\$4,000
2:		2	2			\$0		\$4,000
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

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4520633000

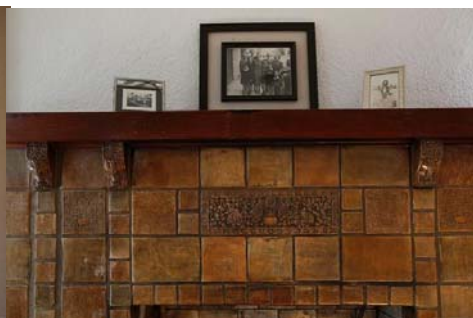
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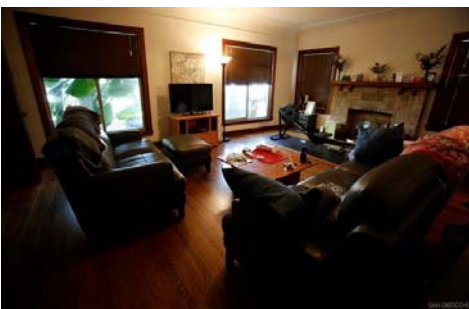
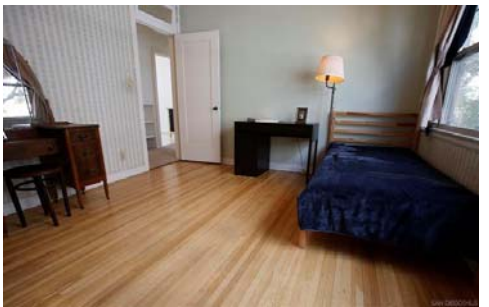
State License #: 01019397
Cell Phone: 714-742-3700

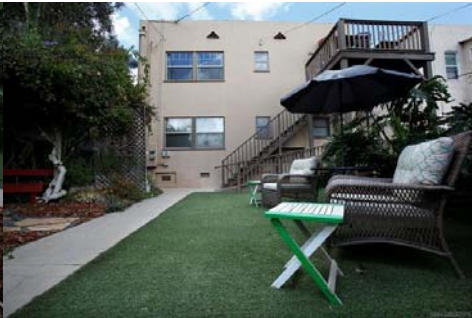
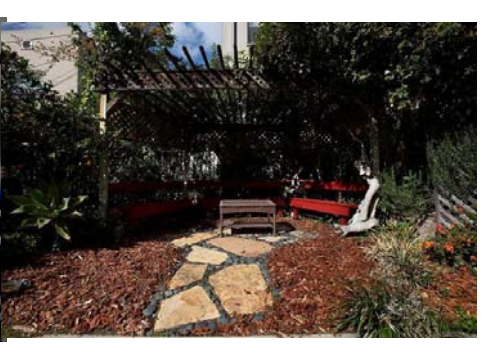
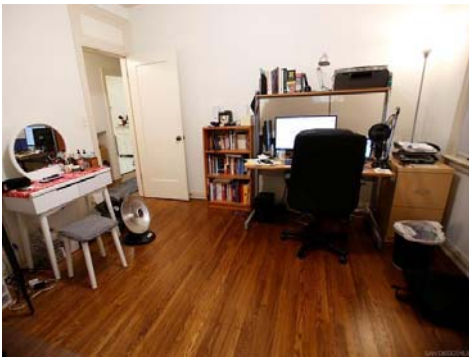
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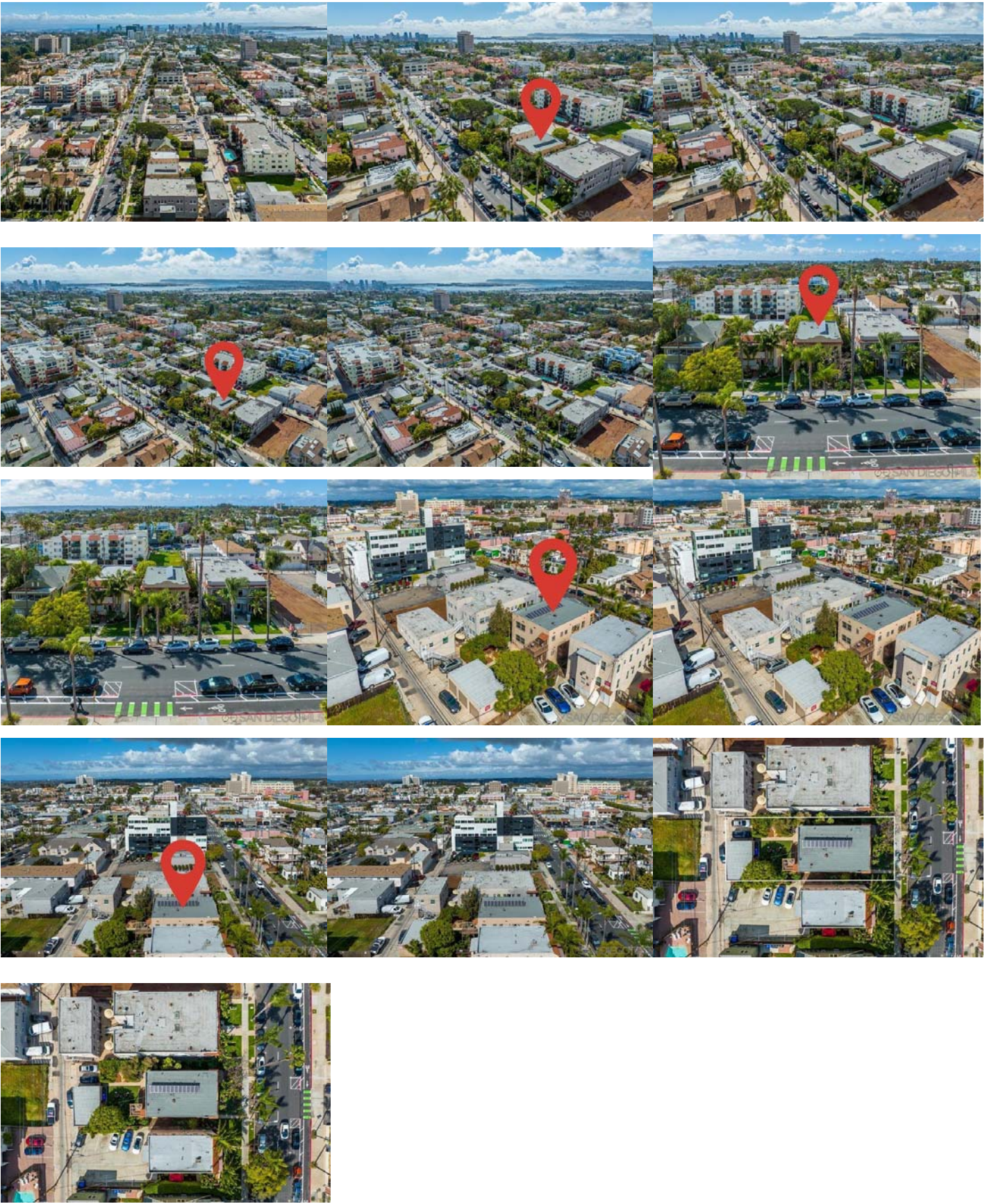
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Mission Viejo, 92691

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Closed •

List / Sold: **\$890,000/\$995,000** ↑

3345 3347 33rd Street • San Diego 92104

10 days on the market

2 units • **\$445,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1920

Listing ID: 220004976SD

CrossStreet: Upas Street & Thorn Street



3345 & 3347 33rd Street is a Craftsman style two unit property located in the highly desirable North Park sub-market of San Diego. This charming property, built in the early 1900's, has two detached 1-Bed/1-Bath houses, a detached garage, in unit laundry for both houses, and the potential to add additional parking in the rear. The back house has been nicely upgraded with new countertop, sinks, cabinets, flooring, blinds, paint, and more. This unit is currently being kept empty for the sale. Ideal for living in one house and renting out the other. There is approximately 25-30% upside in rental income for the front house. The subject property has been family owned and cared for over the years. There is an opportunity to maximize the income by raising rents and completing improvements over time. The asset has a walk score of 87 and is located near major retailers, breweries, and various local restaurants on 30th Street and University Avenue. The property is well located within only a few miles of the San Diego Zoo, the Bay, and downtown San Diego. Sewer: Sewer Connected Unit # for Unit 1: 3345 Unit # for Unit 2: 3347 Number of Furnished Units: 1 Topography: LL

Facts & Features

- Sold On 04/15/2022
- Original List Price of \$890,000
- 3 Buildings
- Levels: One
- Heating: Natural Gas, Floor Furnace
- Cap Rate: 0.24
- \$17280 Gross Scheduled Income
- \$2118 Net Operating 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			\$1,440		\$2,100
2:		1	1			\$0		\$1,950
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator: 2

- Dishwasher: 0
- Disposal:

- Wall AC:

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4535130800

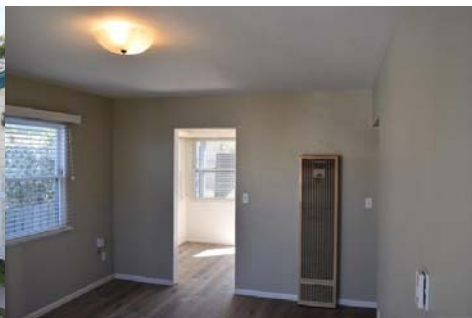
Michael Lembeck

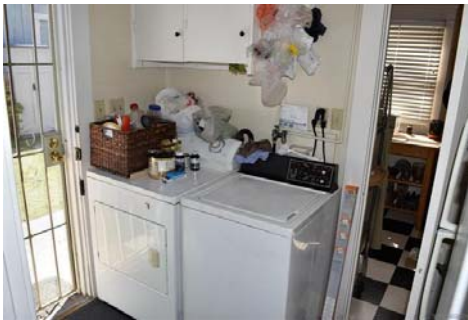
State License #: 01019397
Cell Phone: 714-742-3700

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: 220004976SD

Printed: 04/17/2022 12:14:17 PM

Closed •

List / Sold:

\$1,788,000/\$2,050,000 ↑

6 days on the market

3854 Sequoia • San Diego 92109

2 units • **\$894,000/unit** • **sqft** • **1,929 sqft lot** • **No \$/Sqft data** •
Built in 1960

Listing ID: 220005133SD

I-8 to Ingraham to Crown Point Dr. Turn right, go to Sequoia St. Turn left. Home is on the left. 3854 Sequoia St. CrossStreet: Crown Point Dr.



Presenting this one of a kind duplex located at the end of Sequoia St in Pacific Beach with views over Mission Bay to Downtown San Diego. This 2 story duplex has a 2 bed 1 bath unit downstairs and a 2 bed 1 bath unit upstairs. Both units are 1,026 sf and have front patios and laundry. In 2008, the exterior was painted, tankless water heater and new roof was installed. The upstairs unit has some upgrades; the kitchen was opened up to the living room, travertine flooring was put down in kitchen and dining area, stainless appliances and new countertops and cabinets were installed. Both bathrooms are original and super cute. There is a new washer/dryer in the upstairs unit. Both units are physically identical except for the open concept kitchen upstairs. There are 3 parking spaces in the back. Home shows a lot of homeowner pride as the sellers have lived there since 1972. There are mature fruit trees in the front and a garden on the side of the house. No longer accepting offers. Thank you for your interest. Room measurements: Deck 9'6"x15'7" Living Room 18'3"x13' Dining Room 8'2"x9'2" Kitchen 9'x9'6" Laundry 5'x5'6" Master Bedroom 15'10"x13'2" Master Closet 13'2"x2'4" 2nd Bedroom 14'6"x9'6" 2nd Bedroom Closet 7'10"x2'6" Parking Area 25'5"x20' Sewer: Sewer Connected Unit # for Unit 1: 1 Unit # for Unit 2: 2 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/14/2022
- Original List Price of \$1,788,000
- 1 Buildings
- Levels: One
- Heating: Electric, Forced Air
- Cap Rate: 0

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:		2	1			\$0		\$3,000
2:		2	1			\$0		\$3,000
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

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4245411600

Michael Lembeck

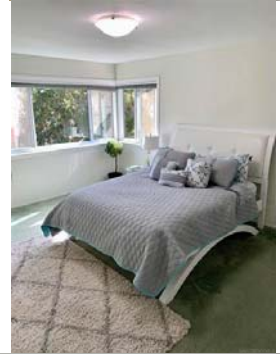
State License #: 01019397
Cell Phone: 714-742-3700

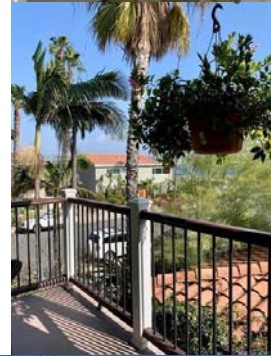
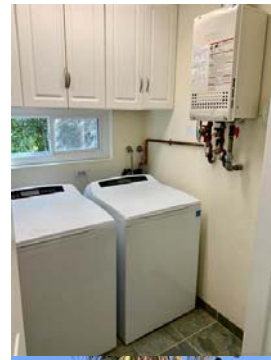
Re/Max Property Connection

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

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Closed •

List / Sold: **\$699,000/\$710,000** ↑

3987 3989 Franklin Ave • Logan Heights 92113

5 days on the market

2 units • **\$349,500/unit** • **1,762 sqft** • **5,328 sqft lot** • **\$402.95/sqft** •
Built in 2014

Listing ID: NDP2202928

[Google maps](#)



Multi-family income property in Logan Heights 2 separate homes with upside potential. Great investment property with long term tenants who pay on time and take good care of their homes. Front unit is on Franklin and is a 2bd 1ba with private front yard and gated parking. Back unit has 3bd 1-1/2ba with alley access, private gated parking, a covered patio area and deck. Buyer accepts tenants and sale is not contingent on tenants vacating the property. Tenants are both month to month and would require a 60 day notice to vacate. Both tenants would prefer to stay. Both units have new roofs, washer/dryer, and both are in good condition. Excellent location near schools, shopping, highways and public transportation. Year built on county records is 2014 property is much older but was totally remodeled in 2014 buyer to confirm.

Facts & Features

- Sold On 04/14/2022
- Original List Price of \$699,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (See Remarks)
- Laundry: Outside
- Cap Rate: 4.2
- \$41400 Gross Scheduled Income
- \$29503 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Yard

Annual Expenses

- Total Operating Expense: \$11,897
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01523891
- Gardener:
- Licenses:
- Insurance: \$1,271
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,980
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 92113 - Logan Heights 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

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Front (3987)



Rear (3989)



Main Bedroom (3989)



1/2 Bath (3989)



Bath (3989)



Dining (3989)



Kitchen (3989)



Bath (3987)

CPMLS



Dining (3987)

CPMLS



Kitchen (3987)

CPMLS



Living Room (3987)

CPMLS

Closed • Duplex

List / Sold: **\$649,000/\$600,000** ↓

515 17 63Rd St • San Diego 92114

9 days on the market

2 units • **\$324,500/unit** • **1,650 sqft** • **6,970 sqft lot** • **\$363.64/sqft** •
Built in 1933

Listing ID: PTP2201526

North of Imperial Ave.



ATTE: TAX RECORDS SHOW THIS AS 4 BEDROOMS AND 2.5 BATHS. This gated duplex is an investor's dream! Perfect to live in one unit and rent out the other. Interior condition and tenant status is unknown as the home is currently occupied and without an inspection. Actual bedroom and bathroom count, meters, square footage, garages per unit is unknown at this time. At this time this is a drive by only. No access to property at this time.

Facts & Features

- Sold On 04/12/2022
- Original List Price of \$649,000
- 2 Buildings
- 0 Total parking spaces
- \$33
- Laundry: See Remarks
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Real Estate Owned sale
- 92114 - Encanto area
- San Diego County
- Parcel # 5490721500

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: **\$789,000/\$781,314** ↑

3315 3319 Island Ave • San Diego 92102

11 days on the market

2 units • **\$394,500/unit** • **2,157 sqft** • **9,232 sqft lot** • **\$362.22/sqft** •
Built in 1928

Listing ID: PTP2201445

Market Street to 33rd Street, South to Island, Left on Island to property.



Seller will consider offers between \$729,000 and \$789,000. Fixer. Opportunity for the right buyer. Good sized duplex on a large flat lot on a cul-de-sac, with alley access as well. In addition to the duplex, there is a detached structure, which appears to have been a garage at one time, currently configured as a 1BR/1BA unit. 3315 was in the process of being... re-done and is unfinished. Most of interior has no drywall, but it appears electrical and plumbing were installed before the project stopped. 3319 is 3 bedroom, 1 bath in rough condition. Not currently habitable. Bring your ideas!

Facts & Features

- Sold On 04/13/2022
- Original List Price of \$729,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Public Records)
- Laundry: See Remarks, Gas Dryer Hookup
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Cul-De-Sac, Front Yard, Lot 6500-9999, Irregular Lot, Level, No Landscaping
- Fencing: Needs Repair, Partial, Wood
- Sewer: Public Sewer

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
2:	1	3	1	0		\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Probate Listing sale
- 92114 - Encanto 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

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Closed • Duplex

List / Sold:

\$2,265,000/\$2,265,000 ↓

10 days on the market

3854 Via Del Mar • San Diego 92130

2 units • \$1,132,500/unit • 1,450 sqft • 44,431 sqft lot • \$1562.07/sqft •
Built in 1945

Listing ID: NDP2201026

Arroyo Sorrento, left onto Tierra Del Sur and left at Via Del Mar



1 acre parcel located on a double cul-de-sac with stunning SW views and exposure looking towards Torrey Pines State Reserve. West of Del Mar Mesa located near Torrey View Estates. Del Mar Union School district & San Dieguito Union HS district. Currently configured as a duplex and surrounded by large luxury estates. Beaches, hiking trails and shopping are a short drive. One Paseo is less than 3 miles. Seller reserves the right to do a 1031 exchange with no expense to the buyer.

Facts & Features

- Sold On 04/15/2022
- Original List Price of \$2,350,000
- 1 Buildings
- 10 Total parking spaces
- 2 Total carport spaces
- \$0
- Laundry: Dryer Included, Outside, Propane Dryer Hookup, Washer Included
- Cap Rate: 2.14
- \$61440 Gross Scheduled Income
- \$47470 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac, Gentle Sloping, Lot Over 40000 Sqft, Value In Land
- Sewer: Shared Septic

Annual Expenses

- Total Operating Expense: \$13,948
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$728
- Maintenance:
- Workman's Comp:
- Professional Management: 3000
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 92130 - Carmel Valley area
- San Diego County

• Parcel # 3070620400

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: **\$849,000/\$950,000** ↑

32 34 E 2nd St • National City 91950

1 days on the market

**3 units • \$283,000/unit • sqft • 5,127 sqft lot • No \$/Sqft data •
Built in 1939**

Listing ID: 220007231SD

I-5 North or South to National City Blvd. CrossStreet: E 2nd St. and A Ave.



Beautifully remodeled 3-unit Triplex in National City! The main home is a 2 bedroom, 1 bathroom house with a second separated detached building in the back with two 1 bedroom/1 bathroom units. All 3 units are fully fenced with their own private yard space. All 3 units have been fully remodeled with new kitchens and bathrooms, refinished old growth fir hardwood flooring, freshly painted, restored original doors and moldings, and new landscaping. Plus new electrical panel for both houses, partial new electrical through walls in front house, all new electrical in back house, and new copper supply line and ABS plumbing in all units! Private laundry in all 3 units as well. The front house is currently rented for \$2,600 per month. The back 2 units have consistently been rented out on Airbnb and have averaged ~\$5,000 per month in total income for 2022. The back 2 units could be rented out long term as well for \$1,700 each per month. Total rental income of \$6,000+ per month. Great investment opportunity! Very close to downtown and everything San Diego has to offer! Exterior: Wood/Stucco
Number of Furnished Units: 2

Facts & Features

- Sold On 04/15/2022
- Original List Price of \$849,000
- 2 Buildings
- Levels: One
- Cap Rate: 0
- \$6000 Gross Scheduled Income

Interior

Exterior

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	0		\$2,600		
2:		1	1	0		\$0		\$1,700
3:		1	1	0		\$0		\$1,700
4:			0					

Of Units With:

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

Additional Information

- 91950 - National City area
- San Diego County
- Parcel # 5561011000

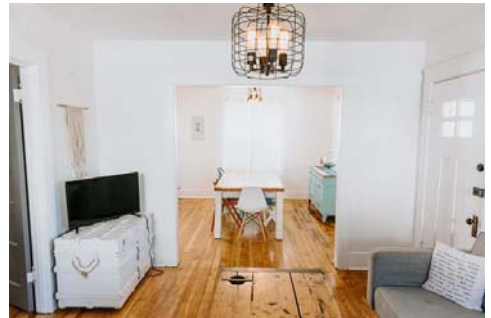
Michael Lembeck

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

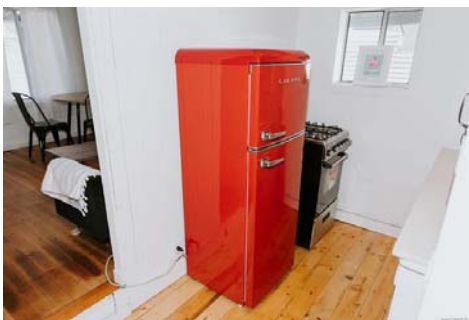
Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,800,000/\$1,770,000 ↓

3 days on the market

Listing ID: 220005265SD

1725 1735 Edgemont St. • San Diego 92102

3 units • **\$600,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1933

CrossStreet: Elm St.



Great opportunity to own income generating multi-unit in South Park! This property was grandfathered in with 3 units in this quiet residential neighborhood. Large lot with private outdoor space assigned to each unit, plus a large common area perfect for entertaining guests. The back house includes a garage accessible from the alley. There is off-street parking available for each unit. The middle 2 bedroom unit was recently completely remodeled. There is laundry on-site for tenant convenience. Unit # for Unit 1: 1725 Unit # for Unit 2: 1727 Unit # for Unit 3: 1735 Number of Furnished Units: 0

Facts & Features

- Sold On 04/11/2022
- Original List Price of \$1,800,000
- 2 Buildings
- Levels: Two
- Cap Rate: 3.06
- \$80700 Gross Scheduled Income
- \$55000 Net Operating Income

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:		2	2			\$2,250		
2:		2	1			\$1,800		
3:		3	2			\$2,675		
4:			0					

Of Units With:

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

Additional Information

- 92102 - San Diego area

- San Diego County
- Parcel # 5393060500

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: **\$995,000/\$850,000** ↓

2774 80 Vista Way • National City 91950

55 days on the market

4 units • \$248,750/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1950

Listing ID: 220002358SD

CrossStreet: Prospect St



This value-add fourplex has great potential and is ready for new ownership. 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. All units are 1 bedroom / 1 bathroom. Most residents are long-term, but there will be an available unit coming this month. New owners can rehab and test the market with higher rents. Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 2774 Unit # for Unit 2: 2776 Unit # for Unit 3: 2778 Unit # for Unit 4: 2780 Number of Furnished Units: 0 Topography: GSL

Facts & Features

- Sold On 04/11/2022
- Original List Price of \$1,050,000
- 2 Buildings
- Levels: One
- Heating: Electric
- Cap Rate: 1.7
- \$35400 Gross Scheduled Income
- \$17907 Net Operating Income

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01481919
- 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		\$900		\$1,475
2:		1	1	0		\$650		\$1,375
3:		1	1	0		\$700		\$1,375
4:		1	1	0		\$700		\$1,375

Of Units With:

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

Additional Information

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

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:

\$3,650,000/\$3,550,000 ↓

13 days on the market

Listing ID: 220004819SD

243 249 Bonair St. • La Jolla 92037

4 units • **\$912,500/unit** • **sqft** • **4,503 sqft lot** • **No \$/Sqft data** •
Built in 1952

At Neptune, go due east from historic Windansea Shack. CrossStreet: Neptune



Windansea Beach Income property! Enjoy ocean views from this unique, prime fourplex steps to beautiful Windansea Beach. All 2 bedroom 1 bath units with hardwood floors and various updates. Newer roof, stucco, kitchens and baths updated in the past 12 years. Currently fully rented. Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/14/2022
- Original List Price of \$6,750,000
- 1 Buildings
- Levels: One
- Heating: Electric, Natural Gas, Combination, Forced Air
- Cap Rate: 0
- \$14700 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: None

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:		2	1			\$2,800		
2:		2	1			\$2,200		
3:		2	1			\$2,800		
4:		2	1			\$2,900		

Of Units With:

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

Additional Information

- 92037 - La Jolla area

- San Diego County
- Parcel # 3513810600

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: 220004819SD

Printed: 04/17/2022 12:14:36 PM

Closed •

List / Sold:

\$2,050,000/\$2,120,000 ↑

23 days on the market

Listing ID: 220004585SD

2683 87 C street • San Diego 92102

4 units • \$512,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1941

GPS CrossStreet: 27th



Incredible opportunity to own an awesome 4 unit property in the heart of Golden Hill. Recently updated, painted and well maintained. You will love the professionally designed kitchens, decor, paint and creativity that went into this project. This property is perfect for someone looking for a secure longterm investment, multi generational owner, or someone looking to live in one unit and pay the mortgage with the other rental incomes. Pre Covid, the property was a vacation rental and generated just over \$135,000 with just 3 of 4 units rented in gross revenue. Since then it's been rented mostly to travel nurses for 3-6 month periods. Plenty of parking, outdoor space, views etc! Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 2683 Unit # for Unit 2: 2685 Unit # for Unit 3: 2687 Unit # for Unit 4: Studio Number of Furnished Units: 4 Topography: GSL

Facts & Features

- Sold On 04/13/2022
- Original List Price of \$2,050,000
- 2 Buildings
- Levels: Two
- Cap Rate: 0
- \$93600 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2	0		\$2,900		\$3,200
2:		1	1	0		\$2,200		\$2,500
3:		1	1	0		\$2,700		\$2,700
4:		0	1	0		\$0		\$1,850

Of Units With:

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

Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5343021300

Michael Lembeck

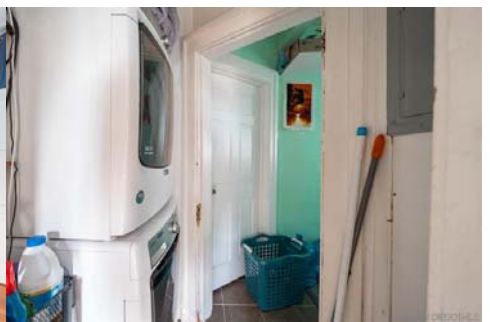
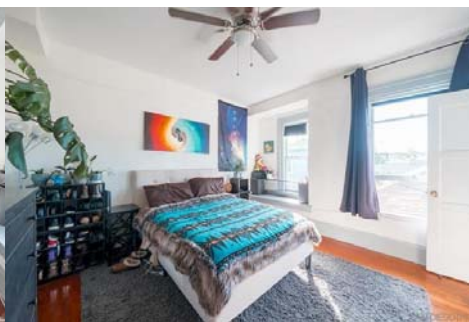
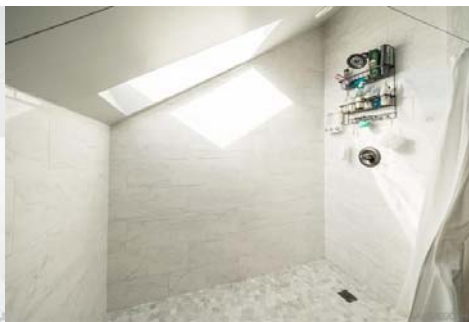
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

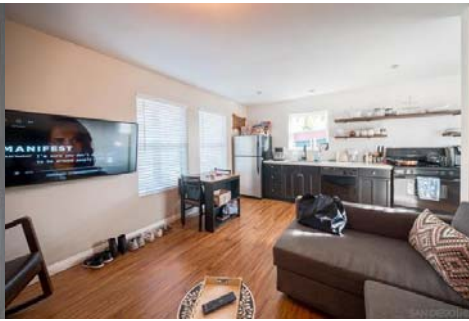
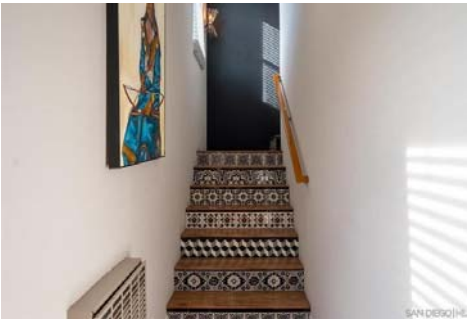
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