

### 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	NDP2101936	S 733 35 Woodlawn AVE	CHU	91910	REO	2	\$0	0	\$670,000 ↑	\$498.51	1344	1954	6,329/0.14	2	04/13/21	6/6
2	210003356	S 559 9th St	IMB	91932		2	\$49,200	4	\$880,000 ↑			1965			04/16/21	6/6
3	210007389	S 4044 Marian St	LMSA	91941		2	\$49,800	5	\$800,000 ↑			1948	6,300/0.15		04/16/21	1/1
4	NDP2102521	S 1905 7 D AVE	NAC	91950	STD	2	\$0	7	\$769,000 ↑	\$442.97	1736	1959/ASR	5,428/0.12	2	04/12/21	6/6
5	NDP2102764	S 2462 Newport Ave	CAS	92007	STD	2	\$0	0	\$2,510,000 ↑	\$1,374.59	1826	1979/ASR	6,000/0.13	2	04/16/21	3/3
6	210005830	S 1254 Sumner Ave. #A-B	ELC	92021		2	\$0	0	\$675,000 ↑			1978	7,039/0.16		04/16/21	7/7
7	210003973	S 3974 C St	SD	92102		2	\$43,800	5	\$670,000 ↑			1957	4,245		04/12/21	22/22
8	210003019	S 4215 Idaho St	SD	92104		2	\$0	0	\$1,000,000			1924	5,102/0.12		04/15/21	17/17
9	210003114	S 3778 UDALL STREET	SD	92107		2	\$0	0	\$1,300,000			1954	5,114/0.12		04/14/21	10/10
10	PTP2100518	S 3235 37 Webster AVE	SD	92113	STD	2	\$43,740	5	\$600,000 ↓	\$438.60	1368	1961/ASR	5,160/0.11	0	04/14/21	23/23
11	PTP2101452	S 3869 Hemlock ST	SD	92113	STD	2	\$0	0	\$632,000 ↑		0	1959/ASR	5,105/0.11	0	04/13/21	7/7
12	210005348	S 4622 Campus Ave	SD	92116		2	\$0	0	\$910,000 ↑			1911			04/12/21	6/6
13	210006086	S 3425 33Rd St	SD	92104		3	\$56,970	3	\$1,400,000 ↓			1945	6,126/0.14		04/14/21	6/6
14	210002044	S 351 Lansing Circle	ESC	92025		4	\$85,776	5	\$1,176,000 ↓			1964	6,698		04/16/21	33/33

**Closed** • Duplex

List / Sold: **\$649,000/\$670,000** ↑

**733 35 Woodlawn Ave** • Chula Vista 91910

6 days on the market

2 units • \$324,500/unit • 1,344 sqft • 6,329 sqft lot • \$498.51/sqft •

Built in 1954

Listing ID: NDP2101936

Turn on Woodlawn.



Excellent location - close to public transportation, shopping, schools, and freeway. New Kitchens. New Baths. New Flooring. New Paint. New Garage Doors. New Siding on front. Most of the hard work has been done on this duplex that has two two bedroom units, each with an attached one car garage with laundry hook ups. Spacious back yards. Lucky Buyer can put their on stamp of the property by fine tuning the remodels to their taste, and at their leisure.

### Facts & Features

- Sold On 04/13/2021
- Original List Price of \$649,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: In Garage
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01068328
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

### Unit Details

#### # Of Units With:

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

### Additional Information

- Real Estate Owned sale
- 91910 - Chula Vista area
- San Diego County
- Parcel # 5711830700

**Michael Lembeck**

State License #: 01019397

**Re/Max Property Connection**

State License #: 01891031

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: NDP2101936

Printed: 04/18/2021 8:20:38 PM

**Closed** •

List / Sold: **\$875,000/\$880,000** ↑

**559 9th St • Imperial Beach 91932**

**6 days on the market**

**2 units • \$437,500/unit • sqft • No lot size data • No \$/Sqft data • Built in 1965**

**Listing ID: 210003356**

**CrossStreet: Cypress Ave**



Charming Imperial Beach two unit property perfect for an owner occupier. Renovated 3 bedroom / 2 bath front house with new floors, new paint, new appliances & lots of space. Front home also features a large fenced front yard, attached garage & long driveway. At the back of the property is a 2 bedroom / 1 bath detached house with separate gated access through the alley and room for one car. Live in one unit and off-set your mortgage with the other! Other Fees: 0 Number of Furnished Units: 0

### Facts & Features

- Sold On 04/16/2021
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- Heating: Electric
- Cap Rate: 4
- \$49200 Gross Scheduled Income
- \$32531 Net Operating Income

### Interior

### Exterior

- Security Features: Automatic Gate

### Annual Expenses

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

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	1		\$0		\$2,700
2:		2	1			\$1,400		\$1,500
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

- 91932 - Imperial Beach area

- San Diego County
- Parcel # 6261421900

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State License #: 01891031  
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Mission Viejo, 92691

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**Closed** •

List / Sold: **\$799,000/\$800,000** ↑

**4044 Marian St** • La Mesa 91941

**1 days on the market**

**2 units** • **\$399,500/unit** • **sqft** • **6,300 sqft lot** • **No \$/Sqft data** •  
**Built in 1948**

**Listing ID: 210007389**

**CrossStreet: Stuart**



Variance granted 2-4 units. Beautifully upgraded mid century residence w/ a recently constructed fully permitted ADU (accessory dwelling unit) Casita. Front home is 3/2 (1100sq.ft) with recently remodeled kitchen, bathrooms, brilliant hardwood floors, newer windows, & forced air HVAC. Property has (11) solar panel PV system that will convey with sale. Large back yard w/ plenty of space to play or grow your garden! Back unit is large, open ~400 sq.ft studio, w/ W/D in unit, private back yard and off-street parking space. Perfect as an income property, or live-in-one while you rent-the-other, or AirBNB, or extended family setup - the options are plentiful, but the opportunity is limited. Act today to see this lovely home before its sold! Awesome opportunity to own a lovingly cared for mid-century residence that doubles as an investment property or income generator (or a perfect multi-generational house layout and setup). Previously, Front house rented out for \$2650 and rear for \$1500 (we project higher given current market) Architectural and Character brilliance in front home, back home is recently constructed offering new fixtures and fittings throughout. Nearby schools include La Mesa Arts Academy, Vista La Mesa Academy, Helix High School and Rolando Park Elementary School. The closest grocery stores are Sierra Markets, Albertsons and Vons. Nearby coffee shops include Mission Brew Coffee and Starbucks. Tons of great restaurant options nearby. Easy freeway access to the 8 or 94 freeways. 4044 Marian St is near Vista La Mesa Park, Rolando Park and Sunshine Park. Exterior: Wood/Stucco Other Fees: 0 Sewer: Sewer Connected Number of Furnished Units: 0

**Facts & Features**

- Sold On 04/16/2021
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Forced Air
- Cap Rate: 4.8
- \$49800 Gross Scheduled Income
- \$38300 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	2	0		\$2,650		
2:		0	1	0		\$1,500		
3:			0					
4:			0					

**# Of Units With:**

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 2
- Disposal:

- Patio: 2
- Ranges: 2
- Refrigerator: 2
- Wall AC:

## Additional Information

- 91941 - La Mesa area
- San Diego County
- Parcel # 4742920600

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### Re/Max Property Connection

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 Mission Viejo, 92691

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**Closed** •

List / Sold: **\$749,000/\$769,000** ↑

**1905 7 D Ave** • National City 91950

6 days on the market

**2 units** • **\$374,500/unit** • **1,736 sqft** • **5,428 sqft lot** • **\$442.97/sqft** •  
**Built in 1959**

**Listing ID: NDP2102521**

**Take 18th Street to D Avenue.**



Money maker! Pay the mortgage with the rent! 2 detached units, each has their own garage and yard. Each unit has been fully renovated inside and out. Both units have their own laundry hookups. Perfect opportunity for an owner-occupant to live in the front house and obtain up to \$2,400 per month from the rear house to reduce their housing cost. Walking distance to schools. Conveniently located close to all...downtown, shopping, dining, and freeways. Public records shows the lot is zoned R-4.

### Facts & Features

- Sold On 04/12/2021
- Original List Price of \$749,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Stackable, Washer Hookup, Gas Dryer Hookup
- Cap Rate: 6.92
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator

### Exterior

- Lot Features: Level with Street, Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02074427
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1		\$2,400	\$2,400	\$2,400
2:		2	1	1		\$2,400	\$2,400	\$2,400

### # Of Units With:

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

### Additional Information

- Standard sale
- 91950 - National City area
- San Diego County

• Parcel # 5602510100

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**Michael Lembeck**

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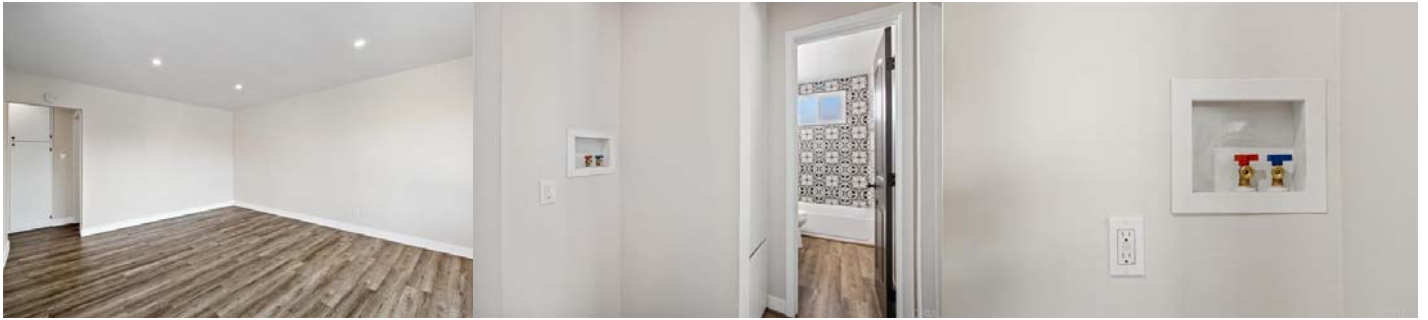
**Re/Max Property Connection**

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

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**Closed** • Duplex**\$2,500,000/\$2,510,000** ↑

3 days on the market

**2462 Newport Ave** • Cardiff by the Sea 92007**2 units** • **\$1,250,000/unit** • **1,826 sqft** • **6,000 sqft lot** • **\$1374.59/sqft** •  
**Built in 1979**

Listing ID: NDP2102764

**Head west on Birmingham, turn left onto San Elijo Ave, turn left onto Dublin Dr, turn right onto Newport Ave.**

Multi family duplex located in a rare pocket of the walking district close to Glen Park and Cardiff Reef. Great potential for becoming a single family home. Upper unit (3 bed/2bath) has high ceilings and a fireplace in the living room, multiple outdoor decks and 2 reserved rear parking spaces. Lower unit (also 3 bed/2bath) has a 2 car garage. The units maintain great income by the local area rent standards. Larger than standard lot size (two legal lots). Just a short walk to the beach, restaurants, shopping, walking trails and the ultimate Cardiff lifestyle!

### Facts & Features

- Sold On 04/16/2021
- Original List Price of \$2,500,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Inside
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Yard

### 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
1:	3	2	0			\$3,900	\$3,900	\$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
- Rent Controlled
- 92007 - Cardiff By The Sea area
- San Diego County
- Parcel # 2611014100

**Michael Lembeck**  
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**Re/Max Property Connection**  
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: NDP2102764

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**Closed** •

List / Sold: **\$625,000/\$675,000** ↑

**1254 Sumner Ave. #A-B** • El Cajon 92021

7 days on the market

**2 units** • **\$312,500/unit** • **sqft** • **7,039 sqft lot** • **No \$/Sqft data** •  
**Built in 1978**

**Listing ID: 210005830**

**CrossStreet: N 2nd Street**



Charming El Cajon Duplex. This 2 on 1 property consists of two model match 2 bedroom, 1 bath units, each with their own exclusive use yard. Expansive corner lot with 4 detached single car garages, separate laundry rooms, and plenty of space for additional parking, storage, and more. Current rents are below market. This is an excellent value for any type of home buyer, offering various possibilities and significant upside potential. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: A Unit # for Unit 2: B Number of Furnished Units: 0 Topography: LL

**Facts & Features**

- Sold On 04/16/2021
- Original List Price of \$625,000
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- Cap Rate: 0

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00373611
- 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		\$1,200		\$1,650
2:		2	1	2		\$1,300		\$1,650
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**

- 92021 - El Cajon area



- San Diego County
- Parcel # 4842110100

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**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: 210005830

Printed: 04/18/2021 8:20:44 PM

**Closed** •

List / Sold: **\$649,000/\$670,000** ↑

**3974 C St** • San Diego 92102

22 days on the market

**2 units** • **\$324,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •  
**Built in 1957**

Listing ID: 210003973

**CrossStreet: Quail St**



Two in One Duplex in Mt Hope. Property renovations included cosmetic and major systems update. Designated off-street parking. Private laundry hook-ups for each unit. Quiet, low traffic area with convenient freeway access and close to Costco. Longterm tenants in place. Exterior: Wood/Stucco Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 3974 Unit # for Unit 2: 3976 Number of Furnished Units: 0

### Facts & Features

- Sold On 04/12/2021
- Original List Price of \$649,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 5.4
- \$43800 Gross Scheduled Income
- \$35000 Net Operating Income

### Interior

- Appliances: Gas Water Heater

### Exterior

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 0115349
- 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			\$1,900		\$1,950
2:		2	1			\$1,750		\$1,950
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

- 92102 - San Diego area
- San Diego County

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Mission Viejo, 92691

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Closed •

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

**4215 Idaho St • San Diego 92104**

**17 days on the market**

**2 units • \$500,000/unit • sqft • 5,102 sqft lot • No \$/Sqft data • Built in 1924**

**Listing ID: 210003019**

**CrossStreet: El Cajon Blvd.**



NORTH PARK 18 UNIT DEVELOPMENT OPPORTUNITY "97" WALK SCORE! This existing duplex offers a unique opportunity for the savvy investor to purchase a performing asset with several different value add options. This craftsman consists of a 2 bedroom 1 bath front unit, a 1 bedroom 1 bath back unit and 2 car garage. The zoning is RM-3-9 and the lot size is 5,101 SF. Renderings are conceptual designs, this project does not come with construction documents. <https://my.matterport.com/show/?m=2ZWw21KnpV8&mils=1> Exterior: Wood/Stucco Other Fees: 0 Sewer: Sewer Connected Unit 1 Parking Spaces: 2 Unit 2 Parking Spaces: 0 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0 Topography: LL

### Facts & Features

- Sold On 04/15/2021
- Original List Price of \$1,000,000
- 1 Buildings
- Levels: One
- Cap Rate: 0

### Interior

### Exterior

### 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	2	2		\$1,850		\$2,500
2:		1	1	0		\$1,500		\$1,850
3:			0					
4:			0					

### # Of Units With:

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

### Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4454320500

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

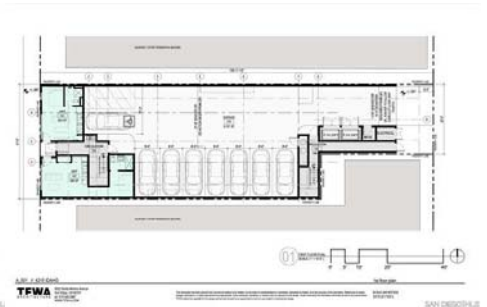
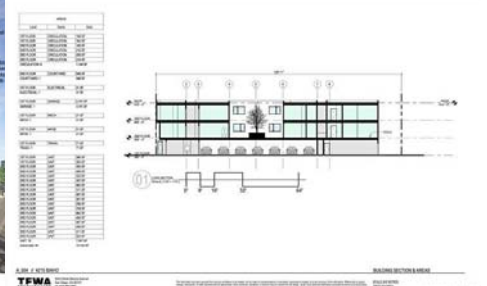
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Closed •

List / Sold: **\$1,300,000/\$1,300,000**

**3778 UDALL STREET** • San Diego 92107

10 days on the market

2 units • \$650,000/unit • sqft • 5,114 sqft lot • No \$/Sqft data •  
Built in 1954

Listing ID: 210003114

**TAKE CHATSWORTH BOULEVARD TO UDALL STREET. NEAR THE CORNER OF UDALL STREET AND WORDEN STREET. CrossStreet: CHATSWORTH**



3778-3780 UDALL REPRESENTS AN EXCELLENT AND RARE OPPORTUNITY TO ACQUIRE A DUPLEX IN THE OCEAN BEACH/POINT LOMA AREA OF SAN DIEGO. CURRENTLY OCCUPIED BY THE MANAGEMENT FOR THE HOSTEL NEXT DOOR (3790 UDALL STREET) WHICH IS ALSO FOR SALE. BOTH PROPERTIES MAY BE PURCHASED TOGETHER OR SEPARATELY. INCOME AND EXPENSE FIGURES ARE ONLY ESTIMATES. BUYER AND BUYER'S AGENT/BROKER TO CONDUCT THEIR OWN DUE DILIGENCE. NO WARRANTY REGARDING THE INFORMATION IN THIS LISTING IS EXPRESSED OR IMPLIED. SHOWN WITH OFFER. 3778-3780 UDALL STREET PRESENTS AN EXCELLENT OPPORTUNITY TO ACQUIRE A DUPLEX IN THE POINT LOMA/OCEAN BEACH AREA OF SAN DIEGO, CALIFORNIA. THE PROPERTY MAY BE PURCHASED IN CONJUNCTION WITH 3790 UDALL STREET FOR A TOTAL PRICE OF \$2,500,000. THE PROPERTY IS LOCATED IN CLOSE PROXIMITY TO OCEAN BEACH, MISSION BAY, SHELTER ISLAND, ROBB FIELD, MARINAS, YACHT CLUBS, TENNIS CLUBS, AND MANY FINE RESTAURANTS. AS OF 02/12/2021 TO BE SHOWN WITH AN ACCEPTABLE OFFER ONLY. Other Fees: 0 Sewer: Sewer Connected Number of Furnished Units: 0

**Facts & Features**

- Sold On 04/14/2021
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: One
- Cap Rate: 0
- \$38400 Net Operating 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		\$2,000
2:		2	1	2		\$0		\$2,000
3:			0					
4:			0					

**# Of Units With:**

- Separate Electric:
- Gas Meters:
- Water Meters:
- Drapes:
- Patio: 0
- Ranges: 2

- Carpet:
- Dishwasher: 2
- Disposal:

- Refrigerator: 2
- Wall AC:

**Additional Information**

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4494721100

**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: **\$625,000/\$600,000** ↓

**3235 37 Webster Ave** • San Diego 92113

**23 days on the market**

**2 units** • **\$312,500/unit** • **1,368 sqft** • **5,160 sqft lot** • **\$438.60/sqft** •  
**Built in 1961**

**Listing ID: PTP2100518**

**Ocean View Blvd to S 32nd St to Webster**



Excellent investment opportunity! Located in the Opportunity Zone. Ideal for rental investment or live in one and rent the other. There are two detached houses that have both been recently renovated. The front house is 3br/2ba with newer appliances, water heater, heater, and roof. The back house is 2br/1ba with newer appliances, water heater, roof and windows.

### Facts & Features

- Sold On 04/14/2021
- Original List Price of \$625,000
- 2 Buildings
- 0 Total parking spaces
- Laundry: Inside
- Cap Rate: 5
- \$43740 Gross Scheduled Income
- \$35035 Net Operating Income
- 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: \$11,100
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01350268
- Gardener:
- Licenses:
- Insurance: \$300
- Maintenance:
- Workman's Comp:
- Professional Management: 1800
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	0		\$1,950	\$1,950	\$2,200
2:	2	2	1	0		\$1,695	\$1,695	\$1,700

### # Of Units With:

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

### Additional Information

- Standard sale
- 92113 - Logan Heights area
- San Diego County
- Parcel # 5454621100

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**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: PTP2100518

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**Closed** • Duplex

List / Sold: **\$625,000/\$632,000** ↑

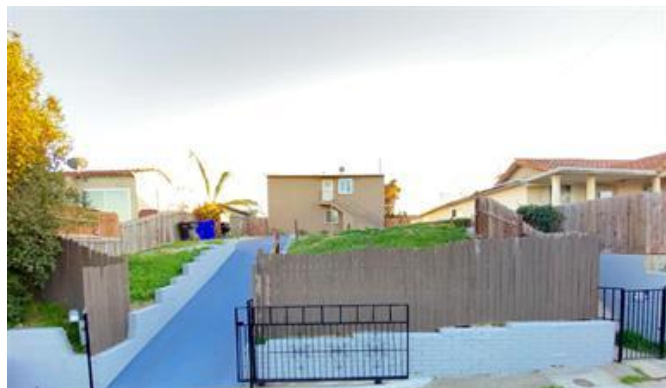
**3869 Hemlock St** • San Diego 92113

7 days on the market

2 units • \$312,500/unit • 0 sqft • 5,105 sqft lot • No \$/Sqft data •  
Built in 1959

Listing ID: PTP2101452

Cross Street: S 38th Street



Charming units tucked away with a beautiful front street. Priced well and will not last! Owner lives in the other unit. Each unit 2/1, newer double pane windows throughout along with wall furnaces. Tenants pays 1400 rent and are aware of sale and are in the process of moving out. Please do not bother tenants and follow showing instructions. Rent is below market.

### Facts & Features

- Sold On 04/13/2021
- Original List Price of \$625,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: Inside
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Level
- 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: \$200
- Other Expense:
- Other Expense Description:

### Unit Details

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

- Standard sale
- 92113 - Logan Heights area
- San Diego County
- Parcel # 5463920900

Michael Lembeck

Re/Max Property Connection

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

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

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**Closed** •

List / Sold: **\$795,000/\$910,000** ↑

**4622 Campus Ave** • San Diego 92116

6 days on the market

**2 units** • **\$397,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •  
**Built in 1911**

Listing ID: 210005348

**Madison Ave, north on Campus Ave CrossStreet: Madison**



Amazing Investment Opportunity in University Heights. Fixer just 2 blocks West of Park Blvd. Two homes on one lot. Front house is a 3 bedroom, 1 bath house with a large attic built in 1911. Back house is a 1 bedroom, 1 bath built in 1937. Garage. 4622-24 Campus Ave is walking distance to restaurants and shops. R-3 Zoning. Other Fees: 0 Sewer: Sewer Connected Number of Furnished Units: 0

### Facts & Features

- Sold On 04/12/2021
- Original List Price of \$795,000
- 2 Buildings
- Levels: One
- 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:		3	1			\$0		
2:		1	1			\$0		
3:			0					
4:			0					

### # Of Units With:

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

### Additional Information

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4450311200

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

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**Closed** •

**\$1,410,000/\$1,400,000** ↓

6 days on the market

Listing ID: 210006086

**3425 33Rd St** • San Diego 92104

**3 units** • **\$470,000/unit** • **sqft** • **6,126 sqft lot** • **No \$/Sqft data** • **Built in 1945**

**805 to University - Boundary - 33rd CrossStreet: Upas Street**



This is a sale by a fiduciary. Any purchase agreement is subject to beneficiary approval. This property is a triplex - the front house is a 3/1 - 1,275 sq. ft with two 1/1's in the back - each 517 sq. ft. which are on top of 4-single car garages. It is well maintained and in a fabulous part of North Park. Please do not disturb the tenants - an appointment is necessary to view. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 3427 Unit # for Unit 2: 3425 Unit # for Unit 3: 3429 Number of Furnished Units: 0

**Facts & Features**

- Sold On 04/14/2021
- Original List Price of \$1,410,000
- 1 Buildings
- Levels: One
- Cooling: Central Air, See Remarks
- Heating: Natural Gas, Forced Air, See Remarks
- Cap Rate: 2.8
- \$56970 Gross Scheduled Income
- \$36199 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:		3	2	1		\$2,595		
2:		1	1	1		\$1,375		\$1,595
3:		1	1	0		\$1,050		\$1,595
4:			0					

**# Of Units With:**

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

## Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4537710400

### 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** •

**\$1,198,000/\$1,176,000** ↓

33 days on the market

Listing ID: 210002044

**351 Lansing Circle** • Escondido 92025

4 units • \$299,500/unit • sqft • No lot size data • No \$/Sqft data •  
Built in 1964

CrossStreet: Hickory



351 Lansing Circle is a completely renovated 4 unit building in a small residential community in Escondido. The unit mix consists of 4 large 2 Bedroom / 1 Bath units each with a single car garage and additional parking space. There is common laundry. This turnkey deal has additional upside in the rents and an HOA of \$450/month that covers trash, landscaping, common area maintenance and management. Other Fees: 0 Unit # for Unit 1: A Unit # for Unit 2: B Unit # for Unit 3: C Unit # for Unit 4: D Number of Furnished Units: 0

**Facts & Features**

- Sold On 04/16/2021
- Original List Price of \$1,198,000
- 1 Buildings
- Levels: Two
- Cooling: See Remarks
- Cap Rate: 4.7
- \$85776 Gross Scheduled Income
- \$56240 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00625377
- 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		\$1,750		\$1,800
2:		2	1	1		\$1,750		\$1,800
3:		2	1	1		\$1,750		\$1,800
4:		2	1	1		\$1,750		\$1,800

**# Of Units With:**

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

**Additional Information**

- \$450 HOA dues Monthly
- 92025 - Escondido area

- San Diego County
- Parcel # 2293110700

**Michael Lembeck**

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

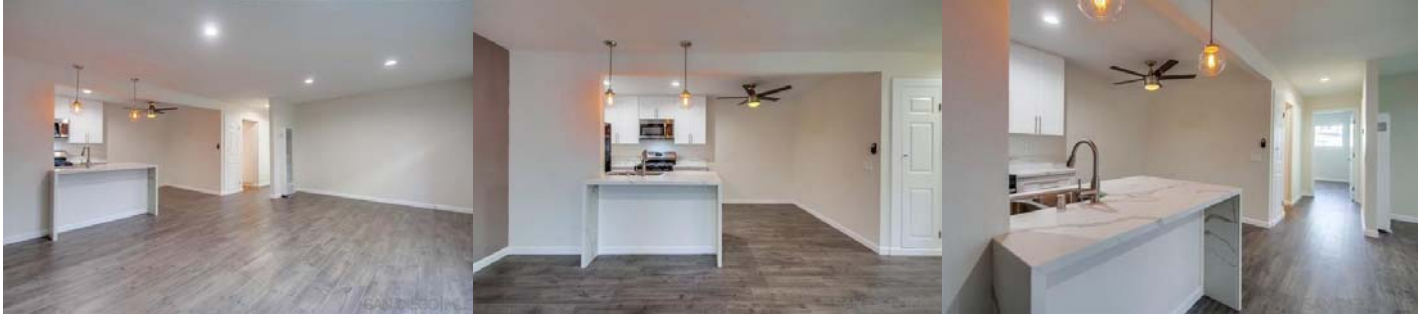
**Re/Max Property Connection**

State License #: 01891031  
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