

### 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  | <a href="#">230003745SD</a> | S | 746 48 <a href="#">Colorado</a>      | CHU  | 91910 |     | 2     | \$0      | 0   | \$915,000   |            |      | 1954     |             | N       |          | 04/21/23 | <a href="#">19/19</a> |
| 2  | <a href="#">230004851SD</a> | S | 8046 50 <a href="#">Lemon Ave</a>    | LMSA | 91941 |     | 2     | \$0      | 0   | \$1,233,000 |            |      | 1960     | 3,811/0.08  | N       |          | 04/18/23 | <a href="#">6/6</a>   |
| 3  | <a href="#">PTP2301580</a>  | S | 5025 <a href="#">Williams Ave</a>    | LMSA | 91942 | STD | 2     | \$0      | 0   | \$819,900   | \$706.20   | 1161 | 1941     | 5,791/0.13  | N       | 0        | 04/21/23 | <a href="#">7/39</a>  |
| 4  | <a href="#">220029863SD</a> | S | 847 <a href="#">Stevens</a>          | SOL  | 92075 |     | 2     | \$24,000 | 0   | \$1,709,000 |            |      | 1977     | 11,065/0.25 | N       |          | 04/21/23 | <a href="#">87/87</a> |
| 5  | <a href="#">NDP2302104</a>  | S | 4036 <a href="#">Jackdaw ST</a>      | SD   | 92103 | STD | 2     | \$8,000  | 0   | \$1,625,000 | \$1,456.09 | 1116 | 1925/SLR | 5,145/0.11  | N       | 0        | 04/17/23 | <a href="#">10/10</a> |
| 6  | <a href="#">230005323SD</a> | S | 931 933 <a href="#">Loring St</a>    | SD   | 92109 |     | 2     | \$22,800 | 0   | \$2,249,000 |            |      | 1950     | 6,357/0.14  |         |          | 04/18/23 | <a href="#">10/10</a> |
| 7  | <a href="#">230001361SD</a> | S | 7204 6 <a href="#">Amherst St</a>    | SD   | 92115 |     | 2     | \$28,800 | 0   | \$842,500   |            |      | 1948     | 9,531/0.21  |         |          | 04/18/23 | <a href="#">6/6</a>   |
| 8  | <a href="#">NDP2301638</a>  | S | 552 <a href="#">Millar Ave</a>       | ELC  | 92020 | STD | 4     | \$86,400 | 5   | \$1,450,000 | \$361.42   | 4012 | 1979     | 8,502/0.19  | N       | 0        | 04/18/23 | <a href="#">8/8</a>   |
| 9  | <a href="#">NDP2301604</a>  | S | 729 <a href="#">E Elder</a>          | FBRK | 92028 | STD | 4     | \$79,800 | 5   | \$1,250,000 | \$293.70   | 4256 | 1965/ASR | 6,928/0.15  | N       | 0        | 04/19/23 | <a href="#">11/11</a> |
| 10 | <a href="#">230004774SD</a> | S | 216 S <a href="#">Clementine St.</a> | OCE  | 92054 |     | 4     | \$84,900 | 3   | \$1,750,000 |            |      | 1950     | 5,464/0.12  | N       |          | 04/18/23 | <a href="#">8/8</a>   |

**Closed** •

List / Sold: **\$949,000/\$915,000** ↓

**746 48 Colorado** • Chula Vista 91910

**19 days on the market**

**2 units** • **\$474,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •

**Listing ID: 230003745SD**

**Built in 1954**

**CrossStreet: J**



Great investment property. The property is ideally located near the heart of downtown Chula Vista with excellent proximity to the Marina, Bayside Park, and the new development between the City of Chula Vista and the Port of San Diego. 2 units in a lot. One unit is a 2 story , 4 bedrooms , 2 bath (2 big rooms with balcony) . The other unit is a 2 bedrooms and 1 bath. Rent one and live in the other. good size backyard. This is a great opportunity, close to schools, shopping and freeway.

### Facts & Features

- Sold On 04/21/2023
- Original List Price of \$949,000
- 1 Buildings
- Levels: Two
- Cap Rate: 0

### Interior

### Exterior

- Fencing: Partial

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01958651
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|------------|-------------|------------|-----------|
| 1: |       | 4    | 2     |        |            | \$2,500     |            |           |
| 2: |       | 2    | 1     |        |            | \$0         |            |           |
| 3: |       |      | 0     |        |            |             |            |           |
| 4: |       |      | 0     |        |            |             |            |           |

### # Of Units With:

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

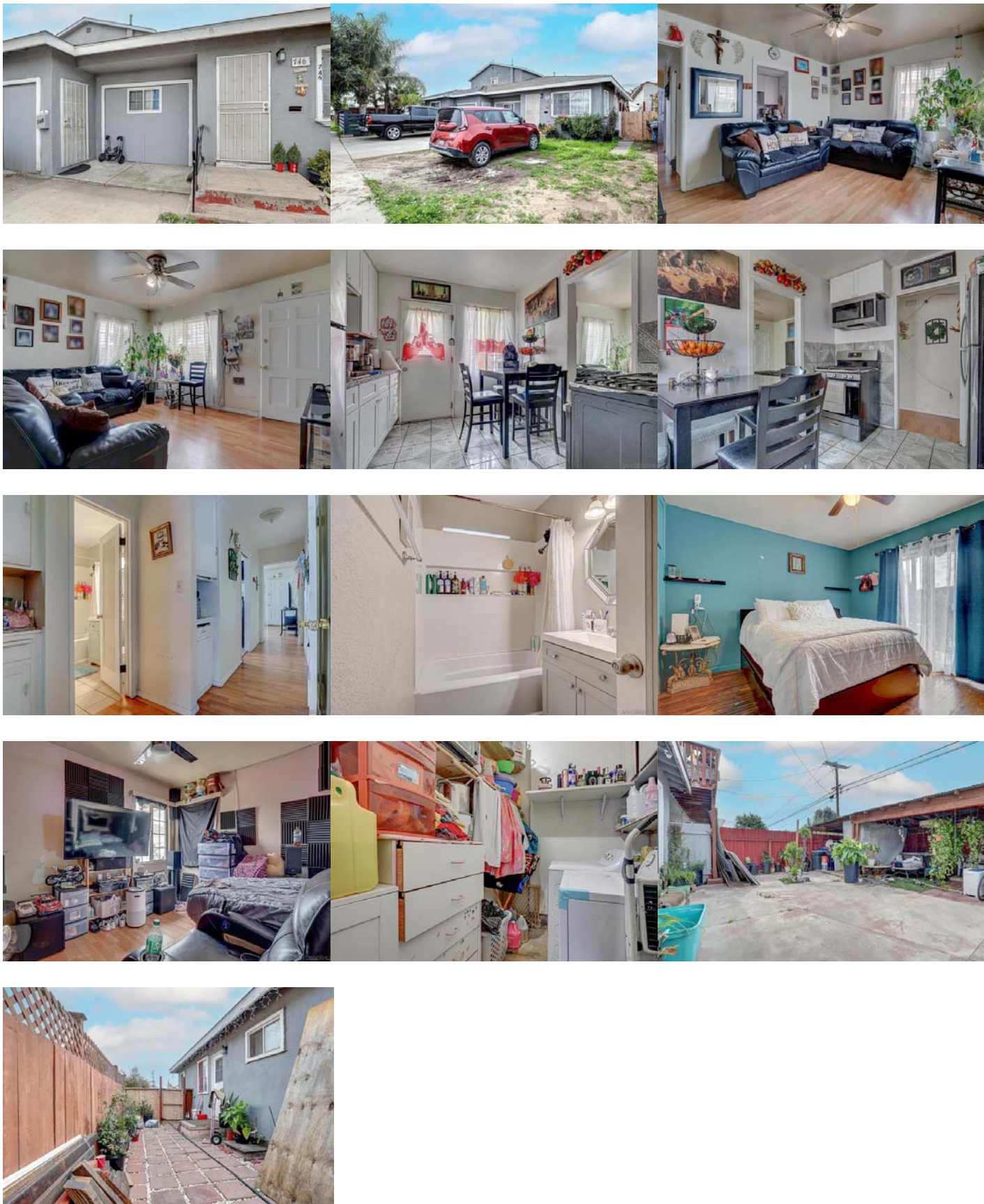
### Additional Information

- 91910 - Chula Vista area
- San Diego County
- Parcel # 5711810900

**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:

**\$1,099,000/\$1,233,000** ↑

6 days on the market

Listing ID: 230004851SD

**8046 50 Lemon Ave** • La Mesa 91941

**2 units** • **\$549,500/unit** • **sqft** • **3,811 sqft lot** • **No \$/Sqft data** •  
**Built in 1960**

**From University Ave head South/East on La Mesa Blvd, right on Normal Ave and left on Lemon Ave. Property will be on the left. CrossStreet: Lemon Ave and Normal Ave**



Amazing opportunity in the heart of La Mesa Village and within walking distance of everything! This massive 3,524 sf updated 3 story income producing property has sweeping views of downtown La Mesa and the mountains from all 3 floors. Huge potential here for an owner occupant to live in one unit and rent the other. Property has dual pane windows, communal laundry, 4 parallel parking spaces, 2 garage spaces and private outdoor spaces for every unit. Walking distance to downtown La Mesa, several grocery stores, bars, restaurants, farmers market, library, coffee shops, public transportation, hiking and everything else you could possibly want! Write an offer today, this one is priced to sell fast!!!

### Facts & Features

- Sold On 04/18/2023
- Original List Price of \$1,099,000
- 1 Buildings
- Levels: Three Or More
- Cooling: Heat Pump
- Heating: Electric, Natural Gas, Combination
- Cap Rate: 0

### Interior

- Appliances: Gas Water Heater

### 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: |       | 4    | 3     | 2      |            | \$0         |            | \$0       |
| 2: |       | 1    | 1     |        |            | \$0         |            | \$0       |
| 3: |       |      | 0     |        |            |             |            |           |
| 4: |       |      | 0     |        |            |             |            |           |

### # Of Units With:

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

- Disposal:

## Additional Information

- 91941 - La Mesa area
- San Diego County
- Parcel # 4705823100

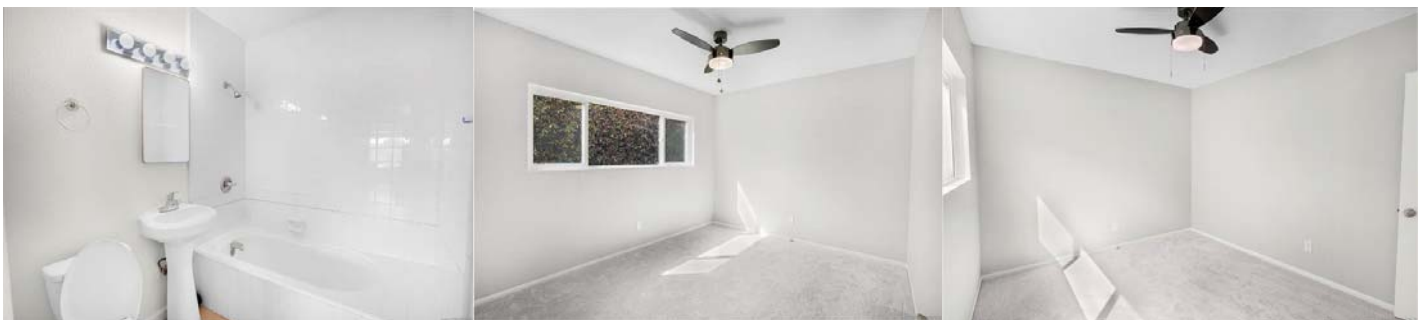
### Michael Lembeck

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

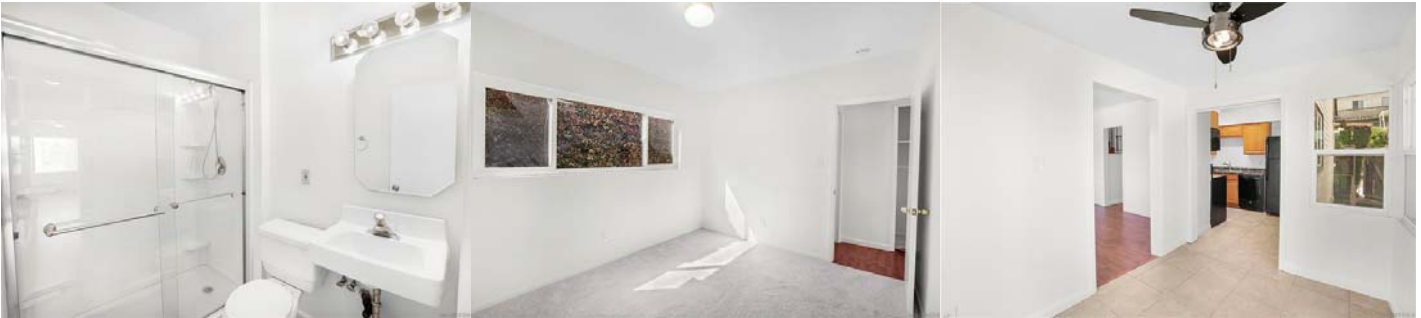
### Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 230004851SD

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**Closed** •

List / Sold: **\$819,900/\$819,900**

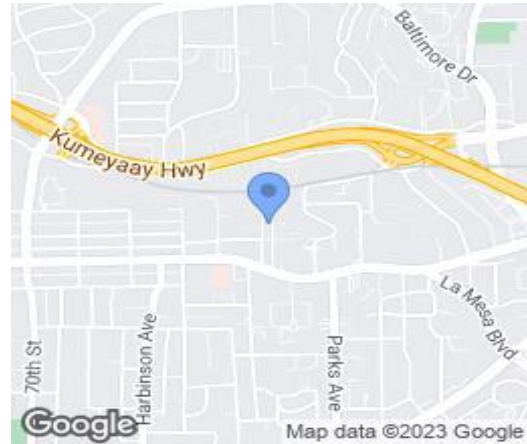
**5025 Williams Ave • La Mesa 91942**

**7 days on the market**

**2 units • \$409,950/unit • 1,161 sqft • 5,791 sqft lot • \$706.20/sqft •  
Built in 1941**

**Listing ID: PTP2301580**

**Off Williams Ave and El Cajon Blvd**



The income opportunities are endless with this beautiful fully remodeled La Mesa Duplex! With no shared walls, each unit lives like a detached home each with plenty of parking, & a large, private fenced in yard. Front unit is 2 bed/1.5 bath, while the back unit is a spacious Studio. Inside, no detail has been overlooked. Both units feature brand new laminate flooring, energy efficient vinyl windows, shaker cabinets, quartz countertops, & designer tile in the kitchen & baths. Outside, the exterior is clean & modern with storage shed approx 164sf. Live in one, rent the other, run an Air BnB, rent out parking space, build another ADU on the huge lot, purchase with family to create a cozy compound...income options GALORE! Close to freeways, shopping, SDSU, Lake Murray & more. Ask your lender how you can use the rental income to qualify for a higher loan amount!

### Facts & Features

- Sold On 04/21/2023
- Original List Price of \$819,900
- 2 Buildings
- 0 Total parking spaces
- \$0 (Public Records)
- 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: 02022092
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|------------|-------------|------------|-----------|
| 1: | 2     | 1    | 0     | 0      |            | \$0         | \$0        | \$0       |
| 2: | 0     | 1    | 0     | 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
- 91942 - La Mesa area

- San Diego County
- Parcel # 4691420100

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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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Closed •

List / Sold:

**\$1,759,000/\$1,709,000** ↓

**847 Stevens** • Solana Beach 92075

**87 days on the market**

**2 units** • **\$879,500/unit** • **sqft** • **11,065 sqft lot** • **No \$/Sqft data** •  
**Built in 1977**

**Listing ID: 220029863SD**

**I-5 to Via De La Valle West. CrossStreet: Via De La Valle**



Introducing a duplex, west of I-5. The main house is a well maintained 3 bedroom, 3 Bath + Den with a rooftop deck. The second unit is a 1 bedroom, 1 bath plus den with private yard. The property is in close proximity to Del Mar Fairgrounds and close to shopping, Del Mar Beaches and I-5. The property will be Open to Brokers 12/20/22 from 1:00 - 4:00 p.m. The large lot has development potential or live in the main house and rent the other. See Supplemental Remarks. The front entrance is on the lower level where there is a den/office with a private patio with a secondary bedroom and bathroom on the first level. There is a second entrance where you enter upstairs to the living room, family room, dining room, kitchen and the main suite and additional secondary bedroom and bathrooms. The living room, family room and dining room are all carpeted and open to the kitchen. The main home has two a roof top deck with views and there is an outdoor gazebo with a firepit area. The property is a large lot with well maintained and mature landscape. The oversized lot has significant development potential.

### Facts & Features

- Sold On 04/21/2023
- Original List Price of \$1,759,000
- 1 Buildings
- Levels: Two
- Heating: Combination
- Cap Rate: 0
- \$24000 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: |       | 3    | 3     |        |            | \$0         |            | \$5,000   |
| 2: |       | 1    | 1     |        |            | \$2,000     |            | \$2,300   |
| 3: |       |      | 0     |        |            |             |            |           |
| 4: |       |      | 0     |        |            |             |            |           |

### # Of Units With:

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

- Disposal:

## Additional Information

- 92075 - Solana Beach area
- San Diego County
- Parcel # 2982811800

### 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

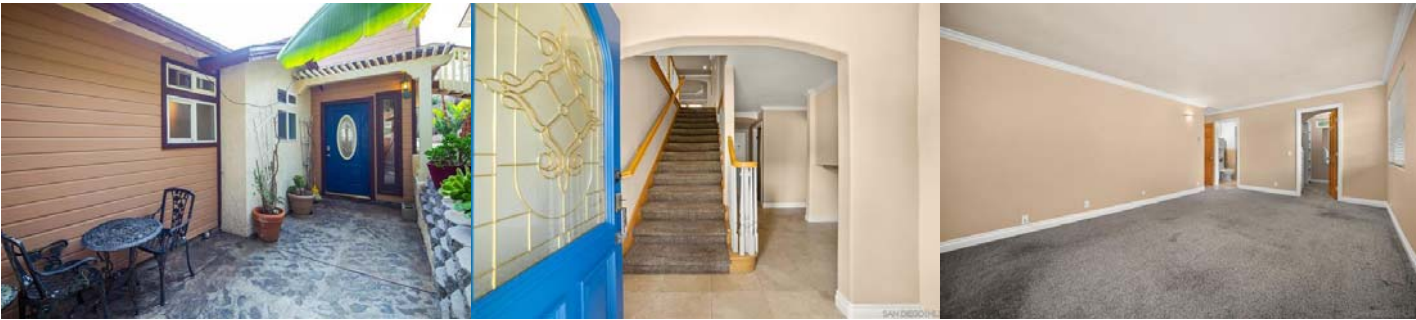
 Click arrow to display photos



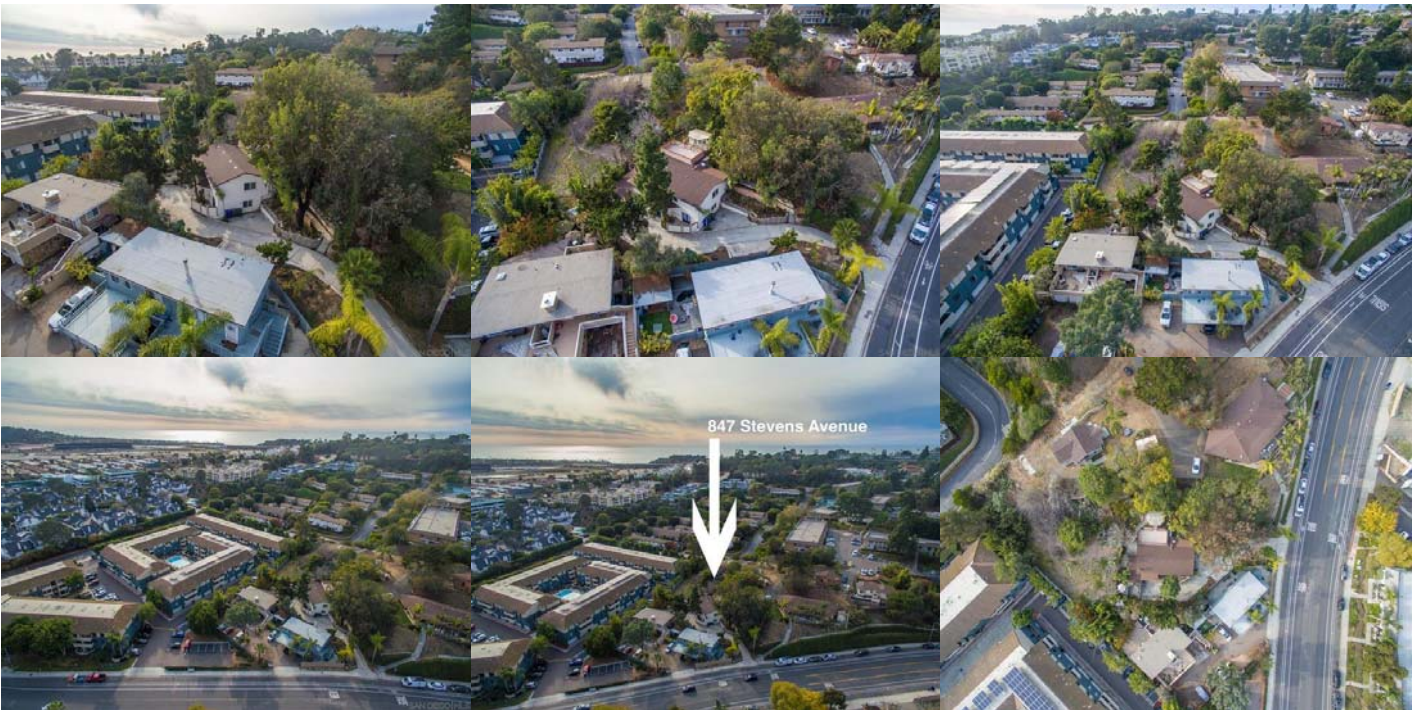
















CUSTOMER FULL: Residential Income LISTING ID: 220029863SD

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Closed •

List / Sold:

**\$1,650,000/\$1,625,000** ↓

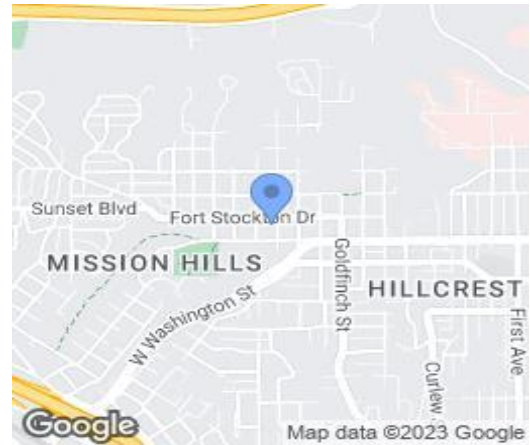
10 days on the market

Listing ID: NDP2302104

**4036 Jackdaw St • San Diego 92103**

**2 units • \$825,000/unit • 1,116 sqft • 5,145 sqft lot • \$1456.09/sqft •  
Built in 1925**

GPS



Rare opportunity to own a home with ADU in one of the most coveted neighborhoods in San Diego. Prime location, minutes from Downtown San Diego, Little Italy, the world-famous San Diego Zoo, Balboa Park, the beaches of La Jolla, the best shopping in San Diego and a multitude of restaurants and coffee shops. The owners spared no expense when completing the renovations on this upscale Mission Hills single-level craftsman style home. This exquisite renovation epitomizes style, design, and quality. From the moment you arrive at this home and walk through the custom solid mahogany front door, you will experience and feel the quality. The chef-inspired kitchen is where high functionality meets luxury with honed carrara marble backsplash, two sinks, an abundance of counter space, new appliances, gas stove, microwave drawer, beautiful cabinetry and walk in pantry. Luxury is in every detail of this magnificent renovation. This includes the bathroom which was fully remodeled with a Toto washlet bidet toilet and upgraded fixtures and finishes. This gem was fully renovated with nearly \$500K spent on renovations including electrical, new LED lighting, new HVAC, insulation, new windows, new paint inside and out, new luxury flooring throughout, and a detached brand new ADU unit was added. The spacious ADU unit includes a full kitchen, bathroom, sleeping cove, sitting area and has its own private access. The ADU unit is the perfect guest house, in law suite, office, media room or it would make a great rental to help pay the mortgage. In addition, you can conquer high energy bills with the paid off 17 panel solar system in the main house. This is a large flat lot with a spacious deck and stunning paver patio installed between the deck and ADU to create a truly massive area for entertaining and leisure. The deck is equipped with a built in grill and countertop for outdoor meal preparation. A gas line has been installed on the paver patio for your future outdoor kitchen. Please view our features list to get a better understanding of the upgrades galore throughout this home. Please note the main house is 1,116 square feet and is a 2 bedroom/1 bathroom. The ADU unit is 360 square feet and is a 1 bedroom/1 bathroom. Combined the home is 1476 square feet, 3 bedroom/2 bathrooms.

## Facts & Features

- Sold On 04/17/2023
- Original List Price of \$1,650,000
- 2 Buildings
- 3 Total parking spaces
- \$0
- Laundry: Dryer Included, Inside, Washer Included
- Cap Rate: 0.4
- \$8000 Gross Scheduled Income
- \$6800 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

## Interior

## Exterior

- Lot Features: Back Yard, Front Yard, Garden, Patio Home

## Annual Expenses

- Total Operating Expense: \$1,291
- Electric:
- Gas: \$21
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02105093
- Gardener:
- Licenses:
- Insurance: \$150
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:



Unit Details

# Of Units With:

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

Additional Information

- Standard sale
- 92103 - Mission Hills area
  - San Diego County
  - Parcel # 4436831200

Michael Lembeck

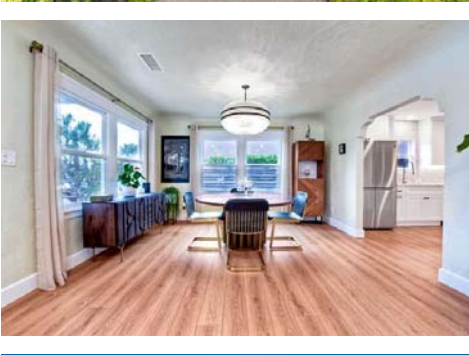
State License #: 01019397  
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

**\$2,295,000/\$2,249,000** ↓

10 days on the market

Listing ID: 230005323SD

**931 933 Loring St • San Diego 92109**

**2 units • \$1,147,500/unit • sqft • 6,357 sqft lot • No \$/Sqft data •**  
**Built in 1950**

**From Garnet Ave go North on Soledad Mountain Rd, Left on Beryl St, Right on Foothill Blvd, Left on Loring St.**  
**CrossStreet: Mission Blvd**



California Dreaming can be more than a fleeting desire. In the case of this property, it reflects the ultimate aspiration of Southern California Living. Every day upon arriving home, you are gazing straight at the blue Pacific at the end of Loring Street. It's so close you can smell the salt and sleepwalk to the surf. Last changing hands 50 years ago, here is your chance to create the ultimate coastal dream. The property features two homes ready for renaissance. The front home offers a 1-car garage and additionally, off the alley access, there is a 2-car garage and another 1-car garage. The property is essentially original and will require full restoration, but the potential is unlimited. The location is a premium offering in North Pacific Beach, just an evening walk from Bird Rock. The front home is extraordinarily spacious with two fireplaces. Over the years it has been expanded with a huge family room in the back and features the entire 2nd floor as a primary suite. The floorplan is actually very open and lends itself to a modern re-interpretation once you clear out the existing dated interior. The back home sits above the garages and is a spacious beach apartment! It's predominantly original, but glows with beach life intimacy and charm. Both homes feature private yards, laundry hook ups and patios. Bring your architect, designers and contractors, a new adventure awaits!

### Facts & Features

- Sold On 04/18/2023
- Original List Price of \$2,295,000
- 1 Buildings
- Levels: Two
- Cooling: See Remarks
- Cap Rate: 0
- \$22800 Gross Scheduled Income

### Interior

### Exterior

- Fencing: Partial

### 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: |       | 3    | 3     | 1      |            | \$2,090     |            |           |
| 2: |       | 1    | 1     | 2      |            | \$1,810     |            |           |
| 3: |       |      | 0     | 1      |            |             |            |           |
| 4: |       |      | 0     |        |            |             |            |           |

### # Of Units With:

- Separate Electric:
- Drapes:



- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:

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

## Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4154110300

### 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: 230005323SD

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Closed •

List / Sold: **\$849,000/\$842,500** ↓

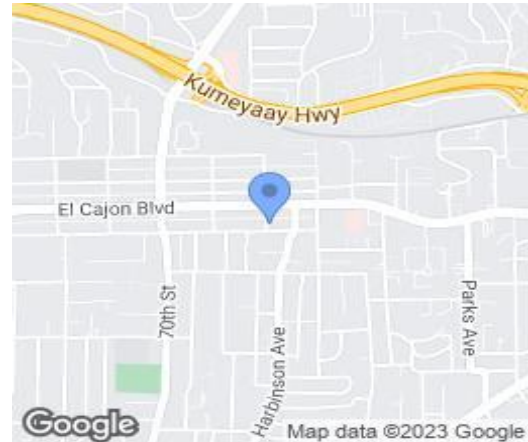
**7204 6 Amherst St • San Diego 92115**

**6 days on the market**

**2 units • \$424,500/unit • sqft • 9,531 sqft lot • No \$/Sqft data •**  
**Built in 1948**

**Listing ID: 230001361SD**

**El Cajon Bl & 72nd, South to corner of Amherst CrossStreet: 72nd/Amherst**



Great duplex in rarely-available, convenient location w/ detached garage! 7204 unit offers 2 bedrooms, 1 bathroom, a remodeled kitchen & large outdoor space including a built-in bbq. 7206 unit is also 2 bedrooms, 1 bathroom w/ large outdoor space. Property features a 2-car detached garage, additional on-site parking (near alley) & fencing/cross fencing around the home. Close to shopping/dining, SDSU, transit, freeway access & much more. Wonderful rental for decades! Please view video & 3D tour. Great duplex in rarely-available, convenient location w/ detached garage! 7204 unit offers 2 bedrooms, 1 bathroom, a remodeled kitchen & large outdoor space including a built-in bbq. 7206 unit is also 2 bedrooms, 1 bathroom w/ large outdoor space. Property features a 2-car detached garage, additional on-site parking (near alley) & fencing/cross fencing around the home. Close to shopping/dining, SDSU, transit, freeway access & much more. Wonderful rental for decades! Please view video & 3D tour.

### Facts & Features

- Sold On 04/18/2023
- Original List Price of \$849,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Cap Rate: 0
- \$28800 Gross Scheduled Income

### Interior

### Exterior

- Fencing: Partial

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01248553
- 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     |        |            | \$1,350     |            |           |
| 2: |       | 2    | 1     |        |            | \$1,050     |            |           |
| 3: |       |      | 0     |        |            |             |            |           |
| 4: |       |      | 0     |        |            |             |            |           |

### # Of Units With:

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



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## Additional Information

- 92115 - San Diego area
- San Diego County
- Parcel # 4690931100

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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: 230001361SD

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Closed •

List / Sold:

**\$1,425,000/\$1,450,000** ↑

8 days on the market

Listing ID: NDP2301638

**552 Millar Ave • El Cajon 92020**

**4 units • \$356,250/unit • 4,012 sqft • 8,502 sqft lot • \$361.42/sqft • Built in 1979**

GPS



This desirable fourplex (4 units) is a 2 story building located western El Cajon. All units are spacious 2 bedrooms with in-unit laundry areas. One unit was just updated with new paint throughout and carpet in bedrooms. Location is close to all amenities, shopping, restaurants, and FWY. Each unit is individually metered for gas & electric. Fifth electric meter for common area. Eight marked parking spaces, two for each unit. Laminate flooring in all living spaces except bedrooms. Low maintenance landscaped common area with shade provided by mature trees. Excellent candidate for a 1031 exchange or just a long-term investment. Please do not disturb tenants.

### Facts & Features

- Sold On 04/18/2023
- Original List Price of \$1,425,000
- 1 Buildings
- 7 Total parking spaces
- \$0 (Owner)
- Laundry: Dryer Included, Inside, Washer Included
- Cap Rate: 4.5
- \$86400 Gross Scheduled Income
- \$63786 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Level with Street, Level, Paved

### Annual Expenses

- Total Operating Expense: \$22,613
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$412
- Cable TV: 01350268
- Gardener:
- Licenses:
- Insurance: \$1,552
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,773
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|------------|-------------|------------|-----------|
| 1: |       | 2    | 1     | 0      |            | \$1,800     | \$1,800    | \$1,800   |
| 2: |       | 2    | 1     | 0      |            | \$1,800     | \$1,800    | \$1,800   |
| 3: |       | 2    | 1     | 0      |            | \$1,800     | \$1,800    | \$1,800   |
| 4: |       | 2    | 1     | 0      |            | \$1,800     | \$1,800    | \$1,800   |

### # Of Units With:

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



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## Additional Information

- Standard sale

- 92020 - El Cajon area
- San Diego County
- Parcel # 4874802100

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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: NDP2301638

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**Closed** •

List / Sold:

**\$1,275,000/\$1,250,000** ↓

**11 days on the market**

**Listing ID: NDP2301604**

**729 E Elder • Fallbrook 92028**

**4 units • \$318,750/unit • 4,256 sqft • 6,928 sqft lot • \$293.70/sqft •  
Built in 1965**

**Cross Street: Potter & Elder**



This desirable fourplex (4 units) is a 2 story building located on the corner of E Elder & Potter St...Close to downtown Fallbrook. Two units consist of 3 bedrooms & 1.5 baths, two consist of 2 bedrooms & 1.5 baths, with all units over 1,050sqft. The two ground floor units were remodeled in 2016. Separately metered for gas and electric, the units have long term tenants with a solid payment history. All plumbing angle stops have been replaced in December 2021, all toilets are low flow, and plumbing lines are copper. There is a laundry room with leased equipment providing the residents with onsite convenience plus extra income for the owner. Each unit is assigned a carport plus ample off street parking for residents.

### Facts & Features

- Sold On 04/19/2023
- Original List Price of \$1,275,000
- 1 Buildings
- 10 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Assessor)
- Laundry: Community, See Remarks
- Cap Rate: 4.5
- \$79800 Gross Scheduled Income
- \$57563 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

### Interior

### Exterior

- Lot Features: Paved

### Annual Expenses

- Total Operating Expense: \$22,236
- Electric:
- Gas: \$1,924
- Furniture Replacement:
- Trash: \$2,819
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance: \$2,081
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,818
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|------------|-------------|------------|-----------|
| 1: |       | 3    | 1     | 0      |            | \$1,650     | \$1,650    | \$1,760   |
| 2: |       | 2    | 1     | 0      |            | \$1,650     | \$1,650    | \$1,760   |
| 3: |       | 3    | 1     | 0      |            | \$1,650     | \$1,650    | \$1,760   |
| 4: |       | 2    | 1     | 0      |            | \$1,550     | \$1,670    | \$1,670   |

### # Of Units With:

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



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## Additional Information

- Standard sale

- 92028 - Fallbrook area
- San Diego County
- Parcel # 1053414100

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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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Closed •

List / Sold: **\$1,750,000/\$1,750,000**

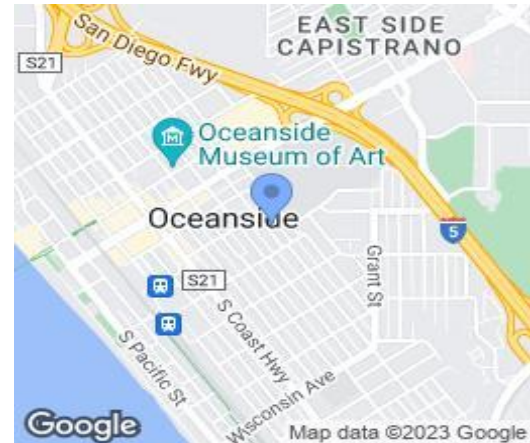
**216 S Clementine St.** • Oceanside 92054

8 days on the market

4 units • \$437,500/unit • sqft • 5,464 sqft lot • No \$/Sqft data •  
Built in 1950

Listing ID: 230004774SD

CrossStreet: Topeka



Coastal fourplex within a convenient walk to downtown Oceanside, Transit Center, and beach. Peak ocean view. Excellent cash flow at market rental rates. Hardwood flooring and ample off-street parking. Desirable unit mix.

### Facts & Features

- Sold On 04/18/2023
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: Two
- Heating: Natural Gas
- Cap Rate: 2.6
- \$84900 Gross Scheduled Income
- \$45467 Net Operating Income

### Interior

- Appliances: Gas Water Heater

### Exterior

- Fencing: Partial

### 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     |        |            | \$1,995     |            | \$2,700   |
| 2: |       | 1    | 1     |        |            | \$1,550     |            | \$1,900   |
| 3: |       | 1    | 1     |        |            | \$1,550     |            | \$1,900   |
| 4: |       | 2    | 1     |        |            | \$1,900     |            | \$2,700   |

### # Of Units With:

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

### Additional Information

- 92054 - Oceanside area
- San Diego County



• Parcel # 1500630400

---

**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: 230004774SD

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