

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	200053475	S	1419 21 Flo Dr	ALP	91901		2	\$33,000	0	\$495,500			1952	14,105/0.32		04/22/21	47/129
2	PTP2101412	S	1918 RANCHO ANDREW	ALP	91901	STD	2	\$0	0	\$1,280,000	\$256.00	5000	1971/ASR	88,862/2.04	10	04/19/21	12/12
3	PTP2101737	S	586 Roosevelt St	CHU	91910	STD	2	\$52,800	6	\$750,000		0	1955	6,491/0.14	1	04/20/21	3/3
4	210007269	S	1020 12Th St	IMB	91932		2	\$0	0	\$1,051,000			1989	7,517/0.17		04/22/21	7/7
5	210001363	S	9048 ROSEDALE DRIVE	SPV	91977		2	\$0	0	\$775,000			1950			04/19/21	18/18
6	210005566	S	2027 2029 Market St	SD	92102		2	\$41,880	6	\$650,000			1912	1,325/0.03		04/23/21	13/13
7	210003355	S	3309 L St.	SD	92102		2	\$16,800	0	\$729,000			1947	6,305/0.14		04/19/21	67/67
8	210006620	S	3333 35 Nile Street	SD	92104		2	\$102,720	6	\$1,410,000			1945	7,111		04/21/21	12/12
9	NDP2103593	S	3034 36 Luna AVE	SD	92117	STD	2	\$0	0	\$855,000	\$531.72	1608	1954	5,811/0.13	2	04/19/21	4/4
10	210005657	S	537 Glover Ave	CHU	91910		3	\$42,000	12	\$1,031,000			1989	6,560/0.15		04/19/21	15/15
11	200053122	S	426 Claydelle Ave	ELC	92020	TPAP	3	\$0	0	\$510,000			1950	6,739/0.16		04/20/21	15/15
12	210003524	S	504 S Lincoln	ELC	92020		3	\$0	0	\$845,000			1935	10,466		04/21/21	32/32
13	PW21053014	S	1826 S Tremont ST #1828	OCE	92054	STD	3	\$62,400		\$1,400,000	\$661.00	2118	1955/PUB	6,098/0.14	3	04/23/21	3/3
14	200051209	S	4136 Cherokee Ave	SD	92104		3	\$52,020	4	\$938,000			1981	3,419/0.08		04/20/21	112/112
15	200045288	S	5902 Streamview Drive	SD	92105		4	\$54,342	3	\$911,000			1964	7,267		04/22/21	13/13
16	PTP2100492	S	1501 13 Grove St.	SD	92102	STD	6	\$133,920	4	\$2,180,000	\$516.34	4222	1926/ASR	10,303/0.23	2	04/21/21	12/109

Closed •

List / Sold: **\$479,900/\$495,500** ↑

1419 21 Flo Dr • Alpine 91901

47 days on the market

**2 units • \$239,950/unit • sqft • 14,105 sqft lot • No \$/Sqft data •
Built in 1952**

Listing ID: 200053475

CrossStreet: Arnold Way



Duplex on a great lot. New roof, newer water heaters, updated tile flooring in both units. Each unit is on separate meters. Huge investor potential, or live in one, rent one! Great location close to all in the heart of Alpine, with grocery & restaurants across the street. In addition to the rental units there is an RV renter at \$300 p/m on the property. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 1419 Unit # for Unit 2: 1421 Unit 1 Parking Spaces: 2 Unit 2 Parking Spaces: 2 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0 Topography: LL Frontage: Open Space

Facts & Features

- Sold On 04/22/2021
- Original List Price of \$479,900
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- Cap Rate: 0
- \$33000 Gross Scheduled Income
- \$25400 Net Operating Income

Interior

- Appliances: Electric Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01316187
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1	0		\$1,300		
2:		1	1	0		\$1,450		
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

- 91901 - Alpine area
- San Diego County
- Parcel # 4032203500

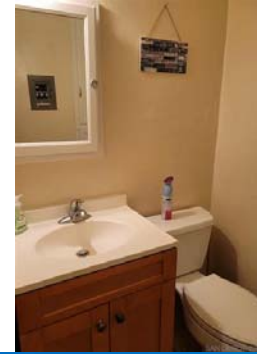
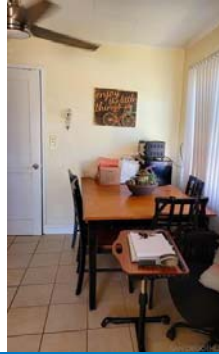
Michael Lembeck

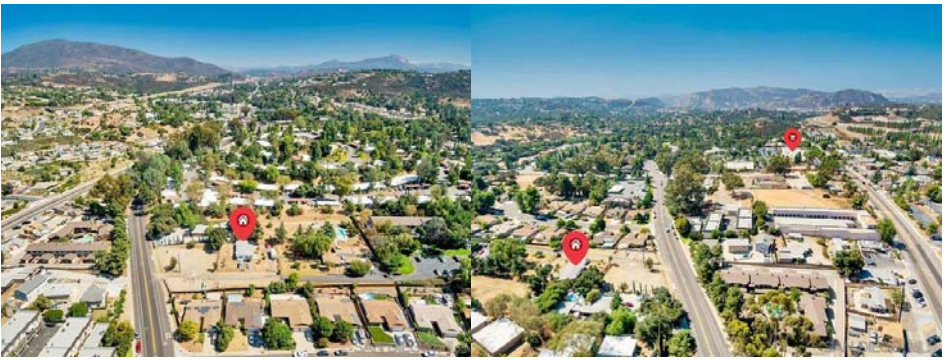
State License #: 01019397
Cell Phone: 714-742-3700

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: 200053475

Printed: 04/25/2021 7:37:46 PM

Closed •

List / Sold:

\$1,299,000/\$1,280,000 ↓

12 days on the market

Listing ID: PTP2101412

1918 RANCHO ANDREW • Alpine 91901

**2 units • \$649,500/unit • 5,000 sqft • 88,862 sqft lot • \$256.00/sqft •
Built in 1971**

USE GOOGLE MAPS



ONCE IN A LIFETIME OPPORTUNITY IN ALPINE! THIS 2.04 ACRE LOT HAS A 6 BEDROOM, 3.5 BATH, 3750 SQ FT MAIN HOUSE THAT HAS A BEAUTIFULLY REMODELED KITCHEN WITH CORIAN COUNTERS AND STAINLESS APPLIANCES, RE-TEXTURED CEILINGS, FORCED AC AND HEAT, WOOD LAMINATE FLOORING, LARGE FAMILY AND LIVING ROOMS WITH DOUBLESIDED FIREPLACE, GAME ROOM, VIEWS, ALONG WITH POOL AND SPA. GUEST HOME FEATURES 2 BEDROOMS, 2 BATHS, 1250 SQ FT, DUAL PANE WINDOWS, LARGE KITCHEN AND HAS A 2 CAR GARAGE. THERE IS ALSO A 2000 SQ FT WORKSHOP WITH 16 FT CEILINGS AND PHASE 3 POWER, A WELL FOR IRRIGATION, HUGE GRASSY AREAS, MATURE OAK, FRUIT TREES, LOCATED ON A CUL DE SAC AND MUCH MORE.

Facts & Features

- Sold On 04/19/2021
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: One, Two
- 16 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- Laundry: Gas & Electric Dryer Hookup, Individual Room
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Laminate, Carpet, Tile, Vinyl

Exterior

- Lot Features: 2-5 Units/Acre, Cul-De-Sac
- Fencing: Partial
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale

- 91901 - Alpine area
- San Diego County
- Parcel # 4042541300

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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

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

586 Roosevelt St • Chula Vista 91910

3 days on the market

2 units • \$375,000/unit • 0 sqft • 6,491 sqft lot • No \$/Sqft data •
Built in 1955

Listing ID: PTP2101737

Google Maps



Centrally located!!! 2 Units in good conditions featuring 2 bedrooms and 1 bath in each Unit. Front Unit has attached garage for 1 car and 2 on driveway, laundry in garage and a shed for extra storage. Back Unit has 2 parking spaces. Recently installed laminate flooring and painted inside both units. Some doors recently replaced. Concrete has been added to some areas. These Units are close to restaurants, 5Fwy, Chula Vista Mall, Scripps Hospital, Middle School, Trolley and Bus Station, and much more!

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$750,000
- 2 Buildings
- 5 Total parking spaces
- Laundry: In Garage, See Remarks, Washer Hookup
- Cap Rate: 6.3
- \$52800 Gross Scheduled Income
- \$47520 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Near Public Transit

Annual Expenses

- Total Operating Expense: \$6,081
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$49
- Cable TV: 01481919
- Gardener:
- Licenses:
- Insurance: \$47
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$72
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1		\$2,300	\$2,300	\$0
2:	1	2	1	0		\$2,100	\$2,100	\$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 sale
- 91910 - Chula Vista area

- San Diego County
- Parcel # 5672310300

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold: **\$925,000/\$1,051,000** ↑

1020 12Th St • Imperial Beach 91932

7 days on the market

**2 units • \$462,500/unit • sqft • 7,517 sqft lot • No \$/Sqft data •
Built in 1989**

Listing ID: 210007269

Highway 5 or Silver Strand to Palm Ave. South on 13th Street. Right (West) on Elder. Left on 12th. Property on Right Hand Side. CrossStreet: Elder



Great property for extended family or investment. 2 Homes each with 3 bedrooms 2 baths and a 2 car garage. W/D in each unit and they both have a private back yard. Blocks away from Seacoast, the pier, and all of the Restaurants .. This property will go fast. Come by and take a look. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 1020 Unit # for Unit 2: 1022 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/22/2021
- Original List Price of \$925,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas, 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: 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:		3	2	2		\$0		
2:		3	2	2		\$0		
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 # 6264922500

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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: 210007269

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Closed •

List / Sold: **\$695,000/\$775,000** ↑

9048 ROSEDALE DRIVE • Spring Valley 91977

18 days on the market

2 units • **\$347,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1950

Listing ID: 210001363

CrossStreet: BANCROFT



Great location on very quiet private drive off Rosedale. These remodeled units are both 2 bedroom 1 bath units with separate yards. There is also 2 single car garages that have been converted into art studios which include a utility sink in both. So whether you want to live in one and rent the other out or rent both units there is the option for added income by renting out the art studios which have separate entrances from the units. Other Fees: 0 Unit # for Unit 1: A Unit # for Unit 2: B Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/19/2021
- Original List Price of \$695,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01327181
- 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		\$2,100
2:		2	1	1		\$0		\$2,200
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

- 91977 - Spring Valley area
- San Diego County
- Parcel # 5041719000

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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: **\$675,000/\$650,000** ↑

2027 2029 Market St • San Diego 92102

13 days on the market

**2 units • \$337,500/unit • sqft • 1,325 sqft lot • No \$/Sqft data •
Built in 1912**

Listing ID: 210005566

Please use Google map CrossStreet: 21st



This gorgeous Historically Designated Sherman Heights multi-family craftsman home has been completely updated throughout! Striking the perfect balance between historic charm and modern amenities with quartz counters, laminate flooring, stainless steel appliances, air conditioning, recessed lighting, and custom subway tile work in the bathrooms. The property also boasts low energy lighting fixtures and low water usage plumbing. Relax in your gated patio or on the porch. The main house has a fully fenced in front yard which makes it perfect for pet owners. The property is currently under the Mills Act and benefiting from HUGE saving on property taxes! Just minutes from Downtown San Diego, you will enjoy easy access to the freeways, trolley line, Balboa Park, plus great 'walkability' to Downtown, City College, Golden hill, and more. Be a part of this wonderful and thriving neighborhood! The main house has a fully fenced in front yard which makes it perfect for pet owners. The property is currently under the Mills Act and benefiting from HUGE saving on property taxes! Just minutes from Downtown San Diego, you will enjoy easy access to the freeways, trolley line, Balboa Park, plus great 'walkability' to Downtown, City College, Golden hill, and more. Be a part of this wonderful and thriving neighborhood! Other Fees: 0 Unit # for Unit 1: 2027 Unit # for Unit 2: 2029 Number of Furnished Units: 0

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$639,000
- 1 Buildings
- Levels: One
- Cooling: Zoned
- Heating: See Remarks
- Cap Rate: 6.2
- \$41880 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01182520
- 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:		1	1			\$1,495		
3:			0					
4:			0					

Of Units With:

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

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

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

Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5352141400

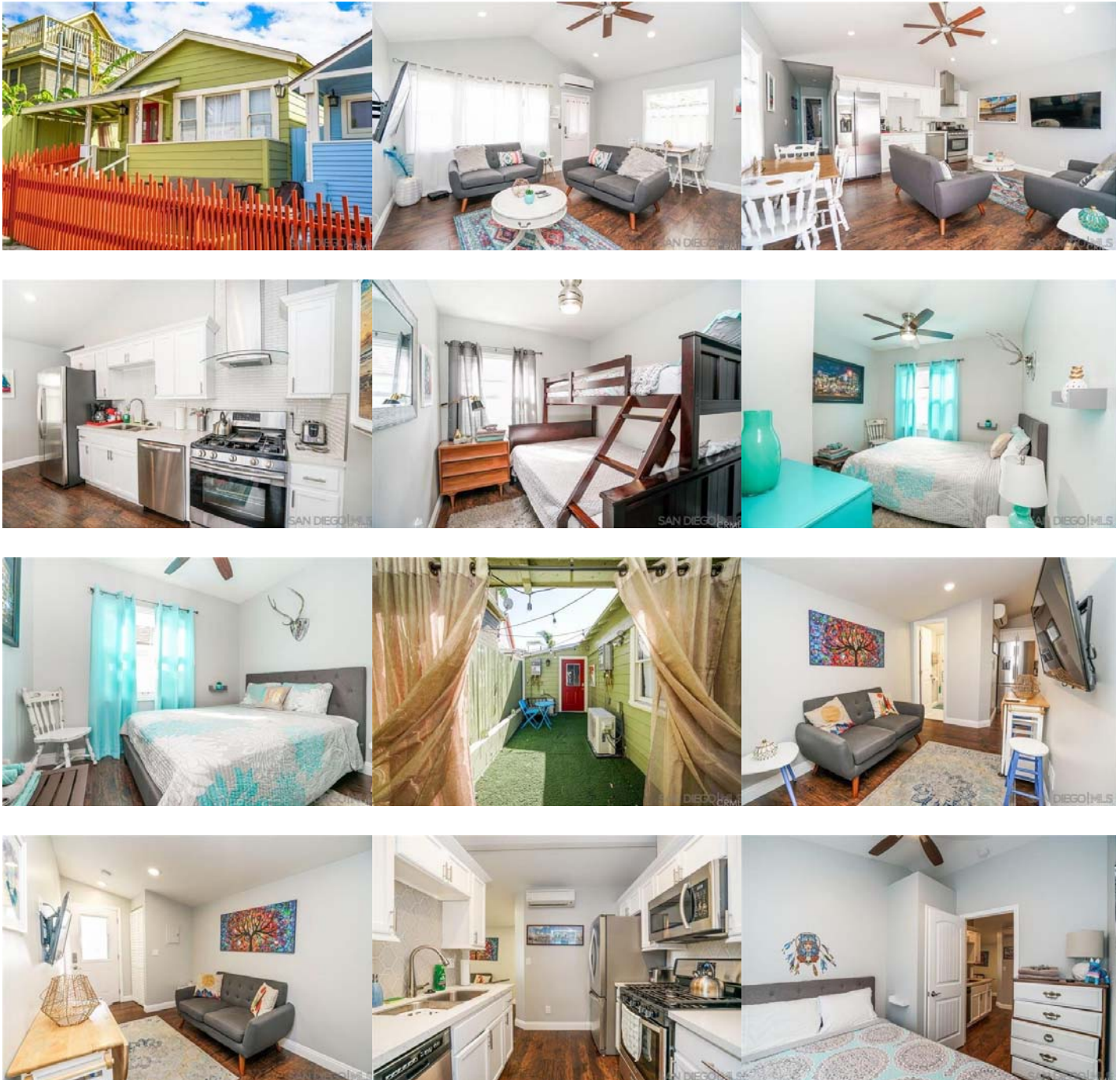
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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210005566

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Closed •

List / Sold: **\$729,000/\$729,000**

3309 L St. • San Diego 92102

67 days on the market

**2 units • \$364,500/unit • sqft • 6,305 sqft lot • No \$/Sqft data •
Built in 1947**

Listing ID: 210003355

15 to Ocean View Blvd. exit turn west and north on 33rd St. Follow north across Imperial Av. to L St. and turn right. CrossStreet: 33rd St.



BOMK! BOMK!! BOMK!! No fault of seller or property! Great opportunity in rapidly improving area! Live in ne rent the other or have a great investment opportunity. R-4 zoning, 2 additional units? Owner lives in front unit 2BR 1BA in excellent shape. Attached 2 car garage with 2-car driveway and additional pad for parking. Lovely front patio area. Completely fenced with rolling gate at driveway and in alley entrance to 2nd unit. 2nd unit 2BR 1BA with yard, very private. Both units have upgraded bathrooms. Quiet area north of Imperial off 33rd St. Exterior: Wood/Stucco Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 3309 Unit # for Unit 2: 3311 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/19/2021
- Original List Price of \$729,000
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Cap Rate: 0.02
- \$16800 Gross Scheduled Income
- \$16800 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Security Features: Window Bars

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01302791
- 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		\$0		\$1,950
2:		2	1	0		\$1,400		\$1,750
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5453320200

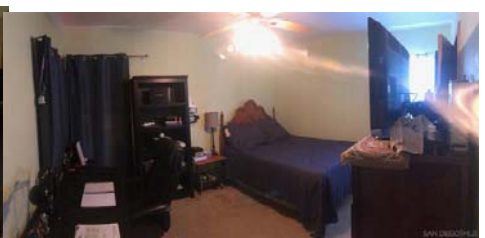
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Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,379,000/\$1,410,000 ↑

12 days on the market

Listing ID: 210006620

3333 35 Nile Street • San Diego 92104

2 units • \$689,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1945

CrossStreet: Thorn Street



This North Park charmer consists of the 1940's Front house (3335) with recent kitchen and bath updates, laundry hook-ups, hardwood floors, good storage and access to a private back yard area. The rear house (3333) is a charming updated 2 bedrooms, 1 bath cottage with recent Kitchen and bath remodel, new flooring, lighting and fixtures, with private patio area. Both units are charming and sunny. There is a common laundry room for the rear units, 2 off street parking in the front and 3 off street parking off the rear alley. In addition to the front house and unit directly behind, there are 2: (1) bedroom units both remodeled over the past 5 years by prior owners. All units have been nicely updated over the past 5 years. Private patios, common laundry, alley access located in a wonderful pocket of North Park. Tenants enjoy this fun location with tons of dining options, breweries and shopping nearby. Quiet location with great freeway access. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 3335 Unit # for Unit 2: 3333 Unit # for Unit 3: B Unit # for Unit 4: C Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/21/2021
- Original List Price of \$1,379,000
- 4 Buildings
- Levels: One
- Heating: Natural Gas, Combination
- Cap Rate: 5.5
- \$102720 Gross Scheduled Income
- \$75586 Net Operating Income

Interior

- Appliances: Gas Water Heater, Tankless Water Heater

Exterior

- Lot Features: Sprinkler System
- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01465485
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	0		\$2,395		
2:		2	1	0		\$2,775		
3:		1	1	0		\$1,695		
4:		1	1	0		\$1,650		

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Drapes:
- Patio: 4
- Ranges: 4

- Carpet:
- Dishwasher: 4
- Disposal:

- Refrigerator: 4
- Wall AC:

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4537620800

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Re/Max Property Connection

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Mission Viejo, 92691

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Closed •

List / Sold: **\$800,000/\$855,000** ↑

3034 36 Luna Ave • San Diego 92117

4 days on the market

**2 units • \$400,000/unit • 1,608 sqft • 5,811 sqft lot • \$531.72/sqft •
Built in 1954**

Listing ID: NDP2103593

GPS



Want to make money while you sleep? ATTENTION INVESTORS, HANDYMAN, FIXERS AND FLIPPERS! Awesome Investment Property now available 2 on 1 Duplex centrally located in the heart of Clairemont! Each unit is a 2 bedroom, 1 bath home. This single level property only has one attached wall plus 2 garages for maximum rent. Property is super easy to rent in a high demand neighborhood! One side is currently rented, under market rent since 2017 with long term tenant. Other side is vacant. Vacant side needs some love, cleaning, painting and new flooring in bedrooms. Each unit has their own private, fenced yards. Vacant unit yard needs sprucing and a splash of color to command maximum rent. Call today! Live in one and rent the other or rent them both and start making money while you sleep!

Facts & Features

- Sold On 04/19/2021
- Original List Price of \$800,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: See Remarks
- Cap Rate: 0
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Level with Street, Level, Near Public Transit

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01870514
- 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: 0
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 1
- Ranges: 1
- Refrigerator: 1
- Wall AC:

Additional Information

- Standard sale
- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 3591200400

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:

\$1,029,800/\$1,031,000 ↑

15 days on the market

Listing ID: 210005657

537 Glover Ave • Chula Vista 91910

**3 units • \$343,267/unit • sqft • 6,560 sqft lot • No \$/Sqft data •
Built in 1989**

Best to utilize GPS. CrossStreet: H St



RARELY AVAILABLE Triplex investment opportunity in the heart of Downtown Chula Vista. Live in one and rent the others or hold as a long-term investment. Ideal 2bed/1.5 bath unit mix with private patios, washer/dryer in-unit, and plenty of upside for increased cash-flow! Less than 3 blocks away from recently approved \$1.1 BILLION-dollar Gaylord Pacific Resort & Convention Center off H St! Walkscore of 77 with convenient access to transportation, freeway, shopping, restaurants, and more! Don't miss out on an this amazing opportunity -location, location, location!!! Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 1 Unit # for Unit 2: 2 Unit # for Unit 3: 3 Number of Furnished Units: 0

Facts & Features

- Sold On 04/19/2021
- Original List Price of \$919,800
- 1 Buildings
- Levels: Two
- Heating: Natural Gas, Forced Air
- Cap Rate: 11.5
- \$42000 Gross Scheduled Income
- \$37500 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:		2	2	0		\$1,375		
2:		2	2	0		\$1,375		
3:		2	2	0		\$1,450		
4:			0					

Of Units With:

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

Additional Information

- 91910 - Chula Vista area
- San Diego County
- Parcel # 5730220300

Michael Lembeck

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

Re/Max Property Connection

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

▼ Click arrow to display photos



Closed •

List / Sold: **\$675,000/\$510,000** ↓

426 Claydelle Ave • El Cajon 92020

15 days on the market

3 units • **\$225,000/unit** • **sqft** • **6,739 sqft lot** • **No \$/Sqft data** •
Built in 1950

Listing ID: 200053122

CrossStreet: lexington



AS-IS Sale seller will not do any disclosure this is three townhomes on one lot the first one is one bedroom one bath the other two unite two bedroom one bath each they all have small backyard for your safety and your client safety make sure not to go to the third unite the last one Other Fees: 0 Sewer: Sewer Connected Number of Furnished Units: 0

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$675,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Wood
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01885775
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Third Party Approval sale
- 92020 - El Cajon area
- San Diego County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

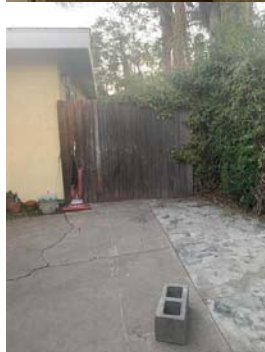
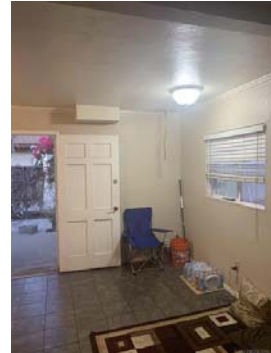
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold: **\$889,000/\$845,000** ↓

504 S Lincoln • El Cajon 92020

32 days on the market

3 units • **\$296,333/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1935

Listing ID: 210003524

CrossStreet: E. Camden



Great Investment opportunity in El Cajon!! 3 Homes on one lot all having their own yard. Tons of parking available to all three properties. Looking for a property for your 1031 exchange client? This one is perfect, automatic steady income long term tenants with guarantee section 8 rent (on two of the units) Newer detached home in the rear with room for up to 7 cars or RV. Live in the back and rent the two front homes. All homes have washer/Dryer hookups. Units are well kept up priced to sell! Exterior: Wood/Stucco Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 1 Unit # for Unit 2: 2 Unit # for Unit 3: 3 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/21/2021
- Original List Price of \$975,000
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Cross Fenced

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			\$2,010		\$2,110
2:	1	1	0			\$1,010		\$1,110
3:	3	2	0			\$2,110		\$2,210
4:			0					

Of Units With:

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

Additional Information

- 92020 - El Cajon area
- San Diego County
- Parcel # 4883351000

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:

\$1,500,000/\$1,400,000 ↓

3 days on the market

1826 S Tremont St # 1828 • Oceanside 92054

**3 units • \$500,000/unit • 2,118 sqft • 6,098 sqft lot • \$661.00/sqft •
Built in 1955**

Listing ID: PW21053014

South of PCH, East of Vista Way



Prime location near the beach! Great investment/income/1031 exchange opportunity! Well maintained 3 units with great setting for tenants. Duplex on the front with 1 common wall and front porch. Unit 1 has its own back yard totally separate from other units and 1 detached garage with washer&dryer. Unit 2 shares nice back yard with unit 3. Each has its own laundry area. Unit 3 above the garage and has entry from back ally. Sewer line replaced in 2020; newer windows; new gate and fence on East side; new side walk. All units with tenants in place currently. Nice street, walking distance to the beach. Pictures don't show 1 unit (1 bed 1 bath).

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$1,500,000
- 2 Buildings
- 3 Total parking spaces
- Laundry: In Garage, Individual Room
- \$62400 Gross Scheduled Income
- \$41137 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,263
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,881
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,950	\$23,400	\$2,200
2:	1	2	1	1	Unfurnished	\$1,850	\$22,200	\$2,200
3:	1	1	1	1	Unfurnished	\$1,400	\$16,800	\$1,800

Of Units With:

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

Additional Information

- Standard sale

- 92054 - Oceanside area
- San Diego County
- Parcel # 1532710600

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: **\$925,000/\$938,000** ↓

4136 Cherokee Ave • San Diego 92104

112 days on the market

3 units • **\$308,333/unit** • **sqft** • **3,419 sqft lot** • **No \$/Sqft data** •
Built in 1981

Listing ID: 200051209

CrossStreet: Cherokee and Orange



3 INCOME PRODUCING UNITS WITH HUGE UPSIDE POTENTIAL IN RENTS!!!! All three units are currently rented and awaiting a new owner. Each unit has 2beds/1.5baths, individual laundry, private yards and 2 parking spots! The units are all turn key but could be renovated for a large value add to this investment. Units are close to all that NorthPark has to offer and easy access to the freeway make this the perfect investment property! Well maintained 3 units, all 2 bedroom 1.5 bath side by side apartments. Bedrooms and full bath are on the second story of each unit, with the kitchen/living/laundry/half bath and yards all on the first floor. The property is accessed from the alley and has 6 total parking spots. Every unit has its own private in unit laundry and fully fenced private yards off the living rooms. 3,419 sf lot with RM-1-2 zoning. This property is turn key with consistent rents, make it yours today!!!! Exterior: Wood/Stucco Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 1 Unit # for Unit 2: 2 Unit # for Unit 3: 3 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$1,075,000
- 1 Buildings
- Levels: Two
- Heating: Natural Gas, Forced Air
- Cap Rate: 3.53
- \$52020 Gross Scheduled Income
- \$32656 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Security Features: Window Bars

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01966140
- 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			\$1,575		\$1,650
2:		2	2			\$1,575		\$1,650
3:		2	2			\$1,200		\$1,650
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4473412400

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: 200051209

Printed: 04/25/2021 7:38:03 PM

Closed •

List / Sold: **\$950,000/\$911,000** ↓

5902 Streamview Drive • San Diego 92105

13 days on the market

4 units • \$237,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1964

Listing ID: 200045288

CrossStreet: Michael Street



This property can be sold together or separately with 5908 Streamview Drive. Each 4plex features 4 parking spaces, 4 single car garages, and 1 laundry room. The floorplans are large with 2 entrances to the bathrooms. There is plenty of built in shelving, multiple wall heaters and fireplaces. The current operations are for affordable, subsidized housing with no known restrictions to the property. Seller will be relocating the tenants and the property shall be delivered vacant upon COE. Ideal for value add. Other Fees: 0 Number of Furnished Units: 4

Facts & Features

- Sold On 04/22/2021
- Original List Price of \$950,000
- 1 Buildings
- Levels: Two
- Heating: See Remarks, Combination
- Cap Rate: 3.33
- \$54342 Gross Scheduled Income
- \$31620 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		\$1,129		\$1,795
2:		2	1	1		\$1,129		\$1,795
3:		2	1	1		\$627		\$1,795
4:		2	1	1		\$0		\$1,795

Of Units With:

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

Additional Information

- 92105 - East San Diego area

- San Diego County
- Parcel # 4727300400

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: 200045288

Printed: 04/25/2021 7:38:05 PM

Closed •

List / Sold: **\$2,180,000/\$2,180,000**

1501 13 Grove St. • San Diego 92102

12 days on the market

**6 units • \$363,333/unit • 4,222 sqft • 10,303 sqft lot • \$516.34/sqft •
Built in 1926**

Listing ID: PTP2100492

94 to 30th North. Right on Beech St. Corner of Beech & Grove.



Location Location Location 6 units: SFR, Duplex and Triplex on 2 parcels. A real value-add asset in the coveted neighborhood of South Park, San Diego. First time in market since 1995. Prime rental location for both long-term and short-term Airbnb. This unique investment opportunity consists of two parcels: Parcel 1: A spacious 2 bedroom/1 bath detached house that includes additional rooms such as dining room, a large closet room behind bedroom that can be used for home office and a storage /laundry room behind kitchen. Parcel 2: Includes a duplex consisting of a 2 bedroom/1 bath and a 1 bedroom/1 bath unit along with a triplex consisting of (3) 1 bedroom one bath units. There are 3 total garage / storage spaces. Ample yard space. All units are separately metered. The neighborhood of South Park is bordered by balboa park to the west, north park to the north, the interstate 15 east and Golden hills to the south. This sale lends investors the rare opportunity to acquire a value add property in one of San Diego's most coveted residential rental markets, Located in the hearth of South park, this complex is within walking distance tom many local stores and eateries, only few blocks away from entertainment on 30th street and renowned Balboa Park. The property is located in mostly single-family residential area with in historically designated neighborhood giving the buyer the opportunity save up to 50% on property taxes by applying for Mills act.

Facts & Features

- Sold On 04/21/2021
- Original List Price of \$2,180,000
- 3 Buildings
- 2 Total parking spaces
- Laundry: See Remarks
- Cap Rate: 3.69
- \$133920 Gross Scheduled Income
- \$80493 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$49,410
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management: 6495
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1		\$0	\$0	\$2,800
2:	1	2	1	0		\$2,190	\$2,190	\$2,400

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 92102 - San Diego area
- San Diego County
- Parcel # 5393631200

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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