

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	230005138SD	S	6001 3	Horton Dr	LMSA	91942		2	\$0	0	\$775,000			1953	6,816/0.15			04/03/23	0/0
2	230004055SD	S	722 24	48Th St	SD	92102		2	\$0	0	\$575,000			1953	6,234/0.14			04/07/23	2/2
3	230000725SD	S	1028 30	Lincoln Ave	SD	92103		2	\$84,000	7	\$975,000			1920	7,016/0.16			04/03/23	7/7
4	PTP2300249	S	1024 22	Pascoe St	SD	92103	STD	2	\$0	0	\$1,169,000			2022/ASR	1,940/0.04	N	0	04/05/23	12/12
5	230003749SD	S	3334 36	CHAMOUNE AVE.	SD	92105		2	\$0	0	\$835,000			1973		N		04/04/23	8/8
6	230003696SD	S	831 833	Sapphire Street	SD	92109		2	\$82,800	3	\$1,950,000			1941	6,246/0.14			04/03/23	7/7
7	230002192SD	S	704 N	Freeman St	OCE	92054		3	\$0	0	\$1,570,000			1926	5,038/0.11			04/05/23	21/232
8	PTP2300245	S	1123	SOUTH PACIFIC STREET	OCE	92054	STD	3	\$0	0	\$4,250,000			1962/ASR	3,971/0.09	N	2	04/05/23	37/37
9	220025113SD	S	4833 35	Lantana Dr	SD	92105		3	\$90,000	7	\$925,000			1940	5,900/0.13			04/03/23	96/96
10	230003111SD	S	3173 79	Elm St	SD	92102		4	\$95,760	3	\$1,800,000			1957	7,614/0.17			04/06/23	11/11
11	220028248SD	S	3045	Emerson St	SD	92106		4	\$0	0	\$2,650,000			1951	4,997/0.11			04/03/23	68/68

Closed •

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

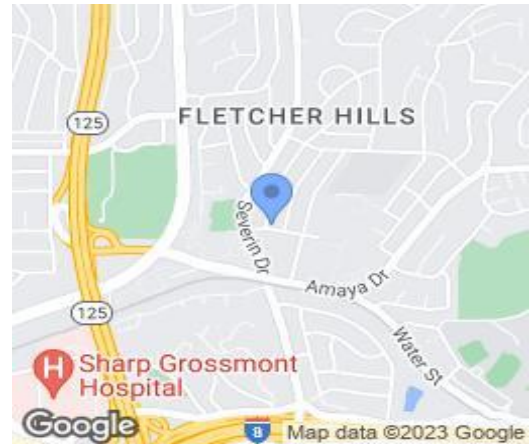
6001 3 Horton Dr • La Mesa 91942

0 days on the market

**2 units • \$387,500/unit • sqft • 6,816 sqft lot • No \$/Sqft data •
Built in 1953**

Listing ID: 230005138SD

CrossStreet: Amaya Dr



Facts & Features

- Sold On 04/03/2023
- Original List Price of \$775,000
- 1 Buildings
- Levels: One
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Electric, Natural Gas, Forced Air
- 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		\$2,900
2:		2	1			\$1,500		\$2,600
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91942 - La Mesa area
- San Diego County
- Parcel # 4863420500

Michael Lembeck

Re/Max Property Connection

 Click arrow to display photos



Closed •

List / Sold: **\$599,000/\$575,000** ↓

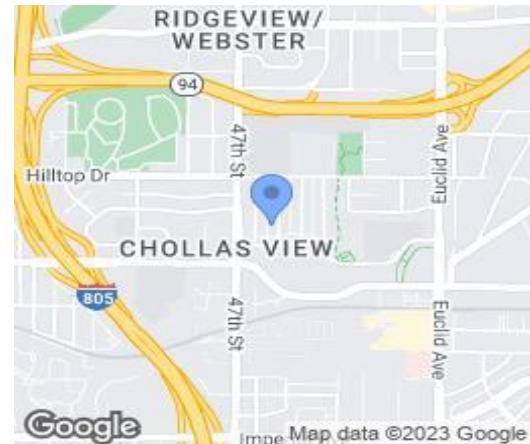
722 24 48Th St • San Diego 92102

2 days on the market

2 units • **\$299,500/unit** • **sqft** • **6,234 sqft lot** • **No \$/Sqft data** •
Built in 1953

Listing ID: 230004055SD

Google and Apple map. CrossStreet: Hilltop



****GREAT INVESTMENT OPPORTUNITY OR OWNER OCCUPIED!** Centrally located rare duplex with strong cash flow and ADU possibilities! Unit 722 features 2 bedroom/1bathroom, vinyl flooring and updated windows. Unit 724 features 2 bedroom/1 bathroom with solar(PPA/Sunrun) and detached garage facing the alley. Both unit also has newer water heater. After renovation and improvements, this can be one of the best Cash flowing units on the market!

Facts & Features

- Sold On 04/07/2023
- Original List Price of \$599,000
- 1 Buildings
- Levels: One
- Heating: Electric
- 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:		2	1			\$1,500		
2:		2	1			\$0		\$2,000
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5470621200

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: **\$1,000,000/\$975,000** ↓

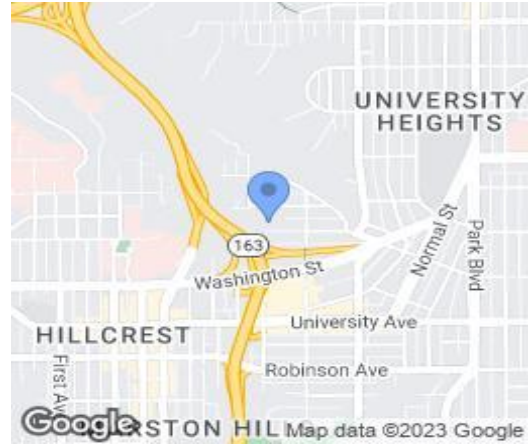
1028 30 Lincoln Ave • San Diego 92103

7 days on the market

2 units • **\$500,000/unit** • **sqft** • **7,016 sqft lot** • **No \$/Sqft data** •
Built in 1920

Listing ID: 230000725SD

Take a left onto Lincoln Ave from Washington St and drive all the way to the very end of the road. The home will be on the right CrossStreet: Lincoln Ave and Vermont St



Located in Mission Hills and University Heights, this duplex already has the potential to be income producing! The top unit is a 2 bedroom 1 bath with an office space, the lower unit is a 3 bedroom, 2 bath property with fresh paint and new carpet! Lincoln Ave is in a very central and walkable location, just 5 minutes to downtown and 15 minutes to Coronado Island. Both units have separate meters for utilities!

Facts & Features

- Sold On 04/03/2023
- Original List Price of \$1,000,000
- 1 Buildings
- Levels: Three Or More
- Cap Rate: 7.4
- \$84000 Gross Scheduled Income
- \$64000 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		\$0		\$3,500
2:		3	2			\$0		\$3,500
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

- 92103 - Mission Hills area

- San Diego County
- Parcel # 4443732700

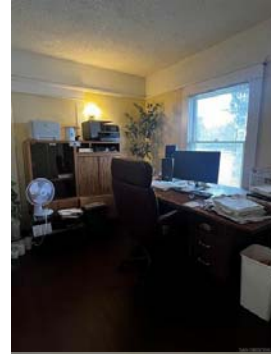
Michael Lembeck

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 • Duplex

List / Sold:

\$1,149,000/\$1,169,000 ↑

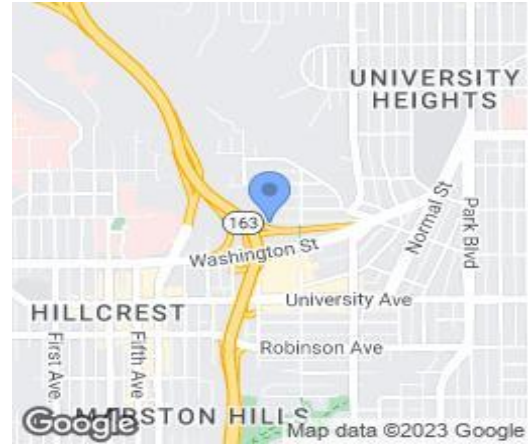
12 days on the market

Listing ID: PTP2300249

1024 22 Pascoe St • San Diego 92013

2 units • \$574,500/unit • 1,227 sqft • 1,940 sqft lot • \$952.73/sqft • Built in 2022

Washington to lincoln, Left on Vermont, Rt on Pascoe.



Beautiful newly constructed 2 unit property with contemporary Architecture in the heart of University Heights/Hillcrest. This property features one 2bedroom, 2 bath unit, with an attached 1 bedroom, 1 bath unit. The owner/builder spared no expense with the quality of construction materials and finishes. The 2 bedroom unit features wrap around decks on the 3rd story and balcony on the 2nd story. The current owner has been short term renting both units since July of 2022, and has a permit in place from the City of San Diego for Short Term rentals. Whether you are looking for an investment property or to live in one and subsidize, this property is the one!! Schedule your showing today....

Facts & Features

- Sold On 04/05/2023
- Original List Price of \$1,149,000
- 1 Buildings
- Levels: Multi/Split
- 2 Total parking spaces
- \$0
- Laundry: Electric Dryer Hookup, Stackable, Washer Hookup, Washer Included
- Cap Rate: 0
- 2 electric meters available
- 0 gas meters available
- 2 water meters available

Interior

- Appliances: Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Disposal, Tankless Water Heater

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: 01889763
- 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: 0
- Water Meters: 2
- Carpet:
- Dishwasher: 2
- Disposal: 2
- Drapes:
- Patio: 1
- Ranges: 2
- Refrigerator: 2
- Wall AC: 5

Additional Information

- Standard sale
- 92103 - Mission Hills area

- San Diego County
- Parcel # 4445902100

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: PTP2300249

Printed: 04/09/2023 8:22:14 AM

Closed •

List / Sold: **\$799,000/\$835,000** ↑

3334 36 CHAMOUNE AVE. • San Diego 92105

8 days on the market

2 units • \$399,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1973

Listing ID: 230003749SD

15 FREEWAY & EXIT UNIVERSITY & GO EAST TURN RIGHT ON CHAMOUNE & GO 5 BLOCKS HOME ON RIGHT SIDE. CrossStreet: THORN



THE HIDDEN GEM OF CITY HEIGHTS! THIS LOVELY DUPLEX HAS 2 DETACHED HOMES AND EACH ONE HAS A HUGE KITCHEN & DINING AREA AND OPEN LIVING ROOM WITH 3 SPACIOUS BEDROOMS AND 1.5 BATHS AND 1 CAR GARAGE WITH THEIR OWN YARDS WITH PLENTY OF ROOM FOR GARDENING! THE PERFECT REMODEL PROJECT FOR MANY DIFFERENT INVESTMENTS OR LIVE IN 1 HOUSE AND RENT OUT THE OTHER! NICE SIZE LOT ON A GREAT STREET SURROUNDED WITH NUMEROUS HOMES THAT HAVE BEEN REMODELED! VERY CONVENIENT LOCATION FOR COMMUTING, SCHOOLS, PARKS, HOSPITALS, SHOPS & RESTAURANTS! A SHORT DRIVE TO BALBOA PARK, NORTH PARK, DOWNTOWN SAN DIEGO, KENSINGTON/TALMADGE, ROLANDO, BEACHES AND EASY FREEWAY ACCESS! INCREDIBLE VALUE MAKES THIS THE PERFECT DUPLEX! HURRY!

Facts & Features

- Sold On 04/04/2023
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- Heating: Electric, Combination
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	1		\$1,532		\$2,500
2:		3	2	1		\$1,665		\$2,500
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

- 92105 - East San Diego area
- San Diego County
- Parcel # 4761222100

Michael Lembeck

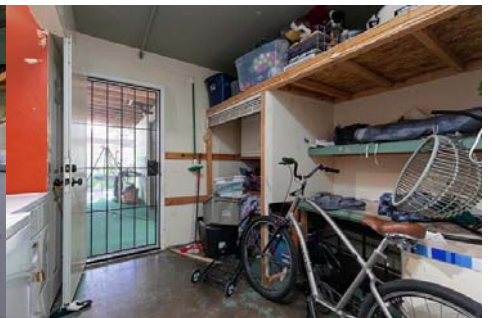
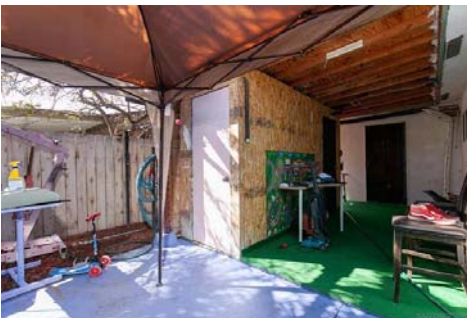
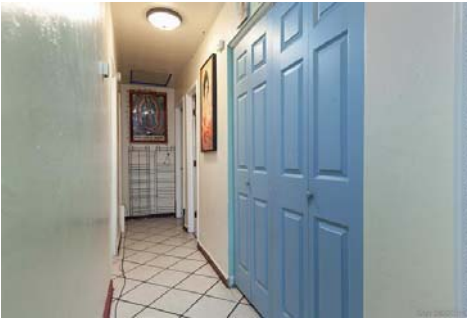
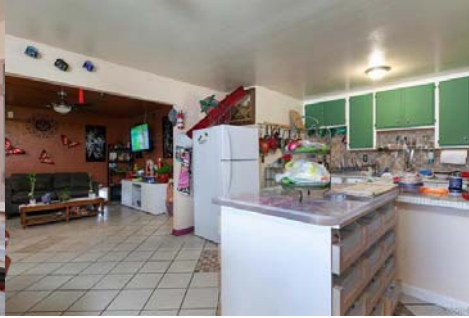
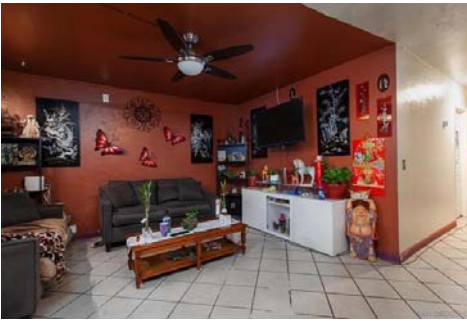
State License #: 01019397
Cell Phone: 714-742-3700

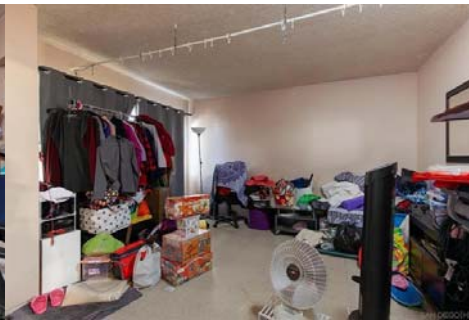
Re/Max Property Connection

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

 Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: 230003749SD

Printed: 04/09/2023 8:22:17 AM

Closed •

List / Sold:

\$1,895,000/\$1,950,000 ↑

7 days on the market

Listing ID: 230003696SD

831 833 Sapphire Street • San Diego 92109

2 units • \$947,500/unit • sqft • 6,246 sqft lot • No \$/Sqft data •
Built in 1941

CrossStreet: Mission Blvd



Coveted North Pacific Beach Duplex (2 on 1) situated on a 50x125 lot zoned for multiple units (RM-1-1) located just a few blocks from Tourmaline and Law st beaches! Quiet Neighborhood conveniently located a few blocks from the beach, shopping, dining and all PB has to offer...and just over 3 miles to La Jolla Cove. Great for owner occupied, investors or Development Opportunity! Two detached homes: Front House: 3br-2ba with remodeled kitchen and bath...new appliances featuring Samsung fridge/freezer, gas range/oven, dishwasher, mini split AC, and refinished hardwood floors. Private front and back yard, patio area and two parking spots in driveway. NOTE: front house was a 2br-1ba, the garage was converted in to a 1br with a bathroom, prior to the existing owners. Permits unknown, BACK HOUSE: 2br-1ba with single car garage and parking spot off the alley. Spacious private backyard and patio area. Coveted North Pacific Beach Duplex (2 on1) situated on a 50x125 lot zoned for multiple units (RM-1-1) located just a few blocks from Tourmaline and Law st beaches! Quiet Neighborhood conveniently located a few blocks from the beach, shopping, dining and all PB has to offer...and just over 3 miles to La Jolla Cove. Great for owner occupied, investors or Development Opportunity! Two detached homes: Front House: 3br-2ba with remodeled kitchen and bath...new appliances featuring Samsung fridge/freezer, gas range/oven, dishwasher, mini split AC, and refinished hardwood floors. Private front and back yard, patio area and two parking spots in driveway. BACK HOUSE: 2br-1ba with single car garage and parking spot off the alley. Spacious private backyard and patio.

Facts & Features

- Sold On 04/03/2023
- Original List Price of \$1,895,000
- 2 Buildings
- Levels: One
- Cap Rate: 2.9
- \$82800 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	2			\$4,500		\$4,900
2:		2	1	1		\$2,400		\$3,500
3:			0					
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 # 41524205

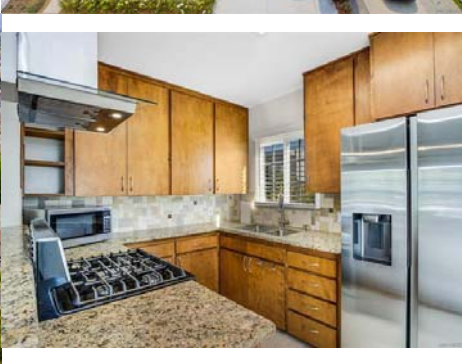
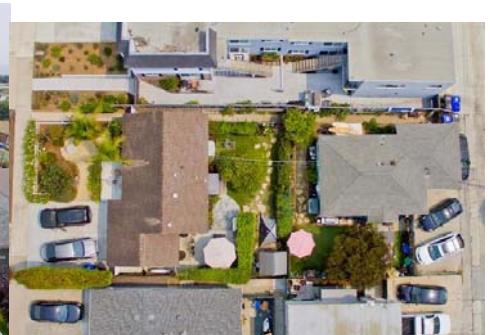
Michael Lembeck

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:

\$1,570,000/\$1,570,000 ↑

21 days on the market

Listing ID: 230002192SD

704 N Freeman St • Oceanside 92054

**3 units • \$523,333/unit • sqft • 5,038 sqft lot • No \$/Sqft data •
Built in 1926**

both street access and alley assess. CrossStreet: Neptune way



Brand new constructed 2 bedroom home over 3 - 1 car finished garages. plus a laundry room. studio is remodeled. older 2 bedroom is remodeled and has character. very good neighborhood (ie; hundreds of thousands worth of upgrades). perfect for owner occupied. 1 of the garages has inside access from the new 2 bedroom home. Each home has its own yard. some ocean views. Both alley and street access. new home and upgrades are permitted.

Facts & Features

- Sold On 04/05/2023
- Original List Price of \$1,532,000
- 2 Buildings
- Levels: Two
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01481919
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- 92054 - Oceanside area
- San Diego County
- Parcel # 1470580900

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:

\$4,750,000/\$4,250,000 ↓

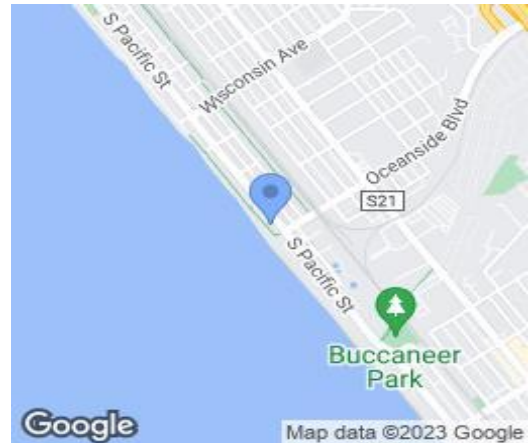
37 days on the market

Listing ID: PTP2300245

1123 SOUTH PACIFIC STREET • Oceanside 92054

3 units • \$1,583,333/unit • 3,800 sqft • 3,971 sqft lot • \$1118.42/sqft • Built in 1962

Oceanside Blvd to Pacific Street



Prime Oceanside Beachfront Tri-plex. Established vacation rental located on the sand on one of the most premier streets in Oceanside. Very well kept units with a brand new roof done in February 2021. Penthouse unit is a large 2 bedroom 1.5 bath approximately 1500 sqft. Middle unit is a large Studio approximately 1100 sqft. And the bottom floor ADU is a 3 bedroom 3 bath approximately 1500 sqft with its own laundry area. 2 car garage attached. Private Sand beach area in rear plus the ocean is just beyond.

Facts & Features

- Sold On 04/05/2023
- Original List Price of \$4,999,999
- 1 Buildings
- Levels: Three Or More
- 2 Total parking spaces
- \$0
- Laundry: Common Area, Inside
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Level, Yard
- Waterfront Features: Beach Access, Ocean Access, Beach Front, Ocean Front

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01901186
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 92054 - Oceanside area
- San Diego County

• Parcel # 1520750800

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

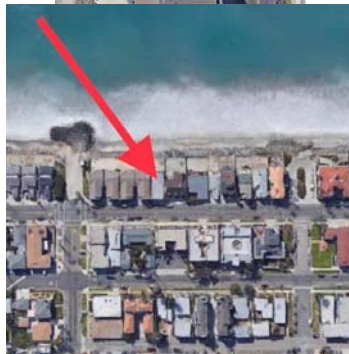
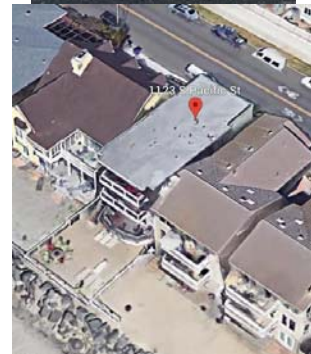
Re/Max Property Connection

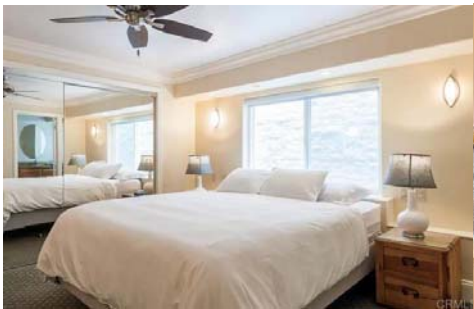
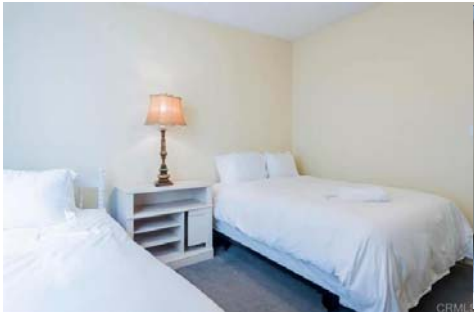
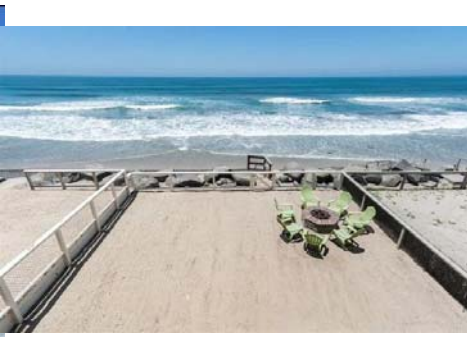
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos







Airbnb nightly and monthly rates:

Off season
Studio - \$200-250/nt
2BR - \$400-450/nt
3BR - \$7000-8000/mo

On Season
Studio - \$400-500/nt
2BR - \$600-700/nt
3BR - \$16000-17000/mo

1123 Pacific
Rents and
Expenses

SDGE \$2600/yr
Water Trash \$3700
Insurance \$3000/yr

CRM 8

Closed •

List / Sold: **\$925,000/\$925,000** ↓

4833 35 Lantana Dr • San Diego 92105

96 days on the market

3 units • **\$308,333/unit** • **sqft** • **5,900 sqft lot** • **No \$/Sqft data** •
Built in 1940

Listing ID: 220025113SD

TURN ON TO LANTANA. PROPERTY ON RIGHT CrossStreet: Euclid ave



Great investment property in City Heights! This unique property has 3 separate detached units- front house is a 3b/2b, the back two cottages are both 1b/1b's with their own private, oversized, fully fenced in yards. The property has PAID solar and is turn key with updated flooring, updated kitchens boasting new cabinets, countertops and stainless appliances. The bathrooms are all beautifully remodeled. Dual pane windows in all units and ceiling fans. Laundry shed on site- shared with all 3 units. 3 separate meters and 3 addresses. The property has a driveway with two tandem parking spots for the front house. Tenant occupied. Rents total \$7,500/mo. Great for investor with tons of cash flow or live in one unit and rent out the others! Great investment property in City Heights! This unique property has 3 separate detached units- front house is a 3b/2b, the back two cottages are both 1b/1b's with their own private, oversized, fully fenced in yards. The property has PAID solar and is turn key with updated flooring, updated kitchens boasting new cabinets, countertops and stainless appliances. The bathrooms are all beautifully remodeled. Dual pane windows in all units and ceiling fans. Laundry shed on site- shared with all 3 units. 3 separate meters and 3 addresses. The property has a driveway with two tandem parking spots for the front house. Tenant occupied. Rents total \$7,500/mo. Great for investor with tons of cash flow or live in one unit and rent out the others!

Facts & Features

- Sold On 04/03/2023
- Original List Price of \$950,000
- 3 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Electric, Solar
- Cap Rate: 7
- \$90000 Gross Scheduled Income

Interior

- Appliances: Electric Water Heater, Gas Water Heater

Exterior

- 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	0		\$3,200		\$3,200
2:		1	1	0		\$2,000		\$2,000
3:		1	1	0		\$2,000		\$2,000
4:			0					

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 3
- Disposal:

- Patio: 3
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- 92105 - East San Diego area
- San Diego County
- Parcel # 4717811200

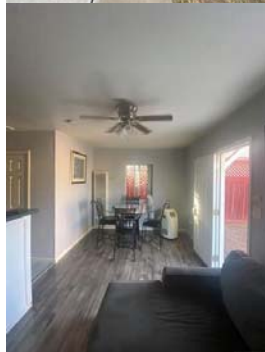
Michael Lembeck

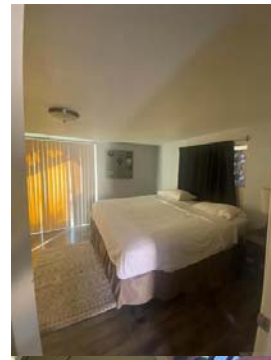
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

▼ Click arrow to display photos





Closed •

List / Sold:

\$1,850,000/\$1,800,000 ↓

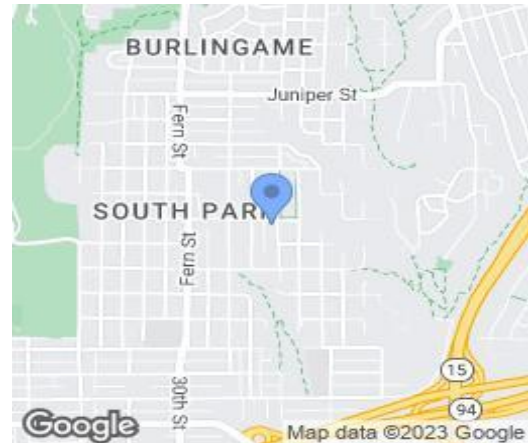
11 days on the market

Listing ID: 230003111SD

3173 79 Elm St • San Diego 92102

**4 units • \$462,500/unit • sqft • 7,614 sqft lot • No \$/Sqft data •
Built in 1957**

Off of Edgemont. Corner lot. CrossStreet: 32nd St



Units in South Park! Incredible value-add/development opportunity w/ a strong unit mix. This property has an excellent unit mix consisting of (1) 3 Bedroom 1.5 Bath, (1) 2 Bedroom 1 Bath and (2) 1 Bedroom 1 Bath Units. In addition the property has a garage, ample outdoor space for tenants, and is also on a larger corner lot of 7,614 sq. ft lot. Excellent South Park neighborhood and easy Access to all freeways restaurants, and under 5 Miles to Gaslamp District, Balboa Park and World Famous San Diego Zoo.

Facts & Features

- Sold On 04/06/2023
- Original List Price of \$1,850,000
- 2 Buildings
- Levels: Two
- Cooling: See Remarks
- Cap Rate: 2.8
- \$95760 Gross Scheduled Income
- \$51771 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:		3	2			\$1,700		\$3,700
2:		1	1			\$0		\$1,700
3:		2	1			\$2,300		\$2,500
4:		1	1			\$1,070		\$1,800

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 5
- Disposal:
- Drapes:
- Patio: 0
- Ranges: 5
- Refrigerator: 5
- Wall AC:

Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5393062200

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: 230003111SD

Printed: 04/09/2023 8:22:52 AM

Closed •

List / Sold:

\$2,650,000/\$2,650,000 ↓

68 days on the market

Listing ID: 220028248SD

3045 Emerson St • San Diego 92106

4 units • \$662,500/unit • sqft • 4,997 sqft lot • No \$/Sqft data •
Built in 1951

CrossStreet: Rosecrans St



Stunning corner lot 4-plex in the heart of Point Loma! Includes a 2-bedroom 1 bath house with inviting courtyard entry, pavers and turf, dual pane windows, quartz countertops, designer cabinetry & fixtures, recessed lighting, all new stainless LG appliances, wood tile flooring, shutters, bathroom with tile surround throughout & private yard with fruit trees. Granny flat with 1 bed/1 bath that leads into backyard entertaining area plus two upstairs 1 bedroom/1 bathroom with all new appliances, new paint, new vinyl plank flooring, new fixtures & newly remodeled kitchens and bathrooms! 4 individual private garages and laundry room! Ideal investment opportunity or live in the front house & rent out the other units! Sought after location just two blocks from Fisherman's landing in Point Loma & near shopping, schools & restaurants! This is a MUST SEE!

Facts & Features

- Sold On 04/03/2023
- Original List Price of \$2,750,000
- 2 Buildings
- Levels: Two
- Heating: Natural Gas
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01987263
- 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		\$4,500
2:		1	1	1		\$0		\$2,500
3:		1	1	1		\$0		\$2,500
4:		1	1	1		\$0		\$2,800

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 4
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- 92106 - Point Loma area
- San Diego County
- Parcel # 5313311200

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: 220028248SD

Printed: 04/09/2023 8:23:07 AM