

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	230006281SD	S	885 Encina Ave.	IMB	91932		2	\$0	0	\$850,000			1958		N		04/26/23	0/0
2	NDP2301959	S	324 S Freeman ST	OCE	92054	STD	2	\$26,400	0	\$1,000,000 	\$1,355.01	738	1948	5,433/0.12	N	0	04/24/23	9/9
3	230005238SD	S	3134 36 Keats St	SD	92106		2	\$21,600	2	\$1,133,971 			1948	4,798/0.11	N		04/27/23	17/17
4	230005573SD	S	714 S 28th St	SD	92113		2	\$26,340	2	\$905,000 			2008	3,257/0.07			04/24/23	6/6
5	230004505SD	S	4454 56 33Rd St	SD	92116		2	\$66,000	4	\$1,300,200 			1926	4,294/0.09			04/24/23	28/28
6	230004289SD	S	3152 54 Horton Avenue	SD	92103		3	\$0	0	\$2,100,000 			1937				04/28/23	8/8
7	230002295SD	S	3754 58 Wilson Ave	SD	92104		3	\$106,560	6	\$1,550,000 			1954	6,769/0.15			04/27/23	42/42
8	GD23031677	S	333 S 37th ST	SD	92113	STD	3	\$28,800		\$550,000 	\$247.97	2218	1947/ASR	6,499/0.1492	N	2	04/27/23	10/10
9	230001977SD	S	4526 30 52nd St	SD	92115		3	\$45,720	0	\$1,350,000 			1950	6,717/0.15			04/25/23	44/44
10	230000792SD	S	502 N Ditmar	OCE	92054		4	\$114,684	3	\$2,190,000 			1965	5,038/0.11			04/24/23	74/74
11	220023453SD	S	4045 Van Dyke Ave	SD	92105		4	\$69,600	0	\$1,200,000 			1945	10,992/0.25			04/27/23	197/197
12	NDP2300936	S	2517 El Camino Del Norte	ENCS	92024	STD	6	\$0	0	\$4,028,000 	\$581.24	6930	1964	72,745/1.67	N	0	04/28/23	32/171
13	PTP2301452	S	4085 49TH ST	SD	92105	STD	7	\$8,750	0	\$1,500,000	\$313.35	4787	1982/ASR	6,277/0.14	N	6	04/24/23	0/0
14	PTP2207617	S	268 I ST	CHU	91910	STD	8	\$0	0	\$850,000 	\$515.15	1650	1950/ASR	13,211/0.3	N	1	04/25/23	80/80

Closed •

List / Sold: **\$850,000/\$850,000**

885 Encina Ave. • Imperial Beach 91932

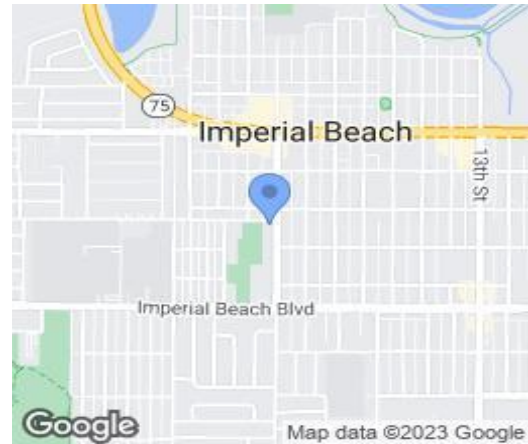
0 days on the market

2 units • **\$425,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •

Built in 1958

Listing ID: 230006281SD

CrossStreet: 9th and Encina



Property pending prior to market.

Facts & Features

- Sold On 04/26/2023
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01767484
- 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			\$1,550		
2:		2	1			\$1,700		
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

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6264006100

Michael Lembeck
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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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CUSTOMER FULL: Residential Income LISTING ID: 230006281SD

Printed: 04/30/2023 7:40:39 AM

Closed • Duplex

List / Sold: **\$950,000/\$1,000,000** ↑

324 S Freeman St • Oceanside 92054

9 days on the market

2 units • **\$475,000/unit** • **738 sqft** • **5,433 sqft lot** • **\$1355.01/sqft** •
Built in 1948

Listing ID: NDP2301959

Google is accurate. Exit I-5 Mission Ave and head W on Mission. Left on Freeman. On left.



Welcome to this fantastic coastal Oceanside duplex, the perfect income property for those looking to own a piece of paradise! Zoned high-density residential and situated WEST of I-5, just a few blocks from the beach, this single-level home features two completely remodeled one-bedroom, one-bathroom units, each with a bright and airy living space and private patio. Outside, you'll find a lovely shared patio area, perfect for outdoor entertaining or taking a nap under the palm trees. Additionally, the property features a shared laundry room, private parking, a fenced yard, and A/C in both units. Located on a charming street, this duplex is conveniently close to the beach, the Oceanside pier, shopping, restaurants, transportation, and downtown Oceanside. Also included are plans for an additional 2-bedroom home, offering even more income-generating potential! Don't miss out on this rare opportunity to own a piece of paradise and make a smart investment at the same time.

Facts & Features

- Sold On 04/24/2023
- Original List Price of \$950,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- \$0
- Laundry: Common Area
- Cap Rate: 0
- \$26400 Gross Scheduled Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Gas Range, Refrigerator, Tankless Water Heater

Exterior

- Lot Features: 21-25 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,160
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance: \$1,370
- Maintenance:
- Workman's Comp:
- Professional Management: 2760
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0		\$1,450	\$1,450	\$1,800
2:	1	1	1	0		\$750	\$750	\$1,900

Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator: 2

- Dishwasher: 2
- Disposal: 2

- Wall AC: 2

Additional Information

- Standard sale
 - 92054 - Oceanside area
 - San Diego County
 - Parcel # 1500550500
-

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:

\$1,295,000/\$1,133,971 ↓

17 days on the market

Listing ID: 230005238SD

3134 36 Keats St • San Diego 92106

**2 units • \$647,500/unit • sqft • 4,798 sqft lot • No \$/Sqft data •
Built in 1948**

CrossStreet: Evergreen



****Pt Loma***Roseville***Opportunity***Real Estate 101***Live In One* Rent One* Either Short Term*Or Long Term***Developers*Investors Build A 4 Plex***AirBNB***Passive Rental Income Short Term Or Long Term Potential Over \$25,000 Mth***The RM-3-7 Zone Allows a Density Of One Unit Per 1000 Sq Ft***Four, Possibly Five Units ***4 Plex***Tri Plex**ADU**2 Single Family Detached Homes***Flat Level Usable (51X94) 4,798 Sq Ft Lot***Turnkey*** Duplex***1BR/1BA Approx 500 Sq Ft***2BR/1BA Approx 750 Sq Ft ***Listed Less Than The Appraised Value***Airport *Downtown All In Minutes Without Having To Get On A Freeway***San Diego Bay*San Diego Yacht Club*Pt Loma Village Just Blocks Away****Going*Going*Gon_!*** ****Pt Loma***Roseville***Opportunity***Real Estate 101***Live In One* Rent One* Either Short Term*Or Long Term***Developers*Investors Build A 4 Plex***AirBNB***Passive Rental Income Short Term Or Long Term Potential Over \$25,000 Mth***The RM-3-7 Zone Allows a Density Of One Unit Per 1000 Sq Ft***Four, Possibly Five Units ***4 Plex***Tri Plex**ADU**2 Single Family Detached Homes***Flat Level Usable (51X94) 4,798 Sq Ft Lot***Turnkey*** Duplex***1BR/1BA Approx 500 Sq Ft***2BR/1BA Approx 750 Sq Ft ***Listed Less Than The Appraised Value***Airport *Downtown All In Minutes Without Having To Get On A Freeway***San Diego Bay*San Diego Yacht Club*Pt Loma Village Just Blocks Away****Going*Going*Gon_!***

Facts & Features

- Sold On 04/27/2023
- Original List Price of \$1,295,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 1.7
- \$21600 Gross Scheduled Income
- \$11600 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	1	2		\$0		\$3,500
2:		1	1			\$1,800		\$2,250
3:			0					
4:			0					

Of Units With:

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

- Drapes:
- Patio: 1
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- 92106 - Point Loma area
- San Diego County
- Parcel # 5303660200

Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 230005238SD

Printed: 04/30/2023 7:40:44 AM

Closed •

List / Sold: **\$849,000/\$905,000** ↑

714 S 28th St • San Diego 92113

6 days on the market

2 units • \$424,500/unit • sqft • 3,257 sqft lot • No \$/Sqft data •
Built in 2008

Listing ID: 230005573SD

CrossStreet: Marcy



Live in one home and rent the other! Check out this beautifully upgraded Duplex located in of the most desired streets in Logan Heights! You can walk to Chicano Park, Starbucks, US Post Office, Bus Lines, Brewery's, Cafe's and many other restaurants. This property is perfect for anyone looking for help with the mortgage from a tenant or anyone looking to start their real estate investing career as one unit is currently ready to move in or to rent out immediately at market rent! Enjoy the rich culture and history that comes with Logan Heights & Barrio Logan and even rent the units as Airbnb's because Downtown, Balboa Park and the San Diego Zoo is minutes away, making this location highly desirable! *Investors: This property lies within the Transit Priority Area meaning you could build as many ADU's as you could fit in the flat, level yard behind the main building with Alley Access for a HUGE value add. This duplex is across from the newest and most expensive public high school in San Diego ever built at \$180 Million! There is a ton of money being invested into this area which in theory will increase the value of this property over time.

Facts & Features

- Sold On 04/24/2023
- Original List Price of \$849,000
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Natural Gas
- Cap Rate: 2
- \$26340 Gross Scheduled Income
- \$17121 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	1			\$2,195		\$3,000
2:		3	1			\$0		\$3,000
3:			0					
4:			0					

Of Units With:

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

- Carpet:
- Dishwasher: 0
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5386301600

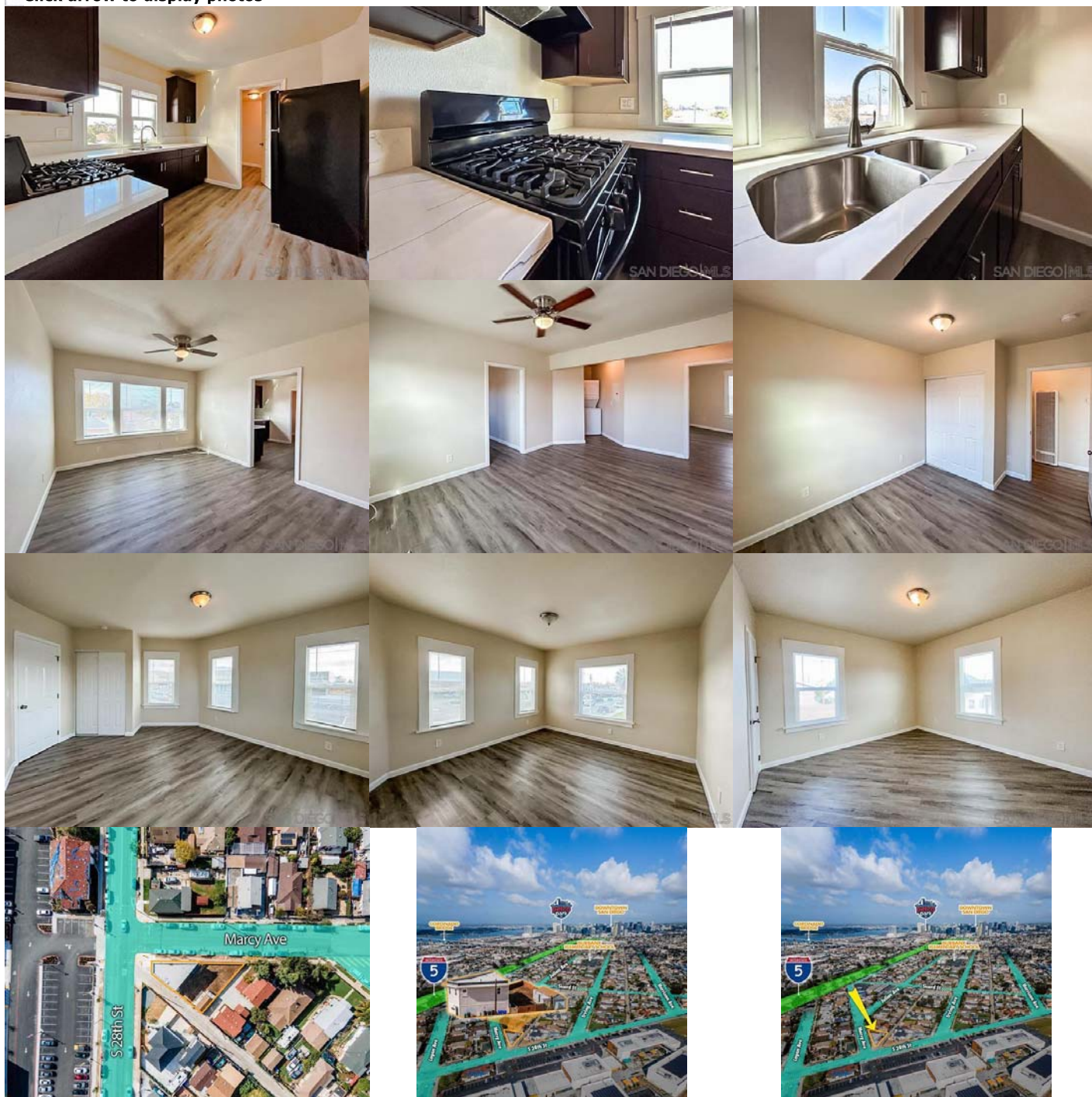
Michael Lembeck

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Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 230005573SD

Printed: 04/30/2023 7:40:46 AM

Closed •

List / Sold:

\$1,300,200/\$1,300,200 ↓

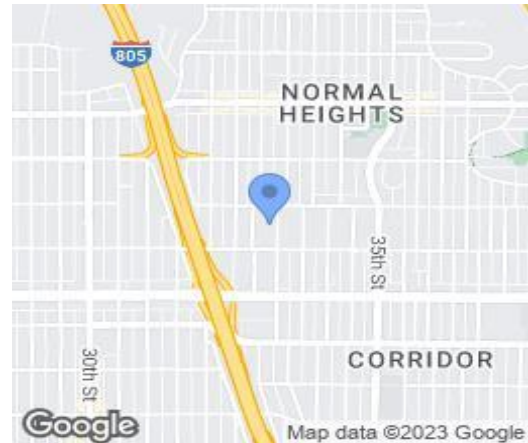
28 days on the market

Listing ID: 230004505SD

4454 56 33Rd St • San Diego 92116

**2 units • \$650,100/unit • sqft • 4,294 sqft lot • No \$/Sqft data •
Built in 1926**

CrossStreet: Meade



TWO Vintage North Park bungalows; Charming, light, and bright. Desirable central location, EZ close access to the 805 freeway but no freeway noise. Five-minute walk to trendy Adams Avenue shops and restaurants. The front house has one car garage and a long tandem driveway for off-street parking. New Roofs on both houses. Newer stucco front house. New pavers. Newer windows. Each house has hardwood floors; two nice-sized bedrooms; one bathroom with tub; ceiling fans; private outdoor spaces; washer/dryer hookups. The front house (4454) has a wood-burning fireplace & original built-in cabinets in the dining room. Kitchen appliances included in each unit are gas stoves and refrigerators (4454 has a microwave). Cute front porch on the front house to enjoy the easy-maintenance succulent garden in the front yard. Backhouse (4456) has its own private fenced backyard accessible by walking out of the house and along the side yard. Each house has its own private patio with a gate. The back room of the garage (walled off from the main garage) is where the laundry hook-ups for back house are located. The front house has a laundry room.

Facts & Features

- Sold On 04/24/2023
- Original List Price of \$1,424,900
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 4.28
- \$66000 Gross Scheduled Income
- \$60000 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01792309
- 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		\$3,200		\$3,500
2:		2	1	0		\$2,200		\$3,000
3:			0					
4:			0					

Of Units With:

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

- Carpet:
- Dishwasher: 0
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4475410900

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State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

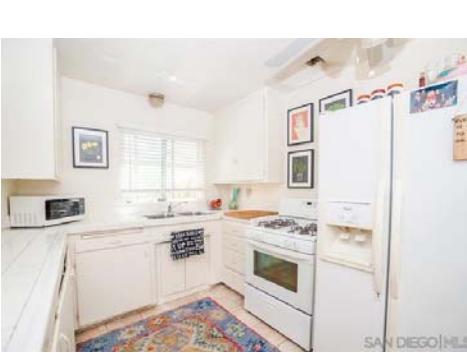
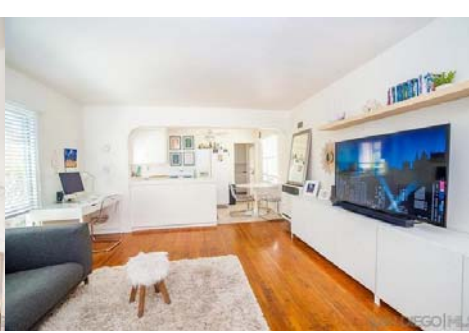
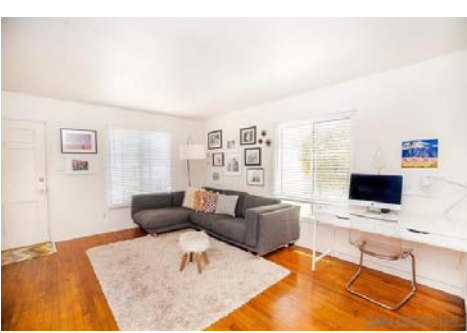
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold:

\$2,200,000/\$2,100,000 ↓

8 days on the market

Listing ID: 230004289SD

3152 54 Horton Avenue • San Diego 92103

3 units • \$733,333/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1937

CrossStreet: Hawk St.



This is the property you have been waiting for!! Located in highly desirable neighborhood of Mission Hills / Middletown, built in 1937, spacious and beautifully maintained, pride of ownership and with a view! One building, owner owned solar panels, 2 units 2/2 and 1 unit 1/1 and all three units have A/C, in unit laundry and each unit has its own patio/deck outdoor space.

Facts & Features

- Sold On 04/28/2023
- Original List Price of \$2,200,000
- 1 Buildings
- Levels: One
- Cooling: Central 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:		2	2			\$3,850		\$4,500
2:		2	2			\$3,750		\$4,500
3:		1	1			\$3,000		\$3,500
4:			0					

Of Units With:

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

Additional Information

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4515431000

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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:

\$1,648,300/\$1,550,000 ↓

42 days on the market

Listing ID: 230002295SD

3754 58 Wilson Ave • San Diego 92104

3 units • \$549,433/unit • sqft • 6,769 sqft lot • No \$/Sqft data •
Built in 1954

CrossStreet: Dwight Street



Don't miss this opportunity! Multi-unit property in the heart of North Park *3 detached units fully remodeled from top to bottom including 3 garages, 2 driveway spaces and yard space *In-unit washer & dryer *Freshly painted inside and out, new floors, electrical, plumbing, windows, landscaping, roofs & mini splits in each unit for heating and air *Very desirable location! Just minutes to downtown North Park which has tons of popular restaurants, shopping and great night life!

Facts & Features

- Sold On 04/27/2023
- Original List Price of \$1,748,300
- 3 Buildings
- Levels: Two
- Cooling: See Remarks
- Cap Rate: 6
- \$106560 Gross Scheduled Income
- \$89660 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01870514
- 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			\$3,800		
2:		1	1			\$2,200		
3:		2	1			\$0		\$2,880
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

- 92104 - North Park area
- San Diego County

• Parcel # 4475912900

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: 230002295SD

Printed: 04/30/2023 7:40:59 AM

Closed • Triplex

List / Sold: **\$599,900/\$550,000** ↓

333 S 37th St • San Diego 92113

10 days on the market

3 units • **\$199,967/unit** • **2,218 sqft** • **6,499 sqft lot** • **\$247.97/sqft** •
Built in 1947

Listing ID: GD23031677

Navigation app



Portfolio property for right investor. Upward potential on this property is unlimited. Excellent opportunity to access a high-demand neighborhood, place yourself within arms-reach of an income driven investment, definitely for the do-it-yourselfer. This property needs some hard work to make it shine again, front unit needs work but definitely has good bones to make a dream a reality for the one who knows how to envision their end-goal. The area is bound by the 15, 805 and 5 freeways, minutes from shopping centers and the aforementioned freeways. Fix and live in the (front/owners) unit and help off-set a renovation loan with the other 2 income units. Large lot with RM-1-1 zoning.

Facts & Features

- Sold On 04/27/2023
- Original List Price of \$599,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$38 (Estimated)
- \$28800 Gross Scheduled Income
- \$24800 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,250
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$750
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$1,600
2:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,400
3:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5462110600

Michael Lembeck

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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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CUSTOMER FULL: Residential Income LISTING ID: GD23031677

Printed: 04/30/2023 7:41:01 AM

Closed •

List / Sold:

\$1,395,000/\$1,350,000 ↓

44 days on the market

Listing ID: 230001977SD

4526 30 52nd St • San Diego 92115

3 units • \$465,000/unit • sqft • 6,717 sqft lot • No \$/Sqft data •
Built in 1950

CrossStreet: Monroe Ave. & 52nd St.



4526-30 52nd Street offers a turn-key investment PLUS an ADU development opportunity in Talmadge. The front 2 BD/1BA unit has been entirely renovated- featuring new interior and exterior paint, complete with an all new kitchen, bathrooms, and bedrooms and exterior landscaping. The one bedroom unit in the back is also fully renovated. The current owner has permits ready to convert the two car garage into a 1 Bed / 1 Bath new construction unit. Offering Memorandum and ADU Plans available in the "Documents" section.

Facts & Features

- Sold On 04/25/2023
- Original List Price of \$1,495,000
- 3 Buildings
- Levels: One
- Cap Rate: 0
- \$45720 Gross Scheduled Income
- \$11704 Net Operating Income

Interior

Exterior

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			\$3,000		\$3,200
2:		1	1			\$0		\$2,295
3:		1	1			\$1,060		\$2,295
4:		1	1			\$0		\$2,295

Of Units With:

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

Additional Information

- 92115 - San Diego area
- San Diego County

• Parcel # 4666221900

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: 230001977SD

Printed: 04/30/2023 7:41:03 AM

Closed •

List / Sold:

\$2,250,000/\$2,190,000 ↓

74 days on the market

Listing ID: 230000792SD

502 N Ditmar • Oceanside 92054

**4 units • \$562,500/unit • sqft • 5,038 sqft lot • No \$/Sqft data •
Built in 1965**

**I-5 exit Mission Ave West, North on N Ditmar, property is on corner of Sportfisher and Ditmar CrossStreet:
Sportfisher**



We're pleased to present 502 N Ditmar; a well maintained, two-story fourplex extremely well located in the heart of Downtown Oceanside. The property consists of one - 3bed/2ba "Owners" unit, one - 2bed/2ba and two - 2bed/1ba units.. Other amenities include two - double car garages and common area laundry. The units are large with spacious floorplans and have been well maintained through ownership. Residing just a few blocks from Coast Highway, Downtown the subject property at 502 N Ditmar is truly centrally located in a fast developing pocket of Oceanside. Residents of the property are within short walking distance to some of the regions best restaurants, entertainment venues and city transportation. Notable venues include Oceanside Pier Ampitheater & Civic Center, Oceanside Museum of Art, Stone & Bagby Brewing, Harbor House & Swami's Cafe, Regal Cinema along with several up and coming cuisine and retail venues for tenants to enjoy. The city of Oceanside has taken great leaps to ensure the growth of business and improvement of quality of life for its residents over the past decade and the roadmap for continued growth is promising. The subject property would make a great investment opportunity for an investor looking to add a quality asset to their portfolio as the Oceanside region is quickly improving and becoming a destination for both residents and tourists.

Facts & Features

- Sold On 04/24/2023
- Original List Price of \$2,295,000
- 1 Buildings
- Levels: Two
- Cooling: See Remarks
- Cap Rate: 3.2
- \$114684 Gross Scheduled Income
- \$71798 Net Operating Income

Interior

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:		3	2	1		\$2,400		\$3,750
2:		2	1	1		\$2,029		\$3,200
3:		2	1	1		\$2,354		\$3,200
4:		2	2	1		\$2,650		\$3,200

Of Units With:

- Separate Electric:
- Drapes:

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

Additional Information

- 92054 - Oceanside area
- San Diego County
- Parcel # 1471040600

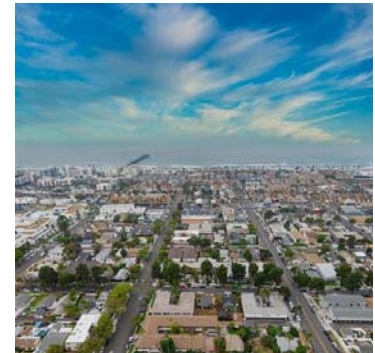
Michael Lembeck

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: 230000792SD

Printed: 04/30/2023 7:41:03 AM

Closed •

List / Sold:

\$1,295,000/\$1,200,000 ↓

197 days on the market

Listing ID: 220023453SD

4045 Van Dyke Ave • San Diego 92105

4 units • **\$323,750/unit** • **sqft** • **10,992 sqft lot** • **No \$/Sqft data** •
Built in 1945

CrossStreet: University and Van Dyke



We are proud to present 4045 Van Dyke Avenue, a 4-unit multifamily property with a tremendous opportunity for high density development, located in the high demand rental market of North City Heights. The property features (1) 2 Bedroom + Den/ 1 Bath detached SFR, (1) 2 Bedroom / 1 Bath detached cottage, & (2) 1 Bedroom / 1 Bath detached cottages that are tastefully positioned on a 10,992 SF lot that provides ample off street parking for current residents.....Walk Score of 95..... Complete Communities 6.5 FAR

Facts & Features

- Sold On 04/27/2023
- Original List Price of \$1,400,000
- 4 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Cap Rate: 0
- \$69600 Gross Scheduled Income
- \$39418 Net Operating Income

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$1,900		\$2,750
2:		2	1			\$1,500		\$2,100
3:		1	1			\$1,200		\$1,750
4:		1	1			\$1,200		\$1,750

Of Units With:

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

Additional Information

- 92105 - East San Diego area

- San Diego County
- Parcel # 4714510700

Michael Lembeck

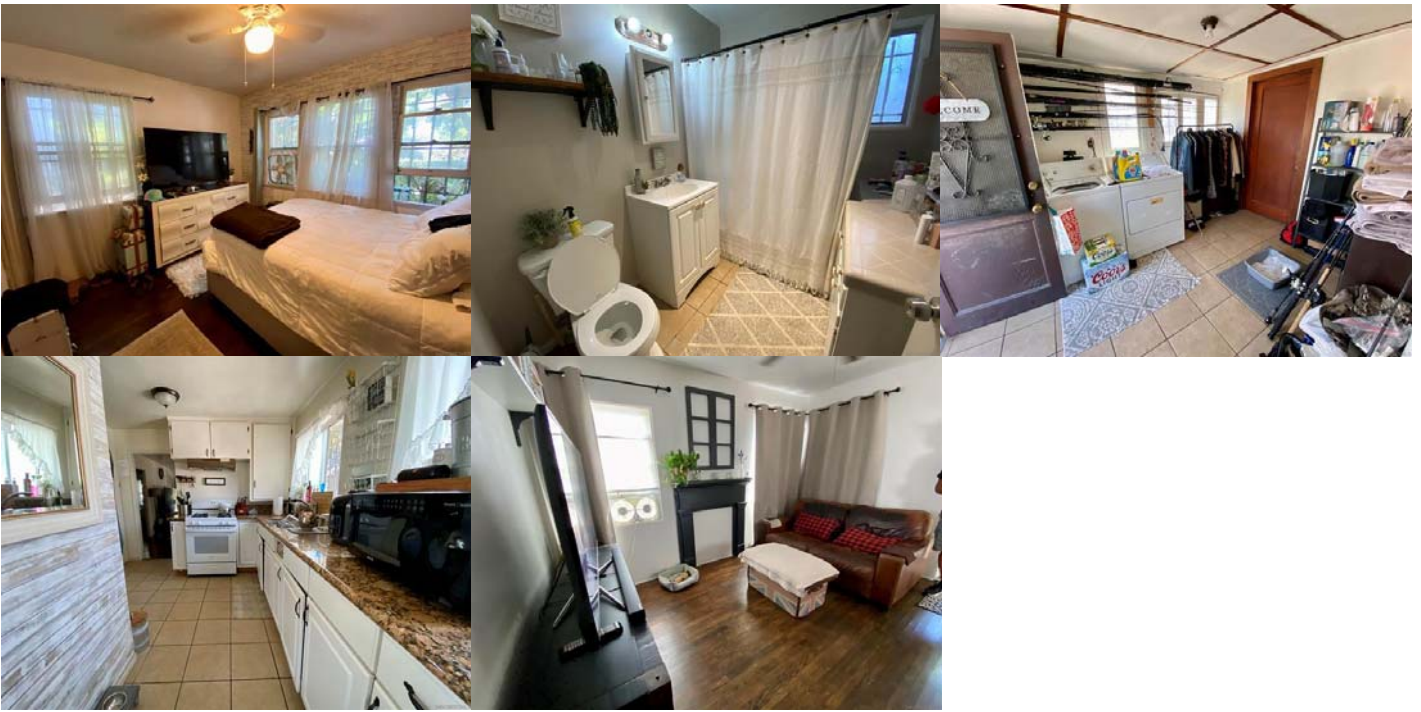
State License #: 01019397
Cell Phone: 714-742-3700

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: 220023453SD

Printed: 04/30/2023 7:41:07 AM

Closed •

List / Sold:

\$4,250,000/\$4,028,000 ↓

32 days on the market

2517 El Camino Del Norte • Encinitas 92024

**6 units • \$708,333/unit • 6,930 sqft • 72,745 sqft lot • \$581.24/sqft •
Built in 1964**

Listing ID: NDP2300936

Rancho Santa Fe Road then go east on El Camino Del Norte. Property is on the south side just past Cole Ranch Road.



Olivenhain - rare (6) six legally permitted units all located on 1.67 flat useable acres. Over 6930 total sq. feet of living space. Each unit is 2 bedroom 2 full baths & approx. 1125 sq. ft. and has a full kitchen. There is covered parking and an extra storage area located adjacent to each unit. Beautiful mature landscaping surrounds this uniquely designed mid-century modern structure providing a peaceful serene setting. All units are connected to city sewer and are individually metered for Gas & Electricity. Three of the units have fireplaces. It is also possible to add 2 accessory units per the City of Encinitas. Rental rates vary and are available upon request.

Facts & Features

- Sold On 04/28/2023
- Original List Price of \$4,250,000
- 3 Buildings
- 18 Total parking spaces
- 8 Total carport spaces
- Heating: Forced Air, Natural Gas
- \$0 (Owner)
- Laundry: Common Area, In Closet
- Cap Rate: 0
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Entry, Living Room, Master Bedroom
- Appliances: Dishwasher, Gas Range, Gas Water Heater, Refrigerator, Water Heater
- Floor: Laminate, See Remarks, Carpet

Exterior

- Lot Features: Horse Property, Landscaped, Level
- Sewer: Holding Tank, Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02073643
- Gardener:
- Licenses:
- Insurance: \$3,375
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher: 6
- Drapes:
- Patio: 6
- Ranges: 6
- Refrigerator: 6
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- 92024 - Encinitas area
- San Diego County
- Parcel # 2641723900

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: **\$1,500,000/\$1,500,000**

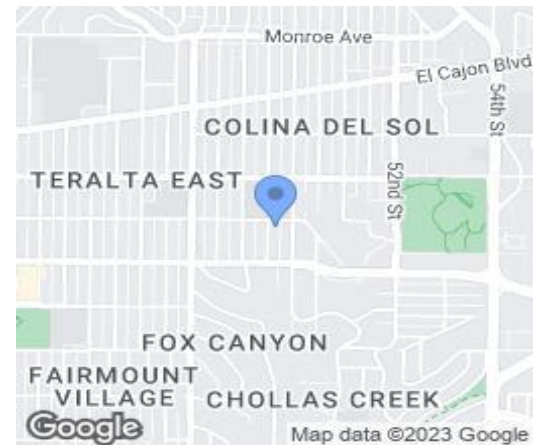
4085 49TH St • San Diego 92105

0 days on the market

**7 units • \$214,286/unit • 4,787 sqft • 6,277 sqft lot • \$313.35/sqft •
Built in 1982**

Listing ID: PTP2301452

GOOGLE IT



FIXER UPPER 7 UNIT BUILDING IN NEED OF REPAIRS, ALL UNITS ARE RENTED WITH BELOW MARKET RENT, 6 X 1 CAR GARAGE WITH COIN OPERATED LAUNDRY ROOM, HUGH POTENTIAL FOR THE RIGHT INVESTORS. PROPERTY TO BE SOLD "AS-IS" AND ALL TENANTS TO CONVEY TO BUYER WITH SALE.

Facts & Features

- Sold On 04/24/2023
- Original List Price of \$1,500,000
- 1 Buildings
- 6 Total parking spaces
- \$0 (Assessor)
- Laundry: Individual Room
- Cap Rate: 0
- \$8750 Gross Scheduled Income
- \$7250 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01899279
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2	1		\$1,400	\$1,400	\$0
2:		2	1	0		\$1,200	\$1,200	\$0
3:		1	1	1		\$1,000	\$1,000	\$0
4:		2	2	1		\$1,300	\$1,300	\$0
5:		2	1	1		\$1,400	\$1,400	\$0
6:		1	1	0		\$950	\$950	\$0
7:		2	2	1		\$1,500	\$1,500	\$0

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 92105 - East San Diego area
- San Diego County
- Parcel # 4715123000

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: PTP2301452

Printed: 04/30/2023 7:41:12 AM

Closed •

List / Sold: **\$869,000/\$850,000** ↓

268 I St • Chula Vista 91910

80 days on the market

**8 units • \$108,625/unit • 1,650 sqft • 13,211 sqft lot • \$515.15/sqft •
Built in 1950**

Listing ID: PTP2207617

I ST. AND 3RD AVE.



DEVELOPMENT OPPORTUNITY, CITY ZONING ALLOWS FOR 8 UNITS, 16 CAR SPACES (8 ARE GARAGES). 2 OF THE GARAGES CAN BE CONVERTED TO ADU'S FOR TOTAL OF 10 UNITS. VALUE IS IN THE LAND, EXISTING HOME HAS 3 BED/1.5 BATH 1650 S/F.

Facts & Features

- Sold On 04/25/2023
- Original List Price of \$898,000
- 1 Buildings
- 1 Total parking spaces
- \$0
- Laundry: Inside
- Cap Rate: 0
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Value In Land
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- 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:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 91910 - Chula Vista area
- San Diego County
- Parcel # 5731701900

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

Click arrow to display photos



