

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	2200067276SD	S	7150 52	SueRich Lane	LEG	91945		2	\$0	0	\$920,000↑			1957	24,266/0.55	N		04/28/22	14/14
2	220008706SD	S	1147 49	Persimmon Ave	ELC	92021		2	\$1,600	0	\$450,000			1974				04/26/22	0/0
3	220008702SD	S	1163 65	Persimmon Ave	ELC	92021		2	\$1,350	0	\$800,000			1985				04/26/22	0/0
4	220008699SD	S	1159 61	Persimmon Ave	ELC	92021		2	\$0	0	\$800,000			1985				04/26/22	0/0
5	220009598SD	S	336 338 S	Kalmia St	ESC	92025		2	\$19,200	0	\$640,000↓			1941	5,755/0.13			04/27/22	0/0
6	220006767SD	S	8929 8931	Fair Ln	LAK	92040		2	\$14,400	0	\$699,000↑			1934	7,219/0.16			04/26/22	12/12
7	220006894SD	S	718 720	Coronado Ct	SD	92109		2	\$0	0	\$2,495,000			1965	2,432/0.05			04/29/22	7/7
8	220003047SD	S	3560	Franklin Ave	SD	92113		2	\$0	0	\$785,000↓			1941				04/26/22	36/36
9	220008332SD	S	6327 29	Springfield St	SD	92114		2	\$0	0	\$850,000			1956				04/26/22	2/2
10	220005967SD	S	3562 64	Sydney Pl	SD	92116		2	\$0	0	\$1,625,000↑			1924	22,635/0.51			04/25/22	6/6
11	NDP2201691	S	110	Sycamore	CAR	92008	STD	3	\$68,100	2	\$2,550,000↓	\$1,313.08	1942	1949/ASR	4,449/0.1	N	2	04/28/22	2/2
12	220008705SD	S	1162 66	Persimmon Ave	ELC	92021		3	\$3,300	0	\$850,000			1970	21,780/0.5			04/26/22	0/0
13	210034063SD	S	813 17 W	9th Ave	ESC	92025		3	\$4,400	4	\$1,050,000↓			1964				04/25/22	76/76
14	220003241SD	S	1519 1521	Missouri Street	SD	92109		3	\$95,016	3	\$2,205,000↑			1960		N		04/27/22	6/6
15	220003912SD	S	5120	Baxter	SD	92117		3	\$0	0	\$2,005,000↑			1956				04/26/22	3/3
16	220004761SD	S	2150 56	Via Robles	OCE	92054		4	\$83,815	4	\$1,975,000↑			1969	19,063/0.43			04/29/22	8/8
17	220004379SD	S	814 816	Sapphire St	SD	92109		4	\$114,060	0	\$2,650,000↓			1978	6,003/0.13			04/26/22	25/25

Closed •

List / Sold: **\$915,000/\$920,000** ↑

7150 52 SueRich Lane • Lemon Grove 91945

14 days on the market

2 units • \$457,500/unit • sqft • 24,266 sqft lot • No \$/Sqft data •

Listing ID: 220006776SD

Built in 1957

CrossStreet: Massachusetts



THE WAIT IS OVER! HERE'S THE INVESTMENT OPPORTUNITY YOU'VE BEEN WAITING FOR: 2 UNITS WITH 2 BEDROOMS, 1 BATHROOM, APPROX. 700 SQUARE FEET EACH! BOTH HAVE 1-CAR GARAGE ATTACHED, WOOD AND TILE FLOORING, INTERIORS HAVE SOME UPGRADES AND ARE LOCATED ON A 24,266 SQFT. LOT. BOTH UNITS HAVE PRIVATE PATIO COVERS AND OFFERS WASHER AND DRYER HOOK-UPS, BUILT IN BBQ AREA, AND SITTING AREA. FRONT UNIT HAS SOLAR INSTALLED AND THAT IS FULLY PAID FOR. EACH UNIT HAS SEPARATE ELECTRICAL AND GAS METERS BUT SHARES ONE WATER AND TRASH BILLS. PROPERTY IS ON A PRIVATE ROAD THAT SHOULD BE MAINTAINED BY ALL RESIDENTS USING THE ROAD. DON'T MISS THIS OPPORTUNITY TO SECURE A GREAT INVESTMENT OF A LIFE-TIME! Exterior: Wood/Stucco Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/28/2022
- Original List Price of \$759,000
- 1 Buildings
- Levels: One
- Heating: Electric
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

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

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator: 1
- Wall AC:

Additional Information

- 91945 - Lemon Grove area
- San Diego County
- Parcel # 4792104500

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

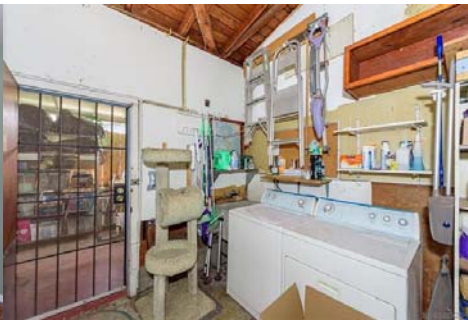
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold: **\$450,000/\$450,000**

1147 49 Persimmon Ave • El Cajon 92021

0 days on the market

2 units • **\$225,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1974

Listing ID: 220008706SD

CrossStreet: N Second St



Number of Furnished Units: 0

Facts & Features

- Sold On 04/26/2022
- Original List Price of \$450,000
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Cap Rate: 0
- \$1600 Gross Scheduled Income

Interior

Exterior

- Fencing: None

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			\$800		
2:		2	1			\$800		\$800
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

- 92021 - El Cajon area
- San Diego County
- Parcel # 4841025300

Michael Lembeck
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 220008706SD

Printed: 05/01/2022 10:11:34 AM

Closed •

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

1163 65 Persimmon Ave • El Cajon 92021

0 days on the market

2 units • **\$400,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1985

Listing ID: 220008702SD

GPS CrossStreet: N Second St



Do not disturb tenants Number of Furnished Units: 0

Facts & Features

- Sold On 04/26/2022
- Original List Price of \$800,000
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Cap Rate: 0
- \$1350 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:		2	3			\$1,350		
2:		3	3			\$1,350		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92021 - El Cajon area
- San Diego County
- Parcel # 4841026000

Michael Lembeck
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 220008702SD

Printed: 05/01/2022 10:11:34 AM

Closed •

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

1159 61 Persimmon Ave • El Cajon 92021

0 days on the market

2 units • \$400,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1985

Listing ID: 220008699SD

CrossStreet: N Second St



Number of Furnished Units: 0

Facts & Features

- Sold On 04/26/2022
- Original List Price of \$800,000
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- 92021 - El Cajon area
- San Diego County
- Parcel # 4841025900

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: 220008699SD

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Closed •

List / Sold: **\$650,000/\$640,000** ↓

336 338 S Kalmia St • Escondido 92025

0 days on the market

2 units • **\$325,000/unit** • **sqft** • **5,755 sqft lot** • **No \$/Sqft data** •
Built in 1941

Listing ID: 220009598SD

CrossStreet: 3rd Avenue



Number of Furnished Units: 0

Facts & Features

- Sold On 04/27/2022
- Original List Price of \$650,000
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Cap Rate: 0
- \$19200 Gross Scheduled Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01875005
- 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		
2:		1	1			\$1,600		
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

- 92025 - Escondido area
- San Diego County
- Parcel # 2331811000

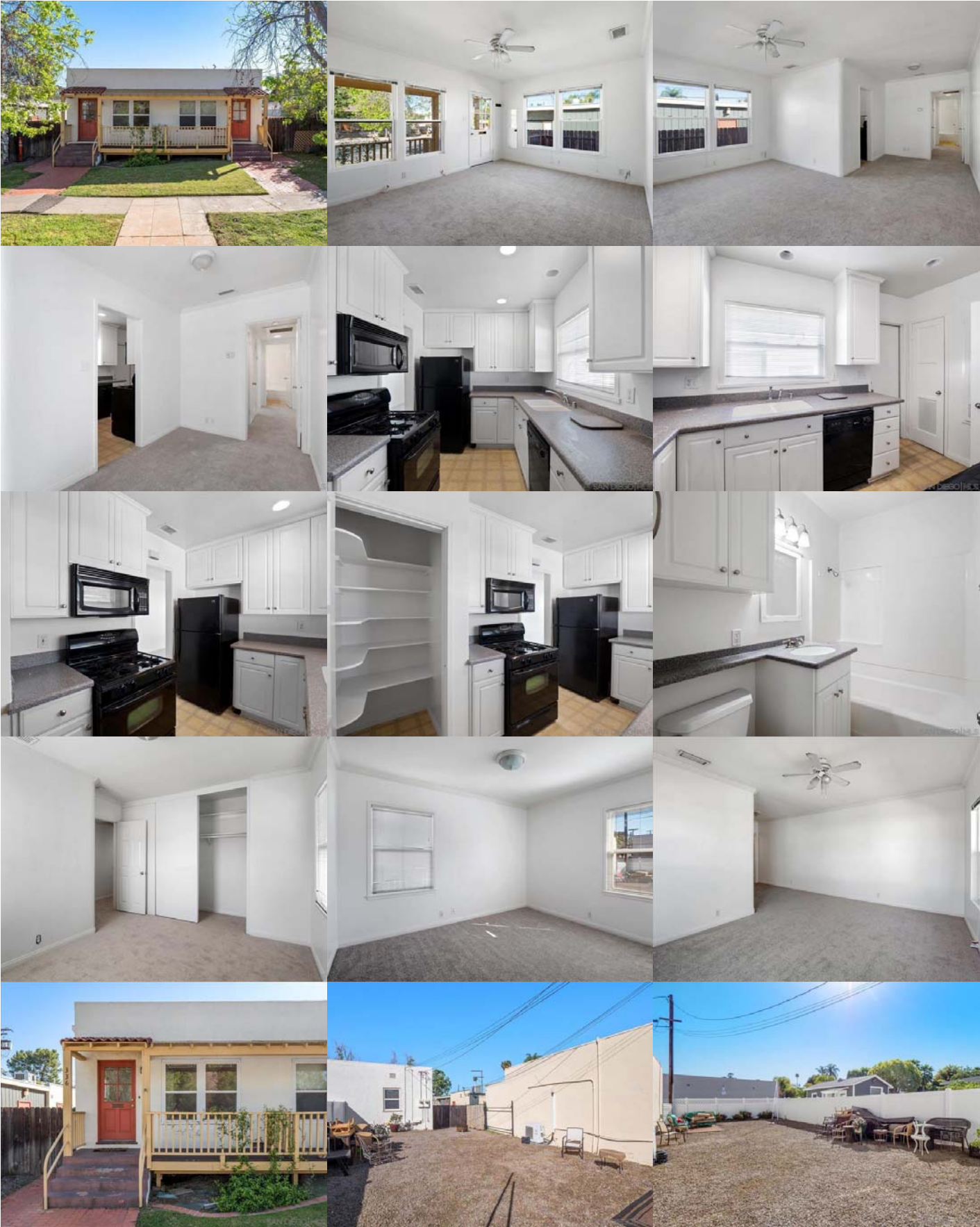
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 220009598SD

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Closed •

List / Sold: **\$629,000/\$699,000** ↑

8929 8931 Fair Ln • Lakeside 92040

12 days on the market

2 units • \$314,500/unit • sqft • 7,219 sqft lot • No \$/Sqft data •
Built in 1934

Listing ID: 220006767SD

CrossStreet: Winter Gardens Blvd



2 Cottage Duplex with big private fenced yards and driveways. Many upgrades/improvements made: Owner's unit plumbing upgraded to ABS, dual pane windows, tankless water heater, new ceiling fans, New carpet and plank flooring. Both Both units have remodeled bathrooms, W/D hookups, and both units termite tented in 2018. Potential for ADU unit(s). Sewer: Sewer Connected Unit # for Unit 1: 1 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/26/2022
- Original List Price of \$629,000
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Electric, Natural Gas
- Cap Rate: 0
- \$14400 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

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

Unit Details

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

- 92040 - Lakeside area

- San Diego County
- Parcel # 3850606100

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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed •

List / Sold: **\$2,495,000/\$2,495,000**

718 720 Coronado Ct • San Diego 92109

7 days on the market

2 units • \$1,247,500/unit • sqft • 2,432 sqft lot • No \$/Sqft data •
Built in 1965

Listing ID: 220006894SD

CrossStreet: Strandway



Fantastic South Mission Beach duplex, 3rd home from the ocean! Upstairs penthouse unit features 2 bedrooms, 2 newly remodeled bathrooms, updated kitchen, vaulted ceilings & skylights, fireplace, and south facing deck providing great ocean and bay views. Downstairs unit consists of 3 bedrooms, 2 bathrooms, original hardwood floors, an updated kitchen & bath, and a LARGE front patio with ocean views! Property offers flexible floor plan with optional bedroom opportunity for the upstairs unit and a bonus room above garage with separate entry. Both units have stainless steel appliances, AC/heat mini-split units, in-unit stacked laundry, newer dual-pane windows, and LOTS of storage throughout. Side by side 2 car garage and carport parking. Great potential for roof deck with contractor guidance. Sewer: Sewer Connected Unit # for Unit 1: 718 Unit # for Unit 2: 720 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/29/2022
- Original List Price of \$2,495,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- Cap Rate: 0

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			\$0		\$4,000
2:		3	2			\$2,400		\$2,900
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4237130900

Michael Lembeck

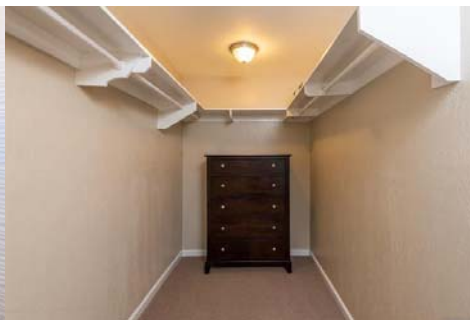
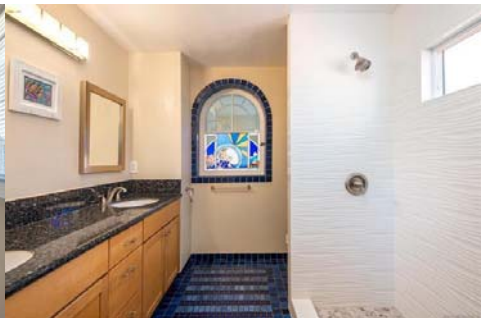
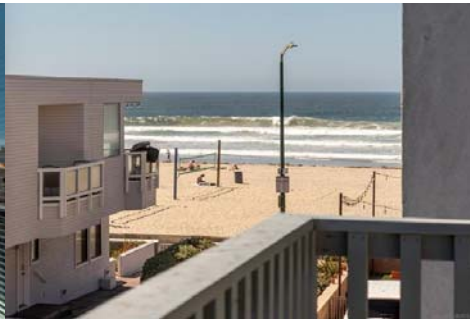
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold: **\$789,000/\$785,000** ↓

3560 Franklin Ave • San Diego 92113

36 days on the market

2 units • \$394,500/unit • sqft • No lot size data • No \$/Sqft data • Built in 1941

Listing ID: 220003047SD

CrossStreet: 36th Street



TWO SEPARATE HOUSES ON THE SAME CORNER LOT! One house on Franklin street and the other on 36th, so it feels like 2 single family homes. Perfect for the owner occupant who wants a next door rental property for income. Both Properties fenced , Newer roof, Newer Kitchens in both, Off Street gated parking. This 2 on 1 has great long term on-time paying tenants who would like to stay. Great investment property for the price. Please do not disturb tenants, shown on accepted offer. Seller will not do any repairs or offer any repair credits. No termite report or clearance will be provided. Buyer accepts tenants and sale is not contingent on tenants vacating the property prior/upon C.O.E. Seller is a licensed Calif. Real Estate Broker. Unit # for Unit 1: 3560 Unit # for Unit 2: 346 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/26/2022
- Original List Price of \$789,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

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

Of Units With:

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

Additional Information

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5461720700

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: 220003047SD

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Closed •

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

6327 29 Springfield St • San Diego 92114

2 days on the market

2 units • \$425,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1956

Listing ID: 220008332SD

CrossStreet: Winnett St.



Endless possibilities with this duplex. Each has two bedrooms and one bath. Both units have their own garage, and plenty of parking. Metered separately with a washer and dryer for each unit. Sewer: Sewer Connected Unit # for Unit 1: 6327 Unit # for Unit 2: 6329 Number of Furnished Units: 0

Facts & Features

- Sold On 04/26/2022
- Original List Price of \$850,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- 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:		2	1	1		\$0		
2:		2	1	1		\$2,100		\$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

- 92114 - Encanto area
- San Diego County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

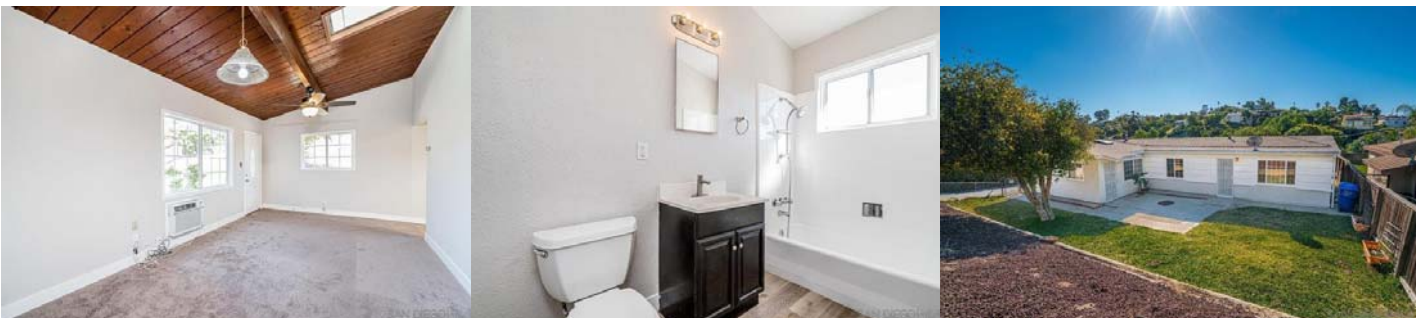
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 220008332SD

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Closed •

List / Sold:

\$1,545,000/\$1,625,000 ↑

6 days on the market

Listing ID: 220005967SD

3562 64 Sydney Pl • San Diego 92116

2 units • **\$772,500/unit** • **sqft** • **22,635 sqft lot** • **No \$/Sqft data** •
Built in 1924

CrossStreet: E. Mountain View Dr.



Rarely available 2 on 1 on the canyon rim in north Normal Heights with incredible views! This one of a kind property consists of 2 detached 2 bedroom/ 1 bathroom homes that are separately metered. Both homes have refinished hardwood flooring throughout with updated kitchen and baths. The main home features a dramatic living room with a formal dining room and an ideal layout. The 2 car garage plus a workshop is dedicated to the main home w/ 1 off street parking space for the 2nd unit. LOCATION LOCATION LOCATION! Ideal for someone looking to buy a canyon home with views and generate income from the second unit. Investor dream with potential income of \$80,400/year. There is a 600 sq ft basement under the garage perfect for storage. 3564 is brand new construction and 3562 is a beautiful 1924 Spanish home that was completely renovated in the past few years. This opportunity will not last! Unit # for Unit 1: 3562 Unit # for Unit 2: 3564 Number of Furnished Units: 0

Facts & Features

- Sold On 04/25/2022
- Original List Price of \$1,545,000
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- 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	2		\$0		\$5,000
2:		2	1			\$0		\$3,750
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

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4401310600

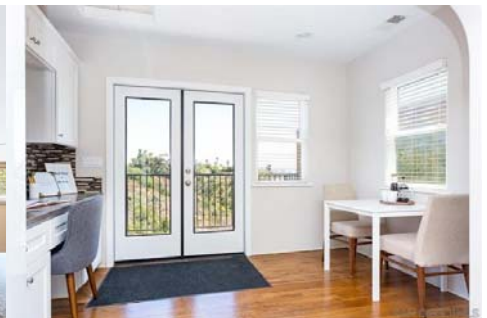
Michael Lembeck

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 • **Triplex**

List / Sold:

\$2,900,000/\$2,550,000 ↓

2 days on the market

Listing ID: NDP2201691

110 Sycamore • Carlsbad 92008

3 units • **\$966,667/unit** • **1,942 sqft** • **4,449 sqft lot** • **\$1313.08/sqft** •
Built in 1949

Sycamore and Carlsbad Blvd



Rare Opportunity! 3 Unit Building with Ocean Views in Carlsbad. First time on market!

Facts & Features

- Sold On 04/28/2022
- Original List Price of \$2,900,000
- 1 Buildings
- 2 Total parking spaces
- \$0 (Public Records)
- Laundry: In Garage
- Cap Rate: 1.62
- \$68100 Gross Scheduled Income
- \$46944 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre

Annual Expenses

- Total Operating Expense: \$37,900
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$867
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$985
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 92008 - Carlsbad area
- San Diego County
- Parcel # 2041210400

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

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CUSTOMER FULL: Residential Income LISTING ID: NDP2201691

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Closed •

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

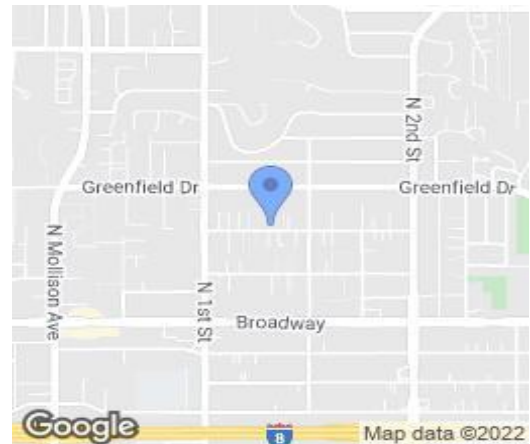
1162 66 Persimmon Ave • El Cajon 92021

0 days on the market

3 units • \$283,333/unit • sqft • 21,780 sqft lot • No \$/Sqft data •
Built in 1970

Listing ID: 220008705SD

CrossStreet: N Second St



Do not disturb tenants Number of Furnished Units: 0

Facts & Features

- Sold On 04/26/2022
- Original List Price of \$850,000
- 1 Buildings
- Levels: One
- Cap Rate: 0
- \$3300 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:		2	1			\$700		
2:		2	1			\$725		\$0
3:		3	3			\$1,850		\$1,850
4:			0					

Of Units With:

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

Additional Information

- 92021 - El Cajon area
- San Diego County
- Parcel # 4841013700

Michael Lembeck

Re/Max Property Connection

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

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: 220008705SD

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Closed •

List / Sold:

\$1,195,000/\$1,050,000 ↓

76 days on the market

Listing ID: 210034063SD

813 17 W 9th Ave • Escondido 92025

3 units • \$398,333/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1964

CrossStreet: S Spruce St



This three unit building features two identical lower units and one slightly larger unit upstairs over the garage. All of the units are two bedrooms and two full baths with dual-pane windows and open beam ceilings plus a garage. The lower units each feature a fireplace, a solatube in the kitchen, and a fully fenced private patio. The upper unit enjoys a deck with mountain and city views. Individual gas and power meters for each unit. Common laundry generates additional income. The garage has a storage room for each unit. Secure access for the tenants via the back alley to the garage. Guest parking at the front driveway. All of the tenants are non-smokers. This building is conveniently located to freeway access, shopping, and schools. Sewer: Sewer Connected Unit # for Unit 1: 813 Unit # for Unit 2: 815 Unit # for Unit 3: 817 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/25/2022
- Original List Price of \$1,365,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wood, Forced Air, Combination
- Cap Rate: 4.26
- \$4400 Gross Scheduled Income
- \$43505 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	2		\$1,000		\$2,200
2:		2	2	2		\$1,500		\$2,200
3:		2	2	2		\$1,500		\$2,200
4:			0	0				

Of Units With:

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

- Dishwasher: 3
- Disposal:

- Wall AC:

Additional Information

- 92025 - Escondido area
- San Diego County
- Parcel # 2360120400

Michael Lembeck

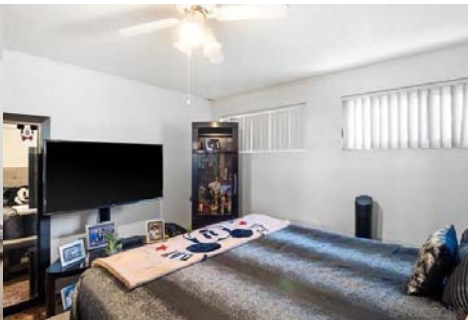
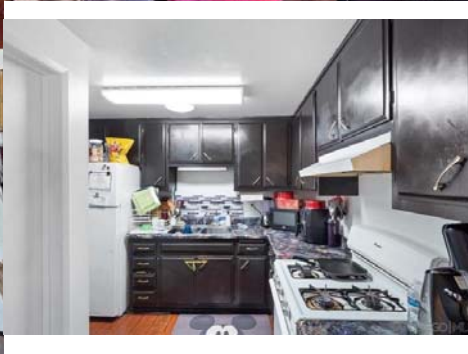
State License #: 01019397
Cell Phone: 714-742-3700

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: 210034063SD

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Closed •

List / Sold:

\$1,995,000/\$2,205,000 ↑

6 days on the market

Listing ID: 220003241SD

1519 1521 Missouri Street • San Diego 92109

3 units • **\$665,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1960

CrossStreet: Haines Street



We are pleased to offer for purchase a highly desirable three unit building in Pacific Beach located at 1519 Missouri Street. The property consists of two 2Br/1Ba apartments in front and a detached 2Br/1Ba House in the rear. One of the 2Br apartments contains a spacious private patio. The home in the rear features two large private patios and washer/dryer hookups. The property also boasts 6 off street parking spaces, 3 single car garages and laundry facilities. This is a very well maintained, low maintenance property in an excellent location with a ton of rental upside potential. Exterior: Wood/Stucco Unit # for Unit 1: 1519 Unit # for Unit 2: 1519.5 Unit # for Unit 3: 1521 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/27/2022
- Original List Price of \$1,995,000
- 3 Buildings
- Levels: Multi/Split
- Cooling: See Remarks
- Heating: Natural Gas, Forced Air
- Cap Rate: 3
- \$95016 Gross Scheduled Income
- \$60822 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			\$1,963		\$3,295
2:		2	1			\$2,495		\$3,350
3:		2	1			\$2,900		\$3,850
4:			0					

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4164020300

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: 220003241SD

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Closed •

List / Sold:

\$1,999,000/\$2,005,000 ↑

3 days on the market

Listing ID: 220003912SD

5120 Baxter • San Diego 92117

3 units • \$666,333/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1956

CrossStreet: Firestone



5120 Baxter St, is a three unit property in the North Clairemont submarket of San Diego, CA. This is a sub market where multifamily properties rarely trade hands. This property sits on a corner lot and consists of a remodeled 4 bedroom, 2 bath house, a new construction 3 bed/2 bath ADU, and a 1 bed/bath JADU. The property is currently ready for a new owner to lease the units and cashflow. Every unit is fully permitted. Unit # for Unit 1: 5120 Unit # for Unit 2: B Unit # for Unit 3: C Number of Furnished Units: 0

Facts & Features

- Sold On 04/26/2022
- Original List Price of \$1,999,000
- 2 Buildings
- Levels: Two
- Cooling: See Remarks
- Cap Rate: 0

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:		4	2			\$0		\$4,500
2:		3	2			\$0		\$4,000
3:		1	1			\$0		\$2,100
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

- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 3551420500

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:

\$1,950,000/\$1,975,000 ↑

8 days on the market

2150 56 Via Robles • Oceanside 92054
4 units • **\$487,500/unit** • **sqft** • **19,063 sqft lot** • **No \$/Sqft data** •
Built in 1969

Listing ID: 220004761SD

CrossStreet: Via Las Roses



Incredible 4 unit, fully occupied apartment complex in Fire Mountain! The complex consists of Unit 2150: ground level 2 story with 3 beds/2.5 baths/2 garage parking spots + 1 carport spot; Unit 2152: ground level 2 story unit with 2 beds/1.5 baths/1 car garage; Unit 2154: ground level 2 story unit with 2 beds/1.5 baths/1 car garage; & Unit 2156: upstairs single level unit with 2 beds/1 bath/1 car garage. Laundry hookups in each garage. Located on a quiet, private street with plenty of parking. Minutes from the area's best schools, parks, restaurants, shops & the beach! Do not miss this opportunity! Sewer: Sewer Connected Unit # for Unit 1: 2150 Unit # for Unit 2: 2152 Unit # for Unit 3: 2154 Unit # for Unit 4: 2156 Number of Furnished Units: 0

Facts & Features

- Sold On 04/29/2022
- Original List Price of \$1,950,000
- 1 Buildings
- Levels: Two
- Cap Rate: 3.5
- \$83815 Gross Scheduled Income
- \$70320 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01273425
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	3			\$2,015		
2:		2	2			\$1,950		
3:		2	2			\$1,850		
4:		2	1			\$1,550		

Of Units With:

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

Additional Information

- 92054 - Oceanside area
- San Diego County
- Parcel # 1650112900

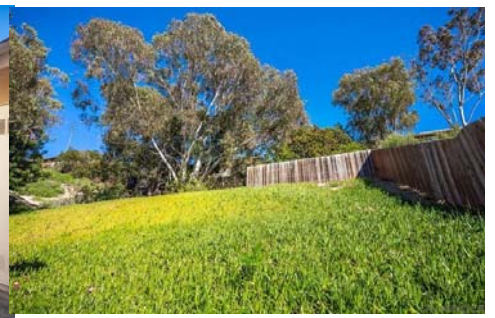
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$2,649,000/\$2,650,000 ↓

25 days on the market

Listing ID: 220004379SD

814 816 Sapphire St • San Diego 92109

4 units • **\$662,250/unit** • **sqft** • **6,003 sqft lot** • **No \$/Sqft data** •
Built in 1978

CrossStreet: La Jolla Blvd



Location, location. A Bungalow and 3 units in Prime North Pacific Beach, minutes away from the ocean, La Jolla, restaurants and much more. Ideal for owner occupant and investors. Well maintained with each unit having it's own garage. A laundry room serves all 4 units, Unit 816 appears to have restored well maintained original hardwood flooring Unit 816 appears to be built in 1962 with units 814A-C being built in 1978. Number of Furnished Units: 0

Facts & Features

- Sold On 04/26/2022
- Original List Price of \$2,699,000
- 1 Buildings
- Levels: Two
- Cap Rate: 0
- \$114060 Gross Scheduled 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:		2	1			\$2,295		
2:		1	1			\$1,930		
3:		1	1			\$2,295		
4:		2	1			\$2,985		

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County

• Parcel # 4152412600

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: 220004379SD

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