

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	Grg Spcs	Date	DOM/CDOM
1	210006612	S	439 441 Delaware St	IMB	91932		2	\$0	0	\$850,000			1947	7,323		04/27/21	4/4
2	210000784	S	804 10 V Avenue	NAC	91950		2	\$32,400	4	\$639,500			1951			04/28/21	56/56
3	PTP2000591	S	8826 30 Ildica St.	SPV	91977	STD	2	\$59,280	0	\$1,000,000	\$377.93	2646	1974/ASR	20,038/0.46	2	04/30/21	109/109
4	210006746	S	729 731 Neptune Ave	ENCS	92024		2	\$39,000	0	\$3,000,000			1973	6,202/0.14		04/27/21	29/29
5	PW21019969	S	810 N Citrus AVE	VST	92084	STD	2	\$36,000		\$630,000	\$448.72	1404	1958/SLR	14,810/0.34	2	04/26/21	35/126
6	210003903	S	3525 27 42nd	SD	92105		2	\$0	0	\$625,000			1924			04/30/21	16/16
7	210008194	S	4772 74 Muir Ave	SD	92107		2	\$0	0	\$1,320,000			1940	4,611		04/28/21	6/6
8	210007960	S	711 S S 38th St	SD	92113		2	\$35,400	4	\$665,000			1930	6,163/0.14		04/27/21	9/9
9	200049307	S	3027 3029 Clay Avenue	SD	92113		2	\$44,940	5	\$680,000			1951			04/27/21	31/31
10	210007046	S	4610 12 Georgia Street	SD	92116		2	\$33,060	0	\$725,000			1939			04/26/21	8/8
11	210005533	S	4954 35th (NORTH OF ADAMS)	SD	92116		2	\$0	0	\$1,150,000			1920	6,588		04/28/21	24/24
12	210007477	S	5075 77 35th St	SD	92116		2	\$29,940	0	\$1,430,000			1955	6,598/0.15		04/29/21	7/7
13	210005781	S	605 Florence St	IMB	91932		3	\$88,284	0	\$1,665,000			2009	9,005/0.21		04/28/21	7/7
14	210005756	S	1022 1026 Elm Ave	IMB	91932		3	\$87,588	0	\$1,725,000			2012	9,650/0.22		04/29/21	5/5
15	210003504	S	2984 E Street	SD	92102		3	\$83,940	0	\$1,440,000			1920	7,007/0.16		04/26/21	10/10
16	210003312	S	3530 ,353; Bayside Walk	SD	92109		3	\$60,000	0	\$3,795,000			1969	3,117		04/30/21	43/43
17	210006342	S	3015 Franklin Ave	SD	92113		3	\$58,800	0	\$700,000			1923			04/28/21	11/11
18	210006609	S	81 Oaklawn Ave.	CHU	91910		4	\$47,100	0	\$957,000			1957	9,527/0.22		04/29/21	12/12
19	PTP2100400	S	382 84 Vance ST	CHU	91910	STD	4	\$0	0	\$1,285,000	\$486.74	2640	2000/ASR	7,275/0.16	1	04/27/21	20/20
20	200037104	S	726 732 STEVENS AVANUE	SOL	92075		4	\$104,160	0	\$2,350,000			1973	17,012		04/27/21	227/409
21	200041270	S	1750 Hilo Drive	VST	92081		4	\$0	0	\$1,500,000			2014	87,170/2		04/28/21	176/176
22	NDP2102117	S	4334 40 Arizona ST	SD	92104	STD	4	\$92,280	5	\$1,550,000	\$481.97	3216	1943/ASR	6,970/0.16	0	04/27/21	4/4
23	NDP2104694	S	2905 Keats ST	POL	92106	STD	4	\$58,656	4	\$1,415,000	\$544.23	2600	1953/ASR	5,196/0.1193	0	04/28/21	0/0
24	200037098	S	718 724 STEVENS AVENUE	SOL	92075		5	\$123,060	0	\$2,450,000			1973	15,012		04/27/21	227/409

Closed •

List / Sold: **\$849,000/\$850,000**

439 441 Delaware St • Imperial Beach 91932

4 days on the market

2 units • \$424,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1947

Listing ID: 210006612

Palm Ave to Delaware St, head north. CrossStreet: Cherry



1 block to the bay, less than 1 mile to IB Boardwalk, this perfect gem has it all! Open floor plans for each unit with 2bed/1ba, along w/1-car attached garage for each unit. Units have been remodeled less than 2 yrs ago, with all new roof, new water heaters, all new appliances, new stucco, new everything! Solar panels were installed in 2019 but are NOT OWNED OR LEASED. CLA for more info. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 439 Unit # for Unit 2: 441 Unit 1 Parking Spaces: 5 Unit 2 Parking Spaces: 9 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0 Topography: LL Frontage: Lagoon/Estuary

Facts & Features

- Sold On 04/27/2021
- Original List Price of \$850,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0

Interior

Exterior

- Lot Features: Sprinkler System
- 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		\$2,100		\$2,200
2:		2	1	1		\$2,100		\$2,200
3:			0					
4:			0					

Of Units With:

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

Additional Information


- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6260322600

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: 210006612

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Closed •

List / Sold: **\$650,000/\$639,500** ↓

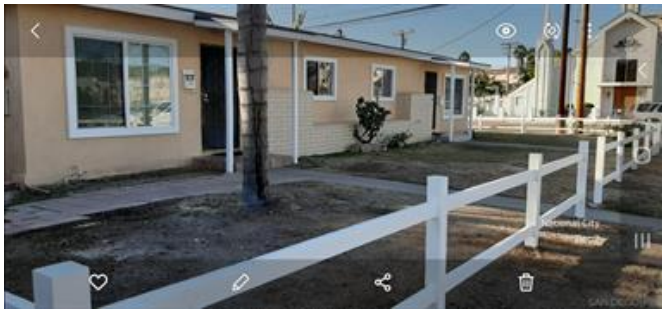
804 10 V Avenue • National City 91950

56 days on the market

2 units • \$325,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1951

Listing ID: 210000784

CrossStreet: 8th Street



Back on Market - No fault of the sellers. LOCATION LOCATION LOCATION. Newer stucco, interior paint and yard fence. Lots of Possibilities. Drive - by, please don't disturb the tenants. Exterior: Wood/Stucco Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 804 Unit # for Unit 2: 810 Unit 1 Parking Spaces: 2 Unit 2 Parking Spaces: 2 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/28/2021
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 3.78
- \$32400 Gross Scheduled Income
- \$24548 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		\$1,400		
2:		2	1	1		\$1,300		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91950 - National City area


- San Diego County
- Parcel # 5572203000

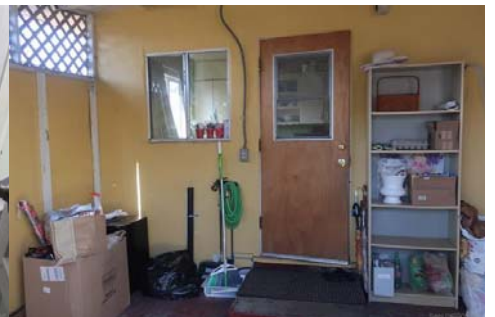
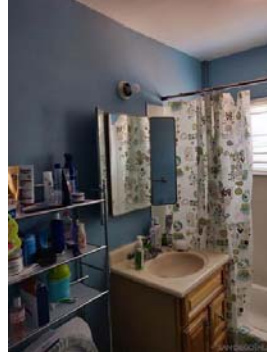
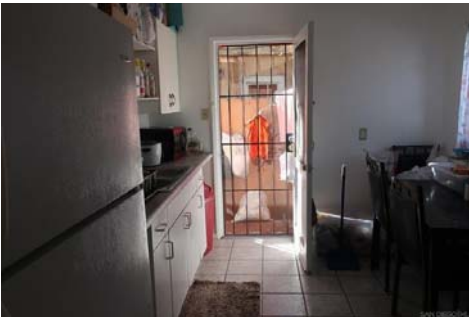
Michael Lembeck

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210000784

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Closed •

List / Sold: **\$999,000/\$1,000,000** ↑

8826 30 Ildica St. • Spring Valley 91977

109 days on the market

2 units • **\$499,500/unit** • **2,646 sqft** • **20,038 sqft lot** • **\$377.93/sqft** •
Built in 1974

Listing ID: PTP2000591

Sweetwater - Ildica



Great opportunity to own 2 detached single family homes on one parcel! Great for two families to live next to each other! Investors looking for easy cash flow will love this opportunity! Each home is 3 bedrooms with 2 full baths! Front house is in great shape and pics in mls are of the front house. No pics of the back house as tenant does not know property is for sale. Call listing agent for all details about property!

Facts & Features

- Sold On 04/30/2021
- Original List Price of \$999,000
- 2 Buildings
- 10 Total parking spaces
- Laundry: In Garage
- Cap Rate: 0
- \$59280 Gross Scheduled Income
- \$59280 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre

Annual Expenses

- Total Operating Expense: \$14,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01233826
- Gardener:
- Licenses:
- Insurance: \$2,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

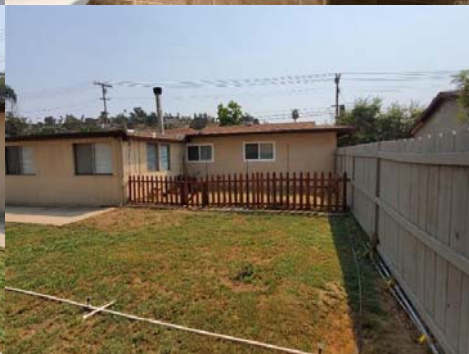
Additional Information

- Standard sale
- Rent Controlled
- 91977 - Spring Valley area
- San Diego County
- Parcel # 5783010800

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Mission Viejo, 92691

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Closed •

List / Sold:

\$3,200,000/\$3,000,000 ↓

29 days on the market

Listing ID: 210006746

729 731 Neptune Ave • Encinitas 92024

2 units • \$1,600,000/unit • sqft • 6,202 sqft lot • No \$/Sqft data •
Built in 1973

N Coast Hwy 101 to Daphne, west to Neptune, right to property on right. CrossStreet: Daphne St



Best Opportunity on the market! Spacious duplex with vaulted ceilings & excellent floor plans in prime walk to beach and town location! Large lot with driveway access off Daphne + 4 c. garage + shared laundry rm. Remodel existing units, or confirm multiple possibilities with City of Enc. to remodel building into SFR, or into two twin homes~ buyer to confirm zoning and all construction options with City of Enc bldg dept prior to writing offer. SO MANY opportunities for both short and long term benefits! And perfect as investment or owner-occupy with excellent income! Existing 4 br & 2 br floor plans allow for maximizing rental income as either long term or as short term rentals. Existing tenant is immediate income, on mo to mo, & would like to stay, Spacious living room in 4 br unit with vaulted ceilings, huge deck + yard. Light & bright upstairs 2 br unit with vaulted ceilings & private deck off LR. Must see how private both units are, plus inviting outdoor living areas. Hear the surf, and walk to the beach~no other opportunity like this. Seller has plans in progress with city for two twin home style units. Seller makes no warranty regarding approval, but buyer may take over processing. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 729 Unit # for Unit 2: 731 Number of Furnished Units: 0

Facts & Features

- Sold On 04/27/2021
- Original List Price of \$3,200,000
- 1 Buildings
- Levels: Two
- Heating: Natural Gas, Forced Air
- Cap Rate: 0
- \$39000 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		4	2	3		\$0		\$5,000
2:		2	1	1		\$3,250		\$3,900
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

- 92024 - Encinitas area
- San Diego County
- Parcel # 2560520300

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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold: **\$630,000/\$630,000**

810 N Citrus Ave • Vista 92084

35 days on the market

**2 units • \$315,000/unit • 1,404 sqft • 14,810 sqft lot • \$448.72/sqft •
Built in 1958**

Listing ID: PW21019969

N Santa Fe Ave / Townsite Dr



Amazing opportunity in the Beautiful City of Vista!! Breathtaking panoramic view of the City right from your front yard! Each unit has 2 Bedroom 1 Bath with one having an additional large room. Located on a hard to find large lot with plenty of parking for each unit and guests Central Air and Heat, Newer roof, double attached garage Do not miss out on this property! showings upon drive-by and offer. Offer to include PA and POF.

Facts & Features

- Sold On 04/26/2021
- Original List Price of \$630,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage
- \$36000 Gross Scheduled Income
- \$36000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Sewer Paid

Annual Expenses

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

Unit Details

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

Of Units With:

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

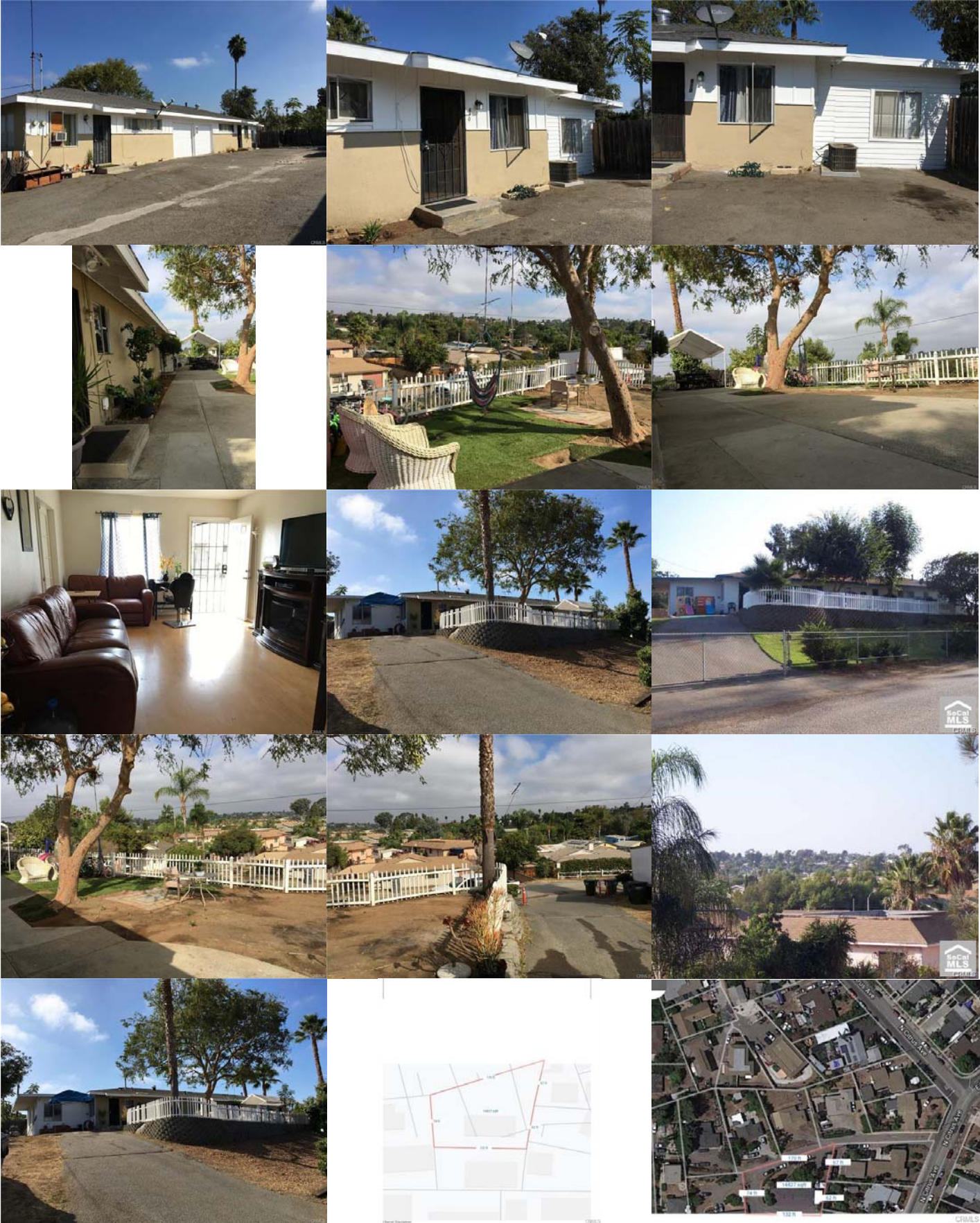
Additional Information

- Standard sale
- 92084 - Vista area
- San Diego County
- Parcel # 1754101900

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold: **\$625,000/\$625,000**

3525 27 42nd • San Diego 92105

16 days on the market

**2 units • \$312,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1924**

Listing ID: 210003903

South of Dwight CrossStreet: Dwight



Redo or demo. Mission front home in desperate condition. 2 Car detached garage, newer back home with 2 bedrooms off ally. Lot located between 42nd and ally. Large flat area. Mature fruit trees. Residential area with restored Mission bungalows and newer 4 plex buildings. No termite provided, no credit for repairs. Other Fees: 0 Number of Furnished Units: 0

Facts & Features

- Sold On 04/30/2021
- Original List Price of \$625,000
- 3 Buildings
- Levels: One
- 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			\$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: 0
- Refrigerator: 0
- Wall AC:

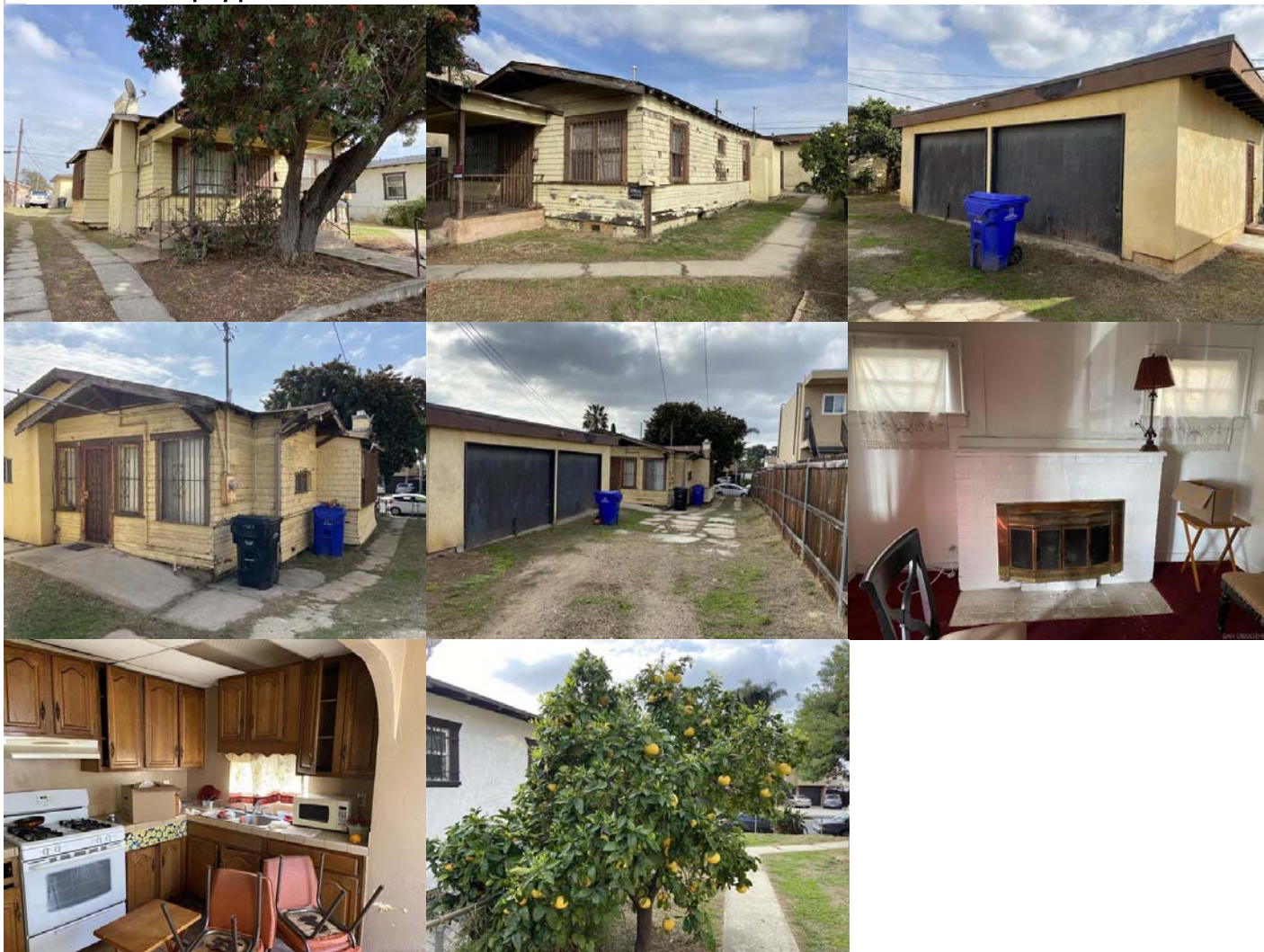
Additional Information

- 92105 - East San Diego area
- San Diego County
- Parcel # 4760121300

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Re/Max Property Connection
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210003903

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Closed •

List / Sold:

\$1,300,000/\$1,320,000 ↑

6 days on the market

Listing ID: 210008194

4772 74 Muir Ave • San Diego 92107

2 units • **\$650,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1940

CrossStreet: Sunset Cliffs



Charming, North Ocean Beach two bedroom home with a one bedroom cottage located in the rear corner of the property with access and carport from the alley. This home features a newer front deck, original hardwood floors, remodeled kitchen with custom cabinetry and stainless steel appliances, newer mini split HVAC system, new double hung windows in front house and beautiful inside and out. Amazing yard w/many fruit trees including plum, fuji apple, Meyer lemon, Mexican lime, peach, necta-plum and nectarine along with being beautifully landscaped. Newer stamped concrete walkway and back patio, rain barrel collection, two car garage with alley access. The cottage also has a private yard area w/garden area & deck. Exterior: Wood/Stucco Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 4772 Unit # for Unit 2: 4774 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/28/2021
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- Cooling: Zoned
- Heating: Electric, Natural Gas, Wood, Zoned, Combination
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinklers Manual, Sprinkler System

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		\$0		\$2,600
2:		1	1			\$0		\$1,550
3:			0					
4:			0					

Of Units With:

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

- Carpet:
- Dishwasher: 1
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4484212500

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Re/Max Property Connection

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Mission Viejo, 92691

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Closed •

List / Sold: **\$649,900/\$665,000** ↑

711 S S 38th St • San Diego 92113

9 days on the market

**2 units • \$324,950/unit • sqft • 6,163 sqft lot • No \$/Sqft data •
Built in 1930**

Listing ID: 210007960

CrossStreet: T St.



Great income from this centrally located duplex. Large flat corner lot with fenced yard. Great for investor or developer. Much of this large corner lot is unused, and has potential for new units or plenty of room for a large ADU. Site Plan for 3 bedroom / 2 bath ADU available, see photos for potential ADU layout. Close to all, near community parks, freeways and shopping. Listing Broker makes no warranties, expressed or implied, as to the veracity of Sellers' representations or any information or information obtained from third parties. Square footage & year built approximate and taken from assessor's records and public data. Unit sizes are approximate. Selling Broker, Agent & Buyer shall verify all facts pertaining to the property, including but not limited to: condition, unit size, lot dimensions, lot lines, square footage, permits, taxes, encroachments, easements, zoning, rents, financial calculations and projections and other restrictions. All information herein deemed reliable, but not guaranteed. Other Fees: 0 Number of Furnished Units: 0

Facts & Features

- Sold On 04/27/2021
- Original List Price of \$649,900
- 1 Buildings
- Levels: One
- Cap Rate: 4
- \$35400 Gross Scheduled Income
- \$25000 Net Operating Income

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			\$1,500		\$1,600
2:		2	1			\$1,450		\$1,600
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

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5464010100

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Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: 210007960

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Closed •

List / Sold: **\$625,000/\$680,000** ↑

3027 3029 Clay Avenue • San Diego 92113

31 days on the market

2 units • **\$312,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1951

Listing ID: 200049307

CrossStreet: 30th



3027-29 Clay Avenue is a two on one (duplex) that serves as both an ideal investment property or provides an opportunity for an owner user to live in one unit and rent out the other. Built in 1951, the property is situated on a 5,419 sf lot and includes 1,644 rentable sf. The property has undergone minor to major upgrades and is currently under professional management. The rear 1 Bed/ 1 Bath house includes an artist Studio and the front 3 Bed/2 Bath house boasts a driveway and front yard area. Other Fees: 0 Unit # for Unit 1: 3027 Unit # for Unit 2: 3029 Number of Furnished Units: 0

Facts & Features

- Sold On 04/27/2021
- Original List Price of \$575,000
- 3 Buildings
- Levels: One
- Cap Rate: 4.59
- \$44940 Gross Scheduled Income
- \$26366 Net Operating Income

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01745670
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2			\$2,250		\$2,412
2:		1	1			\$1,495		\$1,495
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

- 92113 - Logan Heights area
- San Diego County

• Parcel # 5455110500

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: 200049307

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Closed •

List / Sold: **\$725,000/\$725,000**

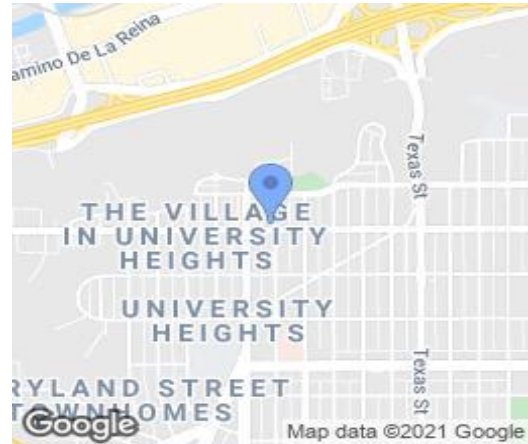
4610 12 Georgia Street • San Diego 92116

8 days on the market

2 units • **\$362,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1939

Listing ID: 210007046

On Georgia Street between Madison and Adams ave. CrossStreet: Madison Ave



Great duplex in the heart of University Hts! Just steps to Park Blvd restaurants, shops and Trolley Barn Park! 4610 is a bright and airy upper unit with hardwood floors, coved ceilings, unique arched and angled wall and updated kitchen and bath. 4612 is the lower unit with upgraded LR flooring and an updated bathroom. Nice sized backyard plus 3 off street parking spaces in front. Great for owner occupant or investment property! Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 4610 Unit # for Unit 2: 4612 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/26/2021
- Original List Price of \$725,000
- 1 Buildings
- Levels: Two
- Heating: Natural Gas
- Cap Rate: 0.04
- \$33060 Gross Scheduled Income
- \$28853 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:		1	1			\$1,495		
2:		1	1			\$1,260		
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

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4450421800

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: 210007046

Printed: 05/02/2021 7:07:17 PM

Closed •

List / Sold:

\$1,198,000/\$1,150,000 ↓

24 days on the market

Listing ID: 210005533

4954 35th (NORTH OF ADAMS) • San Diego 92116

2 units • \$599,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1920

ADAMS AVE TO 35TH- NORTH ON 35TH CrossStreet: ADAMS



Located on a quiet, residential, tree-line street in Normal Heights, 3 blocks north of Adams Ave, this rare property offers a 1.5 BR, 1 BA home, along with a separate 1 BR, 1 BA cottage + a detached studio with private bathroom. Excess of \$100,000 in improvements and upgrades have been made to the property over the past 12 months. This unique property offers the new owners a multitude of options: in its current configuration with (3) individual rental units, as a primary residence with separate cottage + a self-contained studio as helper rentals or possibly a private office/yoga studio. Located on a quiet, residential, tree-line street in Normal Heights, 3 blocks north of Adams Ave, this rare property offers a 1.5 BR, 1 BA home, along with a separate 1 BR, 1 BA cottage + a detached studio with private bathroom. Excess of \$100,000 in improvements and upgrades have been made to the property over the past 12 months. This unique property offers the new owners a multitude of options: in its current configuration with (3) individual rental units, as a primary residence with separate cottage + a self-contained studio as helper rentals or possibly a private office/yoga studio. The cottage was completely remodeled and repainted. New windows and flooring throughout along with new kitchen appliances, shelving and cabinets and granite kitchen countertops. New energy efficient inline water heaters for cottage new studio. Beautiful low maintenance landscaping with extensive hardscaping, lighting, patio decking and pergolas for both the cottage and studio. New privacy and perimeter fencing and added storage around the property give each unit the privacy and feel of a SFP. New concrete driveway, added drainage around the property and new sprinkler systems throughout. Parking for three plus cars in front and off alley, private, secure gated parking for two in rear. All this within easy walking distance to the best Adams Ave has to offer and just minutes to the 805, 15, 8 and 5 freeways. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 2: B Unit # for Unit 3: C Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/28/2021
- Original List Price of \$1,199,000
- 3 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0

Interior

Exterior

- Lot Features: Sprinkler System
- Fencing: Cross Fenced

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01352336
- 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		\$2,700

2:	1	1	1	\$1,600
3:		1	1	\$950
4:		0		

Of Units With:

- Separate Electric:
 - Gas Meters:
 - Water Meters:
 - Carpet:
 - Dishwasher: 0
 - Disposal:
- Drapes:
 - Patio: 3
 - Ranges: 2
 - Refrigerator: 2
 - Wall AC:

Additional Information

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4402412300

Michael Lembeck

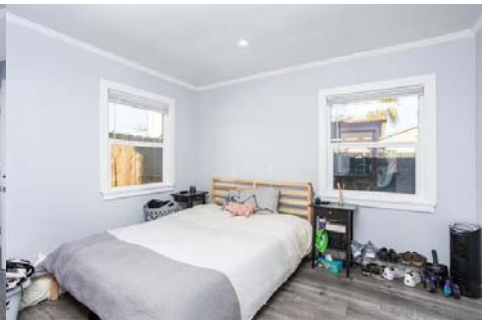
State License #: 01019397
Cell Phone: 714-742-3700

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: 210005533

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Closed •

List / Sold:

\$1,399,000/\$1,430,000 ↑

7 days on the market

Listing ID: 210007477

5075 77 35th St • San Diego 92116

**2 units • \$699,500/unit • sqft • 6,598 sqft lot • No \$/Sqft data •
Built in 1955**

Highway 15, exit Adams Ave west. Turn north on 35th St CrossStreet: N Mountain View Dr



REMODELED TO PERFECTION. Located in highly desirable Normal Heights & truly a MUST SEE! The sellers attention to detail shows throughout every inch of this property. Two homes on one parcel, each with their own yard. Main home: Brazilian Koa hardwood floors, solid wood doors and casings, Anderson dual pane wood windows, solar tube and LED lighting, coved ceiling, Venetian plaster, whole house speakers, stained glass doors and wall, two fireplaces, attic storage, SOLAR PANELS. Private OASIS backyard with solar-heated salt-water POOL and travertine surround, hot tub, built-in gas BBQ, waterfall, covered patio with overhead heater. The rear home was fully remodeled just over a year ago. It provides great rental income or can be used for a multigenerational family. Ample parking w/2 car garage plus 2 car driveway. Other Fees: 0 Unit # for Unit 1: 5075 Unit # for Unit 2: 5077 Number of Furnished Units: 0

Facts & Features

- Sold On 04/29/2021
- Original List Price of \$1,399,000
- 2 Buildings
- Levels: One
- Cooling: Central Air, Zoned
- Cap Rate: 0
- \$29940 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater, Tankless 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	0		\$2,495		
2:		2	2	2		\$0		
3:			0					
4:			0					

Of Units With:

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

Additional Information


- 92116 - Normal Heights area
- San Diego County
- Parcel # 4401020400

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:

\$1,700,000/\$1,665,000 ↓

7 days on the market

Listing ID: 210005781

605 Florence St • Imperial Beach 91932

3 units • \$566,667/unit • sqft • 9,005 sqft lot • No \$/Sqft data •
Built in 2009

CrossStreet: Calla Ave



Opportunity to own 3 units on 1 property on a corner lot location, less than 2 miles from the beach! Live in 1 and rent the others or rent all 3. All units have their own utilities, their own gated yards. All units are tenant occupied. Original blueprints of homes are available. Addresses: 605 Florence Ave, 1255 Calla Ave & 1265 Calla Ave. Exterior: Wood/Stucco Other Fees: 0 Unit # for Unit 1: 605 Unit # for Unit 2: 1255 Calla Unit # for Unit 3: 1265 Calla Number of Furnished Units: 0

Facts & Features

- Sold On 04/28/2021
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Two
- Cap Rate: 0
- \$88284 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01515115
- 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		\$2,350		\$2,468
2:		3	3	2		\$2,575		\$2,704
3:		3	3	2		\$2,432		\$2,554
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 3
- Disposal:
- Drapes:
- Patio: 0
- Ranges: 3
- Refrigerator: 2
- Wall AC:

Additional Information

- 91932 - Imperial Beach area
- San Diego County

• Parcel # 6262421700

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: 210005781

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Closed •

List / Sold:

\$1,700,000/\$1,725,000 ↑

5 days on the market

Listing ID: 210005756

1022 1026 Elm Ave • Imperial Beach 91932
3 units • \$566,667/unit • sqft • 9,650 sqft lot • No \$/Sqft data •
Built in 2012
CrossStreet: 11th St



Opportunity to own 3 units on 1 property on a corner lot location, only 1.3 miles from the beach! Live in 1 and rent the others or rent all 3. All units have their own utilities, their own patios and front yards! Potential to re-zone to individual homes with separate APN's. All units are tenant occupied. Original blueprints of homes are available. Addresses: 1022 Elm Ave, 1024 Elm Ave & 1026 Elm Ave. Seller will entertain \$1.6M - \$1.7M Exterior: Wood/Stucco Other Fees: 0 Unit # for Unit 1: 1022 Unit # for Unit 2: 1024 Unit # for Unit 3: 1026 Number of Furnished Units: 0

Facts & Features

- Sold On 04/29/2021
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Two
- Cap Rate: 0
- \$87588 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	3			\$2,409		\$2,529
2:		4	3			\$2,495		\$2,619
3:		3	3			\$2,395		\$2,514
4:			0					

Of Units With:

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

Additional Information

- 91932 - Imperial Beach area

- San Diego County
- Parcel # 6262921000

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: 210005756

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Closed •

List / Sold:

\$1,499,000/\$1,440,000 ↓

10 days on the market

Listing ID: 210003504

2984 E Street • San Diego 92102

**3 units • \$499,667/unit • sqft • 7,007 sqft lot • No \$/Sqft data •
Built in 1920**

CrossStreet: 30th Street



Charming Craftsman Golden Hill - 3 unit property! All 3 units have been fully remodeled top to bottom! All new plumbing, electrical, HVAC, drywall, all done w/permits. All 3 units have updated flooring, interior & exterior paint, insulation, energy-efficient fixtures, appliances, kitchens with quartz counter tops, drought-tolerant landscaping. TONS of parking! Brimming with character from top to bottom with no expense spared, to delight even the most discerning of buyers. Property is also two lots. THIS PROPERTY IS PART OF COMPLETE COMMUNITIES ZONING UNDERLAY! Other Fees: 0 Unit # for Unit 1: A Unit # for Unit 2: B Unit # for Unit 3: C Number of Furnished Units: 3 Topography: LL

Facts & Features

- Sold On 04/26/2021
- Original List Price of \$1,499,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Cap Rate: 0
- \$83940 Gross Scheduled Income

Interior

- Appliances: Tankless Water Heater

Exterior

- Security Features: Gated Community

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:		2	2	0		\$3,000		\$3,000
2:		2	1	0		\$1,995		\$1,995
3:		1	1	1		\$2,000		\$2,000
4:			0					

Of Units With:

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

Additional Information


- 92102 - San Diego area
- San Diego County
- Parcel # 5395911200

Michael Lembeck

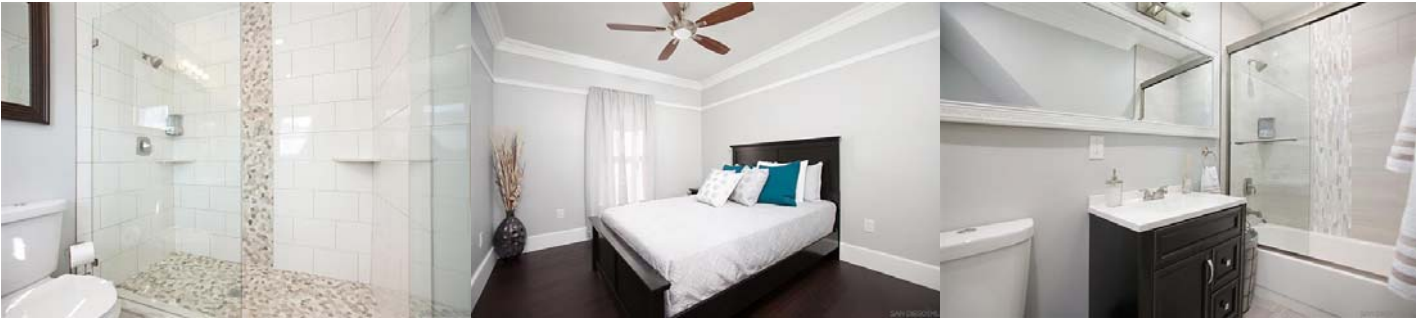
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$3,895,000/\$3,795,000 ↓

43 days on the market

Listing ID: 210003312

3530,3532,3534 Bayside Walk • San Diego 92109

3 units • \$1,298,333/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1969

Mission Blvd to El Carmel Pl, N. on Bayside Lane, Bdg on Right CrossStreet: Monterey Court



Triplex on the beautiful MISSION Bay! Great Investment Opportunity to Own this 3 Unit Complex that Generates Year Round Income! Own 1 & Rent the Other 2, or Rent All 3. Gorgeous views, amazing neighborhood! 2 Front Patios w/ bbq's & Upstairs Balcony to Enjoy the Bay by Day & SeaWorld Fireworks by Night! Exterior: Wood/Stucco Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 3532 Unit # for Unit 2: 3534 Unit # for Unit 3: 3530 Number of Furnished Units: 2 Topography: LL Frontage: Bay

Facts & Features

- Sold On 04/30/2021
- Original List Price of \$3,895,000
- 1 Buildings
- Levels: Two
- Heating: Electric, Combination
- Cap Rate: 0
- \$60000 Gross Scheduled 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:		1	1			\$0		
2:		2	2			\$0		
3:		4	3			\$0		
4:			0					

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4236131000

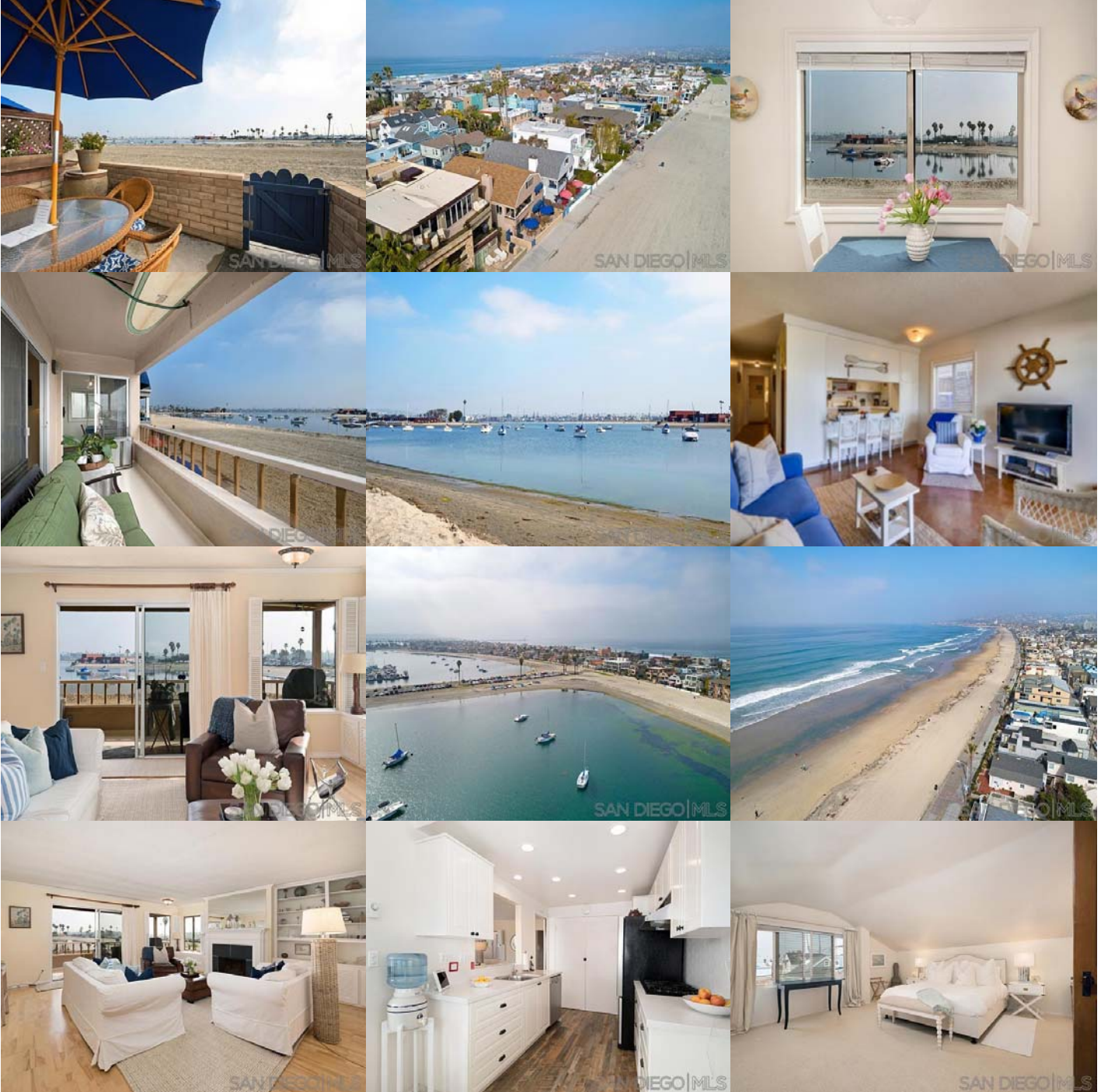
Michael Lembeck

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

Re/Max Property Connection

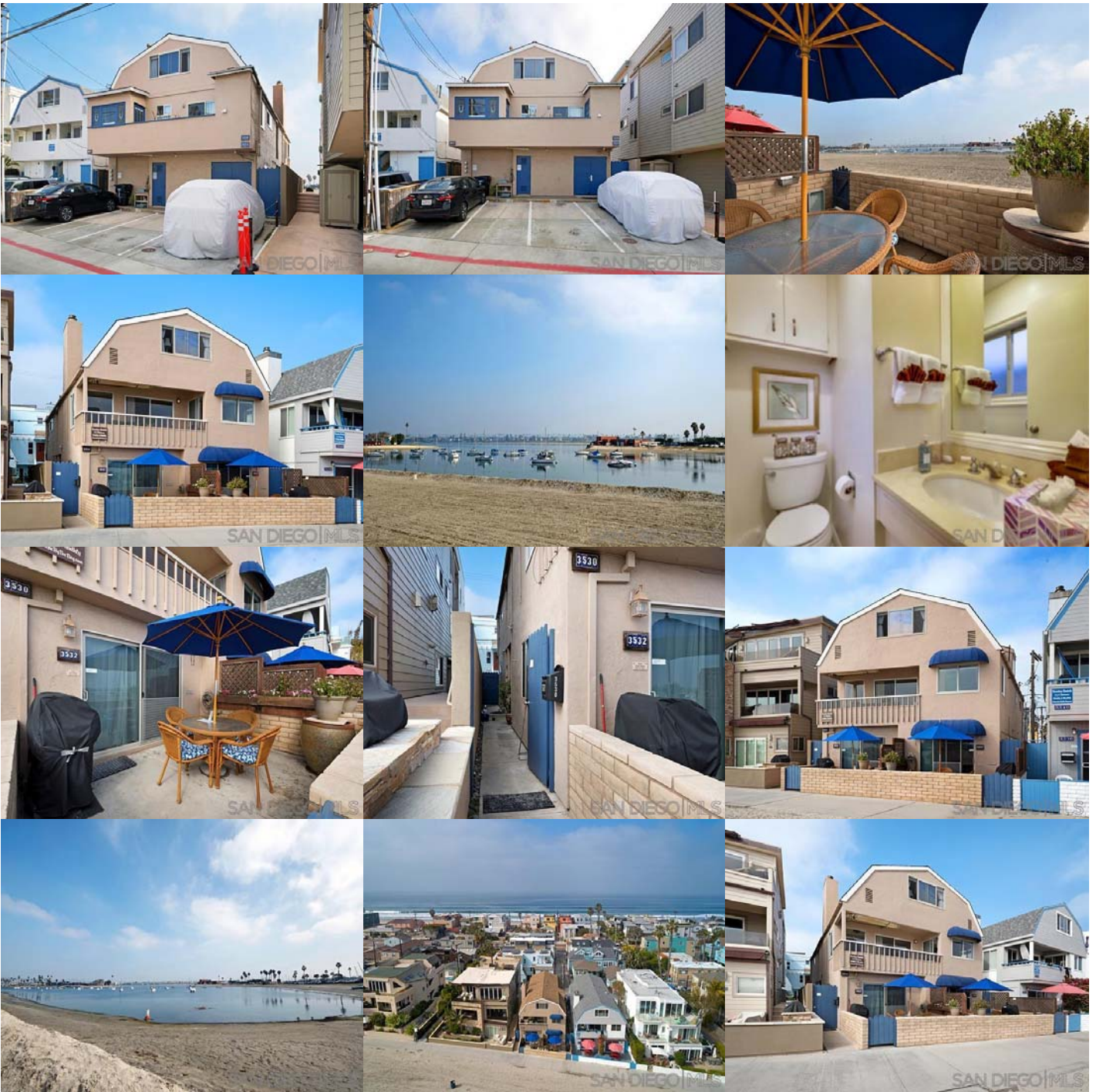
State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: 210003312

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Closed •

List / Sold: **\$649,000/\$700,000** ↑

3015 Franklin Ave • San Diego 92113

11 days on the market

3 units • **\$216,333/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1923

Listing ID: 210006342

CrossStreet: S 30th Street



Great 3-on-1 Property with 1 newly renovated, 2 by 1 unit, all-new kitchen, bath, flooring and paint, the second 2 by 1 unit has been partially renovated with new flooring and paint, and a 3rd unit (garage converted) needs updating but is ready to be rented. Laundry room behind the 3rd unit is behind the structure is for units use. Gated off-street parking in back of property from alley. Buyer to verify all information within contingency period. Exterior: Wood/Stucco Other Fees: 0 Sewer: Sewer Available Unit # for Unit 1: A Unit # for Unit 2: 3017 Unit # for Unit 3: B Unit 1 Parking Spaces: 0 Unit 2 Parking Spaces: 0 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0

Facts & Features

- Sold On 04/28/2021
- Original List Price of \$649,000
- 3 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0
- \$58800 Gross Scheduled 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			\$0		\$1,900
2:		2	1			\$0		\$1,900
3:		1	1			\$0		\$1,100
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

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5455120300

Michael Lembeck

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

Re/Max Property Connection

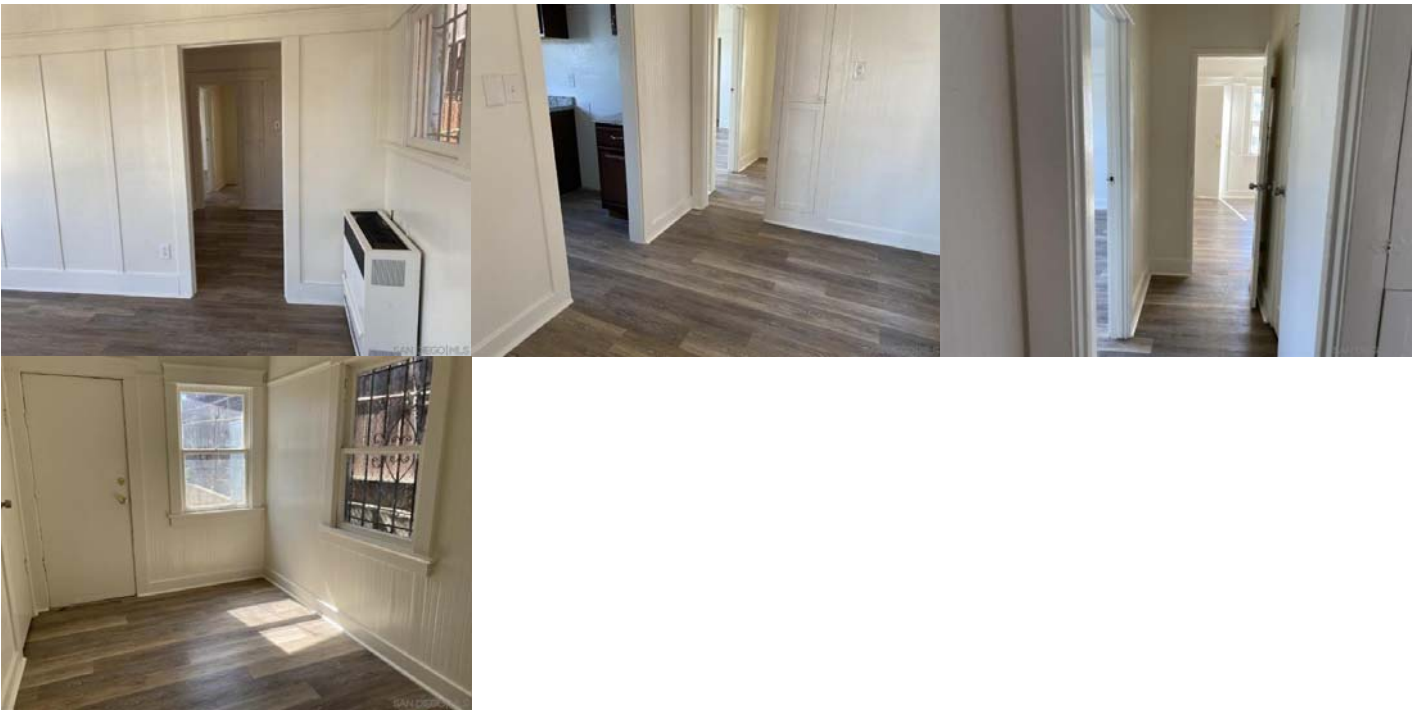
State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210006342

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Closed •

List / Sold: **\$949,900/\$957,000** ↑

81 Oaklawn Ave. • Chula Vista 91910

12 days on the market

4 units • **\$237,475/unit** • **sqft** • **9,527 sqft lot** • **No \$/Sqft data** •
Built in 1957

Listing ID: 210006609

I-54 to Broadway S. W on Chula Vista St. Left on Oaklawn. CrossStreet: Chula Vista St.



Located in the coveted NW area of Chula Vista, these single story cute cottages make ideal rentals. 3 are occupied and 2 of these have good sized yards. 1 assigned parking space per unit. Quiet residential street close to shopping, freeway, schools. Great opportunity to invest, or live in one unit. Well maintained w/o upgrades, this property is perfect for development. Exterior: Wood/Stucco Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 77 Oaklawn Unit # for Unit 2: 81B Oaklwn Unit # for Unit 3: C Unit # for Unit 4: D Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/29/2021
- Original List Price of \$909,900
- 3 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0
- \$47100 Gross Scheduled Income
- \$11256 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2	0		\$1,425		\$1,800
2:		2	1	0		\$1,100		\$1,600
3:		2	1	0		\$1,300		\$1,400
4:		2	1	0		\$1,200		\$1,450

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 1
- Ranges: 4
- Refrigerator: 0
- Wall AC:

Additional Information


- 91910 - Chula Vista area
- San Diego County
- Parcel # 5650520300

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: 210006609

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Closed •

List / Sold:

\$1,350,000/\$1,285,000 ↓

20 days on the market

Listing ID: PTP2100400

382 84 Vance St • Chula Vista 91910

**4 units • \$337,500/unit • 2,640 sqft • 7,275 sqft lot • \$486.74/sqft •
Built in 2000**

Google



Investors opportunity. Located in the heart of Chula Vista, near the up and coming development in the Chula Vista water front of San Diego Bay. Ideal for living in the front detached property and rent the back units...The unique property is close to library, hospital, medical offices, movie theaters, shopping center, public pool & gym, police station & more. The front house features 3bds. 1 ba., hardwood floors, Family Room w/Fireplace, Kitchen has maple cabinets & granite countertop&floor tile. All 3 units in the back have 2bd/1ba. One of which has an attached 1 car garage. All Units have stove, refrigerator & dishwasher; Units share patio and have a nice green area.

Facts & Features

- Sold On 04/27/2021
- Original List Price of \$1,350,000
- 2 Buildings
- 1 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- Cap Rate: 0
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Cul-De-Sac, Front Yard, Lawn, Level with Street, Lot 6500-9999, Level, Near Public Transit, Paved, Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	1	0		\$1,850	\$1,850	\$0
2:		2	1	1		\$1,250	\$1,250	\$0
3:		2	1	0		\$1,200	\$1,200	\$0
4:		2	1	0		\$1,200	\$1,200	\$0

Of Units With:

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

Additional Information

- Standard sale


- 91910 - Chula Vista area
- San Diego County
- Parcel # 5684111600

Michael Lembeck

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Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: PTP2100400

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Closed •

List / Sold:

\$2,450,000/\$2,350,000 ↓

227 days on the market

Listing ID: 200037104

726 732 STEVENS AVANUE • Solana Beach 92075

4 units • \$612,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1973

Exit off I-5 at Lomas Santa Fe. Go west. At Stevens Avenue turn left. Proceed 1 mile to 726-732 Stevens.
[Cross Street(s)]: S. Nardo Avenue



Four apartments close to the beach in Solana Beach that are west of I-5 in Eden Gardens. Located 0.5 mile to Del Mar Race Track. Two, 2/bed/ 1 bath; Two 2 bed/1.5 bath units all with garages with laundry hookups. Located next to La Colonial Park. Large lot with ample space for kids and adults to play outside. Sit back and collect the rents OR construct new condos, OR time-shares OR new apartments OR giant detached houses. Shown with offer! [Supplement]: Your chance to buy at the coast. Located in famous Eden Gardens in Solana Beach. Tenants are on month-to-month leases. Fully occupied. Large 17,000 sq/ft lot. Across the driveway are 5 units located at 718-724 Stevens Avenue. The seller wants to sell both sides at once. Total asking price for 9 units is \$5,150,000. All units come with garages and laundry hook-ups. These units have all been updated in the recent past. Let your architect design new condos, new vacation rentals, new apartments or giant detached homes for this site. The land area for 726-732 Stevens is 0.39 acre. The total land area for all 9 units is 0.67 acre. This neighborhood is in transition with unique architectural designs all around this building. Worth a drive-by to see for yourself. Now is the time to act!

Facts & Features

- Sold On 04/27/2021
- Original List Price of \$2,550,000
- 2 Buildings
- Levels: Two
- Heating: Forced Air, Natural Gas
- Cap Rate: 0
- \$104160 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Level, Sprinkler System, Sprinklers Drip System, Sprinklers Timer
- Security Features: Closed Circuit Camera(s)
- Fencing: Partial

Annual Expenses

- Total Operating Expense: \$35,887
- 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:	726	2	2	1		\$2,450		
2:	728	2	2	1		\$1,930		
3:	730	2	1	1		\$2,100		
4:	732	2	1	1		\$2,200		

Of Units With:

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

Additional Information

- 92075 - Solana Beach area
- San Diego County
- Parcel # 2981641300

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

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

1750 Hilo Drive • Vista 92081

176 days on the market

**4 units • \$375,000/unit • sqft • 87,170 sqft lot • No \$/Sqft data •
Built in 2014**

Listing ID: 200041270

[Cross Street(s)]: Hilo Way/Thibido Road



Welcome to the magical "Hope Ranch". This sprawling hilltop property consists of one newer main house and three additional cottages perfect for a family compound, income properties, potential rehab/assisted living facility farmland or anything you can imagine. The main house, with 4 bedrooms, 3 bathrooms and roughly 2400 square feet, was constructed in 2014 in the center of the surrounding out-buildings. See supp. [Supplement]: The cottages are filled with an abundance of beauty and character you must see to believe. Potential uses for this property include: horse ranch and equestrian estate, farming including avocado, tropical fruit trees or planting your own orchard while having locations for your farmhands to stay on the property! Step outside and within minutes you are in Downtown Vista Village to experience some of the best shopping, family fun and dining experiences in North County. Highway 78 is conveniently located less than a minute away from the home offering easy access to San Diego and Los Angeles. Some things cannot be put into words, you must come see it for yourself, come view and make this your home today!

Facts & Features

- Sold On 04/28/2021
- Original List Price of \$1,500,000
- 4 Buildings
- Levels: One
- Heating: Fireplace(s), Forced Air, Propane
- Cap Rate: 0
- \$83050 Net Operating Income

Interior

- Appliances: Electric Water Heater

Exterior

- Lot Features: Gentle Sloping, Level, Sprinklers None
- Fencing: Partial

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01417209
- 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	4	0		\$0		
2:		2	2	0		\$0		
3:		2	1	0		\$0		
4:		1	1	0		\$0		

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Drapes:
- Patio: 4
- Ranges: 3

- Carpet:
- Dishwasher: 2
- Disposal:

- Refrigerator: 0
- Wall AC:

Additional Information

- 92081 - Vista area
- San Diego County
- Parcel # 1831903800

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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Closed •

List / Sold: **\$1,550,000/\$1,550,000**

4334 40 Arizona St • San Diego 92104

4 days on the market

**4 units • \$387,500/unit • 3,216 sqft • 6,970 sqft lot • \$481.97/sqft •
Built in 1943**

Listing ID: NDP2102117

Freeway 8 South on Texas Street to El Cajon Blvd. Left at El Cajon Blvd. Next left onto Arizona Street. Property on left within 1st block off El Cajon Blvd.



Exceptional 4-Unit Residential Income Property zoned RM-3-9. Currently high performing asset with opportunity for various value add options. 1 dwelling unit for every 600 sq.ft. Lot 7001. sq. ft. Check out aerial view. Over \$100K in upgrades. #4338 has extensive upgrades incl. new kitchen w granite, new windows, plumbing, added dishwasher, new lighting, flooring and more. This unit has own washer/dryer. Some units have vintage charm fitting with character of building with hardwood floors and tile counters. Filled with natural light, all 4 units are 2BD/1BA with similar floor plans. Tenants enjoy their comfortable 810 sq. ft. charming units. Large area under building has community laundry with washer/dryer. Gated parking at back of lot for one vehicle per unit. 3 units are month to month and 1- unit is annual lease. Highly desirable location just off El Cajon Blvd. Bordering trendy North Park's indie boutiques, upscale craft pubs, coffee shops and popular gathering spots. Close to main freeways & transit options. High walk score!

Facts & Features

- Sold On 04/27/2021
- Original List Price of \$1,550,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Electric
- Laundry: Common Area
- Cap Rate: 4.66
- \$92280 Gross Scheduled Income
- \$72204 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Appliances: Free-Standing Range, Refrigerator

Exterior

- Lot Features: Front Yard, Landscaped, Level, Near Public Transit, Sprinklers Drip System

Annual Expenses

- Total Operating Expense: \$20,076
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,628
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,880
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	0		\$1,995	\$23,940	\$2,100
2:		2	1	0		\$1,800	\$21,600	\$2,100
3:		2	1	0		\$1,895	\$22,740	\$2,200
4:		2	1	0		\$2,000	\$24,000	\$2,100

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher: 1
- Disposal: 4

- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC: 0

Additional Information

- Standard sale


- 92104 - North Park area
- San Diego County
- Parcel # 4453421700

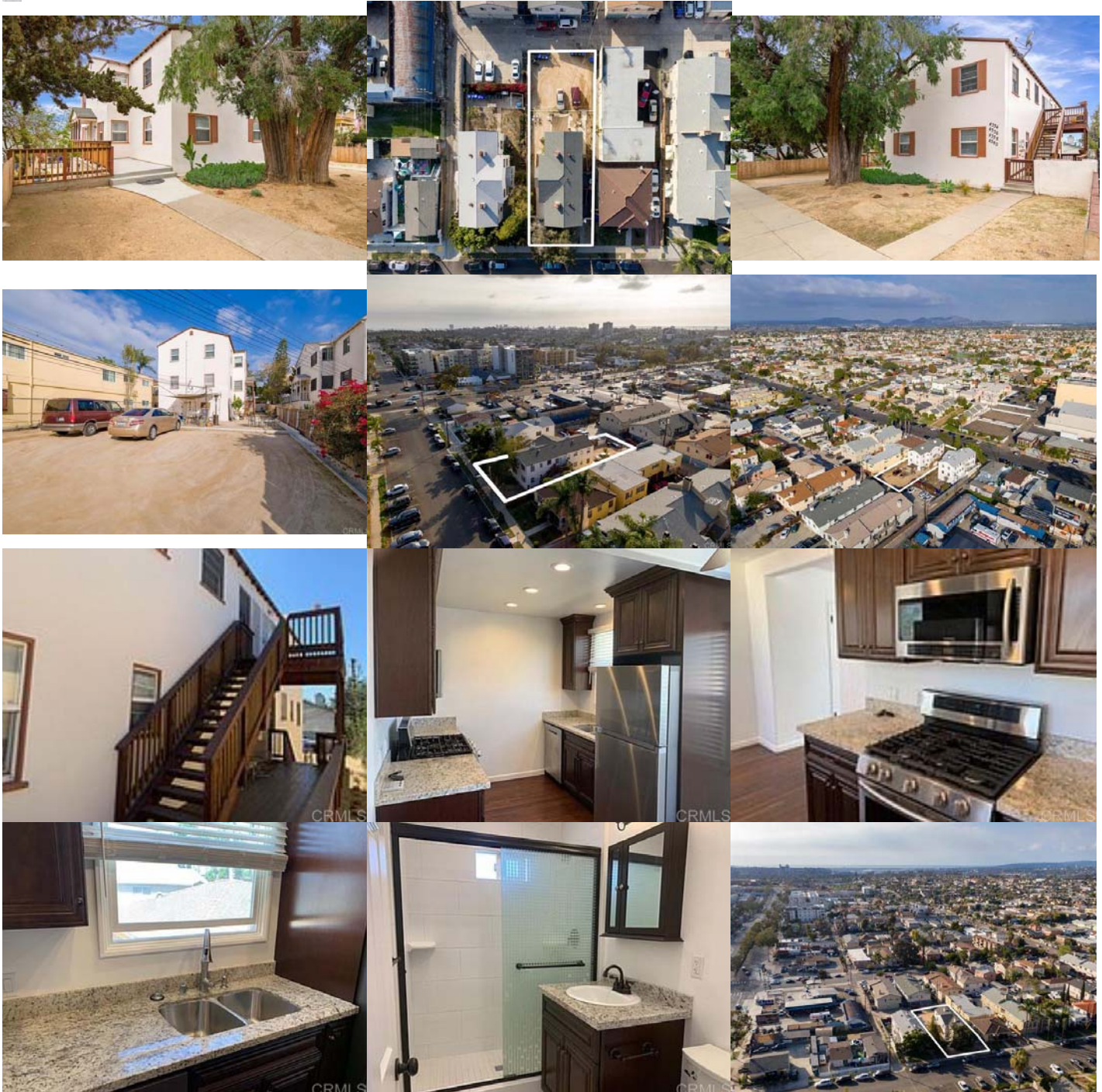
Michael Lembeck

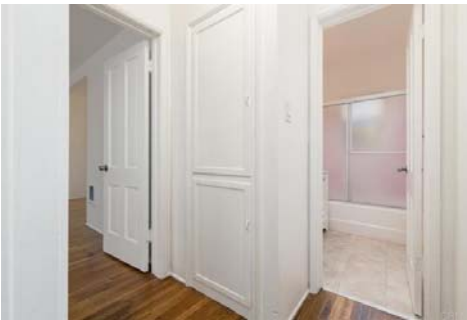
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

List / Sold: **\$1,415,000/\$1,415,000**

2905 Keats St • Point Loma 92106

0 days on the market

**4 units • \$353,750/unit • 2,600 sqft • 5,196 sqft lot • \$544.23/sqft •
Built in 1953**

Listing ID: NDP2104694

n/a



Investor Alert! Don't wait for this opportunity to pass. Total of 4 units w/ one serving as a 3 bed/1 bath detached single family home and a separate 3 unit apartment building, one of which is a 2 bed/1bath and the other two are a 1 bed/1 bath, located on the Scott Street side of the development. Blocks away from Liberty Station and just minutes to the San Diego International Airport. Tremendous upside on this one and at a real value. New roof was just installed. Multiple scenarios on this development.

Facts & Features

- Sold On 04/28/2021
- Original List Price of \$1,415,000
- 2 Buildings
- 10 Total parking spaces
- Laundry: Common Area
- Cap Rate: 4
- \$58656 Gross Scheduled Income
- \$57946 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Corner Lot

Annual Expenses

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

Unit Details

Of Units With:

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

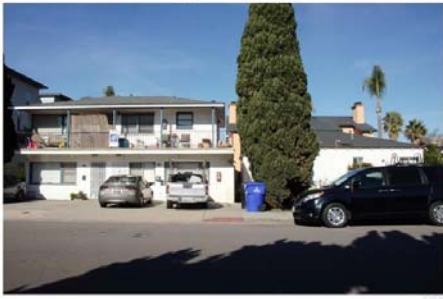
Additional Information

- Standard sale
- 92106 - Point Loma area
- San Diego County
- Parcel # 5307651800

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Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income **LISTING ID:** NDP2104694

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Closed •

List / Sold:

\$2,500,000/\$2,450,000 ↓

227 days on the market

Listing ID: 200037098

718 724 STEVENS AVENUE • Solana Beach 92075

5 units • \$500,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1973

Exit off I-5 at Lomas Santa Fe. Go west. At Stevens Avenue turn left. Proceed 1 mile or so. Units on south side
La Colonial Park [Cross Street(s)]: S. Nardo Avenue



Rental Income or Development Potential close to the beach in Solana Bch/Del Mar. One half mile to Del Mar Race Track on the west side of I-5. Five legal units in Eden Gardens. Building next door (726-732 Stevens) must be purchased same time. On 0.37 acre. Tenants are month-to-month. All occupied. Two, 2bed/1 bath; Two 2bed/1.5 bath and one large studio. Garage for 4 units plus 2 spaces. All units renovated recently. Excellent development opportunity. Vacation rentals, condos, time share, or big detached. [Supplement]: The 5th unit is a large studio that rents for \$1750/month. Add that in your proforma. This is the only unit that parks in driveway. The address is 718-A Stevens Avenue. All five units are permitted. La Colonia Park on north side of property. Street side building are single level with 2 bed/1bath and large covered patio. One upper level and one lower level. The buildings in the back are townhouse style (2 story) and have 2 bed/1.5 bath with large fenced rear yards. FYI-On the south side of the shared driveway are 4 more mirror image units. The address id 726-732 Stevens Avenue. It is listed for \$2,550,000. The asking price for all 9 units is \$5,150,000. All leases are month-to-month. The seller does not want to sell one side by itself. All or nothing. You can sit back and collect rents OR develop plans for new condos, time shares, new apartments, or new giant detached homes. The total land area for all 9 units is 0.67 acre. Plenty of room to have your architect go to town with a design that will be fabulous. Your call!

Facts & Features

- Sold On 04/27/2021
- Original List Price of \$2,600,000
- 2 Buildings
- Levels: One
- Heating: Forced Air, Natural Gas
- Cap Rate: 0
- \$123060 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Gentle Sloping, Level, Sprinklers Drip System, Sprinklers Timer
- Security Features: Closed Circuit Camera(s)
- Fencing: Partial

Annual Expenses

- Total Operating Expense: \$37,925
- 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:	718	2	1	1		\$2,030		
2:	720	2	1	1		\$2,250		

3:	722	2	2	1	\$2,295
4:	724	2	2	1	\$2,295

Of Units With:

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

Additional Information

- 92075 - Solana Beach area
- San Diego County
- Parcel # 2981641000

Michael Lembeck

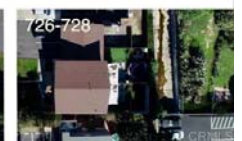
State License #: 01019397
Cell Phone: 714-742-3700

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: 200037098

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