

Residential Income Agent 1 Line

	Listing ID	S	St#	St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	DOM/CDOM	BAC	Sqft	YrBuilt	Ac/LSqft	LO Phone	Date	MLS
1	220002742SD	S	216	18 Richardson Ave.	ELC	92020		2	\$0	0	\$1,000,000	6/6	2.5		1960		619-325-1515	04/04/22	SAND
2	220002730SD	S	3313	3315 38th St.	SD	92105	NOD	2	\$49,200	0	\$837,500	6/6	2.5		1978		858-530-1100	04/05/22	SAND
3	PTP2201804	S	3165	67 Jemez DR	SD	92115	STD	2	\$35,304	0	\$1,025,000	1/1	2	1584	1954/ASR	6,159/0.14	619-873-2700	04/07/22	CRMLSP
4	220006064SD	S	4791	93 Jutland	SD	92117		2	\$63,600	4	\$1,320,000	5/5	2		1954		619-317-1875	04/08/22	SAND
5	220002624SD	S		1006 Palm Ave	NAC	91950		3	\$47,280	5	\$710,000	12/12	2.5		1925		619-419-6517	04/04/22	SAND
6	220002735SD	S		28 E 5th Street	NAC	91950		3	\$3,524	0	\$815,000	21/21	2		1939	4,684/0.1	619-325-4100	04/04/22	SAND
7	220004368SD	S	2505	2519 Lincoln Ave	SD	92104		3	\$85,308	0	\$1,545,000	6/6	2		1933	4,914/0.11	858-455-6700	04/05/22	SAND
8	220004841SD	S		4042 38th Street (-48)	SD	92105		4	\$84,000	4	\$1,500,000	0/0	2.5		1943	7,000/0.16	619-280-2888	04/05/22	SAND

Closed •

List / Sold:

\$1,000,000/\$1,000,000 ↑

6 days on the market

Listing ID: 220002742SD

216 18 Richardson Ave. • El Cajon 92020
2 units • **\$500,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1960
CrossStreet: W Main Street



Great Duplex with tons of potential. Front unit remodeled in 2018 and second unit ready for your design ideas. Back back unit is a fixer. Both units have seperate yards. Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/04/2022
- Original List Price of \$875,000
- 2 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler System
- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01897784
- 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		
2:		3	3			\$0		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92020 - El Cajon area

- San Diego County
- Parcel # 4873011300

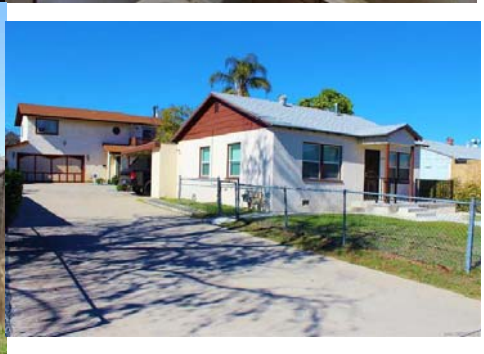
Michael Lembeck

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: **\$749,000/\$837,500** ↑

3313 3315 38th St. • San Diego 92105

6 days on the market

2 units • **\$374,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1978

Listing ID: 220002730SD

CrossStreet: Thorn



Exceptional investor opportunity! Two 2-bedroom, 1.15 bath units, each property features an attached 2-car garage with direct entry plus additional parking. Owned solar (Hero financing which will be paid off through escrow) on both units as well as dual pane windows in the front unit. Both units have central A/C and forced air heat. Stainless steel appliances in the back unit (3315). Both units feature a walk-in closet in the master bedroom. Ceiling fans. Both units have laminate flooring in living/dining room and bedrooms. Tile floors in kitchens and baths Both units are currently tenant-occupied on month-to-month. Washer/dryer in 3315 convey; washer/dryer in 3313 do not convey. Nest thermostat in 3313 does not convey This one is not to be missed! Unit # for Unit 1: 3313 Unit # for Unit 2: 3315 Number of Furnished Units: 0

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$749,000
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Cap Rate: 0
- \$49200 Gross Scheduled Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01805937
- 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		\$2,000		
2:		2	2	2		\$2,100		
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

- Notice Of Default sale

- 92105 - East San Diego area
- San Diego County
- Parcel # 4543001700

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Closed • Duplex

List / Sold:

\$1,000,000/\$1,025,000 ↓

1 days on the market

Listing ID: PTP2201804

3165 67 Jemez Dr • San Diego 92117

2 units • **\$500,000/unit** • **1,584 sqft** • **6,159 sqft lot** • **\$647.10/sqft** •
Built in 1954

Cross street Jutland Dr & Luna off Clairemont Mesa.



Fantastic Investment opportunity in the Heart of Clairemont. Charming little Duplex in family neighborhood close to the 52 Fwy and the Clairemont Square. Two units each with 2 bedrooms and 1 bath, private garage with laundry hook ups, driveway parking, and fenced in back yard for enjoying bar-b-que, breezes, sunshine, children and pets. Rental Income. Or Live in one and Rent the other one. Showings with Offers Only, call or text agent.

Facts & Features

- Sold On 04/07/2022
- Original List Price of \$100,000,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: In Garage
- Cap Rate: 0
- \$35304 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Electric Range, Free-Standing Range

Exterior

- Lot Features: Back Yard, Front Yard
- Fencing: Wood
- Sewer: Public Sewer

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: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale

- 92115 - San Diego area
- San Diego County
- Parcel # 3591710700

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CUSTOMER FULL: Residential Income LISTING ID: PTP2201804

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Closed •

List / Sold:

\$1,199,900/\$1,320,000 ↑

5 days on the market

Listing ID: 220006064SD

4791 93 Jutland • San Diego 92117

2 units • \$599,950/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1954

CrossStreet: Luna



Absolutely immaculate duplex in very desirable Clairemont. This property is located with convenient access to everything San Diego has to offer. Both upgraded units consists of 2bed-1bath. Both units enjoys ample private outdoor space with a garden, pergola dining area and much more! Private garages and driveway before entering into the large newly upgraded front yard! Both units have upgraded kitchens, bathrooms, floors, new A/C and more. At close to 1600 sf total space, these units are well equipped and with W/D in the garage, you have a perfect setup for rentals or owner occ/rental! Sewer: Sewer Connected Unit # for Unit 1: 4793 Unit # for Unit 2: 4791 Number of Furnished Units: 0 Topography: ,LL

Facts & Features

- Sold On 04/08/2022
- Original List Price of \$1,199,900
- 1 Buildings
- Levels: One
- Cooling: Central Air, Heat Pump
- Heating: Electric, Natural Gas, Forced Air
- Cap Rate: 4
- \$63600 Gross Scheduled Income
- \$47700 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler System

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		\$2,650		\$3,200
2:		2	1	1		\$2,650		\$3,000
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

- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 3591920600

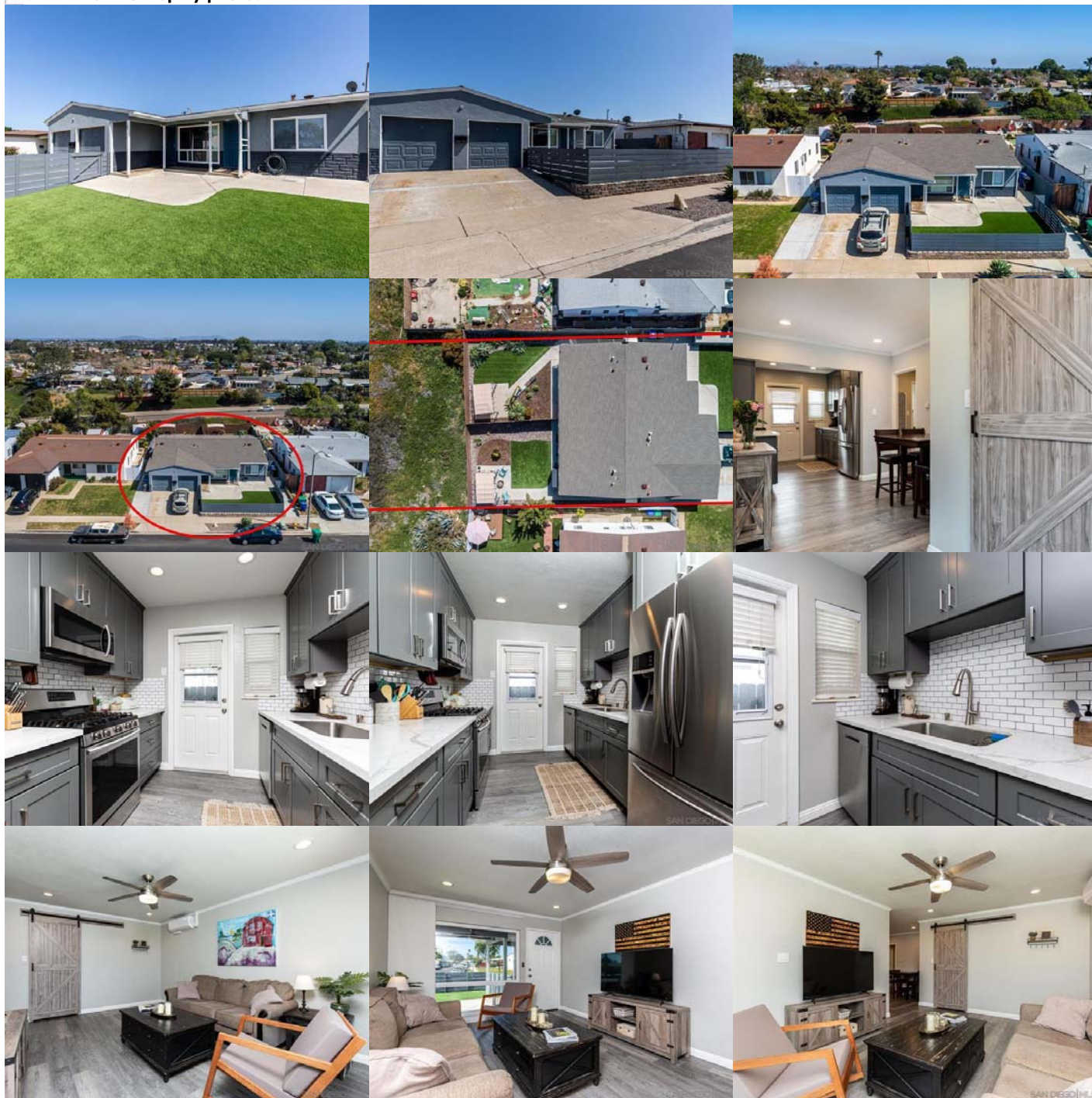
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Mission Viejo, 92691

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Closed •

List / Sold: **\$710,000/\$710,000** ↑

1006 Palm Ave • National City 91950

12 days on the market

3 units • \$236,667/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1925

Listing ID: 220002624SD

CrossStreet: E 10th Ave



Fantastic investment in National City. 3 well maintained units near downtown San Diego, Chula Vista and San Diego Bay. Each tenant has their own individual yard/patio space; plenty of parking available. The lot is spacious and flat--zoned for R4 so opportunity to build more units. This property has been divided into three units and is currently rented for a total of \$3,940 per month. There is one 2 bedrooms, 1 bath unit (~750 sq ft), one 1 Bed, 1 Bath unit (~500 sq ft) and one studio with 1 bathroom (~500 sq ft). Rents are currently below market and there is major upside! Each with their own entrance, kitchen, etc. Detached garage also converted to a studio unit. Permitting status for all work unknown and it is likely not permitted. All three units have wall electric heat and have their own mailbox with USPS. Variance granted 2-4 units - permitted status unknown Exterior: Wood/Stucco Number of Furnished Units: 0

Facts & Features

- Sold On 04/04/2022
- Original List Price of \$620,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Cap Rate: 5
- \$47280 Gross Scheduled Income
- \$33096 Net Operating Income

Interior

- Appliances: Electric Water Heater, 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		
2:		1	1			\$1,395		
3:		1	1			\$1,050		
4:			0					

Of Units With:

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

Additional Information

- 91950 - National City area
- San Diego County
- Parcel # 5572500400

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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: 220002624SD

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Closed •

List / Sold: **\$849,000/\$815,000** ↓

28 E 5th Street • National City 91950

21 days on the market

3 units • \$283,000/unit • sqft • 4,684 sqft lot • No \$/Sqft data • Built in 1939

Listing ID: 220002735SD

CrossStreet: Lantana Drive



3 fabulous units for sale in Opportunity Zone in National City. 2bdr/1bath house w/1 spot in garage and private yard in front + Studio with private yard area and additional 1bdr/1bath w/ 1 spot in garage above garage with private area outside. 3 SDGE meters. 1 water meter. Main house has newer kitchen cabinets and spacious outside area. Let the extra income help your owner occupied buyers. Main home features high ceilings, sunny kitchen, dining room, bay window. Front yard has easy to maintained turf grass. Very central location. Units are all occupied. Total square footage shows 1900+. Washer and Dryer are not owned by Owner according to property manager. Tenant owned and set up. Main house has 2bdr's, 1 bdr and studio share water meter and have ratio utility billing for water. Separate SDGE meter for all units. Stay tuned for more photos in the next few days. Photos are from 2012. ALL INFORMATION DEEMED RELIABLE. BUYER AND BUYERS AGENT MUST VERIFY ACCURACY OF ALL INFORMATION. Photo's from 2012. The property is subject to the rent increase cap of the Tenant Protection Act. The rent increase is limited to 5% + CPI not to exceed 10% per year, which is currently capped at 10%. Buyer to investigate. Stay tuned for more photos in the next few days. Photos are from 2012. Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 1 Unit # for Unit 2: 2 Unit # for Unit 3: 3 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/04/2022
- Original List Price of \$849,000
- 2 Buildings
- Levels: Multi/Split
- Cap Rate: 0
- \$3524 Gross Scheduled Income

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1		\$1,675		\$2,100
2:		0	1	0		\$850		\$1,200
3:		1	1	1		\$1,000		\$1,550
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- 91950 - National City area
- San Diego County
- Parcel # 5562122500

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Re/Max Property Connection

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Closed •

List / Sold:

\$1,599,000/\$1,545,000 ↓

6 days on the market

Listing ID: 220004368SD

2505 2519 Lincoln Ave • San Diego 92104

**3 units • \$533,000/unit • sqft • 4,914 sqft lot • No \$/Sqft data •
Built in 1933**

CrossStreet: El Cajon Blvd



Beautifully appointed, Tri-plex with 3 detached craftsman bungalows. Each bungalow has been renovated with a modern touch while keeping it's 1930's charm. Centrally located in the heart of North Park, one of the hottest markets with its hip vibe, walkability to restaurants and craft breweries, few minutes from downtown, colleges and beaches. Each home has back yard/patio and one home has a detached 1 car garage with 2 bonus rooms attached to the garage. Number of Furnished Units: 0

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$1,599,000
- 1 Buildings
- Levels: One
- Cap Rate: 0
- \$85308 Gross Scheduled Income

Interior

Exterior

- Fencing: Cross Fenced

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947727
- 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			\$2,364		
2:		1	1			\$1,895		
3:		2	1			\$2,850		
4:			0					

Of Units With:

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

Additional Information

- 92104 - North Park area

- San Diego County
- Parcel # 4457010200

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Re/Max Property Connection

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Mission Viejo, 92691

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Closed •

List / Sold:

\$1,395,000/\$1,500,000 ↑

0 days on the market

4042 38th Street (-48) • San Diego 92105

4 units • \$348,750/unit • sqft • 7,000 sqft lot • No \$/Sqft data •

Built in 1943

Listing ID: 220004841SD

on 38th street, 1/2 block north of University Ave. CrossStreet: University Ave.



Great investment opportunity, rarely on the market. All 4 UNITS have been upgraded, one block from North Park (Cherokee Point). This centrally located property comprised of 4 two (2) bedroom, one (1) bath units with onsite laundry and storage, has potential for rent increases. Tenants are all in one-year leases with only one receiving COVID support. Each unit on separate electric meters with separate master electric meter for outside lighting, laundry and security cameras. 54x139 lot with gated alley access provides plenty of parking. Close to eateries, banks, freeways, gas stations and stores. All new cabinets, SS appliances, flooring, AC units (tenant owned), washer/dryer in shared laundry room bringing in \$75 to \$100 per month. Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 4042 Unit # for Unit 2: 4044 Unit # for Unit 3: 4046 Unit # for Unit 4: 4048 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$1,395,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Cap Rate: 4
- \$84000 Gross Scheduled Income
- \$84000 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Security Features: Gated Community

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			\$1,750		\$2,000
2:		2	1			\$1,750		\$2,000
3:		2	1			\$1,750		\$2,000
4:		2	1			\$1,750		\$2,000

Of Units With:

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

- Dishwasher: 0
- Disposal:

- Wall AC:

Additional Information

- 92105 - East San Diego area
- San Diego County
- Parcel # 4474212100

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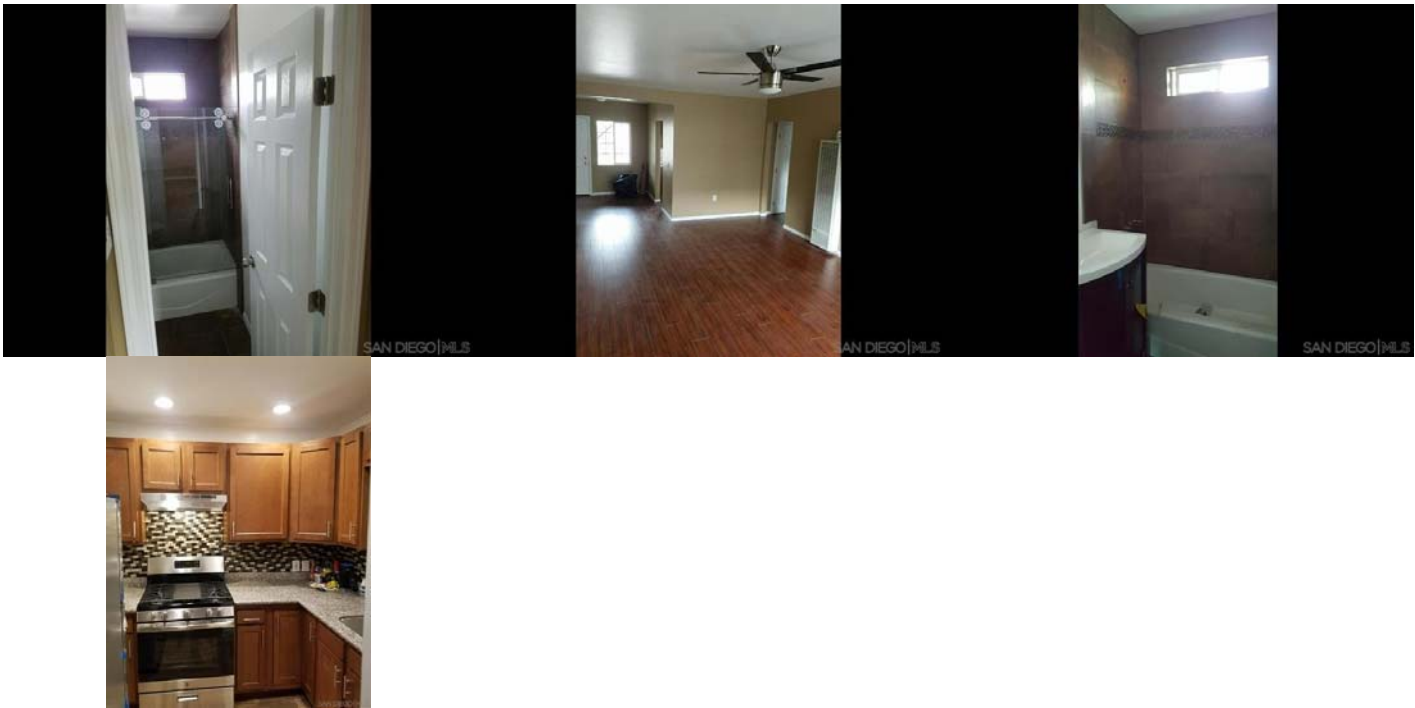
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