

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	230004384SD	S	8130 32	Brock Ct	LEG	91945		2	\$0	0	\$835,000 ↑			1960	5,784/0.13	N		05/05/23	8/8
2	230005777SD	S	1114 16	Qro St	ELC	92021		2	\$60,000	0	\$890,000 ↓			1972	6,963/0.15	N		05/01/23	7/7
3	NDP2301403	S	142 146 W	GLAUCUS STREET	ENCS	92024	STD	3	\$150,120	3	\$2,850,000 ↓	\$1,310.34	2175	1959/ASR	11,827/0.27	N	0	05/01/23	6/6
4	230004405SD	S	6238	University Ave	SD	92115		3	\$74,400	7	\$885,000 ↓			1942	4,839/0.11			05/04/23	33/33

Closed •

List / Sold: **\$795,000/\$835,000** ↑

8130 32 Brock Ct • Lemon Grove 91945

8 days on the market

2 units • **\$397,500/unit** • **sqft** • **5,784 sqft lot** • **No \$/Sqft data** •
Built in 1960

Listing ID: 230004384SD

CrossStreet: Myra St



Great duplex with detached garage at the end of a cul-de-sac on one of the best streets in Lemon Grove. 8130 is currently rented and was completely renovated approximately 5 years ago. The kitchen is beautiful with modern cabinets, quartz counters and stainless steel appliances. The bathroom is equally as nice with modern finishes. There is wood laminate flooring throughout. 8132 has just been remodeled and is beautiful with new cabinets, quartz counters and new flooring throughout. Both units have laundry. There are newer dual pane windows in both units. The roof for the entire building was redone approximately 9 years ago. The front yard is spacious and each unit has it's own garage space. There is an opportunity to add value and build an ADU per the City of Lemon Grove. Great opportunity for an investor or owner/user.

Facts & Features

- Sold On 05/05/2023
- Original List Price of \$795,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0

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	1		\$1,250		\$2,400
2:		2	1	1		\$0		\$2,400
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91945 - Lemon Grove area
- San Diego County
- Parcel # 4804503100

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: **\$899,000/\$890,000** ↓

1114 16 Oro St • El Cajon 92021

7 days on the market

2 units • \$449,500/unit • sqft • 6,963 sqft lot • No \$/Sqft data • Built in 1972

Listing ID: 230005777SD

CrossStreet: Sumner Ave



Wonderful Income Property or Multi Family Living! Check out this well maintained Duplex located in the heart of El Cajon City. 2 separate homes in ONE lot. Front house: 3 bedroom 2 bath, washer and dryer hooks ups, carport, private yard space. Back House: 3 bedroom 1 bath, washer and dryer hook ups, drive-way offers plenty of parking. Close to freeway and public transportation. Don't miss out on this unique opportunity!

Facts & Features

- Sold On 05/01/2023
- Original List Price of \$899,000
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Heating: See Remarks
- 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: 01351819
- 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			\$2,800		
2:		3	1	2		\$0		\$2,200
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92021 - El Cajon area
- San Diego County
- Parcel # 4841022100

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Closed • **Triplex**

\$2,999,999/\$2,850,000 ↓

142 146 W GLAUCUS STREET • Encinitas 92024

6 days on the market

3 units • **\$1,000,000/unit** • **2,175 sqft** • **11,827 sqft lot** • **\$1310.34/sqft** • **Built in 1959**

Listing ID: NDP2301403

I-5, west on Leucadia Blvd, north on Hwy 101, west on W. Glaucus St., property on right.



Extremely unique coastal triplex in the Leucadia enclave of Encinitas just one block to the Pacific Ocean. This very well-maintained single level 3-unit complex west of Coast Highway 101 contains two-bedroom/one-bath units each with a large private patio, two (2) off-street parking spaces per unit, a generous deep lot with large private storage rooms for each unit, a common area yard and laundry facilities. Walking distance to beaches, dining, shops, and more. The lot size is 11,827 square feet with mature, well-designed landscaping throughout. Units are separately metered for gas & electric. Perfect setting to live in one and rent others for additional income, possibly check with city of Encinitas for an additional accessory unit?

Facts & Features

- Sold On 05/01/2023
- Original List Price of \$3,100,000
- 3 Buildings
- 6 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$0
- Laundry: Community
- Cap Rate: 3.34
- \$150120 Gross Scheduled Income
- \$100266 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Appliances: Dishwasher, Free-Standing Range, Disposal, Gas & Electric Range, Microwave, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), High Ceilings

Exterior

- Lot Features: Back Yard, Landscaped, Lawn, Sprinklers Timer, Treed Lot, Yard
- Fencing: Wood

Annual Expenses

- Total Operating Expense: \$35,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01493608
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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		\$4,250	\$4,250	\$4,250
2:		2	1	0		\$3,995	\$3,995	\$3,995
3:		2	1	0		\$4,250	\$4,250	\$4,250

Of Units With:

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

- Carpet:
- Dishwasher: 1
- Disposal: 3

- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale

- 92024 - Encinitas area
- San Diego County
- Parcel # 2542420800

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Re/Max Property Connection

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Mission Viejo, 92691

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Closed •

List / Sold: **\$900,000/\$885,000** ↓

6238 University Ave • San Diego 92115

33 days on the market

3 units • **\$300,000/unit** • **sqft** • **4,839 sqft lot** • **No \$/Sqft data** •
Built in 1942

Listing ID: 230004405SD

DO NOT DISTURB OCCUPANTS CrossStreet: **Bonillo Dr**



Incredible investment opportunity on this Triplex in the heart of Rolando! The upstairs unit is a 2/1 with a balcony and a view and is perfect for an owner or could rent for \$2000 to \$2200/m! The front unit is a 3/1; which has been totally redone with new windows, lighting and floors, new kitchen with quartz counters, white shaker cabinets and SS appliances; and currently rents for \$2200/m (Mo to Mo). The rear downstairs unit is a 1/1 and currently rents for \$1800/m (Mo to Mo). This property has tons of potential!

Facts & Features

- Sold On 05/04/2023
- Original List Price of \$950,000
- 1 Buildings
- Levels: Two
- Heating: Electric
- Cap Rate: 7.18
- \$74400 Gross Scheduled Income
- \$64600 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02076481
- 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	0		\$2,200		\$2,500
2:	1	1	1	0		\$1,800		\$1,800
3:	2	2	1	0		\$0		\$2,200
4:			0					

Of Units With:

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

Additional Information

- 92115 - San Diego area

- San Diego County
- Parcel # 4731622200

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CUSTOMER FULL: Residential Income LISTING ID: 230004405SD

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