

## 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	<a href="#">210003388</a>	S	1636 <a href="#">C Ave</a>	NAC	91950		2	\$0	0	\$562,500			1950	5,790/0.13		04/07/21	<a href="#">0/0</a>
2	<a href="#">PTP2101310</a>	S	9056 <a href="#">Meghan CT</a>	SPV	91977	STD	2	\$48,600	7	\$695,000	\$315.91	2200	1983	9,719/0.22	0	04/07/21	<a href="#">7/7</a>
3	<a href="#">210001117</a>	S	2475 <a href="#">Tuttle</a>	CAR	92008		2	\$5,755	0	\$1,560,000			1953			04/06/21	<a href="#">44/44</a>
4	<a href="#">200050949</a>	S	527 <a href="#">Rosemont Street</a>	LAJ	92037		2	\$28,500	0	\$1,700,000			1949	6,243		04/06/21	<a href="#">104/104</a>
5	<a href="#">210001612</a>	S	822 <a href="#">Quail St</a>	SD	92102		2	\$35,400	4	\$575,000			1960			04/05/21	<a href="#">27/27</a>
6	<a href="#">210009137</a>	S	3875 <a href="#">Chamoune Ave</a>	SD	92105		2	\$0	0	\$610,000			1941	6,689/0.1536		04/08/21	<a href="#">0/0</a>
7	<a href="#">210004271</a>	S	3128 <a href="#">Fairmount Ave</a>	SD	92105		2	\$41,771	4	\$680,000			1925	4,829/0.11		04/07/21	<a href="#">5/5</a>
8	<a href="#">210005021</a>	S	4346 <a href="#">Temecula St</a>	SD	92107		2	\$92,100	5	\$1,150,000			1955	3,127/0.07		04/06/21	<a href="#">8/96</a>
9	<a href="#">200050780</a>	S	1812 <a href="#">Diamond St.</a>	SD	92109		2	\$150,000	0	\$2,100,000			1995			04/09/21	<a href="#">118/118</a>
10	<a href="#">PTP2001885</a>	S	3114 <a href="#">National AVE</a>	SD	92113	STD	2	\$13,200	3	\$410,000	\$341.10	1202	1925	3,645/0.08	0	04/07/21	<a href="#">99/99</a>
11	<a href="#">210006615</a>	S	1235 S <a href="#">Juniper St</a>	ESC	92025		3	\$38,400	8	\$830,000			1953	8,712/0.17		04/09/21	<a href="#">1/1</a>
12	<a href="#">210002476</a>	S	4133 <a href="#">Van Dyke Ave</a>	SD	92105		3	\$12,000	2	\$650,000			1950	7,091/0.16		04/07/21	<a href="#">11/11</a>
13	<a href="#">PTP2101495</a>	S	110 E <a href="#">5th Ave.</a>	NAC	91950	STD	4	\$57,780	5	\$635,000	\$285.52	2224	1953	5,723/0.13	0	04/06/21	<a href="#">5/5</a>
14	<a href="#">210006528</a>	S	1718 <a href="#">Hornblend Street</a>	SD	92109		4	\$117,780	3	\$2,100,000			1901	6,236		04/08/21	<a href="#">8/8</a>
15	<a href="#">NDP2000802</a>	S	100 202 <a href="#">Oceanside BLVD BLVD</a>	OCE	92054	STD	16	\$278,400	3	\$6,425,000	\$601.70	10678	1970	14,751/0.33	18	04/08/21	<a href="#">41/41</a>

**Closed** •

List / Sold: **\$580,000/\$562,500** ↓

**1636 C Ave • National City 91950**

**0 days on the market**

**2 units • \$290,000/unit • sqft • 5,790 sqft lot • No \$/Sqft data •**

**Listing ID: 210003388**

**Built in 1950**

**CrossStreet: E 16th St**



Perfect investment opportunity. Front unit 1636 tenants are MTM. 1638 has a new roof and tenants move out 1/31. Both units feature: metal security doors, wall heaters, carpet, vinyl, tile, fully equipped kitchens with sinks, counter tops, cabinets, stoves, fan hoods, and refrigerators. Both units have individual laundry. The tenants pay gas & electric. Owner pays water, sewer, and trash (water/sewer avg. \$200/monthly & trash \$100/monthly) Exterior: Wood/Stucco Other Fees: 0 Unit # for Unit 1: 1636 Unit # for Unit 2: 1638 Number of Furnished Units: 0

### Facts & Features

- Sold On 04/07/2021
- Original List Price of \$580,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0

### Interior

### Exterior

- Fencing: Partial

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02009983
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	1			\$1,795		
2:		2	1			\$0		
3:			0					
4:			0					

### # Of Units With:

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

### Additional Information

- 91950 - National City area

- San Diego County
- Parcel # 5601610700

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**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:** 210003388

Printed: 04/11/2021 7:50:36 PM

**Closed** • Duplex

List / Sold: **\$697,600/\$695,000** ↓

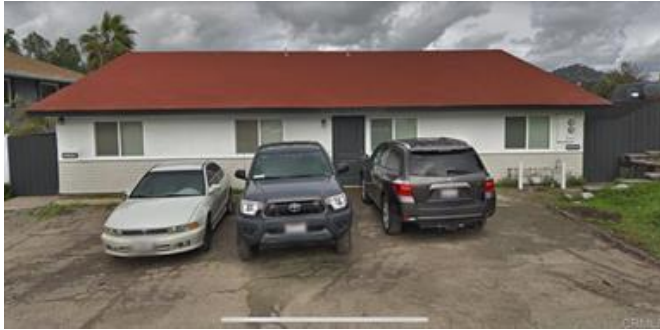
**9056 Meghan Ct • Spring Valley 91977**

**7 days on the market**

**2 units • \$348,800/unit • 2,200 sqft • 9,719 sqft lot • \$315.91/sqft • Built in 1983**

**Listing ID: PTP2101310**

**Take Bancroft Dr. to Meghan Ct.**



Don't miss this opportunity!! This one will not last long. Great rental income with highly desirable unit mix. Long term tenants in place that would like to stay, providing instance income. Large lot with off street parking. Each unit boasts their own backyard with laundry hookups for both units. Recent upgrades include kitchen and bath remodel, as well as backyard fencing and pavers. Each unit is separately metered for gas and electric with tenants paying all utilities with the exception of water. Great income with low maintenance landscape. Great location, freeway convenience, high walkability and 30 year fixed financing. Please do not disturb tenants, drive by only. Preview and Inspection will be coordinated upon accepted offer.

### Facts & Features

- Sold On 04/07/2021
- Original List Price of \$697,600
- 1 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Outside, Washer Hookup
- Cap Rate: 6.5
- \$48600 Gross Scheduled Income
- \$45684 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Wood
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$8,162
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,350
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	1	0		\$1,950	\$2,000	\$1,950
2:		3	1	0		\$2,100	\$2,150	\$2,100

### # Of Units With:

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

## Additional Information

- Standard sale
- Rent Controlled


- 91977 - Spring Valley area
- San Diego County
- Parcel # 5041131000

## Michael Lembeck

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PTP2101310

Printed: 04/11/2021 7:50:37 PM

**Closed** •

List / Sold:

**\$1,649,000/\$1,560,000** ↓

**2475 Tuttle** • Carlsbad 92008

**44 days on the market**

**2 units** • **\$824,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •  
**Built in 1953**

**Listing ID: 210001117**

**Off of I-5 West on Las Flores, Left on Tuttle CrossStreet: Las Flores & Jefferson**



Variance granted Detached. PRICE REDUCTION! Great investment opportunity in highly sought after neighborhood in Carlsbad! VRBO and AirBnB opportunity as well! This is not an investor flip, seller recently invested over \$200K in high end renovations, including new roof, pool has new plaster, new tile and new equipment and so much more! Incredible location, West of I-5, within walking distance to Carlsbad beaches, lagoon and Village for great shopping, restaurants and cafes! Please review supplement. Seller previously had a studio in backyard next to pool area that still has sewer line, water and electrical. Great added value when adding ADU! Other Fees: 0 Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL

### Facts & Features

- Sold On 04/06/2021
- Original List Price of \$1,749,000
- 2 Buildings
- Levels: One
- Cap Rate: 0
- \$5755 Gross Scheduled Income
- \$69062 Net Operating Income

### 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	2	2		\$0		\$4,000
2:		2	2			\$0		\$3,250
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

- 92008 - Carlsbad area
- San Diego County
- Parcel # 1551603800

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**Michael Lembeck**

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Mission Viejo, 92691

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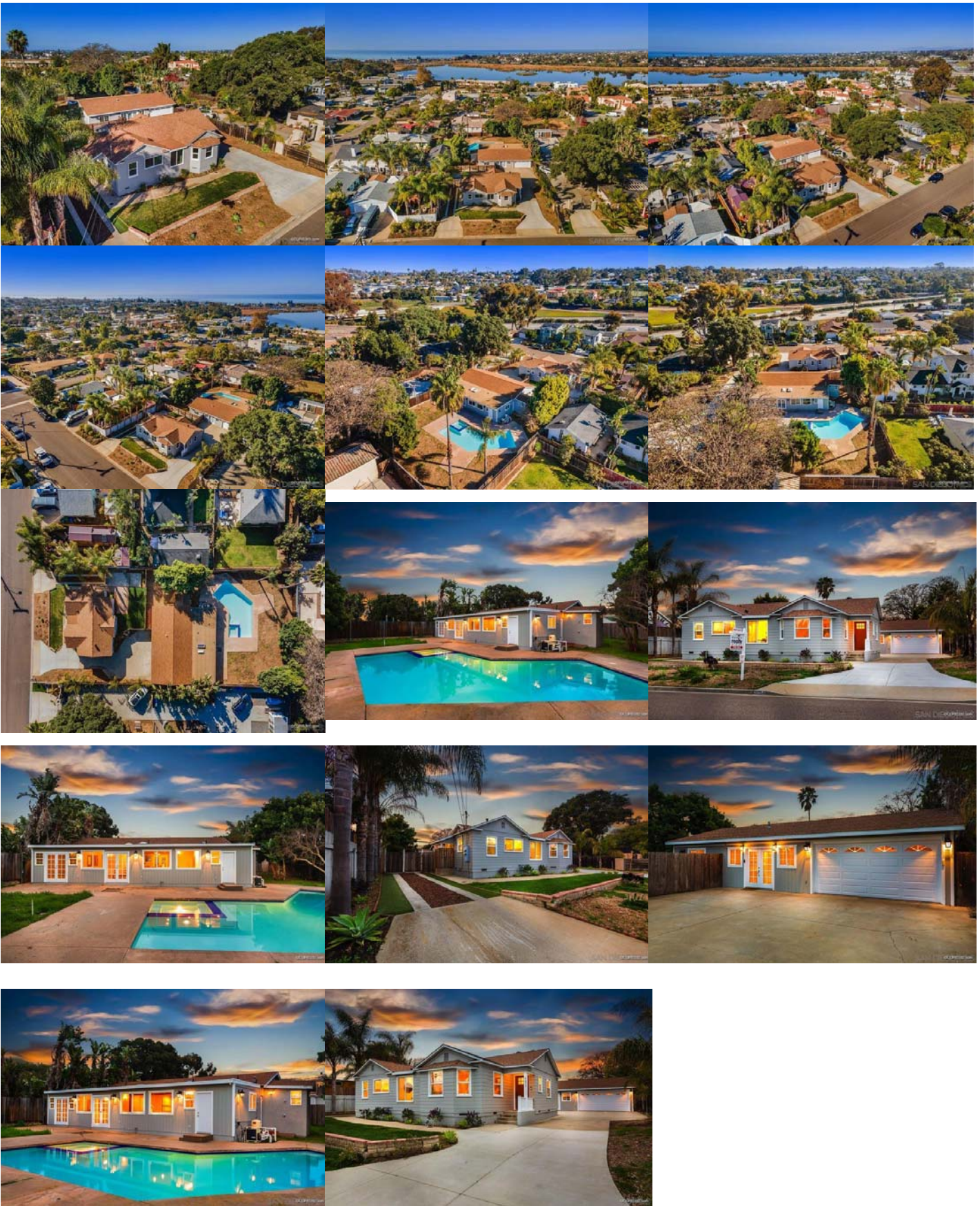














Closed •

List / Sold:

**\$1,799,000/\$1,700,000** ↓

104 days on the market

Listing ID: 200050949

**527 Rosemont Street • La Jolla 92037**

**2 units • \$899,500/unit • sqft • No lot size data • No \$/Sqft data •**  
**Built in 1949**

**On south side of Rosemont Street east of La Jolla Blvd and east of Tyrian Street. CrossStreet: Tyrian Street**



Classic La Jolla duplex on quiet street near the Bike Path in Upper WindanSea neighborhood. 527 unit is 2 BR 1 BA, 529 unit 1 BR 1 BA. Total livable area per assessor's records is 1527 sq ft. Each unit has a 1-car detached garage with laundry hook ups. 6243 sq ft lot is zoned for 2 units. Great opportunity to update and renovate or build new. Nice backyard adjacent to 527 unit. Please do not disturb Tenant in 527 unit. Property held in a Family Trust who has a local property manager. BTVSFB4OE. Exterior: Wood/Stucco Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 527 Unit # for Unit 2: 529 Number of Furnished Units: 0 Topography: LL

### Facts & Features

- Sold On 04/06/2021
- Original List Price of \$1,995,000
- 1 Buildings
- Levels: One
- Heating: Electric, Natural Gas
- Cap Rate: 0
- \$28500 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	1		\$2,375		
2:		1	1	1		\$0		
3:			0					
4:			0					

#### # Of Units With:

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

## Additional Information

- 92037 - La Jolla area
- San Diego County
- Parcel # 3514931100

### Michael Lembeck

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26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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**Closed** •

List / Sold: **\$594,900/\$575,000** ↓

**822 Quail St** • San Diego 92102

**27 days on the market**

**2 units** • **\$297,450/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •  
**Built in 1960**

**Listing ID: 210001612**

**CrossStreet: Market St**



Recently renovated 2BR/1BA and 1BR/1BA homes that are well located in a quiet, residential neighborhood of the 92102 zip code. Tenants pay individually metered gas and electric bills helping to keep the operating expenses low. Recent improvements include a new roof, windows, remodeled kitchen and bathrooms as well as plumbing and electrical upgrades. The large 6,000SF lot provides ample area to add an ADU to the site. Excellent opportunity for the homebuyer or investor! Exterior: Wood/Stucco Other Fees: 0 Unit # for Unit 1: 822 Unit # for Unit 2: 822 1/2 Number of Furnished Units: 0

### Facts & Features

- Sold On 04/05/2021
- Original List Price of \$595,000
- 1 Buildings
- Levels: One
- Cap Rate: 4.2
- \$35400 Gross Scheduled Income
- \$24782 Net Operating Income

### Interior

### Exterior

- Fencing: Partial

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01966140
- 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			\$1,675		\$1,795
2:		1	1			\$1,275		\$1,395
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

- 92102 - San Diego area
- San Diego County



• Parcel # 5416321500

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**Michael Lembeck**

State License #: 01019397

Cell Phone: 714-742-3700


**Re/Max Property Connection**

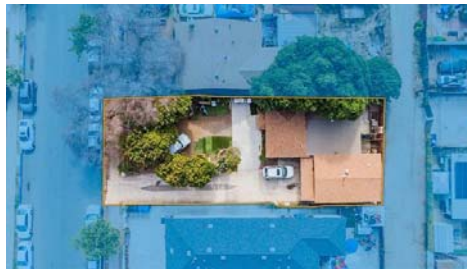
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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**Closed** •

List / Sold: **\$610,000/\$610,000**

**3875 Chamouné Ave** • San Diego 92105

**0 days on the market**

**2 units** • **\$305,000/unit** • **sqft** • **6,689 sqft lot** • **No \$/Sqft data** •  
**Built in 1941**

**Listing ID: 210009137**

**CrossStreet: University Ave**



Home had some work needed. Home sold prior to inputing into MLS. Other Fees: 0 Number of Furnished Units: 0

### Facts & Features

- Sold On 04/08/2021
- Original List Price of \$610,000
- 1 Buildings
- Levels: One
- Cap Rate: 0

### Interior

### Exterior

- Fencing: Partial

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01932411
- 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

- 92105 - East San Diego area
- San Diego County
- Parcel # 4715810200

**Michael Lembeck**

**Re/Max Property Connection**

State License #: 01019397  
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State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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**Closed** •

List / Sold: **\$679,900/\$680,000** ↑

**3128 Fairmount Ave** • San Diego 92105

**5 days on the market**

**2 units** • **\$339,950/unit** • **sqft** • **4,829 sqft lot** • **No \$/Sqft data** •  
**Built in 1925**

**Listing ID: 210004271**

**Google or Text LA CrossStreet: Manzanita Pl**



Remodeled duplex in the heart of City Heights. Great rental property, fully leased, two separate homes with private use yards. ADD AN ADU AND MAKE THIS A LEGAL 3 UNIT!!! Completely renovated in 2018 the homes feature new kitchen, bathrooms, flooring, doors, and much more. Front unit has owned and paid off solar panels. Both units have covered patios on the rear. Back unit has access to a detached 1-car garage. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 3128 Unit # for Unit 2: 3128 1/2 Number of Furnished Units: 0 Topography: LL

### Facts & Features

- Sold On 04/07/2021
- Original List Price of \$679,900
- 2 Buildings
- Levels: One
- Cooling: See Remarks, Wall/Window Unit(s)
- Heating: Electric
- Cap Rate: 4
- \$41771 Gross Scheduled Income
- \$27156 Net Operating Income

### Interior

- Appliances: Gas Water Heater

### Exterior

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01316187
- 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		\$2,195		\$2,250
2:		0	1	1		\$1,495		\$1,595
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

- 92105 - East San Diego area
- San Diego County
- Parcel # 4761920900

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**Michael Lembeck**

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26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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**Closed** •

List / Sold: **\$1,200,000/\$1,150,000**

**4346 Temecula St • San Diego 92107**

**8 days on the market**

**2 units • \$600,000/unit • sqft • 3,127 sqft lot • No \$/Sqft data •  
Built in 1955**

**Listing ID: 210005021**

**Nimiz left on West Point Loma right on Temecula CrossStreet: West Point Loma**



CASH FLOWING INVESTMENT DUPLEX JUST BLOCKS TO THE OCEAN! Owners attention to detail shows with this totally remodeled duplex. Updated electrical, plumbing, kitchen w/ quartz counters, stainless appliances, gas stoves, A/C & Heat, Luxury vinyl flooring, updated baths & inside laundry. Front unit is 2/1 bath with one parking spot, back unit is 3Bed /2Ba w/2 parking spots & yard area. Located near easy on off access to freeways and shopping. This upscale duplex fits the active Beach lifestyle. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 4346 Unit # for Unit 2: 4348 Number of Furnished Units: 2 Topography: LL

### Facts & Features

- Sold On 04/06/2021
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s), Zoned
- Heating: Electric, Zoned, Combination
- Cap Rate: 5.4
- \$92100 Gross Scheduled Income
- \$60234 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	0		\$3,100		
2:		3	2	0		\$4,500		
3:			0					
4:			0					

### # Of Units With:

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



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## Additional Information

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4498672100

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### Michael Lembeck

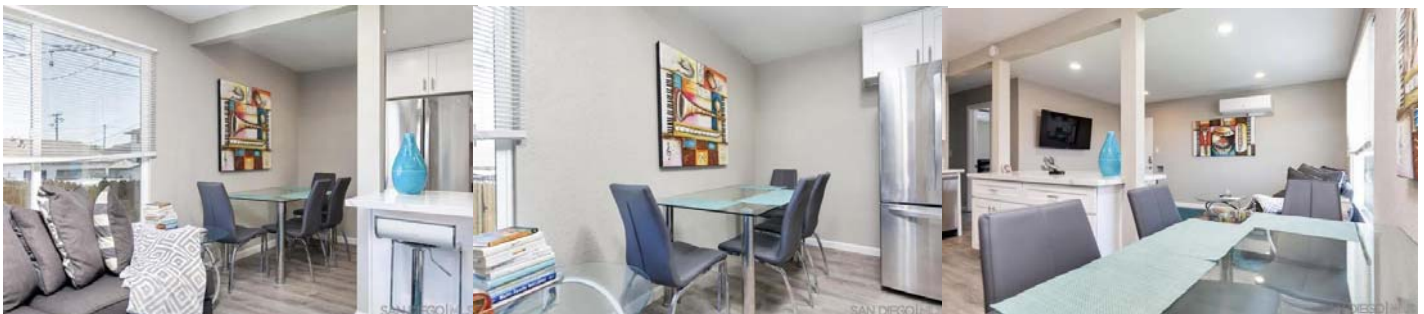
State License #: 01019397  
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26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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Closed •

List / Sold:

**\$2,199,000/\$2,100,000** ↓

118 days on the market

Listing ID: 200050780

**1812 Diamond St.** • San Diego 92109

2 units • \$1,099,500/unit • sqft • No lot size data • No \$/Sqft data •  
Built in 1995

CrossStreet: Jewell St.



PRIME BEACH RENTAL AND BEACH RESIDENTIAL! Two-on-one incredible luxury duplex property located in Pacific Beach. Fully-furnished houses consist of a 4BR/2BA front home features seating area and sleeps 10 guests and a rear 5BR/3BA home features with an amazing rooftop patio and accommodates up to 13 guests. Roof-top deck with views & private patios offer great outdoor space. Walk to shopping center, restaurants, and blocks to the beach. Both units have in-unit laundry, modern finishes, and garages. Other Fees: 0 Unit # for Unit 1: 1812 Unit # for Unit 2: 1814 Number of Furnished Units: 2

### Facts & Features

- Sold On 04/09/2021
- Original List Price of \$2,199,000
- 2 Buildings
- Levels: Three Or More
- Cooling: Central Air
- Cap Rate: 0
- \$150000 Gross Scheduled Income
- \$96403 Net Operating Income

### Interior

### Exterior

- Security Features: Closed Circuit Camera(s)
- Fencing: Cross Fenced

### 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			\$5,000		
2:		5	3			\$7,500		
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

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4164422000

---


**Michael Lembeck**

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**Re/Max Property Connection**

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

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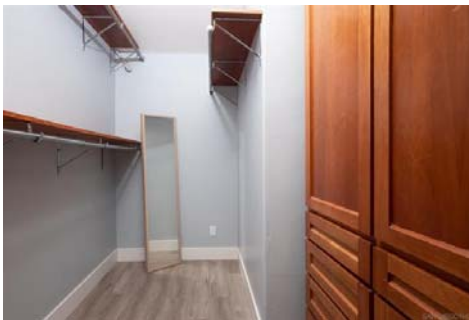
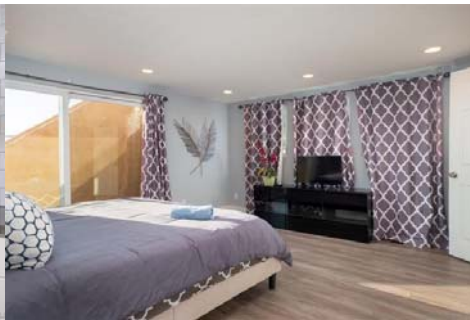
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CUSTOMER FULL: Residential Income LISTING ID: 200050780

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**Closed** • Duplex

List / Sold: **\$450,000/\$410,000** ↓

**3114 National Ave** • San Diego 92113

**99 days on the market**

**2 units** • **\$225,000/unit** • **1,202 sqft** • **3,645 sqft lot** • **\$341.10/sqft** •  
**Built in 1925**

**Listing ID: PTP2001885**

**2 parcels from corner of 30th and National Ave. Mapquest**



OPPORTUNITY ZONE!!! REHAB Residential or Commercial RE-Development. Zoned CN-1-3, Commercial/Office/Mixed Use. Current use residential. This parcel is just a few short miles from Downtown San Diego, in Logan Heights, near the I-5 and I-15. Take advantage of the Opportunity Zone tax incentives, in an already up and coming neighborhood. There are currently 2 residential units on the properties. The different strategies with the properties include: rehab of the current structures, tear down the current and build new residential structures, or re-develop the land and take advantage of the commercial zoning, CN-1-3, with Commercial (Office, Retail, or Mixed-use) re-development.

### Facts & Features

- Sold On 04/07/2021
- Original List Price of \$490,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: See Remarks
- Cap Rate: 2.5
- \$13200 Gross Scheduled Income
- \$12000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00452898
- Gardener:
- Licenses:
- Insurance: \$55
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$45
- Other Expense:
- Other Expense Description:

### Unit Details

#### # 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
- Rent Controlled
- 92113 - Logan Heights area
- San Diego County
- Parcel # 5500421900




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**CUSTOMER FULL:** Residential Income **LISTING ID:** PTP2001885

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**Closed** •

List / Sold: **\$790,000/\$830,000** ↑

**1235 S Juniper St • Escondido 92025**

**1 days on the market**

**3 units • \$263,333/unit • sqft • 8,712 sqft lot • No \$/Sqft data •  
Built in 1953**

**Listing ID: 210006615**

**Corner of Juniper & 13th ave. CrossStreet: Juniper**



Location! Location! Location! 3 units with garages. Two 1-car garage and One ext lg 1-car garage plus an storage. 2 units are 1br/1ba and main unit is 3br/1ba which was recently remodeled, newer everything. Newer windows for all, stucco and facia and much more. Plenty of parking spaces in area between garages and main unit which can be used for many other things. Lots of potential here. Two units are rented and big unit is owner occupied. Owners are looking for a property and they like to have an option to rent back a Min of 4 months and Max of 12 months at \$1500 a month. All tenants are long term tenant. Other Fees: 0 Unit # for Unit 3: Owner Unit # for Unit 4: Garage Number of Furnished Units: 0

### Facts & Features

- Sold On 04/09/2021
- Original List Price of \$790,000
- 1 Buildings
- Levels: One
- Cooling: See Remarks
- Heating: Natural Gas, See Remarks
- Cap Rate: 8
- \$38400 Gross Scheduled Income
- \$59000 Net Operating Income

### Interior

### Exterior

- Security Features: Window Bars
- 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	1		\$1,300		\$1,500
2:		1	1	0		\$1,100		\$1,300
3:		3	1	0		\$0		\$1,950
4:		0	1	0		\$800		\$800

### # Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 2
- Disposal:
- Drapes:
- Patio: 0
- Ranges: 4
- Refrigerator: 4
- Wall AC:

### Additional Information



- 92025 - Escondido area
- San Diego County
- Parcel # 2335912800

---

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210006615

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**Closed** •

List / Sold: **\$725,000/\$650,000** ↓

**4133 Van Dyke Ave** • San Diego 92105

**11 days on the market**

**3 units** • **\$241,667/unit** • **sqft** • **7,091 sqft lot** • **No \$/Sqft data** •  
**Built in 1950**

**Listing ID: 210002476**

**mapquest - google maps CrossStreet: Orange**



Fantastic opportunity for equity! 3 fixer units in up & coming mid town! 4137 is a 2BR-1BA, 4135 is a 1BR-1BA, 4133 is 1BR-1BA. Rough around the edges, but potential galore. This is one of those mid-city bungalow style properties that will rent for big \$\$\$\$ when fixed up. large garage on property will bring extra rent, and parking is available off street. Live in any unit, and let the others pay the mortgage. These units need work - roofs, interiors, exteriors, electrical, plumbing! Do not enter property! Fixer upper with potential galore! Needs work in all areas, but will be a cute complex when completed with small yards & parking. Exterior: Wood/Stucco Other Fees: 0 Unit # for Unit 1: 4137 Unit # for Unit 2: 4135 Unit # for Unit 3: 4133 Number of Furnished Units: 0

### Facts & Features

- Sold On 04/07/2021
- Original List Price of \$725,000
- 4 Buildings
- Levels: One
- Cap Rate: 1.6
- \$12000 Gross Scheduled Income
- \$12000 Net Operating Income

### Interior

- Appliances: Gas Water Heater

### Exterior

- Fencing: Partial

### Annual Expenses

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

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	2		\$1,000		\$2,000
2:		1	1			\$0		\$1,400
3:		1	1			\$0		\$1,400
4:			0					

### # Of Units With:

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

### Additional Information

- 92105 - East San Diego area
- San Diego County
- Parcel # 4713611000

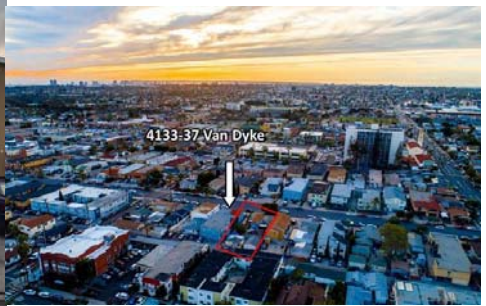
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Mission Viejo, 92691

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**Closed** • [Quadruplex](#)

List / Sold: **\$795,000/\$635,000** ↓

**110 E 5th Ave.** • National City 91950

**5 days on the market**

**4 units** • **\$198,750/unit** • **2,224 sqft** • **5,723 sqft lot** • **\$285.52/sqft** •  
**Built in 1953**

**Listing ID: PTP2101495**

**National City Blvd. to 5th Ave.**



Great investment opportunity. 1 studio, 1 2 bed 1 bath, 2 1 bed 1 bath 4 units conveniently located near shops, restaurants and freeways. Needs some work.

### Facts & Features

- Sold On 04/06/2021
- Original List Price of \$795,000
- 4 Buildings
- 0 Total parking spaces
- Cap Rate: 4.56
- \$57780 Gross Scheduled Income
- \$36287 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

### Interior

### Exterior

- Lot Features: Paved

### Annual Expenses

- Total Operating Expense: \$21,492
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management: 5778
- Water/Sewer: \$1,410
- Other Expense: \$5,778
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0		\$850	\$850	\$1,150
2:		2	1	0		\$1,625	\$1,625	\$1,875
3:		1	1	0		\$1,220	\$1,220	\$1,500

### # Of Units With:

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

### Additional Information

- Standard sale
- 91950 - National City area
- San Diego County
- Parcel # 5562121200

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Mission Viejo, 92691

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Closed •

List / Sold: **\$2,100,000/\$2,100,000**

**1718 Hornblend Street • San Diego 92109**

**8 days on the market**

**4 units • \$525,000/unit • sqft • No lot size data • No \$/Sqft data •**  
**Built in 1901**

**Listing ID: 210006528**

**CrossStreet: Jewell**



The Hornblend Street Homes is a well-maintained community located in the highly desirable Pacific Beach sub-market of San Diego, California. The spacious 3 Bed / 2Bath + Bonus Room home in the front of the property was built in the early 1900's. The rear structure was constructed in 1975 and consists of two 2 Bed/2.5 Bath townhome units and one 2 bed/1 bath flat. The subject property has been well cared for over the years but an opportunity exists to remodel/modernize the property to maximize the income. There are three single garages, four on site surface spots, and onsite laundry facilities with leased equipment. All units come with their own private patio, balcony or yard. The property is walking distance to the vibrant Garnet Avenue Business District including major retailers such as Vons, Trader Joe's, CVS, Starbucks and various local restaurants. Other Fees: 0 Unit # for Unit 1: 1718 Unit # for Unit 2: 1720 Unit # for Unit 3: 1722 Unit # for Unit 4: 1724 Number of Furnished Units: 0

### Facts & Features

- Sold On 04/08/2021
- Original List Price of \$2,100,000
- 2 Buildings
- Levels: Two
- Cap Rate: 3.48
- \$117780 Gross Scheduled Income
- \$73063 Net Operating Income

### Interior

### Exterior

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01911967
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2			\$3,495		\$3,600
2:		2	3	1		\$2,195		\$2,800
3:		2	3	1		\$2,275		\$2,800
4:		2	1	1		\$1,850		\$2,300

### # Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 3
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 4
- Refrigerator: 4
- Wall AC:



## Additional Information


- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4240211900

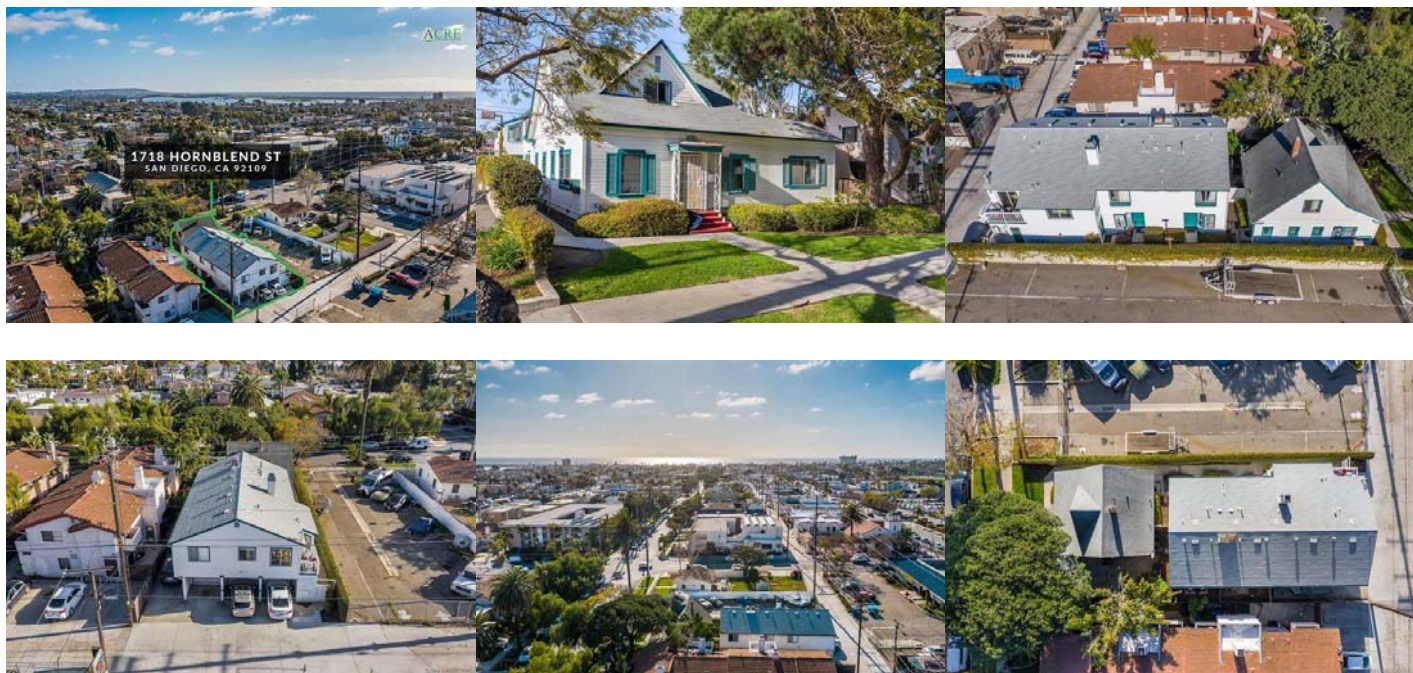
### Michael Lembeck

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### Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 210006528

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**Closed •**

List / Sold:

**\$6,500,000/\$6,425,000 ↓**

**41 days on the market**

**Listing ID: NDP2000802**

**100 202 Oceanside Blvd BLVD • Oceanside 92054**

**16 units • \$406,250/unit • 10,678 sqft • 14,751 sqft lot • \$601.70/sqft •  
Built in 1970**

**100-110 Oceanside Blvd is on the corner of Pacific St and 202 Oceanside Blvd is located directly behind on the corner of Tait St.**



**\*\*3 SEPARATE PARCELS\*\* \*\*15 UNITS & 1 House\*\*.** 100 Oceanside Blvd is a beautiful two-story Ocean view corner lot house sitting directly in front of and adjacent to 110 Oceanside Blvd, an apartment complex featuring SIX units. All units have clear ocean views and access to private staircase leading directly to Pacific St, allowing for remarkably close beach access. **\*\*202 OCEANSIDE BLVD\*\*** is located directly behind 110 Oceanside Blvd on the opposite side of Tait St. 202 features an additional **\*\*9 UNITS\*\*** with many of them featuring ocean views. In Total, there are three separate lots, and **\*\*3 INDIVIDUAL APN NUMBERS\*\*** 152-074-07, 152-074-08, 152-073-09 Spectacular investment opportunity.

### Facts & Features

- Sold On 04/08/2021
- Original List Price of \$6,500,000
- 6 Buildings
- Levels: Three Or More
- 18 Total parking spaces
- Cooling: Wall/Window Unit(s), Whole House Fan
- Heating: Forced Air, Wall Furnace
- Laundry: Common Area, Community, Dryer Included, Gas & Electric Dryer Hookup, Individual Room, Inside, Washer Included
- Cap Rate: 3
- \$278400 Gross Scheduled Income
- \$193980 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 2 water meters available

### Interior

- Rooms: Bonus Room, Exercise Room, Family Room, Foyer, Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom, Office, Two Masters, Walk-In Closet, Walk-In Pantry
- Floor: Laminate, Carpet, Concrete, Tile
- Appliances: 6 Burner Stove, Dishwasher, Gas Cooktop, Ice Maker, Refrigerator, Trash Compactor, Water Purifier
- Other Interior Features: Balcony, Ceiling Fan(s), Open Floorplan, Pantry, Partially Furnished, Phone System, Storage, Unfinished Walls, Unfurnished, Wired for Data

### Exterior

- Lot Features: 16-20 Units/Acre
- Waterfront Features: Beach Access, Ocean Access, Across the Road from Lake/Ocean, Beach Front, Navigable Water, Ocean Front, Ocean Side of Freeway, Ocean Side Of Highway 1
- Security Features: Carbon Monoxide Detector(s)
- Fencing: Partial
- Sewer: Public Sewer
- Other Exterior Features: Barbecue Private, Pier

### Annual Expenses

- Total Operating Expense: \$97,440
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$10,824
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$4,520
- Workman's Comp:
- Professional Management: 18096
- Water/Sewer: \$10,672
- Other Expense:
- Other Expense Description:



## Unit Details

### # Of Units With:

- Separate Electric: 12
- Gas Meters: 12
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 4
- Ranges:
- Refrigerator: 16
- Wall AC:

## Additional Information

- Standard sale
- 92054 - Oceanside area
- San Diego County
- Parcel # 1520740800

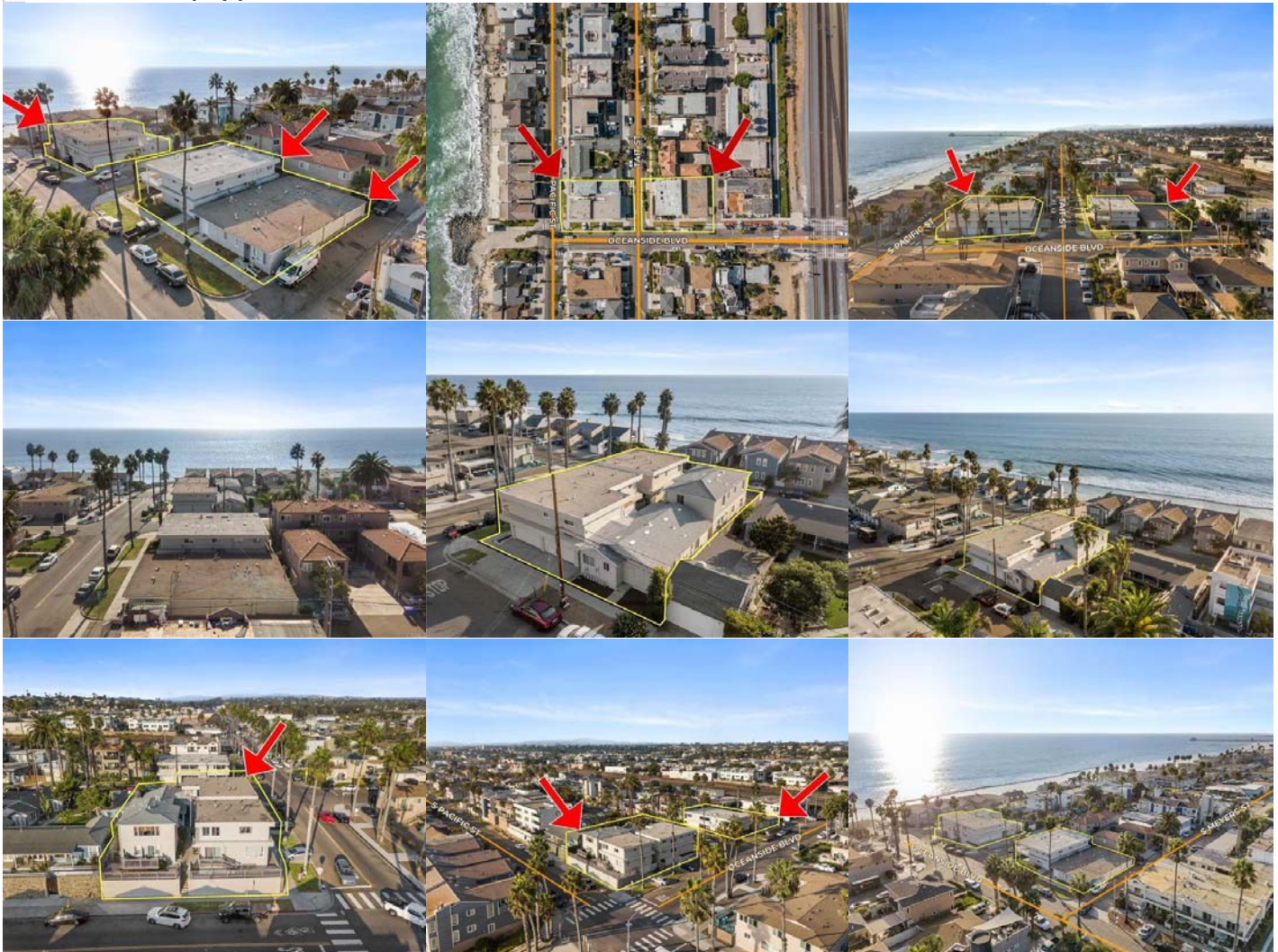
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