

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	230002937SD	S	2233 35 W	Victoria Dr	ALP	91901		2	\$61,200	6	\$965,000	↓		1957	12,316/0.28	N		04/12/23	39/39	
2	230003325SD	S	1638	Sutter St	SD	92103		2	\$0	0	\$2,081,764	↓		1952	20,764/0.47	N		04/10/23	14/14	
3	NDP2301789	S	4461 63	42Nd St	SD	92116	TPAP	2	\$0	0	\$1,265,790	↑	\$692.07	1829	1927/ASR	5,825/0.13	N	3	04/10/23	10/149
4	230004418SD	S	4216 18	Bannock Ave	SD	92117		2	\$0	0	\$1,050,000	↑		1954	5,963/0.13			04/12/23	13/13	
5	230002767SD	S	3536 40	Georgia St	SD	92103		4	\$114,924	2	\$2,300,000	↓		1926	7,931/0.18			04/13/23	32/32	
6	PTP2300824	S	3965	Logan AVE	SD	92113	STD	4	\$10,000	0	\$1,675,000	↓	\$486.92	3440	1986	6,052/0.13	N	4	04/10/23	12/12

Closed •

List / Sold: **\$999,000/\$965,000** ↓

2233 35 W Victoria Dr • Alpine 91901

39 days on the market

2 units • \$499,500/unit • sqft • 12,316 sqft lot • No \$/Sqft data •
Built in 1957

Listing ID: 230002937SD

CrossStreet: Alpine Blvd



A great investment opportunity for a home or also zoned for multi-family residential and/or commercial use. Two beautiful, newly renovated 2 bedroom 1 bath houses. Located in the heart of town within walking distance to an abundance of shops, restaurants, and public transit. Main unit features 920 charming sqft and the additional detached unit has 625 sqft. These cozy houses feature a fresh modern color paint scheme, all new stainless steel dishwashers, stoves and microwaves, new cabinets, dual pane windows, laundry hook ups, ceiling fans, new vinyl flooring and quartz counter tops. Completely fenced, gated and on sewer. In addition, a large concrete driveway and 2 large storage sheds. Adorable all year around, on a .28 acre parcel surrounded by pine trees and an amazing, new A/C system. Buyers/Agents to verify and approve all MLS data, reports, records, permits, inspections, and all other info pertaining to the property prior to closing of escrow.

Facts & Features

- Sold On 04/12/2023
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Electric, Forced Air
- Cap Rate: 5.6
- \$61200 Gross Scheduled Income
- \$52400 Net Operating Income

Interior

- Appliances: Electric Water Heater, Tankless Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01889763
- 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			\$2,800		
2:		2	1			\$2,300		
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- 91901 - Alpine area
- San Diego County
- Parcel # 4032620400

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos





Closed •

List / Sold:

\$2,195,000/\$2,081,764 ↓

1638 Sutter St • San Diego 92103

14 days on the market

**2 units • \$1,097,500/unit • sqft • 20,764 sqft lot • No \$/Sqft data •
Built in 1952**

Listing ID: 230003325SD

Access from Pringle St. Be aware that driveway is steep. Park at the bottom. CrossStreet: Pringle



Amazing views of San Diego Harbor from 2 homes (3BR/2BA and 1BR/1BA) and a large workshop on this one-of-a-kind property! Located in the Mission Hills/Uptown area, this almost 1/2-acre lot is like a country retreat in the heart of Mission Hills. Situated in a private canyon cul-de-sac that's part of the parcel, property is very secluded and positioned just a short walk from Pioneer Park. Though this hidden gem with assorted upside potential is very tucked away, it's also close to shopping, restaurants, nightlife, and freeway access. Enjoy a huge yard with dense vegetation, rock walls, flagstone walkways, and view patios for perfect indoor/outdoor living. *SEE SUPPLEMENT* Amazing views of San Diego Harbor from 2 homes (3BR/2BA and 1BR/1BA) and a large workshop on this one-of-a-kind property! Located in the Mission Hills/Uptown area, this almost 1/2-acre lot is like a country retreat in the heart of Mission Hills. Situated in a private canyon cul-de-sac that's part of the parcel, property is very secluded and positioned just a short walk from Pioneer Park. Though this hidden gem with assorted upside potential is very tucked away, it's also close to shopping, restaurants, nightlife, and freeway access. Enjoy a huge yard with dense vegetation, rock walls, flagstone walkways, and view patios for perfect indoor/outdoor living. An oversized workshop is ideal for projects of any magnitude or can be used for storage or additional living space. Main home and other areas feature beautiful old-growth redwood ceilings and beams. This rare piece of paradise won't last!

Facts & Features

- Sold On 04/10/2023
- Original List Price of \$2,195,000
- 3 Buildings
- Levels: One
- Heating: See Remarks
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: None

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:		3	2	2		\$0		\$4,300
2:		1	1	1		\$0		\$2,000
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

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4510240100

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:

\$1,265,000/\$1,265,790 ↑

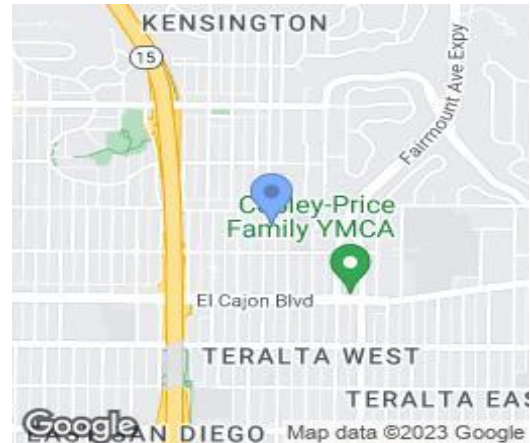
10 days on the market

Listing ID: NDP2301789

4461 63 42Nd St • San Diego 92116

2 units • \$632,500/unit • 1,829 sqft • 5,825 sqft lot • \$692.07/sqft • Built in 1927

GPS



Incredible investment OR primary residence property rarely available in the highly sought after Kensington neighborhood that comes with 3 garages as well as 5 additional parking spaces! There are 2 homes on this property - the front unit is 3 Bed/1 Bath and the back unit is 1 Bed/1 Bath. The front unit is currently vacant and the back unit is currently rented with tenants who would stay in the property if the buyer is interested. These homes' original features have been tastefully preserved and restored including the gorgeous original hardwood floors and charming amenities in the kitchens and bathrooms. There is a shared laundry unit connected to the 2-car garage and the front unit has a spacious backyard for outdoor entertaining with friends and family, a secured area for kids and pets to play or for growing your own urban garden. If you are looking to create additional units, the 2-car garage is connected to sewer and could potentially be converted to an additional unit or used for tenant or owner parking/storage. This property is in an excellent location within walking distance to some of the best eateries found on Adams Ave and just minutes from Balboa Park, the 15, 805 and downtown San Diego.

Facts & Features

- Sold On 04/10/2023
- Original List Price of \$1,265,000
- 2 Buildings
- 8 Total parking spaces
- Heating: Floor Furnace
- \$33 (Assessor)
- Laundry: Common Area, Outside
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Level with Street, Rectangular Lot, Level, Near Public Transit, Yard

Annual Expenses

- Total Operating Expense: \$4,000
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1	1		\$0	\$0	\$0
2:	1	1	1	2		\$1,609	\$1,609	\$1,609

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Third Party Approval sale

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4710100400

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

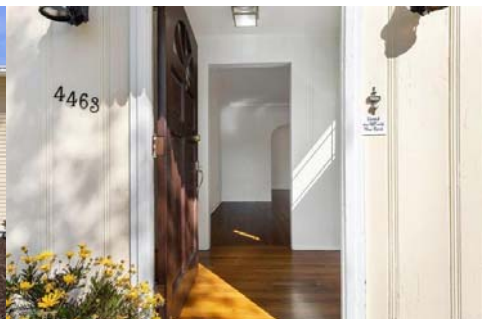
Re/Max Property Connection

State License #: 01891031

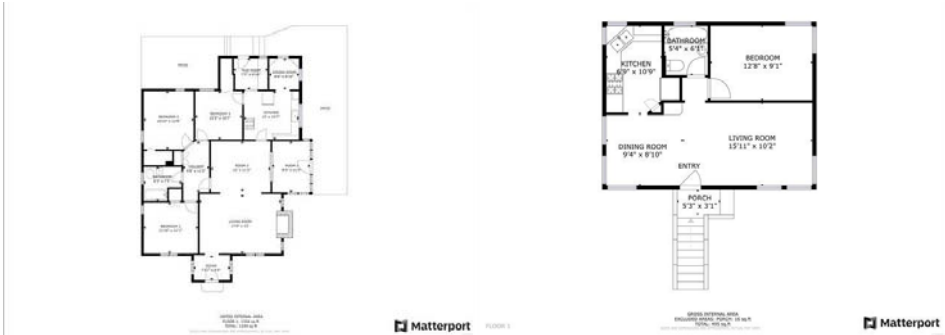
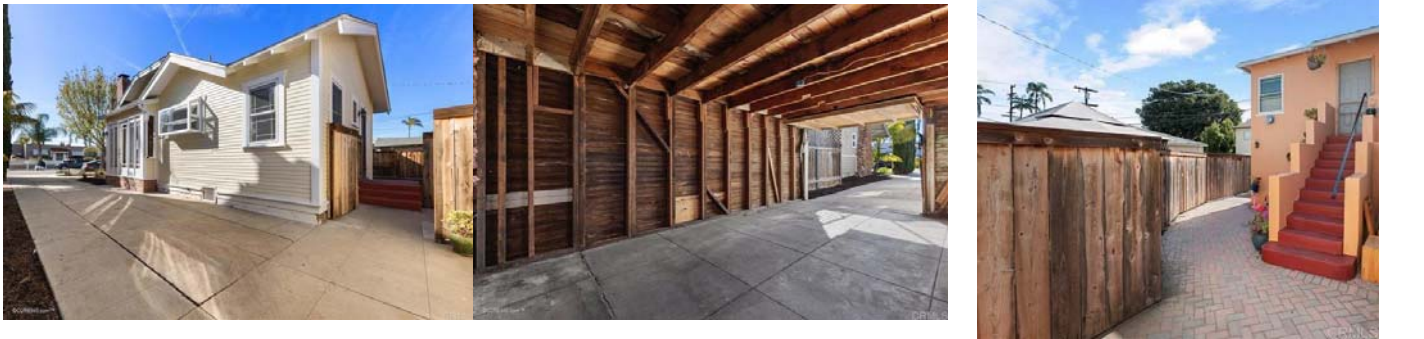
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold:

\$1,050,000/\$1,050,000 ↑

13 days on the market

Listing ID: 230004418SD

4216 18 Bannock Ave • San Diego 92117

2 units • **\$525,000/unit** • **sqft** • **5,963 sqft lot** • **No \$/Sqft data** •
Built in 1954

CrossStreet: Clairemont Mesa Blvd.



Rare opportunity to own this spacious duplex. Centrally located near the beach, Clairemont Town Square Shopping Center, freeways, restaurants & more. Freshly painted front unit features a 2 bed, 1 bath with beautiful angled ceilings, & a detached garage. Back unit is a 2 bed, 1 bath with a detached garage and a spacious backyard. Long driveway can accommodate multiple cars. Both units are equipped with laundry hook ups. Amazing potential with this R2 zoning lot. So many possibilities: rental income, rent one and live in the other, ADUs.

Facts & Features

- Sold On 04/12/2023
- Original List Price of \$975,000
- 1 Buildings
- Levels: One
- Heating: See Remarks
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1		\$2,375		\$2,700
2:		2	1	1		\$1,292		\$2,700
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

- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 3602010400

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: 230004418SD

Printed: 04/16/2023 6:06:55 AM

Closed •

List / Sold:

\$2,450,000/\$2,300,000 ↓

32 days on the market

Listing ID: 230002767SD

3536 40 Georgia St • San Diego 92103

**4 units • \$612,500/unit • sqft • 7,931 sqft lot • No \$/Sqft data •
Built in 1926**

CrossStreet: Cypress & Myrtle



Cute & Charming 1920s Craftsman-style 4-Unit multi family property (2 Separate Buildings) with great monthly income! Real pride of ownership with this lovingly maintained income property. 4200 sqft of rentable square footage. Front home is a light filled (3bd/1ba) with beautiful arched windows & lovely views + 1 attached (3bd/2.5ba two story townhome in rear) with large new deck. Rear building has 2 (1bd/ba) units plus a 2 car garage with alley access. Garage has its own half bathroom! Coin-op laundry room! (ADU possibility) Excellent location on a quiet street with great walkability eateries/shops & a few blocks to Balboa Park. Newer stucco & paint. Brand new sewer pipe. All units are individually metered for gas & electric. All units have double pane windows. 1 main water meter. Roof recently inspected and re-sealed! Call listing agent for a viewing!

Facts & Features

- Sold On 04/13/2023
- Original List Price of \$2,699,000
- 2 Buildings
- Levels: Two
- Cap Rate: 2.3
- \$114924 Gross Scheduled Income
- \$65895 Net Operating 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:		1	1	2		\$1,500		\$2,025
2:		1	1			\$2,025		\$2,025
3:		3	1			\$3,144		\$3,425
4:		3	4			\$3,300		\$3,300

Of Units With:

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

Additional Information

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4523621900

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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DIGITAL STAG



SAN DIEGO | MLS

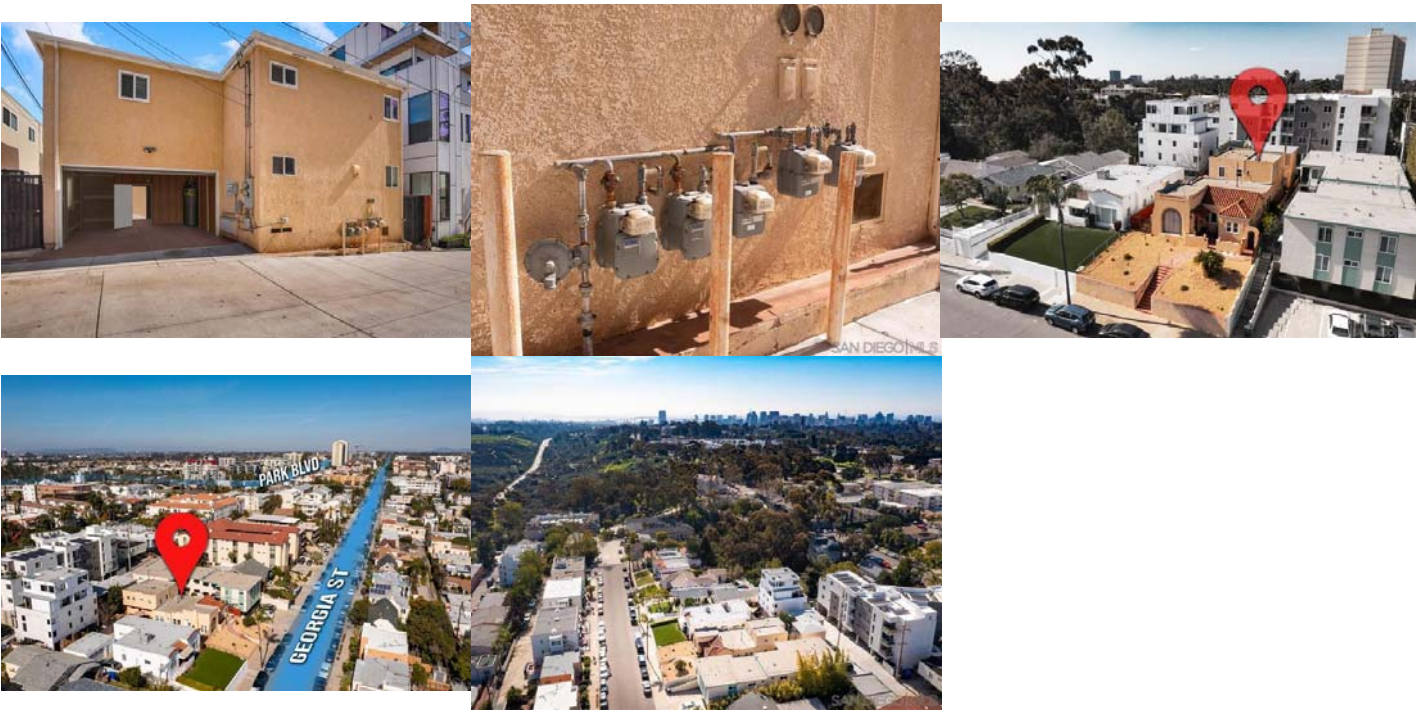


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SAN DIEGO | MLS





CUSTOMER FULL: Residential Income LISTING ID: 230002767SD

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Closed • **Quadruplex**

List / Sold:

\$1,695,000/\$1,675,000 ↓

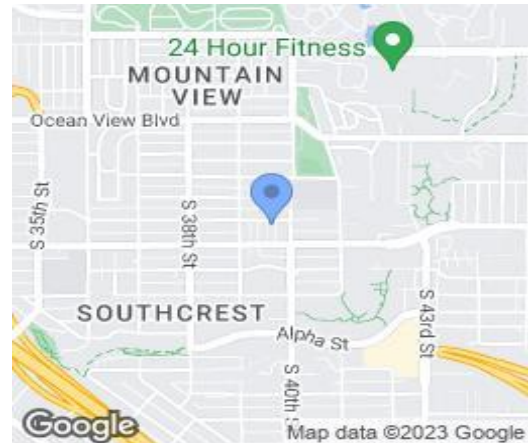
12 days on the market

Listing ID: PTP2300824

3965 Logan Ave • San Diego 92113

4 units • **\$423,750/unit** • **3,440 sqft** • **6,052 sqft lot** • **\$486.92/sqft** •
Built in 1986

3965 Logan ave san diego map it



Opportunity Awaits !! freshly remodeled 4 unit original spec complex Each unit 3 bdrm 1 bath 1 car garage and a large patio to relax and enjoy. 2 units have new kitchens , quartz counters and new appliances, vinyl waterproof flooring, and fixtures , ready for new owner to rent/lease also property has detached 4 car garage with large patio on top for enjoyment. newer roof and windows, fresh new fence and landscape on drip. 4plex has a Value Add-on as its zoned multi family and in opportunity zone, transit zone which means 2 plus units can be added on where garage sits and on top patio area, inquire and confirm . See to believe as this type of property is rare on market = cashflow shown by appt only

Facts & Features

- Sold On 04/10/2023
- Original List Price of \$1,695,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Public Records)
- Cap Rate: 0
- \$10000 Gross Scheduled Income
- \$9800 Net Operating Income
- 4 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl

Exterior

- Lot Features: Landscaped, Near Public Transit
- Fencing: New Condition, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$300
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$150
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description: var-cap

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1		\$0	\$0	\$2,900
2:	1	3	1	1		\$2,100	\$2,100	\$2,900
3:	1	3	1	1		\$2,100	\$2,100	\$2,900
4:	1	3	1	1		\$0	\$0	\$2,900

Of Units With:

- Separate Electric: 4
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Drapes: 2
- Patio: 4
- Ranges: 4
- Refrigerator: 4

- Dishwasher: 0
- Disposal: 4

- Wall AC:

Additional Information

- Standard sale

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5510132100

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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