

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	230006319SD	S	1008 10	12 TH	IMB	91932		2	\$37,500	0	\$910,000 ↓			1957	7,523/0.17			05/16/23	7/7
2	230002613SD	S	307 S	Grape St	ESC	92025		2	\$40,800	0	\$930,000 ↓			1952	9,015/0.2	N		05/15/23	18/156
3	230005332SD	S	5153 5155	Muir Ave	SD	92107		2	\$0	0	\$3,200,000 ↓			2005	6,165/0.14			05/19/23	28/28
4	230006690SD	S	4534	College Way	SD	92115		2	\$0	0	\$764,000 ↑			1941	5,664/0.13	N		05/15/23	6/6
5	230001570SD	S	1940 44	Valley Rim Road	ELC	92021		3	\$102,000	6	\$1,150,000 ↓			1958				05/16/23	24/95
6	NDP2302564	S	11 15	Oxford ST	CHU	91911	STD	4	\$139,200	5	\$1,961,000 ↓	\$444.57	4411	1973	18,449/0.42	N	4	05/15/23	13/13
7	230003954SD	S	306 308	Elm Ave	IMB	91932		4	\$88,200	4	\$1,955,400 ↓			1951	11,531/0.26	N		05/15/23	28/73
8	230005692SD	S	4742	Marlborough Drive	SD	92116		4	\$124,308	4	\$2,395,000			1925	6,836/0.15			05/17/23	6/6

Closed •

List / Sold: **\$950,000/\$910,000** ↓

1008 10 12 TH • Imperial Beach 91932

7 days on the market

2 units • **\$475,000/unit** • **sqft** • **7,523 sqft lot** • **No \$/Sqft data** •

Listing ID: 230006319SD

Built in 1957

HIGHWAY 5 SOUTH EXIT PALM AVE RIGHT .LEFT ON 12 TH ST CrossStreet: ELDER



PERFECT INVESTMENT OPPORTUNITY IDEAL FOR DEVELOPMENT OR LONG TERM HOLD ,POTENTIAL TO ADD ADU UNITS .LIVE IN ONE AND RENT OUT THE OTHER .EACH UNIT IS 2 BEDROOM ONE BATH LOCATED IN VERY DESIRABLE IMPERIAL BEACH NEIGHBORHOOD.PROPERTY IS CLOSE TO ALL, BEACH ,SCHOOL ,SHOPPING ,FREEWAY, SELLER WILL MAKE NO REPAIRS

Facts & Features

- Sold On 05/16/2023
- Original List Price of \$950,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0
- \$37500 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- 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			\$1,525		\$2,800
2:		2	1			\$1,600		\$2,800
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

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6264923400

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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CUSTOMER FULL: Residential Income LISTING ID: 230006319SD

Printed: 05/21/2023 7:07:40 AM

Closed •

List / Sold: **\$949,000/\$930,000** ↓

307 S Grape St • Escondido 92025

18 days on the market

2 units • \$474,500/unit • sqft • 9,015 sqft lot • No \$/Sqft data •
Built in 1952

Listing ID: 230002613SD

GPS CrossStreet: E.3rd St



Value range \$949,000 to \$1,049,000. What a truly amazing investment opportunity! Large corner lot with 2 detached homes featuring 2 additional 1 car garages and a separate studio. Both units feature 2 bedrooms, hardwood flooring, ample parking, own laundry hookups and more! There are many wonderful possibilities available such as renovating to split the lots and sell, buy and hold for great passive cash flow or live in one and rent the other! This property also boasts amazing views and is conveniently located near trendy downtown Escondido.

Facts & Features

- Sold On 05/15/2023
- Original List Price of \$949,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- Cap Rate: 0
- \$40800 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

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		\$1,825		
2:		2	1	1		\$1,575		
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

- 92025 - Escondido area
- San Diego County
- Parcel # 2295110100

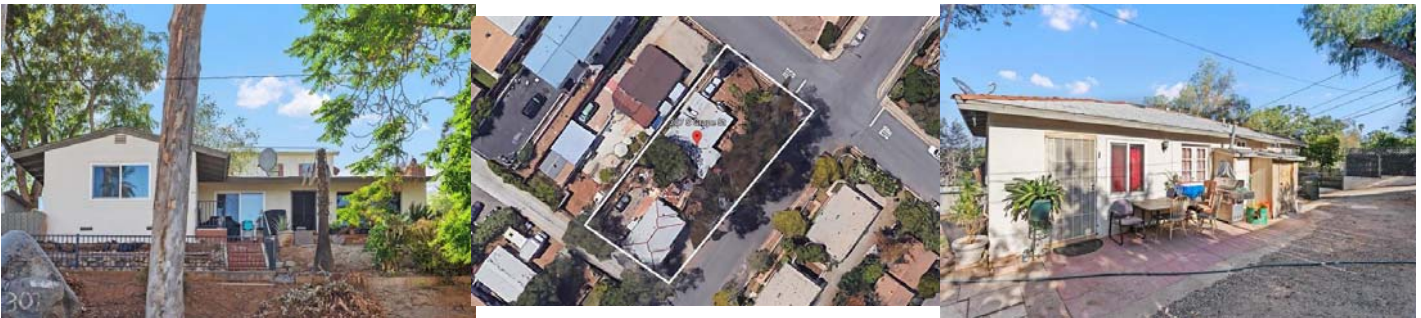
Michael Lembeck

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Closed •

List / Sold:

\$3,295,000/\$3,200,000 ↓

28 days on the market

Listing ID: 230005332SD

5153 5155 Muir Ave • San Diego 92107

2 units • **\$1,647,500/unit** • **sqft** • **6,165 sqft lot** • **No \$/Sqft data** •
Built in 2005

CrossStreet: w point loma blvd



Not your average 2 on 1. Less than one block to the sand in prime Ocean Beach where shops and restaurants beckon, this mega duplex is the ultimate coastal compound with whitewater ocean and bay views, ample land (6,165 sqft plus an approx. 3,000 sqft easement), and sensational garage and off-street parking. Front house is a beautifully maintained craftsman style 3BR, 2BA with wood floors, quartzite countertops, an expansive finished attic for bonus space, and a fully gated front yard with a covered porch, turf lawn, and lounge area. The rear detached townhome is 3BR, 3.5BA and sits atop a 3-car garage, separate 1-car garage, and 1-car carport. The water views from this home are terrific and encompass boats traveling through the Mission Bay Channel, breaking waves, and sunsets. Additional features include solar, a powered vehicle gate, outdoor shower, and more.

Facts & Features

- Sold On 05/19/2023
- Original List Price of \$3,295,000
- 2 Buildings
- Levels: Three Or More
- Heating: Natural Gas, Forced Air, Radiant
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02031248
- 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		\$0		
2:		3	4	1		\$0		
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4480430900

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CUSTOMER FULL: Residential Income LISTING ID: 230005332SD

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Closed •

List / Sold: **\$759,000/\$764,000** ↑

4534 College Way • San Diego 92115

6 days on the market

2 units • **\$379,500/unit** • sqft • **5,664 sqft lot** • **No \$/Sqft data** •
Built in 1941

Listing ID: 230006690SD

CrossStreet: Bradford



2-unit property. FIXER The main house is a single level 2 BR, 1 BA. The second unit is a 1BR, 1BA above the garage.

Facts & Features

- Sold On 05/15/2023
- Original List Price of \$759,000
- 2 Buildings
- Levels: Multi/Split
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02014153
- 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		\$2,600
2:		1	1			\$950		\$1,800
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92115 - San Diego area
- San Diego County
- Parcel # 4675621200

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Mission Viejo, 92691

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Closed •

List / Sold:

\$1,199,999/\$1,150,000 ↓

24 days on the market

Listing ID: 230001570SD

1940 44 Valley Rim Road • El Cajon 92021

3 units • \$400,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1958

Take Greenfield exit, turn left at Siesta Calle, Left at Valley Rim for quarter mile. Property is on right.
CrossStreet: La Cresta Rd



PRICED TO CASH FLOW EVEN WITH CRAZY 7%+ INTEREST RATES! We are pleased to present this turnkey gem on a HUGE lot in the serene Granite Hills of El Cajon. You will not find cheaper price per lot square footage for multifamily than with this 1.42 acre estate - \$21/SF! The property is basically brand new construction given the heavy renovation for all 3 units and is comprised of a large 1500 SF 4BR 2BA home with a 400 SF attached studio. Sitting below this is a 900 SF 2BR 1BA home. All units have their own solar owned free and clear. Minisplit AC units and laundry hook ups in all. The 4/2 house is rented for \$4100 and the 2/1 for \$2400. Tenant application ready to go for \$1800. On top of this, there is the ability to rent out the 15,000 SF part of the lot at the bottom for RV or boat storage. Seller already has an offer from one RV owner for \$100/month is a Buyer wants it. There is the ability to fit 10-20 RVs easily, that is potential for \$10-20k extra a year!

Facts & Features

- Sold On 05/16/2023
- Original List Price of \$1,199,999
- 2 Buildings
- Levels: One
- Cooling: See Remarks
- Cap Rate: 5.8
- \$102000 Gross Scheduled Income
- \$75501 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02022092
- 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			\$4,100		\$4,350
2:		2	1			\$2,400		\$2,400
3:		0	1			\$0		\$1,750
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- 92021 - El Cajon area
- San Diego County
- Parcel # 5080320100

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Re/Max Property Connection

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Closed •

List / Sold:

\$1,995,000/\$1,961,000 ↓

13 days on the market

Listing ID: NDP2302564

11 15 Oxford St • Chula Vista 91911

**4 units • \$498,750/unit • 4,411 sqft • 18,449 sqft lot • \$444.57/sqft •
Built in 1973**

See google maps.



5% CAP RATE! The Oxford Apartment Homes are (4) Four Single Story (2) Two Bedroom houses in prime Chula Vista. Each Two-bedroom home has its own yard and washer/dryer hook-ups and ample on-site parking. It comes with (2) Two Car garages that may be converted into ADUs (Buyer to verify). The unit mix consists of: - 2 Bedroom+Den/2 bath house at \$2,800 - 2 Bedroom/2 Bath house at \$3,000 - 2 Bedroom/2 Bath house at \$3,000 - 2 Bedroom/ 1bath house at \$2,800. This investment represents a unique opportunity to acquire a very high cash flow property from day 1.

Facts & Features

- Sold On 05/15/2023
- Original List Price of \$1,995,000
- 5 Buildings
- 10 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 5.04
- \$139200 Gross Scheduled Income
- \$100482 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Security Features: Security Lights
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$34,542
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01273425
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0		\$2,800	\$2,800	\$3,080
2:	1	2	2	2		\$3,000	\$3,000	\$3,300
3:	1	2	2	2		\$3,000	\$3,000	\$3,300
4:	1	2	1	0		\$2,800	\$2,800	\$3,030

Of Units With:

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

Additional Information

- Standard sale

- 91911 - Chula Vista area
- San Diego County
- Parcel # 6192622000

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Re/Max Property Connection

State License #: 01891031
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Closed •

List / Sold:

\$2,099,900/\$1,955,400 ↓

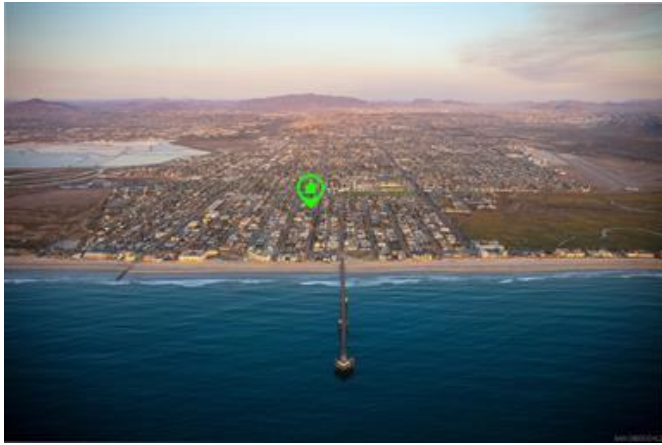
28 days on the market

306 308 Elm Ave • Imperial Beach 91932

**4 units • \$524,975/unit • sqft • 11,531 sqft lot • No \$/Sqft data •
Built in 1951**

Listing ID: 230003954SD

From 5 Wwy: Exit CA-75/Palm Ave & go West. Turn left onto Palm Ave. Left onto 4th St. Right on Elm. Property is on right. CrossStreet: 3rd Street



Only 2 Blocks from the beach! Situated on the corner of 3rd Street and Elm Avenue, this corner lot totals .27 acres. This sale consists of two parcels being sold together - 306-308 Elm Ave and 861-865 3rd St. The property consists of two duplexes, for a total of four (4) units. Each unit is 2 bedrooms, 1 bath, and approximately 692 square feet. In addition to the 4 units, there are two (2), 2-car detached garages that provide an excellent opportunity to convert to ADUs, and each unit has its own fenced yard. The units can be upgraded to higher-end finishes, providing over a 40% potential upside in rents. This property offers a rare opportunity to own a large corner lot only 2-blocks from the beach in one of San Diego's most up-and-coming coastal communities.

Facts & Features

- Sold On 05/15/2023
- Original List Price of \$2,099,900
- 2 Buildings
- Levels: One
- Heating: Electric
- Cap Rate: 3.5
- \$88200 Gross Scheduled Income
- \$58396 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01235987
- 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		\$2,200		\$2,600
2:		2	1	1		\$1,700		\$2,600
3:		2	1	1		\$1,850		\$2,600
4:		2	1	1		\$1,600		\$2,600

Of Units With:

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

- Disposal:

Additional Information

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6252932300

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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: 230003954SD

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Closed •

List / Sold: **\$2,395,000/\$2,395,000**

4742 Marlborough Drive • San Diego 92116

6 days on the market

**4 units • \$598,750/unit • sqft • 6,836 sqft lot • No \$/Sqft data •
Built in 1925**

Listing ID: 230005692SD

CrossStreet: Adams



Turn-Key and completely renovated top to bottom 4 unit trophy asset located in the highly coveted neighborhood of Kensington, just north of Adams Avenue. This property is the perfect blend of classic charm and modern amenities in the heart of Metro San Diego and is comprised of: (1) 2 bed - 2 bath (2) 1 bed - 1 bath (1) studio. All 4 units are separately metered, each unit has in-unit laundry, all have off-street parking, and each unit comes with it's own dedicated storage unit. The gross income on the property is \$124,308/year with minimal expenses since everything has been extensively remodeled. The location of this property is truly unbeatable, with easy walking distance to a plethora of restaurants, bars, and boutique shops. Residents will love the convenience and vibrancy of this thriving and prominent neighborhood. Best of all, this property is 100% occupied with strong rents, making it a lucrative investment opportunity for any savvy investor. Don't miss your chance to own this turnkey gem in one of San Diego's most desirable neighborhoods!

Facts & Features

- Sold On 05/17/2023
- Original List Price of \$2,395,000
- 2 Buildings
- Levels: Two
- Cap Rate: 4.1
- \$124308 Gross Scheduled Income
- \$98815 Net Operating 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	2	0		\$3,595		\$3,595
2:		1	1	0		\$2,305		\$2,695
3:		1	1	0		\$2,595		\$2,695
4:		0	1	0		\$1,865		\$2,200

Of Units With:

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

Additional Information

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4405512200

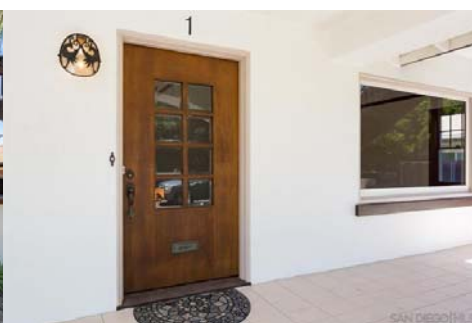
Michael Lembeck

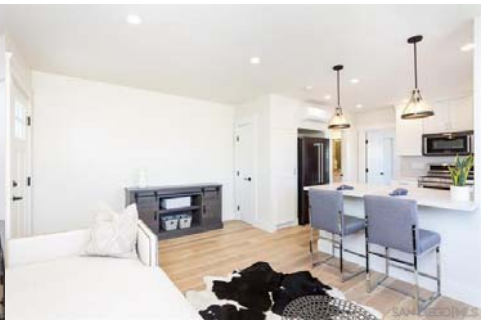
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CUSTOMER FULL: Residential Income LISTING ID: 230005692SD

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