

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	210008390	S	431	Anita Street	CHU	91911		2	\$0	0	\$700,000 			1945			05/18/21	18/18
2	210007454	S	1266	1268 12th St	IMB	91932		2	\$0	0	\$920,000 			1960	6,347/0.15		05/17/21	6/6
3	PTP2102670	S	4439	Parks Ave	LMSA	91941	STD	2	\$24,300	2	\$723,000 	\$589.72	1226	1935/ASR	8,592/0.19	1	05/18/21	8/8
4	PTP2102243	S	9861	Bon Vue DR	ELC	92021	STD	2	\$0	0	\$805,000 	\$378.29	2128	1970/ASR	19,166/0.44	2	05/18/21	6/6
5	210003525	S	3979	3981 Broadway	SD	92102		2	\$46,152	5	\$715,000 			1964			05/20/21	48/48
6	210006914	S	1434	Tyler Ave	SD	92103		2	\$0	0	\$1,251,000 			1954	2,166/0.05		05/17/21	10/10
7	210009432	S	3875	77 Chamoune Ave.	SD	92105		2	\$0	0	\$718,000 			1941	6,689		05/20/21	0/0
8	TR21066518	S	144	S 36th ST	SD	92113	STD	2	\$56,340		\$600,000 	\$290.14	2068	1928/PUB	5,092/0.1169	1	05/20/21	16/16
9	210008650	S	4917	4919 Mansfield St	SD	92116		2	\$44,400	4	\$1,050,000 			1940			05/19/21	11/11
10	PT21065265	S	1718	1724 Crofton LN	ESC	92027	STD	4	\$90,720	6	\$1,270,000 	\$354.35	3584	1964/ASR	9,583/0.22	0	05/21/21	8/8

Closed •

List / Sold: **\$675,000/\$700,000** ↑

431 Anita Street • Chula Vista 91911

18 days on the market

2 units • **\$337,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •

Listing ID: 210008390

Built in 1945

CrossStreet: 4th Street



These units are separate houses were nicely updated within the last couple years. Big lot with separate street access (Tremont St and Anita) so each house has there own access. Feels like two different properties. House on Anita St. was originally permitted as an office but has been used as an ADU rental unit(single meter) for many years. Building record included in docs. This unit has nice-sized bedrooms, plenty of off-street parking and a patio off of the kitchen. House on Tremont also is used as a 3 bedroom but 1 room is currently being used as a dining room. It has a large fully fenced yard and lots of parking. 430 Anita- DO NOT DISTURB TENANT, DRIVE BY ONLY, SHOWN WITH ACCEPTED OFFER ONLY Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 431 Anita Unit # for Unit 2: 430 Tremon Number of Furnished Units: 0

Facts & Features

- Sold On 05/18/2021
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0

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		\$2,000
2:		3	1			\$1,800		\$2,100
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91911 - Chula Vista area
- San Diego County
- Parcel # 6231110500

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: 210008390

Printed: 05/23/2021 5:54:14 PM

Closed •

List / Sold: **\$849,000/\$920,000** ↑

1266 1268 12th St • Imperial Beach 91932

6 days on the market

2 units • \$424,500/unit • sqft • 6,347 sqft lot • No \$/Sqft data •
Built in 1960

Listing ID: 210007454

CrossStreet: Grove



Great investment opportunity or owner occupied and rental! First time on the market in over 40 years! Sought after two large, detached units in Imperial Beach with tons of parking! 4 garages (two with W/D hook ups) plus 5 parking spaces. Main house is a 3 bedroom, 2 bath with a 1 car attached garage with w/d hook ups and private yard. This unit features tile flooring, walk in closets, separate dining area and open and bright floor plan, newer roof and newly painted. Second unit is a 2 bedroom, 1 bath with extra sink area and features newer wood flooring, mirrored closet doors, ceiling fans, breakfast nook, recessed lighting, wall heater, open and bright floor plan, and private balcony with mountain views! 1266 Improvements- Roof was installed October 2019 Carpet and tile were installed Jan 2017 Front façade was painted first quarter 2020 1268 Improvements- New flooring and paint throughout and various repairs completed less than 1 year ago Roof was replaced approx 8-10 yrs ag New fascia was installed and painted 1 year ago, with exception of North side Trim was painted 1 year ago Deck was refurbished and painted 1 year ago Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 1268 Unit # for Unit 2: 1266 Number of Furnished Units: 0

Facts & Features

- Sold On 05/17/2021
- Original List Price of \$849,000
- 2 Buildings
- Levels: Two
- Heating: Electric, Radiant
- 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:		3	2	2		\$2,100		\$2,500
2:		2	1	2		\$1,650		\$1,900
3:			0					
4:			0					

Of Units With:

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

- Dishwasher: 2
- Disposal:

- Wall AC:

Additional Information

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6330822600

Michael Lembeck

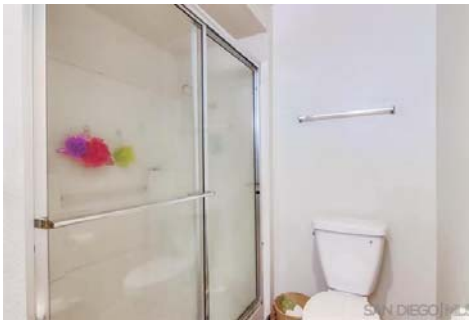
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold: **\$760,000/\$723,000** ↑

4439 Parks Ave • La Mesa 91941

8 days on the market

**2 units • \$380,000/unit • 1,226 sqft • 8,592 sqft lot • \$589.72/sqft •
Built in 1935**

Listing ID: PTP2102670

University then south on Parks.



Rare Opportunity for Investment Property in Great Location of La Mesa! Prime Corner Lot with plenty of potential and room for improvements. Tons of Character in these 1935 Cottages. Large Yards and parking area. Plenty of Space to add a 3rd Unit! Projected Rents Total \$3300-\$3500! Bring all offers! See private remarks.

Facts & Features

- Sold On 05/18/2021
- Original List Price of \$699,000
- 2 Buildings
- 5 Total parking spaces
- Laundry: Outside
- Cap Rate: 2.3
- \$24300 Gross Scheduled Income
- \$16444 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Front Yard, Lot 6500-9999, Yard

Annual Expenses

- Total Operating Expense: \$8,756
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$326
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$730
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1		\$750	\$750	\$0
2:		2	1	0		\$1,275	\$1,275	\$0

Of Units With:

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

Additional Information

- Standard sale
- 91941 - La Mesa area
- San Diego County

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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold: **\$799,000/\$805,000** ↑

9861 Bon Vue Dr • El Cajon, SD 92021

6 days on the market

**2 units • \$399,500/unit • 2,128 sqft • 19,166 sqft lot • \$378.29/sqft •
Built in 1970**

Listing ID: PTP2102243

8 East. Exit Lake Jennings Road. Continue onto Olde Hwy 80. Turn left onto Oak Creek Rd. Turn right onto Bon Vue Dr and destination will be on the right.



Stunning family home with attached granny flat! Live in one & rent out the other! Nestled in the foothills of Blossom Valley, this turnkey home is sure to impress! Recently remodeled from top to bottom, inside & out, this home has all the bells & whistles! As you walk in to the open floor plan you are greeted by the light & bright layout of this gorgeous home! The kitchen features stunning gold finishes, large island, quart countertops, stainless steel appliances, walk-in pantry & beautiful light fixtures. All this over looking the living room with an exposed wood beam vaulted ceiling, large windows with lovely mountain views & a stylish fireplace. The master suit features a ceiling fan, walk in closet, dual sinks, and modern walk-in shower. The attached granny flat features a separate kitchenette, large bathroom, separate entrance, parking & private yard. It is perfect for guest, office space or to help offset the mortgage. The seller went all out with upgrades including new HVAC, new tankless water heater, installed gas propane tank, new roof, new stucco, new siding, all new ducting, and so much more! Plenty of parking available with an attached 2 car garage, driveway and additional RV parking. The fenced backyard has a large patio perfect for summer BBQ's, birthday parties or simply relaxing at the end of a long day. At just under 1/2 an acre, this lot is a blank canvas with great possibilities including potential for pool, workshop, horses, toys, etc! This home is truly a must see & will go fast! Don't let it slip by.

Facts & Features

- Sold On 05/18/2021
- Original List Price of \$799,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: In Closet
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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:		4	2	2		\$2,500	\$2,500	\$2,500
2:		1	1	0		\$1,350	\$1,350	\$1,350

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 92021 - El Cajon area
- San Diego County
- Parcel # 3930513200

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Cell Phone: 714-742-3700

Re/Max Property Connection

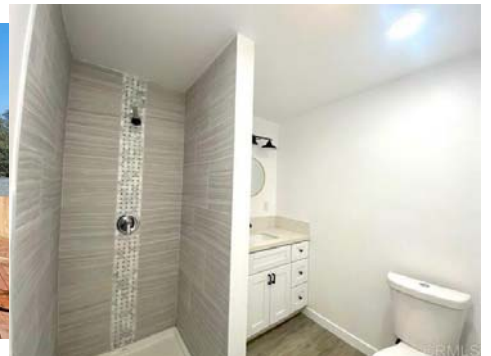
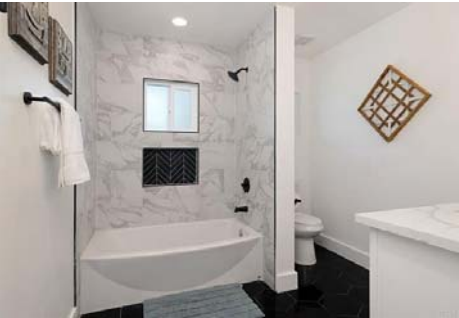
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold: **\$729,000/\$715,000** ↓

3979 3981 Broadway • San Diego 92102

48 days on the market

2 units • **\$364,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1964

Listing ID: 210003525

CrossStreet: 40th



Listing agent is a partial owner of the property. Please do not disturb tenants 3979 Broadway. Wonderful double story house (back house) in a nice pocket of Mt Hope. 4 bedrooms and two living rooms. 3 bedrooms upstairs. One bedroom and living room downstairs with private entrance. Rented for \$2310. Front unit is 3981, 2 bedroom, 1 bath rented for \$1727. Recently painted and replaced fascia on front unit. square footage is estimated Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 3979 Unit # for Unit 2: 3981 Unit 1 Parking Spaces: 0 Unit 2 Parking Spaces: 0 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 05/20/2021
- Original List Price of \$750,000
- 2 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Natural Gas, Combination
- Cap Rate: 5
- \$46152 Gross Scheduled Income
- \$33546 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:		4	2			\$2,201		
2:		2	2			\$1,645		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5413940400

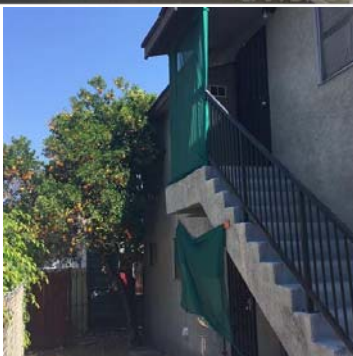
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210003525

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Closed •

List / Sold:

\$1,150,000/\$1,251,000 ↑

10 days on the market

Listing ID: 210006914

1434 Tyler Ave • San Diego 92103

2 units • **\$575,000/unit** • **sqft** • **2,166 sqft lot** • **No \$/Sqft data** •
Built in 1954

CrossStreet: Cleveland Ave



Metro Modern. Welcome home to this one of a kind 2 unit property on the edge of University Heights and Hillcrest. You will fall in love with this home's sleek and modern design with every designer finish that you can imagine. Oversized porcelain tile throughout, all bedrooms feature en-suites with rain showers, custom kitchen island with matching outdoor table and much more! Enjoy a home office and the best of indoor/outdoor living that California has to offer. 2nd Unit has income potential of \$1,600/mo. Other Fees: 0 Number of Furnished Units: 2

Facts & Features

- Sold On 05/17/2021
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Cap Rate: 0

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		\$0		\$4,000
2:		0	1	0		\$0		\$1,600
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

- 92103 - Mission Hills area

- San Diego County
- Parcel # 4452913600

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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: 210006914

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Closed •

List / Sold: **\$725,000/\$718,000** ↓

3875 77 Chamoune Ave. • San Diego 92105

0 days on the market

2 units • **\$362,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1941

Listing ID: 210009432

University Ave and Chamoune Ave CrossStreet: University Ave



Updated, turn Key Duplex in the heart of City Heights. Convenient located just off of University Ave. next to shops, restaurants, and 15hwy. Large lot with alley access, potential opportunity to add more units! Agent is related to Seller. Other Fees: 0 Number of Furnished Units: 0

Facts & Features

- Sold On 05/20/2021
- Original List Price of \$725,000
- 1 Buildings
- Levels: One
- Cap Rate: 0

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			\$0		\$2,000
2:		2	1			\$0		\$2,000
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

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

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income **LISTING ID:** 210009432

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Closed •

List / Sold: **\$645,000/\$600,000** ↓

144 S 36th St • San Diego 92113

16 days on the market

**2 units • \$322,500/unit • 2,068 sqft • 5,092 sqft lot • \$290.14/sqft •
Built in 1928**

Listing ID: TR21066518

South on 36th St and west on Durant St



Great income producing duplex centrally located in Logan Heights. Fenced property for complete privacy with parking for up to 4 cars. Front unit showcases 4 bedrooms and 2.5 baths and was recently updated with new windows and paint. Back unit showcases 1 bedroom and 1 bath and was recently remodeled with new flooring and new kitchen cabinets also new windows and new paint. Great property for first time home buyers or investors.

Facts & Features

- Sold On 05/20/2021
- Original List Price of \$645,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Laundry: Electric Dryer Hookup, Inside
- \$56340 Gross Scheduled Income
- \$46340 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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:	1	5	4	0	Unfurnished	\$3,400	\$3,400	\$3,500
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,300

Of Units With:

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

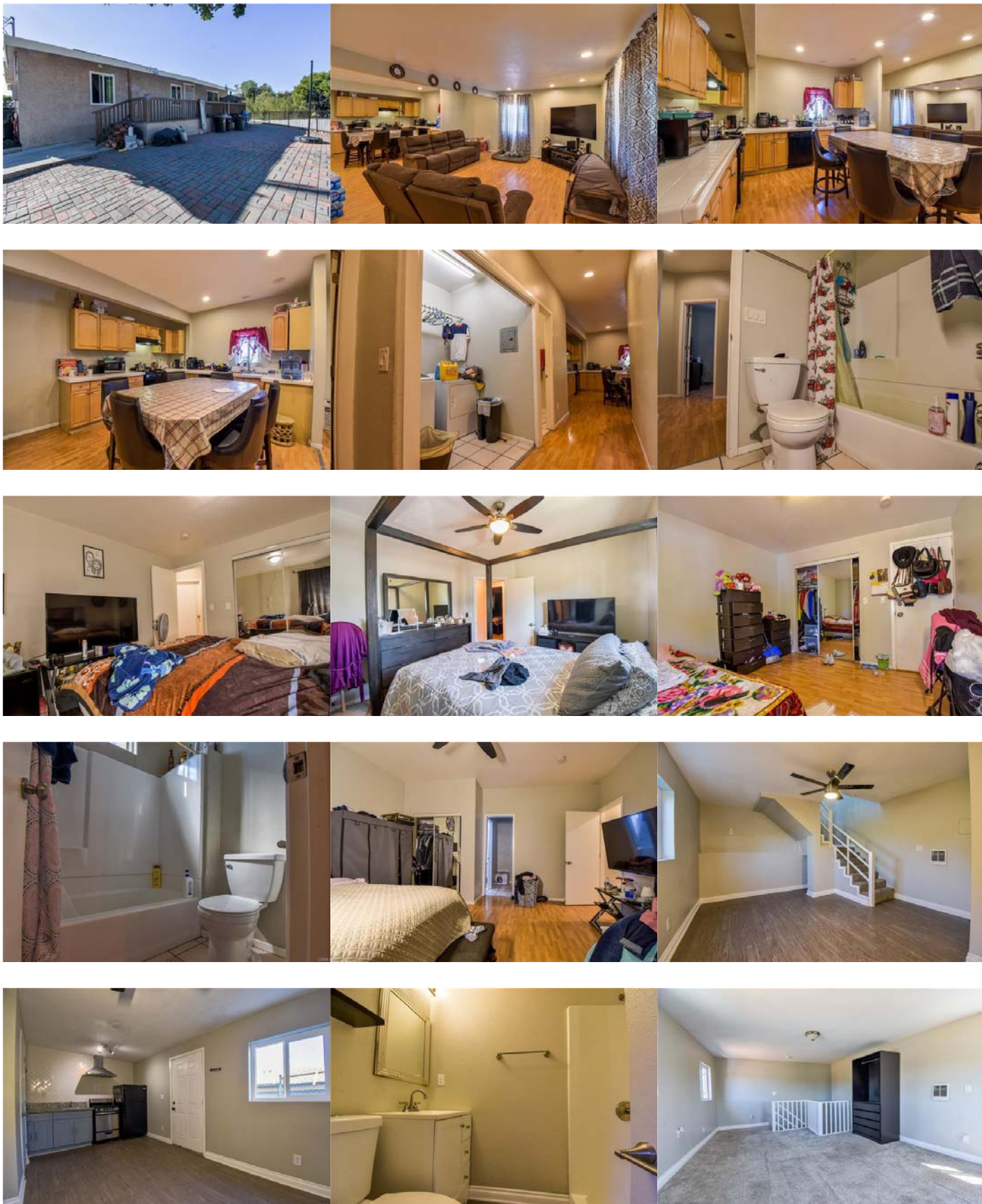
Additional Information

- Standard sale
- 92113 - Logan Heights area
- San Diego County
- Parcel # 5461350500

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 Click arrow to display photos



Closed •

List / Sold:

\$1,048,800/\$1,050,000 ↑

11 days on the market

Listing ID: 210008650

4917 4919 Mansfield St • San Diego 92116

2 units • \$524,400/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1940

CrossStreet: Arthur



Opportunity knocks in this face paced San Diego market. This well maintained, Normal Heights 2 on 1 property is perfect for an investor or a homeowner who wants to earn revenue on their primary residence. Both units are currently tenant occupied: the main house is a 2 bed/1 bath, 940 Sq ft with a flowing floor plan (tenant is month to month and has been in place for 15 years); the back house is a 1 bed/1 bath, 760 sq ft unit with newly updated kitchen, original flooring and spacious rooms (tenants are scheduled to vacate in May. Each unit has its own private outdoor space and shared separate storage/laundry shed. All utilities except water are paid for by tenants. This is a large lot with potential for expansion. Exterior: Wood/Stucco Other Fees: 0 Unit # for Unit 1: 4917 Unit # for Unit 2: 4919 Number of Furnished Units: 0

Facts & Features

- Sold On 05/19/2021
- Original List Price of \$1,049,800
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 4
- \$44400 Gross Scheduled Income
- \$2100 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01295699
- 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			\$1,500		\$1,800
2:		2	1			\$2,200		\$2,500
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

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4402411100

Michael Lembeck

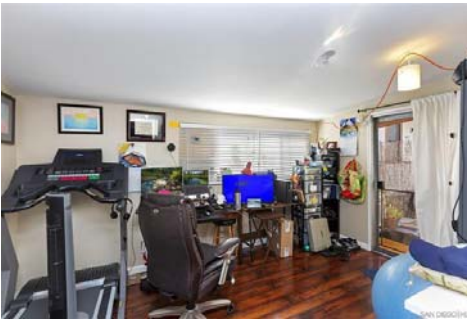
State License #: 01019397
Cell Phone: 714-742-3700

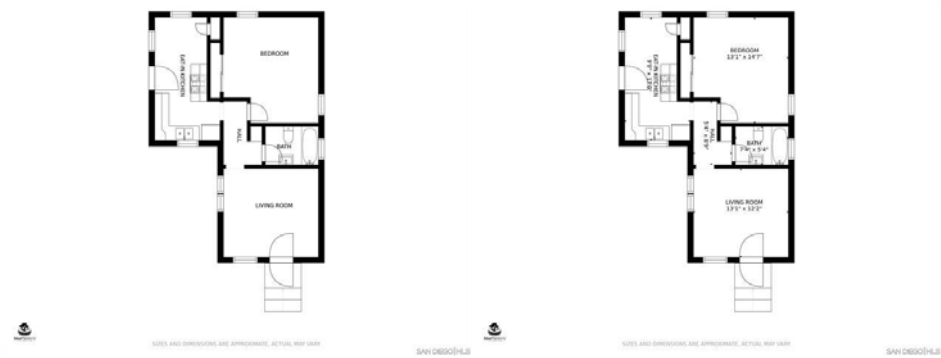
Re/Max Property Connection

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

 Click arrow to display photos







Closed • **Quadruplex**

List / Sold:

\$1,270,000/\$1,270,000 ↑

8 days on the market

Listing ID: PT21065265

1718 1724 Crofton Ln • Escondido 92027

**4 units • \$317,500/unit • 3,584 sqft • 9,583 sqft lot • \$354.35/sqft •
Built in 1964**

East Washington to Aster to Crofton



This building has everything you look for in a Solid investment property. Recently painted this 4 unit building is in a prime rental neighborhood. (Location). Strong rents as of April 1st. Projected figured with current AB1482 of 5%. Does not include the CPI of San Diego. (Cashflow) . Renovated interiors boast granite counters with newer cabinets. Units have laminate & tile floors, and updated fixtures. (Low Maintenance) There is on site coin laundry, covered and uncovered tenant parking, and a large fenced yard for the tenants to enjoy. (Stability) Perfect 1031 up leg property!

Facts & Features

- Sold On 05/21/2021
- Original List Price of \$1,250,000
- 1 Buildings
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community, In Carport
- Cap Rate: 6.19
- \$90720 Gross Scheduled Income
- \$79104 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Master Bathroom, Master Bedroom
- Floor: Laminate, Tile
- Appliances: Gas Range, Refrigerator, Water Heater Central
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Granite Counters, Open Floorplan

Exterior

- Lot Features: Corner Lot, Front Yard, Level, Sprinkler System, Sprinklers Timer
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$11,616
- Electric: \$100.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$118
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management: 100
- Water/Sewer: \$450
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,850	\$1,850	\$1,942
2:	1	2	2	0	Unfurnished	\$1,850	\$1,850	\$1,942
3:	1	2	2	0	Unfurnished	\$1,850	\$1,850	\$1,942
4:	1	2	2	0	Unfurnished	\$1,850	\$1,850	\$1,942

Of Units With:

- Separate Electric: 5
- Drapes: 4

- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 0

- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC: 4

Additional Information

- Standard sale
- Rent Controlled

- 92027 - Escondido area
- San Diego County
- Parcel # 2313111700

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CUSTOMER FULL: Residential Income LISTING ID: PT21065265

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