

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	230009938SD	S	3050 K St	SD	92102		2	\$0	0	\$605,000 			1920	7,050/0.1618	N		05/24/23	0/0
2	230002090SD	S	3217 19 Island Ave	SD	92102		2	\$53,940	6	\$795,000 			1920	4,984/0.11			05/22/23	63/147
3	230008434SD	S	3675 3677 Marlborough	SD	92105		2	\$60,000	0	\$730,000 			1950				05/23/23	12/43
4	230007237SD	S	4763 Hawley Blvd	SD	92116		2	\$0	0	\$1,790,000 			1924	6,016/0.13			05/26/23	6/6
5	230000101SD	S	725 Kingston Ct	SD	92109		3	\$260,000	0	\$2,700,000 			1972				05/26/23	50/209
6	230007848SD	S	8136 40 Dodie Street	SD	92114		3	\$6,400	7	\$950,000 			1953	6,426/0.14			05/24/23	10/10
7	230008066SD	S	1841 47 Bancroft St	SD	92102		4	\$57,600	0	\$605,000 			1912	9,207/0.21	N		05/22/23	0/0
8	230006889SD	S	4111 4119 Clairemont Mesa Blvd	SD	92117		5	\$224,160	5	\$3,300,000 			2023				05/25/23	25/89

Closed •

List / Sold: **\$600,000/\$605,000** ↑

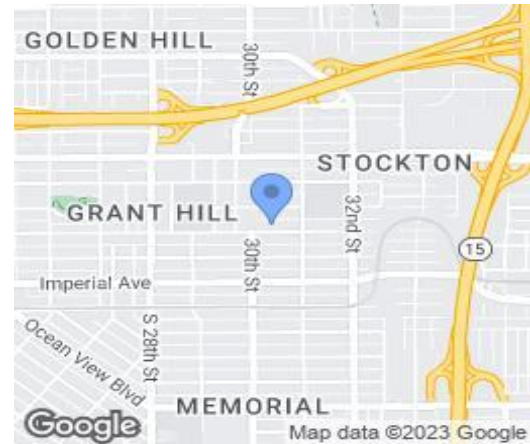
3050 K St • San Diego 92102

0 days on the market

2 units • **\$300,000/unit** • **sqft** • **7,050 sqft lot** • **No \$/Sqft data** •
Built in 1920

Listing ID: 230009938SD

Between Market Street and Imperial Avenue off of 31st CrossStreet: 31sr



True investor opportunity for income property. 2 detached houses 2 bedroom 1 bath and a separate studio 1 bedroom 1 bath. Rear unit has alley access. Both need complete renovation and update. Property zone for Multifamily units Located very close to Downtown San Diego.

Facts & Features

- Sold On 05/24/2023
- Original List Price of \$600,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas, Baseboard, Combination
- Cap Rate: 0

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:		2	0			\$0		
2:		1	0			\$0		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5451902100

Michael Lembeck
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Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 **Click arrow to display photos**



CUSTOMER FULL: Residential Income **LISTING ID:** 230009938SD

Printed: 05/28/2023 7:04:46 AM

Closed •

List / Sold: **\$799,000/\$795,000** ↓

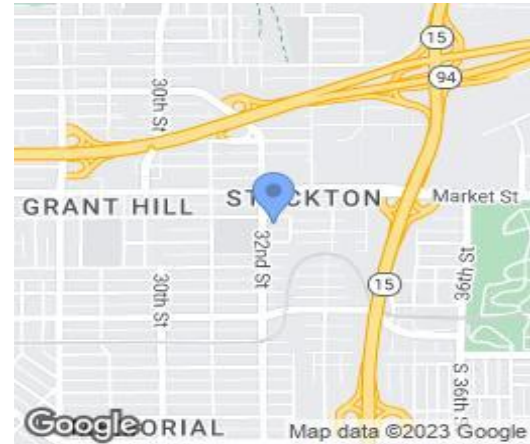
3217 19 Island Ave • San Diego 92102

63 days on the market

2 units • **\$399,500/unit** • **sqft** • **4,984 sqft lot** • **No \$/Sqft data** •
Built in 1920

Listing ID: 230002090SD

CrossStreet: 32nd St



Attention Investors! Great 2-on-1 with Potential to add Additional Units! Fully Rented for Immediate Return on Investment. Front House~3 Bed/1.5 Bath, Remodeled Kitchen & Bath, Laundry Hookups, Full Basement & Wrap Around Yard! Back House~ Spacious Studio Cottage with Full Bath & Private Fenced Yard! Both Homes share Gated Parking with Alley Access! This is a fantastic property located within an Opportunity Zone for significant potential tax benefits for the savvy buyer! Fully Rented, with Great Upside Potential by adding ADU's! Both units have been upgraded with dual pane windows newer roofs, remodeled kitchens & baths, hard surface flooring & individual laundry. Low-maintenance, spacious outdoor areas for each home, giving each property plenty of privacy. There is an electronic rolling gate for driveway access off the alley. It would be easy to add a second bath to the front house & there is a full basement, allowing easy access to plumbing!

Facts & Features

- Sold On 05/22/2023
- Original List Price of \$799,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Cap Rate: 6
- \$53940 Gross Scheduled Income
- \$53940 Net Operating Income

Interior

Exterior

- Security Features: Automatic Gate

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02142875
- 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			\$2,600		\$2,600
2:		0	1			\$1,895		\$1,895
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

- 92102 - San Diego area
- San Diego County
- Parcel # 5452100500

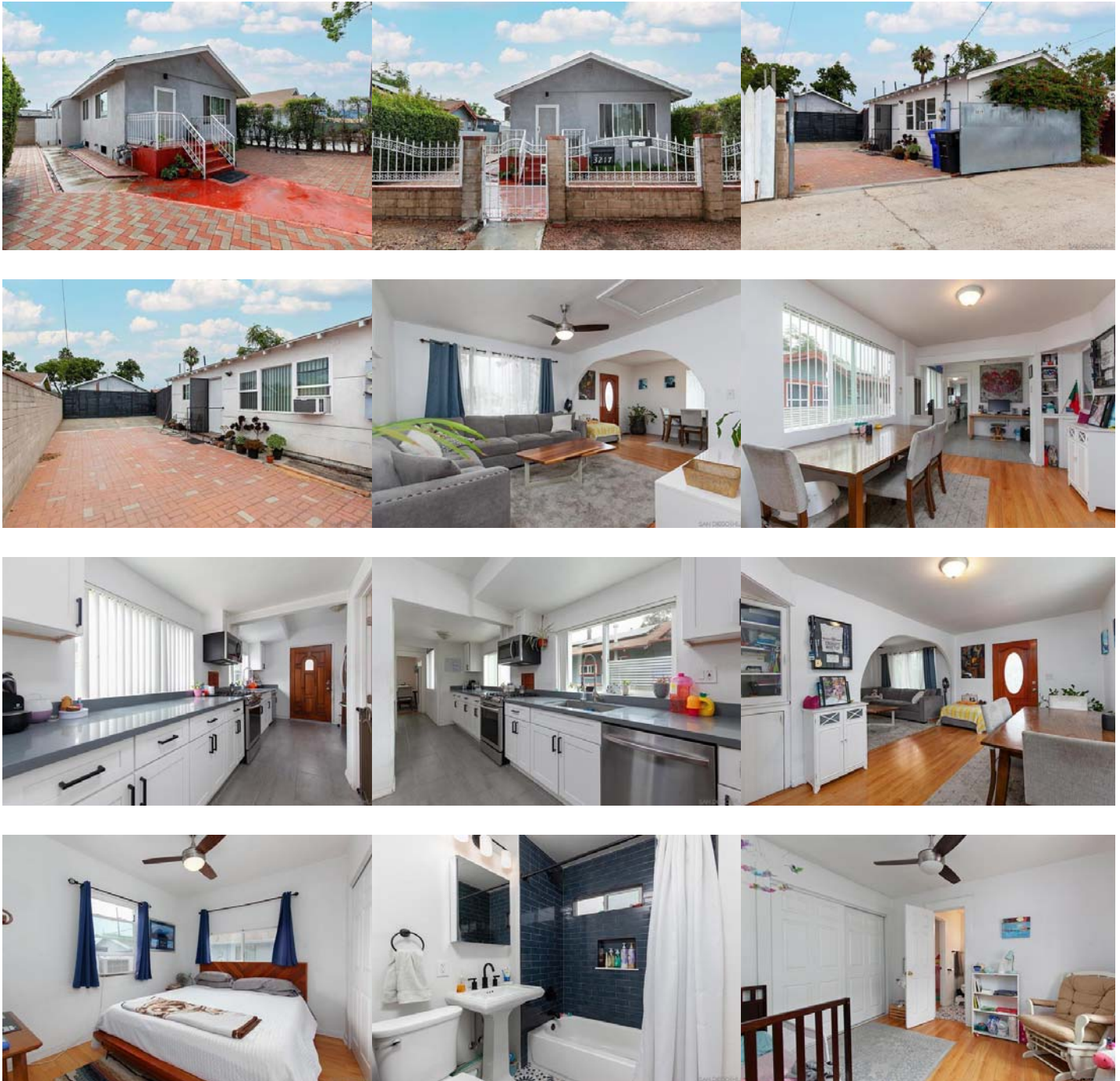
Michael Lembeck

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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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Closed •

List / Sold: **\$695,000/\$730,000** ↑

3675 3677 Marlborough • San Diego 92105

12 days on the market

2 units • **\$347,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1950

Listing ID: 230008434SD

CrossStreet: Off of Marlborough



Attention Investors! Much potential with this nearly 7000 square foot lot. This two unit property had the front, larger unit, remodeled.. It's cleaned up and fresh now with a new, remodeled bathroom, new flooring and paint, plus some new fencing. The lot has been cleaned up as well. Tons of possibility for building additional units..as many as 6. The seller has some proposed designs. It's In a great rental area and has alley access..

Facts & Features

- Sold On 05/23/2023
- Original List Price of \$695,000
- 2 Buildings
- Levels: One
- Cap Rate: 0
- \$60000 Gross Scheduled Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01767484
- 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: 0
- Refrigerator: 0
- Wall AC:

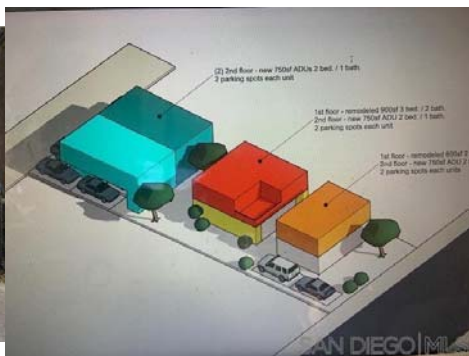
Additional Information

- 92105 - East San Diego area
- San Diego County
- Parcel # 4541720500

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Closed •

List / Sold:

\$1,599,000/\$1,790,000 ↑

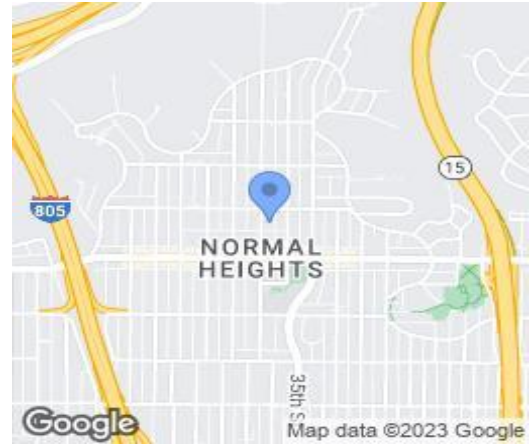
6 days on the market

4763 Hawley Blvd • San Diego 92116

**2 units • \$799,500/unit • sqft • 6,016 sqft lot • No \$/Sqft data •
Built in 1924**

Listing ID: 230007237SD

CrossStreet: Collier Ave



Welcome to your 1924 dream home in Normal Heights, just north of Adams Avenue! This stunning property features a 3 bedroom, 2 bathroom main home that has been completely renovated top to bottom with top-of-the-line finishes PLUS a legal 1 bedroom, 1 bathroom ADU with tons of possibilities. As you step through the front door, you'll be immediately struck by the attention to detail and high-end finishes. Natural light pours in through the large windows and sky lights throughout that fill every room with warmth and sunshine. The open-concept living area boasts a spacious and airy feel, perfect for entertaining friends and family. The kitchen is a chef's dream, complete with stainless steel appliances, quartz countertops, and custom cabinetry. Indulge in the ultimate luxury with this dream come true master bedroom suite! You'll love the oversized walk-in closet featuring custom cabinetry that will make organization a breeze. The en-suite bathroom is equally impressive with a dual vanity and a marble shower that is truly incredible. French doors open up to your backyard oasis, offering plenty of privacy and tranquility. Bask in the beauty of your outdoor space, designed to be a true sanctuary where you can relax and unwind. This is the perfect place to enjoy your morning coffee or read a book in the afternoon sun. The perks don't stop there - this property also includes a 1 bedroom, 1 bathroom ADU with in-unit washer and dryer. This unit boasts 10-foot ceilings throughout, a private yard, separate entrance, and 2 off-street parking spots.

Facts & Features

- Sold On 05/26/2023
- Original List Price of \$1,599,000
- 1 Buildings
- Levels: One
- Cooling: Central Air, Zoned
- Cap Rate: 0

Interior

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:		3	2	0		\$0		\$5,750
2:		1	1	0		\$0		\$2,595
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Drapes:
- Patio: 2

- Water Meters:
- Carpet:
- Dishwasher: 2
- Disposal:

- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4403910400

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Re/Max Property Connection

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

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Closed •

List / Sold:

\$2,779,000/\$2,700,000 ↓

50 days on the market

Listing ID: 230000101SD

725 Kingston Ct • San Diego 92109

3 units • \$926,333/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1972

CrossStreet: Mission Blvd



Welcome to 725 Kingston Ct.! This 2022 remodeled triplex is merely steps from the sparkling blue waters and the famous Mission Beach Boardwalk! This beautifully furnished property features 3 full kitchens in all units, a large 2 bedroom, 1 bathroom unit, a 1 bedroom, 1 bathroom ocean view unit, a large studio, 3 dedicated covered parking spaces 2 shared on-site laundry facilities, and private patio space. Modern lighting, wide-plank flooring, refreshed bathrooms, new appliances, counter tops, kitchens, new AC units, and new roof, are just some of the recent updates that have taken place. Stroll down to Belmont park and try your luck at a few boardwalk games, catch a wave at the South Mission Beach jetty, or partake in some of the local cuisine that has become a neighborhood staple. This property stands out as the premier investment opportunity in Mission Beach. With flexibility in rental options, including the traditional long and short term rental usage, these units satisfy the needs of professionals seeking corporate housing, entrepreneurs in search of a long-term beach rental, an up and coming start-up in need of "influencer space" at the beach, or a combination of all.

Facts & Features

- Sold On 05/26/2023
- Original List Price of \$2,779,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Electric
- Cap Rate: 0
- \$260000 Gross Scheduled Income

Interior

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			\$0		
2:		1	1			\$0		
3:		1	1			\$0		
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Drapes:
- Patio: 2
- Ranges: 3
- Refrigerator: 3

- Dishwasher: 0
- Disposal:

- Wall AC:

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4236421000

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Re/Max Property Connection

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

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Closed •

List / Sold: **\$899,500/\$950,000** ↑

8136 40 Dodie Street • San Diego 92114

10 days on the market

3 units • **\$299,833/unit** • **sqft** • **6,426 sqft lot** • **No \$/Sqft data** •
Built in 1953

Listing ID: 230007848SD

CrossStreet: Glencoe



Offering 3 permitted units featuring 3, 2 Bedrooms/1 Bath for a total of 6 bedrooms/3 baths rental property is now available. Calling all owner occupied buyers seeking solid rental income assistance to greatly reduce your own mortgage payment or non owner occupied Investors seeking a solid return on a hassle free rental income property. Current owner occupied sellers would be willing to stay on as renters or vacate for new owner occupied buyers. Luxury vinyl plank flooring, new kitchens/kitchen updating, mini-splits climate control in each unit as well as washer/dryers designated for each unit makes these units truly unique and independent. Subject has 3 SDGE gas & electric meters and 2 water meters. Each Unit has a private fenced in area. This is a Must See Opportunity!

Facts & Features

- Sold On 05/24/2023
- Original List Price of \$899,500
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Cap Rate: 7
- \$6400 Gross Scheduled Income
- \$67621 Net Operating Income

Interior

Exterior

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:		2	1			\$0		\$2,200
2:		2	1			\$2,200		\$2,200
3:		2	1			\$2,000		\$2,000
4:			0					

Of Units With:

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

Additional Information

- 92114 - Encanto area
- San Diego County
- Parcel # 5773230500

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Re/Max Property Connection

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

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Closed •

List / Sold: **\$485,000/\$605,000** ↑

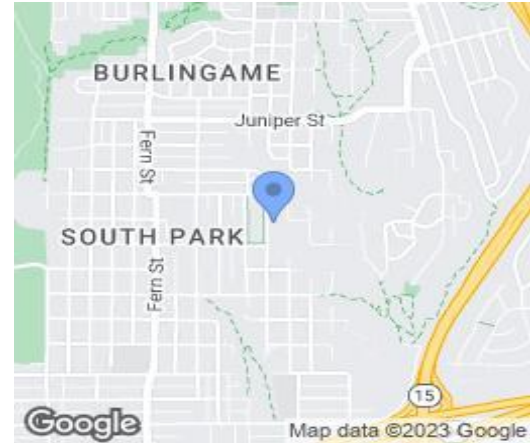
1841 47 Bancroft St • San Diego 92102

0 days on the market

4 units • **\$121,250/unit** • **sqft** • **9,207 sqft lot** • **No \$/Sqft data** •
Built in 1912

Listing ID: 230008066SD

30th north or south to Grape St. Go east to Bancroft St. Turn right and property is viewable on left side.
CrossStreet: Grape St



Financial information is based on prior tenancy data.

Facts & Features

- Sold On 05/22/2023
- Original List Price of \$485,000
- 1 Buildings
- Levels: Two
- Cap Rate: 0
- \$57600 Gross Scheduled Income

Interior

Exterior

- Fencing: None

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	0		\$1,100		\$1,500
2:		2	1	0		\$1,300		\$1,800
3:		2	1	0		\$1,100		\$1,800
4:		1	1	0		\$1,300		\$1,800

Of Units With:

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

Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5392520900

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CUSTOMER FULL: Residential Income LISTING ID: 230008066SD

Printed: 05/28/2023 7:05:00 AM

Closed •

List / Sold:

\$3,445,000/\$3,300,000 ↓

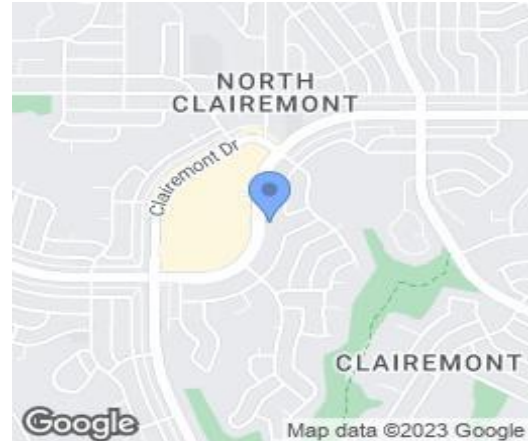
25 days on the market

Listing ID: 230006889SD

4111 4119 Clairemont Mesa Blvd • San Diego 92117

5 units • \$689,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 2023

CrossStreet: Clairemont Mesa Blvd



4111 Clairemont Mesa Blvd is a newly constructed & distinctive 5-unit multifamily building located in San Diego, CA. This building features a rare mix of (1) 3 bed/2bath 1100 SF single family ranch-style home & (4) 2023 newly constructed units comprised of (2) 1bed/1baths (790 & 820 SF) and (2) 3bed/2baths (1200 SF). All four of the newly built units are townhome style & offer two-story layouts throughout. This larger range of unit sizes and design makes the property suitable for a range of tenants. Unit amenities include stacked washers & dryers, central air/heating, porcelain countertops, stainless steel appliances, custom cabinetry, dual pane windows, 10ft ceilings, and LED lighting throughout. All units boast a small covered patio space & the back (4) units include a private balcony for maximum relaxation. This development is completely custom-built with no expenses spared whatsoever. All the finishes are high-end in all units with smart home technology (including being a fully solar complex). In addition, all tenants enjoy on-site parking provided by a large ample paved area for all.

Facts & Features

- Sold On 05/25/2023
- Original List Price of \$3,445,000
- 3 Buildings
- Levels: Two
- Cooling: Central Air
- Cap Rate: 4.52
- \$224160 Gross Scheduled Income
- \$155764 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01774650
- 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			\$4,300		
2:		3	2			\$4,295		
3:		3	2			\$4,295		
4:		1	1			\$2,895		

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 5
- Disposal:
- Drapes:
- Patio: 5
- Ranges: 5
- Refrigerator: 5
- Wall AC:

Additional Information

- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 3601902300

Michael Lembeck

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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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