

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		210005545	S	964	Florence	IMB	91932	2	\$0	0	\$805,000	↑	1955			05/28/21	12/12
2		210009114	S	4254 62	Olive Ave	LMSA	91941	2	\$0	0	\$1,075,000	↑	1950	18,911/0.43		05/24/21	5/5
3		210007986	S	7316 18	Pacific Ave	LEG	91945	2	\$0	0	\$735,000	↑	1950	8,156/0.19		05/25/21	7/7
4		210011580	S	716	Godfrey	OCE	92054	2	\$60,000	0	\$1,190,000	↑	1952	4,983/0.11		05/27/21	5/5
5		NDP2100996	S	1512	Walnut ST	RAM	92065	2	\$36,346	3	\$675,000	↓	1950	183,823/4.22	0	05/28/21	36/36
6		210001201	S	4070 72	Georgia Street	SD	92103	2	\$58,200	2	\$1,360,000	↓	1930	7,005/0.16		05/27/21	30/30
7		210014372	S	3512 14	Highland	SD	92105	2	\$0	0	\$655,000		9999			05/26/21	0/0
8		210004900	S	3655	44th St	SD	92105	2	\$44,400	6	\$710,000	↓	1930	2,894/0.07		05/26/21	30/37
9		NDP2001853	S	1164 & 116	Turquoise St.	SD	92109	2	\$114,000	5	\$2,000,000	↓	1965/ASR	7,501/0.17	0	05/27/21	186/238
10		210003035	S	4510	48th street	SD	92115	2	\$35,940	0	\$820,000		1945			05/24/21	62/62
11		210011939	S	690 N	Grape	ESC	92025	3	\$98,460	0	\$1,560,000	↑	2016			05/25/21	7/7
12		210012519	S	4267	CHEROKEE AVE	SD	92104	4	\$52,980	3	\$1,000,000	↑	1958			05/28/21	1/1
13		210008683	S	3231 3233	National Ave	SD	92113	4	\$56,700	0	\$700,000	↓	1960			05/24/21	30/30

Closed •

List / Sold: **\$750,000/\$805,000** ↑

964 Florence • Imperial Beach 91932

12 days on the market

2 units • **\$375,000/unit** • sqft • No lot size data • No \$/Sqft data •
Built in 1955

Listing ID: 210005545

CrossStreet: Elder



Wow! Amazing opportunity for a family or investor to own in IB. This property is a 3 bed 2 bath front house, and a 1BD/studio with individual access that sits on a quarter of an acre lot. Zoning may allow to build units on the back with recently cemented alley access. This home features an ideal side yard for your boat, RV or extra parking with a 2 car garage. This property offers tons of charm with upgraded vinyl flooring and kitchen countertops. Enjoy the ocean breeze just about 1.5 miles from the beach!! Only minutes away from major shopping centers and freeways. Wide streets in an established neighborhood. Other Fees: 0 Sewer: Sewer Connected 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

Facts & Features

- Sold On 05/28/2021
- Original List Price of \$750,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas, Forced Air
- 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:		3	2			\$0		\$2,800
2:		1	1			\$0		\$1,500
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6264612900

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: 210005545

Printed: 05/30/2021 7:37:05 PM

Closed •

\$1,075,000/\$1,075,000 ↑

5 days on the market

Listing ID: 210009114

4254 62 Olive Ave • La Mesa 91941

2 units • **\$537,500/unit** • **sqft** • **18,911 sqft lot** • **No \$/Sqft data** • **Built in 1950**

CrossStreet: Normal



First time ever on the market! What an opportunity! Two homes on one huge 0.43 acre lot in La Mesa! Room for potential ADU/Guest house! 3 bedroom, 2 bath home has attached 2 car garage with w/d hook ups and is remodeled with wood laminate flooring, central air and heat, updated bathrooms with designer vanities and fixtures, brick fireplace, dual pane windows, ceiling fans, shutters, mature shade trees, and enclosed sun room. 2 bedroom, 1 bath home has 1 car garage, wood flooring, dual pane windows and tile surround in bath plus huge yard! Great for investment or live in one, rent out other! A must see! Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 4262 Unit # for Unit 2: 4254 Number of Furnished Units: 0

Facts & Features

- Sold On 05/24/2021
- Original List Price of \$969,000
- 2 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Combination, Forced Air
- Cap Rate: 0

Interior

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:		3	2	2		\$0		\$3,400
2:		2	1	1		\$950		\$2,200
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


- 91941 - La Mesa area
- San Diego County
- Parcel # 4750702400

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Mission Viejo, 92691

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Closed •

List / Sold: **\$735,000/\$735,000** ↑

7316 18 Pacific Ave • Lemon Grove 91945

7 days on the market

2 units • **\$367,500/unit** • **sqft** • **8,156 sqft lot** • **No \$/Sqft data** •
Built in 1950

Listing ID: 210007986

CrossStreet: Citrus



Investment opportunity! 2 on 1 on large corner lot in Lemon Grove with huge private yards! 3 bedroom, 2 bath unit has private, detached garage with washer/dryer hook ups, 2 extra parking spaces, brick fireplace, vaulted exposed beam ceilings and large front and back yards. 2 bedroom, 1 bath unit has 2 bonus rooms, washer/dryer hook ups, skylights, and a spacious private yard. Other features include hardwood floors, extra storage throughout, mature trees, and porch entry. Great investment opportunity or to live one one house and rent out the other! Exterior: Wood/Stucco Other Fees: 0 Unit # for Unit 1: 7316 Unit # for Unit 2: 7318 Number of Furnished Units: 0

Facts & Features

- Sold On 05/25/2021
- Original List Price of \$699,000
- 2 Buildings
- Levels: One
- Heating: Electric
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01885775
- 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	1		\$1,600		\$2,400
2:		2	1	0		\$1,750		\$1,850
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

- 91945 - Lemon Grove area
- San Diego County
- Parcel # 4790920700

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Mission Viejo, 92691

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Closed •

\$1,095,000/\$1,190,000 ↑

716 Godfrey • Oceanside 92054
2 units • \$547,500/unit • sqft • 4,983 sqft lot • No \$/Sqft data •
Built in 1952

5 days on the market

Listing ID: 210011580

From I-5: Oceanside Blvd Exit: Go west to Ditmar. South (left) on Ditmar, West (right) on Godfrey. Property on the right. CrossStreet: S. Ditmar



Extraordinary opportunity West of 5. Charmingly remodeled fully furnished 1952 Beach Duplex. Beautiful and Sunny 2 bed, 1 bath Cottage plus an inviting attached Studio both professionally and successfully offered on Airbnb since Oct 2020. ~5,000 SF fully fenced, private botanical garden lot. The whimsical tropical trees and mature landscaping, 6 person Hot Tub and prevailing salty ocean breezes, provides the ambience that beckons all. Separate laundry room, tankless water heater, renovated kitchens & bathrooms, outdoor shower and outdoor seating. The Duplex can continue as a short term or long term rental. The financial options abound. Walking through the new front gate, you will be transported to Paradise. Through the green canopy of Polynesian plants and using the Artistic pavers, welcome to the "Sunny Oceanside Cottage". Vaulted Ceilings accentuate the open concept floor plan, refinished wood flooring, remodeled white kitchen with granite countertops and gas stove have been a huge hit with the STR tenants. Gorgeous bathroom with floating vanity, and elegant shower enclosure along with two spacious bedrooms complete this Cottage. The Private Cottage Outdoor space includes a Hot Tub, Picnic Bench, BBQ Grill and outdoor shower. Nestled picturesquely under the fanciful Tree, sits the "Sunny Studio Escape". Remodeled white kitchen and bathroom provide the backdrop for this amazing Studio. Private outdoor space complete with a picnic table, draw many to this property. There is a full-sized stackable washer and dryer in the laundry room. Furniture and all STR furnishings are available for purchase. This fully fenced private property is less than 1/2 mile to the Ocean as well as Oceanside's finest dining, shopping and entertainment and walkable to public transportation. Perfect for an STR or LTR investor or an owner occupant desiring extra income. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: A Unit # for Unit 2: B Number of Furnished Units: 2 Topography: LL

Facts & Features

- Sold On 05/27/2021
- Original List Price of \$1,095,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0
- \$60000 Gross Scheduled Income
- \$60000 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler System

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
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1:	2	1	\$0	\$3,500
2:	1	1	\$0	\$1,650
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

- 92054 - Oceanside area
- San Diego County
- Parcel # 1521910500

Michael Lembeck

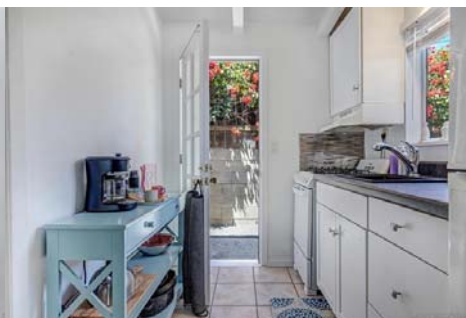
State License #: 01019397
 Cell Phone: 714-742-3700

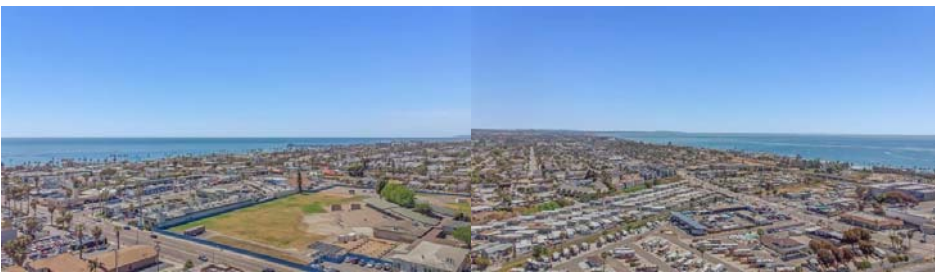
Re/Max Property Connection

State License #: 01891031
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 Mission Viejo, 92691

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Closed •

List / Sold: **\$699,000/\$675,000** ↓

1512 Walnut St • Ramona 92065

36 days on the market

2 units • **\$349,500/unit** • **0 sqft** • **183,823 sqft lot** • **No \$/Sqft data** •
Built in 1950

Listing ID: NDP2100996

78 East to Olive Street. Right on Olive. Left on Alice, left on Walnut St, property is on the right.



Versatile investment opportunity! Income property situated on 4.22 acre lot with a combined 2,270 square feet of living space. At present there are two unique and charming homes, attractive as is, but with amazing opportunity for an investor looking to upgrade, build or lot-split. CRS Data shows main house was built in 1950; a 3 bedroom, 2 bath single family dwelling situated in the front of the property. Bathrooms and floors have been recently upgraded. A manufactured home with permanent foundation was installed in 2006; a modern, country 3 bedroom, 2 bath with new flooring and a bright, clean kitchen. This dwelling is in the back of the property. Power poles and individual electrical meters for separate billing are on the front and back property lines; perfect for future development. One water meter; separate shut off values to each house. The property has septic on the main house and sewer on the manufactured house. There is a sewer pre-annexation agreement with the water district on title. Tentative map for sub-division into 4 lots was filed with the county by prior owner. Additional information will be available from the seller. Lot is level and nearly all 4 acres are useable, with ample room for parking, storage and recreation. Convenient proximity to downtown Ramona from this quiet, country paved road. The listing is also for sale under Single Fam Res listing #NPD2101002

Facts & Features

- Sold On 05/28/2021
- Original List Price of \$699,000
- 2 Buildings
- Levels: Multi/Split
- 10 Total parking spaces
- Laundry: Inside
- Cap Rate: 3
- \$36346 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Convection Oven, Dishwasher, Disposal, Propane Range

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Partial
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$11,738
- Insurance: \$1,176
- Electric:
- Maintenance:
- Gas: \$0
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$0
- Water/Sewer: \$327
- Cable TV: 00616212
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

Of Units With:

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

- Dishwasher: 1
- Disposal: 1

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 92065 - Ramona area
- San Diego County
- Parcel # 2810931000

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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed •

\$1,375,500/\$1,360,000 ↓

30 days on the market

Listing ID: 210001201

4070 72 Georgia Street • San Diego 92103

2 units • **\$687,750/unit** • **sqft** • **7,005 sqft lot** • **No \$/Sqft data** • **Built in 1930**

CrossStreet: Polk



2 Separate Homes! Full 7,005 SQFT Lot, RM 3-9 Zoning, Garages- ADU Potential. Tons of potential. Great Location. Other Fees: 0 Unit # for Unit 1: 4070 Unit # for Unit 2: 4072 Number of Furnished Units: 0

Facts & Features

- Sold On 05/27/2021
- Original List Price of \$1,437,500
- 3 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Cap Rate: 2.2
- \$58200 Gross Scheduled Income
- \$31585 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	1	0		\$2,150		\$2,450
2:		2	2	1		\$2,680		\$2,900
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 # 4455512100

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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: **\$655,000/\$655,000**

3512 14 Highland • San Diego 92105

0 days on the market

2 units • **\$327,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** • **Built in 9999**

Listing ID: 210014372

CrossStreet: Dwight



Sold before MLS entry to an acquaintance of owner at a discounted price Other Fees: 0 Unit # for Unit 1: 3512 Unit # for Unit 2: 3514 Number of Furnished Units: 0

Facts & Features

- Sold On 05/26/2021
- Original List Price of \$655,000
- 2 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:		3	2			\$0		
2:		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

- 92105 - East San Diego area
- San Diego County
- Parcel # 4760321800

Michael Lembeck

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State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210014372

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Closed •

List / Sold: **\$724,900/\$710,000** ↓

3655 44th St • San Diego 92105

30 days on the market

**2 units • \$362,450/unit • sqft • 2,894 sqft lot • No \$/Sqft data •
Built in 1930**

Listing ID: 210004900

CrossStreet: Landis St.



Great investment property located just minutes from Downtown SD, nearby SDSU & all public transportation, surrounded by North Park, South Park, Kensington, Talmadge, Normal Heights & the College Area. This charming 1930 remodel features great short-term/ 'Airbnb' investment potential with 2 separate homes on 1 lot! Both homes were remodeled in approximately 2015 & feature the original hardwood & newer travertine tile flooring, granite slab countertops w/ glass tile backsplash & all stainless-steel appliances in the main home, upgraded wood 'shaker' kitchen cabinetry, upgraded Low-E windows & slider throughout both homes, remodeled bathrooms w/ newer vanities, tile & more! Front house is 2BR/2BA + rear house is 1BR/1BA in the rear; each has its' own private patio & reserved parking, shared laundry & shed. Move-in ready! Front house currently rents at \$2,100/ mo. & rear house currently rents at \$1,600/ mo; both tenants are flexible and easy to work with. NO HOA fees or property management! Exterior: Wood/Stucco Other Fees: 0 Sewer: Sewer Available Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 05/26/2021
- Original List Price of \$724,900
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 6.12
- \$44400 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Security Features: Window Bars

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			\$2,100		
2:		1	1			\$1,600		
3:			0					
4:			0					

Of Units With:

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

- Dishwasher: 1
- Disposal:

- Wall AC:

Additional Information

- 92105 - East San Diego area
- San Diego County
- Parcel # 4717421000

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210004900

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Closed •**\$2,100,000/\$2,000,000** ↓

186 days on the market

1164 & 1168 Turquoise St. • San Diego 92109**2 units** • **\$1,050,000/unit** • **2,749 sqft** • **7,501 sqft lot** • **\$727.54/sqft** •
Built in 1965

Listing ID: NDP2001853

Easy freeway access and from Tourmaline Surf park go east 5 blocks to Everts and make a left to Turquoise St.

Turnkey, Modern, remodeled front house with newly re-built, permitted ADU. Front house :5BR/3BA Back House: 4BR/2BA Both are brimming w/ light, private entrances & large yards, plus ample parking for both & secure alley access and room for a pool or double garage. Includes 3 New Heat & Cooling systems. This highly desirable location in North Pacific Beach is just blocks to the beach, restaurants, & shopping. Perfect location for corporate housing, large families or live in one and rent the other! Quiet rural, alley in back

Facts & Features

- Sold On 05/27/2021
- Original List Price of \$2,195,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: Central Air, Dual, Electric, ENERGY STAR Qualified Equipment, Gas, Heat Pump, See Remarks, SEER Rated 16+, Whole House Fan, Zoned
- Heating: Central, Combination, Electric, ENERGY STAR Qualified Equipment, Forced Air, Heat Pump, High Efficiency, Natural Gas, See Remarks
- Laundry: Common Area, Dryer Included, Gas & Electric Dryer Hookup, Inside, Outside, Stackable, Washer Hookup
- Cap Rate: 4.53
- \$114000 Gross Scheduled Income
- \$101840 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Converted Bedroom, Entry, Family Room, Formal Entry, Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom, Multi-Level Bedroom, Walk-In Closet
- Floor: Carpet, Vinyl
- Appliances: Barbecue, Built-In Range, Dishwasher, Electric Oven, Electric Cooktop, Electric Water Heater, Disposal, Gas Cooking, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Microwave, Range Hood, Refrigerator, Vented Exhaust Fan, Water Heater Central, Water Heater, Water Line to Refrigerator
- Other Interior Features: Bar, Beamed Ceilings, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Ceramic Counters, Copper Plumbing Full, Copper Plumbing Partial, Furnished, Granite Counters, High Ceilings, Home Automation System, Pantry, Partially Furnished, Storage, Track Lighting, Wet Bar, Wired for Data

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Garden, Landscaped, Lot 6500-9999, Rectangular Lot, Level, Near Public Transit, Park Nearby, Secluded, Sprinkler System, Sprinklers Drip System, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Utilities - Overhead, Walkstreet, Yard
- Waterfront Features: Fishing in Community, Beach Access
- Security Features: Carbon Monoxide Detector(s), Closed Circuit Camera(s), Fire and Smoke Detection System, Security Lights, Smoke Detector(s)
- Fencing: Average Condition, Good Condition, New Condition, Privacy, Security, Vinyl, Wire, Wood
- Sewer: Public Sewer
- Other Exterior Features: Awning(s), Barbecue Private, Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$16,068
- Electric:
- Gas: \$200
- Furniture Replacement:
- Trash: \$1
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal: 2
- Drapes: 2
- Patio: 2
- Ranges: 2
- Refrigerator: 4
- Wall AC:

Additional Information

- Real Estate Owned sale
- Rent Controlled
- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4151923500

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: **\$820,000/\$820,000**

4510 48th street • San Diego 92115

62 days on the market

**2 units • \$410,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1945**

Listing ID: 210003035

48th and Monroe CrossStreet: Monroe



Incredible location in the heart of Talmadge! Look no further than this adorable 2 bedroom, 1 bath home with an extra income studio. 1405 sf with laundry and garage. Remodeled in October of 2019. New tile and quarts counters with upgraded fixtures and appliances. The studio has extra storage and a farmhouse sink. Wood floors in both units. This is a very walkable neighborhood. Live in one and rent out the other or rent both as the perfect investment opportunity. Other Fees: 0 Unit 1 Parking Spaces: 2 Unit 2 Parking Spaces: 0 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0

Facts & Features

- Sold On 05/24/2021
- Original List Price of \$820,000
- 2 Buildings
- Levels: Multi/Split
- Cap Rate: 0
- \$35940 Gross Scheduled Income

Interior

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	2		\$1,800		
2:		0	1			\$1,195		
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:

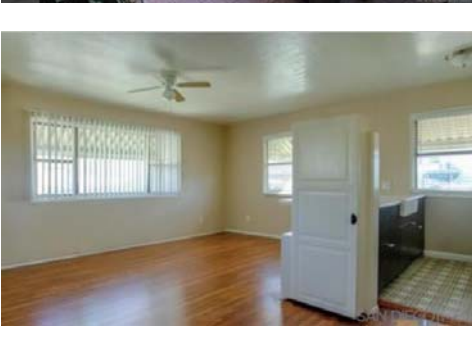
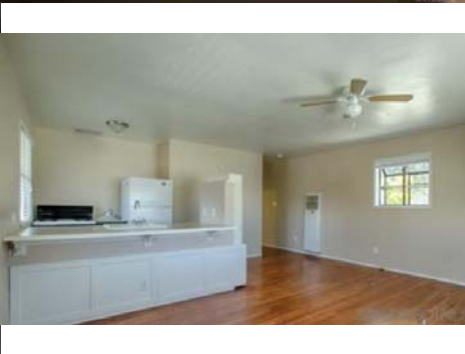
Additional Information

- 92115 - San Diego area
- San Diego County

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Closed •

List / Sold:

\$1,500,000/\$1,560,000 ↑

7 days on the market

Listing ID: 210011939

690 N Grape • Escondido 92025

3 units • **\$500,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** • **Built in 2016**

google **CrossStreet: Mission**



walkthrough with accepted offer only, do not talk to tenants, nor walk on the property. This property is only 5 years old. Superior quality of construction. 3 separate homes on one lot, each has its own fully fenced yard. Granite counter tops, engineering wood floors, dual glazed windows, high quality cabinets, both bathrooms have dual sinks, lots of storage, tenants pay all utilities including water, sewer trash Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: A Unit # for Unit 2: B Unit # for Unit 3: C Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 05/25/2021
- Original List Price of \$1,500,000
- 3 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- Cap Rate: 0
- \$98460 Gross Scheduled Income
- \$83160 Net Operating Income

Interior

Exterior

- Lot Features: Sprinklers Manual

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	3	2		\$2,650		\$2,900
2:		4	3	2		\$2,300		\$2,600
3:		4	3	2		\$2,350		\$2,600
4:			0					

Of Units With:

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

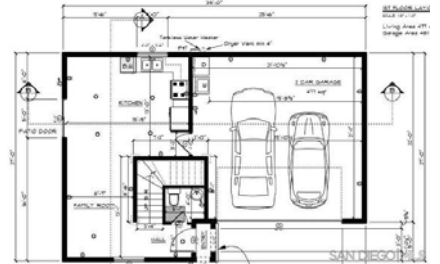
Additional Information

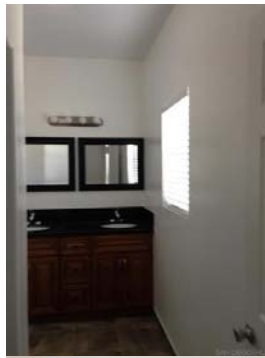
- 92025 - Escondido area
- San Diego County
- Parcel # 2292600200

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Closed •

List / Sold: **\$950,000/\$1,000,000** ↑

4267 CHEROKEE AVE • San Diego 92104

1 days on the market

4 units • \$237,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1958

Listing ID: 210012519

CrossStreet: El Cajon Blvd



4 Separate COTTAGE-Style Units. First time on the market in over 50 years! Nice set up, some nicely remodeled, some retro, lots of upside potential! PLEASE....DO NOT GO ON PROPERTY! Tenants are NOT aware that property is going to be sold. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 4267 Unit # for Unit 2: 4269 Unit # for Unit 3: 4271 Unit # for Unit 4: 4271 1/2 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 05/28/2021
- Original List Price of \$950,000
- 4 Buildings
- Levels: One
- Heating: Electric, Natural Gas, See Remarks
- Cap Rate: 2.79
- \$52980 Gross Scheduled Income
- \$27800 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:		1	1			\$775		\$1,595
2:		1	1			\$1,195		\$1,595
3:		1	1			\$0		\$1,595
4:		2	1			\$1,595		\$1,850

Of Units With:

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

Additional Information

- 92104 - North Park area

- San Diego County
- Parcel # 4472520300

Michael Lembeck

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Re/Max Property Connection

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Mission Viejo, 92691

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Closed •

List / Sold: **\$739,000/\$700,000** ↓

3231 3233 National Ave • San Diego 92113

30 days on the market

4 units • **\$184,750/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1960

Listing ID: 210008683

CrossStreet: 32nd



Property is close to downtown revitalization. Property includes 3 separate buildings. A 3 B BR/1 BA middle house with yard, a 2BR/2Ba back house and 2 one bedroom duplex apartments- all on one lot which provide great rental income. Front two story building is 2 separate one bedroom and downstairs unit has been remodeled. Two back houses were recently painted and new fence installed. Great potential for investor to make improvements and increase rents. Tenants pay all utilities except water and trash. Property is Zoned CN 1-3. Due to zoning, may need all cash buyer or possibly buyer can do commercial loan. All units are currently rented with below market rents and long term tenants. Exterior: Wood/Stucco Other Fees: 0 Unit # for Unit 1: 3231 Unit # for Unit 2: 3231.5 Unit # for Unit 3: 3233 Unit # for Unit 4: 3233.5 Number of Furnished Units: 0

Facts & Features

- Sold On 05/24/2021
- Original List Price of \$779,000
- 3 Buildings
- Levels: Two
- Heating: Combination
- Cap Rate: 0
- \$56700 Gross Scheduled Income

Interior

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:		3	1			\$1,700		\$2,000
2:		2	2			\$1,150		\$1,400
3:		1	1			\$925		\$1,100
4:		1	1			\$950		\$1,100

Of Units With:

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

Additional Information

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5501610400

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Re/Max Property Connection

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