

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	230007698SD	S	1634 36 Glencoe Dr	LEG	91945		2	\$54,000	0	\$820,000 			1947	8,053/0.18			06/02/23	5/5
2	230006758SD	S	2609 Central	SPV	91977		2	\$0	0	\$910,000 			1945	8,372/0.19			06/02/23	10/10
3	230005269SD	S	3490 Collier Ave	SD	92116		2	\$53,400	4	\$1,000,000 			1926				05/30/23	41/41
4	230008693SD	S	4968 70 Hawley Blvd	SD	92116		2	\$0	0	\$1,150,000 			1950	6,289/0.14	N		05/30/23	8/8
5	230008416SD	S	4734 36 Biona Dr	SD	92116		2	\$59,880	4	\$1,365,000			1929	4,926/0.11	N		06/01/23	3/3
6	230005955SD	S	2519 Columbia St	SD	92103		3	\$80,460	3	\$1,655,000 			1938	5,051/0.11	N		05/31/23	24/24
7	230006813SD	S	4167 71 Kansas	SD	92104		4	\$95,700	3	\$1,870,000 			1924	6,992/0.16			05/31/23	19/19
8	NDP2303240	S	4448 Estrella	SD	92115	STD	4	\$93,780	5	\$1,395,000	\$750.00	1860	1945	6,251/0.14	N	1	06/01/23	6/6

Closed •

List / Sold: **\$809,000/\$820,000** ↑

1634 36 Glencoe Dr • Lemon Grove 91945

5 days on the market

2 units • \$404,500/unit • sqft • 8,053 sqft lot • No \$/Sqft data •

Built in 1947

Listing ID: 230007698SD

CrossStreet: Canton



Tranquil two units on one lot. The front unit offers a comfortable floor plan with three bedrooms, two baths and provides plenty of natural light throughout. The back unit has a spacious two bedrooms, one bath floor plan with updated kitchen and plank flooring. Both units have separate parking and outdoor space.

Facts & Features

- Sold On 06/02/2023
- Original List Price of \$809,000
- 2 Buildings
- Levels: Two
- Cap Rate: 0
- \$54000 Gross Scheduled 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:		3	2			\$2,800		
2:		2	1			\$1,700		
3:			0					
4:			0					

Of Units With:

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

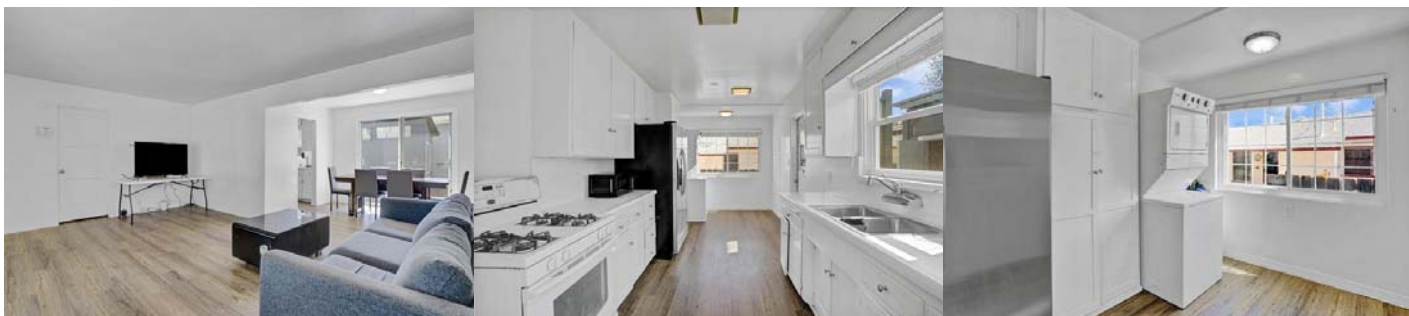
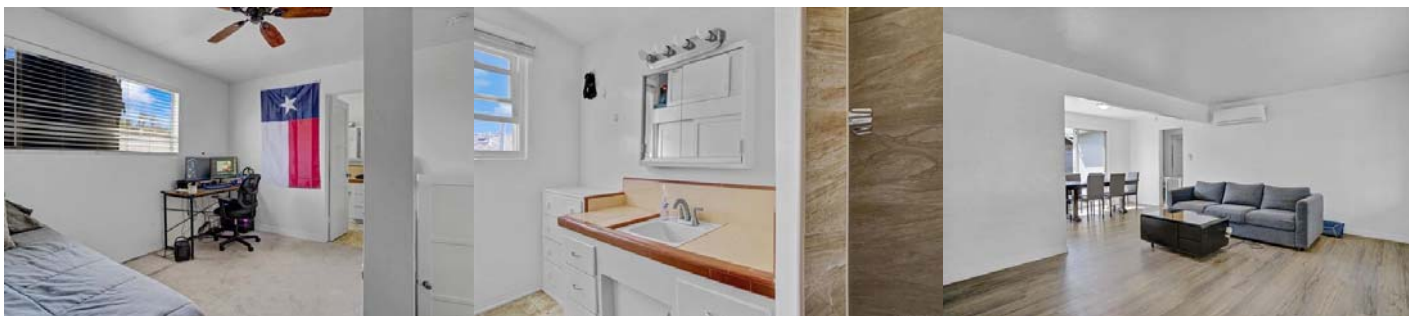
Additional Information

- 91945 - Lemon Grove area
- San Diego County
- Parcel # 5764530700

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: **\$849,000/\$910,000** ↑

2609 Central • Spring Valley 91977

10 days on the market

2 units • **\$424,500/unit** • **sqft** • **8,372 sqft lot** • **No \$/Sqft data** •
Built in 1945

Listing ID: 230006758SD

CrossStreet: Valencia St



Great open floorplan, these recently renovated Spring Valley units are move-In ready! New kitchens, remodeled restrooms, dual pane windows, new paint, newer roof, water heater, windows, wood flooring new ABS drains, new electrical panel and wiring installed in 2018. Great location! Live in one unit and rent the other.

Facts & Features

- Sold On 06/02/2023
- Original List Price of \$849,000
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Cap Rate: 0

Interior

Exterior

- Security Features: Automatic Gate

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:		3	2			\$0		\$3,500
2:		3	2			\$0		\$2,500
3:			0					
4:			0					

Of Units With:

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

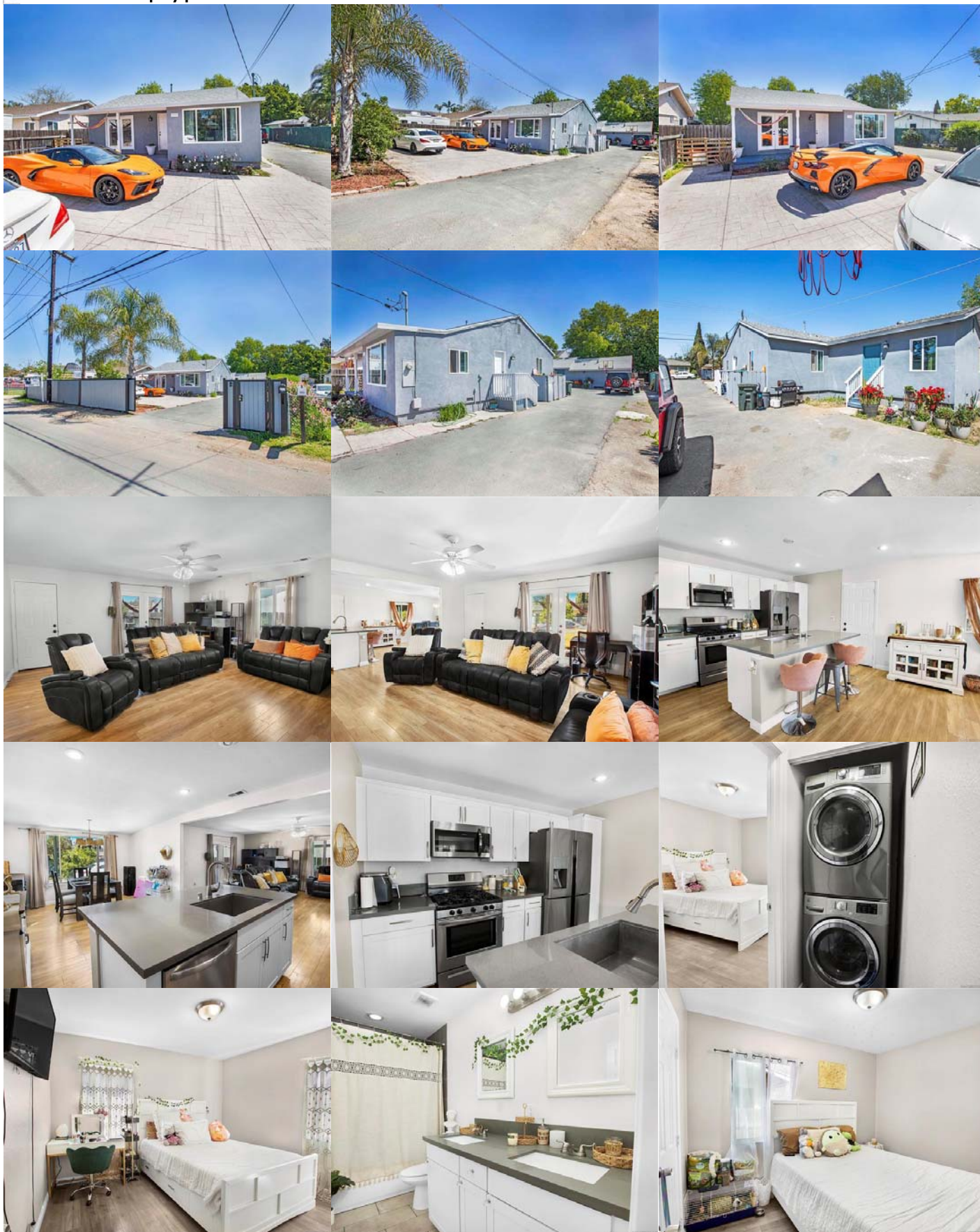
Additional Information

- 91977 - Spring Valley area
- San Diego County
- Parcel # 5034005100

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CUSTOMER FULL: Residential Income LISTING ID: 230006758SD

Printed: 06/04/2023 9:04:20 AM

Closed •

List / Sold: **\$999,000/\$1,000,000** ↑

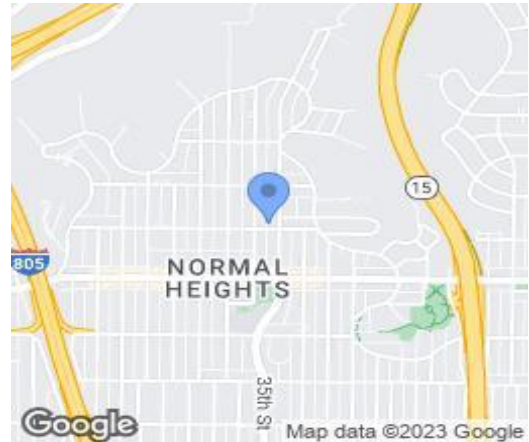
3490 Collier Ave • San Diego 92116

41 days on the market

2 units • **\$499,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1926

Listing ID: 230005269SD

Use GPS CrossStreet: 35th St



Located in a great part of Normal Heights, these 2, detached homes on 1 lot each have their own private outdoor space, open concept living and lots of upgrades. Live in the comfort of one and maximize your income potential with the other. The front home has 2 bedrooms and an abundance of natural light with lots of the original charm preserved. The back house is a detached, 1 bedroom with alley access and extra peacefulness. Both units are equipped with new split systems for a/c and heat. The fun of Adams Avenue shops and bars is just a hop, skip and jump away.

Facts & Features

- Sold On 05/30/2023
- Original List Price of \$999,000
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Electric, Zoned
- Cap Rate: 4
- \$53400 Gross Scheduled Income
- \$53400 Net Operating 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			\$2,850		\$3,000
2:		1	1			\$1,600		\$1,850
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4402321500

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Mission Viejo, 92691

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Closed •

List / Sold:

\$1,200,000/\$1,150,000 ↓

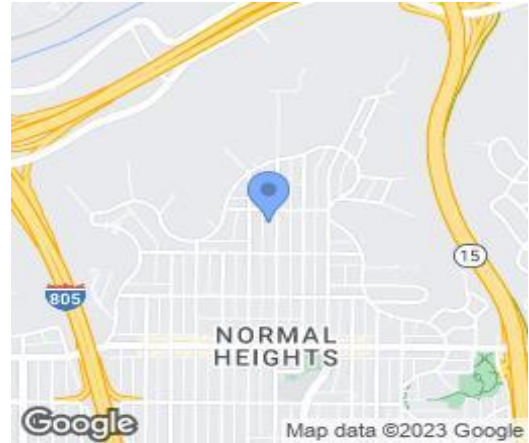
8 days on the market

Listing ID: 230008693SD

4968 70 Hawley Blvd • San Diego 92116

**2 units • \$600,000/unit • sqft • 6,289 sqft lot • No \$/Sqft data •
Built in 1950**

Adams Avenue--north on Hawley Blvd. CrossStreet: Collier



Fabulous Normal Heights location, 6,289 square foot lot with 2 homes in serious fixer-condition. Cash Only. ABSOLUTELY NOT move-in ready. Amazing Potential. Front house is a 1920's 2 bedroom/1 bath home with some charm (original dining room built-ins) and a truly tragic foundation. The rear 3 bedroom/2 bath home is 1950's-1960's vintage in better (though still rough) condition. Both homes have detached garages and private yards. Major opportunity for someone who knows construction, has no fear, and has some cash. Properties are being sold in their current condition. Current physical home inspections, termite reports, sewer line report, foundation reports, and fireplace reports are available. All reports must be read and acknowledged before an offer will be considered.

Facts & Features

- Sold On 05/30/2023
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

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	1		\$1		
2:		3	2	1		\$1		
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 # 4402212300

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold: **\$1,365,000/\$1,365,000**

4734 36 Biona Dr • San Diego 92116

3 days on the market

**2 units • \$682,500/unit • sqft • 4,926 sqft lot • No \$/Sqft data •
Built in 1929**

Listing ID: 230008416SD

USE GPS. CrossStreet: Adams



Awesome, extremely rare early twentieth century charming duplex situated in the small enclave of homes north of Adams Avenue in the amazing community of Kensington. Go back to an enchanted time as both bungalow style homes have original oak hardwood floors, full functioning wood-burning fireplaces, private rear yards, alley access to single car garages and additional off-street parking yet have the modern conveniences of double pane windows, newer appliances, roof, and lush green landscaping with mature trees. Neighbors congregate on their front porches and take evening strolls through the neighborhood giving this community a romance unlike any other. Even though freeway access is within a block, most everyone walks everywhere from restaurants, parks, and shopping. Property has long-term tenants with far below market rents creating large upside for a savvy investor or owner that wants to live in one and rent out the other. Don't miss out on this once in a lifetime opportunity.

Facts & Features

- Sold On 06/01/2023
- Original List Price of \$1,365,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Combination, Forced Air
- Cap Rate: 4.4
- \$59880 Gross Scheduled Income
- \$56280 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler System
- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01409465
- 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		\$2,450		\$3,300
2:		2	1	1		\$2,450		\$3,300
3:			0					
4:			0					

Of Units With:

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

- Carpet:
- Dishwasher: 2
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4653100200

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 230008416SD

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Closed •

List / Sold:

\$1,750,000/\$1,655,000 ↓

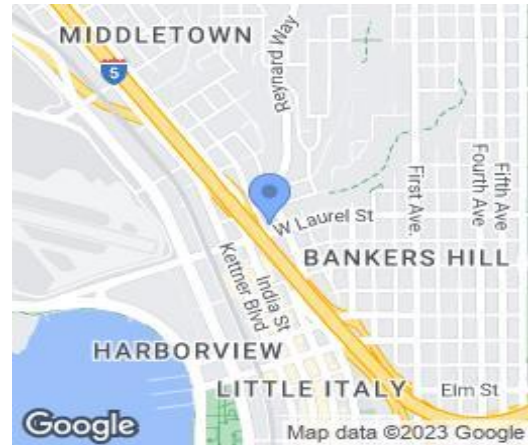
24 days on the market

Listing ID: 230005955SD

2519 Columbia St • San Diego 92103

3 units • \$583,333/unit • sqft • 5,051 sqft lot • No \$/Sqft data • Built in 1938

CrossStreet: Laurel



2519 Columbia Street is currently comprised of three fully-occupied, updated units and includes approved plans and permits to build an additional (9) nine studio units on the back half of the 5,051sf lot. With plans and drawings created by the architectural firm PALO – this project is designed with a style that attracts the modern tenant while capitalizing on current legislation and building codes. With excellent proximity to Downtown San Diego and the San Diego International Airport, this location serves a diverse workforce that continues to expand in a market with a lack of available housing. Fully Permitted / Shovel Ready Building Opportunity. You get INSTANT INCOME and the potential to own a 12 Unit – 6 Cap (Pro-Forma) when you acquire this renovated triplex in the heart of San Diego’s most desirable neighborhood - just blocks from Little Italy, Hillcrest, Downtown, Balboa Park, restaurants, nightlife, Petco Park and so much more! **HIGHLIGHTS • Renovated 3-unit property with Fully-Permitted Plans • Incredible San Diego Location – Close To Everything • Plans by PALO Architects designed to attract tenants • Potential for above market yields • Featured in UC Berkeley ADU Article <https://bit.ly/ADUArticle>**

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: One
- Cooling: Central Air, Wall/Window Unit(s), See Remarks
- Cap Rate: 2.9
- \$80460 Gross Scheduled Income
- \$46434 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- 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:		0	1			\$1,750		
2:		1	1			\$1,705		
3:		2	1	1		\$3,250		
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Drapes:
- Patio: 0
- Ranges: 3
- Refrigerator: 3

- Dishwasher: 1
- Disposal:

- Wall AC:

Additional Information

- 92103 - Mission Hills area
- San Diego County
- Parcel # 5330550500

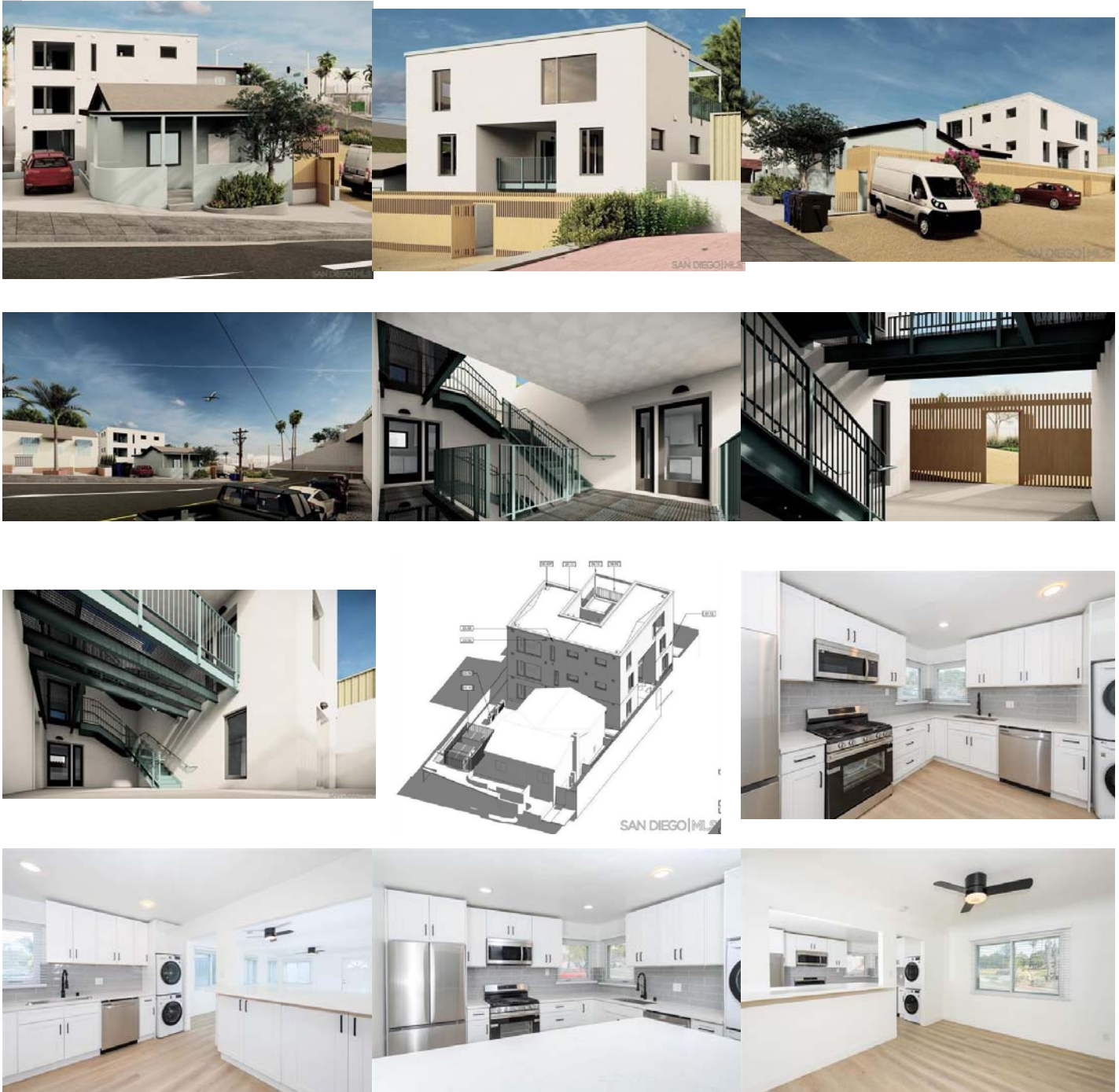
Michael Lembeck

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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: 230005955SD

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Closed •

List / Sold:

\$1,995,000/\$1,870,000 ↓

19 days on the market

Listing ID: 230006813SD

4167 71 Kansas • San Diego 92104

4 units • **\$498,750/unit** • **sqft** • **6,992 sqft lot** • **No \$/Sqft data** •
Built in 1924

CrossStreet: Howard



Coveted North Park location! 4 Units consisting of a 3br-1ba Craftsman house in front, with single car garage, front/back fenced yards, laundry, AC and hardwood floors. Vintage craftsman style...long driveway for 2-3 cars. 3 1BR units in rear off the alley with 2 garages, laundry room, patio area, some remodeled kitchen/baths. Situated on a 50x140 lot zoned RM-3-7 & Tier 3 of the Complete Communities Zone..great potential development opportunity. Great location (1 block west of 30th), walking distance to entertainment, restaurants, shopping, etc...Walkscore of 99 ! Convenient access to freeways, downtown, beaches.

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$1,995,000
- 2 Buildings
- Levels: Multi/Split
- Cooling: See Remarks
- Cap Rate: 3.21
- \$95700 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- 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	1		\$2,750		\$3,975
2:	1	1	1	1		\$1,650		\$1,950
3:	1	1	1	0		\$1,725		\$1,950
4:	1	1	1	1		\$1,850		\$1,950

Of Units With:

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

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 44630305

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold: **\$1,395,000/\$1,395,000**

4448 Estrella • San Diego 92115

6 days on the market

**4 units • \$348,750/unit • 1,860 sqft • 6,251 sqft lot • \$750.00/sqft •
Built in 1945**

Listing ID: NDP2303240

Google maps. North of El Cajon Blvd, near the Talmadge gates.



Renovated! This investment opportunity consists of a Single-Family Home + 3 Units (in back) in the exclusive Talmadge submarket of San Diego, CA. The house and all of the units have been tastefully renovated by the current ownership. The SFR and the main duplex was built around the same time. A garage was converted to a Bonus unit (Non-conforming) many years ago, which might be easy to convert to a legal ADU. The main house is a 1,100 sq.ft. Three Bedroom 2 Bath residence. The middle duplex are two (2) 462 sq.ft. 1 Bedroom/1 Bath apartments. The bonus unit is 323 sq.ft. All of the units are on Month-to-month leases, except for the bonus unit which expires in 2024).

Facts & Features

- Sold On 06/01/2023
- Original List Price of \$1,395,000
- 3 Buildings
- 5 Total parking spaces
- \$0 (Public Records)
- Laundry: Common Area
- Cap Rate: 4.7
- \$93780 Gross Scheduled Income
- \$65608 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,359
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,430
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,023
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	0		\$2,950	\$2,950	\$3,250
2:		1	1	0		\$1,690	\$1,690	\$1,795
3:		1	1	0		\$1,670	\$1,670	\$1,795
4:		1	1	0		\$1,500	\$1,500	\$1,600

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 92115 - San Diego area
- San Diego County
- Parcel # 4711321300

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