

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	PTP2301222	S	1410 12	Marline AVE	ELC	92021	STD	2	\$59,520	4	\$1,220,000.↓	\$628.22	1942	1931/ASR	19,790/0.45	N	1	05/12/23	13/13
2	230006068SD	S	3026 3030	L Street	SD	92102		2	\$0	0	\$850,000.↓			1989	6,703/0.15	N		05/08/23	7/7
3	220029197SD	S	1901	Howard Ave	SD	92104		2	\$89,900	6	\$1,275,000.↓			1940	3,111/0.07			05/09/23	132/132
4	230007173SD	S	4085	32nd Street	SD	92104		2	\$71,400	0	\$1,414,000.↑			1915	6,376/0.14			05/08/23	6/6
5	230001830SD	S	4415 17	Clairemont Mesa Blvd	SD	92117		2	\$52,740	0	\$955,000.↓			1954	7,669/0.17	N		05/11/23	59/105
6	230006545SD	S	426 428 W	8Th Ave	ESC	92025		3	\$18,000	2	\$925,000.↑			2000	6,733/0.15	N		05/11/23	8/8
7	230005686SD	S	4077 81	Swift Ave	SD	92104		3	\$0	0	\$965,000.↑			1945	6,531/0.14			05/09/23	7/7
8	230006902SD	S	4083	Kendall Street	SD	92109		3	\$78,000	4	\$1,575,000			1951	4,992/0.11	N		05/12/23	1/1
9	230003704SD	S	5920	Streamview Dr	SD	92105		4	\$69,370	4	\$1,265,000.↑			1964		N		05/08/23	9/9
10	PTP2301002	S	1769 1771	Oliver AVE	PAB	92109	STD	4	\$106,140	0	\$2,350,000.↓	\$821.10	2862	1978/SLR	5,864/0.13	N	1	05/09/23	37/37
11	PTP2300479	S	3955	Helix Lane	SPV	91978	SPAY	8	\$10,315	0	\$1,525,000.↑		0	0/SLR	16,000/0.36	N	2	05/11/23	15/15

Closed •

List / Sold:

\$1,299,000/\$1,220,000 ↓

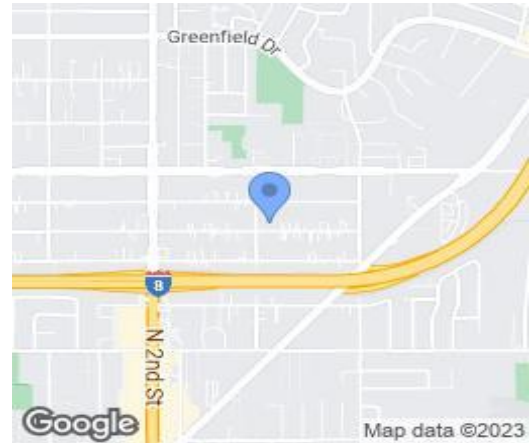
13 days on the market

Listing ID: PTP2301222

1410 12 Marline Ave • El Cajon 92021

**2 units • \$649,500/unit • 1,942 sqft • 19,790 sqft lot • \$628.22/sqft •
Built in 1931**

I-8 to 2nd Street North then Right on Marline Ave



Amazing opportunity to own 2 homes on 1 lot PLUS seller has city APPROVED plans to build TWO MORE UNITS. Plans for additional two units are 3 bedroom, 2.5 bath with two car garage approximately 1400 sq ft on this Huge .45 acre lot. Unit 1410 has been FULLY RENOVATED and each unit is on a month to month basis. Rents are currently under market value. Unit 1412 was remodeled in 2019 has an attached 1 car garage. This income property is conveniently located with easy access to HWY 8 and close to shopping.

Facts & Features

- Sold On 05/12/2023
- Original List Price of \$1,490,000
- 2 Buildings
- 1 Total parking spaces
- \$1,468
- Laundry: Outside
- Cap Rate: 4
- \$59520 Gross Scheduled Income
- \$2700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,900
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$225
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	0		\$2,680	\$2,680	\$2,680
2:		2	1	1		\$2,280	\$2,280	\$2,280

Of Units With:

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

Additional Information

- Standard sale

- 92021 - El Cajon area
- San Diego County
- Parcel # 5072823100

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 •

List / Sold: **\$918,000/\$850,000** ↓

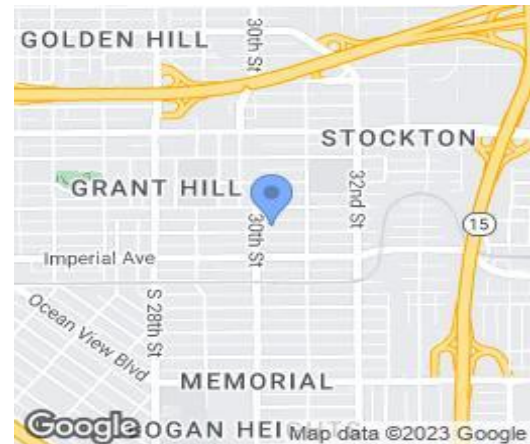
3026 3030 L Street • San Diego 92102

7 days on the market

2 units • \$459,000/unit • sqft • 6,703 sqft lot • No \$/Sqft data •
Built in 1989

Listing ID: 230006068SD

Park in Driveway at 3026 L Street. CrossStreet: 30th & L Street



Back On The Market... 2nd Chance... Subject to Signed Cancellation... Investor's / Flipper's Special... R-4 Zoning.... Cash Only... Location Plus... Potentially a Dream Property Just a Hop to DownTown, San Diego. Three (3) Buildings Older Front Home (2BR,1BA, 698 Est Sqft, Age Unknown "Older Than Assessor Est."); Back Home (Two Story, 3BR, 2.5 Bath, 1653 Sqft, Adjusted for Assessor Est. "1989" & Second Story Views; And Larger 2 Car Detached Garage with 1/2 BA. Loads of Parking Front, Back & Side.... Let the Pictures Speak for Themselves...

Facts & Features

- Sold On 05/08/2023
- Original List Price of \$991,000
- 3 Buildings
- Levels: Multi/Split
- Cooling: Central Air, See Remarks
- Heating: Natural Gas, Combination
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinklers Manual
- 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:		3	3	2		\$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

- 92102 - San Diego area
- San Diego County
- Parcel # 5452912000

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: 230006068SD

Printed: 05/14/2023 6:48:14 AM

Closed •

List / Sold:

\$1,299,999/\$1,275,000 ↓

132 days on the market

Listing ID: 220029197SD

1901 Howard Ave • San Diego 92104

**2 units • \$650,000/unit • sqft • 3,111 sqft lot • No \$/Sqft data •
Built in 1940**

CrossStreet: Georgia St



Duplex in North Park! Make Income on one Unit and Live in the Other! North Park is HOT! High Demand Location, Easy to Rent, Great Central Location to Live in San Diego Close to Downtown, Freeway access, Public Transportation, Local Restaurants & Pubs. Top 2 Bedroom Unit has a Ground Level entry with Private Gated Yard, HUGE Deck with VIEWS! The Lower 2 Bedroom Unit also has Ground Level Entry with its own Private Yard, Remodeled and Fully Furnished Short Term Rent Ready! New A/C unit, EV Charger included. Call Today & Secure Your Home in San Diego & Secure Cash Flow from the Rental!

Facts & Features

- Sold On 05/09/2023
- Original List Price of \$1,399,000
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Cap Rate: 6.42
- \$89900 Gross Scheduled Income
- \$76250 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- 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		\$2,800
2:		2	1			\$0		\$2,400
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92104 - North Park area

- San Diego County
- Parcel # 4455020100

Michael Lembeck

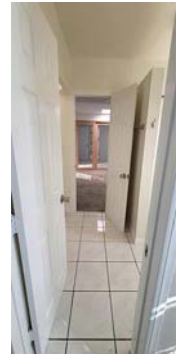
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,250,000/\$1,414,000 ↑

6 days on the market

Listing ID: 230007173SD

4085 32nd Street • San Diego 92104

2 units • \$625,000/unit • sqft • 6,376 sqft lot • No \$/Sqft data • Built in 1915

CrossStreet: Polk



North Park duplex opportunity! This roughly 6,400 square foot lot features two detached homes on one lot. Charming Craftsman two bedroom front house faces 32nd Street while the two bedroom back house faces Boundary Street. Both houses have large, private, fenced yards and the back house has a detached two-car garage. Large North Park lot, with the ability to add more units, located in the Transit Priority Zone as well as in Complete Communities. The opportunities are endless: live in one home and rent out the other, rent out both homes and have a great investment asset or develop the lot to its full potential.

Facts & Features

- Sold On 05/08/2023
- Original List Price of \$1,250,000
- 3 Buildings
- Levels: One
- Cooling: Central Air, Wall/Window Unit(s), Zoned
- Heating: Natural Gas
- Cap Rate: 0
- \$71400 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	0		\$3,300		
2:		2	1	2		\$2,650		
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

- 92104 - North Park area
- San Diego County
- Parcel # 4463840400

Michael Lembeck

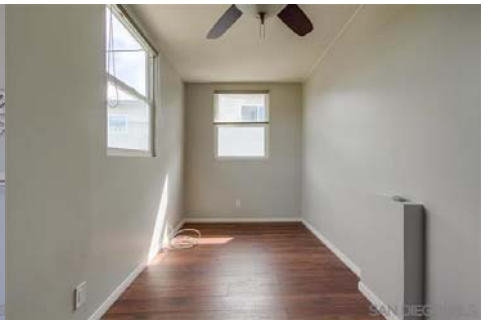
State License #: 01019397
Cell Phone: 714-742-3700

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: 230007173SD

Printed: 05/14/2023 6:48:18 AM

Closed •

List / Sold: **\$998,000/\$955,000** ↓

4415 17 Clairemont Mesa Blvd • San Diego 92117

59 days on the market

2 units • \$499,000/unit • sqft • 7,669 sqft lot • No \$/Sqft data •
Built in 1954

Listing ID: 230001830SD

GPS: 4415 Clairemont Mesa Blvd. Located on Clairemont Mesa Blvd between Genesse Ave & Dubois Dr. Drive by only. CrossStreet: Dubois Dr



Great value at \$998,000. Large lot with alley access! Drive by only!

Facts & Features

- Sold On 05/11/2023
- Original List Price of \$1,149,000
- 1 Buildings
- Levels: One
- Cooling: See Remarks
- Heating: See Remarks
- Cap Rate: 0
- \$52740 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:		2	1	1		\$2,200		\$2,800
2:		1	1	0		\$2,195		\$2,400
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

- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 3601102500

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: **\$899,000/\$925,000** ↑

426 428 W 8Th Ave • Escondido 92025

8 days on the market

3 units • **\$299,667/unit** • **sqft** • **6,733 sqft lot** • **No \$/Sqft data** •
Built in 2000

Listing ID: 230006545SD

GPS CrossStreet: S Maple



Amazing opportunity to own 3 detached units on a cul de sac. A must-see property with a ton of potential.

Facts & Features

- Sold On 05/11/2023
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas, Combination, Floor Furnace
- Cap Rate: 2
- \$18000 Gross Scheduled Income
- \$18000 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01317331
- 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		\$2,800
2:		0	1			\$0		\$1,600
3:		3	3			\$1,500		\$3,200
4:			0					

Of Units With:

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

Additional Information

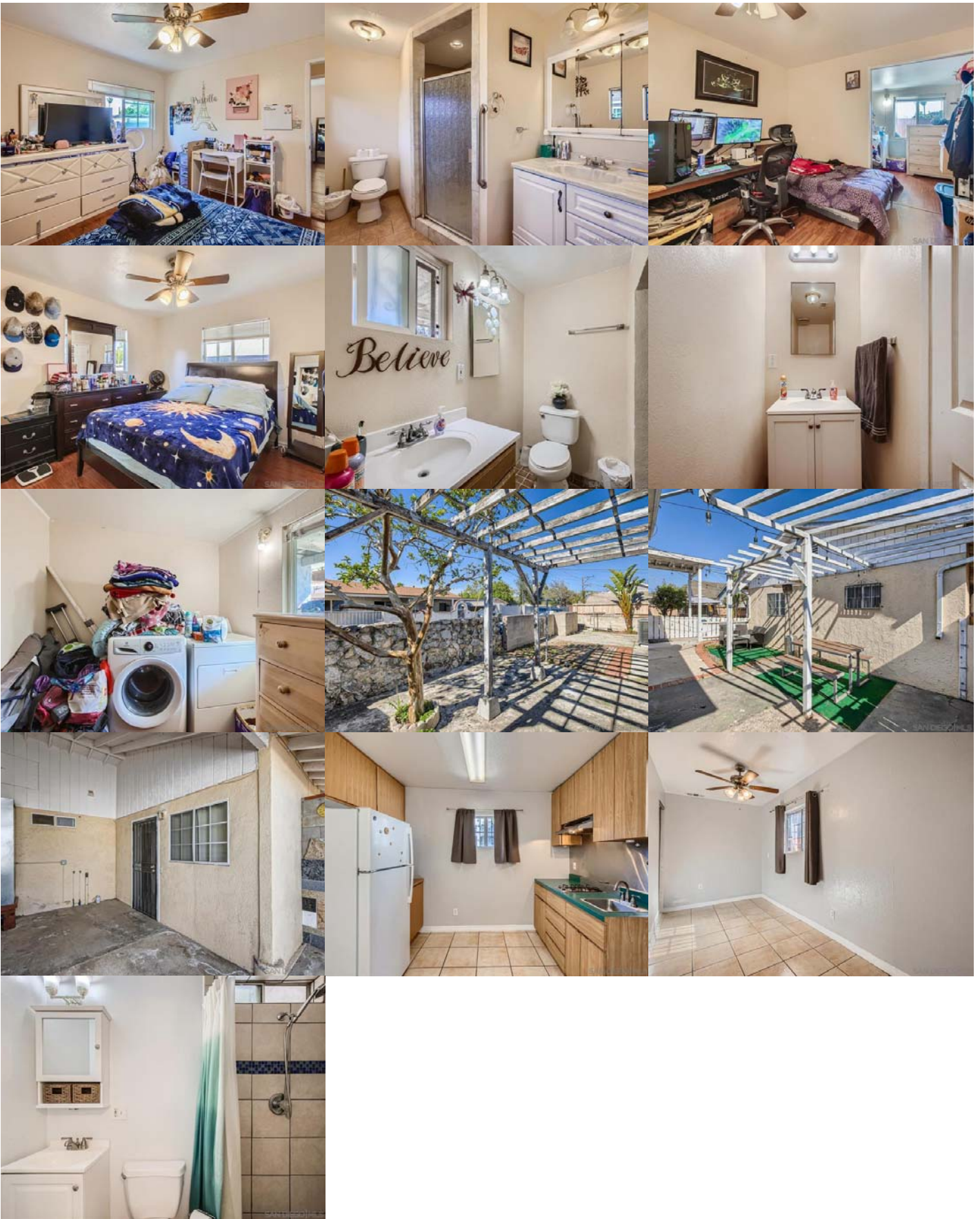
- 92025 - Escondido area
- San Diego County
- Parcel # 2333421000

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: **\$900,000/\$965,000** ↑

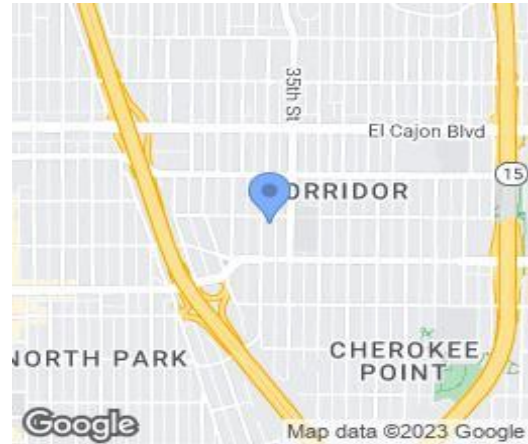
4077 81 Swift Ave • San Diego 92104

7 days on the market

3 units • **\$300,000/unit** • **sqft** • **6,531 sqft lot** • **No \$/Sqft data** •
Built in 1945

Listing ID: 230005686SD

CrossStreet: Polk Ave



Triplex FIXER- This is the investment opportunity you have been waiting for in the "Corridor" neighborhood of North Park. The front house is 2-bedroom/1-bathroom with additional enclosed patio for added living space. In back is the duplex, and each unit is a 2-bedroom/1-bathroom. All three units have their own laundry hookups and patio/yard space. Make an appointment today to see this diamond in the rough.

Facts & Features

- Sold On 05/09/2023
- Original List Price of \$900,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas, See Remarks
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

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	1			\$0		
2:		2	1			\$800		
3:		2	1			\$800		
4:			0					

Of Units With:

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

Additional Information

- 92104 - North Park area

- San Diego County
- Parcel # 4473900400

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: 230005686SD

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Closed •

List / Sold: **\$1,575,000/\$1,575,000**

4083 Kendall Street • San Diego 92109

1 days on the market

**3 units • \$525,000/unit • sqft • 4,992 sqft lot • No \$/Sqft data •
Built in 1951**

Listing ID: 230006902SD

CrossStreet: Pacific Beach Dr



Investors/ owner occupy or second home with income/ vacation rentals - this is the best deal in the beach and bay community of Crown Point. Turn-key 3 unit property with great existing tenants. Property consists of spacious 2 bed/ 1bath with wood floors and lots of natural light -large private patio, fireplace and new washer/dryer. A charming studio unit and large 1 bed/1bath with new paint, carpet, fireplace, skylight and private outdoor area for entertaining. Parking can be scarce at the beach but this property has 5 off street parking plus lots of room for extra storage and beach toys! New roof in 2021 and dual paned windows. Less than 1/2 mile to the bay. Ideal location for easy access to restaurants, shops and all that Pacific Beach has to offer!

Facts & Features

- Sold On 05/12/2023
- Original List Price of \$1,575,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 4
- \$78000 Gross Scheduled Income
- \$61600 Net Operating Income

Interior

- Appliances: Gas Water Heater

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:		2	1	0		\$2,800		\$3,000
2:		1	1	0		\$1,300		\$1,500
3:		1	1	0		\$2,400		\$2,500
4:			0					

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4244110300

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 •

List / Sold:

\$1,250,000/\$1,265,000 ↑

9 days on the market

Listing ID: 230003704SD

5920 Streamview Dr • San Diego 92105

4 units • \$312,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1964

CrossStreet: College



High income producing 4 plex in high demand area. Each unit lives like a large 3 bedroom townhome. No one above you. Each unit also has a fireplace, garage and room to park in the driveway. All tenants are month to month, pay on time and have been wonderful. Shared rear open space and laundry room. One unit remodeled, two others have new floors. New fence and trees recently removed.

Facts & Features

- Sold On 05/08/2023
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- Cap Rate: 3.7
- \$69370 Gross Scheduled Income
- \$46107 Net Operating 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	1		\$1,450		\$2,150
2:		2	1	1		\$1,425		\$1,950
3:		2	1	1		\$1,425		\$1,950
4:		2	1	1		\$1,485		\$2,150

Of Units With:

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

Additional Information

- 92105 - East San Diego area

- San Diego County
- Parcel # 4727300100

Michael Lembeck

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

Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: 230003704SD

Printed: 05/14/2023 6:48:30 AM

Closed •

List / Sold:

\$2,580,000/\$2,350,000 ↓

37 days on the market

Listing ID: PTP2301002

1769 1771 Oliver Ave • Pacific Beach (San Diego) 92109

**4 units • \$645,000/unit • 2,862 sqft • 5,864 sqft lot • \$821.10/sqft •
Built in 1978**

Grand, left Ingraham, Right Oliver.



Charming detached 2 bedroom, 1 bath front house with detached 3-plex behind. Front house has attached 1 car garage with separate w/d hookups and driveway parking for two cars. Private back enclosed patio. Back 3-plex is two stories. Top floor has two units both featuring two bedrooms, 1 bath. Both units feature private outdoor balcony spaces and shared communal yard. Downstairs has an updated 1 bedroom, 1 bath w/patio with an adjacent communal laundry room and bike storage area. Located off of alley is a covered 4 spaced carport with their own storage locker. This quiet complex is situated in the highly desirable Pacific Beach area. Located within easy walking distance to restaurants, bay and beach.

Facts & Features

- Sold On 05/09/2023
- Original List Price of \$2,580,000
- 2 Buildings
- 7 Total parking spaces
- 4 Total carport spaces
- \$0 (Assessor)
- Laundry: Common Area
- Cap Rate: 0
- \$106140 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Level, Sprinklers Drip System, Walkstreet

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521563
- 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	2	1	1		\$2,100	\$2,100	\$2,800
2:		2	1	2		\$2,520	\$2,520	\$2,800
3:		1	1	1		\$1,600	\$1,600	\$2,000
4:		2	1	1		\$2,625	\$2,625	\$3,000

Of Units With:

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

Additional Information

- Standard sale

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4242320900

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







FP



2022 OFFICIAL ADLS
FLOOR PLAN
10/11/23, 10/11/23, 10/11/23



FP

2022 OFFICIAL ADLS
FLOOR PLAN
10/11/23, 10/11/23, 10/11/23



FP

2022 OFFICIAL ADLS
FLOOR PLAN
10/11/23, 10/11/23, 10/11/23

10/11/23

CUSTOMER FULL: Residential Income LISTING ID: PTP2301002

Printed: 05/14/2023 6:48:33 AM

Closed •

List / Sold:

\$1,495,000/\$1,525,000 ↑

15 days on the market

3955 Helix Lane • Spring Valley 91977

8 units • \$186,875/unit • 0 sqft • 16,000 sqft lot • No \$/Sqft data • Built in 0

Listing ID: PTP2300479

Take Highway 94 and Exit at Kenwood Drive Exit. Go to Campo Road heading East, on Right hand side look for 9239 Campo Road and turn into Helix Drive.



Commercial and Residential Mixed Use Property. 2 Commercial Rental Units and 6 Residential Rentals. Units have been updated and in nice condition. Has plenty of parking and also additional income with Storage Area for Parking RVs. Commercial Tenants are an Insurance Office and Medical Office. Property Fronts Campo Road and Helix Street. All Units are fully leased. Close to shopping and easy freeway access. Located in the Casa De Oro area and La Mesa nearby.

Facts & Features

- Sold On 05/11/2023
- Original List Price of \$1,495,000
- 2 Buildings
- Levels: One
- 18 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$0
- Laundry: Common Area
- Cap Rate: 0
- \$10315 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- 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: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 7

Additional Information

- Short Sale sale
- 91978 - Spring Valley area
- San Diego County

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