

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	220005828SD	S	1224	1222 WILLOWSIDE TERRACE	ALP	91901		2	\$2,300	0	\$450,000			1922				05/11/22	8/8
2	220011235SD	S		2234 Tyler Ct	SPV	91977		2	\$1	1	\$833,000			1983	8,369/0.1921			05/09/22	0/0
3	220005989SD	S	5133	35 Carlsbad Blvd	CAR	92008		2	\$60,160	2	\$2,375,000 			1952				05/12/22	16/16
4	PTP2201133	S		2847 L St.	SD	92102	STD	2	\$57,600	3	\$975,000 	\$475.15	2052	1952/ASR	7,581/0.17	N	0	05/11/22	31/31
5	220008889SD	S	3504	8 Jackdaw Street	SD	92103		2	\$43,680	4	\$1,227,500 			1915	5,505/0.12			05/10/22	10/10
6	220007851SD	S	3575	77 Bancroft St	SD	92104		2	\$0	0	\$1,190,000 			1984	5,102/0.11			05/11/22	7/7
7	220007369SD	S	3619	21 Alabama St	SD	92104		2	\$18,000	2	\$1,300,000 			1955	7,126/0.16	N		05/13/22	13/13
8	220007948SD	S	811	813 Capistrano Pl	SD	92109		2	\$61,800	0	\$2,825,000 			1987	2,327/0.05	N		05/09/22	3/3
9	220004780SD	S	1270	72 Naranca Ave	ELC	92021		3	\$0	0	\$1,250,000 			1971				05/11/22	7/7
10	220007009SD	S	3322	24 Upas St	SD	92104		3	\$61,800	4	\$1,510,000 			1939	6,409/0.14	N		05/13/22	14/14
11	220003313SD	S		593 Casselman St	CHU	91910		4	\$103,200	0	\$1,575,000 			1941	7,442/0.17			05/10/22	30/30
12	210028165	S	4586	Hamilton	SD	92116		4	\$0	0	\$1,950,000 			2018	7,000/0.16	N		05/12/22	13/13

Closed •

List / Sold: **\$450,000/\$450,000**

1224 1222 WILLOWSIDE TERRACE • Alpine 91901

8 days on the market

**2 units • \$225,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1922**

Listing ID: 220005828SD

CrossStreet: WILLOWS RD



DO NOT DISTURB TENANTS. These two homes sit on one lot and are being sold together. BOTH HOMES ARE IN NEED OF WORK AND REPAIR. CASH BUYER ONLY. DOGS ON PROPERTY. THESE HOMES USED TO SHARE THE SAME LOT AS THE 4278 WILLOWS RD.(ALSO FOR SALE) BUT THE LOT WAS SPIT. TITLE MAY NOT REFLECT PROPERLY IN PUBLIC RECORD BUT HAS BEEN DONE. HOMES ON WELL WATER AND EACH HOUSE IS CHARGED \$155 BI-MONTHLY (SO THIS LOT PAYS \$310 BI-MONTHLY.) BOTH HOMES HAVE SEPARATE PROPANE TANKS AND BOTH HOMES HAVE SEPARATE SEPTIC SYSTEMS.) Sewer: Septic Installed Unit # for Unit 1: 1222 Unit # for Unit 2: 1224 Number of Furnished Units: 0 Topography: GSL,

Facts & Features

- Sold On 05/11/2022
- Original List Price of \$450,000
- 2 Buildings
- Levels: One
- Cap Rate: 0
- \$2300 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	0		\$1,300		
2:		2	1	0		\$1,100		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91901 - Alpine area
- San Diego County

• Parcel # 4040712700

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: 220005828SD

Printed: 05/15/2022 10:49:20 AM

Closed •

List / Sold: **\$833,000/\$833,000**

2234 Tyler Ct • Spring Valley 91977

0 days on the market

2 units • \$416,500/unit • sqft • 8,369 sqft lot • No \$/Sqft data • Built in 1983

Listing ID: 220011235SD

CrossStreet: Tyler Ct.



Sold before going to Market. Unit # for Unit 1: A Unit # for Unit 2: B Number of Furnished Units: 0

Facts & Features

- Sold On 05/09/2022
- Original List Price of \$833,000
- 1 Buildings
- Levels: One
- Cap Rate: 1
- \$1 Gross Scheduled Income
- \$1 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01481919
- 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	0			\$0		
2:		3	0			\$0		
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

- 91977 - Spring Valley area
- San Diego County
- Parcel # 5034124200

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

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Closed •

List / Sold:

\$2,500,000/\$2,375,000 ↓

16 days on the market

Listing ID: 220005989SD

5133 35 Carlsbad Blvd • Carlsbad 92008

2 units • \$1,250,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1952

CrossStreet: Cannon Road



Calling all developers & investors! Located steps to the beach, this 6,193 square foot lot offers opportunity to expand & build up to obtain ocean views! Currently, the lot features two single-level units side by side. Each unit features 2 bedrooms, 1 bathroom, spacious backyard patios, 1 car garage, driveway parking . One unit is rented out! Possibility to build up & obtain ocean views! Access to Terramar's private landing & beach gate just a block away. With year-round amazing weather & endless sunsets, this is truly Southern California living at its best! Exterior: Wood/Stucco Unit # for Unit 1: 5135 Unit # for Unit 2: 5133 Number of Furnished Units: 0

Facts & Features

- Sold On 05/12/2022
- Original List Price of \$2,500,000
- 1 Buildings
- Levels: One
- Cap Rate: 2.2
- \$60160 Gross Scheduled Income
- \$55088 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01340872
- 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		\$2,500		
2:		2	1	1		\$2,540		
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

- 92008 - Carlsbad area

- San Diego County
- Parcel # 2100320600

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Re/Max Property Connection

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

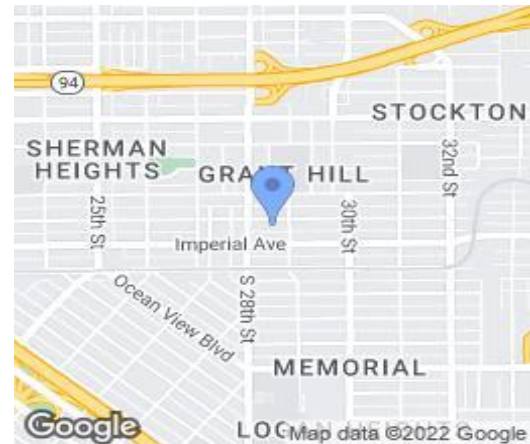
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CUSTOMER FULL: Residential Income LISTING ID: 220005989SD

Printed: 05/15/2022 10:49:22 AM

Closed • DuplexList / Sold: **\$968,000/\$975,000** ↑**2847 L St.** • San Diego 92102**31 days on the market****2 units** • **\$484,000/unit** • **2,052 sqft** • **7,581 sqft lot** • **\$475.15/sqft** •
Built in 1952**Listing ID: PTP2201133****None**

TWO UNITS IN GRANT HILL! Top Gun Commercial is pleased to present 2847-49 L. Street, a well-maintained duplex in the urban renewal neighborhood of Grant Hill. Centrally located to San Diego, Grant hill provides multiple investment opportunities for developers & first-time investors. A large 1106 square foot 3-bedroom/2-bath unit in the front house and large 946 square foot 2-bed/2-bath in the back house. The front house was built in 1908 with moderately up to date finishes and is being rented out for \$3100. The back house was built in 1952 and is being rented at a below market rent of \$1700, providing upside for the new investor. The property also has five off street parking spaces with potential to develop ADU's and generate more income. An additional two storage units near the rear unit, as well as electric gates enclose the property. The subject property is perfect for an owner user or investor looking to purchase their first home and rent out the other unit.

Facts & Features

- Sold On 05/11/2022
- Original List Price of \$968,000
- 2 Buildings
- 5 Total parking spaces
- \$11,961 (Assessor)
- Laundry: Inside
- Cap Rate: 3.28
- \$57600 Gross Scheduled Income
- \$31742 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,130
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02059064
- Gardener:
- Licenses:
- Insurance: \$5,000
- 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	3	2	0		\$3,100	\$3,100	\$3,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 92102 - San Diego area
- San Diego County
- Parcel # 5452740800

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:

\$1,088,800/\$1,227,500 ↑

10 days on the market

Listing ID: 220008889SD

3504 8 Jackdaw Street • San Diego 92103

2 units • \$544,400/unit • sqft • 5,505 sqft lot • No \$/Sqft data • Built in 1915

Best to utilize GPS. CrossStreet: W Brookes Ave



Charming Mission Hills 2-story duplex nestled on a quiet street of exclusive single-family homes with pride of ownership abound. Unique add-value opportunity as an income property or in converting back to a single-family home as it was pre-World War II. Street-level "upper unit" offers 756 square feet with 1 bedroom and an optional den/office area + 1 bath. (Hardwood flooring underneath carpeting in living/dining/and bedroom.)...See suppA redwood deck off the rear kitchen provides a BBQ, dining, and sun area. The Lower-level unit offers 720 square feet, two-bedrooms and 1 bath. Large backyard space is accessible from the kitchen and family room from the lower unit. Backyard features ample space to add an ADU and offers potential views of the Bay & Ocean! Minutes from Old Town, Little Italy, Downtown, Hillcrest, Bay, and Beaches! Don't miss this incredible opportunity – the possibilities are endless! Unit # for Unit 1: 3504 Unit # for Unit 2: 3508 Unit 1 Parking Spaces: 0 Unit 2 Parking Spaces: 0 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0 Topography: GSL

Facts & Features

- Sold On 05/10/2022
- Original List Price of \$1,088,800
- 1 Buildings
- Levels: Two
- Heating: Wood, Combination
- Cap Rate: 3.9
- \$43680 Gross Scheduled Income
- \$40680 Net Operating Income

Interior

- Appliances: Gas Water Heater

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:		2	1			\$1,790		
2:		2	1			\$1,850		
3:			0					
4:			0					

Of Units With:

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

- Carpet:
- Dishwasher: 0
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4513330700

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Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 220008889SD

Printed: 05/15/2022 10:49:45 AM

Closed •

List / Sold:

\$1,299,000/\$1,190,000 ↓

7 days on the market

Listing ID: 220007851SD

3575 77 Bancroft St • San Diego 92104

2 units • **\$649,500/unit** • **sqft** • **5,102 sqft lot** • **No \$/Sqft data** •
Built in 1984

CrossStreet: Dwight St



Great Investment opportunity. 2 on 1 property in the best part of North Park. Property is in a transit zone and such could qualify for multiple ADU's Close to 805, Shops, restaurants and bars! 3577 Bancroft is a 2 bedroom 1 bath home with original hardwood floors throughout, gas stove, high quality vinyl tile floors in bathrooms and kitchen. There is an detached office as well! 3575 is a 1 bedroom 1 bath home that comes with carpet throughout and tile floor in kitchen and bathroom. Washer and dryers convey with both units. Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 3575 Unit # for Unit 2: 3577 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 05/11/2022
- Original List Price of \$1,299,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01435003
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1			\$1,400		\$2,400
2:		2	1			\$2,500		\$3,500
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

- 92104 - North Park area
- San Diego County
- Parcel # 4537510400

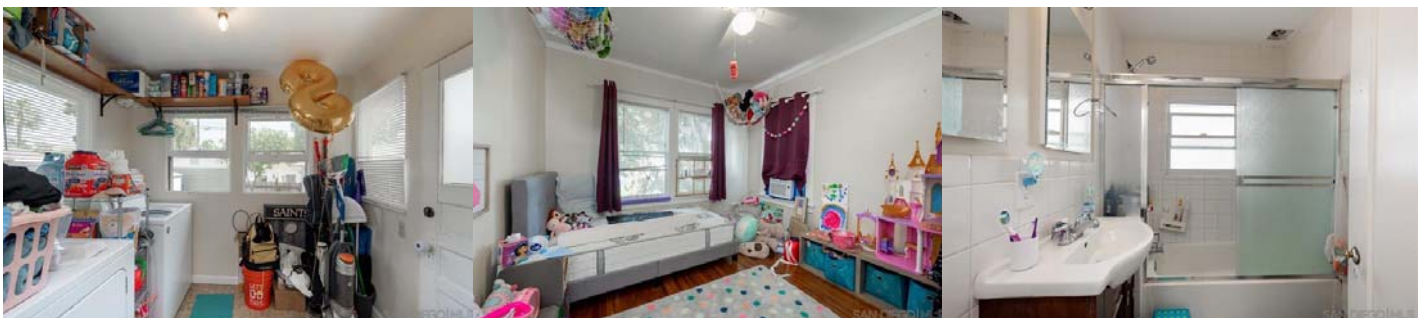
Michael Lembeck

State License #: 01019397
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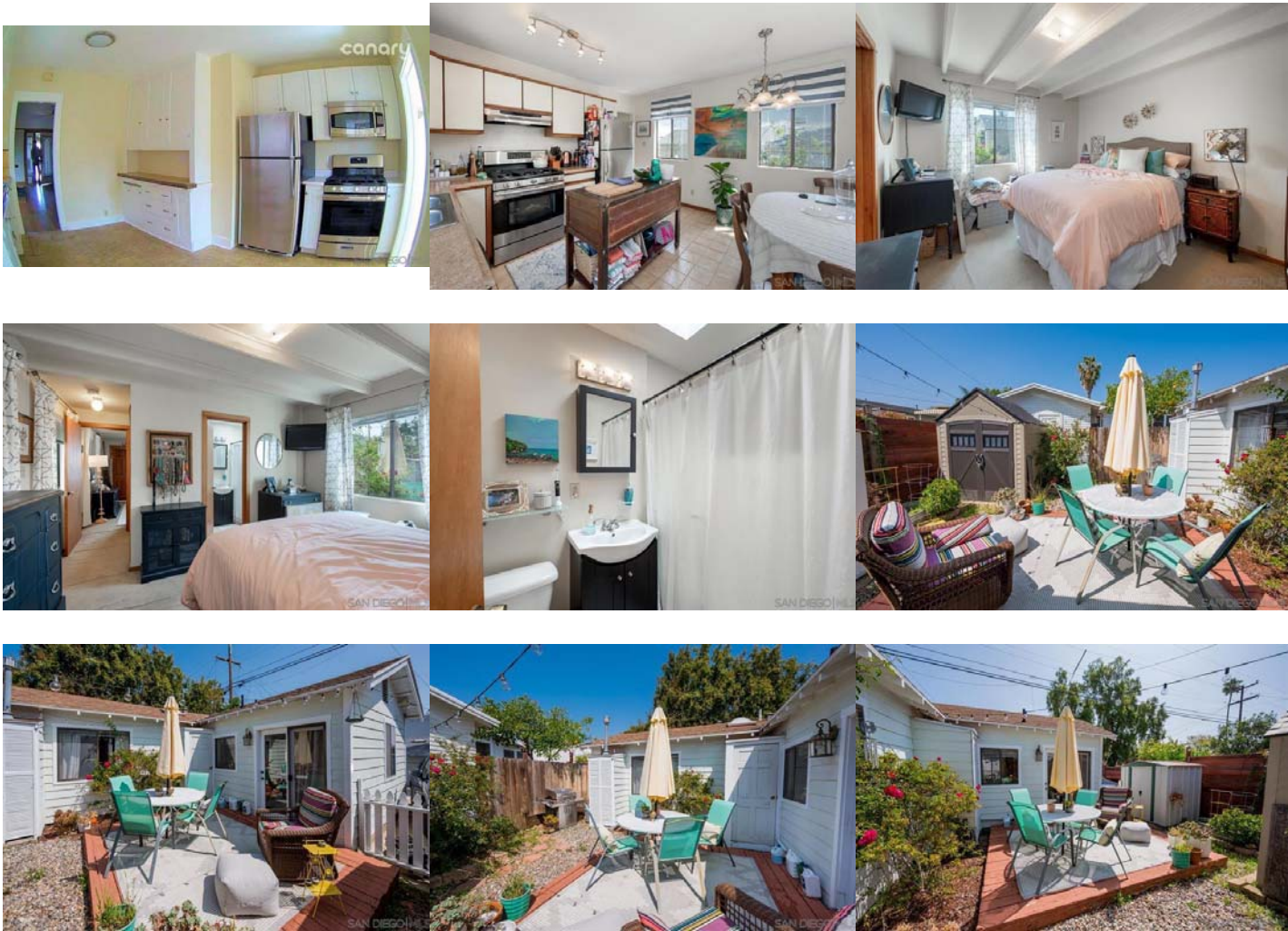
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 220007851SD

Printed: 05/15/2022 10:49:46 AM

Closed •

List / Sold:

\$1,195,000/\$1,300,000 ↑

13 days on the market

Listing ID: 220007369SD

3619 21 Alabama St • San Diego 92104

**2 units • \$597,500/unit • sqft • 7,126 sqft lot • No \$/Sqft data •
Built in 1955**

CrossStreet: Upas



****North Park***Balboa Park Trails***Morley Field***Whole Foods Less Than A Mile And A Half***Ideally Situated Between Upas & University***Listed Less Than Appraised Value To Create Urgency***Two On One***Live In One*Rent One***Rent Them Both***Great Investment Opportunity****Unavailable For Just South Of A Century***7,126 Lot (51X140 Perched Up Off Of Alabama For Privacy & Seclusion***1925 Charmer**3619 Alabama 2BR/1BA * 768 Sq Ft Single Story Living***Tenant Vacating 3619 May 5***3621 Alabama Owner Occupied 2BR/2BA Two Story 1,302 Sq Ft With Bonus 240 Sq Ft (12 X 20) Outdoor Deck***Total 2 Detached Single Family Homes***4 Total BR***3 Total BA***2,070 Total Sq FT***On A 7,126 Sq Ft Lot*** ****North Park***Balboa Park Trails***Morley Field***Whole Foods Less Than A Mile And A Half***Ideally Situated Between Upas & University***Listed Less Than Appraised Value To Create Urgency***Two On One***Live In One*Rent One***Rent Them Both***Great Investment Opportunity****Unavailable For Just South Of A Century***7,126 Lot (51X140 Perched Up Off Of Alabama For Privacy & Seclusion***1925 Charmer**3619 Alabama 2BR/1BA * 768 Sq Ft Single Story Living***3621 Alabama 2BR/2BA Two Story 1,302 Sq Ft With Bonus 240 Sq Ft (12 X 20) Outdoor Deck***Total 2 Detached Single Family Homes***4 Total BR***3 Total BA***2,070 Total Sq FT***On A 7,126 Sq Ft Lot*** Sewer: Sewer Connected Unit # for Unit 1: 3619 Unit # for Unit 2: 3621 Number of Furnished Units: 1 Topography: GSL

Facts & Features

- Sold On 05/13/2022
- Original List Price of \$1,195,000
- 2 Buildings
- Levels: Multi/Split
- Cooling: See Remarks
- Heating: Electric, Natural Gas, See Remarks
- Cap Rate: 1.5
- \$18000 Gross Scheduled Income
- \$24000 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01522411
- 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		\$1,500		\$2,350
2:		2	2	0		\$0		\$2,475
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 # 4532011100

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:

\$2,795,000/\$2,825,000 ↑

3 days on the market

Listing ID: 220007948SD

811 813 Capistrano Pl • San Diego 92109

2 units • \$1,397,500/unit • sqft • 2,327 sqft lot • No \$/Sqft data •
Built in 1987

CrossStreet: Mission Blvd.



Incredible duplex centrally located in South Mission Beach walking distance to sand, shops, conveniences & restaurants! The lower unit (811) consists of 2 bedrooms, 2 full bathrooms, 950 sq. ft. and features updated flooring, newer kitchen counters, fireplace, stackable washer/dryer in unit, additional storage, sunny patio, and 2 car carport tandem parking. The upper unit (813) consists of 3 bedrooms, 2 full bathrooms, 1,455 sq. ft. and features vaulted ceilings, open floor plan, skylights providing abundant natural light, fireplace, side-by-side washer/dryer in unit, additional storage, sunny balcony with some ocean view, and 2 car side-by-side attached garage. This is a wonderful opportunity not to be missed! Sewer: Sewer Connected Unit # for Unit 1: 811 Unit # for Unit 2: 813 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 05/09/2022
- Original List Price of \$2,795,000
- 1 Buildings
- Levels: Two
- Cap Rate: 0
- \$61800 Gross Scheduled 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:		2	2	0		\$2,150		\$2,995
2:		3	2	2		\$3,000		\$4,995
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

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4237340300

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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: 220007948SD

Printed: 05/15/2022 10:49:58 AM

Closed •

List / Sold:

\$1,250,000/\$1,250,000 ↑

7 days on the market

Listing ID: 220004780SD

1270 72 Naranca Ave • El Cajon 92021

3 units • \$416,667/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1971

CrossStreet: Oro St



1270-72 Naranca Ave is a 3 unit property in the el cajon submarket. The property has a new construction 3 bed/2 bath ADU in the middle of the lot. The property has a great unit mix, every unit is their own house and has private yards. The New ADU is completely turnkey and brand new, and the other two houses could use some upgrades from a new owner to achieve top of the market rents in the booming submarket of El Cajon. Exterior: Wood/Stucco Unit # for Unit 1: 1272 Unit # for Unit 2: 1272B Unit # for Unit 3: 1270 Number of Furnished Units: 0

Facts & Features

- Sold On 05/11/2022
- Original List Price of \$1,197,000
- 3 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01379802
- 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:		3	2			\$0		\$2,700
3:		2	1			\$1,815		\$2,200
4:			0					

Of Units With:

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

Additional Information

- 92021 - El Cajon area
- San Diego County
- Parcel # 4842543400

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:

\$1,499,900/\$1,510,000 ↑

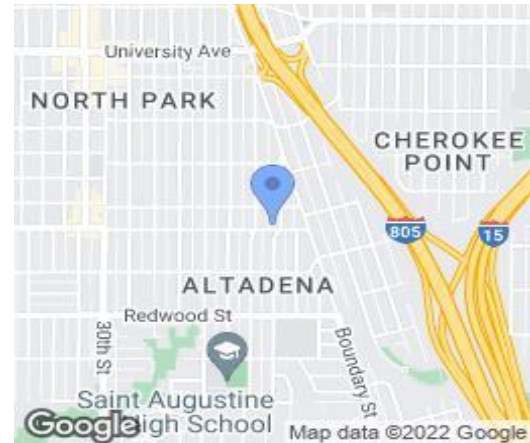
14 days on the market

3322 24 Upas St • San Diego 92104

**3 units • \$499,967/unit • sqft • 6,409 sqft lot • No \$/Sqft data •
Built in 1939**

Listing ID: 220007009SD

From the University ave head south on 30th and East on Upas. CrossStreet: Felton



Talk about endless possibilities with this North Park Triplex. Cute craftsman style main home in the front of the lot and two stacked studio units in the rear and a detached garage and yard space! This 6400 sq ft lot fronts upas and has side alley access and is located just 7 blocks from Alexanders, The Taco Stand, Modern Times, Leftys and Underbelly. Either live in the front and rent the rear studios or own a very desirable income property in one of the hippest spots in San Diego. The main home is 2 bedrooms 1 large bathroom with two flex spaces which could work as home office space or potentially a large walk in closet or 3rd bedroom. The rear units are studio units with full kitchenettes and full bathrooms. All units need some TLC to bring this triplex to its full potential. Sewer: Sewer Connected Unit # for Unit 1: 3324 Unit # for Unit 2: 3322-A Unit # for Unit 3: 3322-B Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 05/13/2022
- Original List Price of \$1,499,900
- 3 Buildings
- Levels: Two
- Heating: Natural Gas, Floor Furnace, Combination
- Cap Rate: 4.12
- \$61800 Gross Scheduled Income
- \$57538 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01233826
- 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		\$0		\$3,500
2:		0	1	0		\$950		\$1,350
3:		0	1	0		\$950		\$1,300
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 1
- Disposal:
- Drapes:
- Patio: 0
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4537711700

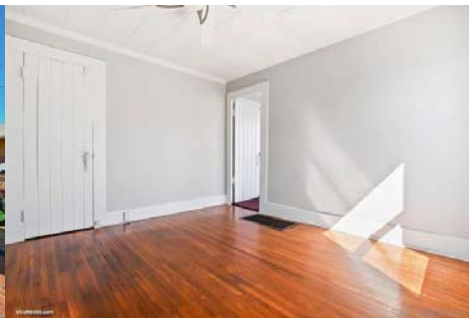
Michael Lembeck

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







CUSTOMER FULL: Residential Income LISTING ID: 220007009SD

Printed: 05/15/2022 10:50:05 AM

Closed •

List / Sold:

\$1,550,000/\$1,575,000 ↑

30 days on the market

Listing ID: 220003313SD

593 Casselman St • Chula Vista 91910

**4 units • \$387,500/unit • sqft • 7,442 sqft lot • No \$/Sqft data •
Built in 1941**

CrossStreet: Broadway



This is the completely remodeled 4 unit cash cow you've been looking for! This property has been extensively and tastefully remodeled from top to bottom and currently grossing \$103,200 a year. Each unit features separate entrance, single car garage plus additional parking spot, HVAC from mini splits, luxurious kitchen and bathroom, personal washer and dryer and so much more! This property is also in very close proximity to the highly desirable Billion dollar Bayfront development and minutes from the water. Each unit is sub-metered with SDG&E for potential additional profitability for an investor. This is one opportunity of solid profits that you won't want to miss! Unit # for Unit 1: A Unit # for Unit 2: B Unit # for Unit 3: C Unit # for Unit 4: D Number of Furnished Units: 0

Facts & Features

- Sold On 05/10/2022
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: One
- Cooling: Zoned
- Cap Rate: 0
- \$103200 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01897784
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1		\$2,150		\$2,150
2:	1	1	1	1		\$2,150		\$2,150
3:	1	1	1	1		\$2,150		\$2,150
4:	1	1	1	1		\$2,150		\$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

- 91910 - Chula Vista area
- San Diego County
- Parcel # 5650802200

Michael Lembeck

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Mission Viejo, 92691

 Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: 220003313SD

Printed: 05/15/2022 10:50:07 AM

Closed •

List / Sold:

\$1,999,999/\$1,950,000 ↓

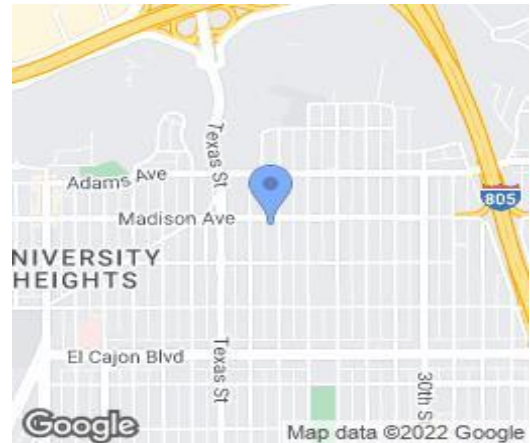
13 days on the market

Listing ID: 210028165

4586 Hamilton • San Diego 92116

**4 units • \$500,000/unit • sqft • 7,000 sqft lot • No \$/Sqft data •
Built in 2018**

CrossStreet: Hamilton St and Monroe Ave



Great investment opportunity to complete the construction of the Hamilton Townhomes Project in North Park. Partially built, this 4-unit multi-family project features a modern layout for each unit with 3 bedrooms, 3 bathrooms, a 2-car enclosed garage, 3 outdoor patios, and a rooftop deck with city and mountain views. Approved architectural and landscape plans available upon request. The original developer halted construction a couple years ago, though more than half of the project has already been completed. It's time for a new developer to add the finishing touches and enjoy upwards of \$20k/mo in rental income. Additionally, developer could consider subdividing the project into 4 for-sale condos. Perfect location! Easy walk to the neighborhood centers of North Park, University Heights and Normal Heights. Quick access to I-8 and I-805. Take advantage of this unique, value-add development opportunity. Unit # for Unit 1: Unit 1 Unit # for Unit 2: Unit 2 Unit # for Unit 3: Unit 3 Unit # for Unit 4: Unit 4 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 05/12/2022
- Original List Price of \$1,999,999
- 1 Buildings
- Levels: Three Or More
- Cap Rate: 0

Interior

Exterior

- Security Features: Automatic Gate, Gated Community
- 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:		3	3	2		\$0		\$5,000
2:		3	3	2		\$0		\$4,800
3:		3	4	2		\$0		\$4,800
4:		3	3	2		\$0		\$5,000

Of Units With:

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

Additional Information

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4451623600

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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