

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	PTP2103118	S	4910 Magnus WAY	SD	92113	STD	2	\$0	0	\$799,000	\$344.40	2320	1972/ASR	8,100/0.18	2	06/14/21	9/9
2	PTP2102610	S	1187 1189 1St AVE	CHU	91911	STD	2	\$45,600	5	\$799,900 	\$470.53	1700	1951/ASR	8,276/0.19	2	06/18/21	10/10
3	PTP2102231	S	8265 8267 Linden RD	LAK	92040	STD	2	\$30,000	5	\$560,000 		2	1991/ASR	9,737/0.22	0	06/16/21	12/12
4	NDP2105388	S	658 60 Santa Fe Dr.	ENCS	92024	STD	2	\$46,800	0	\$1,700,000 	\$429.29	3960	1989/ASR	9,645/0.22	4	06/18/21	12/12
5	NDP2104809	S	2439 41 Sacada CIR	CAR	92009	STD	2	\$0	0	\$1,350,000 	\$545.45	2475	1973/ASR	9,779/0.22	4	06/18/21	5/5
6	ND21096998	S	712 San Diego ST	OCE	92058	STD	2	\$40,811		\$810,000 	\$424.08	1910	1991/PUB	5,000/0.1148	3	06/15/21	6/6
7	210015310	S	332 34 Ash Ave	CHU	91910		2	\$38,400	0	\$685,000			1953	6,045/0.13		06/18/21	0/0
8	210012450	S	2126 National Ave	SD	92113		2	\$0	0	\$795,000			1923			06/15/21	5/5
9	210003859	S	3736 38 46th St	SD	92105		2	\$23,400	3	\$645,000 			1955	6,249/0.14		06/14/21	59/59
10	PTP2102210	S	4174 Wabash AVE	SD	92104	STD	3	\$43,185	0	\$825,000 	\$550.00	1500	1967/ASR	4,208/0.09	0	06/17/21	12/12
11	210008060	S	4525 35th Street	SD	92116		3	\$66,540	4	\$1,105,000 			1926			06/16/21	58/90
12	210006264	S	2667 71 L St	SD	92102		3	\$0	0	\$901,875 			1930	5,979/0.13		06/17/21	14/14
13	PTP2100725	S	4103 07 Meade Ave	SD	92116	STD	4	\$46,812	0	\$650,000 	\$360.11	1805	1916/ASR	4,283/0.09	0	06/18/21	5/5
14	OC21094024	S	4304 Avenida Lorenzo	OCE	92057	STD	4	\$91,800		\$1,450,000 	\$353.92	4097	1979/ASR	9,176/0.2107	2	06/19/21	8/8
15	210011855	S	3378 84 B St	SD	92102		4	\$61,080	0	\$1,270,000 			1954			06/14/21	9/9

Closed •

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

4910 Magnus Way • San Diego 92113

9 days on the market

**2 units • \$399,500/unit • 2,320 sqft • 8,100 sqft lot • \$344.40/sqft •
Built in 1972**

Listing ID: PTP2103118

GPS



MAGNIFICENTLY renovated home with granny flat!! 4 bed 2 bath in front with an awesome family room! PLUS 1 bed 1 bath in back with an abundance of natural light and it's own entrance! You will fall in love with the gorgeous finishes and attention to detail! Plus the home has solar!! Won't last long!

Facts & Features

- Sold On 06/14/2021
- Original List Price of \$799,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: In Garage
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01464847
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- 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:

Additional Information

- Standard sale
- Rent Controlled
- 92113 - Logan Heights area
- San Diego County
- Parcel # 5524311600

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

Click arrow to display photos







Closed • Duplex

List / Sold: **\$799,990/\$799,900** ↓

1187 1189 1st Ave • Chula Vista 91911

10 days on the market

2 units • **\$399,995/unit** • **1,700 sqft** • **8,276 sqft lot** • **\$470.53/sqft** •
Built in 1951

Listing ID: PTP2102610

3rd Ave, East on Oxford to 1st Avenue.



Rarely available Two Units - Two Houses on One Lot! Adjoined by 2 Car Garage. Estate Selling property right next door at 1183-1185 1st Avenue, pn. 619-201-4-00. Great Opportunity to buy both parcels together. Fully leased to long term tenants. Front house 2 Bedroom 1 Bathroom Rear House built in 1980's is a 3 Bedroom 2 Bathroom 1 Car Garage. Both have private yards and plenty of parking. Situated on Large 8056 square foot lot. Please do not disturb occupants or walk the property. Thank you.

Facts & Features

- Sold On 06/18/2021
- Original List Price of \$799,990
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Garage
- Cap Rate: 4.5
- \$45600 Gross Scheduled Income
- \$45600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Galley Kitchen, Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Bathroom, Master Bedroom
- Floor: Laminate, Carpet, Concrete, Vinyl, Wood
- Appliances: Disposal, Gas Cooking, Gas Water Heater, Water Heater
- Other Interior Features: Ceiling Fan(s), Unfurnished

Exterior

- Lot Features: Back Yard, Front Yard, Level, Yard
- Fencing: Chain Link, Fair Condition, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01332377
- Gardener:
- Licenses:
- Insurance: \$500
- 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:	2	2	1	1		\$2,100	\$2,100	\$2,200

Of Units With:

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

Additional Information

- Standard sale

- 91911 - Chula Vista area
- San Diego County
- Parcel # 6192010500

Michael Lembeck

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Re/Max Property Connection

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

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Closed • Duplex

List / Sold: **\$549,900/\$560,000** ↑

8265 8267 Linden Rd • Lakeside 92040

12 days on the market

2 units • **\$274,950/unit** • **2 sqft** • **9,737 sqft lot** • **No \$/Sqft data** •
Built in 1991

Listing ID: PTP2102231

When you turn onto Wintergardens Drive take a slight right onto Linden Road. The property is the first private drive on your left just past the large palm trees on the corner.



PLEASE DO NOT DISTURB TENANTS!! Great Investment Opportunity! Duplex - Two 2 bedroom - 1 bath units. Each unit has their own laundry. Property sits in a private quiet location off of the street with ample parking. Front unit - is nice and clean with an updated kitchen and bath and clean paint & carpet. Rear unit has its own gated entry and large yard could use paint and some minor repairs. Current Rents for each unit are \$1,375 and \$1,150.

Facts & Features

- Sold On 06/16/2021
- Original List Price of \$549,900
- 1 Buildings
- 0 Total parking spaces
- Laundry: In Closet
- Cap Rate: 5
- \$30000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Level

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- 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	1	0		\$1,375	\$1,375	\$1,375

Of Units With:

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

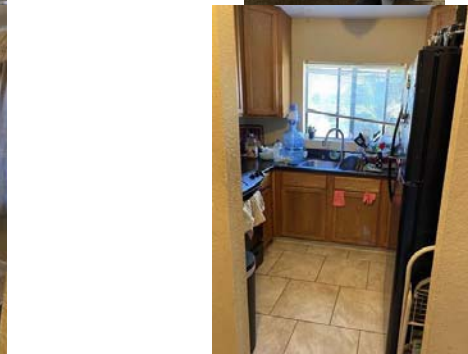
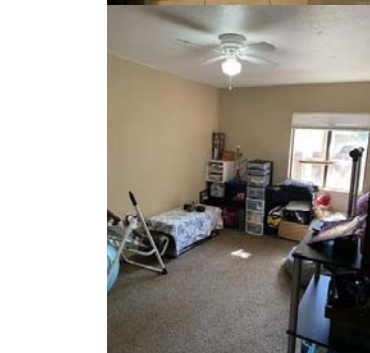
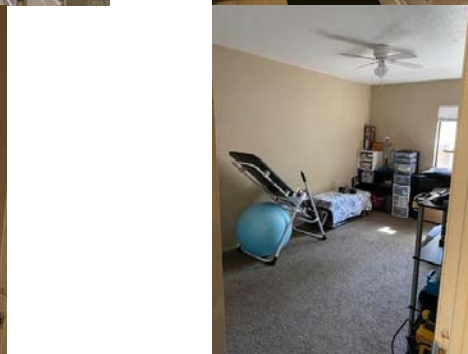
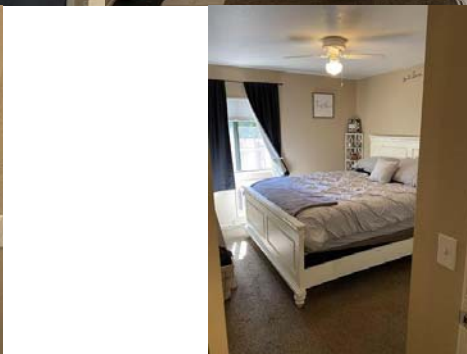
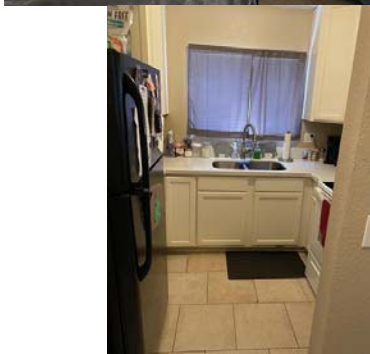
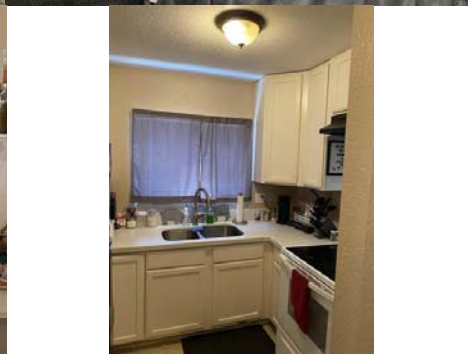
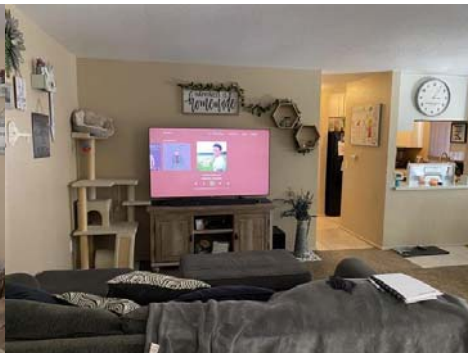
Additional Information

- Standard sale
- 92040 - Lakeside area
- San Diego County
- Parcel # 3885525600

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

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Closed • Duplex

List / Sold:

\$1,400,000/\$1,700,000 ↑

12 days on the market

Listing ID: NDP2105388

658 60 Santa Fe Dr. • Encinitas 92024

2 units • **\$700,000/unit** • **3,960 sqft** • **9,645 sqft lot** • **\$429.29/sqft** •
Built in 1989

I-5 To Santa Fe Dr. East located on north east corner of Arcadia and Santa Fe Dr.



Coastal opportunity! Two 3 bedroom 2.5 bath units on large 9645sf lot each with 2 car garages, large (appx 10' x 20') storage units, generous yards and plenty of off street parking. Close to all schools with easy freeway and beach access. Good bones, needing updating throughout and sold as-is. Bring your contractor and ideas! Each unit is a mirror image having an upstairs front deck main entry (reverse floorplan) with living, dining, kitchen, master bedroom and powder room up. Downstairs find 2 bedrooms, full bath and laundry room. Downstairs may also be accessed through the 2 car garage. Large fenced yard areas off of the downstairs bedrooms for each unit. Fireplaces in the living rooms and walk in closets in the master bedrooms. Units are joined only at the storage room walls so have no common living area walls. Long long term tenants are on month to month with low monthly rents.

Facts & Features

- Sold On 06/18/2021
- Original List Price of \$1,400,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Individual Room
- Cap Rate: 0
- \$46800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped, Level, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02013631
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 92024 - Encinitas area

- San Diego County
- Parcel # 2582743000

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 • Duplex

List / Sold:

\$1,399,000/\$1,350,000 ↓

5 days on the market

Listing ID: NDP2104809

2439 41 Sacada Cir • Carlsbad 92009

2 units • **\$699,500/unit** • **2,475 sqft** • **9,779 sqft lot** • **\$545.45/sqft** •
Built in 1973

From El Camino take La Costa Avenue, right on Nueva Castilla, right on Levante, right on Sacada



Upgraded La Costa duplex (mirrored units with 2 bedrooms and 2 baths) with gorgeous hill and mountain views, large front patios and private fenced backyards, plus 2 car oversized garages and deep driveways. These duplexes rarely come on the market and this one is turnkey with tenants in place. Fabulous location on a quiet street, and close to shopping, dining, beaches, highways, trails and schools.

Facts & Features

- Sold On 06/18/2021
- Original List Price of \$1,399,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Dryer Included, Electric Dryer Hookup, In Closet, Washer Included
- Cap Rate: 0
- 2 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Carpet, Tile
- Appliances: Dishwasher, Electric Oven, Electric Cooktop, Disposal, Refrigerator, Water Heater

Exterior

- Lot Features: Back Yard, Landscaped, Lot 6500-9999, Sprinklers Manual, Yard
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- 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:	2	2	2	2		\$2,985	\$2,985	\$2,985

Of Units With:

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

Additional Information

- Standard sale

- 92009 - Carlsbad area
- San Diego County
- Parcel # 2161902800

Michael Lembeck

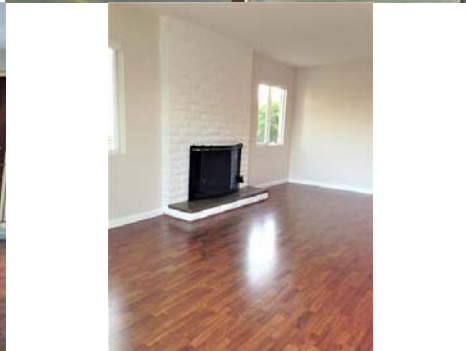
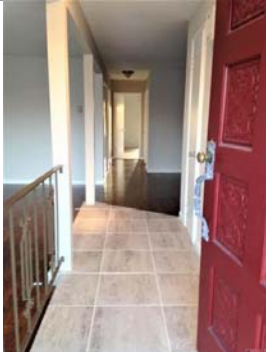
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Cell Phone: 714-742-3700

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: NDP2104809

Printed: 06/21/2021 9:53:23 AM

Closed • Duplex

List / Sold: **\$700,000/\$810,000** ↑

712 San Diego St • Oceanside 92058

6 days on the market

**2 units • \$350,000/unit • 1,910 sqft • 5,000 sqft lot • \$424.08/sqft •
Built in 1991**

Listing ID: ND21096998

Exit I-5 at Mission Avenue east, turn left onto San Diego Street



Great opportunity for the right buyer seeking an investment property in coastal North County San Diego. Approximately one-mile to the coast, this duplex is just a 5-minute drive to enjoy Oceanside beaches. This property is also just a short walk or bike ride away from shops and restaurants in downtown Oceanside. Each unit in this duplex features 2 spacious bedrooms and one full bathroom. The property features a fenced front yard, and private interior courtyard. The upstairs unit has a private balcony. This property has quick access to Interstate 5 and features a three car detached garage. Plenty of street parking in a primarily single family residence community.

Facts & Features

- Sold On 06/15/2021
- Original List Price of \$700,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$40811 Gross Scheduled Income
- \$31153 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen
- Floor: Carpet, Tile
- Appliances: Dishwasher, Freezer, Gas Oven, Gas Range
- Other Interior Features: Balcony, Laminate Counters

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Level, Near Public Transit, Utilities - Overhead, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02014153
- 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	Unfurnished	\$1,500	\$1,500	\$1,800
2:	1	2	1	1	Unfurnished	\$1,425	\$1,425	\$1,800

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 92058 - Oceanside area
- San Diego County
- Parcel # 1480570600

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

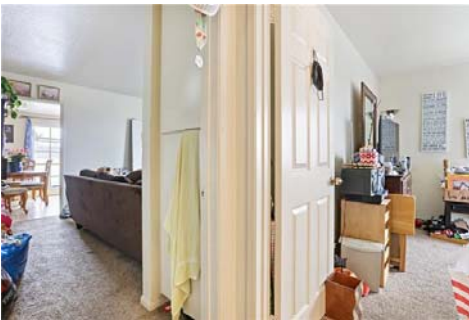
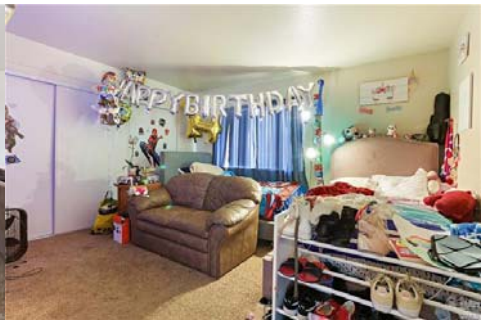
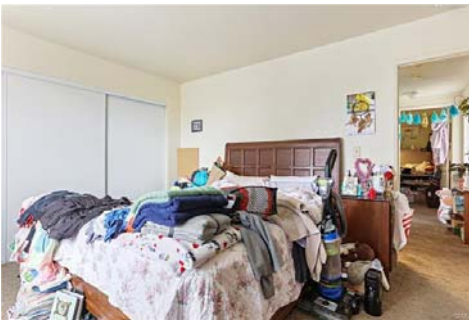
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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold: **\$685,000/\$685,000**

332 34 Ash Ave • Chula Vista 91910

0 days on the market

**2 units • \$342,500/unit • sqft • 6,045 sqft lot • No \$/Sqft data •
Built in 1953**

Listing ID: 210015310

CrossStreet: F St and Broadway



Don't miss out on this great opportunity. This duplex is located in the highly desirable neighborhood of Chula Vista, with a nice-sized back & front yard. 2 units 2 bed & 1 bath each. Features include a formal dining room & spacious living room. Attached car garage for each unit. with a lot of storage space. No Mello Roos or HOA. Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 06/18/2021
- Original List Price of \$685,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Cap Rate: 0
- \$38400 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01805937
- 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			\$1,000		
2:		2	1			\$1,000		
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

- 91910 - Chula Vista area
- San Diego County
- Parcel # 5671011100

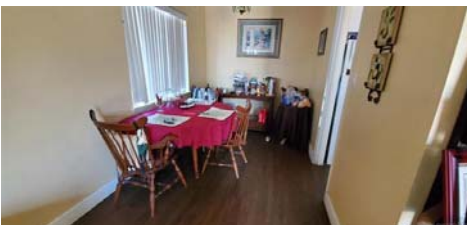
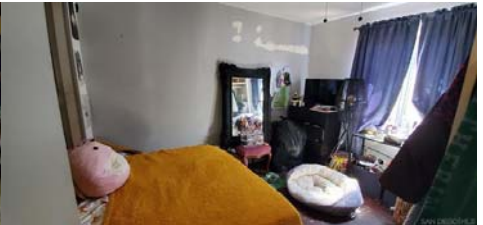
Michael Lembeck

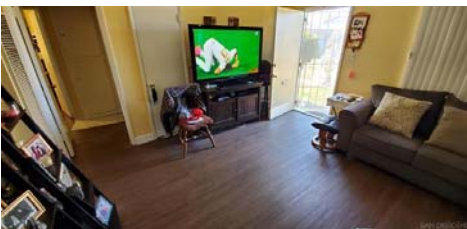
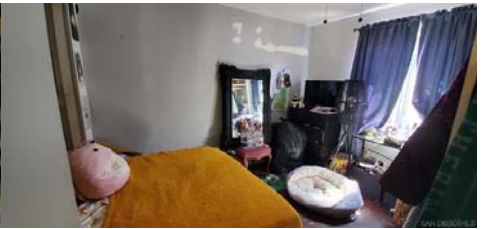
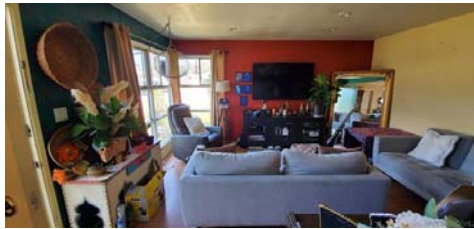
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210015310

Printed: 06/21/2021 9:53:28 AM

Closed •

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

2126 National Ave • San Diego 92113

5 days on the market

2 units • **\$397,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1923

Listing ID: 210012450

CrossStreet: Evans



Two detached homes on one lot in the heart of Barrio Logan. Charming Craftsman in front (2br/1ba) exudes curb appeal, features original hardwood floors, and enjoys views of Coronado Bridge. Second home (2br/1ba) has been reliable income property at \$1,475/m (tenant vacated on May 1). Both homes feature updated kitchen and baths along with private laundry. Turnkey interior + rental income + proximity to restaurants, coffee shops, boutiques and breweries = great investment opportunity. Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 06/15/2021
- Original List Price of \$795,000
- 2 Buildings
- Levels: One
- Heating: Electric, Baseboard
- 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	0		\$0		\$2,500
2:		2	1	0		\$0		\$1,500
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

- 92113 - Logan Heights area

- San Diego County
- Parcel # 5385602700

Michael Lembeck

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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: 210012450

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Closed •

List / Sold: **\$675,000/\$645,000** ↓

3736 38 46th St • San Diego 92105

59 days on the market

2 units • **\$337,500/unit** • **sqft** • **6,249 sqft lot** • **No \$/Sqft data** •
Built in 1955

Listing ID: 210003859

CrossStreet: Landis



Incredible investment opportunity! Two detached units on a plus size lot!! Listed for the first time in thirty years. Located in the heart of City Heights near the Recreational Center, Shopping Center, Library, Rosa Parks Elementary School and Police Station. Quick access to interstate fifteen. Just a few minutes away from Downtown. Currently rented under market rate. On and off street parking available. Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 3738 Unit # for Unit 2: 3736 Number of Furnished Units: 2 Topography: LL

Facts & Features

- Sold On 06/14/2021
- Original List Price of \$675,000
- 2 Buildings
- Levels: One
- Cap Rate: 3.4
- \$23400 Gross Scheduled Income
- \$20550 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01465485
- 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			\$1,000		
2:		2	1			\$950		
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

- 92105 - East San Diego area

- San Diego County
- Parcel # 4716712100

Michael Lembeck

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Re/Max Property Connection

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

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Closed • **Triplex**

List / Sold: **\$825,000/\$825,000** ↑

4174 Wabash Ave • San Diego 92104

12 days on the market

3 units • **\$275,000/unit** • **1,500 sqft** • **4,208 sqft lot** • **\$550.00/sqft** •
Built in 1967

Listing ID: PTP2102210

From University turn north on Wabash. Property on the left side 2 blocks up.



Incredible North Park Triplex investment opportunity is a must see! This rare North Park multifamily rental property is in good condition with great long term tenants. All 3 units are spacious 1 bedroom and 1 bath with off street parking. Walking distance to local restaurants, coffee shops, microbreweries, boutiques, shopping, entertainment, and the North Park Farmers Market. HURRY! This investment opportunity won't last long! Do Not Disturb Tenants or walk on property.

Facts & Features

- Sold On 06/17/2021
- Original List Price of \$735,000
- 1 Buildings
- 0 Total parking spaces
- Cap Rate: 0
- \$43185 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Utilities - Overhead
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,131
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0		\$1,125	\$13,500	\$1,400

Of Units With:

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

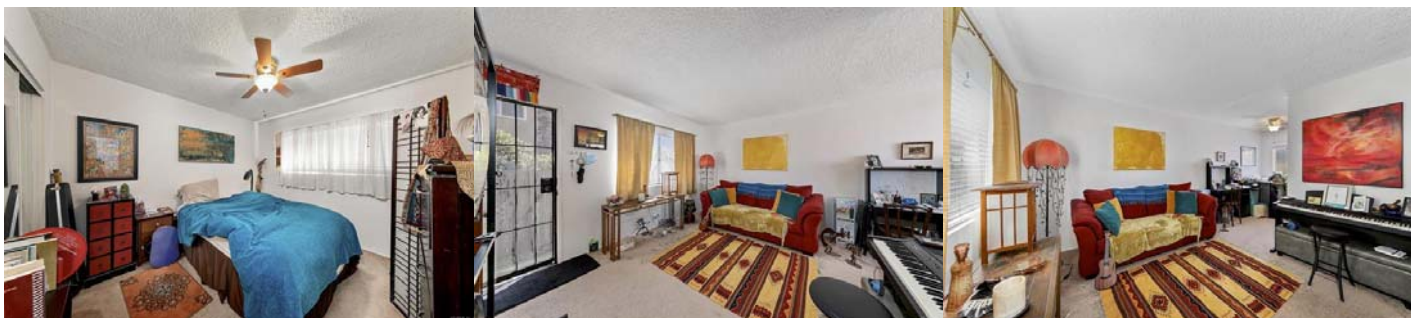
Additional Information

- Standard sale
- 92104 - North Park area
- San Diego County
- Parcel # 4475712700

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PTP2102210

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Closed •

List / Sold:

\$1,200,000/\$1,105,000 ↓

58 days on the market

Listing ID: 210008060

4525 35th Street • San Diego 92116

3 units • **\$400,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1926

CrossStreet: Monroe Ave & 35th St



3 Units in stable and growing Normal Heights Rental Market. Excellent Opportunity as an investment or an owner with rental units purchase. Ad Value Opportunity to improve the property and raise rents to market. Current rents are about 20% below market compared with other nearby rental units that have been upgraded. Tenants enjoy the convenience of several nearby shops/restaurants and bars. Walk score for the property is 87 out of 100 and considered very walkable. The rear duplex was built more recently. There are 5 off street parking spaces in the rear. Front house has laundry in the units and the rear duplex has laundry hook ups but not currently being utilized. Unit # for Unit 1: 1 Unit # for Unit 2: 2 Unit # for Unit 3: 3 Number of Furnished Units: 0

Facts & Features

- Sold On 06/16/2021
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: Two
- Cap Rate: 3.72
- \$66540 Gross Scheduled Income
- \$50 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			\$1,750		\$2,300
2:		2	2			\$1,845		\$2,100
3:		2	2			\$1,950		\$2,100
4:			0					

Of Units With:

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

Additional Information

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4470301500

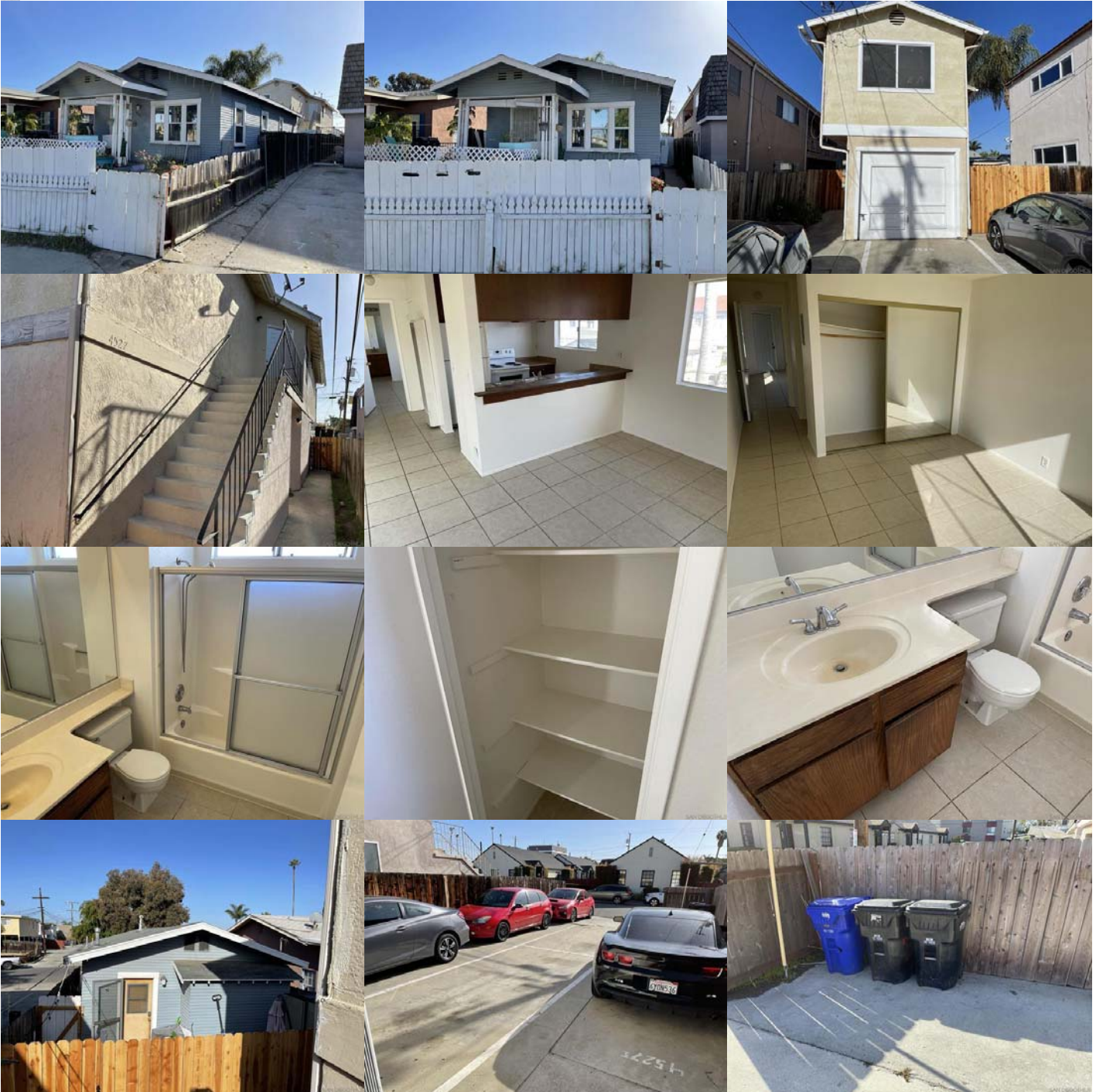
Michael Lembeck

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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: **\$849,000/\$901,875** ↑

2667 71 L St • San Diego 92102

14 days on the market

3 units • **\$283,000/unit** • **sqft** • **5,979 sqft lot** • **No \$/Sqft data** •
Built in 1930

Listing ID: 210006264

CrossStreet: 26th



Dream investment of a lifetime! This property consist of 3 detached houses located just blocks to Downtown San Diego in the Grant Hill community. Massive upside with increased rent potential and the opportunity to own a multifamily property in a quickly gentrifying neighborhood. Buy now and retire later! The layout of the homes are 3 bed/1 bath, 2 bed/1 bath and a large one bedroom loft. All are detached and easy to rent. Number of Furnished Units: 0

Facts & Features

- Sold On 06/17/2021
- Original List Price of \$849,000
- 3 Buildings
- Levels: Multi/Split
- 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	1			\$1,627		\$2,000
2:		2	1			\$1,595		\$1,750
3:		1	1			\$0		\$1,400
4:			0					

Of Units With:

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

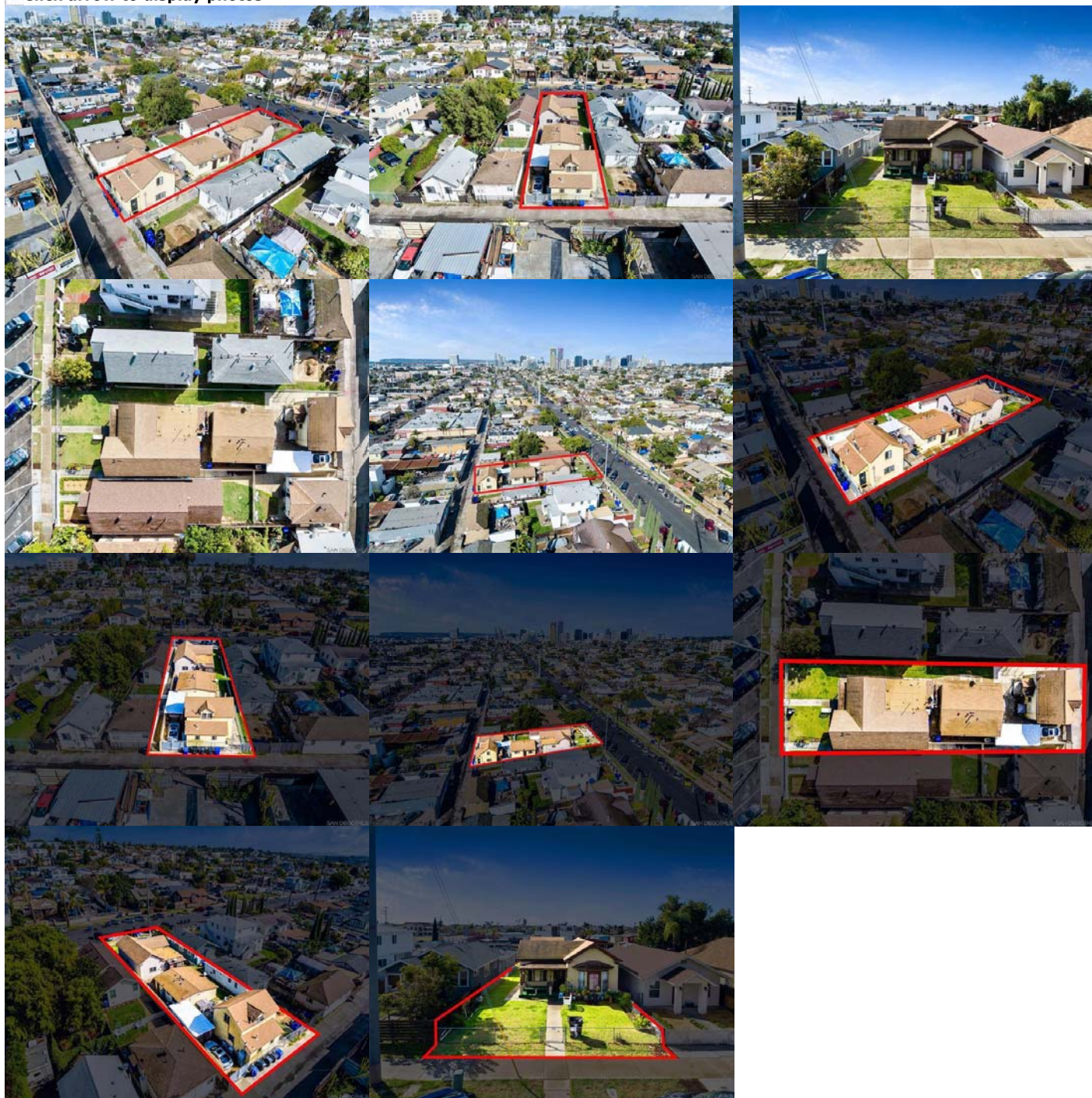
Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5355021200

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: 210006264

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Closed •

List / Sold: **\$889,000/\$650,000** ↓

4103 07 Meade Ave • San Diego 92116

5 days on the market

4 units • **\$222,250/unit** • **1,805 sqft** • **4,283 sqft lot** • **\$360.11/sqft** •
Built in 1916

Listing ID: PTP2100725

Street parking only.



4 units – 3 living areas, 1 unit is a storage/workshop great for a side business or work from home. Unit # 4107- 1 Bed, 1 bath, #4105 1 bed, 1 bath, #4103 Studio apt, #4101 garage/workshop, storage room, 34x14 approx. dimensions. Corner lot, super close to 1-15 freeway access. R-4 zoning. Property does have deferred maintenance. Good opportunity for Investor to make improvements to property with the potential to increase rents. All on month to month leases. Units 4101 & 4103 are rented by the same tenants. All units are currently rented. Solar purchase agreement with Vivint Solar.

Facts & Features

- Sold On 06/18/2021
- Original List Price of \$889,000
- 1 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 0
- \$46812 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Carpet

Exterior

- Lot Features: Corner Lot, Level with Street

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:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1	0		\$1,150	\$1,150	\$0
2:		1	1	0		\$355	\$1,065	\$0
3:		0	1	0		\$850	\$1,150	\$0
4:		0	1	0		\$550	\$550	\$0

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 1
- Disposal: 2
- Drapes:
- Patio: 4
- Ranges: 3
- Refrigerator: 3
- Wall AC: 1

Additional Information

- Standard sale

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4547330100

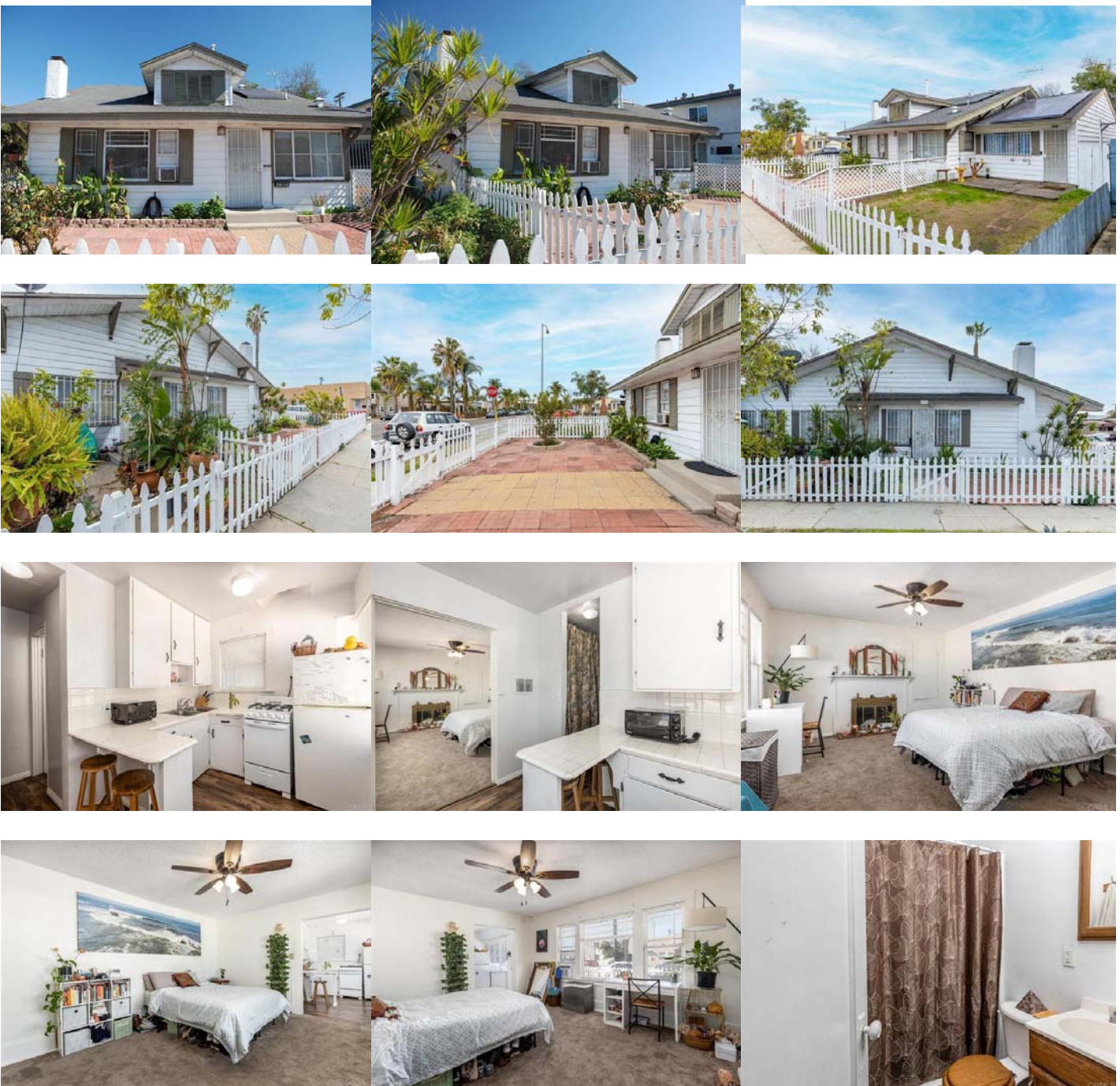
Michael Lembeck

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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: PTP2100725

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Closed • **Quadruplex**

List / Sold:

\$1,397,000/\$1,450,000 ↑

8 days on the market

Listing ID: OC21094024

4304 Avenida Lorenzo • Oceanside 92057

4 units • \$349,250/unit • 4,097 sqft • 9,176 sqft lot • \$353.92/sqft • Built in 1979

Cross street Ave lorenzo and Ave Las Brisas



Great opportunity for Investors. Four unit property, 3 units are 2bd 2bth and one is 3bd 2bth townhome with 2 car garage, other units have covered carport parking. Shared laundry room. Great opportunity to live in one of the units and lease out the others, or lease out all four units. Property is currently fully rented with long term tenants currently under month to month rental agreements. NO Showings, drive by only, do not go on property. Showing to be scheduled with an accepted offer. Neighborhoods: Mission Oceanside Other Fees: 0 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 06/19/2021
- Original List Price of \$1,397,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- 4 Total carport spaces
- Laundry: Community, Dryer Included, Gas & Electric Dryer Hookup, Individual Room, Washer Included
- \$91800 Gross Scheduled Income
- \$61632 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Carpet, Vinyl
- Appliances: Gas Range, Microwave, Refrigerator

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Corners Marked, Front Yard, Sprinklers On Side, Sprinklers Timer
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$30,168
- Electric: \$6,720.00
- Gas: \$3,600
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,690
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$5,040
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,700	\$1,700	\$2,100
2:	1	2	2	0	Unfurnished	\$1,650	\$1,650	\$2,100
3:	1	2	2	0	Unfurnished	\$1,800	\$1,800	\$2,100
4:	1	3	2	2	Unfurnished	\$2,500	\$2,500	\$2,650

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Drapes:
- Patio: 4
- Ranges:

- Carpet:
- Dishwasher: 4
- Disposal: 4

- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale

- 92057 - Oceanside area
- San Diego County
- Parcel # 1582801200

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: OC21094024

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Closed •

List / Sold:

\$1,150,000/\$1,270,000 ↑

9 days on the market

Listing ID: 210011855

3378 84 B St • San Diego 92102

4 units • \$287,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1954

30th St - East on C St - Left on 33rd St - Right on B St CrossStreet: 34th St



Beautifully maintained, rarely available turnkey 4-unit income property in highly sought after Golden Hill/South Park area. All units are single level, 1 bedroom/1 bath with potential to create separate private yards. All windows newly upgraded to double pane. 2 separate duplexes on one large lot that was previously split, so separating again should not be difficult. Excellent investment opportunity as lot is located at top the of a hill and has large area to potentially build 2 story structure with endless views or ADU's. Separate Laundry Facility and 5 parking spaces. Property has alley access and is easy walking distance to Golden Hill Elementary/Middle School. Minutes to downtown, Coronado, Airport, Balboa Park, Beaches and the best energy centers of San Diego. Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 3378 Unit # for Unit 2: 3380 Unit # for Unit 3: 3382 Unit # for Unit 4: 3384 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 06/14/2021
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0
- \$61080 Gross Scheduled Income

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:		1	1	0		\$1,295		\$1,295
2:		1	1	0		\$1,250		\$1,295
3:		1	1	0		\$1,250		\$1,295
4:		1	1	0		\$1,295		\$1,295

Of Units With:

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

Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5405907300

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: 210011855

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