

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	230008888SD	S	1823 25 Coast Blvd	DEM	92014		2	\$0	0	\$2,800,000.↓			1953	4,399/0.1			06/21/23	26/26
2	NDP2303612	S	637 W 7Th AVE	ESC	92025	STD	2	\$76,800	6	\$1,030,000.↑	\$343.33	3000	1989/ASR	7,139/0.16	N	4	06/21/23	4/16
3	230008805SD	S	517 19 61st St	SD	92114		2	\$3,774,000	4	\$1,045,000.↑			1958		N		06/21/23	13/13
4	230008843SD	S	1053 Old Stage Rd	FBRK	92028		3	\$82,620	5	\$1,095,000			1951				06/21/23	32/32
5	230009076SD	S	2236 42 W Jewett St	SD	92111		4	\$128,400	5	\$2,000,000.↓			1941	4,849/0.11			06/20/23	22/151
6	DW22243191	S	4576 32nd ST	SD	92116	STD	5	\$123,600		\$1,495,000.↓	\$748.25	1998	1925/ASR	4,500/0.1033	N	2	06/21/23	195/195

Closed •

List / Sold:

\$3,850,000/\$2,800,000 ↓

26 days on the market

Listing ID: 230008888SD

1823 25 Coast Blvd • Del Mar 92014

2 units • \$1,925,000/unit • sqft • 4,399 sqft lot • No \$/Sqft data • Built in 1953

CrossStreet: 18th Street



Located just 1 block from the beach steps to the sandy shores & Del Mar's best restaurants & shops, this single-story duplex offers an excellent opportunity. Each unit features 2 bedrooms/1 bath with a spacious back patio, attached 1 car garage & laundry hookups in garage. A rare opportunity on one of the best streets in the area! Minutes to the world famous Del Mar Racetrack & all the splendor & charm in the Del Mar Village!

Facts & Features

- Sold On 06/21/2023
- Original List Price of \$3,850,000
- 1 Buildings
- Levels: One
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$1,650		
2:		2	1			\$1,400		
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

- Buyer Agency Compensation: 2.5%
- 92014 - Del Mar area

- San Diego County
- Parcel # 2991441200

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: 230008888SD

Printed: 06/25/2023 7:40:01 AM

Closed •

List / Sold: **\$999,000/\$1,030,000** ↑

637 W 7Th Ave • Escondido 92025

4 days on the market

2 units • \$499,500/unit • 3,000 sqft • 7,139 sqft lot • \$343.33/sqft • Built in 1989

Listing ID: NDP2303612

GPS



Better Hurry on this one..Nice Size Duplex freeway/shopping close 1989 construction..Unit A is a 3bed/2bath/2000 sqft ft with huge kitchen/laundry room and high ceiling 2 car attached garage..Unit B has alley access and is a 2bed/2/bath/1000 sqft with its own laundry room and attached 2 car garage..Both units have forced air with AC and their own water/gas/electrical meters..

Facts & Features

- Sold On 06/21/2023
- Original List Price of \$999,000
- 1 Buildings
- 12 Total parking spaces
- \$0
- Laundry: Gas & Electric Dryer Hookup, Individual Room
- Cap Rate: 5.8
- \$76800 Gross Scheduled Income
- \$57600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Level

Annual Expenses

- Total Operating Expense: \$11,950
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01862781
- Gardener:
- Licenses:
- Insurance: \$1,950
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	2	2		\$0	\$0	\$3,700
2:	2	2	2	2		\$0	\$0	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- 92025 - Escondido area

• Buyer Agency Compensation: 2%

• San Diego County
• Parcel # 2333220300

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: NDP2303612

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Closed •

List / Sold: **\$989,000/\$1,045,000** ↑

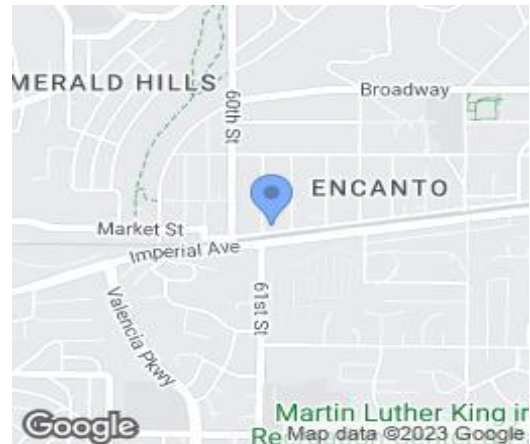
517 19 61st St • San Diego 92114

13 days on the market

2 units • **\$494,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1958

Listing ID: 230008805SD

CrossStreet: Akins



Perfect for developers! Lot is zoned RM-2-5, allowing for 20,000 square feet of new construction. Alternatively, go the Complete Communities route. Tier-3 with 6.5 FAR!

Facts & Features

- Sold On 06/21/2023
- Original List Price of \$989,000
- 2 Buildings
- Levels: One
- Cooling: See Remarks
- Heating: Electric, Forced Air
- Cap Rate: 4
- \$3774000 Gross Scheduled Income
- \$26000 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Security Features: Window Bars

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02091976
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2			\$2,045		
2:		2	1			\$1,100		
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

- Buyer Agency Compensation: 2%
- 92114 - Encanto area

- San Diego County
- Parcel # 5490523600

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 230008805SD

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Closed •

List / Sold: **\$1,095,000/\$1,095,000**

1053 Old Stage Rd • Fallbrook 92028

32 days on the market

**3 units • \$365,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1951**

Listing ID: 230008843SD

CrossStreet: E Aviation



****Turn-Key 3 UNITS**** 2BD/1BA HOUSE W/ TWO (2) 2BD/1.5BA APARTMENTS IN THE REAR. 5.05% CAP on Actuals. All utilities separately metered (Gas, Electric, AND WATER). Each unit has its own washer / dryer and designated parking space. To-the-studs remodel with brand new cabinets, countertops, bathrooms, flooring, air condition, and appliances in each unit. Property can be delivered with or without tenants. Perfect for an owner occupant or investor looking to maximize income. Brand new appliances. Property Gross Income: \$6,885/month.

Facts & Features

- Sold On 06/21/2023
- Original List Price of \$1,095,000
- 2 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Heating: Combination, Forced Air
- Cap Rate: 5.05
- \$82620 Gross Scheduled Income
- \$55253 Net Operating Income

Interior

- Appliances: Electric Water Heater, Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01905908
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$2,495		\$2,595
2:		2	2			\$2,195		\$2,295
3:		2	2			\$2,195		\$2,295
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

- Buyer Agency Compensation: 2.5%

- 92028 - Fallbrook area
- San Diego County
- Parcel # 1043412800

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:

\$2,100,000/\$2,000,000 ↓

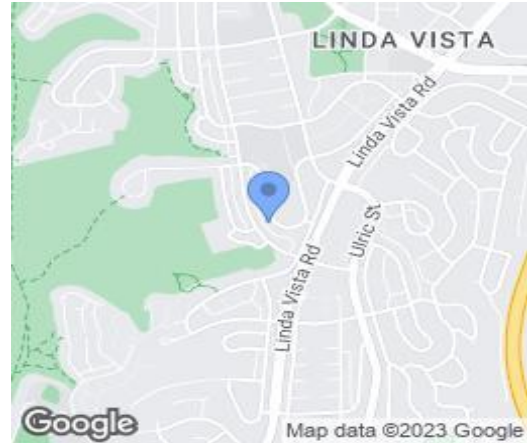
22 days on the market

Listing ID: 230009076SD

2236 42 W Jewett St • San Diego 92111

4 units • \$525,000/unit • sqft • 4,849 sqft lot • No \$/Sqft data •
Built in 1941

CrossStreet: Comstock



This truly turn-key property is great for an investor looking to set and forget with low maintenance and highly updated property. Remodeled 4 unit property located within minutes of USD, Mission Valley and downtown. This centrally located property has updated throughout with working including, but not limited to; New Cabinets, Quartz countertops, lighting, flooring, paint, Solar, bathroom tile, new mini-split units in each unit, washer/dryer, Dishwasher, Fridge, windows, landscaping, turf and much much more (See attach documents for full breakdown) New owned solar on installed months ago creating lower expenses for the property as well. Tenant paid utilities and low property maintenance make it great for high NOI with low expenses. Off Street parking provided for each unit adds extra value to each unit in a market with less and less parking available. In unit laundry in 3/4 units makes for higher rents and more demand. Each unit also features a dedicated private outdoor space. From the panoramic deck space for 2 of the units, to the private backyard and enclosed patio for then others. This truly turn key property is great for an investor looking to set and forget with a property management company on the low maintenance and highly updated property. Don't miss this opportunity to have a truly amazing 4 unit property here in San Diego.

Facts & Features

- Sold On 06/20/2023
- Original List Price of \$2,250,000
- 2 Buildings
- Levels: Two
- Cooling: Zoned
- Heating: Electric, Zoned
- Cap Rate: 4.6
- \$128400 Gross Scheduled Income
- \$96300 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- 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	0		\$3,400		\$3,600
2:		2	1	0		\$2,850		\$3,000
3:		0	1	0		\$0		\$1,850
4:		2	1	0		\$2,600		\$2,750

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 3
- Disposal:

- Drapes:
- Patio: 4
- Ranges: 3
- Refrigerator: 4
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.5%

- 92111 - Linda Vista area
- San Diego County
- Parcel # 4313431100

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

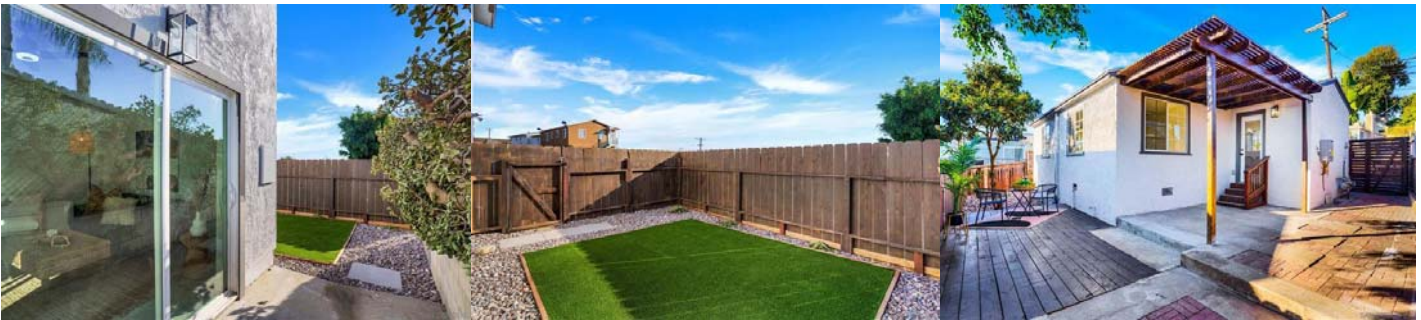
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Closed • **Quadruplex**

List / Sold:

\$1,495,000/\$1,495,000 ↓

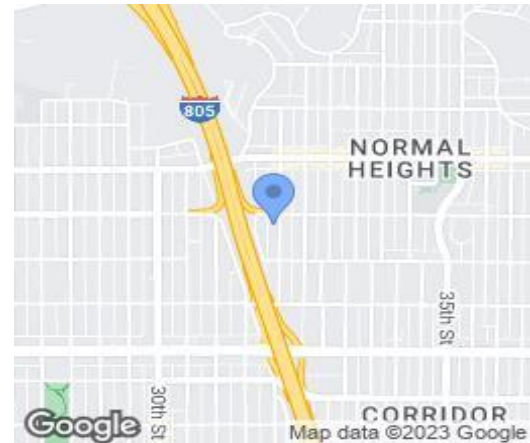
195 days on the market

Listing ID: DW22243191

4576 32nd St • San Diego 92116

5 units • **\$299,000/unit** • **1,998 sqft** • **4,500 sqft lot** • **\$748.25/sqft** •
Built in 1925

Property is between Monroe Ave and Madison Ave.



A rare opportunity to own a 5-unit remodeled/upgraded apartment community in San Diego. Great Value-Add Multi-Family opportunity for investors in San Diego's coveted 92116 zip code. The area is nicknamed "Normal Heights" which is best known for vintage shops, bookstores, bars, and international eateries. This opportunity has a strong current cash flow and also has a fantastic rental income upside that the new owner can take advantage of. The property consists of 5 units situated on a 4,500 sq lot. The property is near Interstate 805 and Interstate 15 which makes traveling around the city accessible and is six miles from the bustling San Diego Downtown encompasses the historic Gaslamp Quarter where there are many restaurants, bars, and sites. Petco Park where they hold many concerts, the Padres baseball games, and other events.

Facts & Features

- Sold On 06/21/2023
- Original List Price of \$1,700,000
- 3 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$41 (Estimated)
- Laundry: Common Area
- \$123600 Gross Scheduled Income
- \$103945 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,983
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,200
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0	0	Unfurnished	\$1,850	\$1,850	\$1,850
2:	1	1	0	0	Unfurnished	\$2,095	\$2,095	\$2,095
3:	1	0	0	0	Unfurnished	\$1,350	\$1,300	\$1,350
4:	1	0	0	0	Unfurnished	\$1,375	\$1,350	\$1,375
5:	1	2	0	0	Unfurnished	\$2,350	\$2,350	\$2,350

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Drapes:
- Patio:

- Water Meters: 5
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4475132300

Michael Lembeck

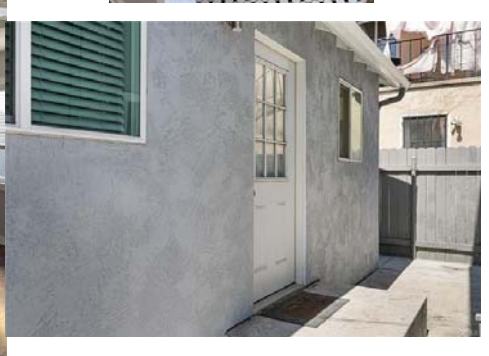
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Cell Phone: 714-742-3700

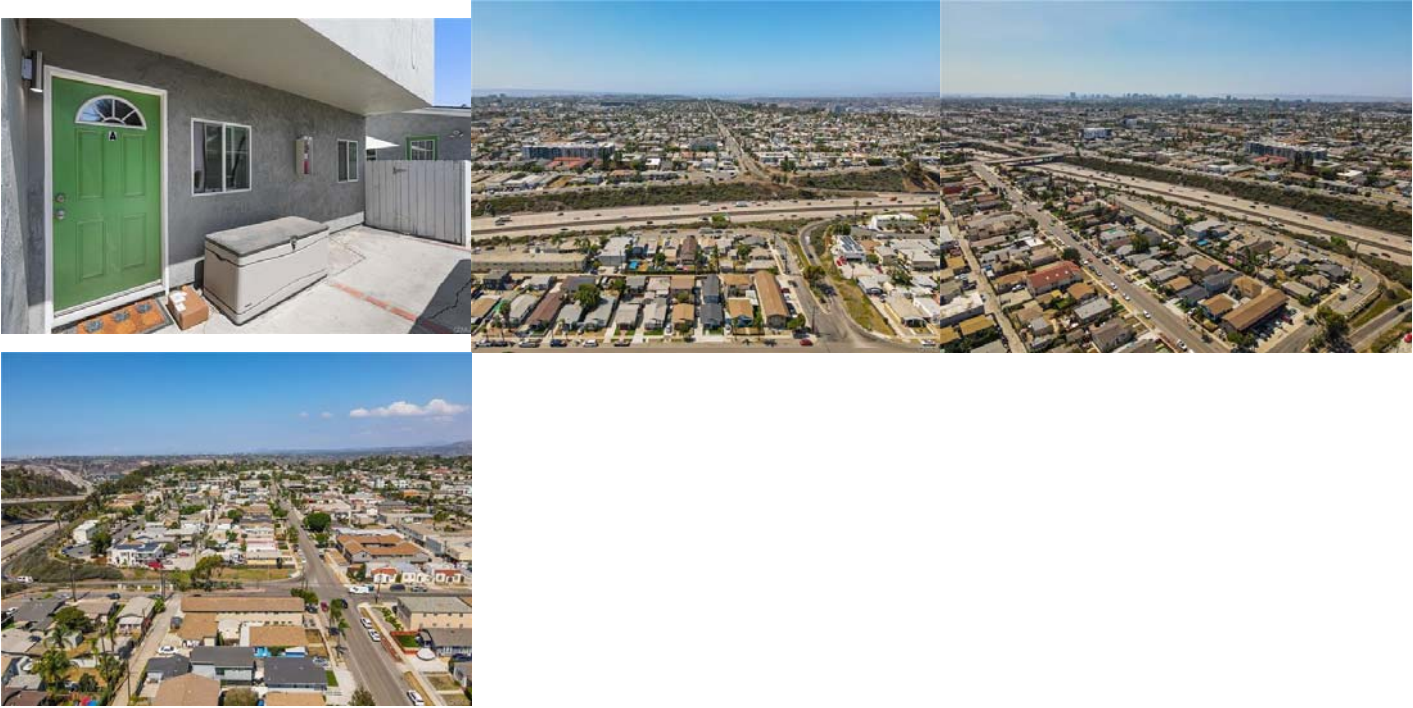
Re/Max Property Connection

State License #: 01891031
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