

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	PTP2103944	S	631 Patricia LN	ELC	92020	STD	2	\$0	0	\$742,000	\$501.01	1481	1950	9,788/0.22	2	06/25/21	6/6
2	PTP2100661	S	7291 North AVE	LEG	91945	STD	2	\$40,920	4	\$655,000	\$353.67	1852	1952/ASR	6,203/0.14	0	06/24/21	39/39
3	PTP2100378	S	2657 59 K ST	SD	92102	STD	2	\$0	0	\$680,000	\$428.48	1587	1975/ASR	7,249/0.16	0	06/23/21	0/0
4	NDP2104817	S	3559 61 Nile ST	SD	92104	STD	2	\$0	0	\$1,300,000	\$818.64	1588	1970/ASR	6,950/0.15	0	06/24/21	17/17
5	210012237	S	5073 5075 Long Branch	SD	92107		2	\$56,400	3	\$1,230,000			1939	4,052/0.09		06/22/21	6/6
6	PTP2102623	S	4505 Long Branch AVE	SD	92107	STD	2	\$81,600	4	\$1,651,000	\$749.77	2202	1938	9,118/0.2	2	06/21/21	13/70
7	210010745	S	3979 3981 Ingraham St	SD	92109		2	\$0	0	\$1,065,000			1947	4,797/0.11		06/22/21	25/25
8	210011917	S	3985 Ingraham st	SD	92109		2	\$45,600	0	\$1,200,000			1955			06/22/21	12/12
9	PTP2103525	S	2049 Franklin AVE	SD	92113	STD	2	\$0	0	\$450,000	\$358.85	1254	1926/ASR	3,269/0.07	2	06/22/21	0/0
10	210008627	S	2665 69 C St	SD	92102		3	\$113,400	6	\$1,775,000			1958	7,031/0.16		06/24/21	7/7
11	210010039	S	3667 41st Street	SD	92105		3	\$60,000	7	\$969,000			1969	7,003/0.16		06/22/21	3/3
12	210002835	S	1084 90 E Madison Ave	ELC	92021		4	\$82,200	5	\$1,200,000			1958	8,819/0.2		06/24/21	11/11
13	210012656	S	2156 62 Grand Ave	SD	92109		4	\$58,440	4	\$1,624,000			1956	6,200/0.14		06/24/21	8/8
14	210011968	S	1352 1354 Hornblend St.	SD	92109		4	\$139,800	4	\$2,400,000			1984	6,234/0.14		06/24/21	12/12
15	210012022	S	3402 Monroe Ave	SD	92116		4	\$72,600	4	\$1,370,000			1979			06/24/21	13/13

Closed •

List / Sold: **\$675,000/\$742,000** ↑

631 Patricia Ln • El Cajon 92020

6 days on the market

**2 units • \$337,500/unit • 1,481 sqft • 9,788 sqft lot • \$501.01/sqft •
Built in 1950**

Listing ID: PTP2103944

Just south of Washington Ave and Emerald St in El Cajon, near Interstate 8. From Washington, go south on Emerald, then turn right at first street, Patricia Lane. 4th house on south (left) side.



Wonderful Property! Rare, move in condition, 2 on 1, ready for you and a rental, or rent out both units. In wonderful condition, move in ready, super clean, well maintained. Near freeways, bus, trolley, and shopping. Huge, fenced yards, fruit trees, covered patio, private drive and garage for each house. This property checks all of the boxes with a 2 bedroom, 1 bath main house, and a 1 bedroom, 1 bath second house with its own garage, full kitchen, laundry area and fenced yard. Really great set-up for multi-generational living as it already has an ADU/Granny Flat.

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$675,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air, Gas, Heat Pump
- Laundry: In Garage
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard, Lawn, Level with Street, Lot 6500-9999, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01885775
- 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: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 1
- Ranges: 2
- Refrigerator: 2
- Wall AC:

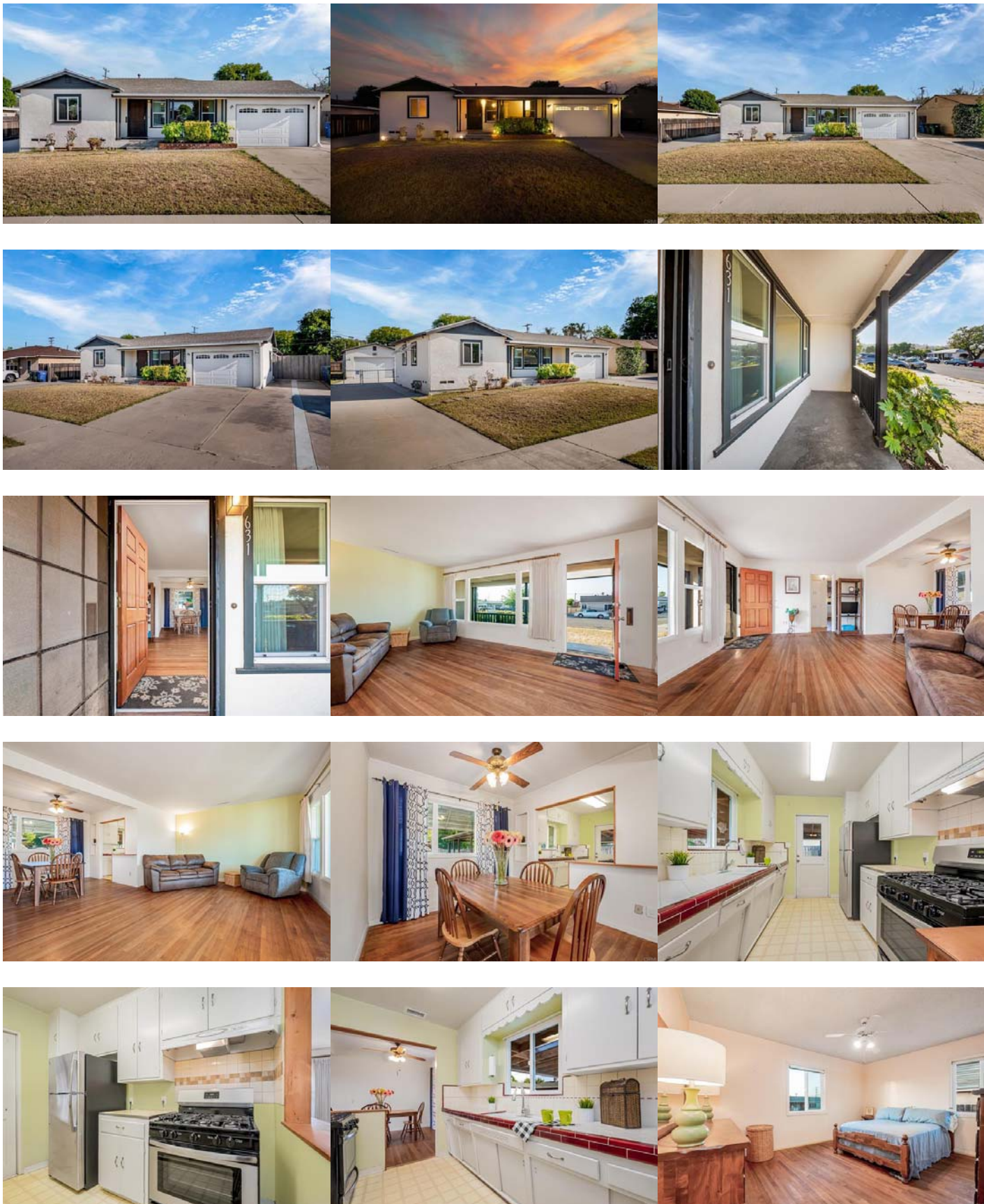
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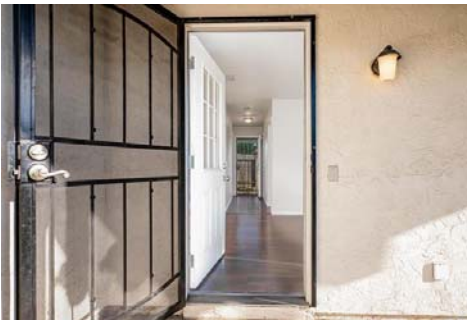
- Standard sale
- 92020 - El Cajon area
- San Diego County
- Parcel # 4920500600

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 • Duplex

List / Sold: **\$685,000/\$655,000** ↓

7291 North Ave • Lemon Grove 91945

39 days on the market

2 units • **\$342,500/unit** • **1,852 sqft** • **6,203 sqft lot** • **\$353.67/sqft** •
Built in 1952

Listing ID: PTP2100661

Located on south side of North Avenue between Vista Avenue and Citrus Street



Unit one was renovated fall 2019. Under lease @ \$1,875 until December 31, 2021. Unit two fresh paint and carpet (with exception of front room carpeting.) Unit two kitchen tired but serviceable.

Facts & Features

- Sold On 06/24/2021
- Original List Price of \$680,000,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central, Forced Air, Natural Gas
- Cap Rate: 4.3
- \$40920 Gross Scheduled Income
- \$29475 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Vinyl
- Other Interior Features: Attic Fan, Copper Plumbing Full, Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Utilities - Overhead
- Security Features: Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)
- Fencing: Chain Link, Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,445
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01481919
- Gardener:
- Licenses:
- Insurance: \$954
- Maintenance: \$1,606
- Workman's Comp:
- Professional Management: 1921
- Water/Sewer: \$1,131
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 91945 - Lemon Grove area
- San Diego County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

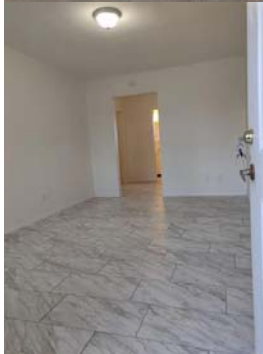
Re/Max Property Connection

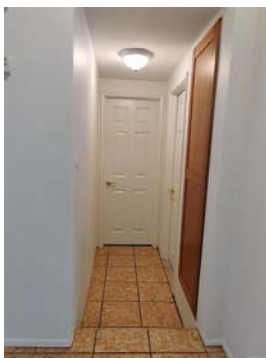
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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PTP2100661

Printed: 06/27/2021 3:12:19 PM

Closed • Duplex

List / Sold: **\$649,000/\$680,000** ↑

2657 59 K St • San Diego 92134

0 days on the market

2 units • **\$324,500/unit** • **1,587 sqft** • **7,249 sqft lot** • **\$428.48/sqft** •
Built in 1975

Listing ID: PTP2100378

94 W to 28th St > Left on 28th> Left on K St.



Live in One and Rent the other, the perfect starter home for any first time buyer. Close to Downtown in an upcoming area. This home features a home with one common wall, multi-unit with 2bed and 2 bath in each unit. Potential rental income of \$4,800. This home is currently occupied but tenants have been issued a 60 Day Notice. Perfect location in Central San Diego, great for AirBnB or a primary residence for a new Real Estate Investor.

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$649,000
- 1 Buildings
- 0 Total parking spaces
- Cap Rate: 0
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre

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

Of Units With:

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

Additional Information

- Standard sale
- 92102 - San Diego area
- San Diego County
- Parcel # 5355010700

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Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PTP2100378

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Closed •

List / Sold:

\$1,290,000/\$1,300,000 ↓

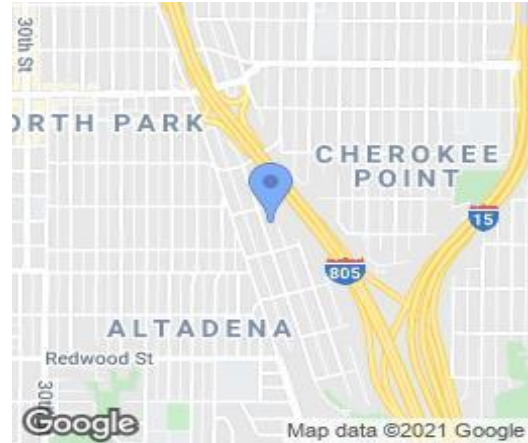
17 days on the market

Listing ID: NDP2104817

3559 61 Nile St • San Diego 92104

2 units • \$645,000/unit • 1,588 sqft • 6,950 sqft lot • \$818.64/sqft • Built in 1970

Northpark Way, Left on Boundary, Left on Landis, right on Nile Street



Beautifully remodeled duplex plus non-conforming detached garage converted into office/flex space in the heart of North Park. Live in one and rent the other for long term/short term rentals. Front unit is approximately 738 SF and 2 BR, 1 BA with private front/back yard (projected rent \$3,100). Rear unit is approximately 850 SF and 2 BR, 2 BA with huge private back yard and large custom built deck connecting to the detached garage (projected rent \$3,500). The garage has been fully converted into an office/flex space as part of the rear unit. The garage can possibly be converted into a legal ADU with its own private entrance for short term/long term rentals. Both units and landscape have been fully renovated with new flooring, paint, kitchen, appliances and fixtures. Both units are separately metered for water/electricity. Seller will consider leasing both units at projected rents of \$3,100 + \$3,500 prior to close of escrow if buyer elects to do so.

Facts & Features

- Sold On 06/24/2021
- Original List Price of \$1,390,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Individual Room, Inside
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard
- Sewer: Septic Type Unknown

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:	1	2	1	0		\$0	\$3,100	\$3,100
2:	1	2	2	0		\$0	\$3,500	\$3,500
3:	400	0	0	0		\$0	\$0	\$0

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

- 92104 - North Park area
- San Diego County
- Parcel # 4537550600

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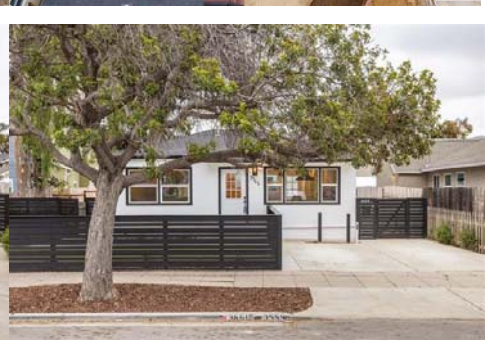
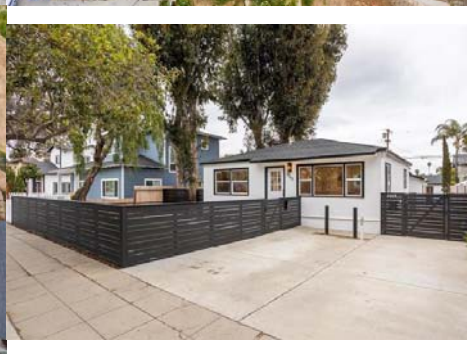
Re/Max Property Connection

State License #: 01891031

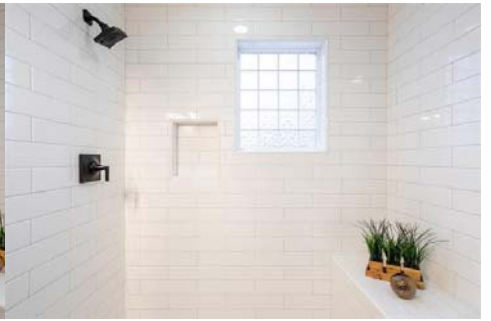
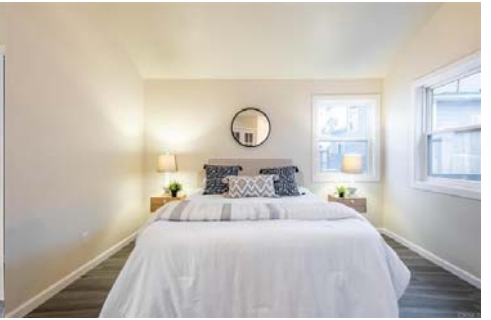
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold:

\$1,175,000/\$1,230,000 ↑

6 days on the market

Listing ID: 210012237

5073 5075 Long Branch • San Diego 92107

**2 units • \$587,500/unit • sqft • 4,052 sqft lot • No \$/Sqft data •
Built in 1939**

Near corner of Abbott and Long Branch Ave, CrossStreet: Abbott



Welcome Home – Ocean Beach Coastal Life! Two cozy and casual cottages. Unwind after a workday in the sun & water. Beach walks & sunsets. Adorable separate cottages with fenced yards, off street parking and two car garage w/alley access. Each unit with own laundry. Bring your creativity – How will you develop this property to its highest and best use-opportunity near the beach! Units are not renovated but in fair condition, hardwood floors, older roofs. Zoned Rm-2-4. Sewer: Sewer Connected Unit # for Unit 1: 5075 Unit # for Unit 2: 5073 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$1,175,000
- 3 Buildings
- Levels: One
- Heating: Natural Gas, See Remarks
- Cap Rate: 3.12
- \$56400 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinklers Manual

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:		1	1	1		\$2,500		
2:		1	1	1		\$2,200		
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

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4481140300

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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: 210012237

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Closed • Duplex

List / Sold:

\$1,674,800/\$1,651,000 ↓

13 days on the market

Listing ID: PTP2102623

4505 Long Branch Ave • San Diego 92107

2 units • **\$837,400/unit** • **2,202 sqft** • **9,118 sqft lot** • **\$749.77/sqft** •
Built in 1938

On corner of Guizot



Beautiful 1600 s.f. Spanish family home on corner lot with ally access, 2 car detached garage and 600 s.f. guest house on 2 lots. Lots were merged in the past but can be unmerged

Facts & Features

- Sold On 06/21/2021
- Original List Price of \$1,674,800
- 2 Buildings
- 3 Total parking spaces
- Laundry: Stackable
- Cap Rate: 3.6
- \$81600 Gross Scheduled Income
- \$59600 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Corner Lot, Garden, Lot 6500-9999, Rectangular Lot, Sprinklers In Front, Up Slope from Street, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,000
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$960
- 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: 1
- Refrigerator: 1
- Wall AC:

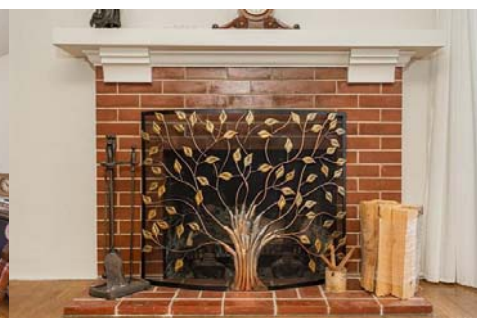
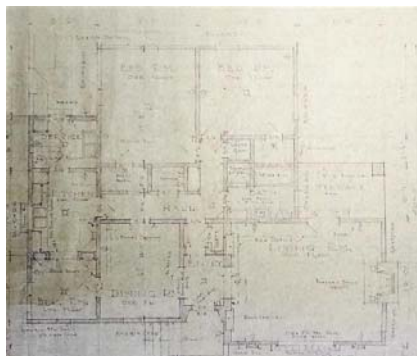
Additional Information

- Standard sale
- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4486851000

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:

\$1,199,900/\$1,065,000 ↓

25 days on the market

Listing ID: 210010745

3979 3981 Ingraham St • San Diego 92109

**2 units • \$599,950/unit • sqft • 4,797 sqft lot • No \$/Sqft data •
Built in 1947**

CrossStreet: Fortuna Ave



Investment/development opportunity w alley access, blocks to the beach and bay. Live in one rent out the other. Front unit is remodeled w new appliances and move in ready w detached 1 car garage and plenty of off st parking. Potential to build ADU. Two detached houses on one lot feel like their own properties, both have private yards. New roofs in 2003. Both units clean and well cared for. Great vacation rental opportunities. Rear 1br 1 ba occupied with month to month tenant. Can be purchased along with duplex next door to north of property for a combined 4 units (see mls#210011917) Unit # for Unit 1: 3979 Unit # for Unit 2: 3981 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas, Forced Air
- Cap Rate: 0

Interior

Exterior

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:		1	1	1		\$1,100		\$1,850
2:		2	1	0		\$0		\$3,000
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


- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4244710200

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:

\$1,199,900/\$1,200,000 ↑

12 days on the market

Listing ID: 210011917

3985 ingraham st • San Diego 92109

2 units • \$599,950/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1955

CrossStreet: fortuna



Investment/development opportunity corner lot w alley access, blocks to the beach and bay. Live in one rent out the other. Potential to build ADU. Two detached houses on one lot feel like their own property, both have private yards and 2 off street parking spaces each. New roofs in 2003. Both units clean and well cared for. Great vacation rental opportunities. Both currently occupied with month to month tenants. Property shown w accepted offer. Can be purchased along with duplex next door to south of property for a combined 4 units (see mls# 210010745) Second (rear) unit address is 1605 fortuna Sewer: Sewer Connected Unit # for Unit 1: 3985 Unit # for Unit 2: 1605 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$1,199,900
- 3 Buildings
- Levels: One
- Cap Rate: 0
- \$45600 Gross Scheduled Income

Interior

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	1			\$1,800		\$2,750
2:		2	1			\$2,000		\$2,850
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


- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4244710100

Michael Lembeck

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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 210011917

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Closed • Duplex

List / Sold: **\$499,900/\$450,000** ↓

2049 Franklin Ave • San Diego 92113

0 days on the market

2 units • **\$249,950/unit** • **1,254 sqft** • **3,269 sqft lot** • **\$358.85/sqft** •
Built in 1926

Listing ID: PTP2103525

I-94 to 28th St, go Right or West on Imperial, Left or South on 26th to Left on Franklin Ave.



2 Building Duplex, alley access for garage with 2nd unit 1 br, 1 ba above garage. 2 br, 1 ba single family home fronts Franklin Ave. SOLD before Entering MLS.

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$499,900
- 2 Buildings
- Levels: One, Two
- 2 Total parking spaces
- Laundry: In Garage, Outside, Washer Hookup, Gas Dryer Hookup
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00856000
- 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
- 92113 - Logan Heights area
- San Diego County
- Parcel # 5381602200

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PTP2103525

Printed: 06/27/2021 3:12:26 PM

Closed •

List / Sold:

\$1,650,000/\$1,775,000 ↑

7 days on the market

Listing ID: 210008627

2665 69 C St • San Diego 92102

**3 units • \$550,000/unit • sqft • 7,031 sqft lot • No \$/Sqft data •
Built in 1958**

CrossStreet: 27th Street



Gorgeous, highly upgraded and turnkey investment opportunity in Golden Hill. Perfect for owner occupy the front 3 bed/2 bath home and have the others pay your mortgage or cash flow investment with short or long term rentals. Everything has been done, inside and out. Separate yards for front house and back units with wonderful common areas for entertaining. All units have own washer/dryers. 10 off street parking spaces. Walk to all in Golden Hill and South Park - 1 mile to downtown, convention center and Balboa Park. Walk in basement is 12x14 and has sewer, water and electric. Tenants pay all utilities
Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 06/24/2021
- Original List Price of \$1,650,000
- 2 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Cap Rate: 6.2
- \$113400 Gross Scheduled Income
- \$102700 Net Operating Income

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:		3	2			\$3,400		\$3,650
2:		3	2			\$3,400		
3:		3	2			\$3,200		
4:			0					

Of Units With:

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

Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5343021100

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: 210008627

Printed: 06/27/2021 3:12:31 PM

Closed •

List / Sold: **\$899,000/\$969,000** ↑

3667 41st Street • San Diego 92105

3 days on the market

**3 units • \$299,667/unit • sqft • 7,003 sqft lot • No \$/Sqft data •
Built in 1969**

Listing ID: 210010039

CrossStreet: Wightman



Completely brand-new renovation in an amazing location with 2 fully detached single family houses and one detached studio. Don't miss the opportunity of a lifetime to own this amazing property that is good for both primary and investment. The first house features 3 bed / 2.5 bath, the 2nd house features 2 bed / 1.5 bath, and Studio features a full bath and a top counter, with a total square footage about 1664SF. Both houses and studio have brand new everything - Kitchens, bathrooms, entire vinyl floors, windows, doors, plumbing, heaters, water tank, upgraded electrical system and underground wire, and brand new sewage line from the house to the city, and much more! There are two addresses (3667 and 3671) associated with the property. Both houses have tons of parking/outdoor space and the front one has long driveway ideal for RV or multiple cars. The big fully gated/fenced yard to keep your children & pets protected. There are two gas meters, two electrical panels and one water meter. Easy access to all major freeways! Must see and more surprise waiting for you! Number of Furnished Units: 0

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$899,000
- 3 Buildings
- Levels: One
- Cap Rate: 6.7
- \$60000 Gross Scheduled Income

Interior

Exterior

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

Of Units With:

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

Additional Information

- 92105 - East San Diego area
- San Diego County
- Parcel # 4541710400

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:

\$1,200,000/\$1,200,000 ↑

11 days on the market

Listing ID: 210002835

1084 90 E Madison Ave • El Cajon 92021

4 units • \$300,000/unit • sqft • 8,819 sqft lot • No \$/Sqft data •
Built in 1958

CrossStreet: N st Street



Back on market, no fault to property South Coast Commercial is pleased to present the sale of 1084-90 E Madison Avenue El Cajon, CA 92021. The property was built in 1958 and is comprised of (4) two-bedroom, one-bathroom units with private backyards and in-unit washer/dryers. The units are approximately 750 square feet each on a 8,818 square foot lot. This is a great opportunity to either occupy one of the units and rent out the remaining or purchase as a stabilized investment in one of the strongest rental markets in the County. Unit # for Unit 1: 1084 Unit # for Unit 2: 1086 Unit # for Unit 3: 1088 Unit # for Unit 4: 1090 Number of Furnished Units: 0

Facts & Features

- Sold On 06/24/2021
- Original List Price of \$1,160,000
- 1 Buildings
- Levels: One
- Cap Rate: 5
- \$82200 Gross Scheduled Income
- \$57826 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$1,750		\$1,800
2:		2	1			\$1,650		\$1,800
3:		2	1			\$1,700		\$1,800
4:		2	1			\$1,750		\$1,800

Of Units With:

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

Additional Information

- 92021 - El Cajon area
- San Diego County
- Parcel # 4890302400

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:

\$1,450,000/\$1,624,000 ↑

8 days on the market

Listing ID: 210012656

2156 62 Grand Ave • San Diego 92109
4 units • \$362,500/unit • sqft • 6,200 sqft lot • No \$/Sqft data •
Built in 1956

2156-62 Grand Ave located between Olney St and Noyes St on north side of Grand Ave; The Property is elevated above the street; CrossStreet: Olney



Hurry to this Pacific Beach well priced four unit complex comprising of four two bedroom & one bath detached cottages! 2 APN's! 2 legal lots! 2 water meters with sub-meters! One car garage and two parking spaces per each APN! Alley access! Buildings and interiors need upgrading! Room to raise rents! Possible cash flow after renovation! Excellent location! Redevelopment possibilities! Bike or walk to the beaches, bay, boating, Mission Bay Golf Course and Athletic Area! Easy freeway access! Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 2156 Unit # for Unit 2: 2158 Unit # for Unit 3: 2160 Unit # for Unit 4: 2162 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 06/24/2021
- Original List Price of \$1,450,000
- 4 Buildings
- Levels: One
- Heating: Electric, Natural Gas
- Cap Rate: 4
- \$58440 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01352376
- 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			\$1,135		\$1,650
2:		2	1			\$1,186		\$1,650
3:		2	1			\$1,304		\$1,650
4:		2	1			\$1,245		\$1,650

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information


- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4240621400

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: 210012656

Printed: 06/27/2021 3:12:36 PM

Closed •

List / Sold:

\$2,475,000/\$2,400,000 ↓

12 days on the market

Listing ID: 210011968

1352 1354 Hornblend St. • San Diego 92109

4 units • \$618,750/unit • sqft • 6,234 sqft lot • No \$/Sqft data •
Built in 1984

CrossStreet: Fanuel St. & Gresham St.



The Hornblend Street Luxury Apartment Homes is a meticulously maintained and turnkey rental community located in the highly desirable Pacific Beach sub-market of San Diego. This pride of ownership and completely remodeled property has (1) charming 2-Bed/1-Bath detached house in the front with a nice yard space, a private patio, and tandem parking. (1) 2-Bed/1-Bath unit that includes a one car garage and has a private patio. (1) 2-Bed/2-Bath unit upstairs with vaulted ceilings, a private balcony, and (1) spacious 2-Bed/2.5Bath townhouse unit with two patios. All units have fireplaces, granite counters, newer cabinets with soft close drawers, stainless steel appliances, dual paned windows, tile showers, upgraded faucets, shower heads, custom vinyl fencing, gates, and more. The landscaping utilizes artificial turf, drought resistant plants, and a low flow sprinkler system that together reduces maintenance and conserves water. There is on-site laundry that produces additional income and 7 on-site parking spaces. There is approximately 10% upside in rental income. The subject property has been meticulously cared for over the years and there is an opportunity to maximize the income by raising rents over time. The property is walking distance to the vibrant Garnet Avenue Business District including major retailers such as Vons, Trader Joe's, CVS, Starbucks, various local restaurants, and is only 6.5 blocks to the beach & bay. Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 1352 Unit # for Unit 2: 1354 A Unit # for Unit 3: 1354 B Unit # for Unit 4: 1354 C Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 06/24/2021
- Original List Price of \$2,475,000
- 2 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Heating: Electric, Wood, Combination, Forced Air
- Cap Rate: 3.82
- \$139800 Gross Scheduled Income
- \$91680 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinklers Drip System, Sprinkler System
- Security Features: Gated Community
- 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		\$3,300		\$3,300
2:		2	3	0		\$2,750		\$3,400

3:	2	2	0	\$3,000	\$3,000
4:	2	1	1	\$2,600	\$2,900

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4230831400

Michael Lembeck

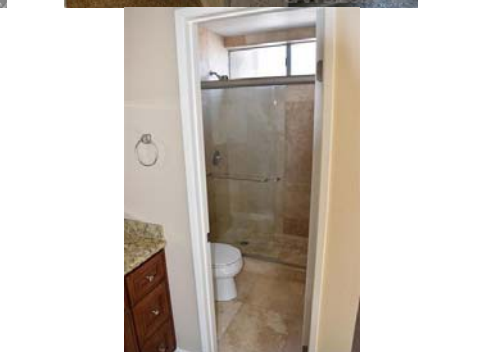
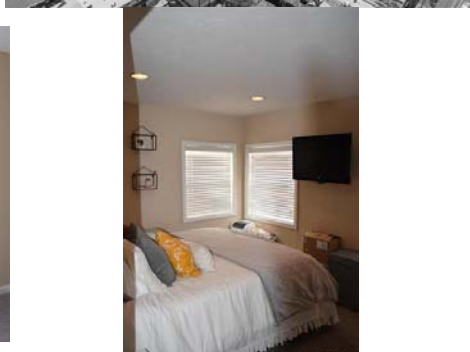
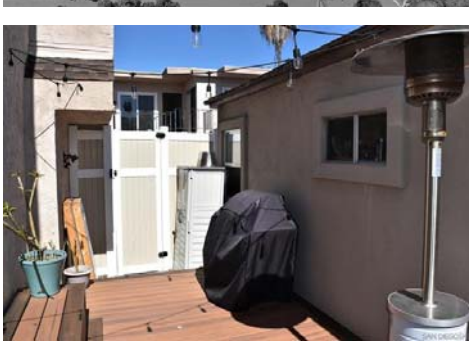
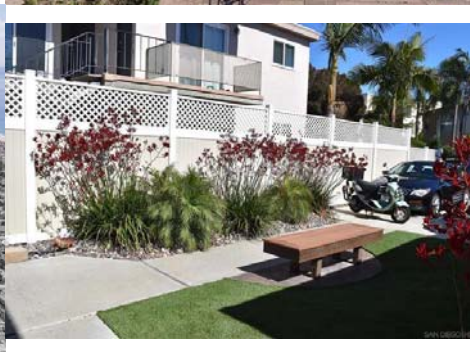
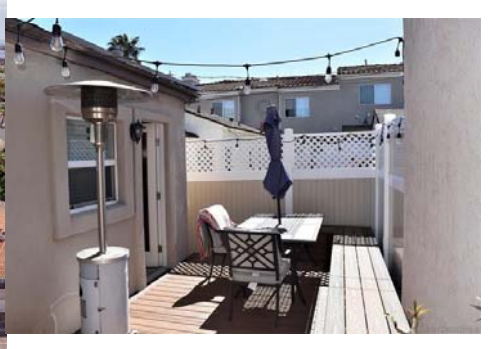
State License #: 01019397
Cell Phone: 714-742-3700

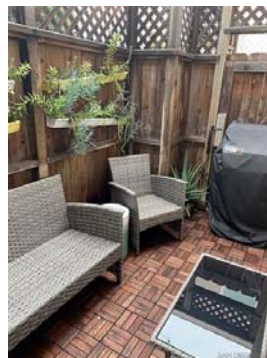
Re/Max Property Connection

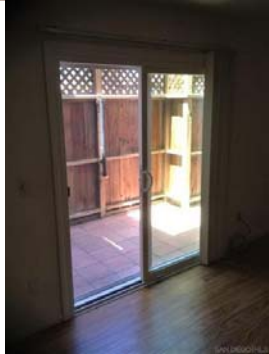
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold:

\$1,298,000/\$1,370,000 ↑

13 days on the market

Listing ID: 210012022

3402 Monroe Ave • San Diego 92116

4 units • \$324,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1979

CrossStreet: Monroe and 34th



PROPERTY HAS ONE UNIT VACANT TO ALLOW FOR OWNER OCCUPANT FINANCING. Pleased to present this charming, pride of ownership 4u property in the Normal Heights submarket of San Diego. 3402 Monroe Ave is comprised of 4 spacious 1BR apartments that have all been renovated/upgraded in one form or another through recent years. Tenants enjoy off street parking, a brand new laundry facility, and the bottom 2 units have patios with their units. The property features visually appealing zero scape landscaping, thereby lowering an owner's expenses. A newer roof will also be enjoyed by the new owner, as well as many other exterior/interior upgrades throughout, as the owner has spared no expense in the upkeep of the property. The property boasts a "Very Walkable" Walk Score of 85, and tenants will surely appreciate living in a safe, urban environment minutes away from some of San Diego's finest attractions. Lastly, an upside in rents can be achieved with very light interior upgrades. Exterior: Wood/Stucco Number of Furnished Units: 0

Facts & Features

- Sold On 06/24/2021
- Original List Price of \$1,298,000
- 1 Buildings
- Levels: Two
- Cap Rate: 3.7
- \$72600 Gross Scheduled Income
- \$47504 Net Operating Income

Interior

Exterior

- 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:		1	1			\$1,350		\$1,695
2:		1	1			\$1,550		\$1,695
3:		1	1			\$0		\$1,695
4:		1	1			\$1,550		\$1,695

Of Units With:

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

Additional Information


- 92116 - Normal Heights area
- San Diego County
- Parcel # 4470101400

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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