

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	PTP2303045	S	8132 Mount Vernon ST	LEG	91945	STD	2	\$0	0	\$765,000	\$466.46	1640	1960/ASR	1,640/0.03	N	1	06/29/23	0/0
2	230008644SD	S	2831 Crane St	LEG	91945		2	\$63,600	7	\$899,000 			1961	14,853/0.34			06/30/23	33/33
3	230009187SD	S	1231 33 Hoover Ave	NAC	91950		2	\$15,000	2	\$610,000 			1940	2,898/0.06			06/29/23	5/5
4	230002129SD	S	1148 50 Oro St	ELC	92021		2	\$40,800	4	\$760,000 			1970				06/28/23	3/3
5	PTP2301326	S	3809 11 Birch ST	SD	92113	STD	2	\$0	0	\$806,000 	\$582.37	1384	1945	5,436/0.12	N	0	06/30/23	75/75
6	230009446SD	S	3223 3225 Idlewild Way	SD	92117		2	\$58,200	5	\$1,125,000 			1954	10,434/0.23	N		06/28/23	24/24
7	230010278SD	S	3443 3445 Newton Avenue	SD	92113		3	\$0	0	\$625,000 			1922	6,729/0.15	N		06/29/23	12/12

Closed • Duplex

List / Sold: **\$765,000/\$765,000**

8132 Mount Vernon St • Lemon Grove 91945

0 days on the market

2 units • \$382,500/unit • 1,640 sqft • 1,640 sqft lot • \$466.46/sqft • Built in 1960

Listing ID: PTP2303045

Use GPS



2 Detached Homes - Duplex in Lemon Grove! Live in one, rent out the other. 2 bedroom, 2 full baths on 1 house and 2 bedroom and 1 bath on the other. Attached garage in back house. Plenty of parking. This one will go quick! Call or text to schedule showing!

Facts & Features

- Sold On 06/29/2023
- Original List Price of \$765,000
- 2 Buildings
- 1 Total parking spaces
- \$0
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- 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: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2	0		\$2,125	\$2,125	\$2,500
# Of Units With:								
• Separate Electric: 2					• Drapes:			
• Gas Meters: 2					• Patio:			
• Water Meters: 1					• Ranges:			
• Carpet:					• Refrigerator:			
• Dishwasher:					• Wall AC:			
• Disposal:								

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 91945 - Lemon Grove area
- San Diego County
- Parcel # 4805821900

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: PTP2303045

Printed: 07/02/2023 5:24:55 PM

Closed •

List / Sold: **\$899,000/\$899,000** ↓

2831 Crane St • Lemon Grove 91945

33 days on the market

2 units • \$449,500/unit • sqft • 14,853 sqft lot • No \$/Sqft data •
Built in 1961

Listing ID: 230008644SD

CrossStreet: Golden Ave



Welcome to this beautifully remodeled duplex in the charming Lemon Grove community. This property includes two spacious 2 bedroom and 1 bathroom units, each with its own parking space and expansive backyard. Over 200k spent on upgrades to this home. This stunning duplex has been completely remodeled from top to bottom, featuring brand new paint, flooring, appliances, AC/heating, and a brand new sewer line. With the city's approval, the garage has been approved by the city to build a separate unit/ ADU, offering additional space and rental income potential. The property is currently occupied by excellent tenants, making this an ideal opportunity for investors seeking a turn-key income-generating property. Don't miss this incredible opportunity to own a beautifully renovated duplex with great rental potential in a sought-after Lemon Grove community.

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$929,000
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Cap Rate: 6.8
- \$63600 Gross Scheduled Income
- \$4320 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

- 91945 - Lemon Grove area
- San Diego County
- Parcel # 5032433100

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: 230008644SD

Printed: 07/02/2023 5:25:03 PM

Closed •

List / Sold: **\$590,000/\$610,000** ↑

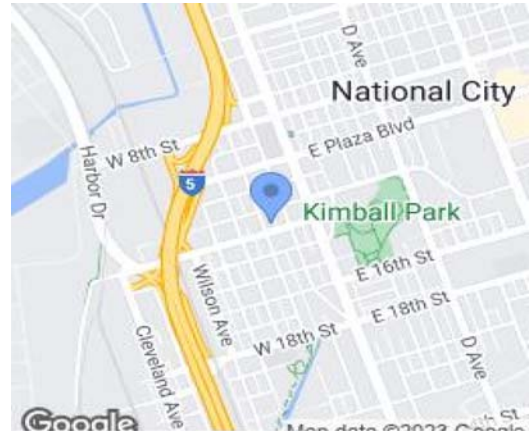
1231 33 Hoover Ave • National City 91950

5 days on the market

2 units • \$295,000/unit • sqft • 2,898 sqft lot • No \$/Sqft data • Built in 1940

Listing ID: 230009187SD

CrossStreet: Civic Center, W 12th



Beautiful renovated 2 bed 1 bath front house with an additional 1 bed 1 bath separate unit in the back. Spectacular curbside appeal. Perfect investment opportunity to occupy or rent out. 12 years ago new roof, windows, stucco, most electrical and plumbing, kitchens, bathrooms, insulation, gutters, concrete walks, gas wall heaters, 2nd water meter and new elec meters. Everything that needed a permit got one. Front unit freshly redone.

Facts & Features

- Sold On 06/29/2023
- Original List Price of \$590,000
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Cap Rate: 2.37
- \$15000 Gross Scheduled Income
- \$5920 Net Operating 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:		2	1	0		\$0		\$1,800
2:		1	1			\$1,250		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.5%
- 91950 - National City area
- San Diego County

• Parcel # 5600120500

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State License #: 01019397

Cell Phone: 714-742-3700

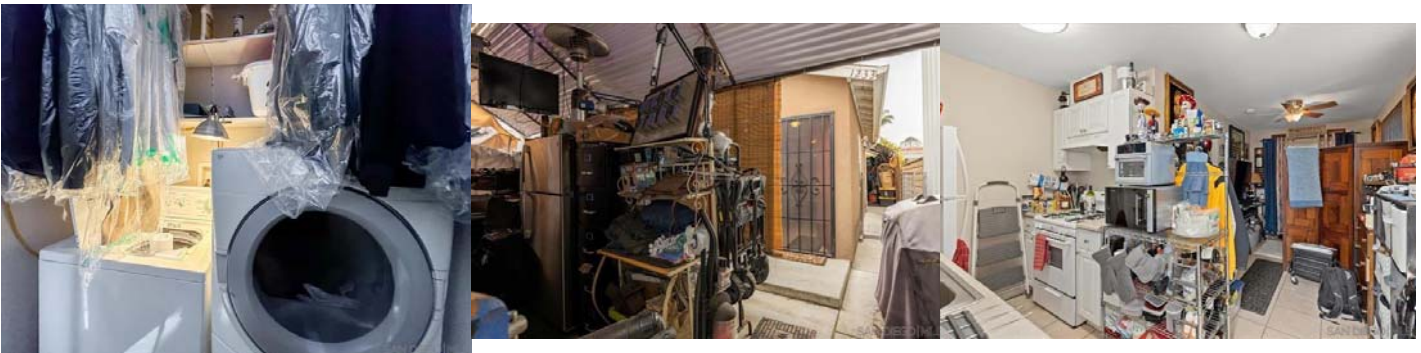
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold: **\$729,000/\$760,000** ↑

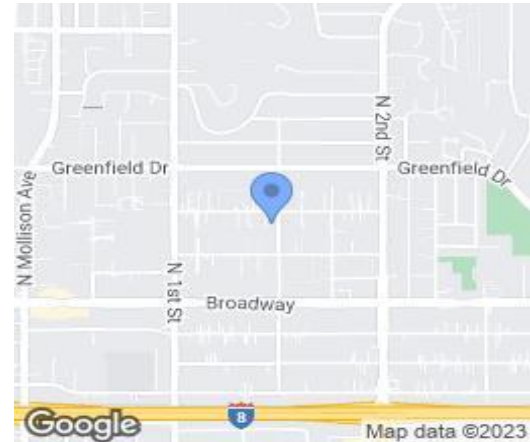
1148 50 Oro St • El Cajon 92021

3 days on the market

2 units • **\$364,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1970

Listing ID: 230002129SD

North on Oro St. from Broadway (El Cajon) between 1st and 2nd Sts. CrossStreet: Persimmons Ave



SUPER PRICED FOR EASY SALE

Facts & Features

- Sold On 06/28/2023
- Original List Price of \$729,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Cap Rate: 4.2
- \$40800 Gross Scheduled Income
- \$30800 Net Operating 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	2	0		\$1,700		\$1,900
2:		2	2	0		\$1,700		\$1,900
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

- Buyer Agency Compensation: 2.5%
- 92021 - El Cajon area
- San Diego County
- Parcel # 48410243

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 230002129SD

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Closed •

List / Sold: **\$800,000/\$806,000** ↓

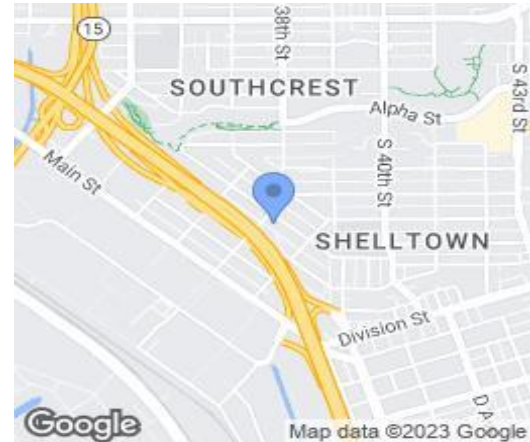
3809 11 Birch St • San Diego 92113

75 days on the market

**2 units • \$400,000/unit • 1,384 sqft • 5,436 sqft lot • \$582.37/sqft •
Built in 1945**

Listing ID: PTP2301326

5 FREEWAY EXIT ON DIVISION, CROSS STREET OSBORN AND BIRCH AND VISTA



JUST REDUCED, PRICED TO SELL.... INVESTMENT OPPORTUNITY KNOCKS! LIVE IN ONE AND RENT THE OTHER FRONT UNIT 3809: IS A 2 BEDROOM, 1 BATH, HAS TILED & LAMINATE FLOORING, UPGRADED KITCHEN W/CUSTOM CABINETS & GRANITE COUNTER TOPS, LAUNDRY ROOM, RECESSED LIGHTS, DUAL PANE AND SINGLE PANE WINDOWS CEILING FAN, STAINLESS STEEL SINK MIDDLE UNIT 3811: IS A 1 BEDROOM 1 BATH TILED FLOORS, BEDROOM WITH WALKIN CLOSET, LAUNDRY ROOM, NEWER ELECTRICAL PANEL, FULLY FENCED YARD, PARKING FOR 4 CARS AT THE REAR WITH IRON GATE ENTRANCE THROUGH THE ALLEY

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$849,000
- 3 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$0
- Laundry: Individual Room, Washer Hookup, Gas Dryer Hookup
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Walk-In Closet
- Floor: Laminate, Tile, Vinyl
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Range Hood, Water Heater
- Other Interior Features: Ceiling Fan(s), Formica Counters, Granite Counters, High Ceilings, Recessed Lighting

Exterior

- Lot Features: Front Yard, Level with Street, Level, Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Chain Link, Good Condition, Stucco Wall, Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$310
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0		\$1,635	\$1,635	\$1,635

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 2

- Carpet:
- Dishwasher: 0
- Disposal: 0

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5506800500

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:

\$1,099,900/\$1,125,000 ↓

24 days on the market

Listing ID: 230009446SD

3223 3225 Idlewild Way • San Diego 92117

2 units • \$549,950/unit • sqft • 10,434 sqft lot • No \$/Sqft data •
Built in 1954

CrossStreet: Jutland Drive



Rarely available CANYON duplex with phenomenal views from the backyard of the oversized lot. Perfect for a house-hacking, live in one and rent out the other, or an investor who wants to park their money in a highly upgraded duplex, 5 miles from the ocean. Also a great fit for the development minded buyer, with an oversized garage, that could be converted to an ADU, JrADU or both! Centrally located, residents can leave the 2 oversized garages and be on the I-5, I-52, or I-805 in minutes. It's a great option for professionals who need to be close to La Jolla, UTC or Pacific Beach. Also a few miles away from Sharp, Scripps and VA hospital centers. Also located 5 miles from UCSD or USD for students or faculty. This property is a wonderful solution for so many. One of the units has been highly upgraded with white, shaker cabinets with soft close hardware, quartz countertops, stainless steel appliances. The other unit has some upgrades, and is ready for the next owner to take it all the way. Both units have all hard surfaces, no carpet anywhere. Each unit enjoys expansive and private backyards, great for families with kids and/or pets.

Facts & Features

- Sold On 06/28/2023
- Original List Price of \$1,199,900
- 1 Buildings
- Levels: One
- Heating: Natural Gas, Forced Air
- Cap Rate: 4.8
- \$58200 Gross Scheduled Income
- \$55200 Net Operating 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:		2	2	1		\$2,800		\$3,000
2:		2	1	1		\$2,050		\$2,800
3:			0					
4:			0					

Of Units With:

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

- Carpet:
- Dishwasher: 2
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2%

- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 3592411200

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: **\$575,000/\$625,000** ↑

3443 3445 Newton Avenue • San Diego 92113

12 days on the market

3 units • **\$191,667/unit** • **sqft** • **6,729 sqft lot** • **No \$/Sqft data** •
Built in 1922

Listing ID: 230010278SD

CrossStreet: S. 35th



Cash Only Fixer. Property to be purchased with current occupants. Unable to do interior showings, property to be purchased, interior sight unseen. Occupants will not provide access and have changed the locks. Buyer would need to perform evictions after close of escrow to remove occupants. Probate property, requires objection time by beneficiaries/heirs. Close of escrow would need to be extended for additional court process should an objection be received. Property Tax records show as 2 units, however access has been made between both units and has been used as one complete living space. Permits to basement unit unknown. Alley on west and south side of the property. Unit square footage is estimated, occupants will not allow access for measurements. Drive by only.

Facts & Features

- Sold On 06/29/2023
- Original List Price of \$575,000
- 1 Buildings
- Levels: Two
- Heating: Natural Gas
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02051216
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$0		
2:		2	1			\$0		
3:		4	1			\$0		
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.25%

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5501822800

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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