

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	NDP2104492	S	355 SUITE BROADWAY	CHU	91910	STD	2	\$0	0	\$580,000↑		0	1957/ASR	10,359/0.23	0	06/29/21	29/29
2	210013859	S	1141 Granger St	IMB	91932		2	\$0	0	\$1,050,000			1982			06/30/21	16/16
3	NDP2104267	S	2952 54 Borrego Springs RD	BSPG	92004	STD	2	\$1,200	0	\$201,000↑	\$182.73	1100	1952/ASR	25,265/0.58	0	06/28/21	36/36
4	210005895	S	5 Hensley St	SD	92102		2	\$32,832	5	\$490,000↓			1920	2,616/0.06		07/02/21	83/83
5	210013756	S	3946 Broadway	SD	92102		2	\$0	0	\$765,000↑			1950	6,250/0.14		06/28/21	7/7
6	PTP2102928	S	3383 85 Herman AVE	SD	92104	STD	2	\$69,600	0	\$1,360,000↑	\$811.94	1675	1958/ASR	6,255/0.14	0	06/28/21	4/4
7	210014132	S	5013 15 Saratoga Ave	SD	92107		2	\$60,000	3	\$1,280,000↑			1970	3,049/0.07		06/28/21	3/3
8	210012955	S	3143 Boston Ave	SD	92113		2	\$0	0	\$725,000↑			9999	7,332/0.16		06/30/21	5/5
9	210013253	S	6098 Adelaide Avenue	SD	92115		2	\$43,740	4	\$812,000↑			1942	7,325/0.16		06/29/21	15/15
10	210014463	S	4805 07 Iroquois Ave	SD	92117		2	\$0	0	\$889,000			1953	6,078/0.13		07/01/21	0/0
11	210013668	S	1752 1754 Dahlia Ave	SD	92154		2	\$0	0	\$1,110,000↑			1988	6,747/0.15		07/01/21	8/46
12	PTP2103019	S	106 Madison AVE	CHU	91910	STD	3	\$41,700	0	\$790,000↓	\$387.63	2038	1951/ASR	6,149/0.14	0	07/01/21	11/11
13	210013139	S	1160 Monterey Dr	ELC	92020		3	\$0	0	\$860,000↑			1970	22,246/0.51		06/29/21	7/7
14	210014549	S	4225 4227 Cleveland Ave	SD	92103		3	\$38,000	0	\$930,000↑			2013	4,195/0.09		06/30/21	4/4
15	210012708	S	934 36 Reed Ave	SD	92109		3	\$67,080	3	\$1,500,000↑			1950	6,250/0.14		06/30/21	1/1
16	NDP2105348	S	945 Hanover ST	SD	92114	STD	3	\$58,200	5	\$864,585↑	\$137.91	6269	1956/ASR	6,098/0.14	0	06/28/21	0/0
17	210010302	S	360 Millar Ave	ELC	92020		4	\$66,540	3	\$1,072,000↓			1980	8,025/0.18		07/02/21	38/38
18	PTP2103682	S	12620 Julian AVE	LAK	92040	STD	4	\$5,520	0	\$895,500↓	\$310.94	2880	1972/ASR	7,218/0.16	0	06/28/21	3/3
19	210015107	S	3140 46 Reynard Way	SD	92103		4	\$76,800	4	\$1,495,000↑			1954	5,046/0.11		06/30/21	8/8
20	210008048	S	4134 40 Oregon	SD	92104		4	\$47,100	0	\$1,550,000↑			1960			06/29/21	4/4
21	NDP2105756	S	3118 3124 Fairmount Ave.	SD	92105	STD	4	\$72,000	6	\$975,000↓	\$193.26	5045	1949	5,227/0.12	0	07/01/21	9/9
22	210015408	S	4161 67 Central Avenue	SD	92105		4	\$69,360	4	\$1,030,000↓			1950	7,184/0.16		06/29/21	3/3
23	210018281	S	3529 37 46th St	SD	92105		4	\$0	0	\$1,055,000			1979			07/01/21	0/0
24	210012401	S	3827 Winona Avenue	SD	92105		4	\$0	0	\$1,234,000↓			1970			07/02/21	4/17

Closed •

List / Sold: **\$575,000/\$580,000** ↑

355 SUITE A BROADWAY • Chula Vista 91910

29 days on the market

2 units • **\$287,500/unit** • **0 sqft** • **10,359 sqft lot** • **No \$/Sqft data** •
Built in 1957

Listing ID: NDP2104492

The street access is from 355 Broadway (driveway for Smog Express). Drive into the Smog Express and drive to the back of the lot. You will see a large sliding fence and you have arrived at 355 Suite A Broadway.



This is an existing duplex with 2 units consisting of 2 bedrooms, 1 bath each. There is a 2 car carport and additional uncovered parking. This is a fixer which could possibly have more units added or used as a light commercial space. The driveway access is an easement that runs across 355 Broadway Smog Express is the business on the lot in front of this one. Buyer to verify all MLS info and zoning etc.

Facts & Features

- Sold On 06/29/2021
- Original List Price of \$550,000
- 1 Buildings
- 4 Total parking spaces
- 2 Total carport spaces
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Flag Lot, Level, Near Public Transit

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: \$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
- 91910 - Chula Vista area
- San Diego County
- Parcel # 5671030600

Michael Lembeck

Re/Max Property Connection

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

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

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CUSTOMER FULL: Residential Income LISTING ID: NDP2104492

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Closed •

List / Sold: **\$1,050,000/\$1,050,000**

1141 Granger St • Imperial Beach 91932

16 days on the market

2 units • \$525,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1982

Listing ID: 210013859

Waze CrossStreet: Imperial Beach Blvd.



2 large single family units located in Imperial Beach. Front house has 5 Bedrooms and 2 Full Baths with a 2 Car Garage, Fully Fenced front and backyard. Featuring a large kitchen area, Fireplace in the Living Room, and an oversized patio off the upstairs bedrooms. The 2nd Unit features 4 bedrooms and 2 Full Baths, Updated Kitchen, and an attached 2 Car Garage. Close to freeway access, shopping, and only a mile and half to the Beach! Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 06/30/2021
- Original List Price of \$1,050,000
- 2 Buildings
- Levels: Two
- Heating: Natural Gas, Forced Air
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

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:		5	2	2		\$2,625		\$2,800
2:		4	2	2		\$0		\$2,600
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

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6330422100

Michael Lembeck

State License #: 01019397
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Mission Viejo, 92691

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Closed • Duplex

List / Sold: **\$199,000/\$201,000** ↑

2952 54 Borrego Springs Rd • Borrego Springs 92004

36 days on the market

2 units • \$99,500/unit • 1,100 sqft • 25,265 sqft lot • \$182.73/sqft •
Built in 1952

Listing ID: NDP2104267

use gps



Beautifully remodeled duplex. Each side has 1 BR and 1BA with laundry in back of the units. Owner has installed new split systems, tile floors, milgard windows, newer water heaters, upgraded electrical and upgraded cabinets. 2412 has new roof, newer appliances, tiled shower. Both have fenced back yards and a storage shed.

Facts & Features

- Sold On 06/28/2021
- Original List Price of \$199,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: Outside
- Cap Rate: 0
- \$1200 Gross Scheduled Income
- \$992 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Desert Back, Desert Front

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01912388
- 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: 0
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 92004 - Borrego Springs area
- San Diego County
- Parcel # 1981921000

Michael Lembeck

Re/Max Property Connection

State License #: 01019397
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State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: NDP2104267

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Closed •

List / Sold: **\$624,000/\$490,000** ↓

5 Hensley St • San Diego 92102

83 days on the market

2 units • **\$312,000/unit** • **sqft** • **2,616 sqft lot** • **No \$/Sqft data** •
Built in 1920

Listing ID: 210005895

CrossStreet: Imperial Ave



5 & 5 1/2 Hensley! DUPLEX in the heart of San Diego! 3 bed/1 Bath unit and a Studio unit w/ full kitchen & bath! 2 parking spots in gated driveway. Tenants pay all utilities! Close to freeways, downtown and public transportation! Great opportunity with immediate rental income! Unit # for Unit 1: 5 Unit # for Unit 2: 5.5 Number of Furnished Units: 0

Facts & Features

- Sold On 07/02/2021
- Original List Price of \$699,000
- 1 Buildings
- Levels: One
- Cap Rate: 4.6
- \$32832 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	1			\$1,886		
2:		1	1			\$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

- 92102 - San Diego area
- San Diego County
- Parcel # 5356930600

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: 210005895

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Closed •

List / Sold: **\$725,000/\$765,000** ↑

3946 Broadway • San Diego 92102

7 days on the market

2 units • **\$362,500/unit** • **sqft** • **6,250 sqft lot** • **No \$/Sqft data** •
Built in 1950

Listing ID: 210013756

CrossStreet: Quail and Broadway



Great opportunity to live in one unit and collect rent on second unit. 3946 Broadway is a 3 bedroom 3 bath and the Quail house is a two bedroom one bath. Buyer to check with city about possibly adding an ADU and increasing rental potential. Both units have laundry hookups and fenced yards. Newer windows, Quail home has a newer mini split AC unit. Great central location, close to freeways, downtown, community centers, lot's of public transportation available. Kitchens were updated several years ago, ceiling fans throughout. Number of Furnished Units: 0

Facts & Features

- Sold On 06/28/2021
- Original List Price of \$725,000
- 2 Buildings
- Levels: One
- Cooling: Central Air
- 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	3			\$0		\$2,800
2:		2	1			\$0		\$1,900
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

- 92102 - San Diego area
- San Diego County

Michael Lembeck

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

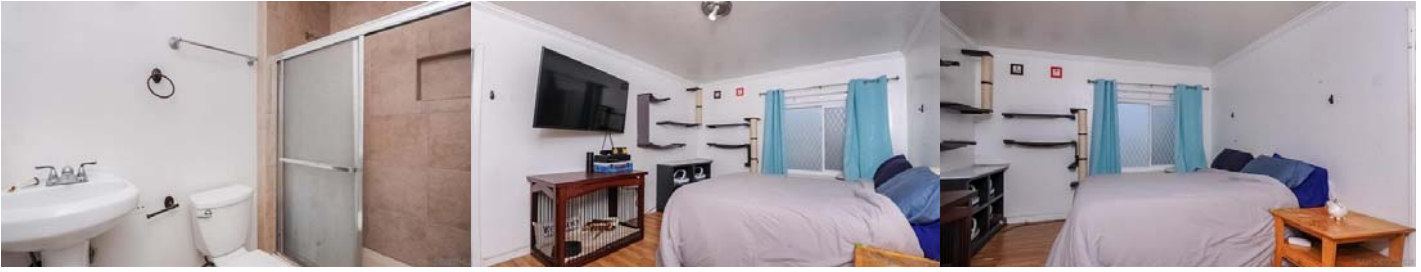
Re/Max Property Connection

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

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Closed •

\$1,250,000/\$1,360,000 ↑

4 days on the market

3383 85 Herman Ave • San Diego 92104

2 units • **\$625,000/unit** • **1,675 sqft** • **6,255 sqft lot** • **\$811.94/sqft** • **Built in 1958**

Listing ID: PTP2102928

GPS, cross Street is Upas



Location! Location! Location! 3383-85 Herman Ave is a craftsman-style "two on one" property located in the highly desirable North Park (92104) neighborhood of San Diego. Charming updated front house (3385) offers 2-bedroom 1 bathroom with brand-new carpet on both bedrooms, inviting front porch, hardwood floor, living room fireplace, dining room, updated windows, A/C, and in unit laundry room. The detached guest house (3383) features a 2 bed/1 bath with private deck/patio and alley access with parking. Bedrooms has brand-new carpet; bathroom was just remodeled, and interior is freshly painted. Low maintenance landscaping was added in-front, courtyard and backyard. Brand-new wood fence was installed last month. Courtyard is perfect for entertaining your family and friends. Short distance to restaurants, breweries, shops, Balboa Park, Downtown San Diego, Airport, and easy freeway access.

Facts & Features

- Sold On 06/28/2021
- Original List Price of \$1,250,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Laundry: Dryer Included, Inside, Washer Hookup, Gas Dryer Hookup
- Cap Rate: 0
- \$69600 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01932411
- 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:	3	2	1	1		\$0	\$0	\$2,600
2:		2	1	0		\$0	\$0	\$2,200
3:		0	1	0		\$1,100	\$1,100	\$1,400

Of Units With:

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

- Disposal: 2

Additional Information

- Standard sale

- 92104 - North Park area
- San Diego County
- Parcel # 4535020200

Michael Lembeck

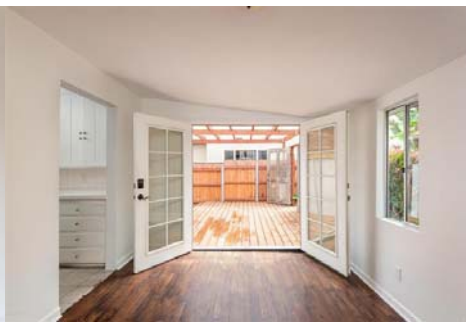
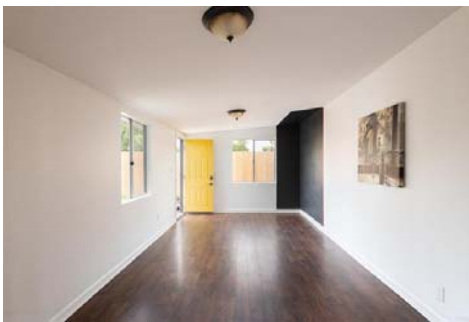
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Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

\$1,195,000/\$1,280,000 ↑

3 days on the market

Listing ID: 210014132

5013 15 Saratoga Ave • San Diego 92107

2 units • **\$597,500/unit** • **sqft** • **3,049 sqft lot** • **No \$/Sqft data** • **Built in 1970**

CrossStreet: Bacon



Wow! 1 block to BEACH this TURNKEY OB investment is the perfect beach HOUSE, 2nd home, or long/short term rental! Endless possibilities. Offset the mortgage & live the beach dream! Consisting of a large 2br/1ba & 1br/1ba, units are remodeled w quartz, ss appliances, gas stoves, baths & 3 parking spaces. There's even laundry, a spacious backyard & outdoor shower. Short stroll to Newport Ave retail. Offered furnished & fully equipped. Sewer: Sewer Connected Number of Furnished Units: 2 Topography: LL

Facts & Features

- Sold On 06/28/2021
- Original List Price of \$1,195,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Forced Air
- Cap Rate: 3.3
- \$60000 Gross Scheduled Income
- \$40000 Net Operating Income

Interior

- Appliances: Electric Water Heater

Exterior

- Fencing: Partial

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:		1	1			\$0		\$2,200
2:		2	1			\$0		\$2,950
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

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4480911700

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: **\$699,900/\$725,000** ↑

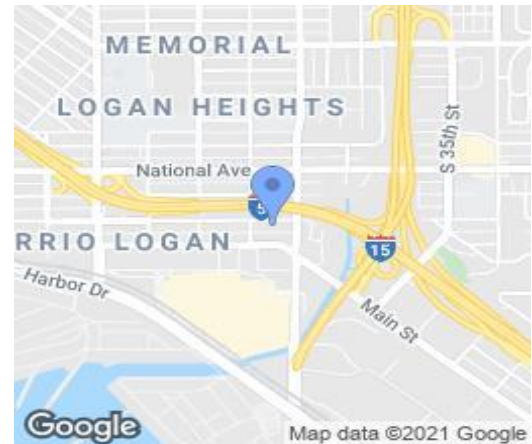
3143 Boston Ave • San Diego 92113

5 days on the market

2 units • **\$349,950/unit** • **sqft** • **7,332 sqft lot** • **No \$/Sqft data** •
Built in 9999

Listing ID: 210012955

CrossStreet: 32nd



Amazing opportunity to live in one home and rent the other or rent out both! Located in the heart of Logan Heights, one of the fastest growing communities in the county! 3143 is a 1 bedroom 1 bath that is currently vacant. 3145 is a 2 bedroom 1 bath and currently has a tenant. Large backyard that provides ample parking or great opportunity for further development. Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 06/30/2021
- Original List Price of \$699,900
- 1 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0

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:		1	1			\$0		
2:		2	1			\$1,653		
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 # 5502600900

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: **\$799,000/\$812,000** ↑

6098 Adelaide Avenue • San Diego 92115

15 days on the market

2 units • **\$399,500/unit** • **sqft** • **7,325 sqft lot** • **No \$/Sqft data** •
Built in 1942

Listing ID: 210013253

CrossStreet: College Avenue



6098 Adelaide Avenue has two 2-Bedroom houses on one lot just 1.2 miles away from San Diego State University. The property is separately metered for Electricity, Gas, and Water. Front house has an attached single car garage and drive way. Both houses have private yards and entrances. Front house has central heating and air. Please do not walk on the property or disturb the tenants. The property will be shown with an accepted offer only. Exterior: Wood/Stucco Sewer: Sewer Connected Number of Furnished Units: 0

Facts & Features

- Sold On 06/29/2021
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- Cooling: Central Air
- Cap Rate: 3.9
- \$43740 Gross Scheduled Income
- \$31019 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		\$1,995		\$2,495
2:		2	1	0		\$1,650		\$2,250
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92115 - San Diego area
- San Diego County

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: 210013253

Printed: 07/04/2021 4:15:24 PM

Closed •

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

4805 07 Iroquois Ave • San Diego 92117

0 days on the market

2 units • \$444,500/unit • sqft • 6,078 sqft lot • **No \$/Sqft data** •

Listing ID: 210014463

Built in 1953

CrossStreet: Clairemont Drive



Sold prior to MLS 2 unit Duplex Number of Furnished Units: 0

Facts & Features

- Sold On 07/01/2021
- Original List Price of \$889,000
- 1 Buildings
- Levels: One
- Heating: Electric
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

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

Of Units With:

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

Additional Information

- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 4257502500

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: 210014463

Printed: 07/04/2021 4:15:24 PM

Closed •

\$1,100,000/\$1,110,000 ↑

8 days on the market

Listing ID: 210013668

1752 1754 Dahlia Ave • San Diego 92154

2 units • **\$550,000/unit** • **sqft** • **6,747 sqft lot** • **No \$/Sqft data** • **Built in 1988**

CrossStreet: Thermal Avenue



Don't let this opportunity pass you by! Beautifully spacious two unit property w designer touches. Both units 4 bed/2.5 bath 1358 sq ft (approx). Two detached houses on 1 lot feel like your own private residences. Both units have attached 2 car garages and efficient layouts. The units are separately metered with their own gas, electric and water. Great value add opportunity to condo convert, air bnb or raise rents. Rear unit is vacant, full remodeled and ready for an owner occupant or new tenant at full market rent! The rear unit has been completely remodeled. Upgrades included new windows, new kitchen, bathrooms, flooring through out, new HVAC system, doors, luxury finishes and landscaping just to name a few! Brand new appliances and turn key ready. Minutes to the beach and Coronado brings incredible value and potential upside. Occupied house 1754 Dahlia 3D matterport: <https://my.matterport.com/show/?m=Uz9hEQXjnNw&mils=1> Exterior: Wood/Stucco Unit # for Unit 1: 1752 Unit # for Unit 2: 1754 Number of Furnished Units: 0

Facts & Features

- Sold On 07/01/2021
- Original List Price of \$999,900
- 2 Buildings
- Levels: Two
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02014153
- 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:		4	3	2		\$1,850		\$3,000
2:		4	3	2		\$1,750		\$3,000
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92154 - Otay Mesa area
- San Diego County
- Parcel # 6270511700

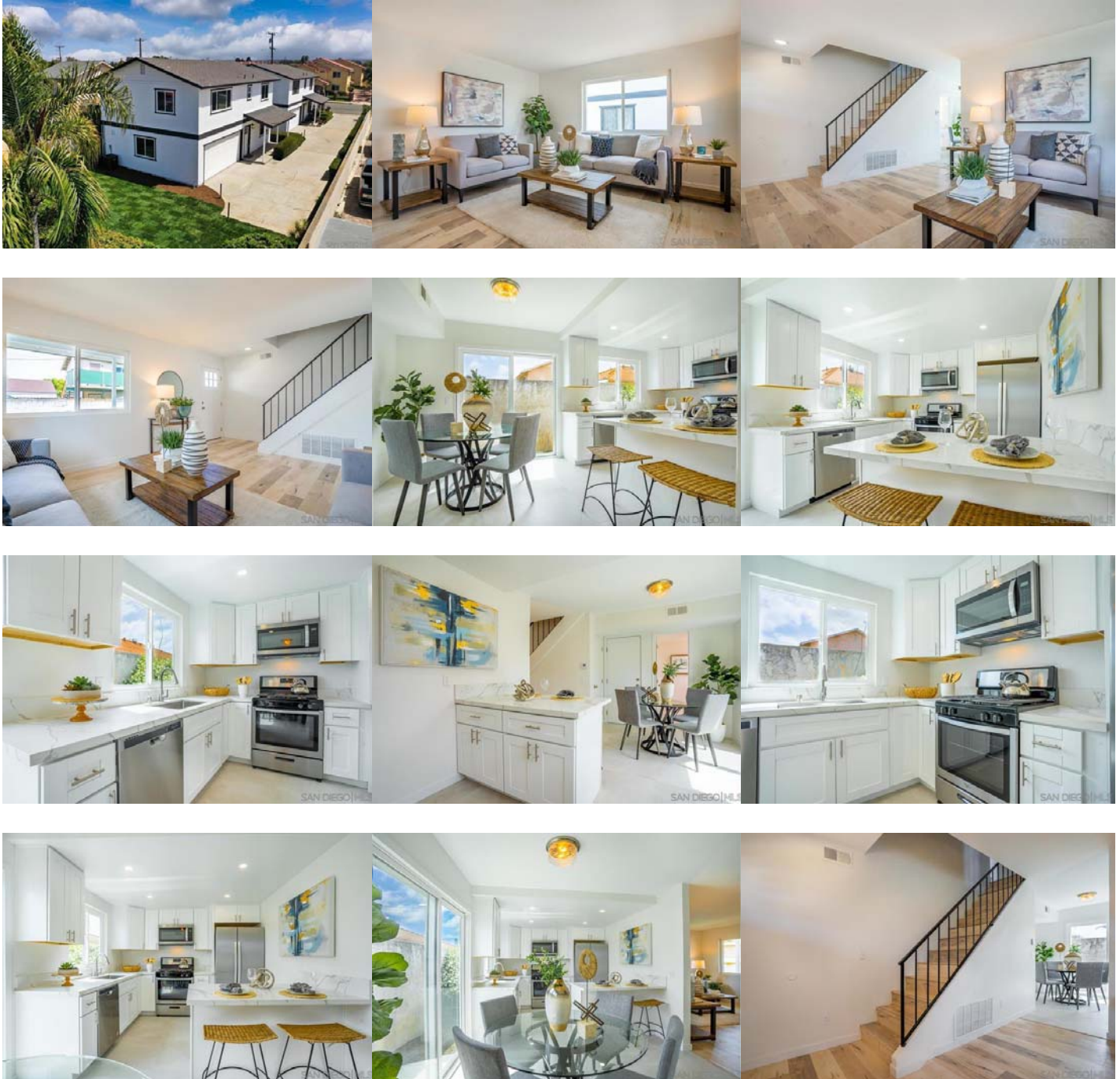
Michael Lembeck

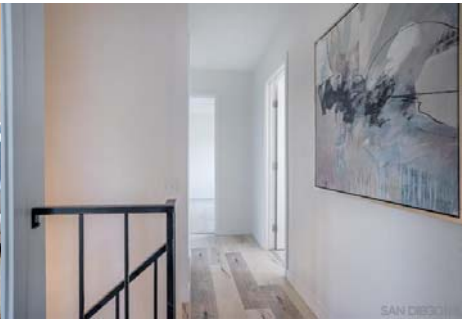
State License #: 01019397
Cell Phone: 714-742-3700

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: 210013668

Printed: 07/04/2021 4:15:24 PM

Closed •

List / Sold: **\$825,000/\$790,000** ↓

106 Madison Ave • Chula Vista 91910

11 days on the market

3 units • **\$275,000/unit** • **2,038 sqft** • **6,149 sqft lot** • **\$387.63/sqft** •
Built in 1951

Listing ID: PTP2103019

[Cross Street(s)]: D STREET



Please DO NOT disturb tenants. Great investment opportunity. One single level building with 3 units attached. There are two 1bd/1bath and one 2bd/1bath. Great location, close to downtown shopping mall, restaurants, schools, and more. Tenants occupied. Please do not disturb the tenants.

Facts & Features

- Sold On 07/01/2021
- Original List Price of \$825,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: Community
- Cap Rate: 0
- \$41700 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Front Yard

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		\$1,050	\$1,050	\$1,050
2:		1	1	0		\$1,175	\$1,175	\$1,175
3:		2	1	0		\$1,250	\$1,250	\$1,250

Of Units With:

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

Additional Information

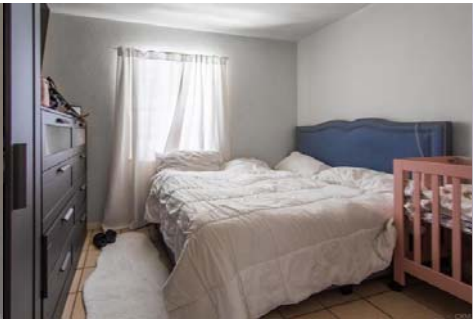
- Standard sale
- 91910 - Chula Vista area
- San Diego County
- Parcel # 5651612000

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: **\$800,000/\$860,000** ↑

1160 Monterey Dr • El Cajon 92020

7 days on the market

3 units • **\$266,667/unit** • **sqft** • **22,246 sqft lot** • **No \$/Sqft data** •
Built in 1970

Listing ID: 210013139

CrossStreet: Merritt



Rare opportunity to home two homes on a single lot. Total of 3 units in its current configuration. The main home is 3 beds and 2 full baths with great views in all directions. Exclusive laundry and yard. This home has its own driveway. The lower home has a 2 bed/1 bath unit on top and a studio below. Both with their own yard space and shared laundry. Sewer: Septic Installed Unit # for Unit 1: 1160 Unit # for Unit 2: 1164 Unit # for Unit 3: 1164 Number of Furnished Units: 0

Facts & Features

- Sold On 06/29/2021
- Original List Price of \$800,000
- 2 Buildings
- Levels: One
- Heating: Electric
- Cap Rate: 0

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

Of Units With:

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

Additional Information

- 92020 - El Cajon area
- San Diego County

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: **\$749,900/\$930,000** ↑

4225 4227 Cleveland Ave • San Diego 92103

4 days on the market

3 units • **\$249,967/unit** • **sqft** • **4,195 sqft lot** • **No \$/Sqft data** •
Built in 2013

Listing ID: 210014549

CrossStreet: Tyler Ave



Rare opportunity to own multiple units in a San Diego historical neighborhood. Located in coveted Mission Hills, this multi-unit property is in the center of it all, just a short stroll away from all the vibrant neighborhoods of Hillcrest, University Heights and North Park have to offer. Detached main house features 3 bedrooms, 2000 sqft of spacious living area and private entrance. Back units were built in 1988 - first detached, updated 1 bedroom unit provides alley access and 3 parking spaces. Last unit contains an open floor plan, 2 bedrooms and 1100 sqft of inviting living space. Potential rental income for all 3 units \$6,500-\$7,000 per month. Close to all major freeways, schools, shopping, farmers market and many wonderful businesses and delicious restaurants. Unit # for Unit 2: 4227 A Unit # for Unit 3: 4227 B Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 06/30/2021
- Original List Price of \$749,900
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Electric, Natural Gas, Combination
- Cap Rate: 0
- \$38000 Gross Scheduled Income

Interior

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:		3	3			\$0		
2:		2	2			\$1,545		\$2,000
3:		1	1			\$1,625		\$1,800
4:			0					

Of Units With:

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

Additional Information

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4452921200

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: 210014549

Printed: 07/04/2021 4:15:25 PM

Closed •

\$1,350,000/\$1,500,000 ↑

1 days on the market

Listing ID: 210012708

934 36 Reed Ave • San Diego 92109

3 units • **\$450,000/unit** • **sqft** • **6,250 sqft lot** • **No \$/Sqft data** • **Built in 1950**

CrossStreet: Bayard Street, Cass Street



What a location! This prime property is 1.5 blocks to the ocean and bay in South Pacific Beach. Front house is 936 Reed Ave (2 BR 1 BA with back yard and laundry room). Rear building is two stories with 934 Reed Ave (1-BR unit upstairs with private 1 car garage) and 934 1/2 (studio on bottom floor). Tenants are all month-to-month. Sewer: Sewer Connected Unit # for Unit 1: 934 Unit # for Unit 2: 934 1/2 Unit # for Unit 3: 936 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 06/30/2021
- Original List Price of \$1,350,000
- 2 Buildings
- Levels: Two
- Heating: Natural Gas
- Cap Rate: 3
- \$67080 Gross Scheduled Income
- \$40000 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinklers Drip System
- 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:		1	1	1		\$1,660		\$1,800
2:		0	1	0		\$1,250		\$1,350
3:		2	1	1		\$2,680		\$2,800
4:			0					

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 # 4231231900

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 • **Triplex**

List / Sold: **\$849,000/\$864,585** ↑

945 Hanover St • San Diego 92114

0 days on the market

3 units • **\$283,000/unit** • **6,269 sqft** • **6,098 sqft lot** • **\$137.91/sqft** •
Built in 1956

Listing ID: NDP2105348

Follow I-5 S and I-805 S to Kelton Rd in San Diego. Take exit 4B from CA-94 E 25 min (28.6 mi) Merge onto I-5 S 11.6 mi Keep left at the fork to continue on I-805 S, follow signs for Interstate 805 S/Chula Vista 14.7 mi



Perfect Investment Opportunity to live and have rental income! 2 Bldg / 3 unit property with plenty of parking and room to add on. Views of the coronado bridge and downtown San Diego. Front detached home is a 2 bedrooms/ 2 bathroom with beautiful upgrades throughout. Light and bright modern open kitchen with granite countertops and detailed elegant backsplash. Window above sink overlooking the vegetable garden on the side of the house. Stainless steel appliances finish this breathtaking kitchen. Washer and Dryer conveniently located in the home. This brick home warms your heart with it's fireplace and living room views of the city. The rear building has an upper and lower 1 bdrm / 1 ba unit. The upper unit has an optional 2nd bedroom or office. Assigned off street parking for the units make this one a real bonus. Residential neighborhood, centrally located and within minutes to the freeway, shopping, restaurants and gaslamp quarter to name a few. 15 minutes to the Airport or Balboa Park! Own your piece of San Diego Paradise!

Facts & Features

- Sold On 06/28/2021
- Original List Price of \$849,000
- 3 Buildings
- 0 Total parking spaces
- Heating: Fireplace(s), Wall Furnace
- Laundry: Dryer Included, Washer Hookup, Gas Dryer Hookup
- Cap Rate: 5
- \$58200 Gross Scheduled Income
- \$48000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Vinyl

Exterior

- Lot Features: Front Yard
- Fencing: Partial

Annual Expenses

- Total Operating Expense: \$10,200
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$50
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale

- 92114 - Encanto area
- San Diego County
- Parcel # 5425210500

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 •

\$1,099,990/\$1,072,000 ↓

38 days on the market

Listing ID: 210010302

360 Millar Ave • El Cajon 92020

4 units • **\$274,998/unit** • **sqft** • **8,025 sqft lot** • **No \$/Sqft data** • **Built in 1980**

Exit 8 Freeway at Main St headed east, 2 blocks to Millar Ave, TR onto Millar, south about 3 blocks on the right. street park. CrossStreet: Palm



Needs updating but well maintained property. The largest unit is 3 bedroom/2 bath and features new paint, carpet and vinyl flooring. Close to transportation/trolley. On site coin operated laundry. Locked mail box. Owner's shop/storage room. Security fence/gate to side yard and upstairs units. Rents are low with long term tenants. Off street parking for all units. Buyer to cooperate with seller on 1031 exchange at no cost/delay to buyer. IMPORTANT: Agents read confidential remarks section for important information. Sewer: Sewer Connected Unit # for Unit 1: A Unit # for Unit 2: B Unit # for Unit 3: D Unit # for Unit 4: E Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 07/02/2021
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Two
- Cooling: Heat Pump, Wall/Window Unit(s)
- Heating: Electric, Natural Gas, Forced Air
- Cap Rate: 3.4
- \$66540 Gross Scheduled Income
- \$39141 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	1	0		\$1,505		
2:		3	2	0		\$2,000		
3:		2	1	0		\$1,020		
4:		2	1	0		\$1,020		

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Drapes:
- Patio: 1
- Ranges: 4
- Refrigerator: 4
- Wall AC:

- Disposal:

Additional Information

- 92020 - El Cajon area
- San Diego County
- Parcel # 4872911100

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 • **Quadruplex**

List / Sold: **\$895,900/\$895,500** ↓

12620 Julian Ave • Lakeside 92040

3 days on the market

4 units • **\$223,975/unit** • **2,880 sqft** • **7,218 sqft lot** • **\$310.94/sqft** •
Built in 1972

Listing ID: PTP2103682

Take Woodside Ave. going east, cross Main street take a right on Vine, go to end the end of Vine, last driveway on left.



BREAD AND BUTTER 4 UNITS. WELL MAINTAINED AND RECENTLY UPDATED INTERIORS. FOUR 2BR 1BA UNITS. KITCHENS FEATURE NEWER UPGRADED CABINETS, APPLIANCES AND GRANITE COUNTERS. UPDATED BATHROOMS, CARPET, FLOORING & PAINT. ASSIGNED PARKING, 2 SPACES PER UNIT. DOWNSTAIRS UNITS HAVE OWN YARD AREA. OWNED ON SITE COIN-OP LAUNDRY. EACH UNIT ALSO HAS A PRIVATE STORAGE UNIT.

Facts & Features

- Sold On 06/28/2021
- Original List Price of \$895,900
- 1 Buildings
- 0 Total parking spaces
- Laundry: Common Area
- Cap Rate: 0
- \$5520 Gross Scheduled Income
- 4 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

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

Additional Information

- Standard sale
- 92040 - Lakeside area
- San Diego County
- Parcel # 3941723400

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 •

\$1,450,000/\$1,495,000 ↑

8 days on the market

Listing ID: 210015107

3140 46 Reynard Way • San Diego 92103

4 units • \$362,500/unit • sqft • 5,046 sqft lot • No \$/Sqft data •
Built in 1954

CrossStreet: Reynard and Curlew



PRICED TO SELL! Unique Mission Hills 4-Unit Residential Income Property consisting of Four large 2BR/1BA upgraded units with designated off-street parking. Dual glazed windows, Belgium laminate, tile baths and flooring updated electrical/plumbing fresh paint and onsite laundry. Strategically located in one of San Diego’s finest neighborhoods and NO RENT CONTROL! Shall be delivered with 3 units recently vacated ready for occupancy, tenant selection, and market rate rent adjustment along with one month to month tenant. Endless AirBnb possibilities preferable Zoning if seeking unit count increase. HURRY wont last. Number of Furnished Units: 0 Frontage: Bay, Canyon

Facts & Features

- Sold On 06/30/2021
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- Heating: Electric, Baseboard
- Cap Rate: 4
- \$76800 Gross Scheduled Income
- \$59000 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			\$1,600		\$2,400
2:		2	1			\$1,600		\$2,400
3:		2	1			\$1,600		\$2,400
4:		2	1			\$1,600		\$2,400

Of Units With:

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

Additional Information

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4515801900

Michael Lembeck

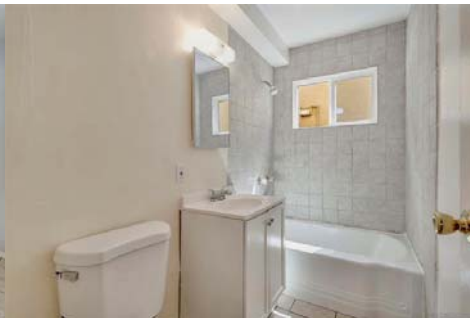
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

\$1,500,000/\$1,550,000 ↑

4 days on the market

Listing ID: 210008048

4134 40 Oregon • San Diego 92104

4 units • \$375,000/unit • sqft • No lot size data • No \$/Sqft data • Built in 1960

CrossStreet: Howard



This home has so much potential and space to create a beautiful open concept living/dining/kitchen area along with an incredible 3rd en-suite bath for the primary bedroom. Back units are all rented with great tenants that would like to stay. Units 4134 and 4140 are currently using 2 of the garages #3 & #4 off the alley. Garage #1 is rented to a separate party for \$200 a month and garage #2 is currently being used by the owner. There is a private laundry area with 1 washer/dryer that all the occupants share. This property has some huge upside potential for rents to increase and for the front house to bring in more revenue. This could also be a great development opportunity of multiple units. Sewer: Sewer Connected Unit # for Unit 1: 4134 Unit # for Unit 2: 4136 Unit # for Unit 3: 4138 Unit # for Unit 4: 4140 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 06/29/2021
- Original List Price of \$1,500,000
- 3 Buildings
- Levels: Multi/Split
- Heating: Natural Gas, Combination
- Cap Rate: 0
- \$47100 Gross Scheduled Income
- \$41700 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01345236
- 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		\$1,300		\$1,450
2:		3	2	3		\$0		
3:		1	1	1		\$1,175		\$1,450
4:		1	1	1		\$1,250		\$1,450

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 1
- Ranges: 4
- Refrigerator: 3
- Wall AC:

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4455412000

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: 210008048

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Closed •

List / Sold: **\$1,049,000/\$975,000** ↓

3118 3124 Fairmount Ave. • San Diego 92105

9 days on the market

4 units • \$262,250/unit • 5,045 sqft • 5,227 sqft lot • \$193.26/sqft •
Built in 1949

Listing ID: NDP2105756

805 Frwy to Home Ave and North on Fairmount Avenue



Don't miss out on this great income property. Each unit well maintained. Eight parking spaces, alley access. Outside shared coin operated washer and dryer. Fabulous location, easy access to everything. Close to shopping, schools, restaurants and freeways. Live in one and rent the others. Rent way below market.

Facts & Features

- Sold On 07/01/2021
- Original List Price of \$1,049,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: Outside
- Cap Rate: 5.5
- \$72000 Gross Scheduled Income
- \$57813 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,967
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01861566
- Gardener:
- Licenses:
- Insurance: \$1,512
- Maintenance: \$0
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 0
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC: 0

Additional Information

- Standard sale
- 92105 - East San Diego area
- San Diego County
- Parcel # 4761920800

Michael Lembeck

Re/Max Property Connection

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Closed •

\$1,040,000/\$1,030,000 ↓

3 days on the market

Listing ID: 210015408

4161 67 Central Avenue • San Diego 92105

4 units • \$260,000/unit • sqft • 7,184 sqft lot • No \$/Sqft data •
Built in 1950

CrossStreet: Orange



4161-67 Central Avenue is a 4 unit apartment complex that consists of 2,203 rentable SF situated on a 7,184 SF lot with 4 single car garages. The unit mix consists of 2 well laid out 1 Bed / 1 Bath units, one studio and a spacious 2 Bed / 1 Bath house. All of the units enjoy well-landscaped yards. The property has been well-maintained and all units have been extensively remodeled with new kitchens, bathrooms and vinyl plank flooring. The kitchens and baths feature granite counter tops and new cabinetry. DO NOT WALK ON THE PROPERTY OR DISTURB TENANTS. Unit # for Unit 1: 4167 Unit # for Unit 2: 4165 Unit # for Unit 3: 4163 Unit # for Unit 4: 4161 Number of Furnished Units: 0

Facts & Features

- Sold On 06/29/2021
- Original List Price of \$1,040,000
- 3 Buildings
- Levels: Two
- Cap Rate: 3.81
- \$69360 Gross Scheduled Income
- \$39613 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		\$1,995		\$1,995
2:		1	1	1		\$1,295		\$1,495
3:		1	1	1		\$1,395		\$1,495
4:		0	1	1		\$1,095		\$1,195

Of Units With:

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

Additional Information

- 92105 - East San Diego area

- San Diego County
- Parcel # 4547520500

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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income

LISTING ID: 210015408

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Closed •

List / Sold: **\$1,055,000/\$1,055,000**

3529 37 46th St • San Diego 92105

0 days on the market

4 units • **\$263,750/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1979

Listing ID: 210018281

CrossStreet: 46th



Sold prior to MLS input. Two adjacent Parcels. Number of Furnished Units: 0

Facts & Features

- Sold On 07/01/2021
- Original List Price of \$1,055,000
- 2 Buildings
- Levels: Two
- Cap Rate: 0

Interior

Exterior

- Fencing: Cross Fenced

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			\$1,600		
2:		2	1			\$1,600		
3:		2	1			\$1,600		
4:		2	1			\$1,600		

Of Units With:

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

Additional Information

- 92105 - East San Diego area
- San Diego County
- Parcel # 4760522800

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Re/Max Property Connection
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CUSTOMER FULL: Residential Income LISTING ID: 210018281

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Closed •

\$1,249,000/\$1,234,000 ↓

4 days on the market

Listing ID: 210012401

3827 Winona Avenue • San Diego 92105

4 units • \$312,250/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1970

CrossStreet: University Avenue



REDUCED - The 3827 Winona Avenue Apartments are Located just East of Interstate 15 in City Heights, CA. Completed in 1970, the Property is a 4-Unit Apartment Complex Comprised of Two Separate Structures on a 6,224 Square Foot Lot. The Front House Consists of a 2 Bd/1 Ba Unit w/ Private Yard and a 1 Bd/1 Ba Unit. The Duplex Structure Behind Consists of Two 2 Bd/1 Ba Units w/ Private Balcony Areas. Recent Exterior Improvements Include New Roofs on Both Structures, Exterior Paint, Dual Pane Windows, Fencing & Water Heaters. For the Interiors, Unit C in the Rear Duplex was Completely Renovated in 2021 and Unit A in the Front House was Renovated in 2019. This Property Offers a Solid Base for an Investor to Stabilize and Capitalize on the Rents this Location may Produce. 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 07/02/2021
- Original List Price of \$1,249,000
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 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			\$0		\$1,995
2:		1	1			\$1,040		\$1,395
3:		2	1			\$1,795		\$1,795
4:		2	1			\$1,358		\$1,795

Of Units With:

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

Additional Information


- 92105 - East San Diego area
- San Diego County
- Parcel # 4716211300

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: 210012401

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