

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	230007340SD	S	2325	27 Peppermint Ln	LEG	91945		2	\$0	0	\$850,000 			1970	8,207/0.18	N		06/06/23	16/16
2	230008876SD	S	2575	2577 BUENA VISTA AVENUE	LEG	91945		2	\$24,300	3	\$890,000 			1979	7,176/0.16			06/05/23	5/5
3	230005008SD	S	2355	57 Washington St	LEG	91945		2	\$19,500	0	\$923,000 			1958				06/05/23	40/40
4	230009875SD	S	4169	4173 37th	SD			3	\$2,525	0	\$900,000 			9999	6,992/0.16			06/05/23	5/5
5	PTP2301542	S	3036	38 Chamoune Avenue	SD	92105	STD	3	\$8,000	8	\$925,000 	\$444.71	2080	1945/ASR	7,378/0.16	N	0	06/05/23	34/34
6	PTP2207769	S	307	317 Norton	NAC		STD	4	\$0	0	\$1,250,000 	\$269.40	4640	1942/APP	20,533/0.47	N	2	06/08/23	58/58
7	PTP2301959	S		4454 52nd Street	SD	92115	STD	4	\$84,900	0	\$1,550,000 	\$478.69	3238	1944/ASR	6,251/0.14	N	3	06/05/23	27/27
8	230009804SD	S		2490 Etiwanda St	SD	92107		5	\$12,060	5	\$2,575,000 			1978	6,871/0.15	N		06/06/23	0/0

Closed •

List / Sold: **\$799,900/\$850,000** ↑

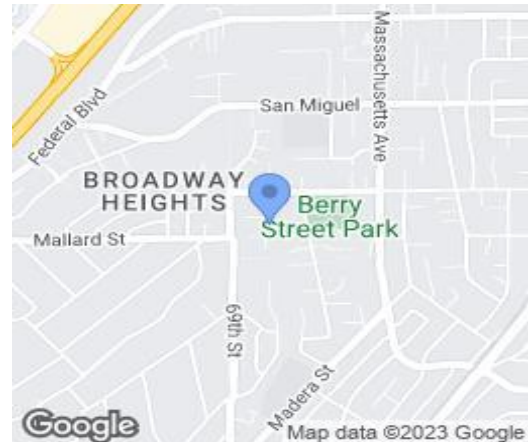
2325 27 Peppermint Ln • Lemon Grove 91945

16 days on the market

2 units • \$399,950/unit • sqft • 8,207 sqft lot • No \$/Sqft data •
Built in 1970

Listing ID: 230007340SD

CrossStreet: Mt. Vernon



Great upgraded duplex ready for the next owner! Both units are 2 bedrooms, 1 bathroom, 672 square feet large and enjoy their own attached 1 car finished garage and private, fenced yards! The garages are between both units, making it so the units don't share any walls. 2325 Peppermint enjoys a light and bright living room, upgraded kitchen with granite countertops accented by a tile backsplash and white cabinetry plus stainless steel appliances, laminate flooring and an upgraded bathroom. As an added bonus this unit has a private, fully-fenced backyard with turf providing hours of fun in the sun! 2327 Peppermint features a light & bright living room and dining area, white cabinetry in the kitchen and a fully-fenced backyard with a deck. Both units have direct access to their attached 1 car garages providing effortless parking and extra storage space. Quick access to Hwy 94 will make commuting a breeze. Don't let this opportunity pass you by!

Facts & Features

- Sold On 06/06/2023
- Original List Price of \$799,900
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01481919
- 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		\$2,200		
2:		2	1	1		\$2,000		
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

- 91945 - Lemon Grove area
- San Diego County
- Parcel # 4794506400

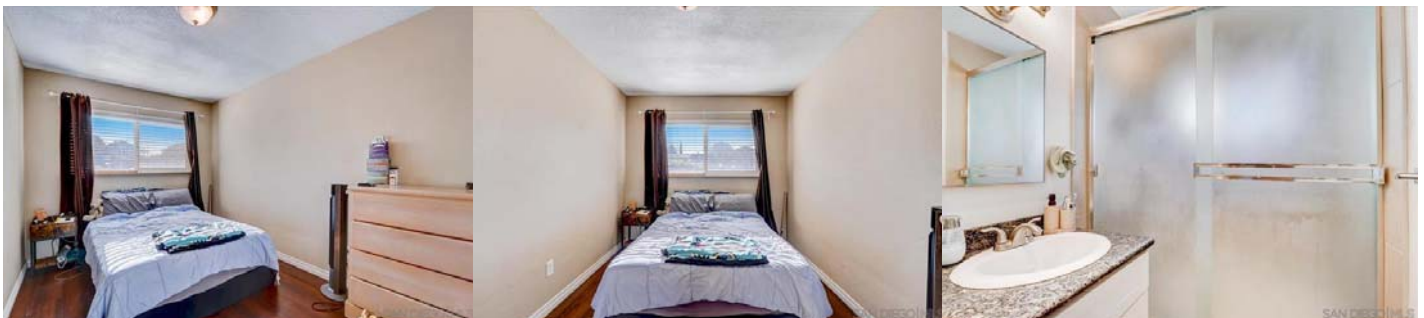
Michael Lembeck

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

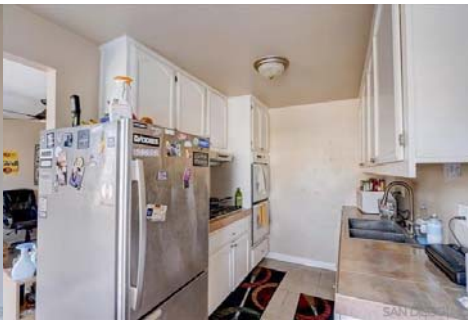
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 230007340SD

Printed: 06/12/2023 7:49:07 AM

Closed •

List / Sold: **\$840,000/\$890,000** ↑

2575 2577 BUENA VISTA AVENUE • Lemon Grove 91945

5 days on the market

2 units • \$420,000/unit • sqft • 7,176 sqft lot • No \$/Sqft data •
Built in 1979

Listing ID: 230008876SD

CrossStreet: Davidson



This large duplex boasts a (2577) 3 bedroom/2 bath with an attached extra sized 2 car garage, additional parking for 2 spaces plus a full walk in basement with tons of storage. Potential Rent \$2800. (2575) unit is a 2 bedroom/1 bath with its own 2 car garage. Current Rent \$2025 potential Rent \$2250 In unit washer/dryer in both units. Fruit trees.

Facts & Features

- Sold On 06/05/2023
- Original List Price of \$840,000
- 1 Buildings
- Levels: Two
- Cooling: See Remarks
- Heating: Natural Gas, Forced Air
- Cap Rate: 3
- \$24300 Gross Scheduled Income
- \$55700 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler System
- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01742337
- 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		\$2,025		\$2,225
2:		3	2	2		\$0		\$2,800
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91945 - Lemon Grove area

- San Diego County
- Parcel # 4805301100

Michael Lembeck

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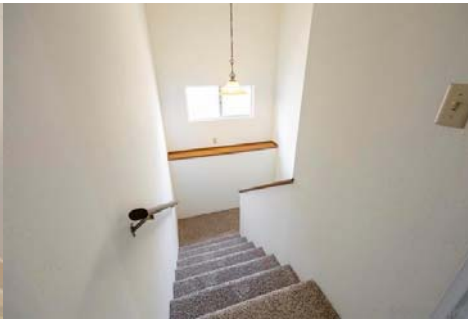
Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 230008876SD

Printed: 06/12/2023 7:49:18 AM

Closed •

List / Sold: **\$929,000/\$923,000** ↓

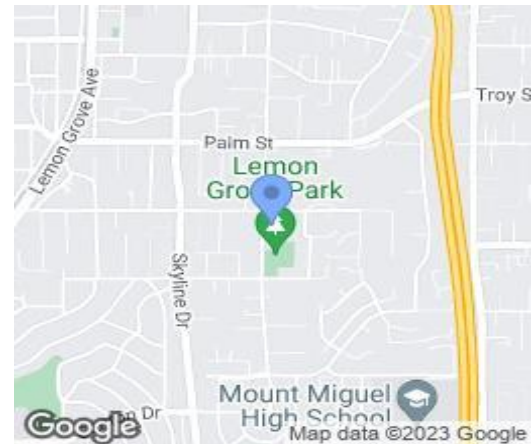
2355 57 Washington St • Lemon Grove 91945

40 days on the market

2 units • \$464,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1958

Listing ID: 230005008SD

CrossStreet: Mt. Vernon



Great area in Lemon grove. This property is a duplex and both units are 3 bedroom 1 bath and have their own washer dryer hookups. The back house has a very large, fenced yard. Both kitchens have also been recently updated along with other upgrades. The front unit is currently occupied by a long term renter. Perfect for an owner/landlord. The property is next to Washington Park and it backs up to the Senior Center.

Facts & Features

- Sold On 06/05/2023
- Original List Price of \$959,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0
- \$19500 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

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			\$1,625		\$2,300
2:		3	1			\$0		\$2,300
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91945 - Lemon Grove area

- San Diego County
- Parcel # 5033301800

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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: 230005008SD

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Closed •

List / Sold: **\$700,000/\$900,000** ↑

4169 4173 37th • San Diego 92105

5 days on the market

3 units • **\$233,333/unit** • **sqft** • **6,992 sqft lot** • **No \$/Sqft data** •
Built in 9999

Listing ID: 230009875SD

CrossStreet: Orange Avenue



Fixer or development opportunity! Great lot with alley.

Facts & Features

- Sold On 06/05/2023
- Original List Price of \$700,000
- 2 Buildings
- Levels: One
- Cap Rate: 0
- \$2525 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:		3	2			\$1,410		
2:		1	1			\$490		
3:		1	1			\$625		
4:			0					

Of Units With:

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

Additional Information

- San Diego County
- Parcel # 4473510300

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

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Closed •

List / Sold: **\$924,900/\$925,000** ↓

3036 38 Chamoune Avenue • San Diego 92105

34 days on the market

3 units • **\$308,300/unit** • **2,080 sqft** • **7,378 sqft lot** • **\$444.71/sqft** •
Built in 1945

Listing ID: PTP2301542

Text agent or use Map App



AWESOME OPPORTUNITY - LIVE IN ONE AND RENT THE OTHER! FRONT UNIT IS 2 BEDROOMS/ 1 BATH, STUDIO UNIT WITH FULL BATH AND KITCHEN, AND BACK UNIT IS 4 BEDROOMS/ 2 BATHS!!! WONDERFUL RENTAL INCOME - ZONED R-2, CLOSE TO ALL TRANSPORTATION ETC

Facts & Features

- Sold On 06/05/2023
- Original List Price of \$950,000
- 1 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- \$0 (Assessor)
- Laundry: Outside
- Cap Rate: 8
- \$8000 Gross Scheduled Income
- \$1550 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard

Annual Expenses

- Total Operating Expense: \$1,550
- 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:		2	1	1		\$0	\$0	\$0
2:		1	1	0		\$1,800	\$1,800	\$0
3:		4	2	2		\$4,200	\$4,200	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher: 0
- Disposal: 0
- Drapes:
- Patio:
- Ranges:
- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale
- 92105 - East San Diego area
- San Diego County

• Parcel # 4763021900

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: PTP2301542

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Closed •

List / Sold:

\$1,375,000/\$1,250,000 ↓

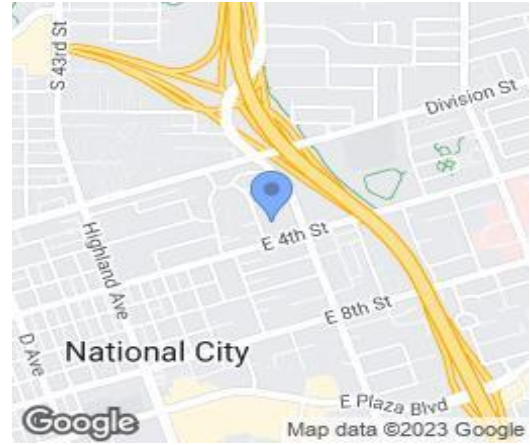
58 days on the market

Listing ID: PTP2207769

307 317 Norton • National City 91950

**4 units • \$343,750/unit • 4,640 sqft • 20,533 sqft lot • \$269.40/sqft •
Built in 1942**

805 north to 47th, left on 47th street, it will turn into palm. Right on E. division. left on laurel, left on 1st right on Norton.



Great Investment opportunity. (2) 3-bedroom, 1-bathroom homes with one car garage over 1000 square feet (1) 3-bedroom, 2-bathroom home, over 1,900 square feet. with attached 1 bedroom 1 bathroom 560 square feet apartment. All on a 20,000 plus square foot lot. Property has Lots of potential with a little TLC.

Facts & Features

- Sold On 06/08/2023
- Original List Price of \$1,699,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- 0 Total carport spaces
- \$0
- Laundry: Electric Dryer Hookup, Gas & Electric Dryer Hookup, Inside, Gas Dryer Hookup
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Lot 20000-39999 Sqft

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

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- San Diego County
- Parcel # 5540300500

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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: PTP2207769

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Closed •

List / Sold:

\$1,699,000/\$1,550,000 ↓

27 days on the market

Listing ID: PTP2301959

4454 52nd Street • San Diego 92115

4 units • \$424,750/unit • 3,238 sqft • 6,251 sqft lot • \$478.69/sqft • Built in 1944

52nd



Well maintained 4 unit building on quiet street in Talmadge. Brand new roof just put on. 3 units have been remodeled. The back has 4 garages. One garage was converted to a studio. 2 of the units have private laundry. Hard surface flooring throughout. All information is deemed reliable and should be verified.

Facts & Features

- Sold On 06/05/2023
- Original List Price of \$1,999,000
- 2 Buildings
- 3 Total parking spaces
- \$0 (Assessor)
- Laundry: Dryer Included, Electric Dryer Hookup, Gas & Electric Dryer Hookup, In Garage, Gas Dryer Hookup
- Cap Rate: 0
- \$84900 Gross Scheduled Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

Exterior

- Lot Features: Flag Lot

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- 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	1	1		\$1,850	\$1,850	\$1,850
2:		2	1	1		\$2,000	\$2,000	\$2,000
3:		2	1	1		\$1,625	\$1,625	\$1,625
4:		2	1	1		\$1,600	\$1,600	\$1,600

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 5
- Carpet:
- Dishwasher: 4
- Disposal: 4
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale

- 92115 - San Diego area
- San Diego County
- Parcel # 4720121900

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 •

List / Sold:

\$2,650,000/\$2,575,000 ↓

0 days on the market

Listing ID: 230009804SD

2490 Etiwanda St • San Diego 92107

5 units • \$530,000/unit • sqft • 6,871 sqft lot • No \$/Sqft data •
Built in 1978

CrossStreet: Valeta st



Great cash flow investment!

Facts & Features

- Sold On 06/06/2023
- Original List Price of \$2,650,000
- 1 Buildings
- Levels: Two
- Heating: Electric, Natural Gas
- Cap Rate: 5
- \$12060 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler System

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02022092
- 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		\$2,495		\$3,000
2:		2	1	1		\$2,595		\$3,000
3:		2	1	1		\$2,695		\$3,000
4:		2	1	1		\$2,325		\$3,000

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 5
- Disposal:
- Drapes:
- Patio: 5
- Ranges: 5
- Refrigerator: 5
- Wall AC:

Additional Information

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4491201300

Michael Lembeck
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