

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	220008264SD	S	1129 31	elm ave	CHU	91911		2	\$0	0	\$1,050,000↓			1941	9,686/0.22	N		06/09/22	27/27
2	PTP2203073	S	1392	Oriole PL	CHU	91911	STD	2	\$0	5	\$1,226,000↑	\$529.82	2314	1977	15,682/0.36	N	2	06/10/22	2/2
3	220014220SD	S	4425	Mentone St	SD	92107		2	\$0	0	\$1,250,000			1950	6,259/0.1437			06/06/22	0/0
4	220010014SD	S	2629 31	Ocean Front Walk	SD	92109		2	\$0	0	\$3,750,000↑			1987	2,739/0.06	N		06/07/22	7/7
5	NDP2204744	S	4527 29	63rd ST	SD	92115	STD	2	\$50,280	36	\$806,551↑	\$378.48	2131	1961	7,160/0.16	N	2	06/09/22	5/5
6	220010456SD	S	4454 4456	Estrella Avenue	SD	92115		2	\$56,340	4	\$1,275,000↑			1925		N		06/06/22	5/5
7	220011623SD	S	4670 72	Winona Ave	SD	92115		2	\$38,400	4	\$1,460,000↑			1944		N		06/10/22	7/15
8	220010876SD	S	2547	Ridgeway Dr	NAC	91950		3	\$46,080	4	\$706,000↑			1926	10,806/0.24			06/07/22	5/5
9	220011063SD	S	1217 19	Oliver Ave	PAB	92109		3	\$0	0	\$2,255,000↓			1950	2,870/0.06			06/06/22	8/8
10	220011142SD	S	721	York Court	SD	92109		3	\$0	0	\$2,925,000↑			1981	2,398/0.05			06/06/22	5/5
11	220010073SD	S	2811	Preece	SD	92111		3	\$140,820	4	\$2,650,000			2021	6,200/0.14	N		06/07/22	13/13
12	PTP2202977	S	2895	Franklin AVE	SD	92113	STD	3	\$0	0	\$825,000↓	\$324.04	2546	1925/APP	5,119/0.11	N	0	06/09/22	7/7
13	220007503SD	S	226 28	Madrona Street	CHU	91910		4	\$96,000	0	\$2,000,000↑			1964				06/10/22	10/10
14	PTP2201184	S	706 12	D AVE	NAC	91950	STD	4	\$0	0	\$1,250,000↓	\$495.64	2522	1973	6,461/0.14	N	0	06/07/22	21/21

Closed •

List / Sold:

\$1,150,000/\$1,050,000 ↓

27 days on the market

Listing ID: 220008264SD

1129 31 elm ave • Chula Vista 91911

2 units • \$575,000/unit • sqft • 9,686 sqft lot • No \$/Sqft data • Built in 1941

CrossStreet: emerson st



estate sale, great owner/rental property, huge rear two story 4br. 3ba. home with secured yard and party patio for entertaining, living room skylight, 1131 elm the rear unit has attached 4 car garage, huge private driveway, fireplace in living room, updated tile bathrooms, updated windows, laundry room, home needs lots of TLC but wow on the possibilities, front unit is 2br/2ba 870 sq. ft. nice front and side yard with separate laundry shed in side yard. Sewer: Sewer Connected Unit # for Unit 1: 1131 elm Unit # for Unit 2: 1129 elm Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 06/09/2022
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Natural Gas, Forced Air, See Remarks
- Cap Rate: 0

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

Of Units With:

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

Additional Information

- 91911 - Chula Vista area
- San Diego County
- Parcel # 6191411200

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: 220008264SD

Printed: 06/12/2022 11:23:45 AM

Closed •

List / Sold:

\$1,100,000/\$1,226,000 ↑

2 days on the market

Listing ID: PTP2203073

1392 Oriole Pl • Chula Vista 91911

**2 units • \$550,000/unit • 2,314 sqft • 15,682 sqft lot • \$529.82/sqft •
Built in 1977**

Cross Street: E. Palomar



ENTERTAINERS DREAM!!!! Beautiful 3 Bedroom, 2.5 Bath home with an ADU tucked away at the end of a private cul-de-sac. This home features an oversized yard that has been meticulously maintained custom with a sparkling pool, basketball court and HUGE outdoor BBQ area. The inside of the main house has been upgraded throughout with a chef's kitchen including stainless steel appliances, custom flooring throughout, built-in custom cabinets and more! The ADU is 1 Bedroom, 1 Bath and was built just over a year ago. Great opportunity for multi-generation families or for supplemental income! This property is centrally located minutes to the freeway, shopping, dining, malls and more. No HOA and NO MELLO ROOS!

Facts & Features

- Sold On 06/10/2022
- Original List Price of \$1,100,000
- 2 Buildings
- 2 Total parking spaces
- \$0
- Laundry: In Garage
- Cap Rate: 5
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Agricultural - Tree/Orchard, Back Yard, Cul-De-Sac, Lawn, Near Public Transit, Patio Home
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01897784
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- 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:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 91911 - Chula Vista area
- San Diego County

• Parcel # 6206524500

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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Printed: 06/12/2022 11:23:51 AM

Closed •

List / Sold: **\$1,250,000/\$1,250,000**

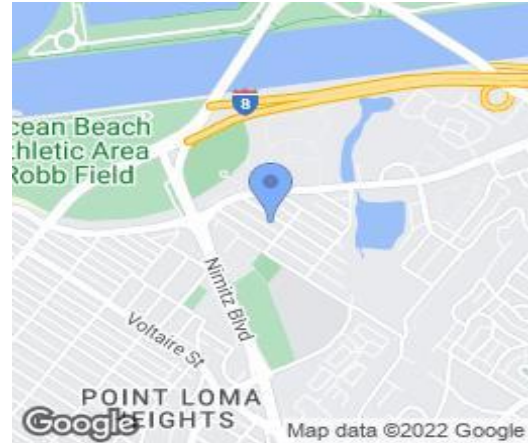
4425 Mentone St • San Diego 92107

0 days on the market

**2 units • \$625,000/unit • sqft • 6,259 sqft lot • No \$/Sqft data •
Built in 1950**

Listing ID: 220014220SD

CrossStreet: Mentone



Number of Furnished Units: 0

Facts & Features

- Sold On 06/06/2022
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: One
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4498605200

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: 220014220SD

Printed: 06/12/2022 11:23:51 AM

Closed •

List / Sold:

\$3,500,000/\$3,750,000 ↑

7 days on the market

Listing ID: 220010014SD

2629 31 Ocean Front Walk • San Diego 92109

2 units • \$1,750,000/unit • sqft • 2,739 sqft lot • No \$/Sqft data •
Built in 1987

CrossStreet: Mission Blvd



This is a unique opportunity to own an Ocean Front property on the sand in desirable South Mission Beach! The upstairs unit features 3 bedrooms, 2 baths, and open-concept living areas showcasing 18' La Cantina doors opening onto a spacious view balcony. The main floor unit offers 2 bedrooms, 1 bath, and a generous patio with direct access to the sandy beach. The expansive, entertainer's rooftop deck presents the perfect setting to sunbathe in privacy, dine al fresco, or enjoy vibrant sunsets and the ever-changing coastal scenery. Ideally located just a stone's throw from the beach, bay and jetty while providing convenient access to Belmont Park, shops, eateries and night life. There is a coastal permit for a 3rd floor addition of approximately 560 sq. ft. This is San Diego beach living at its finest! Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 2629 Unit # for Unit 2: 2631 Number of Furnished Units: 2 Topography: LL

Facts & Features

- Sold On 06/07/2022
- Original List Price of \$3,500,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

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

Of Units With:

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

- Disposal:

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4237610800

Michael Lembeck

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Re/Max Property Connection

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

 Click arrow to display photos







Closed • Duplex

List / Sold: **\$800,000/\$806,551** ↑

4527 29 63rd St • San Diego 92115

5 days on the market

2 units • **\$400,000/unit** • **2,131 sqft** • **7,160 sqft lot** • **\$378.48/sqft** •
Built in 1961

Listing ID: NDP2204744

From College Ave go east on Acorn to 63rd. Go South on 63rd. Property is on the east side of the street.



It's a rental. It's a residence. It's a family compound! Proven money making duplex in Rolando Village near SDSU. First time on the market in 50 years. Two bedroom unit in front. Three bedroom unit in back. Single level – zero stairs. Each has a private yard. ADU potential in that huge back yard. Attached two car garage. Gas appliances. Laundry hookups on the patios of each unit. Fixer opportunity. Cracked slab. Bring the big toolbox! Convenient shopping, restaurants, and services. Easy access to bus and trolley lines.

Facts & Features

- Sold On 06/09/2022
- Original List Price of \$800,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Central, Natural Gas
- \$0 (Assessor)
- Laundry: Outside, Washer Hookup, Gas Dryer Hookup
- Cap Rate: 35.8
- \$50280 Gross Scheduled Income
- \$38680 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Disposal, Gas Cooking, Gas Water Heater, Range Hood, Refrigerator, Vented Exhaust Fan, Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	2		\$1,740	\$20,880	\$2,500

Of Units With:

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

Additional Information

- Standard sale

- 92115 - San Diego area
- San Diego County
- Parcel # 4676621400

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: NDP2204744

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Closed •

List / Sold:

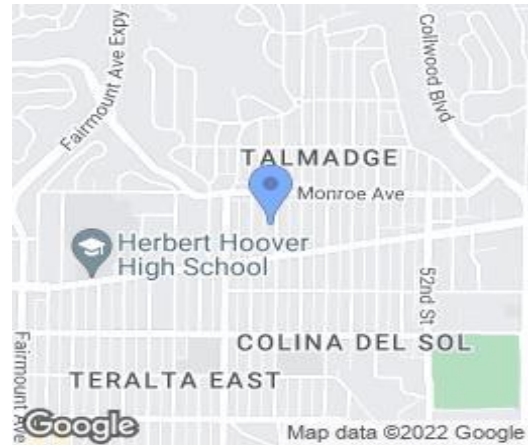
\$1,275,000/\$1,275,000 ↑

5 days on the market

4454 4456 Estrella Avenue • San Diego 92115
2 units • \$637,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1925

Listing ID: 220010456SD

Fairmont to Aidine Dr to Monroe right on Estrella CrossStreet: Monroe Avenue



This incredibly renovated 2 homes on 1 lot is in the desirable Talmadge neighborhood. The front house is a gorgeous 3 bedroom/2 bathroom unit located in a great San Diego location! Spacious living area with easy to clean laminate flooring and beautiful windows allowing plenty of natural light. Modern kitchen with white cabinetry and equipped with dishwasher, range/oven, refrigerator, and microwave. Also comes with a washer and dryer for your laundry convenience and enjoy your privacy in the beautifully landscaped, fenced backyard. Close to many shops and restaurants for a great shopping and dining experience. Near highway 15 and 8 for a quick and easy travel access. The back house is a 2 bedroom/ 2 Bathroom which has many great features, Stainless steel appliances, microwave, granite/quartz (updated counter tops, over and gas stove range, updated white kitchen cabinets, updated white tile kitchen back splash, refrigerator, recessed lighting, hardwood floors, Amana washer and dryer in unit, bathroom light window, updated bathrooms and counters, shower/bathtub combo. You will not want to miss out on this opportunity. Great investment opportunity. Both units are tenant occupied. Please don't disturb the tenants. Sewer: Sewer Connected Unit # for Unit 1: 4456 Unit # for Unit 2: 4454 Number of Furnished Units: 0

Facts & Features

- Sold On 06/06/2022
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Electric, Forced Air
- Cap Rate: 3.56
- \$56340 Gross Scheduled Income
- \$42716 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:		3	2			\$2,645		
2:		2	2			\$2,050		
3:			0					
4:			0					

Of Units With:

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

- Water Meters:
- Carpet:
- Dishwasher: 2
- Disposal:

- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- 92115 - San Diego area
- San Diego County
- Parcel # 4711321400

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: 220010456SD

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Closed •

List / Sold:

\$1,460,000/\$1,460,000 ↑

7 days on the market

Listing ID: 220011623SD

4670 72 Winona Ave • San Diego 92115

2 units • **\$730,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1944

CrossStreet: Adams



Beautiful two-home property in the heart of the the quaint and charming Talmadge! Featuring a 3 bedroom 2 bath, turn-key home in the front and a 2 bedroom 1 bath, move-in-ready home in the back, this setup provides the opportunity to live in one and rent out the other while still having the privacy of single family homes. The front home features dual-pane windows throughout, a designer kitchen, updated bathrooms, vaulted ceilings, wood floors, beautiful and serene landscaping, and an attached garage with a private driveway. The back home features updated flooring, a spacious kitchen, a private courtyard and backyard, and an attached garage with alley access. These homes offer plenty of space inside and out, while still allowing for privacy, making for the perfect investment or live-in opportunity. Hurry, this one won't last long! This location offers easy access to I-15 and I-8, and the neighborhood doesn't disappoint with the annual Talmadge Block Party, Holiday Caroling, Food Truck events, Annual Talmadge Garage Sale and more! Convenient access to nearby restaurants, shops, new state of the art YMCA and incredible SDSU Aquaplex and fitness center. Sewer: Sewer Available Unit # for Unit 1: 4670 Unit # for Unit 2: 4672 Number of Furnished Units: 0

Facts & Features

- Sold On 06/10/2022
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Electric, Natural Gas, Forced Air
- Cap Rate: 4.17
- \$38400 Gross Scheduled Income

Interior

Exterior

- Lot Features: Sprinklers Drip System
- Fencing: Partial

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:		3	2	1		\$3,200		\$4,000
2:		2	1	1		\$0		\$2,900
3:			0					
4:			0					

Of Units With:

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

- Water Meters:
- Carpet:
- Dishwasher: 2
- Disposal:

- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- 92115 - San Diego area
- San Diego County
- Parcel # 4655311700

Michael Lembeck

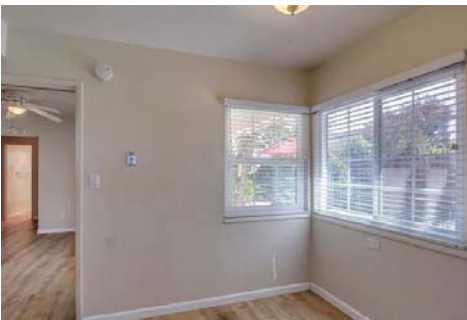
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold: **\$650,000/\$706,000** ↑

2547 Ridgeway Dr • National City 91950

5 days on the market

3 units • \$216,667/unit • sqft • 10,806 sqft lot • No \$/Sqft data •
Built in 1926

Listing ID: 220010876SD

CrossStreet: Euclid Ave



Calling all investors! Over 16,500 sq ft of land combined across three adjacent parcels providing an abundance of opportunity. Tenant occupied for over 30 years creating both cash flow and upside development potential. Recent multi-unit infill development across the street demonstrates possible density opportunity. These lots are ideally located with easy freeway access. Less than a 15 minute drive to Downtown San Diego and minutes from highway 54 and the 805, 5, 15 Freeways providing convenient access to all that San Diego has to offer. All three parcels numbers are: 564-020-14-00, 564-020-18-00, 564-020-27-00. Home demensions and estimated square feet have not been verified. Unit # for Unit 1: 2547 Unit # for Unit 2: 2545 A Unit # for Unit 3: 2545 C Number of Furnished Units: 0

Facts & Features

- Sold On 06/07/2022
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- Cap Rate: 4
- \$46080 Gross Scheduled Income
- \$24880 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01932411
- 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		\$1,960		
2:		1	1	0		\$1,020		
3:		0	1	0		\$860		
4:			0					

Of Units With:

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

Additional Information

- 91950 - National City area

- San Diego County
- Parcel # 5640201400

Michael Lembeck

State License #: 01019397
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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: 220010876SD

Printed: 06/12/2022 11:23:57 AM

Closed •

List / Sold:

\$2,295,000/\$2,255,000 ↓

8 days on the market

1217 19 Oliver Ave • Pacific Beach (San Diego) 92109

3 units • \$765,000/unit • sqft • 2,870 sqft lot • No \$/Sqft data •
Built in 1950

Listing ID: 220011063SD

CrossStreet: Everts Street



Incredible investment opportunity just 2 blocks from Fanuel Park and Sail Bay in the heart of Pacific Beach! The permitted, 3-unit compound boasts light-filled and airy, recently remodeled, fully-furnished units. The front house includes a first level 1BD/1BA with full kitchen, dining and living spaces and an upstairs studio/1BA with private back stair entrance. Both units feature large French doors opening to deck/patio spaces. The back home is a 2BD, 1BA cottage with full kitchen and living space. Laundry facilities and one off-street parking space are included - Easy street parking on Oliver Ave. for front units. Don't miss out! Number of Furnished Units: 3

Facts & Features

- Sold On 06/06/2022
- Original List Price of \$2,295,000
- 2 Buildings
- Levels: Two
- 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:		2	1			\$0		
2:		1	1			\$0		
3:		0	1			\$0		
4:			0					

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area

- San Diego County
- Parcel # 4232620400

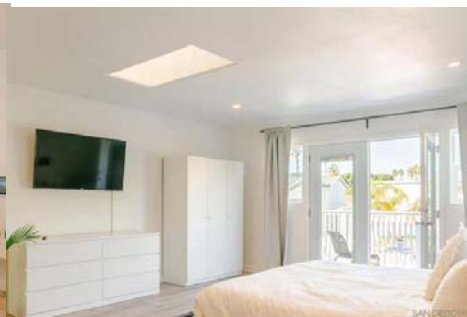
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$2,895,000/\$2,925,000 ↑

5 days on the market

Listing ID: 220011142SD

721 York Court • San Diego 92109

**3 units • \$965,000/unit • sqft • 2,398 sqft lot • No \$/Sqft data •
Built in 1981**

CrossStreet: Strandway



Amazing opportunity to own a triplex just steps to the sand in North Mission Beach! Ideal location on a double corner lot with 5 parking spaces (2 car side by side garage, one car garage and 2 outdoor spaces). Fully furnished. Downstairs 2 bdr/2 ba has an ensuite master bedroom, newer shutters in bedrooms, stack washer and dryer and a fully fenced large patio with gas fire pit. Upstairs 2 bdr/2 ba is spacious with lots of natural light, ocean views, a large ensuite master bedroom with ample storage, recently updated kitchen, and an outdoor deck. The upstairs studio has a full kitchen, walk-in closet and porch area with ocean views. Full size washer and dryer in garage. Walk to nearby grocery stores, restaurants, and shops. Great investment opportunity! Sewer: Sewer Connected Unit # for Unit 1: 1 Unit # for Unit 2: 2 Unit # for Unit 3: 3 Number of Furnished Units: 3 Topography: LL

Facts & Features

- Sold On 06/06/2022
- Original List Price of \$2,895,000
- 1 Buildings
- Levels: Two
- 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	2	2		\$0		\$4,000
2:		2	2	1		\$0		\$4,000
3:		0	1			\$0		\$2,200
4:			0					

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4233153000

Michael Lembeck

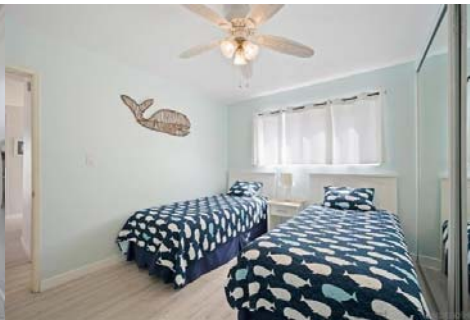
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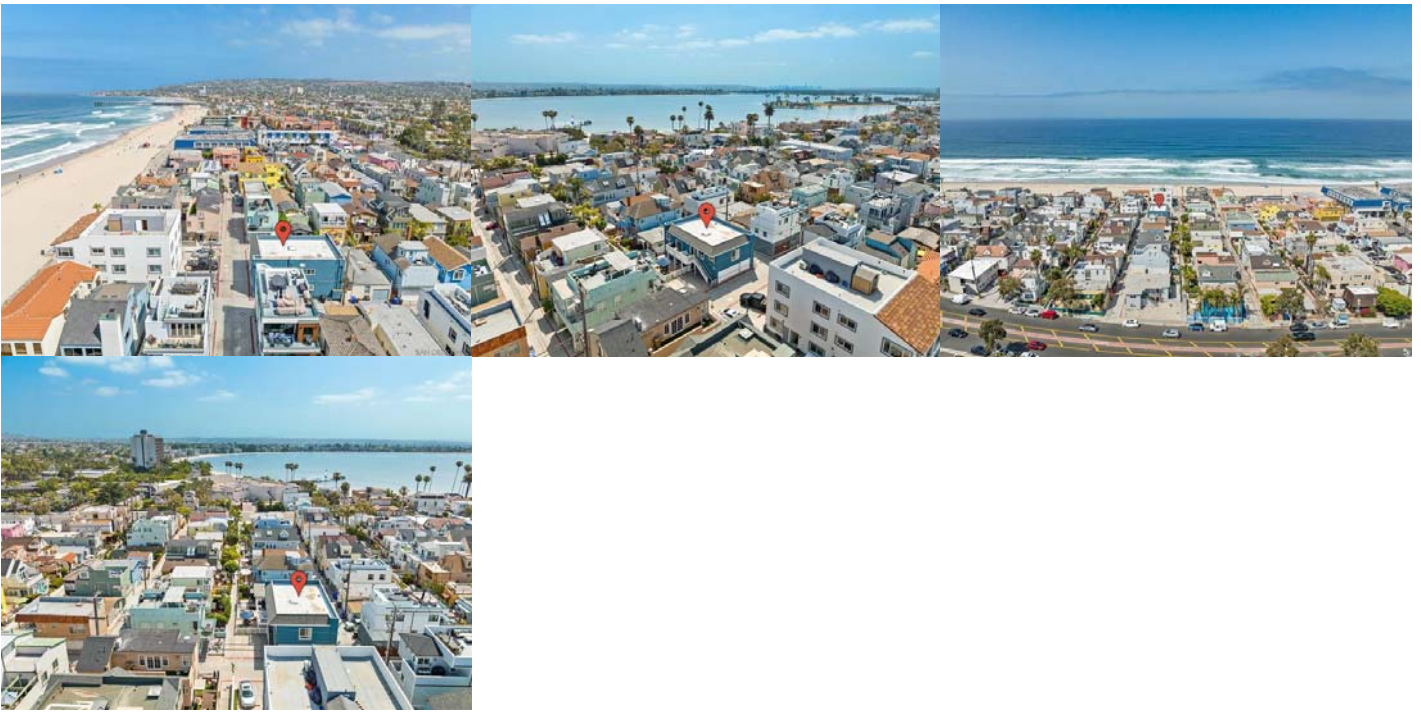
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 220011142SD

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Closed •

List / Sold: **\$2,650,000/\$2,650,000**

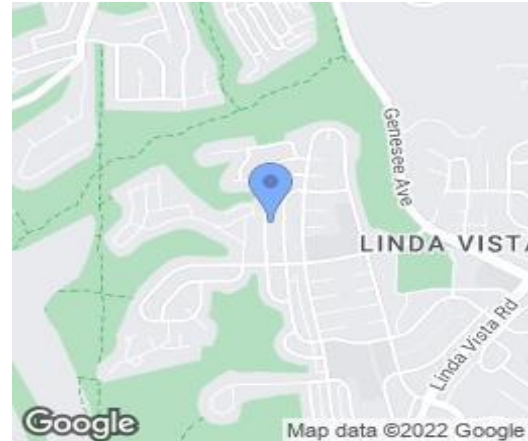
2811 Preece • San Diego 92111

13 days on the market

**3 units • \$883,333/unit • sqft • 6,200 sqft lot • No \$/Sqft data •
Built in 2021**

Listing ID: 220010073SD

CrossStreet: Osler



Stunning New Construction units, Welcome to The Preece Street Triplex. Fully owned SOLAR COMPLEX!!! This is your chance to own a fabulous 3 Unit mix consisting of a newly renovated detached front house with a contemporary NEW CONSTRUCTION two-story duplex in the rear, completed in late 2021. The front house and rear duplex are elevated above the street which has a promontory feel with city lights views and ocean views from the Penthouse Unit. Unit mix consists of a: 2 bed/2 bath detached front home with private yard with separate Solar and a Rear duplex which consists of a lower level 3 bed/3 bath unit with private backyard and garage with separate Solar, and last but not least the upstairs Penthouse unit which has 4 beds/3 baths with a view deck also with separate SOLAR. This development is completely custom built to last with no expenses spared on all the finishes with high end appliances in all units, smart home technology, private entrances, sound proof floor technology between duplex units, extreme privacy between all units, and security in all units utilizing HikVision security camera's within this Triplex community. All Buyers to confirm square footage. Some images are virtually staged. Sewer: Sewer Connected Unit # for Unit 1: 2811 Unit # for Unit 2: 2813 Unit # for Unit 3: 2813PH Number of Furnished Units: 0

Facts & Features

- Sold On 06/07/2022
- Original List Price of \$2,650,000
- 2 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Electric, Forced Air
- Cap Rate: 4
- \$140820 Gross Scheduled Income
- \$101796 Net Operating Income

Interior

- Appliances: Tankless Water Heater

Exterior

- Lot Features: Sprinkler System
- Security Features: Automatic Gate

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	1		\$3,245		\$3,550
2:		3	2	1		\$3,345		\$3,650
3:		4	3	2		\$5,145		\$5,600
4:			0					

Of Units With:

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

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

Additional Information

- 92111 - Linda Vista area
- San Diego County
- Parcel # 4316521500

Michael Lembeck

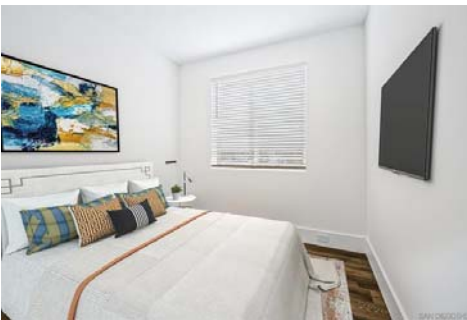
State License #: 01019397
Cell Phone: 714-742-3700

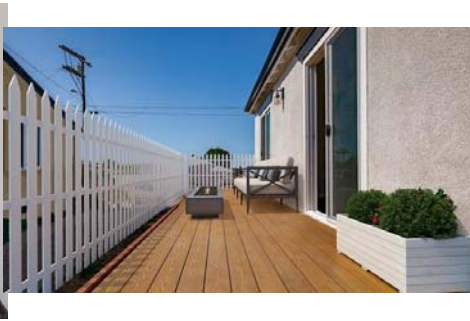
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 220010073SD

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Closed • **Triplex**

List / Sold: **\$859,000/\$825,000** ↓

2895 Franklin Ave • San Diego 92113

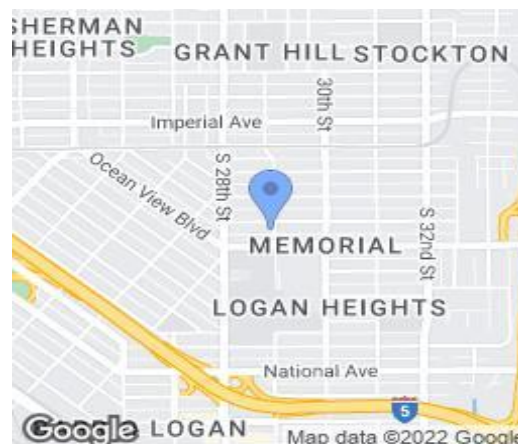
7 days on the market

3 units • **\$286,333/unit** • **2,546 sqft** • **5,119 sqft lot** • **\$324.04/sqft** •

Listing ID: PTP2202977

Built in 1925

Off Ocean View BLVD between the 5 and 15 FWYs.



Three units on a corner lot! This desirable property is great for any investor looking to make an income. The front unit is its own single family dwelling with its own private entrance. The back two units have been well maintained, top unit has sweeping views of downtown from the top unit! Grab this one while it lasts!

Facts & Features

- Sold On 06/09/2022
- Original List Price of \$859,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Lawn

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01265262
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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		\$1,095	\$1,095	\$1,095
2:		2	1	0		\$785	\$785	\$785
3:		2	1	0		\$1,080	\$1,080	\$1,080

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
- 92113 - Logan Heights area
- San Diego County
- Parcel # 5454920100

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: PTP2202977

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Closed •

List / Sold:

\$1,999,000/\$2,000,000 ↑

10 days on the market

Listing ID: 220007503SD

226 28 Madrona Street • Chula Vista 91910

4 units • \$499,750/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1964

CrossStreet: Second Ave. and G St.



226-28 Madrona Street is a newly renovated fourplex located in Chula Vista! The property consists of one front house and three back units. This property is a great investor opportunity!! There are plans to add a permitted 2Bd/1Ba ADU from the garages, awaiting approval by the city within the next month. This property has tons of renter appeal with each unit being newly renovated and all equipped with full size in-unit washer and dryers, and plenty of parking spaces! Unit # for Unit 1: 1 Unit # for Unit 2: 2 Unit # for Unit 3: 3 Unit # for Unit 4: 4 Number of Furnished Units: 0

Facts & Features

- Sold On 06/10/2022
- Original List Price of \$1,999,000
- 2 Buildings
- Levels: Two
- Cap Rate: 0
- \$96000 Gross Scheduled Income
- \$55321 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	1			\$2,900		\$3,200
2:		2	1			\$2,600		\$2,800
3:		2	1			\$2,500		\$2,800
4:		2	1			\$0		\$2,800

Of Units With:

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

Additional Information

- 91910 - Chula Vista area

- San Diego County
- Parcel # 5683530600

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: 220007503SD

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Closed •

List / Sold:

\$1,300,000/\$1,250,000 ↓

21 days on the market

Listing ID: PTP2201184

706 12 D Ave • National City 91950

**4 units • \$325,000/unit • 2,522 sqft • 6,461 sqft lot • \$495.64/sqft •
Built in 1973**

Cross streets E 7th Street & D Avenue GPS



BOM 4/12. Best 4 Plex on Market HONEY STOP THE CAR! 3 Large 1 bedroom units rent on average for \$2,000 each bringing in \$6,000 in additional rents while living in main house. This one of a kind stone cottage inspired multi family home is a MUST SEE. It is found on a LARGE fully gated corner lot. The owners spared no expense on the curb appeal. All exterior doors are custom iron with tinted glass windows. Exterior stucco walls are finished with stones. This is a lifetime opportunity to rent (3) 1 bedroom units and live in the MAIN house. The Main house consists of granite counter tops and stainless steel appliances. Beautiful over lapping ceiling with LED lighting in the living room and large dining area. Tile bathroom flooring, walls and a large bathroom vanity. The staircase in the main house leads to a VERY spacious attic with 4 partitions and an open area which can be used as an open space for recreational purposes. The property has a large laundry room that can be shared with the other units. The additional 3 units are very spacious. 4 car gated parking plus plenty of off street parking.

Facts & Features

- Sold On 06/07/2022
- Original List Price of \$1,300,000
- 2 Buildings
- 4 Total parking spaces
- \$7,938 (Public Records)
- Laundry: Common Area
- Cap Rate: 0
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Appliances: 6 Burner Stove, Disposal, Refrigerator, Water Heater

Exterior

- Lot Features: Corner Lot, Front Yard, Level with Street, Near Public Transit, No Landscaping

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01950452
- 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	1	0		\$1,500	\$1,500	\$1,400

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 91950 - National City area
- San Diego County
- Parcel # 5563342600

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

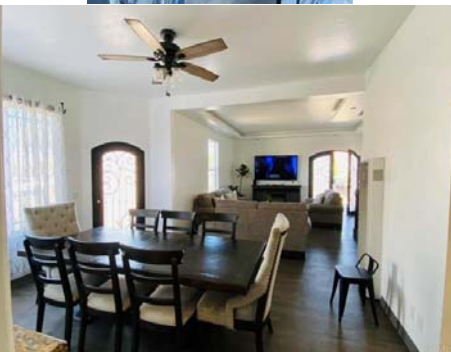
Re/Max Property Connection

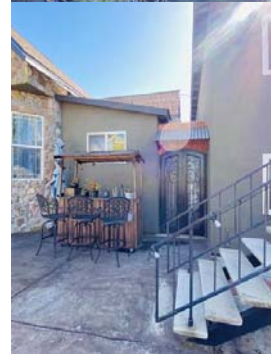
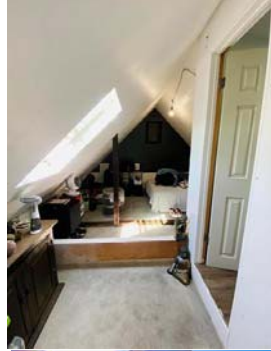
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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