

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	220015056SD	S	7856	7858 Bryan Ct.	LEG	91945		2	\$0	0	\$830,000			1952		N		07/14/22	8/8
2	220013122SD	S	7166	68 Rosemary Ln	LEG	91945		2	\$33,600	3	\$850,000			1958	6,722/0.15			07/12/22	20/20
3	220009576SD	S	3387	Central Ave	SPV	91977		2	\$0	0	\$1,160,000			1960	9,427/0.21	N		07/13/22	5/5
4	220012742SD	S	2605	Lot A	JUL	92036		2	\$10,200	0	\$579,000			1927				07/12/22	13/13
5	220008025SD	S	3135	3137 K Street	SD	92102		2	\$37,200	18	\$730,000			1963		N		07/11/22	17/17
6	220014736SD	S	720	Devon Ct	SD	92109		2	\$0	0	\$2,625,000			2000	2,404/0.05			07/14/22	4/4
7	220009465SD	S	5236	5238 Imperial Ave	SD	92114		2	\$0	0	\$575,000			1949				07/12/22	29/29
8	220014596SD	S	4316	Haines	SD	92109		3	\$0	0	\$2,262,000			1946	6,240/0.14	N		07/14/22	4/4

Closed •

List / Sold: **\$775,000/\$830,000** ↑

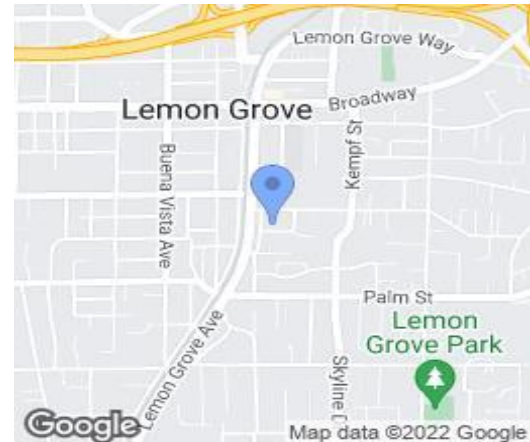
7856 7858 Bryan Ct. • Lemon Grove 91945

8 days on the market

2 units • **\$387,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1952

Listing ID: 220015056SD

Use Google Maps CrossStreet: Lemon Grove Ave



Great opportunity to own a MOVE-IN READY duplex in the heart of Lemon Grove! Live in one unit and rent the other to offset your mortgage. Each updated unit is 2 bedrooms and 1 bath and each having a detached 1-car garage with laundry hookups. New roof, newer windows, new stoves, refinished wood floors, a/c units, and fresh paint, all that you have to do is move in. Conveniently located near plenty of shops and restaurants, public transportation, and with easy freeway access. Broker and Broker's Agents do not represent or guarantee accuracy of the square footage, permitted or un-permitted space, bd/ba count, lot size/dimensions, schools, or other information concerning the conditions or features of the property. Buyer is advised to independently verify the accuracy of all information through personal inspection & w/ appropriate professionals to satisfy themselves. Unit # for Unit 1: 7856 Unit # for Unit 2: 7858 Number of Furnished Units: 0

Facts & Features

- Sold On 07/14/2022
- Original List Price of \$775,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Electric, Combination
- 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:		2	1	1		\$0		\$1,900
2:		2	1	1		\$0		\$1,900
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Drapes:
- Patio: 0
- Ranges: 2
- Refrigerator: 0

- Dishwasher: 0
- Disposal:

- Wall AC:

Additional Information

- 91945 - Lemon Grove area
- San Diego County
- Parcel # 4803520900

Michael Lembeck

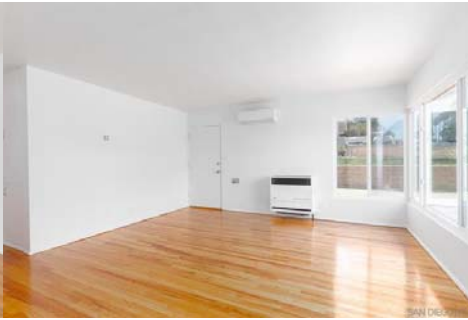
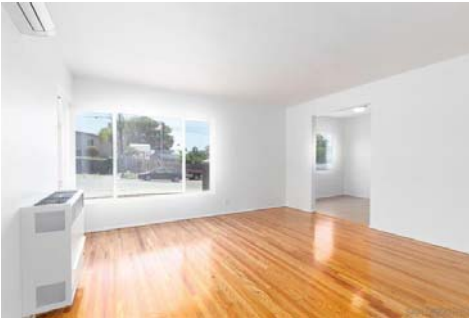
State License #: 01019397
Cell Phone: 714-742-3700

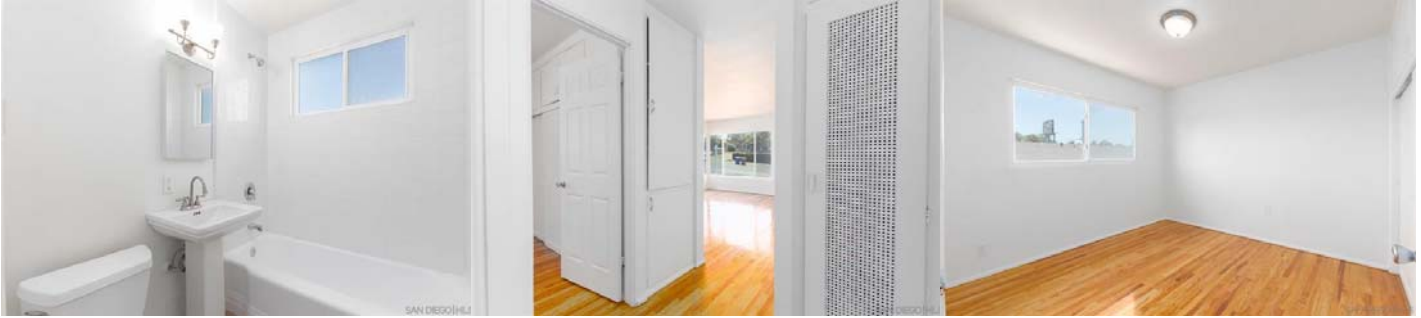
Re/Max Property Connection

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

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Closed •

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

7166 68 Rosemary Ln • Lemon Grove 91945

20 days on the market

2 units • **\$399,500/unit** • **sqft** • **6,722 sqft lot** • **No \$/Sqft data** •
Built in 1958

Listing ID: 220013122SD

CrossStreet: Massachussetts Ave



7166-68 Rosemary Lane is a Large Duplex Consisting of (1) 2br/2ba+DEN and (1) 2br/2ba. Each unit has its own attached Garage with washer and dryer. Both units have large fully enclosed private back yards. 7166-68 Rosemary Lane is the perfect opportunity for both investors and owners occupants. PLEASE DO NOT WALK ON THE PROPERTY OR DISTURB THE TENANTS. Unit # for Unit 1: 7168 Unit # for Unit 2: 7166 Number of Furnished Units: 0

Facts & Features

- Sold On 07/12/2022
- Original List Price of \$799,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 2.5
- \$33600 Gross Scheduled Income
- \$19869 Net Operating Income

Interior

- Appliances: Gas Water Heater

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	2	1		\$1,350		\$2,500
2:		2	2	1		\$1,300		\$2,400
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91945 - Lemon Grove area
- San Diego County

• Parcel # 4793405100

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: **\$925,000/\$1,160,000** ↑

3387 Central Ave • Spring Valley 91977

5 days on the market

2 units • \$462,500/unit • sqft • 9,427 sqft lot • No \$/Sqft data •
Built in 1960

Listing ID: 220009576SD

From Bancroft Dr take Kenwood Dr West. Turn left onto Central Ave. CrossStreet: Bancroft & Kenwood Dr



Two units! Top unit is 3 bedroom 2 bathroom and bottom unit is also 3 bedroom 2 bathroom. Great for multi family living space or live in one and rent the other! New wood like laminate flooring throughout both units. Both newly updated kitchens with new cabinets, countertops, and stainless steel appliances. All bathrooms newly updated. Recessed lighting. Top unit has a large covered deck overlooking the yard and the bottom unit has a large patio overlooking the yard. Private backyard features rolling hill views new sod, and a swimming pool. Close to Parks, farmers markets, hwy access, and more. Number of Furnished Units: 0

Facts & Features

- Sold On 07/13/2022
- Original List Price of \$925,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Cap Rate: 0

Interior

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	2			\$0		
2:		3	2			\$0		
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

- 91977 - Spring Valley area
- San Diego County
- Parcel # 5030901200

Michael Lembeck

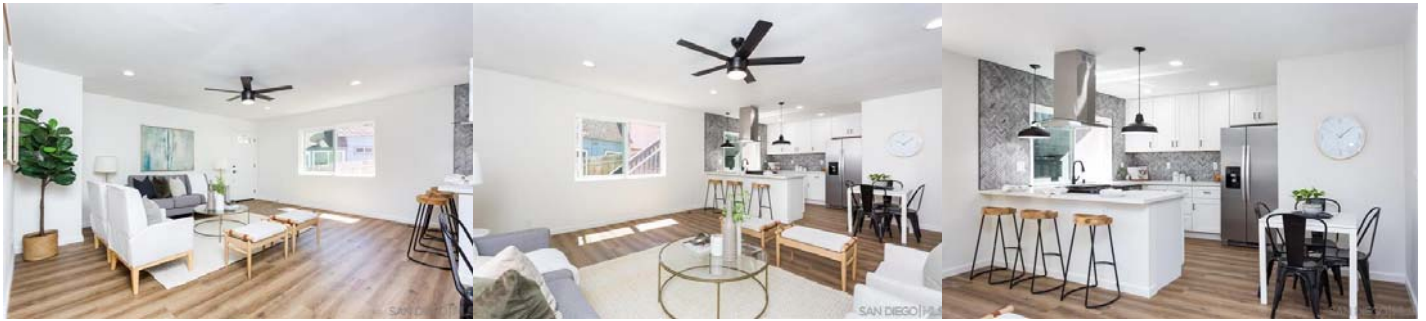
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold: **\$579,000/\$579,000**

2605 Lot A • Julian 92036

13 days on the market

2 units • \$289,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1927

Listing ID: 220012742SD

2605 LOT A RD. IS LOCATED ON THE CORNER OF LOT A DRIVE & PAYSON DRIVE. CrossStreet: PAYSON DRIVE



RARELY AVAILABLE, INCOME PRODUCING, CHARMING MULTIPLE FAMILY UNITS IN THE HIGHLY SOUGHT AFTER COMMUNITY OF JULIAN!!! LIVE IN ONE & RECEIVE INSTANT INCOME FROM THE RENTED COTTAGE. OWNED SOLAR.. COMPLETELY REMODELED MAIN HOUSE HAS 2BD/1BA. COTTAGE IS ALMOST 100 YEARS OLD IN ORIGINAL CONDITION: 1 BD/ 1 BA & A LOFT CURRENTLY USED AS A 2ND BEDROOM. VIEWS OF THE SURROUNDING HILLS FROM THE REMODELED ENCLOSED PORCH (currently used as studio) LOCATED A MILE FROM THE TOWNSITE. JULIAN WATER & COUNTY SEWER CONNECTION IN PLACE. MAIN HOUSE & COTTAGE HAVE PRIVATE YARDS. CLOSE TO EVERYTHING JULIAN HAS TO OFFER. MAIN HOUSE REMODEL INCLUDES: NEW ENTRY DOOR, NEW KITCHEN WITH NEW CABINETS, QUARTZ COUNTERS, NEW STOVE/OVEN, NEW DISHWASHER, DISPOSAL, MICROWAVE, STACKABLE LG WASHER & DRYER (5YR WARRANTY). SIDE-BY-SIDE FRIDGE, NEW HARDWARE, LIGHT FIXTURES, NEW LIFEPROOF FLOORING, NEW DUAL PANE WINDOWS, REMODELED BATHROOM, NEW MIRROR, VANITY & TUB. FRESH PAINT, CEILING FAN, NEW MIRRORED CLOSET DOORS. FREE STANDING WOOD BURNING STOVE!! THE STUDIO COMES WITH FRIDGE, NEW ENTRY DOOR, NEW LIFEPROOF FLOORING, NEW KITCHEN CABINETS, QUARTZ COUNTERS, NEW DUAL PANE SLIDERS, REFRESHED BATH & NEW VANITY. ALL WATER HEATERS ARE ELECTRIC & ALMOST NEW!! Sewer: Sewer Connected Number of Furnished Units: 0 Topography: GSL

Facts & Features

- Sold On 07/12/2022
- Original List Price of \$579,000
- 2 Buildings
- Levels: One
- Heating: Electric, Wood
- Cap Rate: 0
- \$10200 Gross Scheduled Income

Interior

- Appliances: Electric Water Heater

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	1			\$0		\$2,200
2:		1	1			\$850		
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 1
- Disposal:

- Patio: 0
- Ranges: 2
- Refrigerator: 3
- Wall AC:

Additional Information

- 92036 - Julian area
- San Diego County
- Parcel # 2910232500

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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Closed •

List / Sold: **\$700,000/\$730,000** ↑

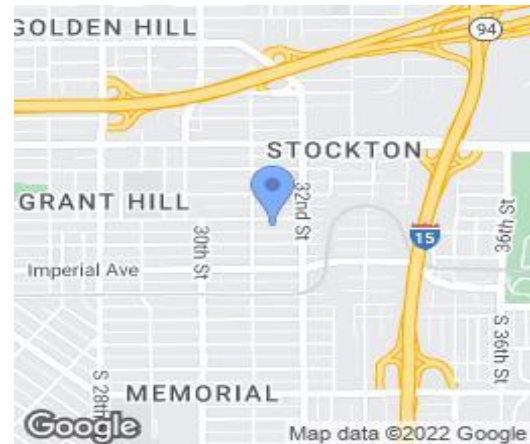
3135 3137 K Street • San Diego 92102

17 days on the market

2 units • **\$350,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1963

Listing ID: 220008025SD

CrossStreet: 32nd



Great opportunity for a cash flowing investment in the heart of San Diego. Each unit has their own yard. Second unit features parking and a brand new fence. Bring your toolbox. Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 07/11/2022
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 18
- \$37200 Gross Scheduled Income
- \$35000 Net Operating Income

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

Of Units With:

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

Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 54530106

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

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Closed •

List / Sold:

\$2,800,000/\$2,625,000 ↓

4 days on the market

720 Devon Ct • San Diego 92109

2 units • \$1,400,000/unit • sqft • 2,404 sqft lot • No \$/Sqft data •
Built in 2000

Listing ID: 220014736SD

Mission Blvd, Right San Fernando Pl, Devon Ct on left CrossStreet: Mission Blvd



Premier Location!!! Duplex with Ocean View - Rare opportunity to own a duplex in the very popular South Mission Beach. Bring your contractor, architect, HGTV vision & 'coastal living' ideas to this sunny, south facing beach house in South Mission Beach. Nestled just steps from beach, surf and boardwalk. This duplex has tons of potential, upstairs unit boasts 1,600 sq feet with 3 bedrooms, 2 full baths and a balcony with an Ocean view, downstairs unit has 800 sq feet 2 bedrooms, 2 full baths and large patio space to BBQ and entertain guests. Building has 3 parking spaces off the alley. Exterior: Wood/Stucco Sewer: Sewer Connected Number of Furnished Units: 0

Facts & Features

- Sold On 07/14/2022
- Original List Price of \$2,800,000
- 1 Buildings
- Levels: Two
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01984637.
- 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		\$0		
2:		2	2	1		\$0		
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

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4236941300

Michael Lembeck

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

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Mission Viejo, 92691

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Closed •

List / Sold: **\$575,000/\$575,000** ↓

5236 5238 Imperial Ave • San Diego 92114

29 days on the market

2 units • **\$287,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1949

Listing ID: 220009465SD

CrossStreet: 53rd st



one house has alley access. the other has street access. the back house has lots of old sheds. big lot and large private yards for the occupants. long term tenants are current on rent and month to month. Exterior: Wood/Stucco Unit # for Unit 1: 5236 Unit # for Unit 2: 5238 Number of Furnished Units: 0

Facts & Features

- Sold On 07/12/2022
- Original List Price of \$629,000
- 1 Buildings
- Levels: One
- 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:		1	1			\$1,308		\$1,900
2:		1	1			\$1,308		\$2,000
3:			0					
4:			0					

Of Units With:

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

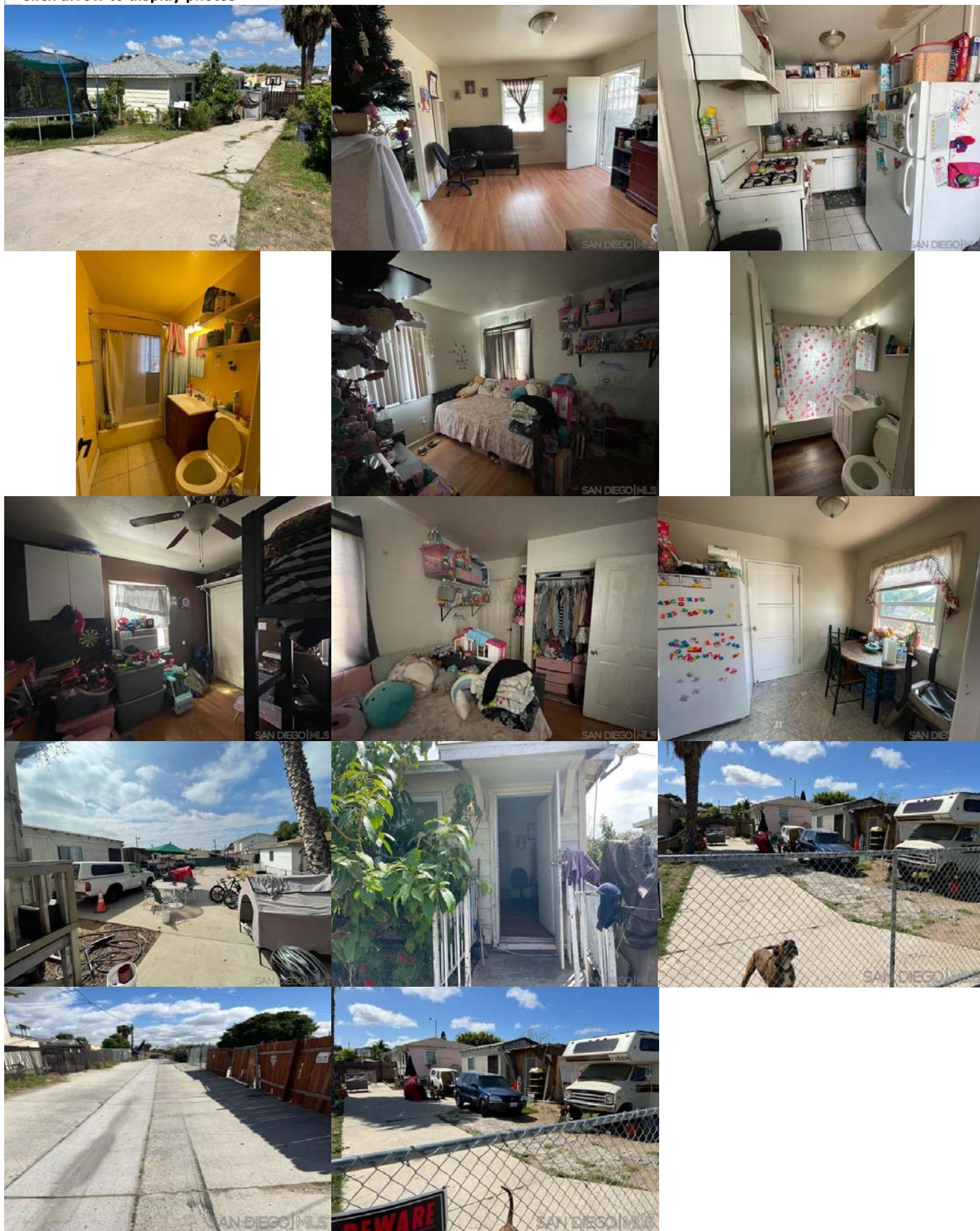
Additional Information

- 92114 - Encanto area
- San Diego County
- Parcel # 5481812400

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

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State License #: 01891031
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Mission Viejo, 92691

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Closed •

List / Sold:

\$2,195,000/\$2,262,000 ↑

4 days on the market

Listing ID: 220014596SD

4316 Haines • San Diego 92109

3 units • \$731,667/unit • sqft • 6,240 sqft lot • No \$/Sqft data • Built in 1946

At the corner of Haines & Thomas CrossStreet: Thomas



Once in a lifetime opportunity! This 3 unit property is an uncommon find! It was built by current owner's family & has been a family treasure for almost 80 years. Situated on a corner lot, it consists of a 3br/2ba house w/2 car garage & private yards on Haines. Plus 2 attached studios on Thomas that have off street parking & private yards. This isn't your typical little beach triplex. It was built with love & the studios are the biggest, coolest mid-Century modern studios I have ever seen. Haines features HW floors, adorable style & a master retreat w/walk in closet. Thomas studios feature vaulted wood beamed ceilings, fireplaces, amazing open floorplans & retro style. Just blocks to the beach, bay, dining, cafes & nightlife. Live in house & offset mortgage w/rental income! Don't miss this opportunity to own a little piece of PB history! Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 4316 Haine Unit # for Unit 2: 1474 Thoma Unit # for Unit 3: 1476 Thoma Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 07/14/2022
- Original List Price of \$2,195,000
- 2 Buildings
- Levels: Multi/Split
- Heating: Natural Gas, Wood, Combination, Forced Air
- 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:		3	2	2		\$0		\$6,000
2:		0	1	0		\$0		\$2,600
3:		0	1	0		\$1,150		\$2,600
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator: 1

- Dishwasher: 1
- Disposal:

- Wall AC:

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4231821900

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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