

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	230010493SD	S	4626	4628 Edenvale Ave	LMSA	91941		2	\$3,500	0	\$1,300,000.			1948	16,363/0.37	N		07/19/23	11/100
2	230011238SD	S	215	17 N Granados Ave.	SOL	92075		2	\$91,440	3	\$2,500,000			1950	4,353/0.09			07/19/23	14/14
3	230003226SD	S		2006 Chalcedony St	SD	92109		2	\$81,600	3	\$1,940,000.			1955	6,003/0.13	N		07/18/23	91/91
4	230014155SD	S	6782	84 Brooklyn Ave	SD	92114		3	\$44,400	5	\$775,000.			1955	12,837/0.2947			07/20/23	0/0

Closed •

List / Sold:

\$1,399,500/\$1,300,000 ↓

11 days on the market

Listing ID: 230010493SD

4626 4628 Edenvale Ave • La Mesa 91941

2 units • \$699,750/unit • sqft • 16,363 sqft lot • No \$/Sqft data •
Built in 1948

Hwy 8 to Spring Street, Left on Fresno and Left on Edenvale CrossStreet: Fresno



Back On the Market! This La Mesa Village Area Property Has Huge Investor Potential! Charming Contemporary Modern Duplex Was Completely Remodeled In 2018. Both Units Are 3Bd 2Ba, Front Unit Is 1050SF And Back Unit is 1125SF Both With Very Open Floor Plans, 2 Large Lots With Separate APN's, Almost 1/2 Acre Together, Very Private, This Rare Multi-Unit Opportunity Is A Short Walk (0.3 Mi) To Historic Downtown La Mesa, Featuring - Restaurants, Bars, Antique Stores, Shopping, Farmers Market, Parks, Library, City Events & More. Both Properties Are On The Same Deed, Empty Lot Is R1 - May Allow Up to 3 Units - Main Home + ADU, JADU, Duplex Lot Has A Certificate Of Non-Conforming, May Allow up to 4 Units - Duplex And 2 ADU's. Owner Has Project and Plans Started, 2 Car Garage, Plenty Of Parking, RV Grey Dump, If Allowed Adding A Second Story Would Features Endless Southern Views. Both Duplexes Have Open-Concept Living With Luxury Vinyl Planking. Ceiling Fans W/ Lights In Living Room And All Bedrooms, New Closet, Lg Triple-Load Front Loading Washing Machine/Dryer In-Unit. Smart Technology Central Ac/Heat. Gated Private Decks And Dog Run On Side Of Home. Modern Kitchen: Black Stainless Steel Appliances, Fridge W/ Water & Ice Maker, Dishwashers, 5 Burner Gas Stoves, Built In Microwaves, Modern White Shaker Cabinets, Beautiful Black Graphite Quartz Countertops, Contemporary Alumina Tile Kitchen Backsplash, Large Farm-Style Sink. Contemporary Bathroom Design: Tile Bath Stalls With Soaker Tub/Oversized Tile Shower, Vessel Sink, Mirrored Medicine Cabinets. Almost 1/2 Acre Together, Very Private, This Rare Multi-Unit Opportunity Is A Short Walk (0.3 Mi) To Historic Downtown La Mesa, Featuring - Restaurants, Bars, Antique Stores, Shopping, Farmers Market, Parks, Library, City Events & More. Both Properties Are On The Same Deed, Empty Lot Is R1 - May Allow Up to 3 Units - Main Home + ADU, JADU, Duplex Lot Has A Certificate Of Non-Conforming, May Allow up to 4 Units - Duplex And 2 ADU's. Owner Has Project and Plans Started, 2 Car Garage, Plenty Of Parking, RV Grey Dump, If Allowed Adding A Second Story Would Features Endless Southern Views. Both Duplexes Have Open-Concept Living With Luxury Vinyl Planking. Ceiling Fans W/ Lights In Living Room And All Bedrooms, New Closet, Lg Triple-Load Front Loading Washing Machine/Dryer In-Unit. Smart Technology Central Ac/Heat. Gated Private Decks And Dog Run On Side Of Home. Modern Kitchen: Black Stainless Steel Appliances, Fridge W/ Water & Ice Maker, Dishwashers, 5 Burner Gas Stoves, Built In Microwaves, Modern White Shaker Cabinets, Beautiful Black Graphite Quartz Countertops, Contemporary Alumina Tile Kitchen Backsplash, Large Farm-Style Sink. Contemporary Bathroom Design: Tile Bath Stalls With Soaker Tub/Oversized Tile Shower, Vessel Sink, Mirrored Medicine Cabinets.

Facts & Features

- Sold On 07/19/2023
- Original List Price of \$1,399,500
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Electric, Forced Air
- Cap Rate: 0
- \$3500 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater, Tankless Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Insurance:
- Maintenance:
- Workman's Comp:

- Furniture Replacement:
- Trash:
- Cable TV: 01481919
- Gardener:
- Licenses:

- 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		\$3,750
2:		3	2	2		\$3,500		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.5%
- 91941 - La Mesa area
- San Diego County
- Parcel # 4946611000

Michael Lembeck

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

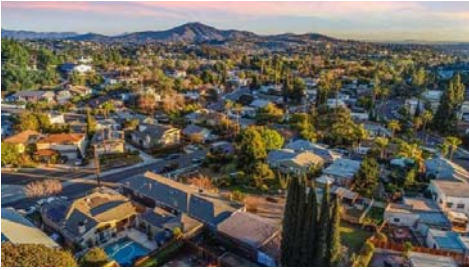
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 230010493SD

Printed: 07/23/2023 6:13:23 AM

Closed •

List / Sold: **\$2,500,000/\$2,500,000**

215 17 N Granados Ave. • Solana Beach 92075

14 days on the market

**2 units • \$1,250,000/unit • sqft • 4,353 sqft lot • No \$/Sqft data •
Built in 1950**

Listing ID: 230011238SD

From I-5 exit Lomas Santa Fe, head west, turn right on N. Granados, duplex is on L side CrossStreet: Lomas Santa Fe



Stunning transformation of this Solana Beach ocean view duplex on desirable N. Granados west of I-5. Lower level Unit 215 boasts 2 BD/ 1BA + Bonus room/ approx. 1210 SF that lives like a single family residence. Completely remodeled down to the studs w/ all new electrical wiring and panel/ plumbing/ drywall/ windows/ lighting/ rear foundation stem wall/ opened up kitchen/ reconfigured bathroom/ mini-splits for heat and A/C/ and incredible ocean view deck w/ private yard off the rear of the home. Projected long term tenant rent at \$5000/month +. The upper unit is a spacious 1 BD/ 1 BA/ 531 SF w/ new bathroom/ upgraded electric panel/ new wall heater/ fresh paint/ new appliances/ and a massive ocean view deck. Projected long term tenant rent at \$3200/month. All work permitted and done to code per City of Solana Beach. Flexibility for owner occupied w/ income- crush it during race track season to guests that will pay top \$, short term gross rental income projections of \$171,448/ year based on 66% occupancy which is very conservative, or long term rental income projections of \$98,400/ year. 1031 exchange buyers will be grateful to park their money in this desirable beach community with ferocious rental demand and lucrative long term returns. A short walk to Cedros Avenue, home to more than 85 distinctive retailers and shops resembling a European side-street. This iconic location features world-famous Belly-Up tavern, Pillbox, salons and spas, art galleries, cafes and restaurants, fashion and jewelry boutiques, and so much more! Stunning transformation of this Solana Beach ocean view duplex on desirable N. Granados west of I-5. Lower level Unit 215 boasts 2 BD/ 1BA + Bonus room/ approx. 1210 SF that lives like a single family residence. Completely remodeled down to the studs w/ all new electrical wiring and panel/ plumbing/ drywall/ windows/ lighting/ rear foundation stem wall/ opened up kitchen/ reconfigured bathroom/ mini-splits for heat and A/C/ and incredible ocean view deck w/ private yard off the rear of the home. Projected long term tenant rent at \$5000/month +. The upper unit is a spacious 1 BD/ 1 BA/ 531 SF w/ new bathroom/ upgraded electric panel/ new wall heater/ fresh paint/ new appliances/ and a massive ocean view deck. Projected long term tenant rent at \$3200/month. All work permitted and done to code per City of Solana Beach. Flexibility for owner occupied w/ income- crush it during race track season to guests that will pay top \$, short term gross rental income projections of \$171,448/ year based on 66% occupancy which is very conservative, or long term rental income projections of \$98,400/ year. 1031 exchange buyers will be grateful to park their money in this desirable beach community with ferocious rental demand and lucrative long term returns. A short walk to Cedros Avenue, home to more than 85 distinctive retailers and shops resembling a European side-street. This iconic location features world-famous Belly-Up tavern, Pillbox, salons and spas, art galleries, cafes and restaurants, fashion and jewelry boutiques, and so much more!

Facts & Features

- Sold On 07/19/2023
- Original List Price of \$2,500,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s), See Remarks
- Heating: Natural Gas
- Cap Rate: 2.6
- \$91440 Gross Scheduled Income
- \$65013 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02025297
- 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		\$2,600		\$3,200
2:		2	1	0		\$0		\$5,000
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.5%
- 92075 - Solana Beach area
- San Diego County
- Parcel # 2633720400

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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Matterport
3D HOMES



Closed •

List / Sold:

\$2,155,000/\$1,940,000 ↓

2006 Chalcedony St • San Diego 92109

91 days on the market

2 units • \$1,077,500/unit • sqft • 6,003 sqft lot • No \$/Sqft data •
Built in 1955

Listing ID: 230003226SD

Beryl to Academy to Chalcedony or Lamont to Chalcedony CrossStreet: Academy



What a great property. The front house built in 1955 boast 3 bedrooms, 3 baths with a extra room for bonus room. Second story on suite. Private large front porch and 1 car garage. Back house built in 1987 has been recently remodeled and has 3 bedrooms, 2.5 baths with private back patio. Two of the bedrooms have spacious balconies and all bedrooms are large in scale. This is a quiet street perfect for a owner with a helper unit or investor. This property has been well loved and in the family for a very long time. Both units are tenant occupied.

Facts & Features

- Sold On 07/18/2023
- Original List Price of \$2,263,000
- 2 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- Cap Rate: 3.43
- \$81600 Gross Scheduled Income
- \$75600 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: 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	3	1		\$3,200		\$5,000
2:		3	3	0		\$3,600		\$4,000
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.5%

- 92109 - Pacific Beach area
 - San Diego County
 - Parcel # 4163522200
-

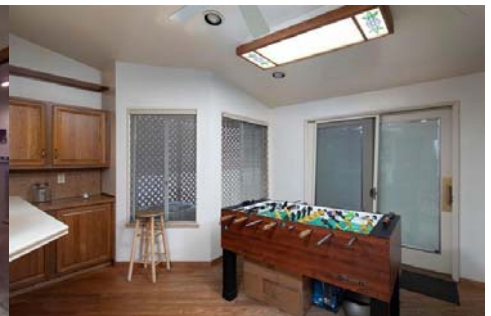
Michael Lembeck

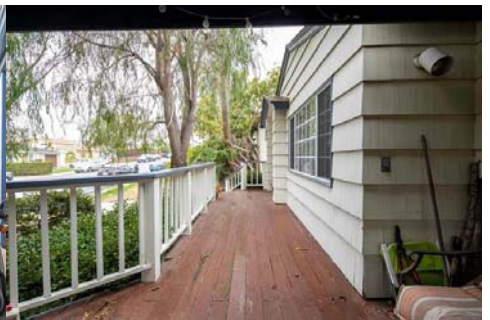
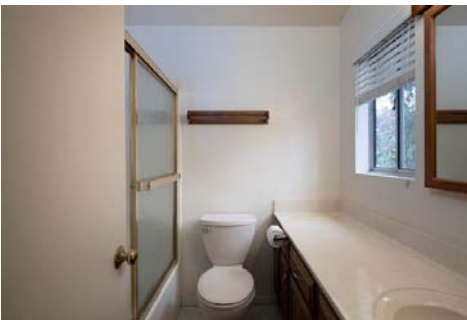
State License #: 01019397
Cell Phone: 714-742-3700

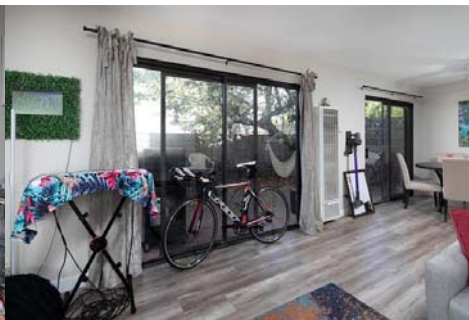
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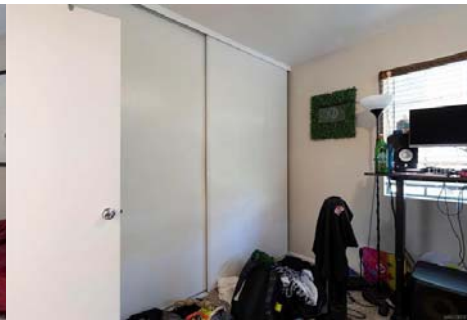
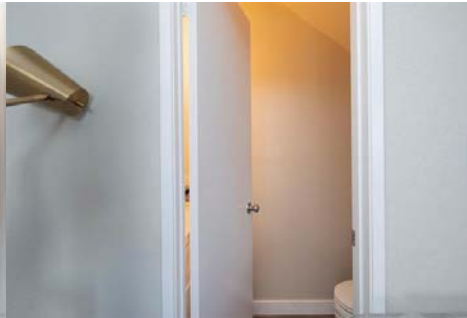
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CUSTOMER FULL: Residential Income LISTING ID: 230003226SD

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Closed •

List / Sold: **\$750,000/\$775,000** ↑

6782 84 Brooklyn Ave • San Diego 92114

0 days on the market

3 units • **\$250,000/unit** • **sqft** • **12,837 sqft lot** • **No \$/Sqft data** •
Built in 1955

Listing ID: 230014155SD

CrossStreet: 68th St



3 Unit property. Front house is a detached 2 bedroom, 1 bath. Back structure is a single level duplex with 2 studios, which share a wall. Extra large lot.

Facts & Features

- Sold On 07/20/2023
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- Cap Rate: 5.28
- \$44400 Gross Scheduled Income
- \$39618 Net Operating Income

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:		2	0			\$1,950		
2:		0	0			\$850		
3:		0	0			\$900		
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2%
- 92114 - Encanto area
- San Diego County
- Parcel # 5442210700

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: 230014155SD

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