

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	230008708SD	S	8529 35 Lemon Ave	LMSA	91941		2	\$0	0	\$1,446,500.↓			1965	9,583/0.22			07/26/23	28/28
2	230010821SD	S	6887 89 San Miguel Ave	LEG	91945		2	\$60,924	4	\$1,000,000.↑			1955	8,551/0.19	N		07/27/23	19/19
3	230011179SD	S	2954 56 Shelby Dr.	NAC	91950		2	\$67,080	6	\$890,000.↓			1945	11,136/0.25			07/27/23	24/24
4	NDP2304241	S	1102 S Clementine ST	OCE	92054	STD	2	\$0	0	\$1,890,000	\$945.00	2000	1965/ASR	6,000/0.13	N	2	07/24/23	12/12
5	230012092SD	S	3654 3656 Chamoune Ave	SD	92105		2	\$0	0	\$635,000.↑			9999	4,940/0.11			07/24/23	6/6
6	230011041SD	S	5059 2 Del Monte Ave	SD	92107		2	\$0	0	\$1,875,000.↑			1938	6,605/0.15	N		07/24/23	13/13
7	NDP2305475	S	2341 Irving AVE	SD	92113	STD	2	\$0	0	\$1,200,000.↓	\$334.26	3590	1894	6,571/0.15	N	0	07/25/23	1/1
8	230007841SD	S	2053 57 Thomas Avenue	SD	92109		3	\$0	0	\$1,500,000.↓			1954				07/24/23	21/21
9	230006283SD	S	4408 10 Park Blvd.	SD	92116		3	\$0	0	\$1,440,000.↓			1908	2,249/0.05			07/25/23	66/122
10	230010015SD	S	2131 Prospect St	NAC	91950		4	\$59,124	5	\$1,020,000.↓			1971		N		07/25/23	25/25
11	230008517SD	S	2104 10 Dale Street	SD	92104		4	\$0	0	\$1,745,000.↓			1920				07/27/23	24/24

Closed •

List / Sold:

\$1,499,000/\$1,446,500 ↓

28 days on the market

Listing ID: 230008708SD

8529 35 Lemon Ave • La Mesa 91941
2 units • **\$749,500/unit** • **sqft** • **9,583 sqft lot** • **No \$/Sqft data** •
Built in 1965
CrossStreet: Schuyler Ave



This fully remodeled mid-century modern duplex sits on a nearly 10,000 sqft elevated lot within 5 minutes walk to La Mesa Village. Fronting two separate residential streets, this huge lot has an elevated pad with a large 900 sqft garage accessible from Hillcrest Ave. The garage is in great shape and offers a unique low-cost value add opportunity to convert it to two ADUs within the existing footprint. Survey is complete and prelim plans are in process to build a 550sqft 1br and a 300sqft studio. The existing duplex has recently been renovated with over \$150,000 in upgrades. These 3br/2bth units are mirror images of each other and offer a huge open concept living/kitchen area with vaulted ceilings and a wall of windows looking out to La Mesa hills. Forced AC/Heat, in unit laundry, private rear patios, and beautiful mature landscaping.

Facts & Features

- Sold On 07/26/2023
- Original List Price of \$1,499,000
- 3 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinklers Manual, Sprinkler System
- 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		\$4,000
2:		3	2	1		\$0		\$4,000
3:			0					
4:			0					

Of Units With:

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

- Carpet:
- Dishwasher: 2
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.5%

- 91941 - La Mesa area
- San Diego County
- Parcel # 4942930400

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

 Click arrow to display photos







Closed •

List / Sold: **\$999,000/\$1,000,000** ↑

6887 89 San Miguel Ave • Lemon Grove 91945

19 days on the market

2 units • **\$499,500/unit** • **sqft** • **8,551 sqft lot** • **No \$/Sqft data** •
Built in 1955

Listing ID: 230010821SD

CrossStreet: Jaynia Pl x San Miguel



Welcome to this meticulously taken care of duplex in the heart of Lemon Grove. The property has recently been upgraded with some newer stucco, paint and flooring. The perfect opportunity for an owner user who wishes to live in one and rent the other OR an investor looking for a property that is very close to market rents! Don't miss this rare opportunity to pick up a beautiful duplex that doesn't need much maintenance and is almost at market rents!

Facts & Features

- Sold On 07/27/2023
- Original List Price of \$999,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 3.95
- \$60924 Gross Scheduled Income
- \$35574 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01295699
- 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			\$2,727		\$3,300
2:		2	1			\$2,350		\$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

- Buyer Agency Compensation: 2.5%
- 91945 - Lemon Grove area

- San Diego County
- Parcel # 4793120800

Michael Lembeck

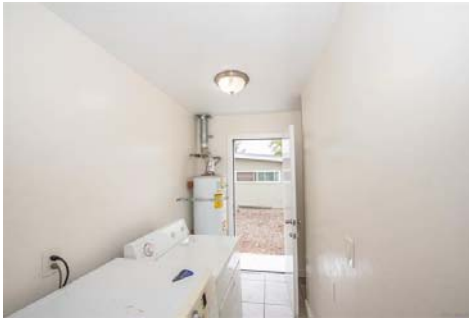
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold: **\$899,000/\$890,000** ↓

2954 56 Shelby Dr. • National City 91950

24 days on the market

2 units • **\$449,500/unit** • **sqft** • **11,136 sqft lot** • **No \$/Sqft data** •
Built in 1945

Listing ID: 230011179SD

CrossStreet: Olive St



Recently renovated duplex on a quiet cul-de-sac situated on a 11,136 square foot lot! Ownership spared no expense upgrading Kitchens, bathrooms, flooring throughout, Roof, electrical, plumbing, parking lot, fencing, and landscape. Tenant amenities include private front and backyards yards, on-site parking, in unit laundry, stainless appliances, designer kitchen and bathrooms, private deck and cover patio area. Individually metered for Gas, Electricity and WATER!! Large lot may offer ADU potential for savvy investor.

Facts & Features

- Sold On 07/27/2023
- Original List Price of \$899,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 5.7
- \$67080 Gross Scheduled Income
- \$53664 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02031248
- 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		\$2,795
2:		2	1			\$2,795		\$2,795
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

- Buyer Agency Compensation: 2%

- 91950 - National City area
- San Diego County
- Parcel # 5631840600

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: 230011179SD

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Closed •

List / Sold: **\$1,890,000/\$1,890,000**

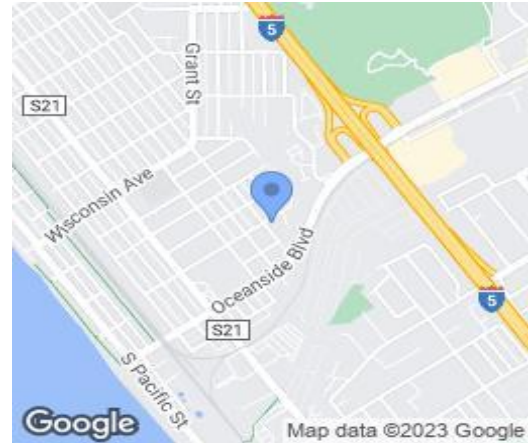
1102 S Clementine St • Oceanside 92054

12 days on the market

**2 units • \$945,000/unit • 2,000 sqft • 6,000 sqft lot • \$945.00/sqft •
Built in 1965**

Listing ID: NDP2304241

West of I-5 a few blocks north of Oceanside Blvd. and a few blocks east of Coast Hwy.



MAJOR REMODEL 2022!! Welcome to Paradise on the Coast. Stunning ocean-view 4-bed/3 bath home in the coveted Seaside neighborhood. Main house on upper level has 3 bedrooms and 2 baths, and the attached 463 sq-ft granny flat downstairs has another bedroom, full bath, and kitchen. The sale ALSO includes approved plans for a detached full ADU. When fully developed this property could have 3 distinct and private units. This is an ideal opportunity for an owner-occupant who wants on-site rental income, multi-generational family, investor, or developer. Situated on an elevated 6,000 sq-ft corner lot in a premium location on South Clementine Street. This property has a large, fenced backyard, the upper portion of which would house the approved detached ADU with a private entrance off Eucalyptus Street. The homeowner's extensive remodel resulted in a gorgeous high-end retreat-style home perfect for entertaining with its airy indoor-outdoor design. The main house on the upper level boasts expansive ocean views from nearly every room, with a welcoming new main entrance on Eucalyptus Street. The granny flat has a private front-door entrance on South Clementine Street. For multi-generational living, the two units are also connected with an interior staircase that could be locked for privacy. The remodel included a new roof, electrical & plumbing, stucco, split AC/heat system, tankless water heater, custom kitchens and baths, dual pane windows and sliders throughout, luxury flooring, and much more. Prepare to fall in love with this home's sunny open floor plan and high-end finishes. Main house chef's kitchen overlooking the backyard features a massive island with beautiful Italian quartzite countertop, honed granite slab countertop, semi-custom cabinetry, and GE Café Series appliances including wine fridge, built-in microwave drawer, fingerprint-proof fridge, stove, and dishwasher. Upstairs bathrooms have custom white oak vanities with Italian quartzite and granite slab counters, custom showers with intricate tile work, upgraded fixtures, and insets. The newly created downstairs granny flat also boasts all-new fully outfitted kitchen, custom bath, flooring, and dual-pane slider that leads to a private patio. Bedrooms are wired for ceiling fans and electrical outlets for mounted flatscreen TVs. This is a must-see West-of-5 unique home that will knock your socks off, it's so gorgeous! Walk to Oceanside's trendy downtown businesses, award-winning restaurants, beautiful beaches, iconic pier, farmers' market, art museum, and much more.

Facts & Features

- Sold On 07/24/2023
- Original List Price of \$1,890,000
- 1 Buildings
- 2 Total parking spaces
- \$0
- Laundry: In Garage
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Corner Lot, Landscaped

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

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
- Buyer Agency Compensation: 2.5%
- 92054 - Oceanside area
- San Diego County
- Parcel # 1520440100

Michael Lembeck

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

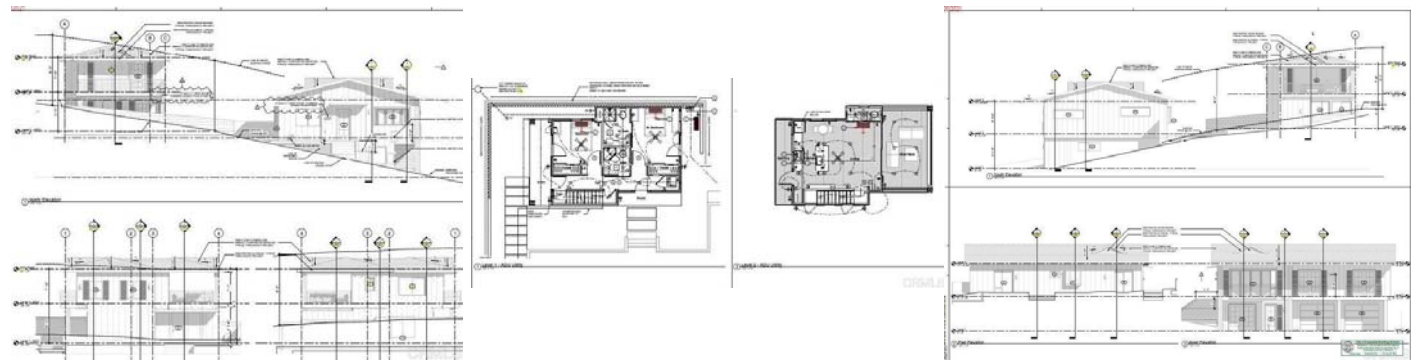
Re/Max Property Connection

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

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Closed •

List / Sold: **\$595,000/\$635,000** ↑

3654 3656 Chamouné Ave • San Diego 92105

6 days on the market

2 units • **\$297,500/unit** • **sqft** • **4,940 sqft lot** • **No \$/Sqft data** •
Built in 9999

Listing ID: 230012092SD

CrossStreet: Landis Street



First time on market in 25+ years with tons of upside potential in the highly desirable heart of City Heights. Located less than 1/4 mile from City Heights Park/Rec Center/Library, Rosa Parks Elementary and Clark Middle Schools, this worn and tired property is just waiting for an investor buyer to transform and restore it into something amazing and build equity from the ground up. Total square footage based on public records, building sizes estimated. All tenants (MTM) to remain in possession.

Facts & Features

- Sold On 07/24/2023
- Original List Price of \$595,000
- 2 Buildings
- Levels: One
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

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	2			\$1,300		
2:		2	1			\$600		
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

- Buyer Agency Compensation: 2.5%
- 92105 - East San Diego area
- San Diego County

• Parcel # 4717522600

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

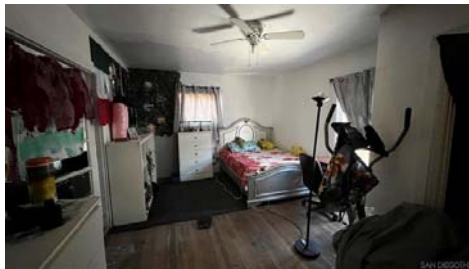
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold:

\$1,595,000/\$1,875,000 ↑

13 days on the market

Listing ID: 230011041SD

5059 2 Del Monte Ave • San Diego 92107

2 units • \$797,500/unit • sqft • 6,605 sqft lot • No \$/Sqft data • Built in 1938

Front of lot is empty, turn left at driveway/alley to access units set back on left side. CrossStreet: Ocean Front St



Exceptional development opportunity in prime Ocean Beach! Located just one property away from the oceanfront, this RM2-4 zoned property is mostly level and situated on a rare corner lot with street and alley access. Occupying just a fraction of this lot's potential is an existing 2-story duplex with 1BR plus office/1BA downstairs and 1BR/1BA upstairs. Alley corridor ocean views from upstairs and shared laundry shed downstairs! Both units have approximately 660sf of living space and are in need of repair and updating. Existing building sits elevated off street at back of the lot and has two uncovered driveway parking spaces. Amazing location within walking distance to Ocean Beach business district, restaurants, coffee shops, OB Pier and Sunset Cliffs. Great potential for savvy buyer to develop this lot into a spectacular single family home or 2 new units!

Facts & Features

- Sold On 07/24/2023
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: Two
- Heating: See Remarks
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01317331
- 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		\$0		
2:		1	1	0		\$0		
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- Buyer Agency Compensation: 2.5%
- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4480610600

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: 230011041SD

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Closed •

List / Sold:

\$1,298,000/\$1,200,000 ↓

1 days on the market

Listing ID: NDP2305475

2341 Irving Ave • San Diego 92113

**2 units • \$649,000/unit • 3,590 sqft • 6,571 sqft lot • \$334.26/sqft •
Built in 1894**

Cross Streets are Sicard and 28th Streets; and onto Irving Avenue.



WELCOME TO THIS RARE – AMAZING – UNIQUE VICTORIAN HOME and/or FANTASTIC INVESTMENT OPPORTUNITY. Very Spacious with Lots of Charm. Main House with a rear ADU-Guest House, and 3 Bonus Units/Areas; Living Space per SD County Records 2,138 sq.ft plus Bonus Units/Areas 1,437 sq.ft. TOTAL LIVING Sq.ft 3,590, with 6 total Bedrooms, 3 Extra Rooms and 8 total Bathrooms. Bonus areas/units are finished and unfinished with many possibilities. From 2nd Floor views of Coronado Bridge & Downtown. Beautiful Large Lot 6,571 sq.ft with Matured Trees, much Privacy, Plenty of Parking and Fully Gated. Main house equipped with all appliances, washer, dryer, stove, and SS Refrigerator/Dishwasher. Beautiful Mural in Music Room, painted by artist John Hiemstra. Appraisal Value is \$1,370,000. Property is being sold "As Is" condition by the trustee of the estate. Property Zoned "By-Right" to have 2 ADUs up to 1,200 sq.ft each. Property is located in a "TPA" Transit Priority Area, making it eligible as affordable housing and if approved by "Affordable Housing Commission" an additional affordable unit and a bonus unit at market rate will be allowed—Making it 4 ADUs. No HOA dues/No Mello-Roos. Conveniently located within minutes from Hwy-5 access, close to Downtown, Petco Park, Coronado, Schools, Park, Churches, U.S. Post Office, Eateries and Shopping.

Facts & Features

- Sold On 07/25/2023
- Original List Price of \$1,298,000
- 2 Buildings
- 0 Total parking spaces
- \$33
- Laundry: Individual Room
- Cap Rate: 0
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Level

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02074427
- 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	3	0		\$0	\$0	\$0
2:		2	1	0		\$0	\$0	\$0
3:		1	1	0		\$0	\$0	\$0
4:		2	1	0		\$0	\$0	\$0
5:		2	1	0		\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 92113 - Logan Heights area
- San Diego County
- Parcel # 5386302600

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:

\$1,849,000/\$1,500,000 ↓

21 days on the market

Listing ID: 230007841SD

2053 57 Thomas Avenue • San Diego 92109

3 units • \$616,333/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1954

CrossStreet: Thomas/Noyes



Welcome to the heart of Pacific Beach! This is a rare opportunity to own a beautiful 3-unit property in one of the most sought-after areas of San Diego. Located just blocks from the Pacific Ocean, these units offer the quintessential California lifestyle. Each unit has its own unique charm, with spacious layouts and plenty of natural light. Each unit features 2 bedrooms, 1 bathroom and a small yard area. With parking available for each unit, you'll never have to worry about finding street parking. This property is ideally located just blocks away from the beach, as well as a variety of restaurants, cafes, and shops that Pacific Beach has to offer. Don't miss out on this amazing opportunity to own a piece of paradise in one of San Diego's most desirable neighborhoods.

Facts & Features

- Sold On 07/24/2023
- Original List Price of \$1,849,000
- 2 Buildings
- Levels: One
- Heating: Combination
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01417209
- 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			\$1,300		
2:		2	1			\$1,375		
3:		2	1			\$1,350		
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

- Buyer Agency Compensation: 2.5%

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4241920800

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

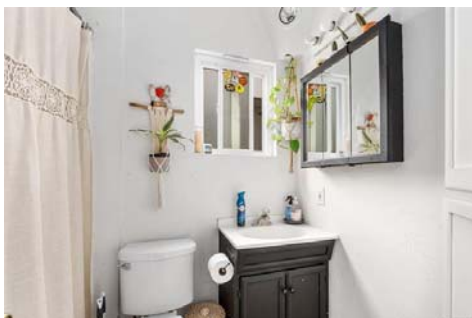
Re/Max Property Connection

State License #: 01891031

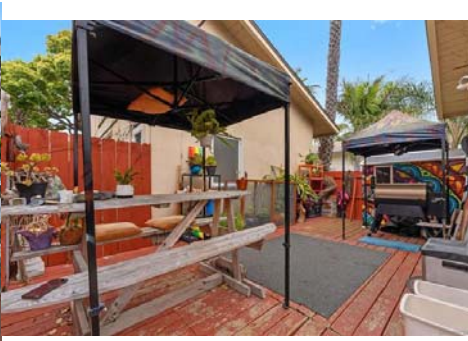
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 230007841SD

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Closed •

List / Sold:

\$1,470,000/\$1,440,000 ↓

66 days on the market

4408 10 Park Blvd. • San Diego 92116
3 units • **\$490,000/unit** • **sqft** • **2,249 sqft lot** • **No \$/Sqft data** •
Built in 1908

Listing ID: 230006283SD

Go up Texas St. , Turn right onto Meade Ave. , Turn right onto Park Blvd. , The destination is on your left.
CrossStreet: Meade Ave and Mission Ave



Huge property tax savings with the Mills Act! Seller is motivated! Fantastic opportunity to own a 3 unit investment property one of which has commercial usage possibilities on highly desired University Heights Park Blvd. Live in one, work in the other and rent out the third! This gorgeous craftsman was designated an historical landmark in 1908 known as the Julia Wilson House. The property has been beautifully restored throughout while keeping with the original charm, newer kitchens and baths, off street parking and fenced yard. . Variance Granted Detached. All units have been completely renovated down to the studs. Each unit has it's own air conditioning unit. Located in the heart of University Heights, walk and bike to your neighborhood restaurants, shops, Trolley Barn Park. Close to freeway and public transportation. Gross income: 87000, Expenses: \$10,000, Net Operating Income: \$77,000

Facts & Features

- Sold On 07/25/2023
- Original List Price of \$1,549,000
- 2 Buildings
- Levels: Two
- Cooling: Central Air
- Cap Rate: 0

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:		1	1			\$0		\$3,500
2:		1	1			\$0		\$2,500
3:		0	1			\$0		\$1,250
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- Buyer Agency Compensation: 2.5%
- 92116 - Normal Heights area
- San Diego County
- Parcel # 4452021800

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

▼ Click arrow to display photos







Closed •

List / Sold:

\$1,100,000/\$1,020,000 ↓

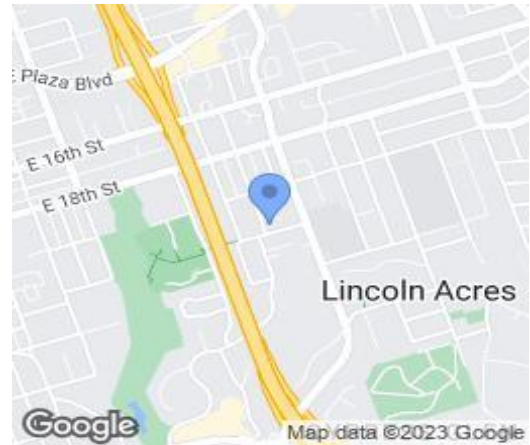
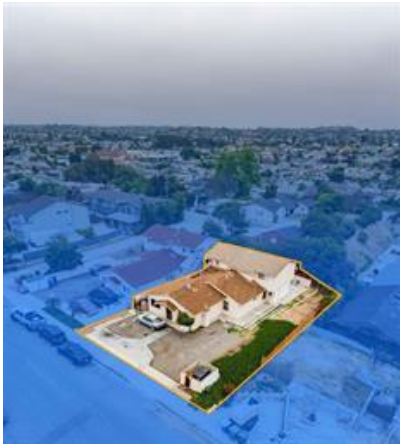
25 days on the market

Listing ID: 230010015SD

2131 Prospect St • National City 91950

4 units • \$275,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1971

CrossStreet: Euclid Ave



This is your opportunity to own a 4plex! Live in one while renting out the others, or rent all four. Comprised of 1BR 1BA unit; 2 BR 1 BA unit; 2 BR 1 BA unit; and 3 BR 1.5 BA unit (the only unit that is on the second level). Comes with private parking spaces, ample street parking, storage units, laundry on site. Conveniently located near freeways, schools, shopping, downtown, naval base & more. There is potential to achieve market rents with necessary upgrades.

Facts & Features

- Sold On 07/25/2023
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Two
- Cap Rate: 4.5
- \$59124 Gross Scheduled Income
- \$49124 Net Operating Income

Interior

Exterior

- Security Features: Window Bars
- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02202338
- 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			\$1,150		
2:		2	1			\$0		
3:		2	1			\$1,720		
4:		3	2			\$2,057		

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2%
- 91950 - National City area

- San Diego County
- Parcel # 5614002100

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

 Click arrow to display photos









Closed •

List / Sold:

\$1,875,000/\$1,745,000 ↓

24 days on the market

2104 10 Dale Street • San Diego 92104

4 units • \$468,750/unit • sqft • No lot size data • No \$/Sqft data •

Built in 1920

Listing ID: 230008517SD

CrossStreet: Hawthorn & Dale



BACK ON MARKET DUE TO NO FAULT OF PROPERTY! VALUE ADD, FIXER OPPORTUNITY ON THE BEST STREET IN SOUTH PARK! PREMIERE NEIGHBORHOOD IN METRO SAN DIEGO! This property is primed and ready for a new buyer to renovate and lease out the four existing units at full market rents. The Property consists of one large 2 bed/2 bath unit, one 2 bed/1 bath unit, one 1 bed/1 bath unit, and a studio totaling 2972 SQ FT! The property sits on a large corner lot, and has a huge 2 car garage. Add Two ADU's and run the property as a Short Term Rental on one of the best streets in Metro San Diego!

Facts & Features

- Sold On 07/27/2023
- Original List Price of \$1,875,000
- 2 Buildings
- Levels: Two
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02168226
- 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			\$0		\$3,200
2:		2	1			\$0		\$3,100
3:		1	1			\$0		\$2,500
4:		0	1			\$0		\$2,000

Of Units With:

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

Additional Information

• Buyer Agency Compensation: 2%

- 92104 - North Park area
- San Diego County
- Parcel # 5391510800

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

▼ Click arrow to display photos



