

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	230005859SD	S	160 162	Evergreen	IMB	91932		2	\$59,100	3	\$1,475,000			1977		N		07/31/23	92/92
2	230008719SD	S	721	Camino Del Mar	DEM	92014		2	\$0	0	\$3,131,800			1972	6,630/0.15			07/31/23	48/48
3	230011408SD	S	1114 16	Sumner Ave	ELC	92021		2	\$0	0	\$661,000			1965	8,002/0.18			08/01/23	6/6
4	210019987	S	2596	Chalcedony St	SD	92109		2	\$24,000	0	\$2,625,000			1954	62,726/1.44			08/02/23	38/38
5	PTP2301370	S	2461 63	Live Oaks TRL	BOU	91905	STD	3	\$0	0	\$395,000	\$202.15	1954	1950	10,019/0.23	N	0	08/04/23	41/41
6	230010257SD	S	4011 15	Mississippi St	SD	92104		3	\$0	0	\$1,660,000			1940	7,001/0.16			08/01/23	1/27
7	SB23100200	S	2312	Chatsworth	SD	92106	STD	4	\$90,368		\$1,500,000	\$669.34	2241	1943/ASR	6,783/0.1557	N	4	08/02/23	0/0
8	230007082SD	S	2059 2065	Morena Blvd	SD	92110		4	\$55,800	0	\$2,100,000			1951	6,826/0.15			08/03/23	48/48

Closed •

List / Sold:

\$1,600,900/\$1,475,000

92 days on the market

Listing ID: 230005859SD

160 162 Evergreen • Imperial Beach 91932

**2 units • \$800,450/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1977**

CrossStreet: Seacoast



PRICE REDUCTION! Great investment opportunity. Condo conversion potential: remodel and sell for top dollar! Live in one, rent out the other or own 2 prime rentals in this thriving area of Imperial Beach. The possibilities are endless! Just 1 block from the beach! Each unit boasts an attached 2-car garage and 2 driveway parking spaces, along with spacious interiors featuring 2 bedrooms and 2 baths in Unit 1 and 2 bedrooms and 1.5 baths in Unit 2. The large patio balconies off the master suites provide the perfect spot to enjoy the sea breeze. This property presents an amazing investment opportunity in a prime location. Don't wait! Make your offer today!

Facts & Features

- Sold On 07/31/2023
- Original List Price of \$1,739,900
- 1 Buildings
- Levels: Two
- Heating: See Remarks
- Cap Rate: 3.2
- \$59100 Gross Scheduled Income
- \$51600 Net Operating Income

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	2	2		\$2,625		\$4,000
2:		2	3	2		\$2,300		\$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%

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6253512200

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

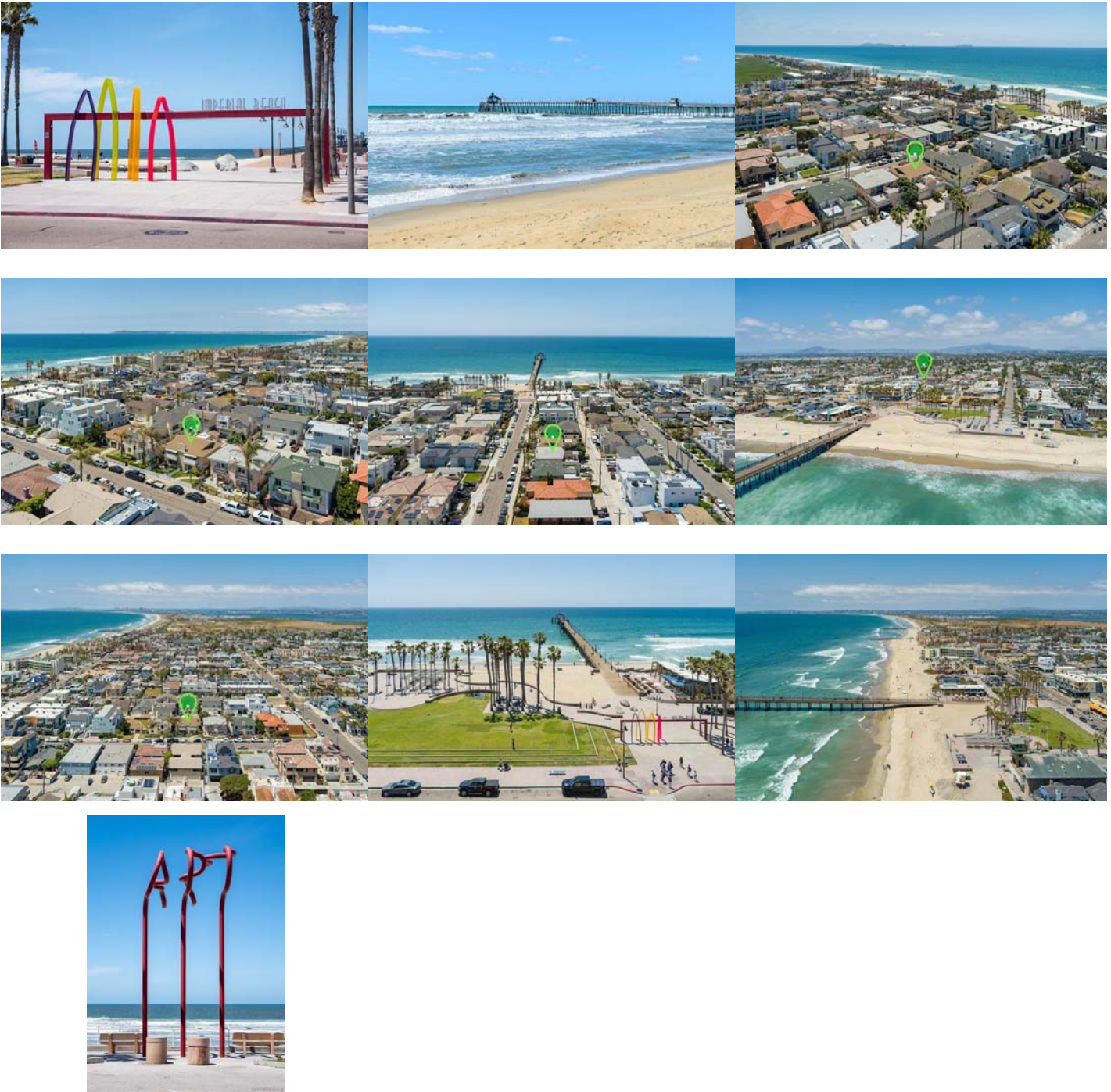
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold:

\$3,195,000/\$3,131,800

48 days on the market

Listing ID: 230008719SD

721 Camino Del Mar • Del Mar 92014

**2 units • \$1,597,500/unit • sqft • 6,630 sqft lot • No \$/Sqft data •
Built in 1972**

CrossStreet: Wesley Way



Incredible opportunity to own a 2 story ocean view duplex in the heart of Del Mar with walking distance to the beach & all of the area's best restaurants, shops & attractions! Each unit features 3 bedrooms, an office, 2.5 baths, expansive windows with stunning views, spacious patios and a 2 car garage with washer/dryer hookups. Recent upgrades include new roofs, a new garage door and ultra quiet opener with Homelink Technology. This location can't be beat!

Facts & Features

- Sold On 07/31/2023
- Original List Price of \$3,500,000
- 1 Buildings
- Levels: Two
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

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:		3	3			\$3,750		
2:		3	3			\$2,700		
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%
- 92014 - Del Mar area

- San Diego County
- Parcel # 3002311100

Michael Lembeck

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold: **\$639,900/\$661,000** ↑

1114 16 Sumner Ave • El Cajon 92021

6 days on the market

2 units • **\$319,950/unit** • **sqft** • **8,002 sqft lot** • **No \$/Sqft data** •
Built in 1965

Listing ID: 230011408SD

CrossStreet: N 1st St



Situated on an expansive lot, this duplex presents an excellent opportunity for homeownership or investment. Offering convenience with shopping, dining, parks, and transportation just blocks away. The first unit features a spacious living/dining room combo with laminate flooring, and feature wall. The galley style kitchen has plenty of cabinet and counter space, all matching appliances, and access to the side yard. One generously sized bedroom and full bath are tucked away on the other side of the home. Upon entering the second unit, you will notice a wide-open living and dining room combo with neutral paint and hardwood flooring. The galley kitchen also has all matching appliances and access to the yard. A spacious bedroom and full bath complete this home. Outside, the backyard provides a clean slate making it a perfect opportunity to create a space for convenience and functionality. Don't miss this chance if you are seeking to grow your real estate portfolio. This convenient location will attract a wide range of potential tenants, ensuring a high occupancy rate and minimizing vacancy periods. Come see it for yourself today!

Facts & Features

- Sold On 08/01/2023
- Original List Price of \$639,900
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Cap Rate: 0

Interior

Exterior

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

Of Units With:

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

- Disposal:

Additional Information

- Buyer Agency Compensation: 2%

- 92021 - El Cajon area
- San Diego County
- Parcel # 4841024500

Michael Lembeck

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Re/Max Property Connection

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Mission Viejo, 92691

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Closed •

List / Sold:

\$2,999,000/\$2,625,000

38 days on the market

Listing ID: 210019987

2596 Chalcedony St • San Diego 92109

**2 units • \$1,499,500/unit • sqft • 62,726 sqft lot • No \$/Sqft data •
Built in 1954**

CrossStreet: Pico St



First time for sale in over 70 years! The subject property is a residentially zoned lot containing 1.44 gross acres. Currently on site exists a 3 bedroom 2 bath approximately 1600 square feet free standing home and a 250 square foot separate studio as well. The central portion of the site is level with areas around the perimeter that are gently to moderately sloping. The subject property is zoned RS-1- 7, Residential Single Unit. The purpose of the RS zone is to provide appropriate regulations for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types. The RS-1-7 allows for development of single family residences with a minimum lot size of 5,000 square feet. The subject is within the Pacific Beach Community Planning Area, where it is designated Low- Density Residential.

Facts & Features

- Sold On 08/02/2023
- Original List Price of \$2,999,000
- 2 Buildings
- Levels: One
- Cap Rate: 0
- \$24000 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2			\$1,500		\$3,500
2:		0	1			\$500		\$1,500
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 3%

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4172300300

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: 210019987

Printed: 08/06/2023 6:05:18 AM

Closed •

List / Sold: **\$399,000/\$395,000** ↑

2461 63 Live Oaks Trl • Boulevard 91905

41 days on the market

**3 units • \$133,000/unit • 1,954 sqft • 10,019 sqft lot • \$202.15/sqft •
Built in 1950**

Listing ID: PTP2301370

I-8 East to exit 61 Crestwood Rd. Right onto Crestwood Rd, Left onto Live Oak Trail, property on Right.



Welcome to your beautiful multi-dwelling property in the mountains. Imagine a family compound or renting out the ADU to generate additional income. The main home features 3bd/1.5 bath. Curl up next to your stone fireplace in your spacious living room. From the front porch you can enjoy viewing wide open spaces and apple tree as you sip your morning coffee and in the evenings you can step into the yard to watch the sparkling stars. Entire property is fully fenced and gated. The 3rd bedroom features attached 1/2 bath and could also be a formal dining room, family room, or office. Washer/dryer hookups located in one of the two closets in this spacious room. Studio granny flat/ADU recently refreshed with updated flooring, paint, murphy bed installed to maximize use of space. This studio has its own fenced private yard. 1 bedroom ADU structure in need of extensive repairs. Unit is missing ceiling in areas, and kitchen has been removed. Bring your tools & creativity to really bring this property to life. Cash or conventional loan type only due to condition of property. SqFt for both ADUs are unknown.

Facts & Features

- Sold On 08/04/2023
- Original List Price of \$375,000
- 3 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Electric, Wall/Window Unit(s)
- Heating: Fireplace(s)
- \$2,012 (Public Records)
- Laundry: Electric Dryer Hookup, Washer Hookup
- Cap Rate: 0
- 1 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Center Hall, Kitchen, Living Room, Main Floor Bedroom, Master Bathroom, Master Bedroom, Master Suite
- Floor: Laminate, Carpet, Vinyl
- Appliances: Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Range Hood, Refrigerator
- Other Interior Features: Ceiling Fan(s), Recessed Lighting, Tile Counters, Unfurnished

Exterior

- Lot Features: Back Yard, Front Yard, Gentle Sloping, Level with Street, Lot 10000-19999 Sqft, Rectangular Lot, Paved, Treed Lot, Yard
- Fencing: Block, Chain Link

Annual Expenses

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

Unit Details

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

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 91905 - Boulevard area
 - San Diego County
 - Parcel # 6091014200

Michael Lembeck

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

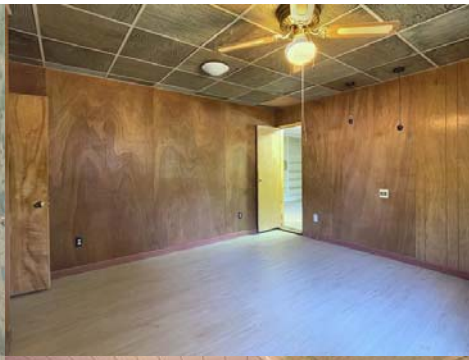
Re/Max Property Connection

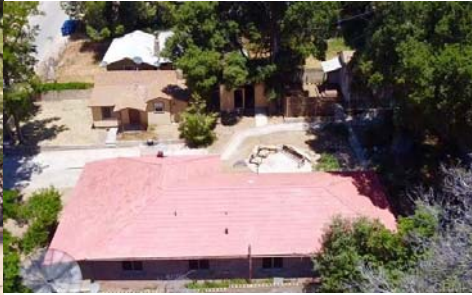
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold:

\$1,599,000/\$1,660,000 ↑

1 days on the market

Listing ID: 230010257SD

4011 15 Mississippi St • San Diego 92104

3 units • \$533,000/unit • sqft • 7,001 sqft lot • No \$/Sqft data •
Built in 1940

CrossStreet: Lincoln Ave



RARE North Park Developer / Investor opportunity! RM3-7, Complete Communities, Transit Priority, Opportunity Zone. Absolute best zoning scenario for a massive 20+ unit project or keep it simple with remodeling the existing 3 units with detached garage (easy 4th unit ADU). This multi-unit sits on 7001 sqft with alley access and zoned RM3-7 giving many options for small or large development. Seller was pursuing plans to build 20 Units, with 34 Bedrooms, 29 bathrooms, and parking. This home is located in one of North Park's only Opportunity Zones, providing huge advantages for tax deferment. It is part of the San Diego Complete Communities Tier 3 zone, allowing for 6.5 FAR build potential. Also great to live in one unit, and rent the others. Only one block away from University Ave, you're close to everything North Park has to offer including nightlife, restaurants, shopping, and public transportation. If your dream is to own the perfect North Park investment property then your search ends here!

Facts & Features

- Sold On 08/01/2023
- Original List Price of \$1,599,000
- 2 Buildings
- Levels: One
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02022092
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

- Buyer Agency Compensation: 2.5%

- 92104 - North Park area
 - San Diego County
 - Parcel # 4455711300
-

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 • **Quadruplex**

List / Sold: **\$1,500,000/\$1,500,000**

2312 Chatsworth • **San Diego 92106**

0 days on the market

4 units • **\$375,000/unit** • **2,241 sqft** • **6,783 sqft lot** • **\$669.34/sqft** •
Built in 1943

Listing ID: SB23100200

North on Nimitz, East on Chatsworth Blvd



Sold off market. Entered into MLS for comp purposes only.

Facts & Features

- Sold On 08/02/2023
- Original List Price of \$1,500,000
- 2 Buildings
- 8 Total parking spaces
- \$0 (Assessor)
- Laundry: Common Area
- \$90368 Gross Scheduled Income
- \$72136 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,663
- Electric: \$125.00
- Gas: \$125
- Furniture Replacement:
- Trash: \$2,616
- Cable TV: 02168226
- Gardener:
- Licenses:
- Insurance: \$1,872
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,925
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,500
2:	1	1	1	0	Unfurnished	\$1,815	\$1,815	\$1,815
3:	1	1	1	0	Unfurnished	\$1,895	\$1,895	\$1,895
4:	1	1	1	1	Unfurnished	\$1,895	\$1,895	\$1,895

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 92106 - Point Loma area
- San Diego County

• Parcel # 4496302800

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: SB23100200

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Closed •

List / Sold: **\$2,100,000/\$2,100,000**

2059 2065 Morena Blvd • San Diego 92110

48 days on the market

**4 units • \$525,000/unit • sqft • 6,826 sqft lot • No \$/Sqft data •
Built in 1951**

Listing ID: 230007082SD

CrossStreet: Napier



Unbelievable opportunity with this mixed use frontage lot on Morena Blvd! FIRST time available for sale in almost 40 years! Located directly across the Bay and Fiesta Island, walking to dining, breweries and steps away from the San Diego Trolley at Morena & Napier for USD students or for carefree trips to shopping at Fashion Valley, Downtown shopping/dining, Padres Stadium, Seaport Village, endless possibilities to effortlessly enjoy San Diego! Potential for add-on to existing buildings in rear or above or re-build to enjoy the Bay View Sunsets as a Dining frontage, Strip mall with Shop Keep units/ADUs, Automotive Repair, or as Dormitory units for USD Student Housing and so much more. Do Note, the Dealership on 2111 Morena Blvd has recently sold to Regents Of The University Of California per current tax records, for intended redevelopment, so the future potential of this location is abundant with opportunity. Currently, the lot has 4 older units which are fully rented, rented under market value with long term tenants. 2 buildings with 2 units each: Identical buildings with front units as 2 bed 1 bath and rear units as 1 bed 1 bath & 2 car garages in the rear of each building. Currently parking available in rear of units and for additional buildable lot square footage. Alley access. This Lot is Zoned CC-4-2: Commercial-Community allowing for mixed use of community serving commercial and residential, See Attached Zoning Municipal Code in Documents. Home Inspection included in Documents (low grade due to file size). 2 buildings with 2 units each: Identical buildings with front units as 2 bed 1 bath and rear units as 1 bed 1 bath & 2 car garages in the rear of each building. Currently parking available in rear of units and for additional buildable lot square footage. Alley access. This Lot is Zoned CC-4-2: Commercial-Community allowing for mixed use of community serving commercial and residential, see Attached Zoning Municipal Code in Documents. Home Inspection included in Documents (low grade due to file size).

Facts & Features

- Sold On 08/03/2023
- Original List Price of \$2,100,000
- 2 Buildings
- Levels: One
- Cap Rate: 0
- \$55800 Gross Scheduled Income
- \$50800 Net Operating Income

Interior

Exterior

- Fencing: None

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	1			\$0		
2:		1	1			\$0		

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

- 92110 - Old Town Sd area
- San Diego County
- Parcel # 4303310200

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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