

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	Grg Spcs	Date	DOM/CDOM
1	21746202	S	744 Park PL	ESC	92025	STD	2			\$485,000 	\$355.57	1364	1956	6,969/0.16		07/07/21	0/0
2	NDP2105686	S	326 Grant ST	OCE	92054	STD	2	\$56,400	6	\$939,000 	\$696.07	1349	1958/ASR	4,784/0.1	0	07/07/21	13/13
3	NDP2100815	S	1462 Realty Road	RAM	92065	STD	2	\$43,200	4	\$680,000 	\$279.15	2436	1986/ASR	6,853/0.15	2	07/07/21	93/93
4	210017264	S	1329 31 28th St	SD	92102		2	\$0	0	\$1,650,000 			1921			07/07/21	0/0
5	210017040	S	3908 Florida Street	SD	92104		2	\$40,140	4	\$850,000 			1925	3,300/0.07		07/09/21	1/1
6	210014426	S	3320 24 Dale St.	SD	92104		2	\$0	0	\$1,410,500 			1924	6,376/0.14		07/07/21	8/8
7	PTP2103438	S	2928 30 NEWTON AVE	SD	92113	STD	3	\$57,828	0	\$810,000 	\$146.02	5547	0/SEE	5,547/0.12	0	07/08/21	12/12
8	210019316	S	2541 45 Front St	SD	92103		4	\$0	0	\$1,450,000			1920			07/09/21	0/0

Closed •

List / Sold: **\$530,000/\$485,000** ↓

744 Park Pl • Escondido 92025

0 days on the market

2 units • \$265,000/unit • 1,364 sqft • 6,969 sqft lot • \$355.57/sqft •

Listing ID: 21746202

Built in 1956

E.Mission to Park Place turn right.



Investors, Developers WANTED!!!!!! Rare opportunity available, great location that is R3 zoned, multiple family dwelling ,is available offering 2 properties on a large lot in Featuring a sizable gated yard with shade trees, the back house at 744 Park Place has one bedroom and one bathroom, and the additional house at 746 has two bedrooms and one bath, plus a cute front yard thats also gated with a shade tree and swing. Lots of potential awaits! Add an ADU for grandma. Buyer to verify square footage. Short distance to city center, shops, restaurants, schools. Buyer to verify square footage, bed and bath count. Vacant. Sold AS-IS. No Repairs,No Credits, No Termite.

Facts & Features

- Sold On 07/07/2021
- Original List Price of \$530,000
- 2 Buildings
- Levels: One
- Heating: Wall Furnace

Interior

- Rooms: Living Room
- Appliances: Gas Cooktop
- Floor: Wood, Tile

Exterior

- Lot Features: Back Yard, Front Yard, Rectangular Lot, Utilities - Overhead, Yard
- Sewer: Other
- Security Features: Gated Community

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$1,900
2:	1	2	1		Unfurnished	\$0	\$0	\$2,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								

11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 92025 - Escondido area
- San Diego County
- Parcel # 2292101600

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: 21746202

Printed: 07/11/2021 1:23:19 PM

Closed •

List / Sold: **\$899,000/\$939,000** ↑

326 Grant St • Oceanside 92054

13 days on the market

**2 units • \$449,500/unit • 1,349 sqft • 4,784 sqft lot • \$696.07/sqft •
Built in 1958**

Listing ID: NDP2105686

From Coast Hwy - Go East on Missouri and go left on Grant - Google is most convenient - call if questions



Nothing spared in this fully renovated and beautifully detailed 2-unit property. Fine detailing throughout both homes. Each home has 2 bedrooms and 1 bath. Front home has vaulted ceilings in great room. New doors & windows throughout. W/D in both units. Ceiling fans in the bedrooms. HVAC efficiency Heat/AC units, tankless water heater in both homes. Tankless water heaters in both homes. Newer stainless appliances throughout. Nearly new roofs. Both homes have private yards/gardens which have been nicely landscaped with low maintenance garden materials and concrete pavers. Front main house has lawn for dog or child play area. Plenty of private parking. Never worry about a vacancy in this area. Oceanside downtown is full of trendy breweries, restaurants, shops, and amazing beaches. Also close to public transportation including trains to LA and SD; wonderful SD beach towns, highways, and regional shopping.

Facts & Features

- Sold On 07/07/2021
- Original List Price of \$899,000
- 2 Buildings
- 5 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air, High Efficiency
- Heating: Electric, High Efficiency
- Laundry: Dryer Included, In Kitchen, Inside, Washer Hookup, Washer Included, Gas Dryer Hookup
- Cap Rate: 5.5
- \$56400 Gross Scheduled Income
- \$49300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom, Master Bedroom
- Floor: Tile, Vinyl
- Appliances: Dishwasher, Disposal, Gas Cooking, Gas Range, Gas Water Heater, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Vented Exhaust Fan, Water Line to Refrigerator
- Other Interior Features: Ceiling Fan(s), High Ceilings, Open Floorplan, Recessed Lighting, Stone Counters

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Yard
- Fencing: Good Condition, Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$12,345
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$480
- Cable TV: 02024471
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

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

2: 2 1 0 \$1,800 \$1,800 \$2,100

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal: 2
- Drapes: 0
- Patio: 2
- Ranges: 2
- Refrigerator: 2
- Wall AC: 4

Additional Information

- Standard sale
- 92054 - Oceanside area
- San Diego County
- Parcel # 1502440700

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 • Duplex

List / Sold: **\$750,000/\$680,000** ↓

1462 Realty Road • Ramona 92065

93 days on the market

2 units • **\$375,000/unit** • **2,436 sqft** • **6,853 sqft lot** • **\$279.15/sqft** •
Built in 1986

Listing ID: NDP2100815

CA 67 N...Right on 14th Street & Right on Realty Rd...Duplex is on left at end of road. (Realty Rd. is in the first block from CA 67)



This well-maintained 2 unit Duplex is a great rental in a good location close to shopping. Each unit has 3 bedrooms with 1/2 bath downstairs and a full bath upstairs (toilet is separated by a door) ...fenced separate backyards....1 car garage along with space for 2 other cars in front. The downstairs kitchen with eating area and living room with a 1/2 bath has tile floors. Stairs and the three bedrooms are carpeted.

Facts & Features

- Sold On 07/07/2021
- Original List Price of \$750,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Laundry: In Garage
- Cap Rate: 4.15
- \$43200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Tile
- Appliances: Disposal, Gas Cooking, Propane Range, Water Heater

Exterior

- Lot Features: Back Yard

Annual Expenses

- Total Operating Expense: \$12,088
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,027
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,215
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	1	1		\$1,800	\$21,600	\$0
2:		3	1	1		\$1,800	\$21,600	\$0

Of Units With:

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

Additional Information

- Standard sale

- 92065 - Ramona area
- San Diego County
- Parcel # 2822633300

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:

\$1,499,999/\$1,650,000 ↑

0 days on the market

Listing ID: 210017264

1329 31 28th St • San Diego 92102

**2 units • \$750,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1921**

CrossStreet: Ash



Stunningly remodeled Craftsman home located on the highly sought after 28th Street, directly across the Street from the Balboa Golf Course and in the prestigious South Park Historical District. Walking distance to restaurants, shops and easy freeway access. Beautiful 3br-2.5 bath Craftsman with a remodeled studio unit upstairs with a separate entrance...great to rent out or use as a home office or guest house! The main house boast an open floor plan with hardwood floors, spacious kitchen with all new cabinets, counter tops..great for entertaining. The family room is spacious and includes a gas fireplace, dining area and sitting areas with views of the golf course. Spacious master bedroom with large walk-in closets. Single car garage with long driveway, room for multiple cars or RV. The large studio is upstairs with its own bathroom, kitchenette and gorgeous views of the Balboa Park Golf course and downtown San Diego. Great home in a Special Location...South Park Historical District! Stunningly remodeled Craftsman home located on the highly sought after 28th Street, directly across the Street from the Balboa Golf Course and in the prestigious South Park Historical District. Walking distance to restaurants, shops and easy freeway access. Beautiful 3br-2.5 bath Craftsman with a remodeled studio unit upstairs with a separate entrance...great to rent out or use as a home office or guest house! The main house boast an open floor plan with hardwood floors, spacious kitchen with all new cabinets, counter tops..great for entertaining. The family room is spacious and includes a gas fireplace, dining area and sitting areas with views of the golf course. Spacious master bedroom with large walk-in closets. Single car garage with long driveway, room for multiple cars or RV. The large studio is upstairs with its own bathroom, kitchenette and gorgeous views of the Balboa Park Golf course and downtown San Diego. Great home in a Special Location...South Park Historical District! Unit # for Unit 1: 1329 Unit # for Unit 2: 1331 Number of Furnished Units: 0

Facts & Features

- Sold On 07/07/2021
- Original List Price of \$1,499,999
- 1 Buildings
- Levels: Two
- Cooling: Central Air, Zoned
- 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	1		\$0		\$4,200
2:		0	1	0		\$0		\$1,800

3: 0
4: 0

Of Units With:

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

Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5394040400

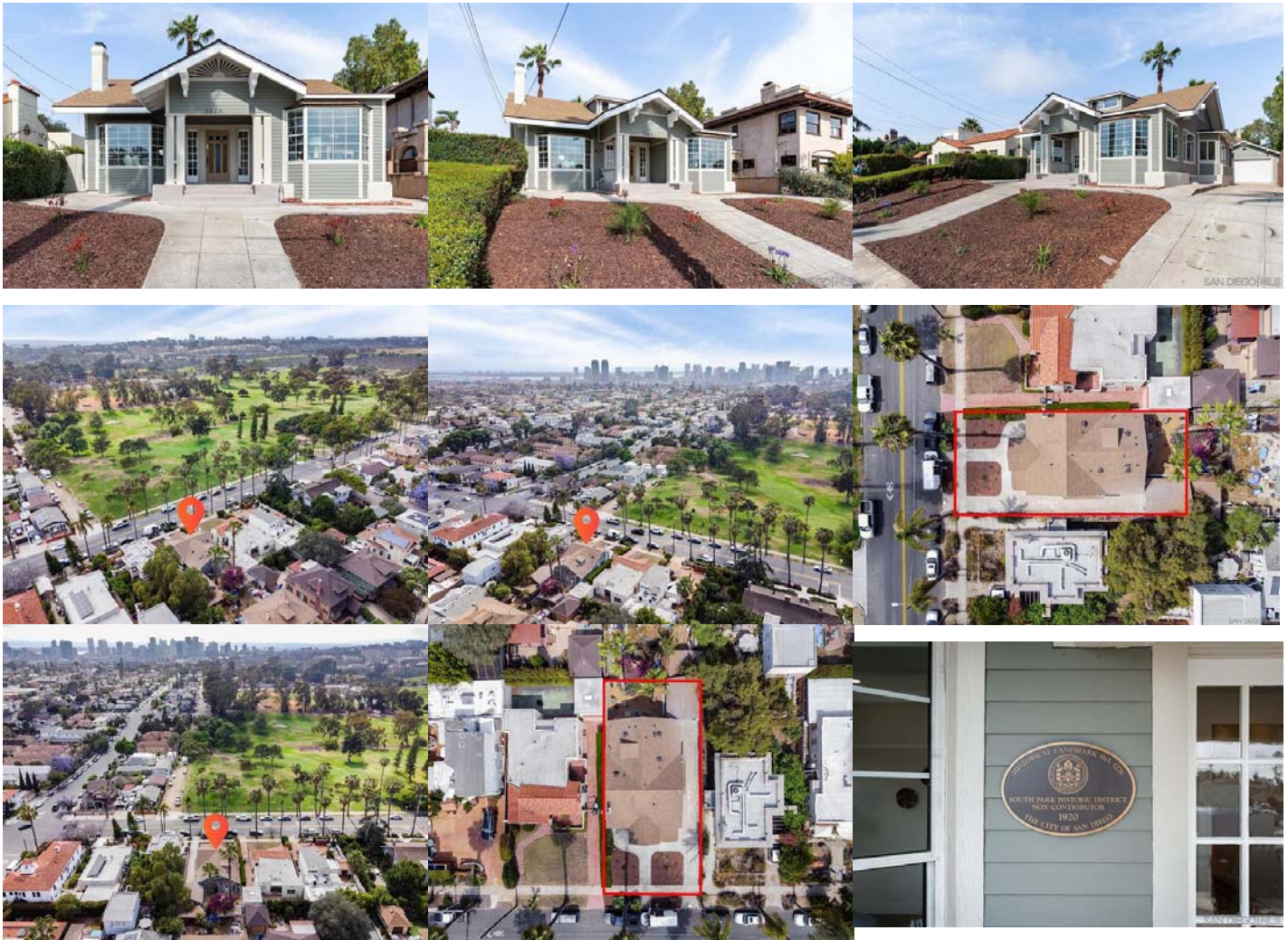
Michael Lembeck

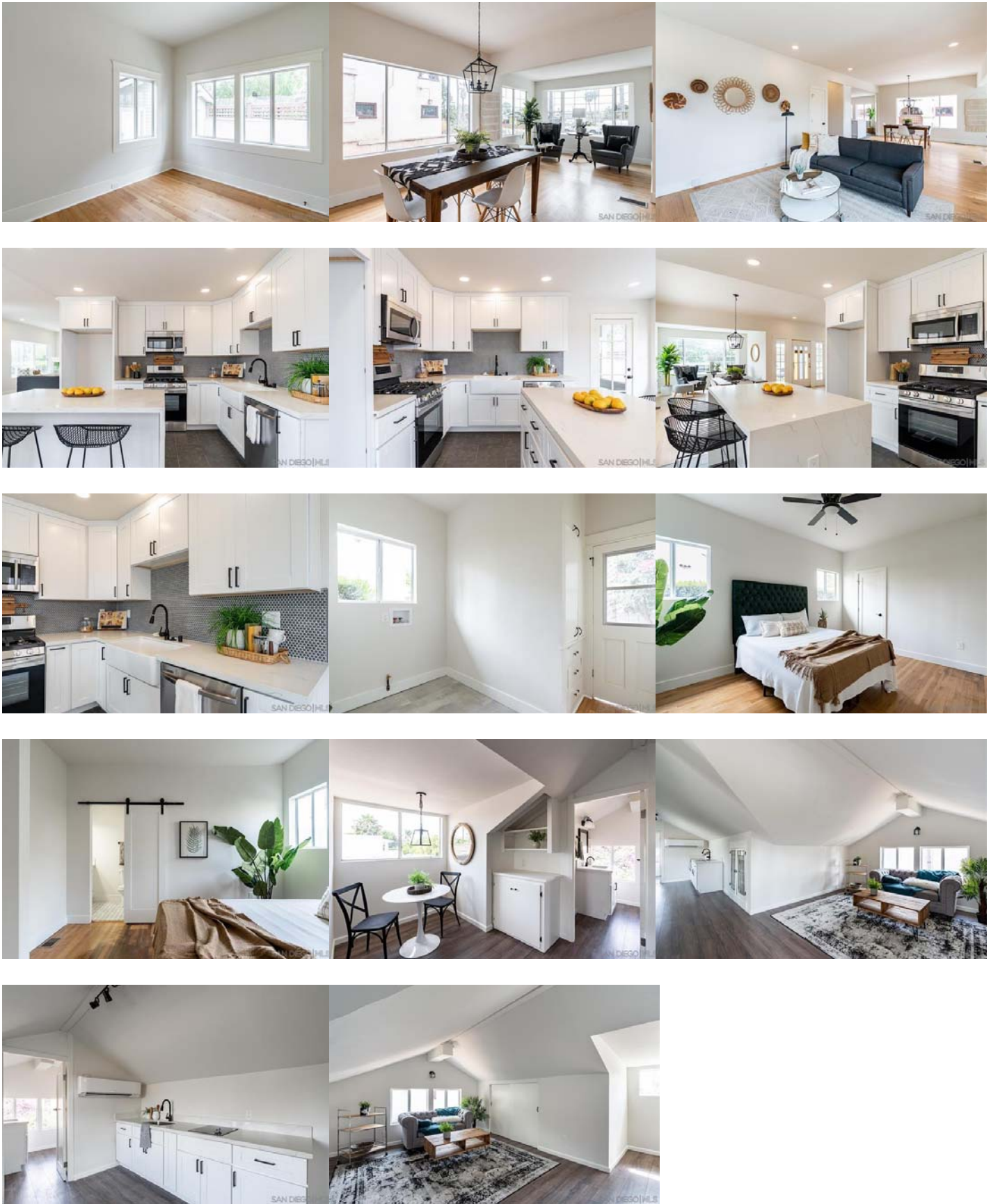
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold: **\$835,000/\$850,000** ↑

3908 Florida Street • San Diego 92104

1 days on the market

2 units • **\$417,500/unit** • **sqft** • **3,300 sqft lot** • **No \$/Sqft data** •
Built in 1925

Listing ID: 210017040

Easiest way is 163 to University (East) to Florida (North). Duplex is right there on the left near the overpass bridge. CrossStreet: University Avenue



Live in one and rent-out the other to help pay for the mortgage! This duplex is located in a vibrant part of the North Park / Hilcrest border. Act now before the Fed raises rates! Each unit has a small yard and off-street parking which is highly desirable in this part of the town. Unit 3908 has a 1-car garage, while Unit 3910 has two 1-car garages. This property has the potential for 4 additional units (1 unit/600 feet). There are many possibilities. It is possible to rent the garages out separately as another source of income. Unit # for Unit 1: 3908 Unit # for Unit 2: 3910 Number of Furnished Units: 0

Facts & Features

- Sold On 07/09/2021
- Original List Price of \$835,000
- 1 Buildings
- Levels: One
- Heating: Electric, See Remarks
- Cap Rate: 3.8
- \$40140 Gross Scheduled Income
- \$31540 Net Operating Income

Interior

- Appliances: Electric Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947727
- 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			\$1,450		\$1,650
2:		3	2			\$1,895		\$2,050
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

- 92104 - North Park area
- San Diego County
- Parcel # 4456711700

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: 210017040

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Closed •

List / Sold:

\$1,359,000/\$1,410,500 ↑

8 days on the market

Listing ID: 210014426

3320 24 Dale St. • San Diego 92104

2 units • **\$679,500/unit** • **sqft** • **6,376 sqft lot** • **No \$/Sqft data** •
Built in 1924

CrossStreet: Thorn



Classic 2-story Craftsman house presently set up as 2 legal units with easy conversion into large family home...Craftsman detail throughout including spacious covered front porch, coffered ceilings, built-ins and double hung windows restored back to the natural wood, subway tile and clawfoot tubs...Double pocket doors lead to front br with light-filled sitting area/office... Kitchen leads to newly constructed dining-size deck plus yard with lawn area..... Upstairs is currently a 1 br unit plus a sunroom, living rm, dining area and kitchen...It has been substantially remodeled and shows beautifully...Light-filled, airy yet very private...Sunroom looks out to tree-lined street...Has its own private entrance and patio area..... Extra-large double carport and adjacent oversized double garage with cathedral ceilings, alley access, laundry room and ADU plans just waiting on final historical permit...Perfect for an investor or owner-occupant...Large 6,376 SF lot...located close to Morley Field, Balboa Park and numerous restaurants.....Living options abound for this property: 4 br/2 ba family home with garage potentially converted to ADU, 2 separate units OR 3 units with garage ADU completed. Sewer: Sewer Connected Unit # for Unit 1: 20 Unit # for Unit 2: 24 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 07/07/2021
- Original List Price of \$1,359,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Natural Gas, Forced Air
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater, Tankless Water Heater

Exterior

- Lot Features: Sprinklers Manual
- 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	1	2		\$0		
2:		2	1	0		\$1,950		
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Drapes:

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

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

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4534811700

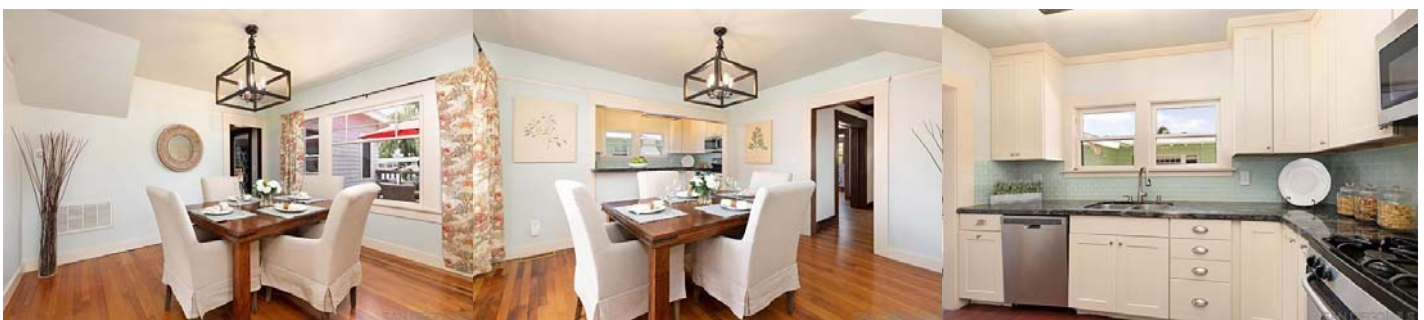
Michael Lembeck

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 • Triplex

List / Sold: **\$799,900/\$810,000** ↑

2928 30 NEWTON AVE • San Diego 92113

12 days on the market

3 units • **\$266,633/unit** • **5,547 sqft** • **5,547 sqft lot** • **\$146.02/sqft** •
Built in 0

Listing ID: PTP2103438

GOOGLE



EXCELLENT INVESTMENT OPPORTUNITY NEAR DOWNTOWN SAN DIEGO. LARGE 4 BEDROOM, 2 BATH FRONT HOUSE WITH A DUPLEX IN THE BACK WITH ALLEY ACCESS THAT CONSISTS OF TWO, 2 BEDROOM, 1 BATH UNITS. HUGE UPSIDE IN THE RENTS. OFF STREET PARKING FOR THE BACK UNITS, COMMON LAUNDRY AND MUCH MORE. CLOSE TO FREEWAYS, CORONADO AND MUCH MORE.

Facts & Features

- Sold On 07/08/2021
- Original List Price of \$799,900
- 2 Buildings
- 0 Total parking spaces
- Laundry: Common Area
- Cap Rate: 0
- \$57828 Gross Scheduled Income
- 3 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot

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

Of Units With:

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

Additional Information

- Standard sale
- 92113 - Logan Heights area
- San Diego County

• Parcel # 5501302400

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:** PTP2103438

Printed: 07/11/2021 1:24:25 PM

Closed •

List / Sold: **\$1,450,000/\$1,450,000**

2541 45 Front St • San Diego 92103

0 days on the market

4 units • \$362,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1920

Listing ID: 210019316

CrossStreet: Front St



Sold After listing expired. Originally was listed for \$1,695,000. Number of Furnished Units: 0

Facts & Features

- Sold On 07/09/2021
- Original List Price of \$1,450,000
- 2 Buildings
- Levels: Two
- Cap Rate: 0

Interior

Exterior

- Fencing: None

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

- 92103 - Mission Hills area
- San Diego County
- Parcel # 5330820300

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: 210019316

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