

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	230011107SD	S	303 05	Sanford St	ENCS	92024		2	\$140,000	0	\$2,590,000.↓			1973	10,010/0.22	N		07/10/23	10/10
2	230011997SD	S	1721 23	Granada Ave	SD	92102		2	\$0	0	\$1,025,000.↑			1958	2,716/0.06	N		07/13/23	5/5
3	230008398SD	S	3825 & 38;	Menlo Avenue	SD	92105		2	\$55,284	6	\$871,000.↓			1961		N		07/10/23	17/17
4	230011862SD	S	4766	Terrace Dr	SD	92116		2	\$63,000	4	\$1,400,000.↑			1948	6,791/0.15			07/14/23	7/7
5	230011130SD	S	3311 3313	Clairemont Mesa Blvd	SD	92117		2	\$48,990	4	\$1,005,000.↑			1954	6,193/0.14			07/11/23	4/4
6	230011723SD	S	4477	Palm Ave	LMSA	91941		3	\$131,172	5	\$1,810,000.↓			2023				07/13/23	6/60
7	230009918SD	S	934 36	Reed Ave	SD	92109		3	\$73,788	3	\$2,350,000.↓			1950		N		07/14/23	0/0
8	230009772SD	S	1260 66	23rd Street	SD	92102		4	\$65,160	2	\$1,325,000.↓			9999				07/13/23	12/12
9	PTP2301837	S	1553 57	S 40th	SD	92113	STD	4	\$59,376	3	\$1,010,000.↓	\$340.76	2964	1957	7,141/0.16	N	0	07/10/23	10/10
10	PW23104953	S	4719	Marina	CAR	92008	STD,TRUS	7	\$231,816		\$4,675,000.↓	\$594.63	7862	1969/ASR	10,992/0.2523	N	0	07/10/23	3/3

Closed •

List / Sold:

\$2,599,900/\$2,590,000 ↓

10 days on the market

303 05 Sanford St • Encinitas 92024

2 units • \$1,299,950/unit • sqft • 10,010 sqft lot • No \$/Sqft data • Built in 1973

Listing ID: 230011107SD

Exit 5 fwy at Leucadia head W. Turn R on Hygeia turn R on Sanford St Park in Driveway CrossStreet: Hygeia Ave



Welcome to Coastal Encinitas w/this fully furnished duplex West of the 5 fwy on an expansive 10,000+sqft lot just a short distance to all that makes this laid back beach town vibe a great place to live & vacation! Single building duplex, 2 townhome style units each w/2 beds/1.5 baths 1,064sqft & 2 car garages. Each unit features LVP flooring, remodeled kitchen w/granite counters, SS appliances inc fridge. Upon entry both bedrooms are on 1st flr w/mirrored closet doors. 1st floor shared bath is upgraded w/tiled marble bath & linen storage. 2nd bedroom provides a slider to step out & enjoy large grassy southwest facing backyards filled w/palm trees, succulents, & passion fruit vines as you enjoy relaxing in the spa w/coastal breezes or use the outdoor shower to rinse off after some fun at the beach just a 1/2 mile away. Upstairs natural light floods in & welcomes you to this beach cottage vibe living space w/french doors leading to the balcony area to enjoy alfresco dining while taking in the sunset views. Dining, kitchen & half bath are upstairs to provide a wonderful space to entertain in. Solar installed by Solar Edge in 2022. Mini Split A/C. Ample additional parking. Secure keyless entry. W/D included. Leucadia Oaks Park at end of street, short walk/bike ride to beach, restaurants, shops, art galleries, breweries, inc local favorites Pannikin Coffee & Le Papagayo. Close to public transit including Coaster. Wonderful area schools. Space to possibly add ADU's. Currently run as AirBnb & 2nd home.

Facts & Features

- Sold On 07/10/2023
- Original List Price of \$2,599,900
- 1 Buildings
- Levels: Two
- Cooling: Zoned
- Heating: Electric, Zoned, Forced Air
- Cap Rate: 0
- \$140000 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler System

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:		2	2	2		\$5,800		

2:	2	2	2	\$5,800
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%
- 92024 - Encinitas area
 - San Diego County
 - Parcel # 2541123400

Michael Lembeck

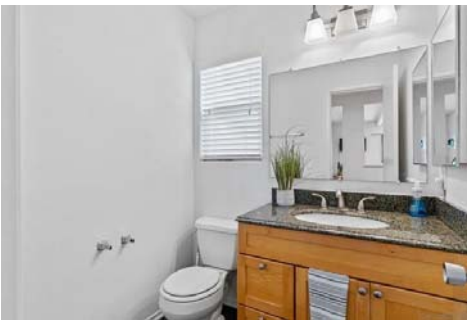
State License #: 01019397
Cell Phone: 714-742-3700

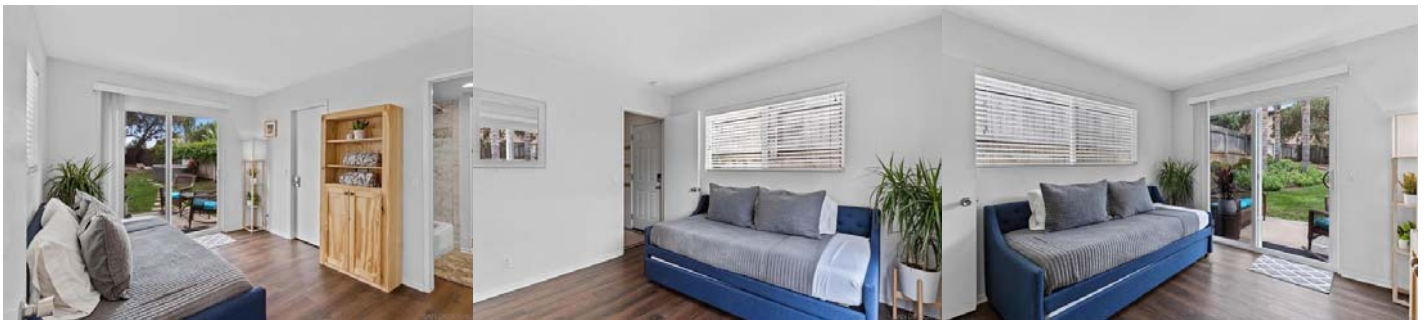
Re/Max Property Connection

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

Click arrow to display photos











Closed •

List / Sold: **\$997,000/\$1,025,000** ↑

1721 23 Granada Ave • San Diego 92102

5 days on the market

2 units • **\$498,500/unit** • **sqft** • **2,716 sqft lot** • **No \$/Sqft data** •
Built in 1958

Listing ID: 230011997SD

CrossStreet: Date



2-Unit Duplex Located in South Park bordering Golden Hill! Each unit features 2 bedrooms, 1 bathroom, in-unit laundry & Spanish Tile Floors in Kitchens. Back unit has large outdoor patio. Its proximity to Balboa Park Golf Course & Morley Field, as well as being just minutes away from Downtown and Seaport Village, adds to its appeal. South Park and Golden Hill are vibrant neighborhoods, known for their unique character, trendy shops, restaurants & proximity to urban amenities. The combination of a desirable location and a duplex property with two separate units makes this an attractive investment opportunity or a potential home for a multi-generational family. 3D TOUR IS MATTERPORT - SEE SUPPLEMENT BELOW Freeway close to 94 & 5 to be centrally & conveniently anywhere! Walk to Grape St Park / Dog Park or 28th St Playground! Minutes away from Balboa Park Golf Course! Take in all that Balboa Park Museums & the SD Zoo have to offer as well as the many recreational activities at Morley Field: Tennis, Swimming, Archery, Baseball & Disc Golf or simply pack a picnic!

Facts & Features

- Sold On 07/13/2023
- Original List Price of \$997,000
- 1 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

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

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Drapes:
- Patio: 1
- Ranges: 2
- Refrigerator: 2

- Dishwasher: 0
- Disposal:

- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.5%

- 92102 - San Diego area
- San Diego County
- Parcel # 5392720300

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: **\$899,900/\$871,000** ↓

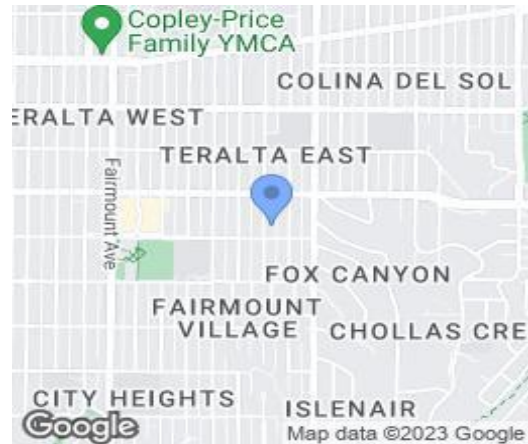
3825 & 3825.5 Menlo Avenue • San Diego 92105

17 days on the market

2 units • **\$449,950/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1961

Listing ID: 230008398SD

Use GPS CrossStreet: Landis Street



Amazing opportunity to live in front home and rent out the back home! The front home has been recently remodeled with new kitchen cabinets, quartz countertops and new appliances. New flooring and remodeled bathroom. The property is gated at the front and back entrances and has onsite parking for both homes. The front home is 3 bedrooms, 2 bathrooms and the back home has 2 bedrooms, plus office and 1 bathroom. Fabulous investment, do not miss out on this one!!

Facts & Features

- Sold On 07/10/2023
- Original List Price of \$899,900
- 2 Buildings
- Levels: One
- Heating: See Remarks, Combination
- Cap Rate: 6.3
- \$55284 Gross Scheduled Income
- \$21600 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Security Features: Gated Community

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	2			\$0		\$2,600
2:		2	1			\$1,707		\$2,100
3:			0					
4:			0					

Of Units With:

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

Additional Information

• Buyer Agency Compensation: 2%

- 92105 - East San Diego area
- San Diego County
- Parcel # 4715911200

Michael Lembeck

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

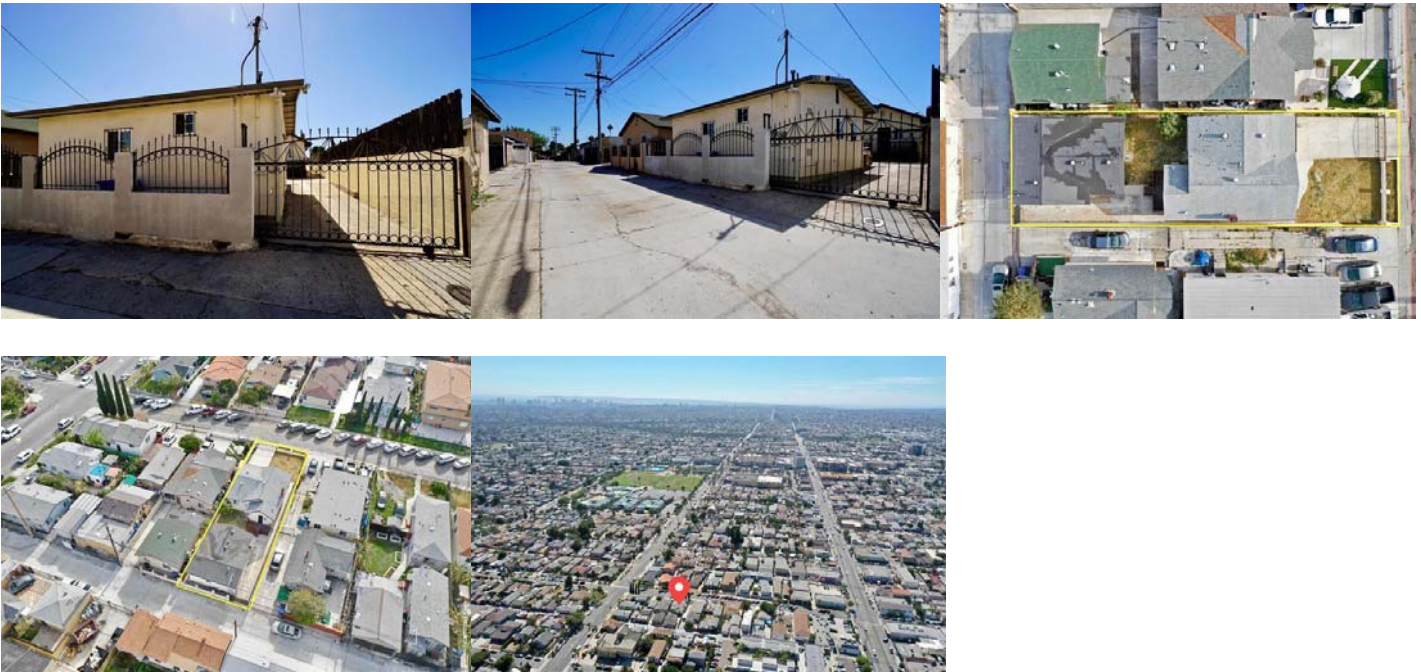
Re/Max Property Connection

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

 Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: 230008398SD

Printed: 07/16/2023 6:09:50 PM

Closed •

List / Sold:

\$1,338,000/\$1,400,000 ↑

7 days on the market

Listing ID: 230011862SD

4766 Terrace Dr • San Diego 92116

**2 units • \$669,000/unit • sqft • 6,791 sqft lot • No \$/Sqft data •
Built in 1948**

CrossStreet: Alder



Introducing a charming duplex located in the desirable neighborhood of Kensington boasting w/ a unique blend of character and potential, making it an excellent choice for both homeowners and investors alike. The duplex sits on a corner lot, 6,791sqft, providing ample space for numerous opportunities. Units- 2BR/2BA (4766 Terrace Dr) & 2BR/1BA (4039 Alder Dr) each w/ 1-car garage, forced HVAC, W/D, updated windows & hard wood floors. Large backyard w lg shed w/ electric. Lg crawl space for easy access. Flat lot, north of Adams, 1-block from Ponce's, Ken Park, SD Library, Ken Cafe, shops, restaurants & more.

Facts & Features

- Sold On 07/14/2023
- Original List Price of \$1,338,000
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- Cap Rate: 4.3
- \$63000 Gross Scheduled Income
- \$53921 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinklers Manual, Sprinkler System

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:		2	2	1		\$2,715		\$3,075
2:		2	1	1		\$2,470		\$2,875
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- Buyer Agency Compensation: 2.5%
- 92116 - Normal Heights area
- San Diego County
- Parcel # 4405410100

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:

\$1,000,000/\$1,005,000 ↑

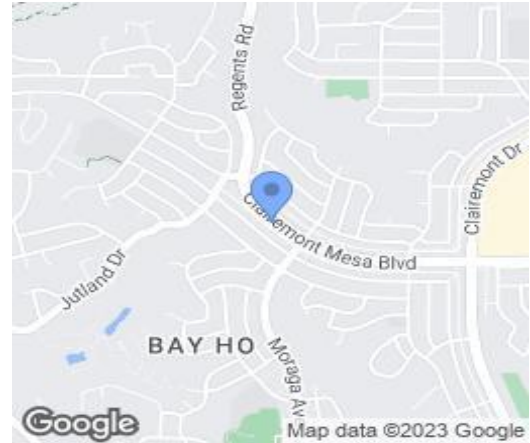
4 days on the market

Listing ID: 230011130SD

3311 3313 Clairemont Mesa Blvd • San Diego 92117

**2 units • \$500,000/unit • sqft • 6,193 sqft lot • No \$/Sqft data •
Built in 1954**

CrossStreet: Moraga



Facts & Features

- Sold On 07/11/2023
- Original List Price of \$1,000,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s), See Remarks
- Heating: Natural Gas
- Cap Rate: 3.5
- \$48990 Gross Scheduled Income
- \$43990 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:		2	1			\$2,350		\$2,550
2:		1	1			\$1,732		\$2,100
3:			0					
4:			0					

Of Units With:

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

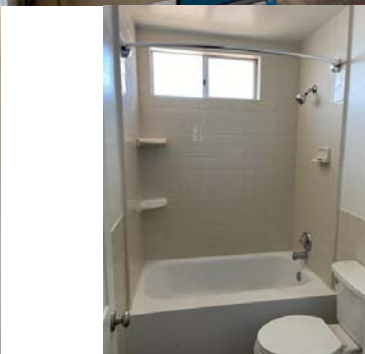
Additional Information

- Buyer Agency Compensation: 2%
- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 3593110800

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:

\$1,899,000/\$1,810,000 ↓

6 days on the market

Listing ID: 230011723SD

4477 Palm Ave • La Mesa 91941

3 units • \$633,000/unit • sqft • No lot size data • No \$/Sqft data • Built in 2023

CrossStreet: Pasadena Ave



BRAND NEW CONSTRUCTION IN LA MESA VILLAGE! Featuring new construction (2) 3 bed / 2 bath units and a fully remodeled 2 bed / 2 bath unit. The property is 100% occupied and is generating \$10,931/mo in rental income. Each unit features central air and W/Ds in-unit. The property also boasts outside entertainment space, (2) single-car garages and several additional off-street parking spaces. There may be an ADU opportunity to convert the garages into a fourth unit. Walking distance to restaurants, shops, and more along La Mesa Blvd and redeveloped Collier Park.

Facts & Features

- Sold On 07/13/2023
- Original List Price of \$1,899,000
- 2 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Forced Air
- Cap Rate: 5.4
- \$131172 Gross Scheduled Income
- \$101904 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01824454
- 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			\$3,743		
2:		3	2			\$3,788		
3:		2	2			\$3,400		
4:			0					

Of Units With:

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

Additional Information

• Buyer Agency Compensation: 2.25%

- 91941 - La Mesa area
- San Diego County
- Parcel # 4946221000

Michael Lembeck

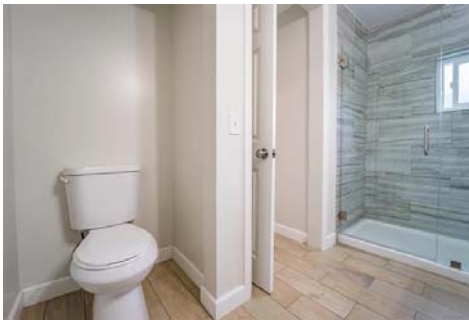
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos







Closed •

List / Sold:

\$2,500,000/\$2,350,000 ↓

0 days on the market

Listing ID: 230009918SD

934 36 Reed Ave • San Diego 92109

3 units • \$833,333/unit • sqft • No lot size data • No \$/Sqft data • Built in 1950

CrossStreet: Bayard



Single family house plus duplex in very desirable Pacific Beach location. House is two bed/1 bath with private yard. Duplex is one bed/one bath above a studio unit. Enough parking on the property for all units. Great rental property, low maintenance, and no HOA. ****In Addition**** Development Plans for two single family homes with detached companion units on two separate lots! Project is already through full coastal APPROVAL and the architect indicates permits will be ready in 50 days or less. Each single family house is 2195sqft, 4 bed/3.5 bath plus 3rd story penthouse and rooftop deck. Each ADU is 795sqft, 2 bed/2 bath and both properties will have attached subterranean parking garages. Prime Pacific Beach location that is rarely available. Once these developments are complete they can bring in upwards of 28-30K monthly in rental income. Current property has tenants renting on a month-to-month basis. For additional property or development details please call the listing agent.

Facts & Features

- Sold On 07/14/2023
- Original List Price of \$2,500,000
- 2 Buildings
- Levels: Two
- Heating: Natural Gas, See Remarks
- Cap Rate: 3
- \$73788 Gross Scheduled Income
- \$8000 Net Operating Income

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		\$2,948		
2:		1	1	1		\$1,826		
3:		0	1	0		\$1,375		
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Drapes:
- Patio: 2
- Ranges: 3
- Refrigerator: 3

- Dishwasher: 0
- Disposal:

- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.5%

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4231231900

Michael Lembeck

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

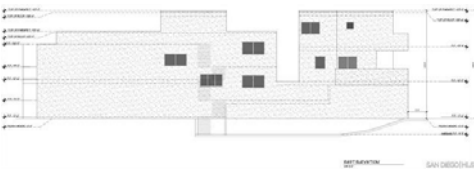
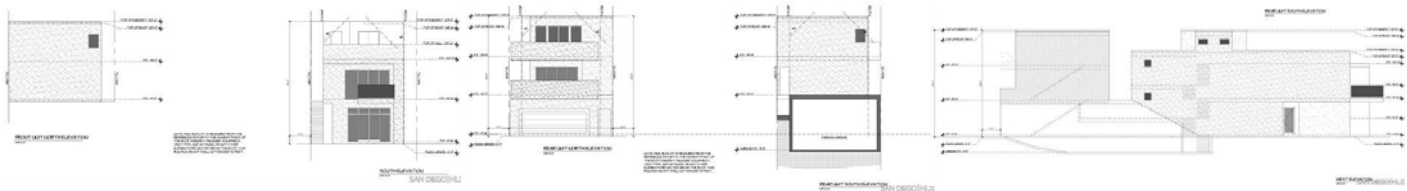
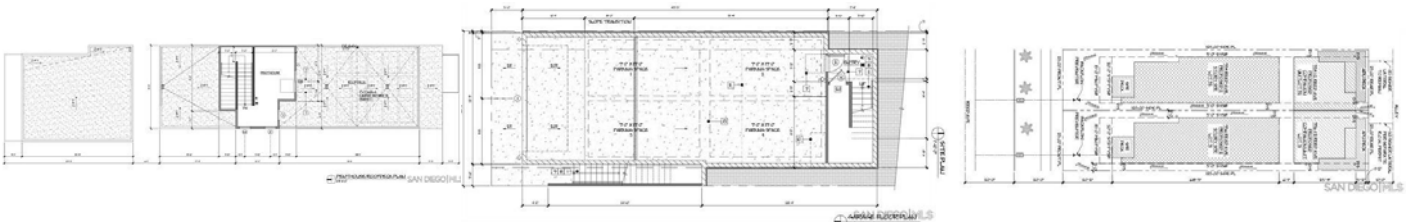
Re/Max Property Connection

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

 Click arrow to display photos







Closed •

List / Sold:

\$1,350,000/\$1,325,000 ↓

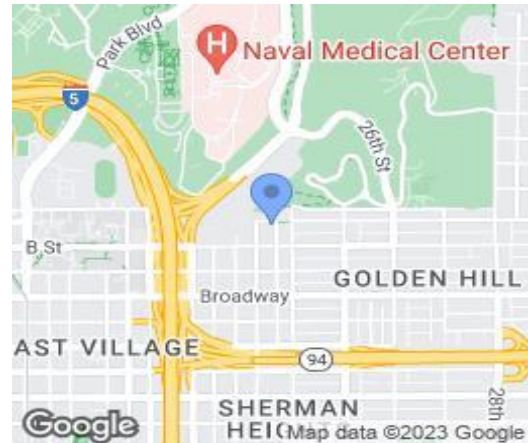
12 days on the market

Listing ID: 230009772SD

1260 66 23rd Street • San Diego 92102

4 units • **\$337,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 9999

CrossStreet: 23rd St, A St, 22nd St



We are pleased to present 1260-66 23rd St, a 4-unit community located in the Golden Hill neighborhood of San Diego, California. The two-story property is situated on a 0.15 acre lot and comprised of four (4) one-bedroom/one-bathroom units totaling approximately 2,450 rentable square feet. The subject property is located in Golden Hill, a neighborhood situated on the south end of the world-famous Balboa Park. Golden Hill is well known for its easy access to major employment centers such as Downtown, Mission Valley, and South Bay. The area has recently come to see an influx of new bars and restaurants pushing south from North Park along the 30th St corridor and Fern St. High walkability, chic local diners which showcase a sense of place and convenience to Balboa Park, Downtown, and freeways make this niche neighborhood extremely desirable. Often touted as a 'haven' for artists and musicians, it is home to Black Box Recording Studios, The Habitat Recording Studios, Influx Café, Turf Supper Club, Krakatoa, and Pizzeria Luigi. The new owner will enjoy the security of having the property situated near infrastructure, jobs, as well as having easy access to Highway 94, Interstate 5, and Downtown. This offering is perfect for a value-add investor looking to purchase a rarely traded asset and take advantage of one of the fastest growing areas in San Diego. This property is one of five properties in a portfolio being offered for sale. Each property can be purchased on an individual basis.

Facts & Features

- Sold On 07/13/2023
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- Cap Rate: 2.43
- \$65160 Gross Scheduled Income
- \$32853 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- 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			\$1,155		
2:		1	1			\$1,320		
3:		1	1			\$1,155		
4:		1	1			\$1,800		

Of Units With:

- Separate Electric:
- Gas Meters:
- Drapes:
- Patio: 0

- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:

- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2%

- 92102 - San Diego area
- San Diego County
- Parcel # 5341341200

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

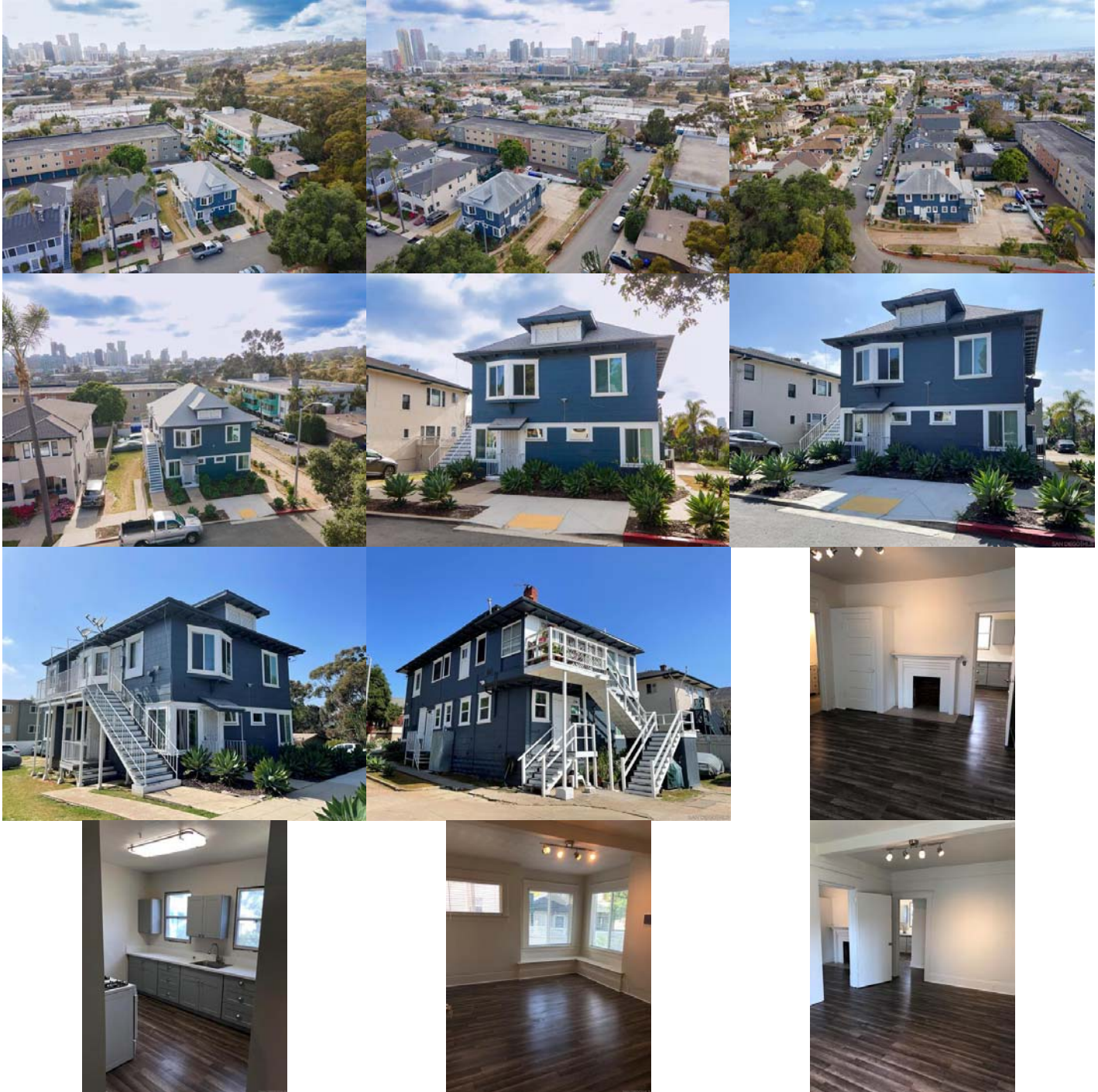
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

▼ Click arrow to display photos



Closed •

List / Sold:

\$1,095,000/\$1,010,000 ↓

10 days on the market

Listing ID: PTP2301837

1553 57 S 40th • San Diego 92113

**4 units • \$273,750/unit • 2,964 sqft • 7,141 sqft lot • \$340.76/sqft •
Built in 1957**

1553-57 S 40th



One of the best priced 4 unit deals in the city of San Diego. 1553-57 S 40th Street is located East of the 5 in the Southcrest neighborhood of San Diego, CA. The property is located in a part of San Diego enjoying tremendous growth between downtown San Diego development and all that is happening in Barrio Logan and National City alike. The property was originally built in 1957, and contains (4) 2bed+1bath units. There are two size-able storage units on-site for tenant use. Held long-term by current ownership, the property represents an excellent value add opportunity for astute investors to fix up the units and increase cash flow. In addition to upside in the rents, it is possible to monetize storage units through ADU conversion or charging monthly.

Facts & Features

- Sold On 07/10/2023
- Original List Price of \$1,095,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Public Records)
- Cap Rate: 3.27
- \$59376 Gross Scheduled Income
- \$35858 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,737
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01824454
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,030
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	0		\$1,237	\$1,237	\$2,050

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5513110100

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 • **Commercial/Residential**

List / Sold:

\$4,750,000/\$4,675,000 ↓

3 days on the market

4719 Marina • **Carlsbad 92008**

7 units • **\$678,571/unit** • **7,862 sqft** • **10,992 sqft lot** • **\$594.63/sqft** •
Built in 1969

Listing ID: PW23104953

Marina Dr and Park



Welcome to the exquisite 7-unit apartment building nestled on the pristine shores of Bristol Cove in Carlsbad. This remarkable property presents a rare opportunity, as it becomes available for the first time in over four decades. Offering waterfront views, a private dock, spacious units, and an unbeatable location, this investment holds incredible long-term potential, as waterfront buildings seldom come on the market. Situated on the edge of Bristol Cove, this apartment building showcases unparalleled charm and tranquility. The glistening waters provide a picturesque backdrop for residents, offering a sense of serenity and a refreshing coastal ambiance. Comprising seven spacious 2 bedroom/2 bath units, this building provides an exceptional living experience. Each unit boasts abundant natural light, creating an inviting and comfortable atmosphere. The thoughtful design ensures that residents can fully enjoy the coastal lifestyle, with generously-sized living areas. Some units may even feature balconies or patios, providing the perfect spot to bask in the beauty of Bristol Cove. Beyond the allure of the waterfront, this property offers convenient amenities to enhance the residents' experience. The private dock grants direct access to the water, allowing for various water activities such as boating, kayaking, or paddleboarding. Imagine spending your mornings watching the sunrise from the dock or hosting sunset gatherings with friends and family. Location is everything, and this property does not disappoint. Carlsbad, renowned for its laid-back atmosphere and beautiful coastal scenery, offers an array of recreational activities, fine dining, and boutique shopping options. The building's proximity to nearby attractions such as Carlsbad Village, LEGOLAND California, and the Carlsbad Premium Outlets ensures that residents have a wealth of entertainment choices at their fingertips. As a sound investment, this property holds tremendous long-term potential. The scarcity of waterfront buildings available for sale in Carlsbad makes this an exceptional opportunity to acquire a unique asset. Don't miss your chance to own a slice of waterfront paradise in Carlsbad.

Facts & Features

- Sold On 07/10/2023
- Original List Price of \$4,750,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Community
- \$231816 Gross Scheduled Income
- \$134469 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$97,347
- Electric: \$1,635.00
- Gas:
- Furniture Replacement:
- Trash: \$2,758
- Cable TV: 01321892
- Gardener:
- Licenses: 256
- Insurance: \$3,665
- Maintenance: \$9,110
- Workman's Comp:
- Professional Management: 12000
- Water/Sewer: \$3,193
- Other Expense: \$1,577
- Other Expense Description: HOA

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$3,250	\$3,250	\$3,250
2:	1	2	2	0	Unfurnished	\$2,980	\$2,980	\$3,250
3:	1	2	2	0	Unfurnished	\$2,900	\$2,900	\$3,250
4:	1	2	2	0	Unfurnished	\$2,880	\$2,880	\$3,250
5:	1	2	2	0	Unfurnished	\$2,900	\$2,900	\$3,050
6:	1	2	2	0	Unfurnished	\$3,050	\$3,050	\$3,050
7:	1	2	2	0	Unfurnished	\$2,400	\$2,400	\$3,050

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2%
- 92008 - Carlsbad area
- San Diego County
- Parcel # 2071505300

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









CUSTOMER FULL: Residential Income LISTING ID: PW23104953

Printed: 07/16/2023 6:10:08 PM