

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	230009248SD	S	202 204 Calla Ave	IMB	91932		2	\$2,600	0	\$1,150,000			1951				08/17/23	0/0
2	230012226SD	S	1013 15 Oro	ELC	92021		2	\$67,200	4	\$980,000			1980	10,430/0.23			08/14/23	22/22
3	230014651SD	S	4333 Florida Street	SD	92104		2	\$0	0	\$1,280,000			1954	5,622/0.12	N		08/14/23	6/6
4	230012364SD	S	2816 18 Fairmount Ave	SD	92105		2	\$0	0	\$900,001			1949	4,650/0.1	N		08/15/23	8/8
5	230013643SD	S	3750 37Th St	SD	92105		2	\$0	0	\$955,000			2015	5,617/0.12			08/18/23	7/7
6	230010792SD	S	3717 42nd St	SD	92105		3	\$0	0	\$1,195,000			1943	6,856/0.15			08/16/23	35/35
7	230009421SD	S	6753 59 N Elman St	SD	92111		4	\$183,360	5	\$2,650,000			2023	7,100/0.16			08/16/23	46/46

Closed •

List / Sold: **\$1,150,000/\$1,150,000**

202 204 Calla Ave • Imperial Beach 91932

0 days on the market

**2 units • \$575,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1951**

Listing ID: 230009248SD

CrossStreet: Silver Strand



Seller's current 2.5% interest loan is assumable- Seller owes \$680,000. Attention beach lovers! Imagine waking up every morning to the sound of waves crashing and salty sea breeze blowing through your window. Look no further than this beautifully remodeled 2-unit property located just 1 block away from the beach in Imperial Beach. Boasting a prime location and plenty of potential, this property has been recently remodeled with new flooring and fresh paint, making it move-in ready for the lucky new owners. The property consists of two separate units, each with its own private entrance and outdoor space. The property sits on a large lot that offers potential for future development, with space to build two additional dwelling units. This makes it an excellent investment opportunity, with endless possibilities for additional rental income. Overall, this 2-unit property in Imperial Beach is a rare find that offers the perfect combination of location, space, and potential. Don't miss this opportunity to own a piece of paradise.

Facts & Features

- Sold On 08/17/2023
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: One
- Cap Rate: 0
- \$2600 Gross Scheduled Income

Interior

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:		1	1	1		\$2,575		\$2,750
2:		1	1			\$0		\$2,900
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- Buyer Agency Compensation: 2.5%

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6250211600

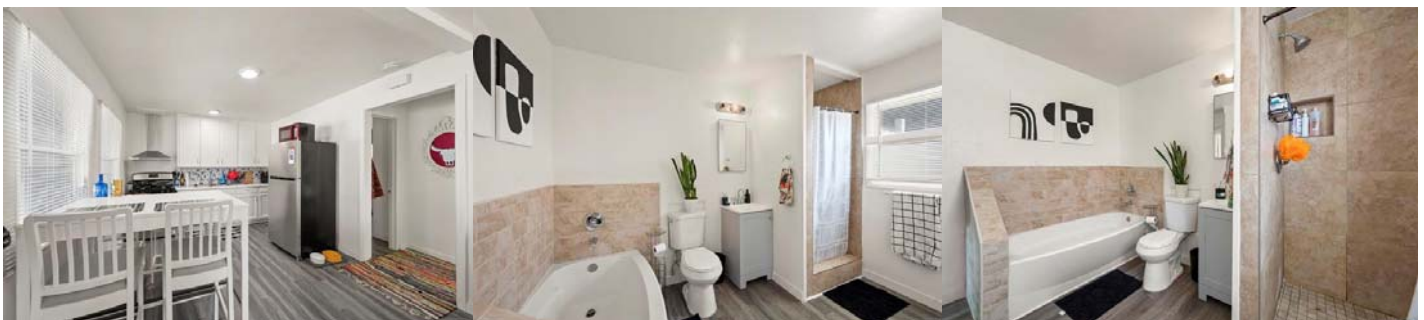
Michael Lembeck

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: 230009248SD

Printed: 08/20/2023 8:48:36 AM

Closed •

List / Sold: **\$980,000/\$980,000**

1013 15 Oro • El Cajon 92021

22 days on the market

2 units • \$490,000/unit • sqft • 10,430 sqft lot • No \$/Sqft data •
Built in 1980

Listing ID: 230012226SD

GPS CrossStreet: Broadway



Rare find - Two GEODESIC homes on a 1/4 acre parcel. Amazing opportunity to live in one home, rent the other and build an ADU on a sectioned off portion of the lot. House #1015 is 3 beds/1.5 bath - approx 1400 sqft. House #1013 is 3 beds/2 bath - approx 1290 sqft. long driveways, laundry facilities and pleasant yards. Close to town with all amenities, shopping and bus lines. Good tenant in rear home on a one year lease. Front home kept empty to show. OWNER WILL FINANCE WITH 20% DOWN PAYMENT

Facts & Features

- Sold On 08/14/2023
- Original List Price of \$980,000
- 2 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- Cap Rate: 4
- \$67200 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

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	0		\$2,800		\$3,000
2:		3	2			\$0		
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%

- 92021 - El Cajon area
- San Diego County
- Parcel # 4842030300

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Closed •

List / Sold:

\$1,000,000/\$1,280,000 ↑

6 days on the market

4333 Florida Street • San Diego 92104
2 units • **\$500,000/unit** • **sqft** • **5,622 sqft lot** • **No \$/Sqft data** •
Built in 1954

Listing ID: 230014651SD

North of El Cajon Blvd. on Florida St. just behind Taproom. CrossStreet: El Cajon Blvd.



2 houses on One lot in University Heights. Multi unit zoning provides huge development potential. Investor/Fix n Flip or live in and create your own sweat equity while renting the other unit or scrape and build the lot to its full potential. Front property: 2 bedrooms/1 bathroom. Back property: 3 bedrooms/1-bathroom. 3 garages on alley. Rental for many years. Original condition needs some work/TLC. Ready for quick close/occupancy.

Facts & Features

- Sold On 08/14/2023
- Original List Price of \$1,000,000
- 2 Buildings
- Levels: One
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01897784
- 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:		3	1			\$0		
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: 3%
- 92104 - North Park area

- San Diego County
- Parcel # 4453231300

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: 230014651SD

Printed: 08/20/2023 8:49:04 AM

Closed •

List / Sold: **\$899,900/\$900,001** ↑

2816 18 Fairmount Ave • San Diego 92105

8 days on the market

2 units • **\$449,950/unit** • **sqft** • **4,650 sqft lot** • **No \$/Sqft data** •
Built in 1949

Listing ID: 230012364SD

GPS CrossStreet: Olive St



Two houses on one lot! Great investment or owner-occupied opportunity in centrally located area of City Heights. These detached 2/1 - 2/1 units offer separate entrances and backyards, 2 car garage and a carport with alley access. The front unit is in need of TLC and the back unit is in good condition with Huge potential to add two ADU'S by converting the garage and carport.

Facts & Features

- Sold On 08/15/2023
- Original List Price of \$849,900
- 1 Buildings
- Levels: One
- Cap Rate: 0

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

Of Units With:

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

Additional Information

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

• Parcel # 4763721700

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: 230012364SD

Printed: 08/20/2023 8:49:26 AM

Closed •

List / Sold: **\$899,000/\$955,000** ↑

3750 37Th St • San Diego 92105

7 days on the market

2 units • \$449,500/unit • sqft • 5,617 sqft lot • No \$/Sqft data •
Built in 2015

Listing ID: 230013643SD

CrossStreet: Wightman



Wow what an opportunity to buy 2 rent ready units in Central San Diego on the border of North Park with approved plans to build a 3rd unit! I mean that's some serious value add ready to go. The front house is move in ready with 2 large beds and an optional 3rd room/office nook/storage. In-unit laundry, solar, updated kitchen, and large back yard. Back unit is also move in ready with updated bath and laminate wood floors. Garage is converted into studio with a bathroom. Plans have been submitted and approved for 3rd unit. Most permit fees have been paid as well!

Facts & Features

- Sold On 08/18/2023
- Original List Price of \$899,000
- 3 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s), Zoned
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

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:		2	1	0		\$0		\$3,000
2:		1	1	0		\$0		\$2,500
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.25%

- 92105 - East San Diego area
- San Diego County
- Parcel # 4476022700

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: **\$1,195,000/\$1,195,000**

3717 42nd St • San Diego 92105

35 days on the market

**3 units • \$398,333/unit • sqft • 6,856 sqft lot • No \$/Sqft data •
Built in 1943**

Listing ID: 230010792SD

CrossStreet: 42nd St & Landis St



3717-19 42nd St is a value-add triplex located on a 6,856 square foot lot in the City Heights submarket of San Diego. The current owner had previously operated the property as an independent living facility. The front 3 bedroom and 1 bath house had the original layout split into 6 bedrooms and 2 baths, while the back two units were converted from 2 bedroom units into 3 bedroom units. The owner is working with the city to get these room splits permitted. A new owner can decide to continue with these plans or revert to the original layouts. Possible ADU play by converting the standalone garage into another unit. This property is conveniently located near major shopping, public transportation, and freeway access.

Facts & Features

- Sold On 08/16/2023
- Original List Price of \$1,195,000
- 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:		3	2			\$0		\$3,300
2:		2	1			\$0		\$2,500
3:		2	1			\$0		\$2,500
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%

- 92105 - East San Diego area
- San Diego County
- Parcel # 4716321300

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:

\$2,700,000/\$2,650,000

46 days on the market

Listing ID: 230009421SD

6753 59 N Elman St • San Diego 92111

4 units • \$675,000/unit • sqft • 7,100 sqft lot • No \$/Sqft data •
Built in 2023

CrossStreet: Drescher St



6753-6759 North Elman St is a Luxury Fourplex in the heart of Linda Vista just up the road from the prestigious University of San Diego. This property consists of a remodeled 750 square foot single family home, a brand new 2BD 1.5BA unit, & 2 brand new 3BD 2.5BA ADUs. The existing home was previously renovated with love and care, and features the same modern styling and amenities as the new construction. Each ground-up unit includes luxury vinyl plank (LVP) flooring, custom cabinetry and countertops, stainless steel appliances, efficient AC/heat mini-split systems, & in-unit laundry. Paid Off Solar for the 3 new ground-up units. This multifamily complex is an incredible Rental Income Opportunity for investors and homeowners.

Facts & Features

- Sold On 08/16/2023
- Original List Price of \$2,700,000
- 3 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Cap Rate: 5
- \$183360 Gross Scheduled Income
- \$135122 Net Operating 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:		2	1	0		\$2,995		\$3,195
2:		2	2	0		\$3,495		\$3,595
3:		3	3	0		\$4,395		\$4,495
4:		3	3	0		\$4,395		\$4,495

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2%

- 92111 - Linda Vista area
- San Diego County
- Parcel # 4315205300

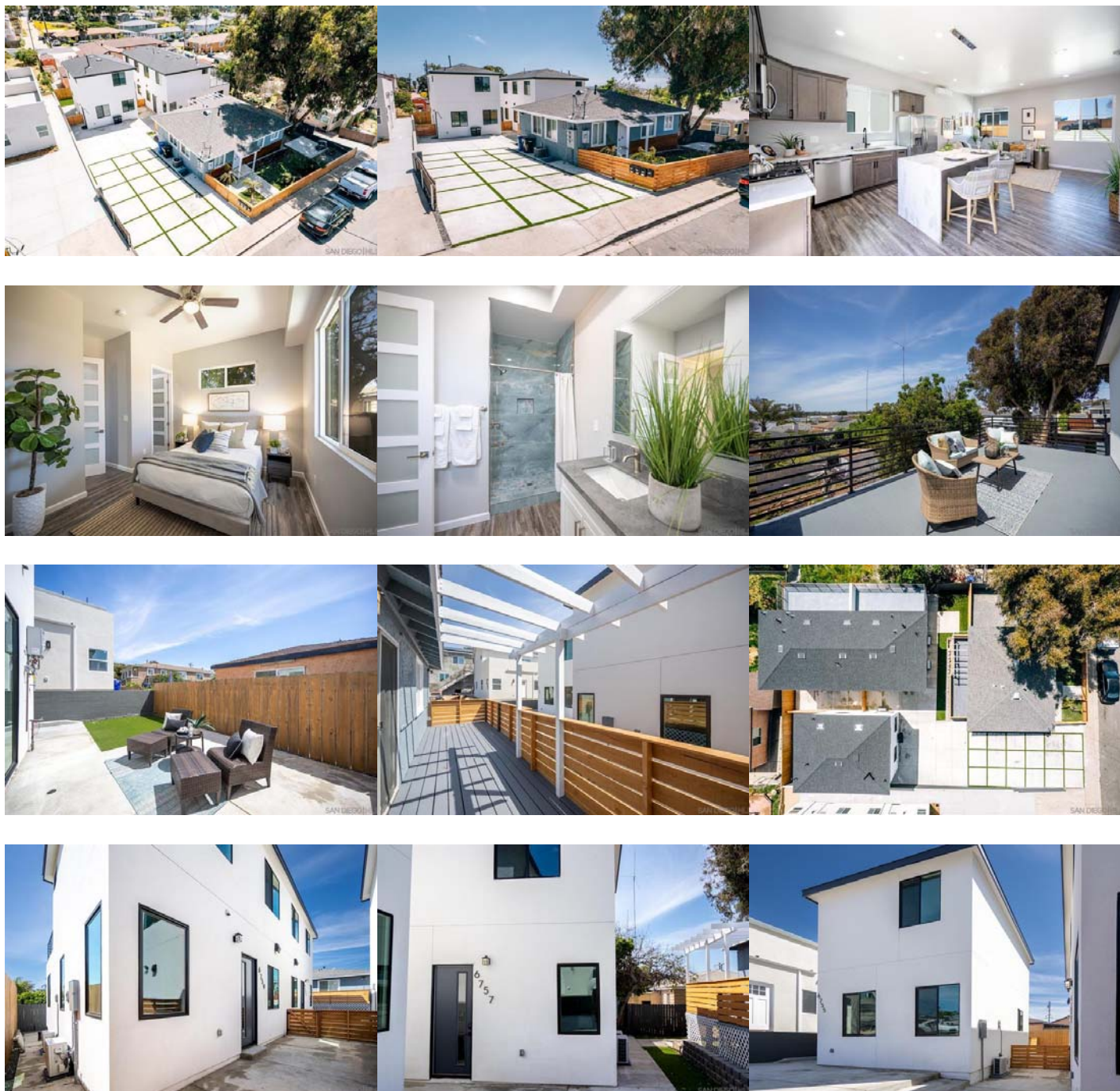
Michael Lembeck

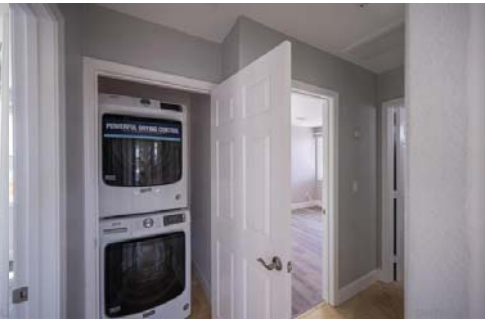
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Re/Max Property Connection

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