

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	230008233SD	S	796 Oaklawn	CHU	91910		2	\$47,940	4	\$1,030,000.↓			1953				08/22/23	75/75
2	PTP2303388	S	405 Dodson ST	SD	92102	STD	2	\$48,000	4	\$865,000.↑	\$569.83	1518	1957/ASR	3,680/0.08	N	2	08/21/23	6/6
3	230012811SD	S	6970 72 Amherst St	SD	92115		2	\$0	0	\$1,145,000.↑			1948	7,537/0.17			08/23/23	10/10
4	230008276SD	S	401 5 Westbourne St	LAJ	92037		3	\$150,600	0	\$3,050,000.↓			1920	6,760/0.15	N		08/22/23	82/82
5	PTP2300433	S	963 965 Fourth AVE	CHU	91911	STD	4	\$22,650	7	\$1,650,000.↑	\$417.83	3949	1999/APP	13,701/0.31	N	0	08/22/23	92/92
6	OC23006957	S	3480 Garfield Street	CAR	92008	STD	4	\$292,024	5	\$3,485,000.↓	\$815.78	4272	1964/ASR	5,540/0.1272	N	0	08/24/23	170/170
7	230009449SD	S	3492 National Avenue	SD	92113		4	\$61,512	3	\$1,150,000.↓			2008	6,909/0.15			08/21/23	62/62

Closed •

List / Sold:

\$1,050,000/\$1,030,000 ↓

75 days on the market

Listing ID: 230008233SD

796 Oaklawn • Chula Vista 91910

2 units • \$525,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1953

CrossStreet: J St



Incredible investment and development opportunity with the possibility to build 2 more units for a total of 4 units! This property offers a desirable unit mix with (2) 2bd/2ba units - each with their own garage, spacious private outdoor space and additional income potential with 3 large industrial on-site metal storage units and conveniently comes with two sets of longterm tenants in place. All of this situated on a desirable corner lot just minutes away from Chula Vista's Bayfront Redevelopment sure to make South Bay a world-class destination and bringing immense growth to the area and this property. Don't miss out on this great opportunity to secure an investment while you can!

Facts & Features

- Sold On 08/22/2023
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: One
- Cap Rate: 3.7
- \$47940 Gross Scheduled Income
- \$46428 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	2	1		\$2,095		\$2,600
2:		2	2	1		\$1,750		\$2,600
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.5%

- 91910 - Chula Vista area
- San Diego County
- Parcel # 5712311000

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 • Duplex

List / Sold: **\$799,900/\$865,000** ↑

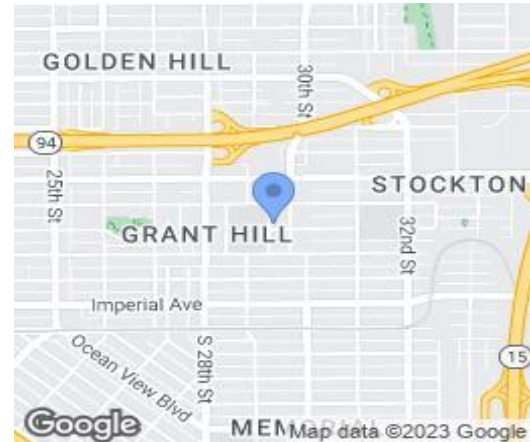
405 Dodson St • San Diego 92102

6 days on the market

2 units • **\$399,950/unit** • **1,518 sqft** • **3,680 sqft lot** • **\$569.83/sqft** •
Built in 1957

Listing ID: PTP2303388

GPS



Attention Investor Buyers! An amazing opportunity awaits you with this remarkable duplex in San Diego's sought-after Grant Hill neighborhood. With two units, each featuring 2 bedrooms and 1 bathroom, this property offers incredible potential for buyers looking to expand their investment portfolio. Great opportunity for an owner occupant as well. Step inside to discover beautiful hardwood floors, abundant natural light, various upgrades from ceiling fans to updates in the kitchens and baths. What makes this investment even more enticing is the presence of long-term tenants who take great pride in their homes. Each unit is equipped with a private one-car garage and laundry hookups as well as separate fenced yards offering tenants private outdoor spaces to relax and unwind. Situated near Kimbrough Elementary. Benefit from the strong rental demand in the area and capitalize on the consistent cash flow this property can generate. Hurry!

Facts & Features

- Sold On 08/21/2023
- Original List Price of \$799,900
- 1 Buildings
- 4 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, In Garage, Washer Hookup
- Cap Rate: 4.3
- \$48000 Gross Scheduled Income
- \$40938 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,952
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,812
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1		\$2,000	\$2,000	\$2,400
2:		2	1	1		\$2,000	\$2,000	\$2,400

Of Units With:

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

- Disposal: 2

Additional Information

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

- 92102 - San Diego area
- San Diego County
- Parcel # 5451720500

Michael Lembeck

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

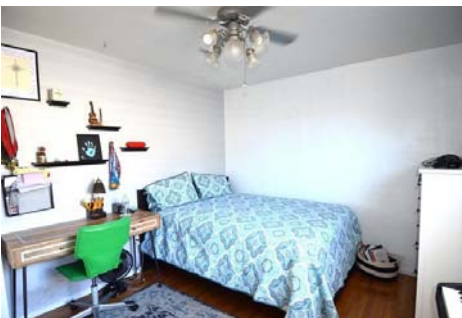
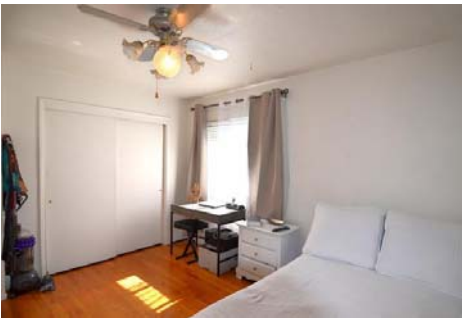
Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,139,900/\$1,145,000 ↑

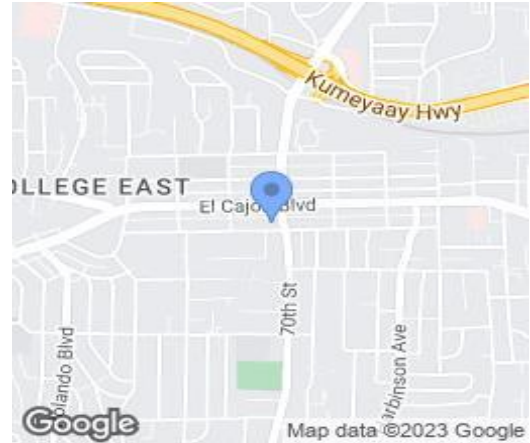
10 days on the market

Listing ID: 230012811SD

6970 72 Amherst St • San Diego 92115

2 units • \$569,950/unit • sqft • 7,537 sqft lot • No \$/Sqft data •
Built in 1948

CrossStreet: 70th St



TURNKEY DUPLEX WITH 2 SEPARATE & PRIVATE HOMES * LOADED WITH UPGRADES * 4/2 & 2/1 EACH WITH A SINGLE GARAGE * LARGE LOT WITH EXTRA PARKING. These homes are loaded with upgrades and great features. THE FRONT UNIT is a 4 bedroom and 2 bath that is highly upgraded! Large front yard and private side yard. New upgraded kitchen with beautiful countertops, stainless steel appliances & deep chefs sink. New doors, 6 inch baseboard, recessed lights, flooring, 6 ceiling fans, mirrored closets and more. The bathrooms are also upgraded (sink, vanity, flooring, custom tile). One car garage with washer and dryer, central HVAC, whole house fan and extra large bedrooms! Large private side yard with an orange tree and direct access to the garage. THE BACK UNIT is a 2 bedroom and 1 bedroom with separate entrance and parking from the alley and a single car garage with a washer and dryer. This unit is also highly upgraded with beautiful kitchen cabinets, stainless steel appliances and new countertops. The bathroom is fully upgraded with a new walk-in shower, vanity and toilet. Upgraded flooring, 3 ceiling fans, central HVAC and more! The back house has brick pavers, a nice wood deck and a large backyard. Nice size backyard with covered patio and low maintenance landscaping throughout. PRIME LOCATION with the trolley station and 8 freeway are less than 1 mile away and SDSU is only 2 miles away! CRS information shows square footage as 2188, seller is unaware of breakdown of each units square footage. CRS information shows no year built, MLS year built is an estimate based off other homes built in the years.

Facts & Features

- Sold On 08/23/2023
- Original List Price of \$1,139,900
- 2 Buildings
- Levels: One
- Cooling: Central Air
- 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:		4	2	1		\$0		
2:		2	1	1		\$0		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.25%
- 92115 - San Diego area
- San Diego County
- Parcel # 4682102200

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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:

\$3,000,000/\$3,050,000 ↓

82 days on the market

Listing ID: 230008276SD

401 5 Westbourne St • La Jolla 92037

3 units • \$1,000,000/unit • sqft • 6,760 sqft lot • No \$/Sqft data •
Built in 1920

From La Jolla Blvd turn west onto Westbourne Street toward ocean . Property is on your left. CrossStreet: Monte Vista Ave



Coastal living at its finest! Amazing Beach Barber Tract location steps from Windansea beach, walk to restaurants, coffee shops & minutes to the attractions of La Jolla Village. 3 units- The main house, 405 WESTBOURNE ST has 2BR,2.5BA + separate det room with half bath (can be used as an office, studio, or workout/yoga room). The main house has large living room with high ceilings, fireplace, lots of natural lighting. Updated kit has granite countertops, tiled backsplash, shaker cabinets, stainless steel appliances. Vinyl flooring downstairs. Primary bedroom has vaulted ceilings, walk-in closet, en-suite bath & deck. 405 also has a private spacious fenced-in yard + 1 detached gar & 1 driveway parking space & w/d. 401 WESTBOURNE ST is the downstairs back 1BR/BA unit with living room, kitchen & private patio area + 1 detached gar & 1 driveway parking space. Has dual pane windows & vinyl flooring. 403 WESTBOURNE ST is the back upstairs studio with deck. Underneath the studio is an additional 2 car garage. Updated kitchen – granite countertops, shaker cabinets, tiled backsplash. Vinyl plank flooring. Dual pane windows. 401 & 403 have shared w/d. Westbourne is an envious location only a few blocks from Windansea Beach. This beach is like a free natural waterpark as you can surf, discover the tide pools at low tide and take long beach strolls in the white sand or take beautiful sunset walks or bike rides. You're right around the corner from Valley FarmS market, gourmet restaurants, local coffee shops and much more!

Facts & Features

- Sold On 08/22/2023
- Original List Price of \$3,395,000
- 5 Buildings
- Levels: Two
- Heating: Natural Gas, Forced Air, Combination
- Cap Rate: 0
- \$150600 Gross Scheduled Income
- \$89670 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:		3	3	1		\$4,800		\$6,500
2:		1	1	1		\$2,450		\$3,000
3:		0	1	2		\$2,250		\$2,850

4: 0

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 1
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.5%
- 92037 - La Jolla area
- San Diego County
- Parcel # 3512703600

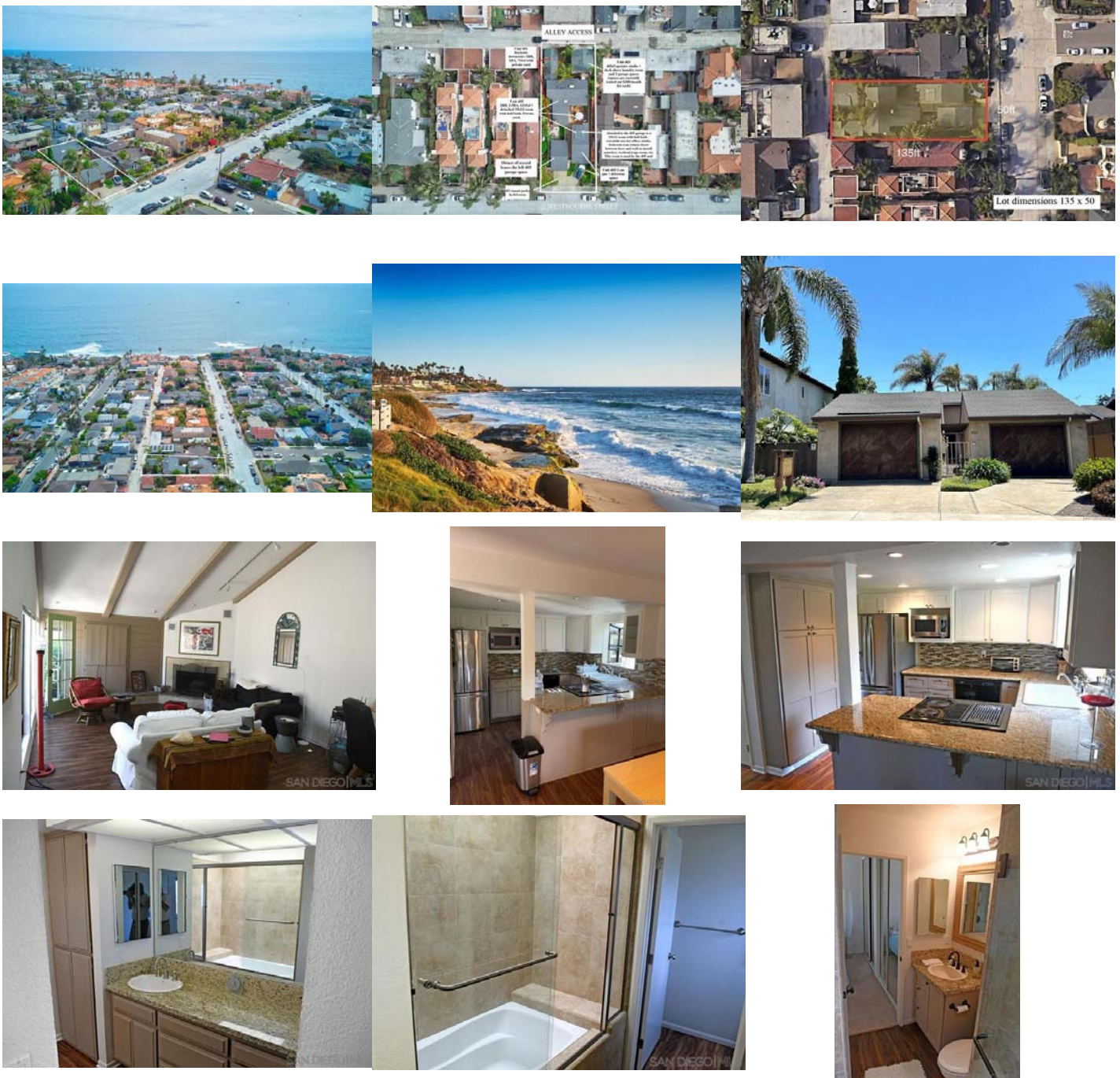
Michael Lembeck

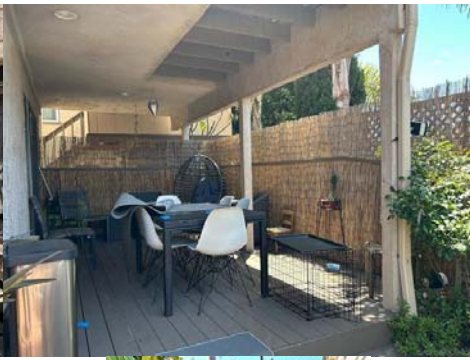
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 230008276SD

Printed: 08/27/2023 8:19:29 AM

Closed •

List / Sold:

\$1,699,000/\$1,650,000 ↑

92 days on the market

Listing ID: PTP2300433

963 965 Fourth Ave • Chula Vista 91911

4 units • \$424,750/unit • 3,949 sqft • 13,701 sqft lot • \$417.83/sqft • Built in 1999

I5 to L St East, Rt on 4th Ave



This type of gem doesn't come along too often. Highly sought after income property. 4 separate dwellings. All have their own laundry and have separate utility meters. Tenants pay own trash and cable. A landlords dream! Perfect for the savvy investor. Or, live in one and rent out the others to supplement your mortgage. 2 - 3 bedroom, 2 bath units and 2 - 2 bedroom, 2 bath units. Off street parking with 2 spaces per unit. Near schools, public transportation and shops.

Facts & Features

- Sold On 08/22/2023
- Original List Price of \$1,649,000
- 4 Buildings
- Levels: One
- 8 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside
- Cap Rate: 7
- \$22650 Gross Scheduled Income
- \$22650 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,949
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,201
- Maintenance: \$1,095
- 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		\$0	\$0	\$2,800
2:		2	2	0		\$1,650	\$1,650	\$2,200
3:		3	2	0		\$1,750	\$1,750	\$2,700
4:		2	2	0		\$0	\$0	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 91911 - Chula Vista area
- San Diego County
- Parcel # 6190102700

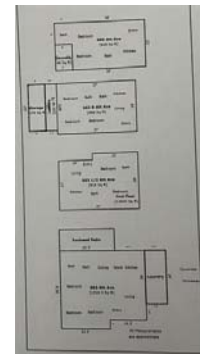
Michael Lembeck

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: PTP2300433

Printed: 08/27/2023 8:19:30 AM

Closed • **Quadruplex**

List / Sold:

\$3,649,000/\$3,485,000 ↓

170 days on the market

Listing ID: OC23006957

3480 Garfield Street • Carlsbad 92008

**4 units • \$912,250/unit • 4,272 sqft • 5,540 sqft lot • \$815.78/sqft •
Built in 1964**

I-5 S to Carlsbad Village Dr, take exit 50 and turn right, turn left onto Washington St, right on Oak Ave, left on Lincoln St, right on Pine, left on Garfield



Price just reduced! Just one block from the surf, sand and boardwalk at Carlsbad State Beach, this upgraded, remodeled and well-maintained four-plex offers a great opportunity for lease and vacation rental income. Each unit presents a spacious living room, two bedrooms including one ensuite, two baths, upgraded or new dine-in kitchens with stainless steel appliances, upgraded dual-pane windows, privacy windows in bedrooms, and access to a covered carport space. Occupying a coveted lot of nearly 5,500 square feet, the property is complemented by a shared BBQ area, a shared laundry area, and tropical landscaping accented by coastal Tiki decor. The four apartments offer a combined total of approximately 4,272 square feet, with varying units displaying Shaker cabinetry, granite or quartz countertops, marble- and wood-inspired plank and tile flooring and vaulted open-beam ceilings. Residents and vacationers can leave their cars at home and enjoy the beach, and the wide variety of cafés, shops and restaurants in Carlsbad Village. I-5 is close by and provides quick access to the pier-side resorts of Oceanside, Del Mar's village and racetrack, Legoland and downtown San Diego.

Facts & Features

- Sold On 08/24/2023
- Original List Price of \$3,975,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, In Closet, Inside, Washer Hookup
- Cap Rate: 4.8
- \$292024 Gross Scheduled Income
- \$190473 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite
- Floor: Laminate, Tile
- Appliances: Built-In Range, Dishwasher, Electric Oven, Disposal, Gas Cooktop, Self Cleaning Oven, Vented Exhaust Fan, Water Line to Refrigerator
- Other Interior Features: Beamed Ceilings, Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Recessed Lighting, Stone Counters

Exterior

- Lot Features: Landscaped, Level with Street, Sprinkler System, Sprinklers In Front, Walkstreet
- Waterfront Features: Ocean Side of Freeway
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$101,473
- Electric: \$3,583.00
- Gas: \$0
- Furniture Replacement: \$1,744
- Insurance: \$7,000
- Maintenance:
- Workman's Comp:
- Professional Management: 67170

- Trash: \$1,235
- Cable TV: 00000001
- Gardener:
- Licenses:

- Water/Sewer: \$932
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher: 4
- Disposal: 4
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 92008 - Carlsbad area
- San Diego County
- Parcel # 2041502700

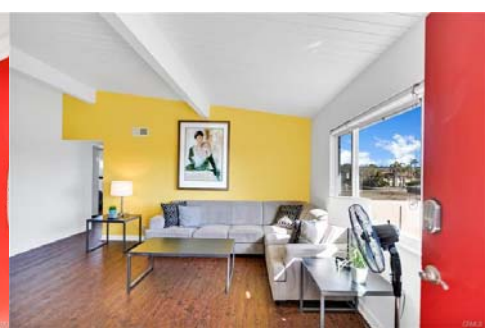
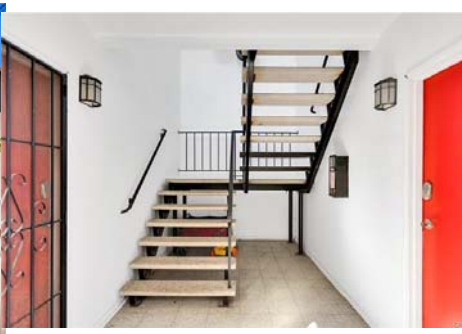
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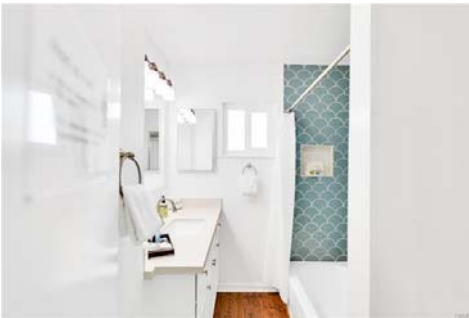
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

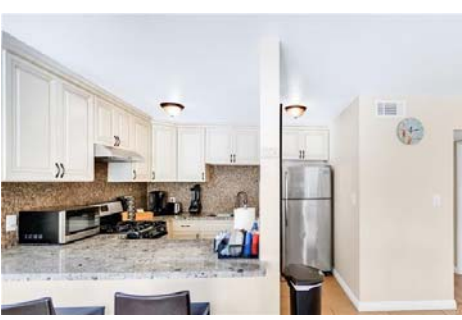
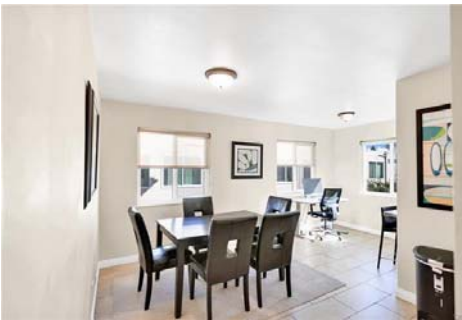
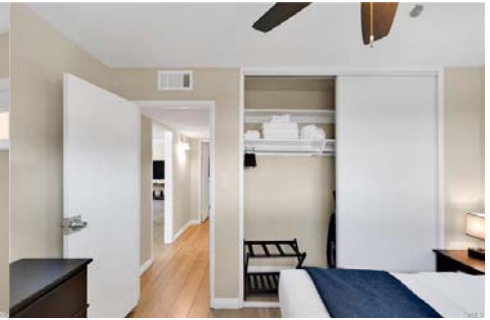
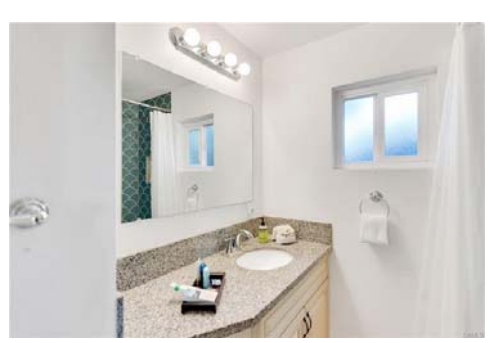
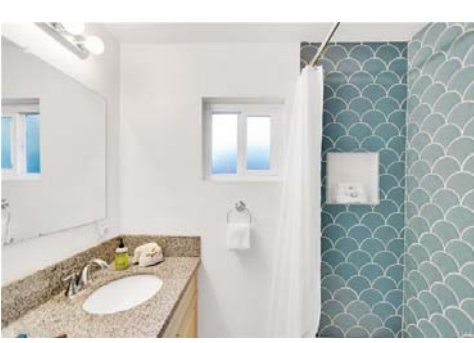
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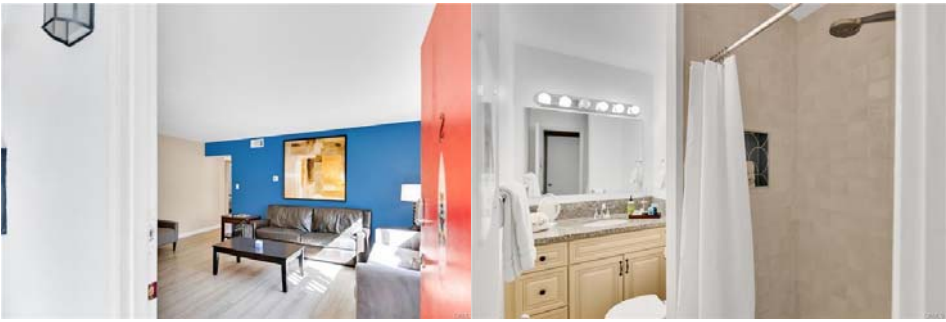
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Closed •

List / Sold:

\$1,150,000/\$1,150,000 ↓

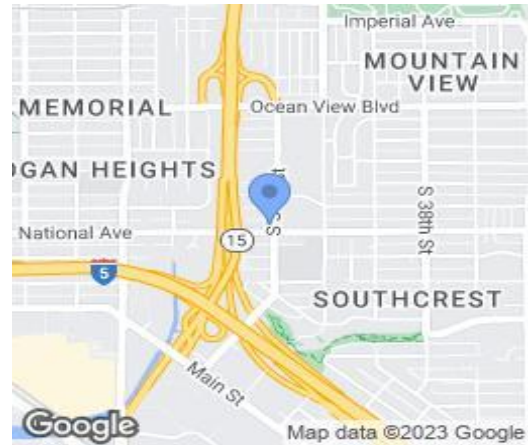
62 days on the market

Listing ID: 230009449SD

3492 National Avenue • San Diego 92113

4 units • \$287,500/unit • sqft • 6,909 sqft lot • No \$/Sqft data •
Built in 2008

CrossStreet: South 35th Street



3492 National Avenue AKA 952 S 35th Street is a 4plex that consists of a 2bed/1bed house built circa the 1930s and a rear building consisting of two 2bed/2bath units on top of 5 single car garages and a studio built around 2005. The property consists of 3,372 rentable square feet situated on a 6,909 square foot corner lot. There is tremendous upside in the rents as well as ADU potential. The property is in an Opportunity Zone and within the Complete Communities Plan Area. Please see attachments for OM and Building Records.

Facts & Features

- Sold On 08/21/2023
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: Two
- Cap Rate: 3.4
- \$61512 Gross Scheduled Income
- \$37366 Net Operating Income

Interior

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:		2	1	1		\$1,350		\$2,100
2:		2	2	2		\$1,575		\$2,300
3:		2	2	2		\$1,550		\$2,300
4:		0	1	0		\$795		\$1,295

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.5%
- 92113 - Logan Heights area

- San Diego County
- Parcel # 5500724600

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: 230009449SD

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