

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	PTP2303688	S	1962 Arnold WAY	ALP	91901	STD	2	\$72,000	4	\$800,000	\$375.23	2132	1991	7,182/0.16	N	0	08/28/23	1/1
2	230011651SD	S	563 65 Madrona St	CHU	91910		2	\$0	0	\$900,000			1953	6,086/0.13			08/28/23	23/23
3	PTP2302565	S	424 26 69th ST	SD	92102	STD	2	\$39,120	5	\$745,000	\$413.89	1800	1965	11,413/0.26	N	0	08/31/23	12/12
4	230014186SD	S	3162 64 Luna	SD	92117		2	\$0	0	\$1,025,000			1954				08/29/23	5/5
5	PTP2303346	S	3928 30 Clairemont Dr	SD	92117	STD	2	\$0	0	\$1,080,000	\$771.43	1400	1953/ASR	6,304/0.14	N	2	09/01/23	27/27
6	SW23126368	S	4833 Iroquois Ave #2	CLM	92117	PRO	2	\$12,000		\$1,215,000	\$751.86	1616	1953/ASR	5,666/0.1301	N	2	08/29/23	6/6
7	NDP2304074	S	2048 50 Diamond ST	SD	92109	STD	3	\$158,100	6	\$2,220,000	\$864.49	2568	1957	6,250/0.14	N	0	08/30/23	77/77
8	230013124SD	S	1286 N Cuyamaca	ELC	92020		4	\$114,960	6	\$1,535,000			1980				08/29/23	42/80
9	NDP2304873	S	1204 Palomar PL	VST	92084	STD	4	\$89,520	5	\$1,440,000	\$334.26	4308	1980/ASR	10,262/0.23	N	5	08/30/23	30/30
10	230013990SD	S	1109 S 36th St	SD	92113		4	\$51,000	5	\$1,100,000			1960	5,521/0.12			08/29/23	9/9

Closed • Duplex

List / Sold: **\$849,000/\$800,000** ↓

1962 Arnold Way • Alpine 91901

1 days on the market

2 units • **\$424,500/unit** • **2,132 sqft** • **7,182 sqft lot** • **\$375.23/sqft** •

Listing ID: PTP2303688

Built in 1991

I-8 East, take exit 30 towards Alpine/Tavern Rd., turn right onto Tavern Rd., turn left onto Arnold Way.



AMAZING OPPORTUNITY TO OWN AN INCOME PRODUCING PROPERTY RIGHT IN THE HEART OF ALPINE! 2 airconditioned units with 3 bedrooms 2 bath each. You could live in one and rent the other, thus making the American dream of home ownership much more affordable! The unit below has been going through many upgrades. New laminate floors, new granite countertops, new stove, new dishwasher, and bathroom remodel. Each unit with a fire place for those cold and/or romantic nights. The building has a newer roof and dual pane windows. The bottom unit has a newer tankless water heater. Both units have washer and dryer hookups. The property has an ample cemented lot. 2 spaces are assigned to each unit. Close to shopping, bus stop, and restaurants. A MUST SEE!!! BRING YOUR BUYERS, THEY WILL LOVE THIS PROPERTY!

Facts & Features

- Sold On 08/28/2023
- Original List Price of \$849,000
- 1 Buildings
- 4 Total parking spaces
- \$0 (Public Records)
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 4.04
- \$72000 Gross Scheduled Income
- \$29104 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre

Annual Expenses

- Total Operating Expense: \$42,896
- Electric:
- Gas: \$500
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$2,050
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
3:	3	2	0			\$2,200	\$2,200	\$4

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 91901 - Alpine area
- San Diego County
- Parcel # 4032204400

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: PTP2303688

Printed: 09/03/2023 7:36:13 AM

Closed •

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

563 65 Madrona St • Chula Vista 91910

23 days on the market

2 units • **\$450,000/unit** • **sqft** • **6,086 sqft lot** • **No \$/Sqft data** •
Built in 1953

Listing ID: 230011651SD

CrossStreet: Beech St



Beautiful Duplex located in the heart of Chula Vista. This property is comprised of Two -2bedroom 1 bath units each with their own private front yard, private backyard, W/D hookups, and attached garage. Value add opportunity- convert garages to ADU/s and/or add ADU/s in the backyard. Great long-term tenant in place, both Tenants paying below market rent. Great Location- East of Broadway walking distance to Shops, Schools, Restaurants, and new Marina development between the City of Chula Vista and the Port of San Diego.

Facts & Features

- Sold On 08/28/2023
- Original List Price of \$899,888
- 1 Buildings
- Levels: One
- Cooling: See Remarks
- Cap Rate: 0

Interior

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:		2	1	1		\$1,744		\$2,500
2:		2	1	1		\$1,800		\$2,500
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%

- 91910 - Chula Vista area
- San Diego County
- Parcel # 5671012200

Michael Lembeck

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

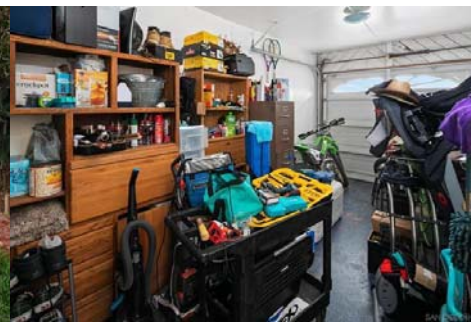
Re/Max Property Connection

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

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Closed • Duplex

List / Sold: **\$750,000/\$745,000** ↓

424 26 69th St • San Diego 92114

12 days on the market

2 units • **\$375,000/unit** • **1,800 sqft** • **11,413 sqft lot** • **\$413.89/sqft** •
Built in 1965

Listing ID: PTP2302565

GPS



2 on 1 lot with potential for more. Each unit features 2 bedrooms and 1 bath, Well maintained and plenty of parking.

Facts & Features

- Sold On 08/31/2023
- Original List Price of \$750,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Public Records)
- Cap Rate: 5.05
- \$39120 Gross Scheduled Income
- \$35022 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,852
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2	0		\$1,630	\$1,603	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 92102 - San Diego area
- San Diego County
- Parcel # 5492221900

Michael Lembeck

Re/Max Property Connection

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

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

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CUSTOMER FULL: Residential Income LISTING ID: PTP2302565

Printed: 09/03/2023 7:36:17 AM

Closed •

List / Sold:

\$1,100,000/\$1,025,000 ↓

5 days on the market

Listing ID: 230014186SD

3162 64 Luna • San Diego 92117

2 units • \$550,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1954

CrossStreet: Clairemont Mesa



Property has a NEW ROOF, otherwise some repairs a needed inside and out.

Facts & Features

- Sold On 08/29/2023
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: One
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01889763
- 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:		2	1			\$0		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.5%
- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 3591811400

Michael Lembeck

Re/Max Property Connection

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

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

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CUSTOMER FULL: Residential Income **LISTING ID:** 230014186SD

Printed: 09/03/2023 7:36:18 AM

Closed •

List / Sold:

\$1,057,000/\$1,080,000 ↑

27 days on the market

Listing ID: PTP2303346

3928 30 Clairemont Dr • San Diego 92117

**2 units • \$528,500/unit • 1,400 sqft • 6,304 sqft lot • \$771.43/sqft •
Built in 1953**

CORNER OF BALBOA AND CLAIREMONT DR



DUPLEX WITH (2) 2 BEDROOM 1 BATH SINGLE LEVEL WITH YARDS AND ALLEY ACCESS TO 1 CAR GARAGE EACH SIDE PLUS PARKING. UNITS ARE IN ORIGINAL CONDITION AND NEED WORK. CORNER LOT, WILL MOST LIKELY NEED CASH OR RENOVATION LOAN. NEAR TECOLOTE CANYON, NOT FAR FROM BEACH. BUYER AND BUYERS AGT TO VERIFY ALL AND SATISFY THEMSELVES AS TO ALL INFO ON MLS AND ASSESSOR RECORD.

Facts & Features

- Sold On 09/01/2023
- Original List Price of \$1,057,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 2 Total carport spaces
- \$0
- Laundry: In Kitchen
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01527365
- 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	1	1			\$0	\$0	\$0
2:	2	1	1			\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 4182910700

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: PTP2303346

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Closed • Duplex

List / Sold:

\$1,129,000/\$1,215,000 ↑

6 days on the market

Listing ID: SW23126368

4833 Iroquois Ave # 2 • Clairemont Mesa 92117

2 units • \$564,500/unit • 1,616 sqft • 5,666 sqft lot • \$751.86/sqft • Built in 1953

Clairemont Dr To Iroquois Ave



LOCATION! LOCATION! Great opportunity to have this Duplex that is approximately 1.2 miles to Mission Bay and is located in the highly sought after area of Bay Park. The Duplex offers two units, each have 2 bedrooms and 1 bathroom. both units are in need of updating but has great potential with a spectacular ocean location. Near by is endless shopping freeways, and fantastic outdoor activities. Property is being SOLD AS IS.

Facts & Features

- Sold On 08/29/2023
- Original List Price of \$1,129,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Assessor)
- Laundry: Common Area
- \$12000 Gross Scheduled Income
- \$12000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$971
- Electric: \$100.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	2	Unfurnished	\$1,000	\$1,000	\$1,000
2:	1	2	0	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Probate Listing sale
- 92117 - Clairemont Mesa area

- Buyer Agency Compensation: 2%

- San Diego County
- Parcel # 4257502100

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: SW23126368

Printed: 09/03/2023 7:36:22 AM

Closed •

List / Sold:

\$2,395,000/\$2,220,000 ↓

77 days on the market

2048 50 Diamond St • San Diego 92109

**3 units • \$798,333/unit • 2,568 sqft • 6,250 sqft lot • \$864.49/sqft •
Built in 1957**

Listing ID: NDP2304074

From Garnet - Turn right onto Noyes St - Turn left onto Diamond St - Destination will be on your right.



Highly upgraded 3-unit property in the heart of Pacific Beach with a current annual income of \$158,100. Rarely available SINGLE LEVEL tri-plex on the coast within walking distance to the beach, bay, dining, shops, and more! Beautiful units ALL WITH THEIR OWN PRIVATE-GATED YARDS, new kitchens, baths, windows, doors, flooring, designer paint, lighting, and off-street parking for 4 + cars. Incredible investment opportunity with \$13,175 a month rental income at \$158,100 a year. The front detached house at 2050 Diamond offers 3/2 luxury living (rented at \$5225 a month) + attached furnished studio (rented at \$3200 a month) + back detached home 2048 Diamond with 3/2 living (rented at \$4750 a month)! This is a GEM of a property - a perfectly positioned investment for the most discriminating buyer.

Facts & Features

- Sold On 08/30/2023
- Original List Price of \$2,850,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Electric
- \$38 (Public Records)
- Laundry: Inside
- Cap Rate: 5.5
- \$158100 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Appliances: Freezer, Refrigerator

Exterior

- Lot Features: Front Yard

Annual Expenses

- Total Operating Expense: \$2,412
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02138763
- Gardener:
- Licenses:
- Insurance: \$2,217
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$45
- Other Expense Description: Security

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	3	2	0		\$5,225	\$5,225	\$158,100
2:	3	3	2	0		\$4,750	\$4,750	\$158,100
3:	3	1	1	0		\$3,200	\$3,200	\$158,100

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4164602100

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

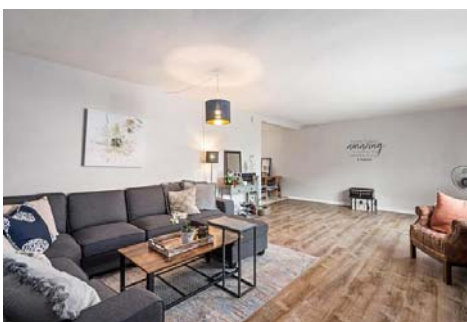
Re/Max Property Connection

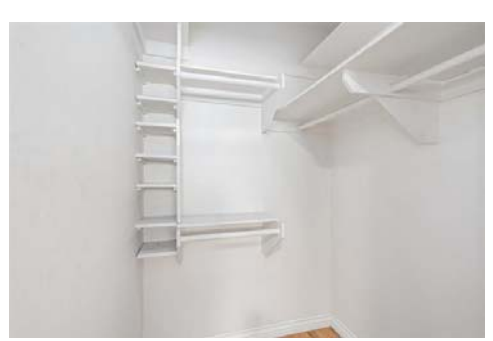
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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold:

\$1,525,000/\$1,535,000 ↑

42 days on the market

Listing ID: 230013124SD

1286 N Cuyamaca • El Cajon 92020

4 units • \$381,250/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1980

CrossStreet: Cuyamaca



Accepting backup offers - NBP in place - property appraised at value, buyer may not perform. 1298 Cuyamaca closed 7/7/23 for \$1.525M. CASHFLOW AND FULLY RENOVATED! PERFECT FOR INVESTORS, OWNER OCCUPANT, OR CLIENTS NEEDING A PROPERTY TO 1031 INTO BEFORE SELLING! Pleased to present these charming units located in a quiet pocket of Fletcher Hills/Cuyamaca surrounded by incredibly serene views. They are huge 900 SF 2BR 1BA units with a true home lifestyle feeling, each boasting their own fireplace and large pantry with parking. The property was just fully renovated including a brand new roof in late 2022, exterior rehab with stucco improvements and new paint, new landscaping, new carport roofs, and of course full interior renovation with no expense spared. The units can be delivered fully leased, and at lease rates of \$2395 each PLUS all utilities paid by tenant. Unbeatable cashflow in this market! DO NOT GO ON THE PROPERTY.

Facts & Features

- Sold On 08/29/2023
- Original List Price of \$1,525,000
- 1 Buildings
- Levels: One
- Cap Rate: 6
- \$114960 Gross Scheduled Income
- \$89028 Net Operating Income

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:		2	1			\$2,395		\$2,395
2:		2	1			\$0		\$2,395
3:		2	1			\$0		\$2,395
4:		2	1			\$0		\$2,395

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.25%

- 92020 - El Cajon area
- San Diego County
- Parcel # 4820422000

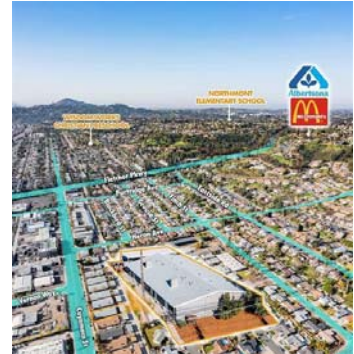
Michael Lembeck

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 • **Quadruplex**

List / Sold:

\$1,499,000/\$1,440,000 ↓

30 days on the market

Listing ID: NDP2304873

1204 Palomar Pl • Vista 92084

**4 units • \$374,750/unit • 4,308 sqft • 10,262 sqft lot • \$334.26/sqft •
Built in 1980**

Vista Way to Palomar place up about 1/2 way on North side.



Well maintained 4 unit apartment building. Long term tenants in a private setting. Additional off street parking and all with enclosed garages. Possible ADU for additional income in garage, with approval from the city. Alley (city street) access to the parking. Opportunity to increase rents in near future. Nice drought tolerant landscaping enjoys easy maintenance. Close to everything from Bus routes (one block), a school up the block, grocery store (2 blocks), fast food restaurants (2 blocks), and movies within 6 blocks. Great investment for today and outstanding future potential. Located at the end of the complex, without HOA fees. Central Vista location and stable tenants. Many upgrades have been installed. Metal garage doors, vinyl fencing, mature landscaping, in process vinyl windows, attractive curb appeal, & a gated courtyard. Opportunity knocks for a astute investment.

Facts & Features

- Sold On 08/30/2023
- Original List Price of \$1,499,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- \$1,900 (Public Records)
- Laundry: Common Area, See Remarks
- Cap Rate: 4.9
- \$89520 Gross Scheduled Income
- \$74029 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft, Irregular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,323
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$108
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$143
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$275
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	3	2	2		\$2,350	\$2,350	\$2,900
2:		2	2	1		\$1,875	\$1,875	\$2,500
3:		2	2	1		\$1,650	\$1,650	\$2,150
4:	4	2	1	1		\$1,485	\$1,485	\$1,900

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Drapes: 4
- Patio: 4
- Ranges: 4

- Carpet:
- Dishwasher: 4
- Disposal: 4

- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 92084 - Vista area
- San Diego County
- Parcel # 1734704400

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

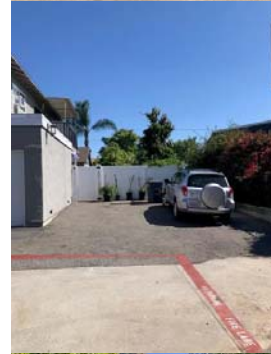
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos



Closed •

List / Sold:

\$1,049,000/\$1,100,000 ↑

9 days on the market

Listing ID: 230013990SD

1109 S 36th St • San Diego 92113
4 units • \$262,250/unit • sqft • 5,521 sqft lot • No \$/Sqft data •
Built in 1960
CrossStreet: Newton Ave



Introducing a splendid opportunity to create CASH FLOW and get in front of the lucrative San Diego appreciation. This 4 unit is in one of San Diego's premium up-and-coming neighborhoods and presents a tremendous VALUE ADD POTENTIAL. Each unit is 2 bed 1 bath with approximately 724SF. Only minutes away from grocery stores, shopping centers, restaurants, and the freeway, everything you can hope for in a neighborhood is only minutes away. Only 4.1 miles to the Coronado bridge and 3.7 miles to Downtown. This property is an absolute PRIME investment. Come take a look!

Facts & Features

- Sold On 08/29/2023
- Original List Price of \$1,049,000
- 1 Buildings
- Levels: Two
- Cap Rate: 4.8
- \$51000 Gross Scheduled Income
- \$50000 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			\$1,200		\$2,200
2:		2	1			\$900		\$2,200
3:		2	1			\$950		\$2,200
4:		2	1			\$1,200		\$2,200

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2%

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5502040300

Michael Lembeck

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