

### 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 | <a href="#">220007779SD</a> | S | 2368 <a href="#">Union St.</a>         | SD   | 92101 |     | 2     | \$0      | 0   | \$2,850,000  |          |      | 1938     | 10,154/0.23 | N       |          | 08/12/22 | <a href="#">7/7</a>   |
| 2 | <a href="#">220014750SD</a> | S | 3835 37 <a href="#">Boston Avenue</a>  | SD   | 92113 |     | 2     | \$0      | 0   | \$700,000    |          |      | 1950     |             |         |          | 08/12/22 | <a href="#">54/54</a> |
| 3 | <a href="#">PTP2204227</a>  | S | 4650 <a href="#">Esther St ST</a>      | SD   | 92115 | STD | 2     | \$18,000 | 18  | \$980,000    | \$605.31 | 1619 | 1950/ASR | 6,400/0.14  | N       | 2        | 08/09/22 | <a href="#">14/14</a> |
| 4 | <a href="#">220017604SD</a> | S | 2925 27 <a href="#">Madison Ave</a>    | SD   | 92116 |     | 2     | \$0      | 0   | \$1,250,000  |          |      | 1925     |             |         |          | 08/11/22 | <a href="#">7/7</a>   |
| 5 | <a href="#">220016602SD</a> | S | 4893 4895 <a href="#">Coconino Way</a> | SD   | 92117 |     | 2     | \$52,140 | 3   | \$1,060,000  |          |      | 1954     | 6,079/0.13  | N       |          | 08/11/22 | <a href="#">12/12</a> |
| 6 | <a href="#">220016830SD</a> | S | 1350 54 <a href="#">La Palma St</a>    | SD   | 92109 |     | 3     | \$85,500 | 3   | \$2,900,000  |          |      | 1955     | 7,500/0.17  | N       |          | 08/11/22 | <a href="#">19/52</a> |
| 7 | <a href="#">220011315SD</a> | S | 4431 33 <a href="#">34th St</a>        | SD   | 92116 |     | 3     | \$44,340 | 0   | \$1,378,000  |          |      | 1940     | 6,017/0.13  | N       |          | 08/08/22 | <a href="#">70/70</a> |
| 8 | <a href="#">220015204SD</a> | S | 4166 70 <a href="#">Cole Way</a>       | SD   | 92117 |     | 3     | \$0      | 0   | \$1,500,000  |          |      | 1959     | 6,100/0.14  |         |          | 08/10/22 | <a href="#">9/9</a>   |
| 9 | <a href="#">220018681SD</a> | S | 311 <a href="#">Zenith St</a>          | CHU  | 91911 |     | 4     | \$79,200 | 0   | \$1,350,000  |          |      | 1980     | 6,873/0.15  | N       |          | 08/09/22 | <a href="#">9/9</a>   |

Closed •

List / Sold:

**\$2,399,000/\$2,850,000** ↑

7 days on the market

**2368 Union St.** • San Diego 92101

**2 units** • **\$1,199,500/unit** • **sqft** • **10,154 sqft lot** • **No \$/Sqft data** •  
**Built in 1938**

Listing ID: 220007779SD

**GPS. CORNER OF 2368 UNION ST. & 621 KALMIA WEST ST. SAN DIEGO NCA.92101 CrossStreet: KALMIA**



92101 DEVELOPMENT OPPORTUNITY ZONED RM3-7, 1 UNIT/1000SF.LOT HUGE CORNER LOT INCLUDES VACANT 4962SF LOT (APN 533-065-12-00) BEHIND HOUSES, FOR TOTAL 10,154SF LOT IN PRIME MIDDLETOWN LOCATION ACHIEVE OCEAN VIEWS IF YOU BUILD 30FT.HIGH NEXT TO LITTLE ITALY & DOWNTOWN MAIN HOUSE 3BR. 2BA. 2ND.HOUSE IS 2BR. 1.5BA. PLEASE DO NOT DISTURB TENANTS OR WALK ON PROPERTY.BUYER TO SATISFY SELVES AS TO AVAILBILTY AND COUNTY/CITY REGULATIONS FOR DEVELOPMENT INCLUDING SEWER, GRADING AND FIRE MARSHAL REQUIREMENTS. Exterior: Wood/Stucco Sewer: Sewer Connected Number of Furnished Units: 0 Frontage: Freeway, Ocean/Bluff

### Facts & Features

- Sold On 08/12/2022
- Original List Price of \$2,399,000
- 2 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Natural Gas, Combination
- Cap Rate: 0

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

### # Of Units With:

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

- Disposal:

## Additional Information

- 92101 - San Diego Downtown area
- San Diego County
- Parcel # 5330651200

### Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

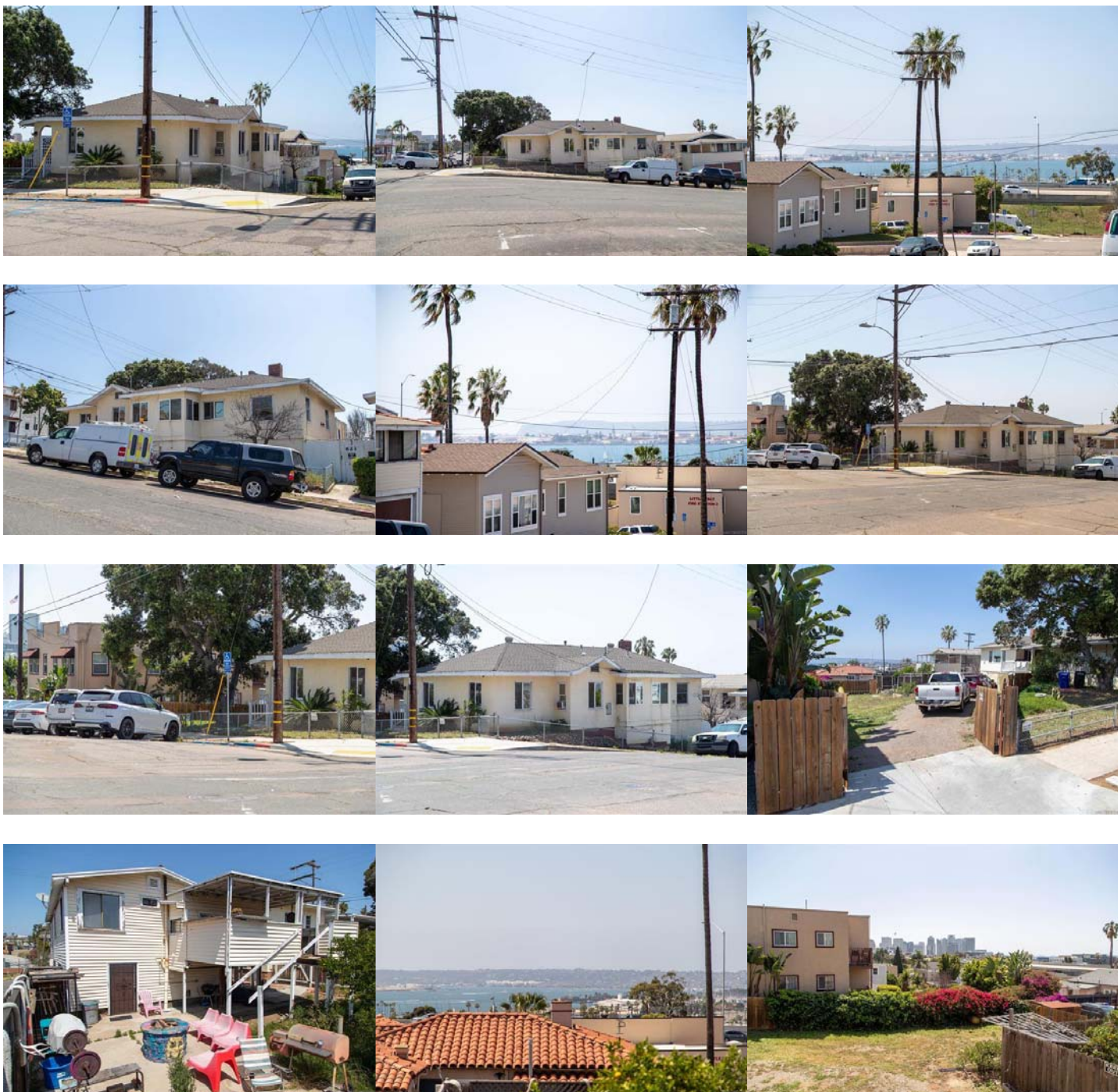
### Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

▼ Click arrow to display photos







**Closed** •

List / Sold: **\$875,000/\$700,000** ↓

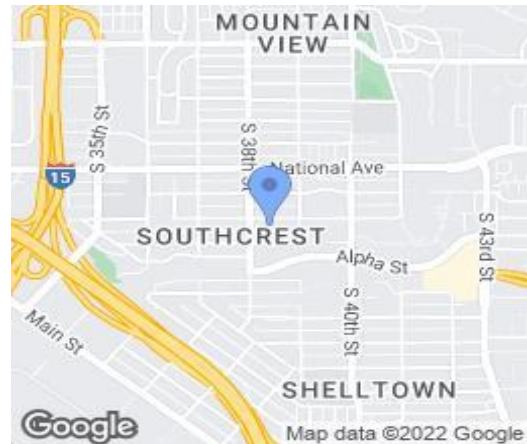
**3835 37 Boston Avenue** • San Diego 92113

**54 days on the market**

**2 units** • **\$437,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •  
**Built in 1950**

**Listing ID: 220014750SD**

**CrossStreet: S 38th St and Boston Ave**



Great investment or flip opportunity in San Diego! 2 unit investment property. One unit has 4 bedrooms and 2 bathrooms, the second has 2 bedrooms and 1 bathroom. Current rents are under market value. Number of Furnished Units: 0

### Facts & Features

- Sold On 08/12/2022
- Original List Price of \$875,000
- 2 Buildings
- Levels: One
- Cap Rate: 0

### 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     |        |            | \$1,500     |            |           |
| 2: |       | 4    | 2     |        |            | \$1,800     |            |           |
| 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

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5504610600

**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

---

▼ Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 220014750SD

Printed: 08/14/2022 11:52:31 AM

---

**Closed •**List / Sold: **\$995,000/\$980,000** ↓**4650 Esther St St • San Diego 92115****14 days on the market****2 units • \$497,500/unit • 1,619 sqft • 6,400 sqft lot • \$605.31/sqft •  
Built in 1950****Listing ID: PTP2204227****USE GPS ,Cross Street: Adams.**

---



---

Don't miss out on this dearly loved home in the heart of the SDSU community. The front home is gorgeously lit with natural light from a large living room picture window and double-pane windows throughout. This property includes a 500 SqFt 1 bed/1 bath guest quarters with a gorgeous interior layout, built in 2015, perfect for Airbnb to generate additional income. The backyard has a double-level deck with a spiral staircase, fruit-producing citrus trees and passion fruit vines. This home includes tankless water heaters, newly installed HVAC system, solar panels, Fiber-Optic internet, and security system, plus low-water landscaping with both automated and supplemental roof-catch watering systems for eco-minded owners. El Cerrito's favorite cafes and coffee shops are just around the corner with historic homes along the way. Stroll through the beautiful neighborhood canyon or drive to San Diego State University, restaurants, grocery shopping, and trolley hub all within 1 mile.

---

### Facts & Features

- Sold On 08/09/2022
  - Original List Price of \$995,000
  - 2 Buildings
  - Levels: One
  - 2 Total parking spaces
  - Cooling: Central Air
  - \$0 (Assessor)
  - Laundry: Gas Dryer Hookup
  - Cap Rate: 18
  - \$18000 Gross Scheduled Income
  - 0 electric meters available
  - 0 gas meters available
  - 0 water meters available
- 

### Interior

- Appliances: Dishwasher, Disposal
- 

### Exterior

- Lot Features: 0-1 Unit/Acre
- 

### Annual Expenses

- Total Operating Expense: \$1,000
  - Electric:
  - Gas: \$300
  - Furniture Replacement:
  - Trash: \$0
  - Cable TV: 01885775
  - Gardener:
  - Licenses:
  - Insurance: \$300
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$0
  - Other Expense:
  - Other Expense Description:
- 

### Unit Details

#### # Of Units With:

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



## Additional Information

- Standard sale

- 92115 - San Diego area
- San Diego County
- Parcel # 4666011900

### 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:

**\$1,200,000/\$1,250,000** ↑

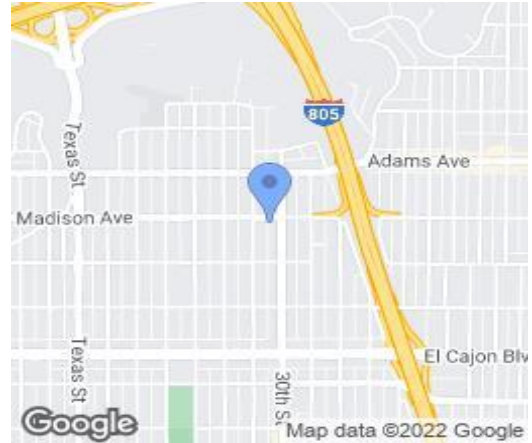
7 days on the market

Listing ID: 220017604SD

**2925 27 Madison Ave • San Diego 92116**

**2 units • \$600,000/unit • sqft • No lot size data • No \$/Sqft data •**  
**Built in 1925**

**Adams Avenue South on 30th West on Madison CrossStreet: 30th**



Great Location near All that Adam's Avenue has to offer - 2 separate units with parking and patio areas. Well maintain and ready to Sell - Tenants are in place with Leases. Unit # for Unit 1: 2925 Unit # for Unit 2: 2927 Unit # for Unit 3: n/a Unit # for Unit 4: n/a Number of Furnished Units: 0

### Facts & Features

- Sold On 08/11/2022
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- Cap Rate: 0

### 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: |       | 3    | 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: 2
- Ranges: 2
- Refrigerator: 2
- Wall AC:

### Additional Information

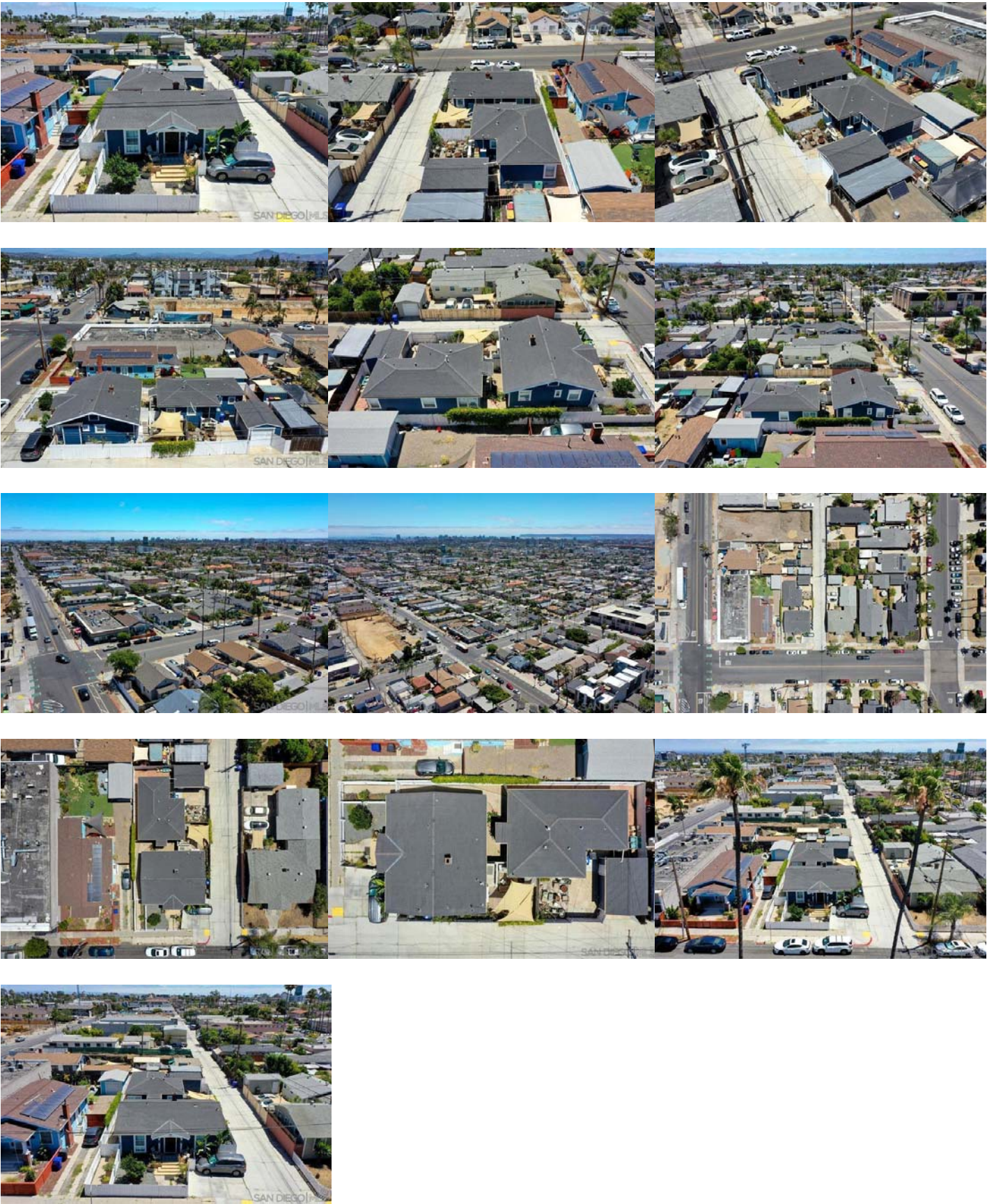
- 92116 - Normal Heights area
- San Diego County
- Parcel # 4460332900



**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:

**\$1,050,000/\$1,060,000** ↑

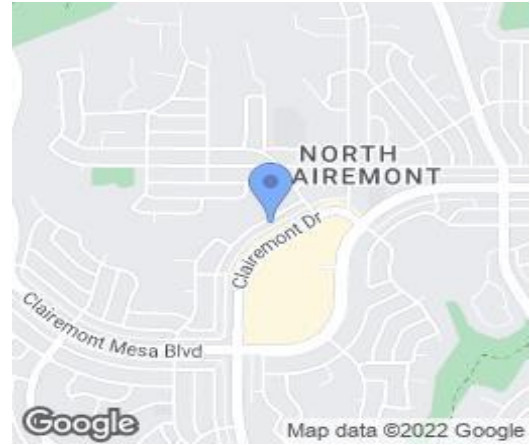
12 days on the market

Listing ID: 220016602SD

**4893 4895 Coconino Way** • San Diego 92117

**2 units** • **\$525,000/unit** • **sqft** • **6,079 sqft lot** • **No \$/Sqft data** •  
**Built in 1954**

**CrossStreet: Pocahontas Avenue**



Well located, turn-key duplex in North Clairemont professionally managed for several years. Upgraded with a new roof, laminate floors, updated kitchen, ceiling fans, paint, automatic garage doors. Both units show pride of residency. Plumbing pipes are lined with transferable warranty. New windows in 4895. Each unit has an exclusive use back yard and 1-car garage with alley access. Laundry room is shared. Photos of 4893 are included in 3D virtual tour. Close to schools, freeways, Clairemont Town Square, and Costco Gas. Sewer: Sewer Connected Unit # for Unit 2: 4895 Unit 1 Parking Spaces: 1 Unit 2 Parking Spaces: 1 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0 Topography: LL

## Facts & Features

- Sold On 08/11/2022
- Original List Price of \$1,050,000
- 2 Buildings
- Levels: One
- Cooling: See Remarks
- Cap Rate: 3.2
- \$52140 Gross Scheduled Income
- \$36360 Net Operating Income

## Interior

- Appliances: Gas Water Heater

## Exterior

- Lot Features: Sprinkler System

## Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01524589
- 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      |            | \$1,995     |            |           |
| 2: |       | 2    | 1     | 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

- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 3600420500

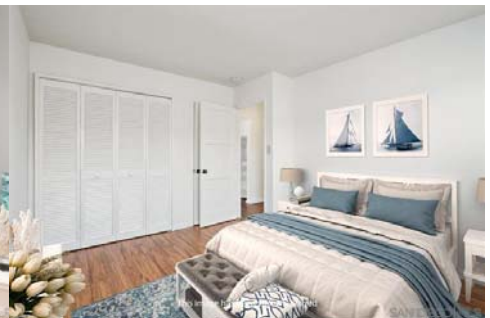
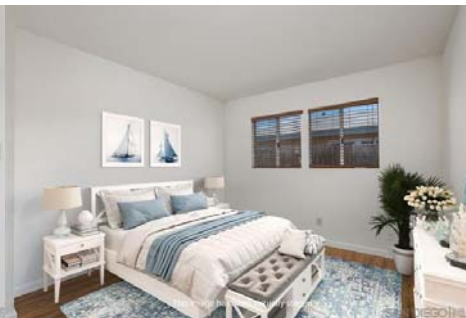
### Michael Lembeck

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:

**\$2,995,000/\$2,900,000** ↓

19 days on the market

Listing ID: 220016830SD

**1350 54 La Palma St • San Diego 92109**

**3 units • \$998,333/unit • sqft • 7,500 sqft lot • No \$/Sqft data •  
Built in 1955**

**CrossStreet: Fanuel St**



The La Palma Street Property is a Fabulous Beach & Bay Triplex (Home Plus a Duplex)!! A Rare Oversized South Facing Property in a Fantastic Location. Steps to Famous Sail Bay in Pacific Beach, Mission Bay Boardwalk and Fanuel Street Park. There's potential to Expand the Existing Detached Home or Build a Brand New 4-unit Development based upon our Architectural Renderings! Whether you are looking for an exceptional place to call home with rental income, an investment or development opportunity this is the property for you! The La Palma Property has a larger and deeper lot (currently zoned for 2-5 units). In front, there's a charming single level 2-bedroom beach bungalow home with a grassy front and backyard, hardwood floors, and an attached oversized private laundry room, with walk-in closet, extra storage. The home provides the perfect ability for an owner-occupant to enjoy the property as is, enhance the design or expand the square footage to create your own Dream Home while receiving rental income from the back separate duplex building. The duplex has a lower 2-bedroom unit & an upper 2-bedroom unit. Both units have 1-1/2 bathrooms. There's a shared private backyard space, and a laundry storage room. All 3 units are rented, light and bright, in great condition, The featured renderings show a Modern Fourplex Development to maximize the use with potential for divided individual condo ownership. Each designed unit has 3 bedrooms, 2 bathrooms, a private 2-car garage with direct access into unit, and spacious roof top deck for amazing western sunset views. The La Palma Street Property is a Fabulous Beach & Bay Triplex (Home Plus a Duplex)!! A Rare Oversized South Facing Property in a Fantastic Location. Steps to Famous Sail Bay in Pacific Beach, Mission Bay Boardwalk and Fanuel Street Park. There's potential to Expand the Existing Detached Home or Build a Brand New 4-unit Development based upon our Architectural Renderings! Whether you are looking for an exceptional place to call home with rental income, an investment or development opportunity this is the property for you! The La Palma Property has a larger and deeper lot (currently zoned for 2-5 units). In front, there's a charming single level 2-bedroom beach bungalow home with a grassy front and backyard, hardwood floors, and an attached oversized private laundry room, with walk-in closet, extra storage. The home provides the perfect ability for an owner-occupant to enjoy the property as is, enhance the design or expand the square footage to create your own Dream Home while receiving rental income from the back separate duplex building. The duplex has a lower 2-bedroom unit & an upper 2-bedroom unit. Both units have 1-1/2 bathrooms. There's a shared private backyard space, and a laundry storage room. All 3 units are rented, light and bright, in great condition, There's ample off-street parking for all residents. The featured renderings show a Modern Fourplex Development to maximize the use with potential for divided individual condo ownership. Each designed unit has 3 bedrooms, 2 bathrooms, a private 2-car garage with direct access into unit, and spacious roof top deck for amazing western sunset views. Location, Location, Location!! Sewer: Sewer Connected Unit # for Unit 1: 1350 Unit # for Unit 2: 1352 Unit # for Unit 3: 1354 Number of Furnished Units: 0 Topography: LL Frontage: Bay

### Facts & Features

- Sold On 08/11/2022
- Original List Price of \$2,995,000
- 2 Buildings
- Levels: Multi/Split
- Heating: Natural Gas
- Cap Rate: 2.85
- \$85500 Gross Scheduled Income
- \$76950 Net Operating Income

### Interior

- Appliances: Gas Water Heater

### Exterior

- Lot Features: Sprinkler System
- 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     |        |            | \$2,536     |            | \$3,200   |
| 2: |       | 2    | 2     |        |            | \$2,415     |            | \$2,900   |
| 3: |       | 2    | 2     |        |            | \$2,394     |            | \$2,900   |
| 4: |       |      | 0     |        |            |             |            |           |

### # Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 3
- Refrigerator: 3
- Wall AC:

## Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4233830400

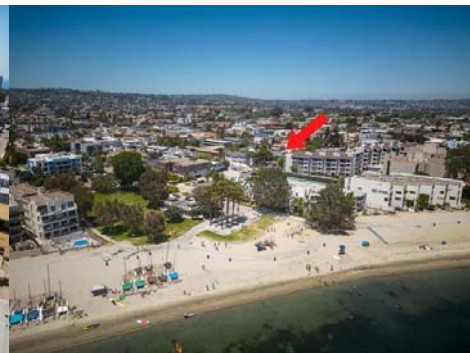
## Michael Lembeck

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: 220016830SD

Printed: 08/14/2022 11:52:40 AM



Closed •

List / Sold:

**\$1,499,000/\$1,378,000** ↓

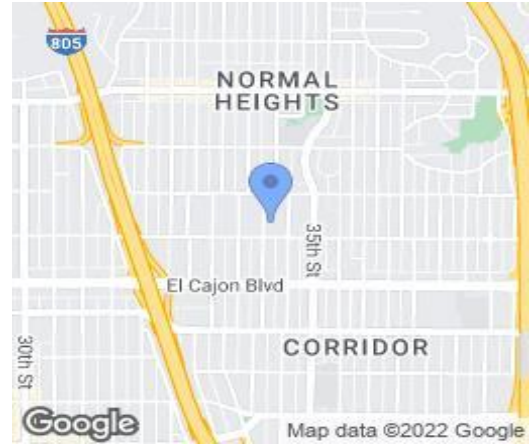
70 days on the market

Listing ID: 220011315SD

**4431 33 34th St • San Diego 92116**

**3 units • \$499,667/unit • sqft • 6,017 sqft lot • No \$/Sqft data •  
Built in 1940**

**34th Street between Monroe and Meade CrossStreet: Monroe Avenue**



Excellent location and street for these three upgraded units. First time on the market in 30 years! Front house is 2/1 and owner occupied. Updated kitchen and bath. Updated sewer line and electrical. Hardwood floors, large bedrooms and a rear patio. Second unit is in a separate building and upstairs over the garage. Beautifully updated and currently on a month to month. Airy and lots of natural light! Patio off the kitchen and panoramic view of the area from front room. Detached garage on the lower level. Third unit is un permitted but to code. Very charming and updated studio with rear patio. All three units open to the exquisitely and professionally landscaped yard which is available to all occupants. Sewer: Sewer Connected Unit # for Unit 1: 4431 Unit # for Unit 2: 4433 Unit # for Unit 3: 4433.5 Number of Furnished Units: 0 Topography: LL

### Facts & Features

- Sold On 08/08/2022
- Original List Price of \$1,499,000
- 2 Buildings
- Levels: Multi/Split
- Cooling: Wall/Window Unit(s)
- Cap Rate: 0
- \$44340 Gross Scheduled Income

### Interior

### 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     | 1      |            | \$0         |            | \$3,200   |
| 2: |       | 1    | 1     | 0      |            | \$1,695     |            | \$2,500   |
| 3: |       | 0    | 1     | 0      |            | \$2,200     |            | \$0       |
| 4: |       |      | 0     |        |            |             |            |           |

### # Of Units With:

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

### Additional Information

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4470910900

---

**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



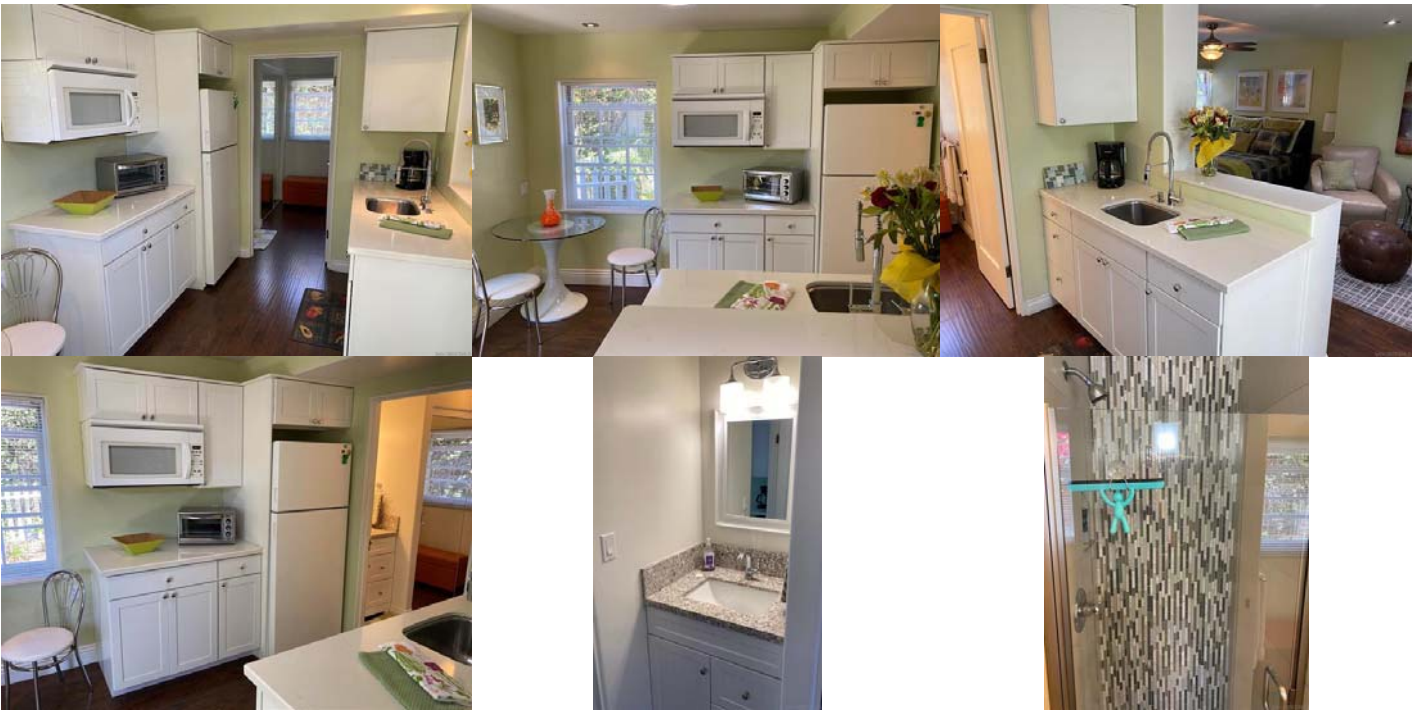














Closed •

List / Sold:

**\$1,548,888/\$1,500,000** ↓

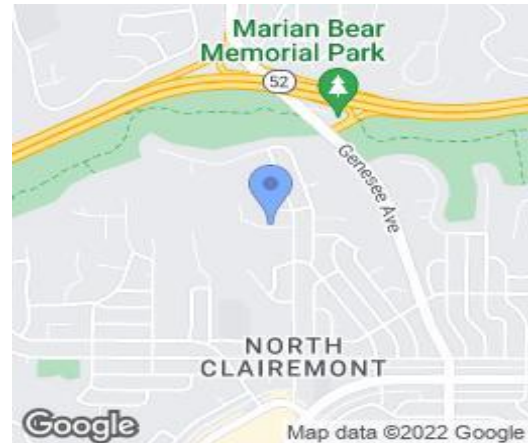
9 days on the market

Listing ID: 220015204SD

**4166 70 Cole Way • San Diego 92117**

**3 units • \$516,296/unit • sqft • 6,100 sqft lot • No \$/Sqft data •  
Built in 1959**

**CrossStreet: Cole St**



Rare Clairemont 3-unit on a quiet culdesac street! 4170: (\$3900) Newly-built 2-story 3BR/2BA rear house/"ADU" w/ paid-for 3.07KW solar, large landing (office?), spacious deck, views & mini-split heat/AC. 4168: (\$3900) Beautiful just-remodeled 3BR/2BA original house. 4166: (\$1800) Cute studio/"Junior ADU" w/ private yard. Ideal for owner-occupant. Rent for substantial income in high-demand area. All have new shaker cabinets, granite counters, LVP floors, private yards. Three potential parking spaces + lots of street parking. Attractive price—see comps: 1) Bigger 3-unit @ 5120 Baxter St sold \$2M and 2) Inferior/smaller 3-unit @ 4723 Iroquois Ave sold \$1.6M. Sewer: Sewer Connected Unit # for Unit 1: 4170 Unit # for Unit 2: 4168 Unit # for Unit 3: 4166 Number of Furnished Units: 0

### Facts & Features

- Sold On 08/10/2022
- Original List Price of \$1,595,000
- 2 Buildings
- Levels: Two
- Cooling: See Remarks
- Cap Rate: 0

### Interior

### Exterior

### Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02074427
- 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         |            | \$3,900   |
| 2: |       | 3    | 2     |        |            | \$0         |            | \$3,900   |
| 3: |       | 0    | 1     |        |            | \$0         |            | \$1,800   |
| 4: |       |      | 0     |        |            |             |            |           |

### # Of Units With:

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

### Additional Information

- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 6710802000

---

**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: 220015204SD

Printed: 08/14/2022 11:52:57 AM

Closed •

List / Sold:

**\$1,075,000/\$1,350,000** ↑

9 days on the market

Listing ID: 220018681SD

**311 Zenith St • Chula Vista 91911**

**4 units • \$268,750/unit • sqft • 6,873 sqft lot • No \$/Sqft data •  
Built in 1980**

**Main Street to 3rd Avenue then west on Zenith. CrossStreet: 3rd Avenue**



Solid Chula Vista Multi-unit just off 3rd Avenue with easy freeway access. All 4 units are 3 bed, 2 bath, 1003sf with spacious floor plans, nice kitchens. Parking lot holds 6 cars with plenty of street parking. . Sewer: Sewer Connected Unit # for Unit 1: 1 Unit # for Unit 2: 2 Unit # for Unit 3: 3 Number of Furnished Units: 0 Topography: LL

### Facts & Features

- Sold On 08/09/2022
- Original List Price of \$1,075,000
- 1 Buildings
- Levels: Two
- Heating: Natural Gas
- Cap Rate: 0
- \$79200 Gross Scheduled 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    | 2     | 0      |            | \$1,700     |            | \$2,350   |
| 2: |       | 3    | 2     | 0      |            | \$1,600     |            | \$23,350  |
| 3: |       | 3    | 2     | 0      |            | \$1,600     |            | \$2,350   |
| 4: |       | 3    | 2     | 0      |            | \$1,700     |            | \$2,350   |

### # Of Units With:

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

### Additional Information

- 91911 - Chula Vista area



- San Diego County
- Parcel # 6231920500

---

**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











