

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	Spes	Date	DOM/CDOM
1	PTP2303780	S	7843 45	La Mesa Blvd.	LMSA	91942	STD	2	\$35,520	4	\$799,000	\$528.44	1512	1935	6,797/0.15	N		2	09/26/23	13/13
2	230015096SD	S	2308 L		NAC	91950		2	\$60,000	7	\$900,000			1974					09/27/23	11/11
3	PTP2303810	S	1407 09	Five D DR	ELC	92021	STD	2	\$0	0	\$1,030,000	\$468.18	2200	1970/ASR	10,019/0.23	N		2	09/27/23	4/92
4	NDP2305812	S	156	W 8th Ave	ESC	92025	STD	2	\$0	0	\$900,000	\$374.06	2406	2000/ASR	7,245/0.16	N		6	09/27/23	16/16
5	NDP2305663	S	339 S	Barnwell	OCE	92054	STD	2	\$0	0	\$1,570,000	\$390.06	4025	2009/ASR	12,197/0.28	N		6	09/25/23	21/21
6	230013407SD	S	2730	Commercial St	SD	92102		2	\$26,988	1	\$610,000			1940					09/26/23	63/63
7	230015338SD	S	817 819	San Luis Rey Pl	SD	92109		2	\$0	0	\$2,220,000			1986	2,692/0.06				09/28/23	12/12
8	230015966SD	S	3694 96	Madison Ave	SD	92116		2	\$80,340	5	\$1,549,000			1941	5,272/0.12	N			09/28/23	19/19
9	230015939SD	S	3156	3rd Avenue	SD	92103		4	\$99,924	3	\$2,050,000			1923	5,122/0.11				09/25/23	7/7
10	230015931SD	S	2737 2741	G street	SD	92102		5	\$12,322	9	\$1,750,000			1950					09/25/23	9/43

Closed • Duplex

List / Sold: **\$850,000/\$799,000** ↓

7843 45 La Mesa Blvd. • La Mesa 91942

13 days on the market

2 units • **\$425,000/unit** • **1,512 sqft** • **6,797 sqft lot** • **\$528.44/sqft** •
Built in 1935

Listing ID: PTP2303780

El Cajon Blvd. to La Mesa Blvd. south.



Don't miss this great investment producing opportunity! Or live in one and rent the other! Seller has kept rents extremely low for long term tenants. Close to La Mesa Village, shopping, and freeways. Large yard in back. Home is a 2br./1ba., with a 1br./1ba unit, and each comes with a 1 car garage! Current tenants pay for gas, electricity, trash, and water. Tenants on a month-to-month lease. Please do not enter property or disturb tenants. Shown with Accepted Offer only!

Facts & Features

- Sold On 09/26/2023
- Original List Price of \$850,000
- 2 Buildings
- 2 Total parking spaces
- \$0 (Public Records)
- Laundry: Inside
- Cap Rate: 4.1
- \$35520 Gross Scheduled Income
- \$35520 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01481919
- Gardener:
- Licenses:
- Insurance: \$0
- 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		\$1,980	\$1,980	\$3,000
2:		1	1	1		\$980	\$980	\$1,600

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
- 91942 - La Mesa area

• Buyer Agency Compensation: 2.5%

• San Diego County
• Parcel # 4701900200

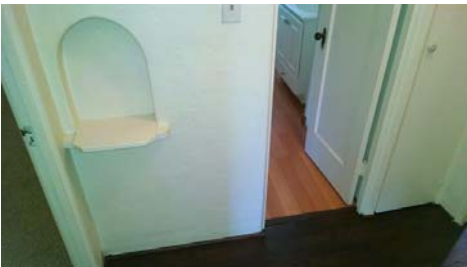
Michael Lembeck

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: PTP2303780

Printed: 10/01/2023 7:16:04 AM

Closed •

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

2308 L • National City 91950

11 days on the market

2 units • **\$450,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1974

Listing ID: 230015096SD

Corner of L Ave and E 23rd St. CrossStreet: E 23rd St



Your client will want to see these homes! Excellent corner lot located in the Olivewood area of National City. Both homes offer laundry, yard, and parking. Each home faces an opposite street providing the tenants with additional privacy. Come see the opportunity that awaits!

Facts & Features

- Sold On 09/27/2023
- Original List Price of \$739,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 6.5
- \$60000 Gross Scheduled Income
- \$48000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01481919
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	1			\$0		
2:		2	1			\$2,500		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2%
- 91950 - National City area
- San Diego County
- Parcel # 5613231000

Michael Lembeck
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 230015096SD

Printed: 10/01/2023 7:16:08 AM

Closed • Duplex

List / Sold: **\$995,000/\$1,030,000** ↑

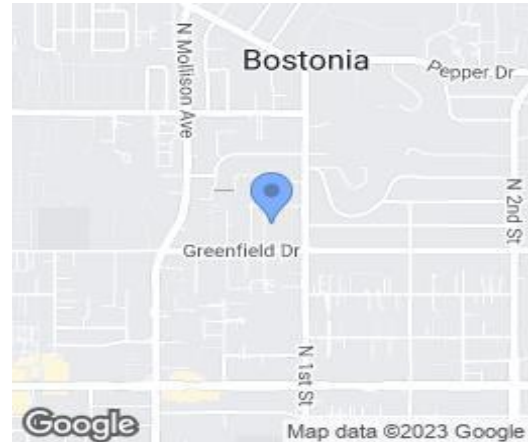
1407 09 Five D Dr • El Cajon 92021

4 days on the market

2 units • **\$497,500/unit** • **2,200 sqft** • **10,019 sqft lot** • **\$468.18/sqft** •
Built in 1970

Listing ID: PTP2303810

USE GPS



Available for showing!! Welcome to this fantastic investment opportunity! This for-sale duplex in El Cajon has recently undergone a remarkable renovation, making it an appealing choice for savvy investors. Situated in a desirable location, the property features a good-sized side yard and a convenient one-car garage. Each unit offers 3 bedrooms and 2 bathrooms, providing plenty of space and comfort. With the option to rent one unit and live in the other, this duplex presents an ideal setup for those looking to generate rental income while enjoying the benefits of homeownership. VA buyers are welcome

Facts & Features

- Sold On 09/27/2023
- Original List Price of \$995,000
- 1 Buildings
- 2 Total parking spaces
- \$0 (Owner)
- Laundry: Washer Hookup
- Cap Rate: 0
- 2 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01481919
- 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:		3	2	1		\$3,100	\$3,100	\$3,500
2:		3	2	1		\$0	\$0	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 92021 - El Cajon area
- San Diego County

• Parcel # 4840124500

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: PTP2303810

Printed: 10/01/2023 7:16:12 AM

Closed • Duplex

List / Sold: **\$1,050,000/\$900,000** ↓

156 W 8th Ave • Escondido 92025

16 days on the market

2 units • **\$525,000/unit** • **2,406 sqft** • **7,245 sqft lot** • **\$374.06/sqft** •
Built in 2000

Listing ID: NDP2305812

Navigation



This is the one you've been waiting for! Located in the Historic District in Escondido. 2 on 1 with great potential. Make your upgrades to this very unique property and enjoy endless possibilities. Fix & flip, keep as an investment, create a family compound, or live in one and reap the benefits of the additional income from the other, it's an open pallet. This one won't last! Better Hurry! Owner Says, Duplex 2 on 1, both units are a very popular and rare combination of 2 BR/2BA'S. The back unit is move-in ready with updated appliances and upgraded kitchen & flooring. Front unit needs a little love, however has attached garage with lot's of parking spaces. 2 garages in the rear off alley way adjoin the rear unit with plenty of additional parking. This transaction is an AS-IS/WHERE-IS Trust Sale, Seller will make no repairs or replacements of any kind.

Facts & Features

- Sold On 09/27/2023
- Original List Price of \$1,050,000
- 2 Buildings
- 6 Total parking spaces
- \$0
- Laundry: Inside
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Level with Street, Lot 6500-9999, Rectangular Lot, Level, Paved, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01204280
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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%
- 92025 - Escondido area
- San Diego County

• Parcel # 2333811600

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:

\$1,570,000/\$1,570,000 ↓

21 days on the market

Listing ID: NDP2305663

339 S Barnwell • Oceanside 92054

**2 units • \$785,000/unit • 4,025 sqft • 12,197 sqft lot • \$390.06/sqft •
Built in 2009**

Oceanside blvd to Barnwell.



INCOME OPPORTUNITY! MAIN HOUSE PLUS GUEST APARTMENT WITH 2 GARAGES! Welcome to this stunning, peak ocean view home with an attached guest apartment, offering the perfect combination of elegance and functionality. As you enter, you'll be captivated by the breathtaking vistas that greet you from various vantage points throughout the property. The main residence boasts a spacious primary suite, complete with a cozy fireplace, a luxurious jacuzzi tub for unwinding after a long day, and a generously-sized walk-in closet. The secondary bedrooms are all en-suite, providing privacy and comfort for family members or guests. Additionally, there's a convenient office with a private entrance, catering to those who work from home or desire a dedicated workspace. Designed with entertainment in mind, this home features a large exercise or bonus room, ideal for a gym setup or a versatile recreational space. A separate dining room creates an elegant ambiance for hosting formal dinners and special occasions. The gourmet kitchen is a chef's dream, showcasing new stainless steel appliances, exquisite granite countertops, and beautiful cherry cabinetry. The kitchen seamlessly flows into the bright and open great room, adorned with soaring ceilings, another inviting fireplace, where you can relax while taking in the mesmerizing views. Sliding doors lead to a spacious deck, offering a serene setting to soak in the coastal breezes and marvel at the beauty of the surroundings. For movie enthusiasts or those seeking an immersive entertainment experience, the downstairs is equipped with a dedicated media/theater room, perfect for hosting movie nights or watching your favorite sports events. With parking and storage in mind, this property boasts a 3-car attached garage, providing ample space for your vehicles and additional belongings. The attached guest apartment is an exceptional feature, complete with a living room, a full kitchen, a comfortable bedroom, and a full bathroom. Located on the lower level and accessible through a separate entrance, it offers both convenience and privacy for extended family, guests, or potential rental income. In addition to the attached garage, there is an oversized 3-car detached garage. Inally, enjoy the tranquility and privacy of the private fenced backyard, where you can create your own oasis, host outdoor gatherings, or simply relax. The desirable location offers a close walk to Buddy Todd Park and is just minutes away from the Oceanside Pier and North County beaches, providing endless opportunities for leisure and recreation. Don't miss the opportunity to own this extraordinary Oceanside view home with an attached guest apartment and numerous amenities. Schedule a showing today and envision a lifestyle of luxury, comfort, and breathtaking coastal beauty.

Facts & Features

- Sold On 09/25/2023
- Original List Price of \$1,597,000
- 1 Buildings
- 6 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, In Closet, Individual Room, See Remarks
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Sprinklers In Rear
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0

- Cable TV: 01527365
- Gardener:
- Licenses:

- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	3	3		\$0	\$0	\$6,000
2:		1	1	3		\$0	\$0	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 92054 - Oceanside area
- San Diego County
- Parcel # 1491523500

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: **\$699,000/\$610,000** ↓

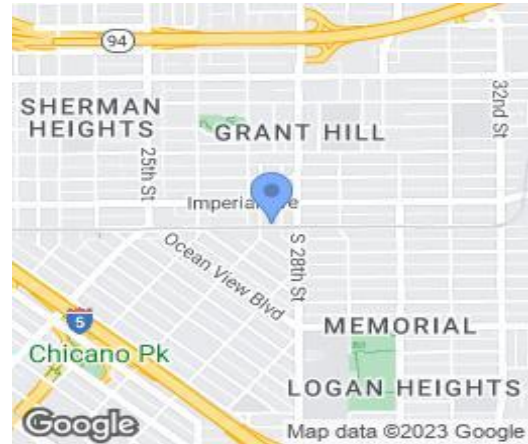
2730 Commercial St • San Diego 92102

63 days on the market

2 units • **\$349,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1940

Listing ID: 230013407SD

CrossStreet: S Evans



Well maintained duplex with a 3 bed 1 bath house + 1 bed 1 bath unit on a 5,115 sq ft lot. The real value in this property is it's location with the San Diego Complete Communities plan, which allows for the construction of up to 22 units. With a coveted Tier 3 designation, the property boasts a remarkable FAR (Floor Area Ratio) ratio of 6.5. This exceptional FAR allows for a significant increase in density and building size, ensuring a higher return on investment. The property also lies within the Opportunity Zone which comes with additional tax benefits.

Facts & Features

- Sold On 09/26/2023
- Original List Price of \$765,000
- 2 Buildings
- Levels: One
- Cap Rate: 1.2
- \$26988 Gross Scheduled Income
- \$9202 Net Operating Income

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02190978
- 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			\$1,617		
2:		1	1			\$632		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.5%
- 92102 - San Diego area

- San Diego County
- Parcel # 5356920700

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:

\$2,195,000/\$2,220,000 ↑

12 days on the market

Listing ID: 230015338SD

817 819 San Luis Rey Pl • San Diego 92109

**2 units • \$1,097,500/unit • sqft • 2,692 sqft lot • No \$/Sqft data •
Built in 1986**

CrossStreet: Mission Blvd



Welcome to Villa Rey Beach Cottage and Villa Rey Apartment! This charming duplex is on a quiet South Mission Beach court and was completely remodeled in 2017. 2br+ guest room or office /2 full bath house has many design features included to maximize storage and enhance livability including; open floor plan, walk-in closets, vaulted ceiling, skylights. The downstairs has air conditioning and a cozy automatic gas fireplace, gourmet kitchen with Thermador appliances, sunny reading nook in the kitchen, spa-like soaking tub in master, recently updated walk-in showers and towel warmers in both bathrooms, hardwood floors in both bedrooms and living room, washer and dryer and utility sink in 1 car garage. Enjoy the vintage charm of a beach cottage with every modern convenience! The separate upstairs 1 bedroom apartment was fully remodeled in 2019 and is absolutely adorable. Sunny living spaces with room to play, cook, and chill, redesigned kitchen with all new appliances, counters and cabinets, tile walk-in shower, all new windows and screens to take advantage of local breezes, state of the art ceiling fans in living and bedroom, new waterproof vinyl plank floors throughout, new stacked washer and dryer, parking space off the alley behind the house. The duplex is 1/2 block to the bay and 1 1/2 blocks to the ocean. Come live the Dream at Villa Rey! See Supplement for more property details! 2017 Remodel highlights (downstairs): Living room- Ceiling was vaulted/coffered. Feature wall was added with custom cabinetry for storage and display. Kitchen- Completely remodeled. Remote operable skylight. Room was opened up (requiring load supports in ceiling in 2017). Custom cabinetry including pullout pantries, fully functional corner storage, built-in window seat with storage drawers, custom butcher block island with drawer microwave, and extensions to expand dining space, new top of the line appliances including Thermador 5-burner range, Thermador double door fridge with lower freezer, custom tile on floor and backsplash, lights in and below cabinets, hidden electrical outlets. Custom made cabinets with farmhouse sink. Extendable high quality kitchen faucet and custom quartz counter top. Guest bathroom- New shower with custom tile work, zero threshold, custom frameless glass doors, Graff rain shower and hand-held shower wand, solatube skylight with built in fan and light, heated towel rack, built in shelves. New low-flow toilet. Master bedroom- Custom lighting including ceiling fixture and fully extendable bedside lights, custom closet with built-ins and lighting, retro oscillating fan. Bedroom 2- Operable solatube skylight with built-in light, custom closet, retro-style oscillating fan. Optional Bedroom 3- (BR/Office/Exercise room) New ceiling, new tile floor, custom closet. Master bath- Completely remodeled with spa-like features including: soaking tub with waterfall faucet and handheld shower wand, separate shower enclosure with zero threshold, Graff rain directional showerhead with separate handheld shower wand, mother-of-pearl tile floor, heated towel rack, new toilet, his and her sinks, custom cabinetry including pullout drawer with electrical outlets, and metal lined holders for hairdryers, flat irons, electric toothbrushes etc., built in shelving. Garage- Epoxy floor, new led high bay lighting, storage cabinets added, new garage door and WiFi enabled opener installed. General- The windows were recently replaced with dual pane, and the roof was recently replaced. 2017 remodel includes: Forced air system was redone, central air conditioning was added with wi-fi enabled thermostat. Home was fully insulated, electrical wiring was redone, all new with dimmable LED lighting. Doorbell with remote answering, video surveillance of property wired. Pocket doors with premium hardware, crown molding and base, new interior doors, custom opaque glass closet doors, rust-proof polycarbonate forced air registers. 2019 Remodel highlight...

Facts & Features

- Sold On 09/28/2023
- Original List Price of \$2,195,000
- 1 Buildings
- Levels: Multi/Split
- Cooling: Central Air

- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

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

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.5%
- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4237470500

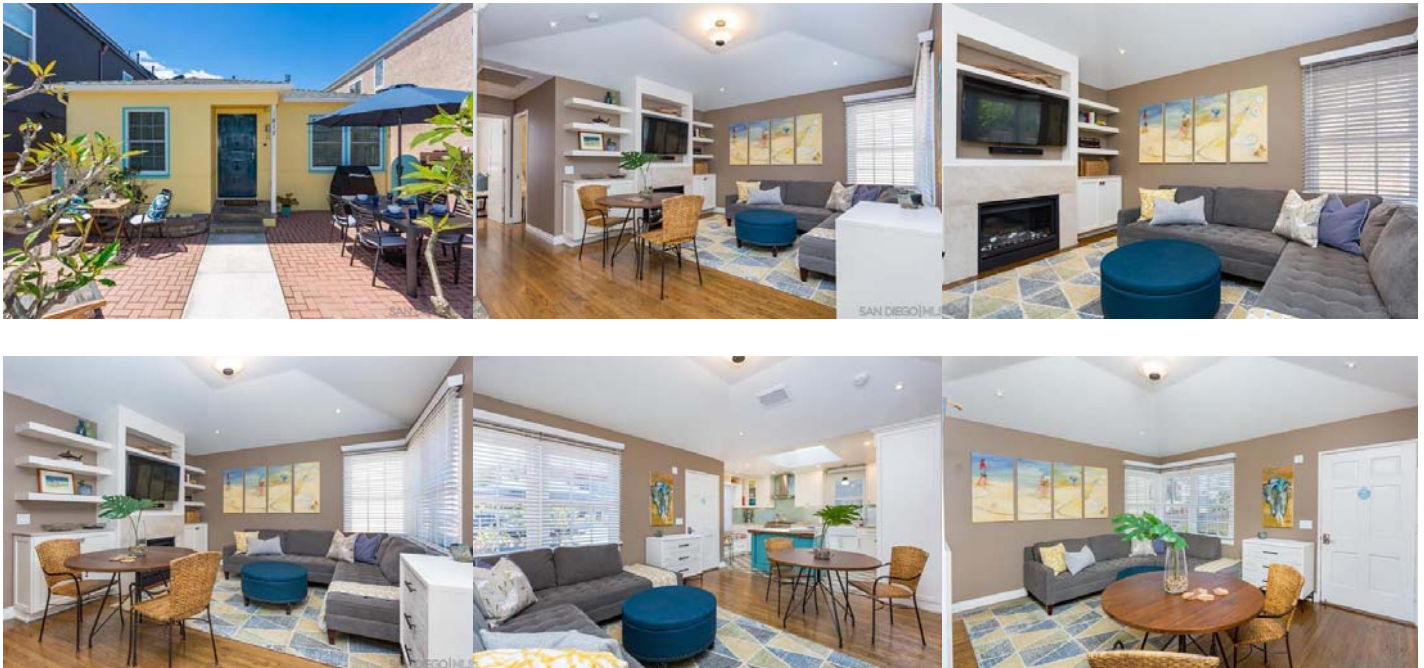
Michael Lembeck

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

Re/Max Property Connection

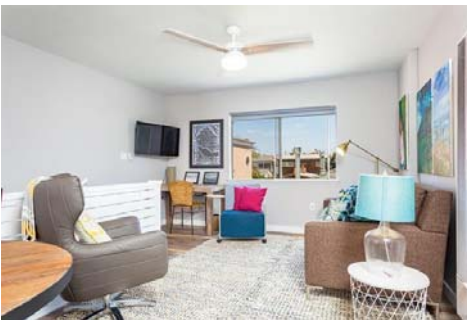
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold: **\$1,549,000/\$1,549,000**

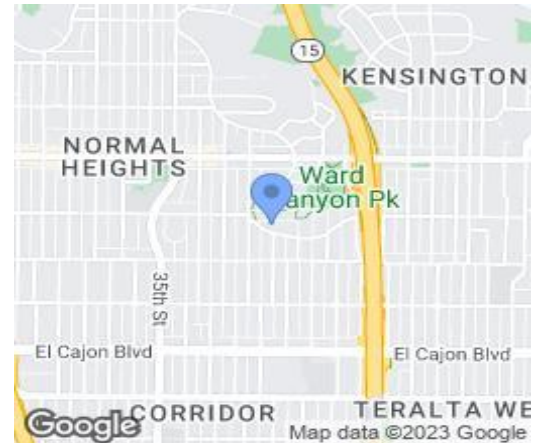
3694 96 Madison Ave • San Diego 92116

19 days on the market

**2 units • \$774,500/unit • sqft • 5,272 sqft lot • No \$/Sqft data •
Built in 1941**

Listing ID: 230015966SD

CrossStreet: Cherokee Ave



Stunning, completely remodeled and MOVE-IN READY 2 on 1 located within a short distance to all that Adams Ave has to offer! Don't miss this incredible opportunity to own this versatile property with beautiful curb appeal, low maintenance landscaping, owned solar, and off street parking/garage. As you enter the front yard the beautiful redwood porch built in 2019 will give you a sense for the attention to detail the owners have for the house - it is a great place to wind down in a hammock at the end of the day or drink your morning coffee on the weekend and get to know your new neighbors. Enter the 3 bedroom, 2 full bath main home where the living, dining, and kitchen areas flow together, creating a spacious and welcoming atmosphere. Natural light cascades through the large windows, illuminating the rich solid oak floors that span the entire living space. Sliding doors open up to a deck, which serves as an extension of the living room – a perfect place to dine alfresco or host family and friends. The deck brings you into the low-maintenance, fully fenced-in turf courtyard with a modern gas firepit. The spacious garage can be accessed through the courtyard. With a built-in workbench and a modular wall system, you'll have all the space you'll need for your gear and tools. Or you could turn the entire garage into a gym and park your car in the long 3-car brick paver driveway. The kitchen showcases stainless steel appliances, sleek countertops with barstool seating, and ample cabinetry. A spacious bedroom is adjacent to the cozy dining area. On the other side of the house are 2 bedrooms including a fully permitted and grand primary suite addition built in 2020 with a striking spa like bathroom and spacious walk-in closet. The secondary bedrooms are generous in size and share the full hall bathroom equipped with two sinks and built-in linen closet. Beyond the main residence, discover a fully renovated, detached 1 bedroom, 1 bath ADU with private yard, laundry, and off-street parking space. Also featuring an open concept layout which maximizes space and comfort, providing a living area, kitchen, dining area, and a well-appointed bedroom with bathroom. With the same attention to detail as the main house, the ADU is an exceptional income generating addition to this property. Properties and yards of each unit are separated by a tall wooden privacy fence with a gate that can be locked from either side, and separate meters for gas/electric. See full list of upgrades posted in the documents section of the MLS!

Facts & Features

- Sold On 09/28/2023
- Original List Price of \$1,549,000
- 1 Buildings
- Levels: One
- Cooling: Central Air, Heat Pump
- Heating: Electric, See Remarks
- Cap Rate: 4.5
- \$80340 Gross Scheduled Income
- \$69824 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:		3	2			\$4,695		
2:		1	1			\$2,000		
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%
- 92116 - Normal Heights area
 - San Diego County
 - Parcel # 4406102200

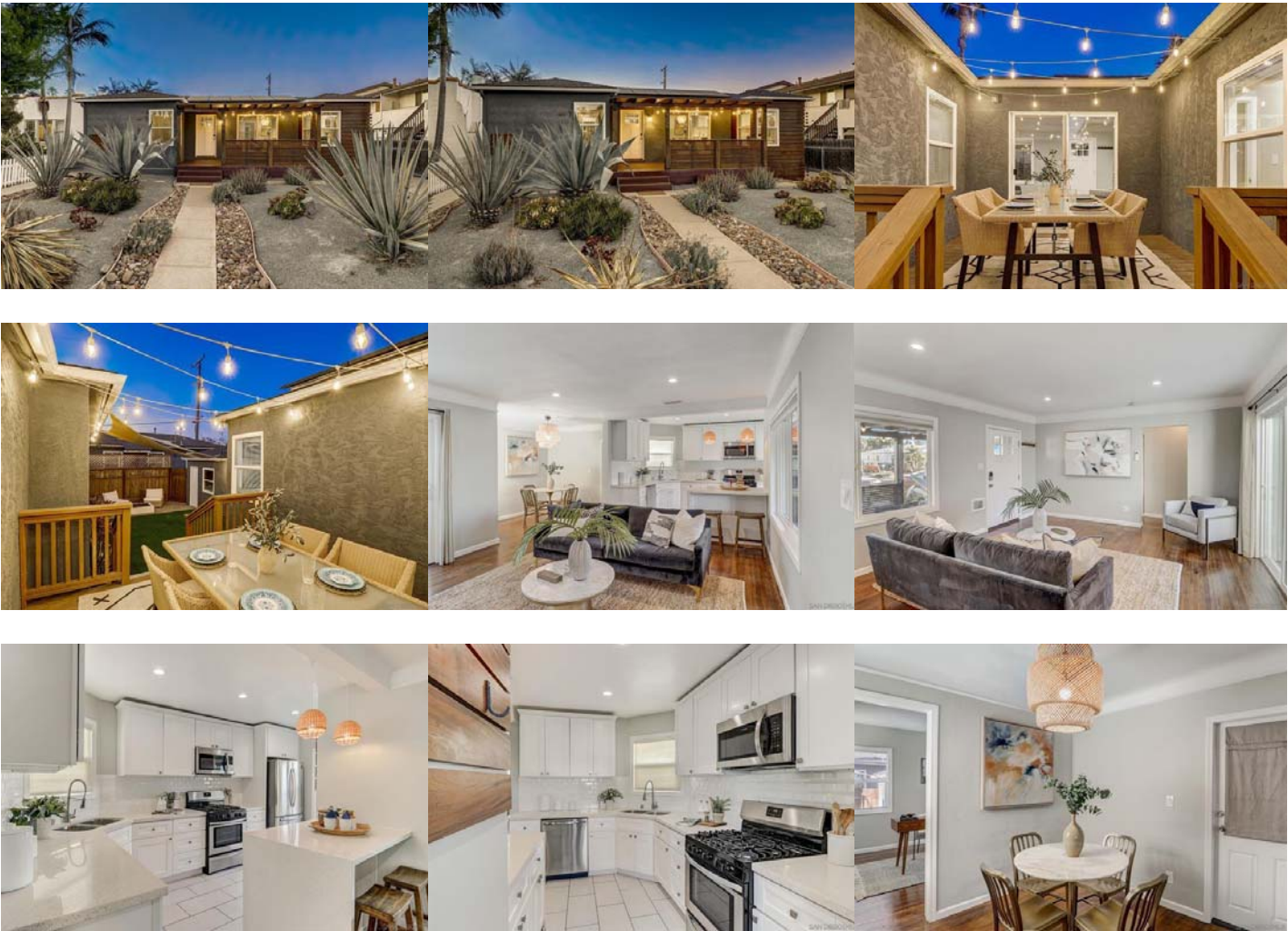
Michael Lembeck

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

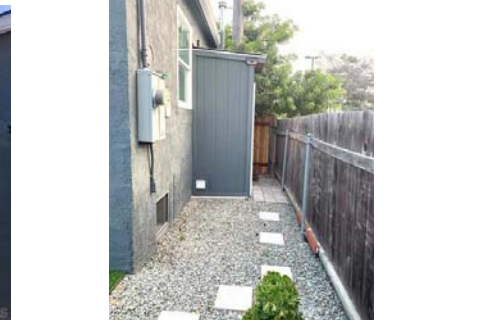
Re/Max Property Connection

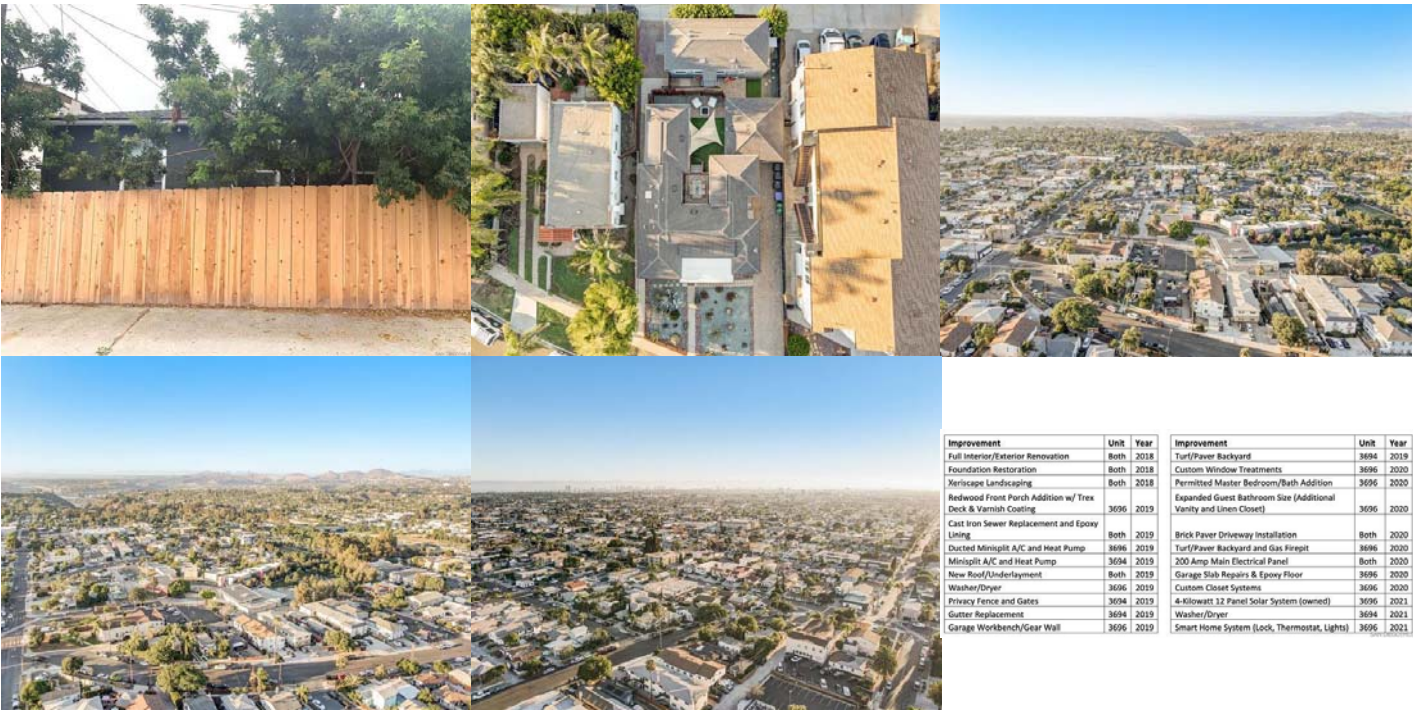
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 Click arrow to display photos









Improvement	Unit	Year	Improvement	Unit	Year
Full Interior/Exterior Renovation	Both	2018	Turf/Paver Backyard	3694	2019
Foundation Restoration	Both	2018	Custom Window Treatments	3696	2020
Yerlescape Landscaping	Both	2018	Permitted Master Bedroom/Bath Addition	3696	2020
Redwood Front Porch Addition w/ Trex Deck & Varnish Coating	3696	2019	Expanded Guest Bathroom Size (Additional Vanity and Linen Closet)	3696	2020
Cast Iron Sewer Replacement and Epoxy Lining	Both	2019	Brick Paver Driveway Installation	Both	2020
Ducted MiniSplit A/C and Heat Pump	3696	2019	Turf/Paver Backyard and Gas Firepit	3696	2020
MiniSplit A/C and Heat Pump	3694	2019	200 Amp Main Electrical Panel	Both	2020
New Roof/Underlayment	Both	2019	Garage Slab Repairs & Epoxy Floor	3696	2020
Washer/Dryer	3696	2019	Custom Closet Systems	3696	2020
Privacy Fence and Gates	3694	2019	4-Kilowatt 32 Panel Solar System (owned)	3696	2021
Gutter Replacement	3694	2019	Washer/Dryer	3694	2021
Garage Workbench/Gear Wall	3696	2019	Smart Home System (Lock, Thermostats, Lights)	3696	2021

CUSTOMER FULL: Residential Income LISTING ID: 230015966SD

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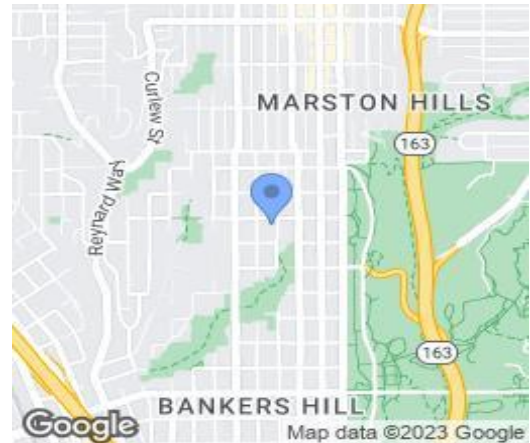
List / Sold:

\$2,025,000/\$2,050,000 ↑

7 days on the market

Listing ID: 230015939SD

3156 3rd Avenue • San Diego 92103
4 units • \$506,250/unit • sqft • 5,122 sqft lot • No \$/Sqft data •
Built in 1923
Bankers Hill CrossStreet: Spruce



SELLER FINANCING AVAILABLE UP TO 75% LTV - CONTACT LISTING AGENT FOR DETAILS. We are proud to present the 3rd Avenue Apartments, a four-unit apartment community located in the coveted neighborhood of Bankers Hill. Situated on a quiet residential street, the property lies on a 5,122 square foot lot comprised of 2,793 rentable square feet. The property consists of two 1bed/ 1 bath units, a large studio and a large two bedroom/ 1 bath unit on the entire first floor. Amenities include on-site laundry, off-street tandem parking and a quiet gated backyard common area. Tenants enjoy close proximity to the famous Quince Street Bridge, hiking on the Maple Canyon Trail, and being steps away from world class restaurants and entertainment.

Facts & Features

- Sold On 09/25/2023
- Original List Price of \$2,025,000
- 1 Buildings
- Levels: Two
- Cap Rate: 3
- \$99924 Gross Scheduled Income
- \$61157 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01481919
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1			\$1,995		\$2,150
2:		0	1			\$1,753		\$1,900
3:		1	1			\$1,776		\$2,150
4:		2	1			\$2,625		\$3,200

Of Units With:

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

Additional Information

• Buyer Agency Compensation: 2.5%

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4526261000

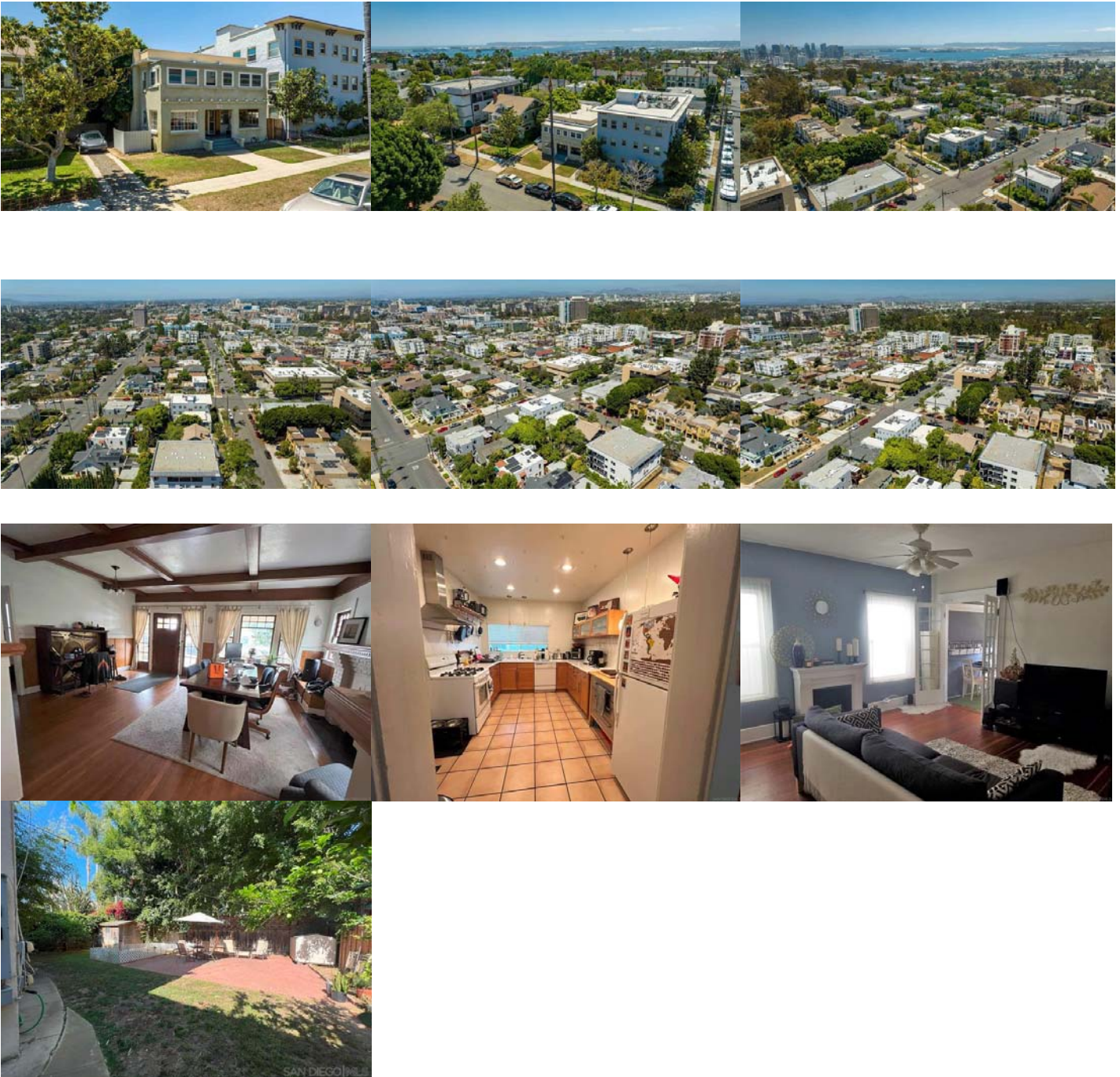
Michael Lembeck

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: **\$1,750,000/\$1,750,000**

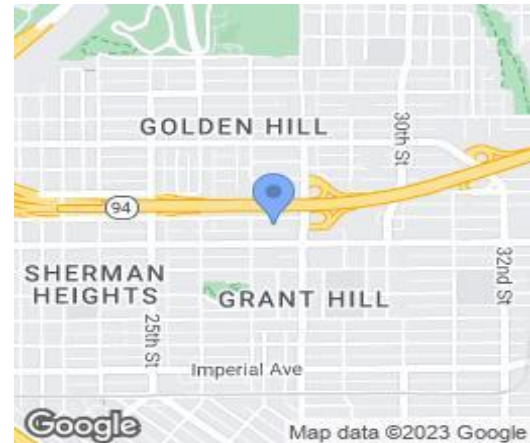
2737 2741 1/2 G street • San Diego 92102

9 days on the market

5 units • \$350,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1950

Listing ID: 230015931SD

Google Maps CrossStreet: 28th



First time on the market in 50+ years! Extremely clean, low maintenance, updated, and upgraded legal 4 plex Compound with Bonus, professionally converted, no known permits. 2 Bed & 1 Bath with all upgrades, full size stacked washer, dryer, stainless steel appliances, dishwasher, gas stove, and refrigerator. South-facing, Mexico, and water views, from kitchen and living room. 3 of the Homes have Private Gated Yards, perfect for pets. This is a very Safe and secure gated Compound that sits on top of Grant Hill on G St. The front of the compound has 5 Fruit Producing Orange, Lime & Meyer Lemon Trees. Within 2 miles of 805,15, 5 163 Close to main freeways, within 1 mile of downtown San Diego, SD International Airport, and 1.5 miles to South Park, North Park. Close to 32nd St Naval station, Coronado, Petco Park, Balboa Park, and more! AMENITIES Secured Gate Fencing around entire property Individual fencing around homes Security cameras Lighting around compound Secured individual storage units Stainless Steel Appliances Washer/Dryer in all units Tank-less water heater Ceiling Fans Custom glass backsplash Vinyl flooring Decking for each unit Artificial grass Granite Counters Tile showers Custom Closet doors Custom Cabinetry garbage disposal LED Lit Entry Upgraded faucets

Facts & Features

- Sold On 09/25/2023
- Original List Price of \$1,750,000
- 3 Buildings
- Levels: One
- Cooling: See Remarks
- Heating: Electric
- Cap Rate: 9
- \$12322 Gross Scheduled Income
- \$11995 Net Operating Income

Interior

Exterior

- Security Features: Closed Circuit Camera(s), Gated Community

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01352336
- 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			\$2,799		
2:		2	1			\$2,599		
3:		1	1			\$2,525		
4:		1	1			\$2,149		

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%

- 92102 - San Diego area
- San Diego County
- Parcel # 5353100800

Michael Lembeck

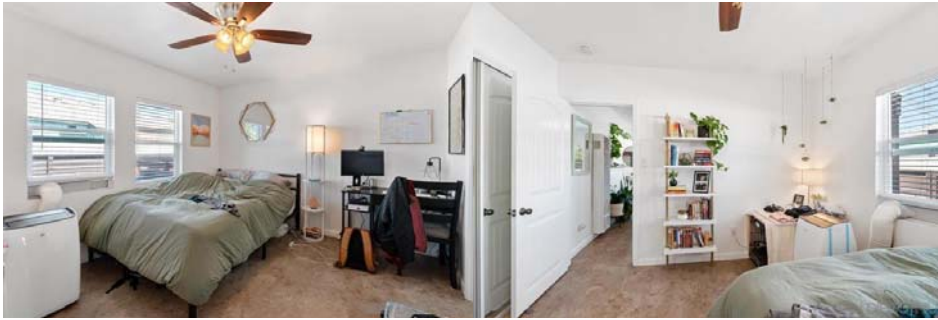
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2737 G Street, San Diego 92102

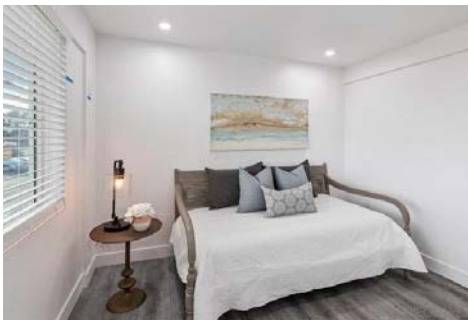






2737 G St #B

SAN DIEGO | MLS







CUSTOMER FULL: Residential Income LISTING ID: 230015931SD

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