

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	230006749SD	S	6081	83 Horton Drive	LMSA	91942		2	\$60,600	5	\$950,000 			1953	6,169/0.14			09/06/23	117/117
2	230012385SD	S	843	845 W 11th Ave	ESC	92025		2	\$59,340	6	\$910,000 			1967	7,750/0.17			09/06/23	24/24
3	230014920SD	S		4655 Newport Ave	SD	92107		2	\$9,100	6	\$1,527,777 			1940		N		09/07/23	11/11
4	230012610SD	S	1113	15 Cypress Ave	IMB	91932		3	\$0	0	\$1,500,000			1972	8,536/0.19	N		09/06/23	24/24
5	230000854SD	S		819 Eucalyptus Avenue	VST	92084		4	\$112,002	3	\$2,350,000 			2006	19,700/0.45	N		09/06/23	186/275

Closed •

List / Sold: **\$949,900/\$950,000** ↑

6081 83 Horton Drive • La Mesa 91942

117 days on the market

2 units • \$474,950/unit • sqft • 6,169 sqft lot • No \$/Sqft data •

Built in 1953

Listing ID: 230006749SD

CrossStreet: Earl St



The income opportunities are endless with this incredible duplex in La Mesa! Perfect opportunity for an owner to live in one unit and rent out the second unit. On the other hand, an investor can rent out both units either as long term or short term rentals or a combination of both as it's currently set up. This property features two generously sized units, each with 2 bedrooms (plus an optional den/bonus room with closet), 1 bathroom, and their own private yards to enjoy the San Diego weather all year long. Each unit also comes with a single-car garage for added convenience. Ample yard space gives the perfect opportunity to potentially add ADUs. Both units have been well maintained with plenty of upside. The units have newer kitchens and updated baths with laminate flooring throughout and in unit laundry. Located in a desirable area, this property is close to shopping, restaurants, and entertainment, as well as easy freeway access and less than half a mile to the Amaya Trolley Station Park which offers riders direct access to Downtown San Diego. Don't miss your chance to own this fantastic duplex in the growing incorporated community of La Mesa.

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$949,999
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Cap Rate: 4.6
- \$60600 Gross Scheduled Income
- \$44201 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

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:		3	1	1		\$2,200		\$2,850
2:		3	1	1		\$0		\$2,850
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Drapes:
- Patio: 2

- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:

- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2%

- 91942 - La Mesa area
- San Diego County
- Parcel # 4863620500

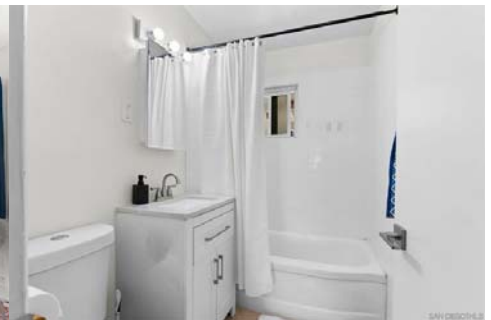
Michael Lembeck

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

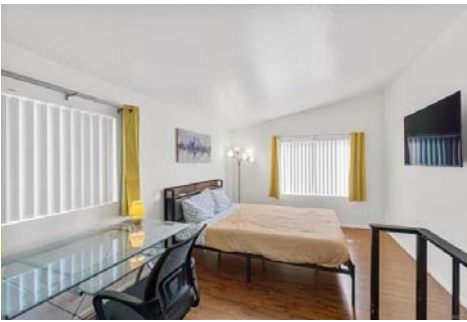
Re/Max Property Connection

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

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Closed •

List / Sold: **\$950,000/\$910,000** ↓

843 845 W 11th Ave • Escondido 92025

24 days on the market

2 units • **\$475,000/unit** • **sqft** • **7,750 sqft lot** • **No \$/Sqft data** •
Built in 1967

Listing ID: 230012385SD

CrossStreet: S Tulip



Amazing opportunity to own a spacious duplex in the heart of Escondido! The main house was recently renovated with stainless steel appliances & tile flooring, fresh paint, and new blinds throughout. The home has three well-sized bedrooms, two full baths, and a spacious & private landscaped backyard, perfect for entertaining. The second unit is a fully permitted ADU with solar panels and has also recently been upgraded with new appliances, and is fully fenced in with a private gate to access the unit. Conveniently located close to schools, the freeway, public transportation and north county San Diego shopping!

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$950,000
- 2 Buildings
- Levels: One
- Cap Rate: 6.2
- \$59340 Gross Scheduled Income
- \$59340 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01925715
- 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			\$2,795		
2:		2	2			\$2,000		
3:			0					
4:			0					

Of Units With:

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

Additional Information

• Buyer Agency Compensation: 2.5%

- 92025 - Escondido area
- San Diego County
- Parcel # 2360720200

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 230012385SD

Printed: 09/10/2023 5:59:46 AM

Closed •

List / Sold:

\$1,499,000/\$1,527,777 ↑

11 days on the market

Listing ID: 230014920SD

4655 Newport Ave • San Diego 92107

**2 units • \$749,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1940**

Left of Sunset Cliffs and property is on the right CrossStreet: Ebers



Unobstructed views of the ocean and Newport Blvd from your fenced in patio/yard! House (3BD/1BA) single level, new flooring, stainless steel appliances, quartz counter tops, custom kitchen cabinets with built in desk, Jack & Jill bathroom with custom tile shower! Detached permitted ADU/Studio has alley access and its own private turf/yard, new flooring, stainless steel appliances, quartz counter tops, custom kitchen cabinets, tiled shower, and tankless water heater. Conceptual plans to add another unit above ADU and future development possibilities! Walk or bike to everything that ocean beach has to offer (walk score rating of 89)!!

Facts & Features

- Sold On 09/07/2023
- Original List Price of \$1,499,000
- 2 Buildings
- Levels: One
- Heating: Electric, See Remarks
- Cap Rate: 6
- \$9100 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- 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		\$6,700		\$7,000
2:		1	1			\$2,400		\$2,640
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.5%

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4485022100

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Re/Max Property Connection

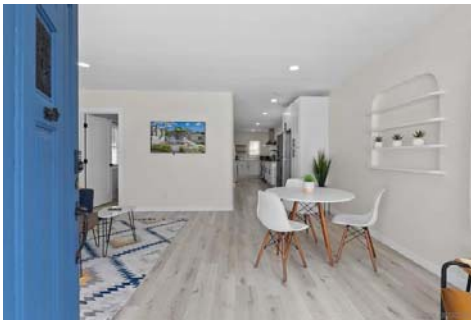
State License #: 01891031

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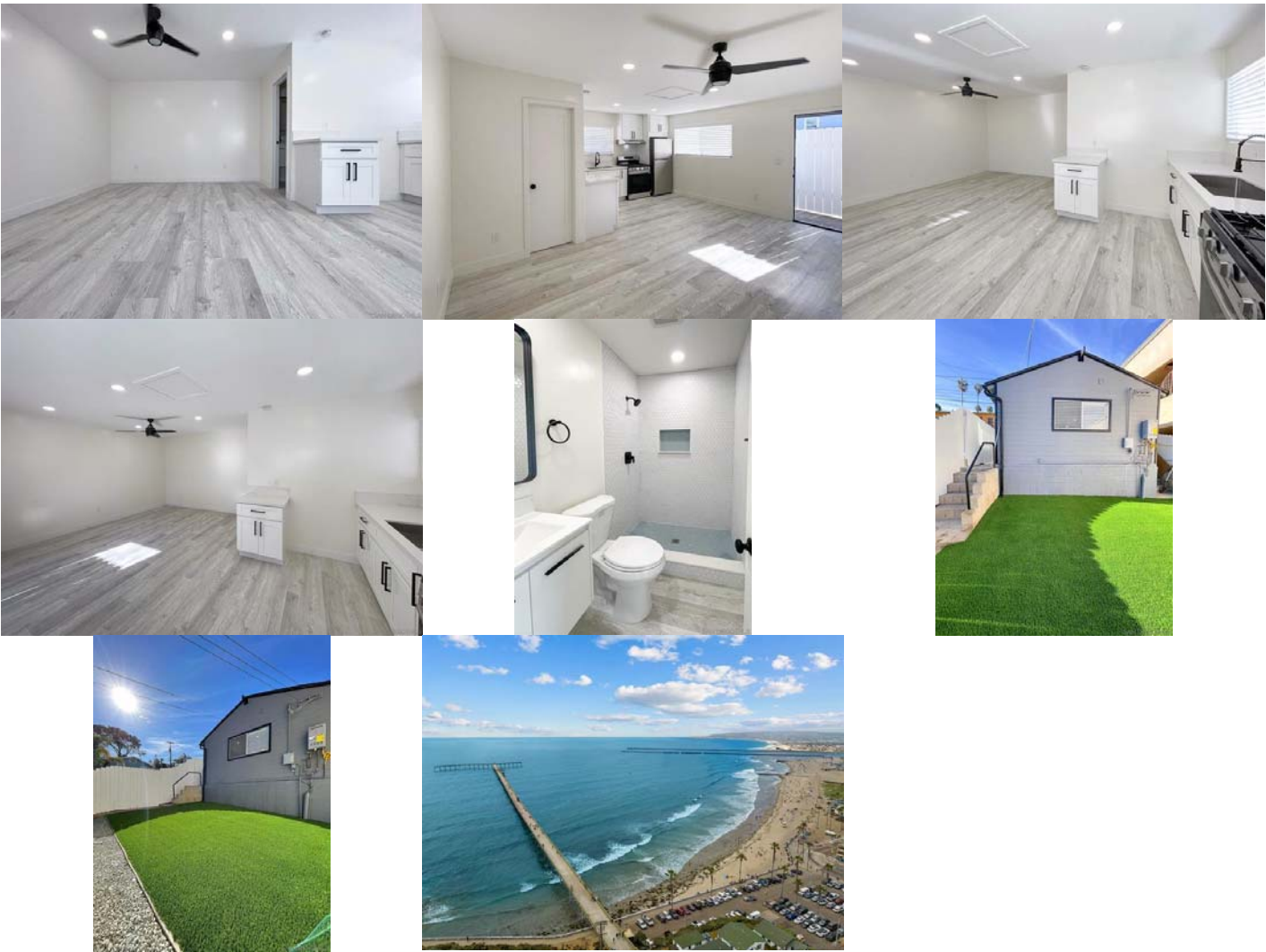
Mission Viejo, 92691

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Closed •

List / Sold: **\$1,500,000/\$1,500,000**

1113 15 Cypress Ave • Imperial Beach 91932

24 days on the market

**3 units • \$500,000/unit • sqft • 8,536 sqft lot • No \$/Sqft data •
Built in 1972**

Listing ID: 230012610SD

CrossStreet: 11th St.



Phenomenal Property! Live in one and the rents from the other two can supplement your mortgage! Duplex has: two 2-bedroom/1-Bath units that are mirrors of each other and are quite spacious. The detached house, 551 11th St. is a 3-bedroom/2-Bath/2-Car Garage with a separate dining room, over-sized living room and big bedrooms with central heat. All well maintained with separate (gas/electric) meters. All 3-units have washer/dryer hook-ups, fenced-in private yards and dedicated parking. Fantastic location by the famous Bayshore Bike Path where you can walk or ride to Coronado! New paint & carpet in Unit #1113. 1-Short Block to the Bayshore Bike Path! Imperial Beach is happening! Enjoy a great meal with views of the Pier at The Brigantine, Stunning sunsets at the Pier South Marriott with Sea 180°, a restaurant on the sand, Mike Hess Brewery, which is hopping 7-days/week and has an upper deck with ocean views, Coronado Brewing Co. with a deck, Bikeway Village and the new Novo Brewery with views out to Coronado! Family friendly Pizza Port is now open and the Seacoast Marketplace is under construction and Coming Soon! IB is a fun and friendly community. Popular, year-round festivities include the Farmer's Market, the Sun and Sea Festival - Sand Castle Competition, and IronMan Super Frog Triathlon!

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas, Forced Air
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

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:		2	1			\$1,925		\$2,600
2:		2	1			\$0		\$2,600
3:		3	2			\$2,250		\$4,000
4:			0					

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:

- Patio: 3
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2%

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6261131900

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold:

\$2,400,000/\$2,350,000 ↓

186 days on the market

Listing ID: 230000854SD

819 Eucalyptus Avenue • Vista 92084

**4 units • \$600,000/unit • sqft • 19,700 sqft lot • No \$/Sqft data •
Built in 2006**

Google it CrossStreet: Amber Lane



SELLER FINANCING - Seller will carry a first trust deed for \$1,440,000 (60% LTV), 5% Interest Only, 5 Year Term. The property consists of four extra-large four-bedroom, two-and-one-half-bathroom units. Built in just 2006, residents enjoy a wealth of unit amenities including granite countertops, tile flooring, forced air conditioning, appliances, walk-in closets in master bedrooms, window coverings, washer & dryer hookups, and ceiling fans in the master and living rooms. Common area amenities include private backyards, attached double-car garages on each unit, and pitched tile roofs.

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$2,650,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- Cap Rate: 2.6
- \$112002 Gross Scheduled Income
- \$68940 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: 01960409
- 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	3	2		\$2,200		\$3,000
2:		4	3	2		\$2,225		\$3,000
3:		4	3	2		\$2,400		\$3,000
4:		4	3	2		\$2,700		\$3,000

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: 1.5%

- 92084 - Vista area
- San Diego County
- Parcel # 1761542000

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Re/Max Property Connection

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