

### 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="#">220014206SD</a>	S	7751 7753	<a href="#">Mount Vernon St</a>	LEG	91945		2	\$5,130	5	\$975,000 ↓			1953				09/07/22	<a href="#">60/60</a>
2	<a href="#">220013021SD</a>	S	851 853	<a href="#">Pepper Drive</a>	ELC	92021		2	\$0	0	\$425,000 ↓			1956		N		09/09/22	<a href="#">74/74</a>
3	<a href="#">NDP2207466</a>	S	1275 77	<a href="#">Robinson AVE</a>	SD	92103	STD	4	\$60,900	0	\$1,710,000 ↑	\$515.84	3315	1955/ASR	5,262/0.12	N	3	09/06/22	<a href="#">3/3</a>

**Closed** •

List / Sold: **\$1,000,000/\$975,000** ↓

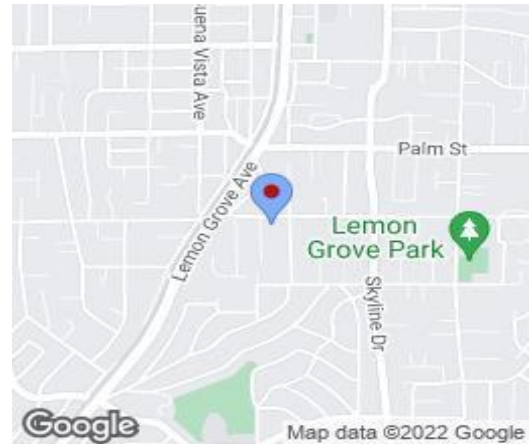
**7751 7753 Mount Vernon St** • Lemon Grove 91945

60 days on the market

**2 units** • **\$500,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •  
**Built in 1953**

Listing ID: 220014206SD

**CrossStreet: Lemon Grove Avenue**



Two homes on one lot, both occupied by tenants with leases through March 2023. Do not disturb tenants. Drive by and contact Agent if interested. Both 3 bed/2 bath units were renovated in 2018 and feature plank flooring throughout, warm neutral paint and abundant natural lighting. The modern open floorplan is great for entertaining guests! The kitchens feature stainless steel appliance packages (refrigerator, stove/oven, dishwasher, microwave). Both units include washer/dryer in the unit. A privacy fence was installed a couple years ago to completely separate the two yards. There is very a large backyard perfect for hosting summer BBQs (or adding on additional living space)! Photos are from 2018 (and don't reflect the fence that was added to separate the yards). Unit # for Unit 1: 7751 Unit # for Unit 2: 7753 Number of Furnished Units: 0

### Facts & Features

- Sold On 09/07/2022
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- Cap Rate: 4.6
- \$5130 Gross Scheduled Income
- \$51000 Net Operating Income

### Interior

### Exterior

- Fencing: Partial

### 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	2	1		\$2,575		
2:		3	2	0		\$2,555		
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

- 91945 - Lemon Grove area
- San Diego County
- Parcel # 4807102700

**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: **\$425,000/\$425,000** ↓

**851 853 Pepper Drive** • El Cajon 92021

74 days on the market

**2 units** • **\$212,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •  
**Built in 1956**

**Listing ID: 220013021SD**

**CrossStreet: Graves Ave.**



Huge price reduction Investors dream. 2 unit property with a large lot. Lots of potential, so much room and so much parking. Property is in very poor condition. Please be careful when viewing. Ground outside isn't always level, broken windows, trash left behind from tenants etc... Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 851 Unit # for Unit 2: 853 Unit 1 Parking Spaces: 0 Unit 2 Parking Spaces: 0 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 0 Topography: GSL

### Facts & Features

- Sold On 09/09/2022
- Original List Price of \$550,000
- 2 Buildings
- Levels: One
- 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	1			\$1,800		
2:		2	1			\$1,200		
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

- 92021 - El Cajon area

- San Diego County
- Parcel # 3881413300

**Michael Lembeck**

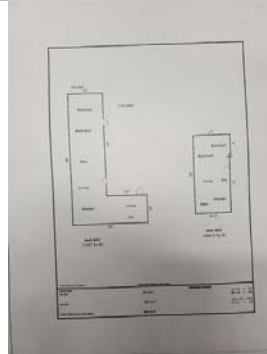
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**Closed** • **Quadruplex**

**\$1,800,000/\$1,710,000** ↑

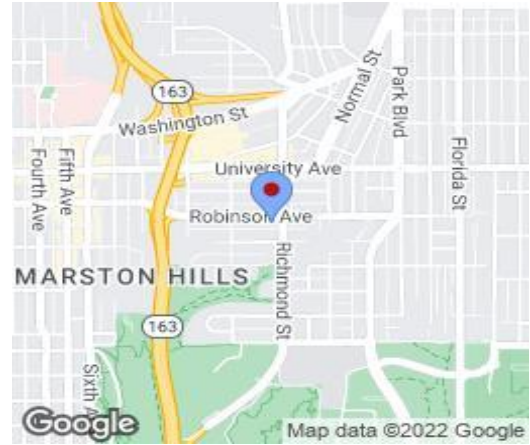
**3 days on the market**

**1275 77 Robinson Ave** • San Diego 92103

**4 units** • **\$450,000/unit** • **3,315 sqft** • **5,262 sqft lot** • **\$515.84/sqft** • **Built in 1955**

**Listing ID: NDP2207466**

**163 South to Robinson**



Fantastic Opportunity to own a fourplex in Mission Hills. Live in one and rent the other 3 units! Prime location close to downtown, freeways, shopping and beaches. 1277 is 3 bed/1 bath, remaining units are 1 bed/1 bath. Laundry room on-site. Great potential and/or opportunity to redevelop or restore.

**Facts & Features**

- Sold On 09/06/2022
- Original List Price of \$1,700,000
- 2 Buildings
- 3 Total parking spaces
- \$42 (Assessor)
- Laundry: Common Area
- Cap Rate: 0
- \$60900 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	1	0		\$1,750	\$1,750	\$0
2:		1	1	1		\$1,200	\$1,200	\$0
3:		1	1	1		\$950	\$950	\$0
4:		1	1	1		\$1,175	\$1,175	\$0

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 92103 - Mission Hills area



- San Diego County
- Parcel # 4521611200

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