

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	Grg Spcs	Date	DOM/CDOM
1	200050151	S	1230 13th Street	IMB	91932		2	\$0	0	\$775,000			1952			01/13/21	7/7
2	PTP2001965	S	1177 79 12th St.	IMB	91932	STD	2	\$0	0	\$816,000	\$354.78	2300	1955	6,340/0.14	0	01/11/21	1/1
3	DW19183545	S	1372 Seacoast DR	IMB	91932	STD	2	\$21,000		\$1,999,999	\$687.28	2910	1978/ASR	4,791/0.11	3	01/12/21	346/346
4	200051622	S	2365 Washington st	LEG	91945		2	\$36,000	5	\$570,000			1958			01/12/21	10/10
5	PTP2000089	S	1114 16 Oro ST	ELC	92021	STD	2	\$3,800	0	\$615,000	\$88.32	6963	1972/ASR	6,970/0.16	0	01/11/21	72/130
6	200049415	S	1092 Jacqueline Ct.	ELC	92021		2	\$39,600	3	\$695,000			1985			01/13/21	31/31
7	NDP2000589	S	131 Plymouth Dr	VST	92081	STD	2	\$36	6	\$575,000	\$414.27	1388	1959	10,316/0.23	1	01/13/21	61/61
8	NDP2000084	S	131 Plymouth Drive	VST	92083	STD	2	\$36,240	6	\$575,000	\$414.27	1388	1959/ASR	10,316/0.23	1	01/13/21	61/61
9	210000983	S	1261 Reed Ave	SD	92109		2	\$21,000	0	\$913,250			1956	3,125/0.0717		01/13/21	0/0
10	200042987	S	2739 2741 LOGAN AVENUE	SD	92113	STD	2	\$0	0	\$705,000	\$72.74	9692	1960/SLR	9,692/0.22	0	01/14/21	56/56
11	200053521	S	4418 37th St	SD	92116		2	\$0	0	\$950,000			1950	6,087/0.14		01/12/21	4/4
12	200051112	S	268 Ash Ave	CHU	91910		4	\$80,400	4	\$1,285,000			1947			01/14/21	22/22
13	180065225	S	3033 Market St	SD	92102		4	\$50,400	4	\$677,500			1952	5,246/0.12		01/13/21	67/67
14	PTP2001452	S	3258 60 Greely AVE	SD	92113	STD	4	\$144,000	9	\$1,020,000	\$326.92	3120	1958/ASR	6,000/0.13	0	01/11/21	11/11
15	PTP2001461	S	3254 56 Greely AVE	SD	92113	STD	4	\$160,000	9	\$1,050,000	\$336.54	3120	1958/ASR	6,000/0.13	0	01/11/21	11/11

Closed •

List / Sold: **\$759,900/\$775,000** ↑

1230 13th Street • Imperial Beach 91932

7 days on the market

2 units • \$379,950/unit • sqft • No lot size data • No \$/Sqft data • Built in 1952

Listing ID: 200050151

CrossStreet: Coronado



Blocks to the beach! Perfect opportunity for an investor or owner occupant! Live in one and rent the other! New wood plank floors, new carpet, interior and exterior paint, new SS stoves, refrigerators & dual pain windows. Front house features, 600 sq ft, 2 bdrms, 1 ba w/lge private & gated yard and 2 parking spaces. Back house features, 950 sq. ft, 3 bedrooms, 1 ba, w/fully fenced yard and 2 parking spaces. Washer/dryer hook up. Near beaches, shopping, schools and parks. This won't last! A must see! Other Fees: 0 Sewer: Sewer Connected Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 01/13/2021
- Original List Price of \$759,900
- 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			\$1,900		
2:		3	1			\$2,400		
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

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6330923100

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

CUSTOMER FULL: Residential Income **LISTING ID:** 200050151

Printed: 01/17/2021 7:47:28 PM

Closed • Duplex

List / Sold: **\$749,000/\$816,000** ↑

1177 79 12th St. • Imperial Beach 91932

1 days on the market

2 units • **\$374,500/unit** • **2,300 sqft** • **6,340 sqft lot** • **\$354.78/sqft** •
Built in 1955

Listing ID: PTP2001965

5 Fwy to Coronado Ave.



Desirable 2-on-1 in Imperial Beach!! Front house features 780 square feet, 1 bedroom, 1 optional bedroom, and 1 remodeled bath. New windows and flooring. Rear house features 1520 square feet, 3 bedrooms and 1 remodeled bath. New windows and flooring, remodeled kitchen, and optional 4th bedroom or spacious bonus room.

Facts & Features

- Sold On 01/11/2021
- Original List Price of \$749,000
- 2 Buildings
- 3 Total parking spaces
- Laundry: Outside
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Level

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:
- Other Expense:
- Other Expense Description:

Unit Details

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
- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6330211000

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

CUSTOMER FULL: Residential Income LISTING ID: PTP2001965

Printed: 01/17/2021 7:47:28 PM

Closed • Duplex

List / Sold:

\$1,999,999/\$1,999,999 ↓

346 days on the market

Listing ID: DW19183545

1372 Seacoast Dr • Imperial Beach 91932

**2 units • \$1,000,000/unit • 2,910 sqft • 4,791 sqft lot • \$687.28/sqft •
Built in 1978**

South of Imperial Beach Blvd



ON THE SAND. OCEANFRONT. TWO UNITS EACH TWO BEDROOMS and TWO BATHS. THREE CAR GARAGE. AUTOMATIC SECURITY GATE. SEPARATE ELECTRIC METERS. GREAT OPPORTUNITY TO OWN THIS RARE UNIQUE PROPERTY. POSSIBLY CONVERT INTO ONE LARGE HOUSE OR POSSIBLY CONVERT TO CONDOS or JUST RENT ONE AND LIVE IN THE OTHER. IT'S GOOD to HAVE CHOICES.

Facts & Features

- Sold On 01/12/2021
- Original List Price of \$2,590,000
- 1 Buildings
- Levels: Three Or More
- 6 Total parking spaces
- Laundry: In Garage
- \$21000 Gross Scheduled Income
- \$17845 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Waterfront Features: Beach Front, Ocean Front
- Security Features: Automatic Gate
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$38,845
- Electric:
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,245
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,750	\$1,750	\$3,750
2:	1	2	2	1	Unfurnished	\$0	\$0	\$4,500

Of Units With:

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

Additional Information

- Standard sale

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6320300600

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

CUSTOMER FULL: Residential Income **LISTING ID:** DW19183545

Printed: 01/17/2021 7:47:28 PM

Closed •

List / Sold: **\$570,000/\$570,000**

2365 Washington st • Lemon Grove 91945

10 days on the market

**2 units • \$285,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1958**

Listing ID: 200051622

On Washington street near Mt Vernon. CrossStreet: Mt Vernon



Lovely 2 units each with amazing tenants. Back unit has converted garage into 3rd bedroom. Permits unknown. Back unit also has built in storage room. Each unit has private yard. Tenants are month to month and have been there for many years which is why rents are low. Listing agent is owner of selling LLC. Do not disturb tenants. Will show units with offer. Buyer to co-operate with seller 1031 exchange at no cost or delay to buyer. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 2365 Unit # for Unit 2: 1367 Number of Furnished Units: 0

Facts & Features

- Sold On 01/12/2021
- Original List Price of \$570,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Cap Rate: 5
- \$36000 Gross Scheduled Income
- \$27000 Net Operating Income

Interior

- Appliances: Gas Water Heater

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			\$1,350		\$1,500
2:		3	1			\$1,650		\$1,850
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

- 91945 - Lemon Grove area
- San Diego County
- Parcel # 3033302100

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

CUSTOMER FULL: Residential Income LISTING ID: 200051622

Printed: 01/17/2021 7:47:29 PM

Closed • Duplex

List / Sold: **\$599,000/\$615,000** ↓

1114 16 Oro St • El Cajon 92021

72 days on the market

2 units • **\$299,500/unit** • **6,963 sqft** • **6,970 sqft lot** • **\$88.32/sqft** •
Built in 1972

Listing ID: PTP2000089

on Broadway turn north onto Oro St.



Great investment property centrally located duplex in El Cajon. Front unit 3/2 with a fireplace, front yard and a carport. Back unit 3/1 with a front yard.

Facts & Features

- Sold On 01/11/2021
- Original List Price of \$700,000
- 2 Buildings
- 0 Total parking spaces
- Laundry: Outside
- Cap Rate: 0
- \$3800 Gross Scheduled Income
- \$3200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$853
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01958651
- Gardener:
- Licenses:
- Insurance: \$1,400
- 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
- Rent Controlled
- 92021 - El Cajon area
- San Diego County
- Parcel # 4841022100

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: PTP2000089

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Closed •

List / Sold: **\$695,000/\$695,000**

1092 Jacqueline Ct, • El Cajon 92021

31 days on the market

2 units • **\$347,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1985

Listing ID: 200049415

CrossStreet: Broadway & Anza



This East San Diego County income property is a two (2) unit rental property located in the City of El Cajon. Unit mix consists of large, three-bedroom / two and one-half bathroom units with many amenities including separate laundry, private backyards, and two-car garages for each unit. Other Fees: 0 Unit # for Unit 1: 1092 Unit # for Unit 2: 1094 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

Facts & Features

- Sold On 01/13/2021
- Original List Price of \$695,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Cap Rate: 3.4
- \$39600 Gross Scheduled Income
- \$23649 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00963722
- 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	3			\$1,650		\$1,950
2:		3	3			\$1,650		\$1,950
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

- 92021 - El Cajon area
- San Diego County

- Parcel # 4842923200

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

CUSTOMER FULL: Residential Income **LISTING ID:** 200049415

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Closed •

List / Sold: **\$567,777/\$575,000** ↑

131 Plymouth Dr • Vista 92083

61 days on the market

**2 units • \$283,889/unit • 1,388 sqft • 10,316 sqft lot • \$414.27/sqft •
Built in 1959**

Listing ID: NDP2000589

Vista Village Drive, turn right on Plymouth Drive



One Home, 2 Units! Check out this great income producing property just walking distance to Downtown Vista. This property could be a perfect fit for a buyer looking to live in one unit and rent out the studio, have a two unit rental or even open the door to the studio for grand total of 4 bedroom, 3 bathroom and 2 kitchen single family residence. Equipped with a one car garage and possibly up to 8 additional parking spaces. Property can be Sold as a package with (133-35 Plymouth Drive)APN 164-311-29-00 for one total price, please call for package pricing.

Facts & Features

- Sold On 01/13/2021
- Original List Price of \$567,777
- 1 Buildings
- 1 Total parking spaces
- Laundry: In Garage
- Cap Rate: 6
- \$36 Gross Scheduled Income
- \$32700 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre

Annual Expenses

- Total Operating Expense: \$721
- Electric:
- Gas: \$150
- Furniture Replacement:
- Trash: \$51
- Cable TV: 01485458
- Gardener:
- Licenses:
- Insurance: \$794
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$20
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 92081 - Vista area
- San Diego County
- Parcel # 1643113000

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

CUSTOMER FULL: Residential Income **LISTING ID:** NDP2000589

Printed: 01/17/2021 7:47:29 PM

Closed •

List / Sold: **\$567,777/\$575,000** ↑

131 Plymouth Drive • Vista 92083

61 days on the market

**2 units • \$283,889/unit • 1,388 sqft • 10,316 sqft lot • \$414.27/sqft •
Built in 1959**

Listing ID: NDP2000084

Vista Village Drive Turn right onto Plymouth Drive.



One Home, 2 Units! Check out this great income producing property just walking distance to Downtown Vista. This property could be a perfect fit for a buyer looking to live in one unit and rent out the studio, have a two unit rental or even open the door to the studio for grand total of 4 bedroom, 3 bathroom and 2 kitchen single family residence. Equipped with a one car garage and possibly up to 8 additional parking spaces. Property can be Sold as a package with (133-35 Plymouth Drive)APN 164-311-29-00 for one total price, please call for package pricing.

Facts & Features

- Sold On 01/13/2021
- Original List Price of \$567,777
- 1 Buildings
- 1 Total parking spaces
- Laundry: In Garage
- Cap Rate: 6
- \$36240 Gross Scheduled Income
- \$32700 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre

Annual Expenses

- Total Operating Expense: \$721
- Electric:
- Gas: \$150
- Furniture Replacement:
- Trash: \$51
- Cable TV: 01485458
- Gardener:
- Licenses:
- Insurance: \$794
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$20
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 92083 - Vista area
- San Diego County
- Parcel # 1643113000

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

CUSTOMER FULL: Residential Income **LISTING ID:** NDP2000084

Printed: 01/17/2021 7:47:29 PM

Closed •

List / Sold: **\$913,250/\$913,250**

1261 Reed Ave • San Diego 92109

0 days on the market

2 units • **\$456,625/unit** • **sqft** • **3,125 sqft lot** • **No \$/Sqft data** •
Built in 1956

Listing ID: 210000983

CrossStreet: Fanuel Street



What EVERYONE wants: a fixer-upper duplex at the beach! Amazing, highly desirable location...walk 5 1/2 short blocks to the ocean or 4 blocks to the bay. Offers a 2-bedroom and a 1-bedroom unit, with a detached 2-car garage and laundry room. Remodel this beautifully, and your rents should be close to \$3000 and \$2000/month. Units currently rented month-to-month. Other Fees: 0 Unit # for Unit 1: 1261 Unit # for Unit 2: 1263 Number of Furnished Units: 0

Facts & Features

- Sold On 01/13/2021
- Original List Price of \$913,250
- 1 Buildings
- Levels: One
- Cap Rate: 0
- \$21000 Gross Scheduled Income

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01932411
- 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			\$900		\$2,000
2:		2	1			\$850		\$3,000
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

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4232610900

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

CUSTOMER FULL: Residential Income LISTING ID: 210000983

Printed: 01/17/2021 7:47:29 PM

Closed •

List / Sold: **\$748,000/\$705,000** ↓

2739 2741 LOGAN AVENUE • San Diego 92113

56 days on the market

2 units • **\$374,000/unit** • **9,692 sqft** • **9,692 sqft lot** • **\$72.74/sqft** •
Built in 1960

Listing ID: 200042987

[Cross Street(s)]: 28TH



PRICED TO SELL.....!!! OPPORTUNITY KNOCKS.. 2 BEAUTIFUL HOMES ON LARGE LANDSCAPED FENCED LOT W/VEHICLE & RV PARKING, ALLEY ACCESS, OCEAN BREEZE, VIEWS OF THE CORONADO BRIDGE, FRUIT TREES..FRONT HOUSE: 3 BEDROOM 2 BATH,UPGRADED KITCHEN W/GRANITE COUNTER TOPS & HIGH BACK SPLASH, CUSTOM MAHOGANY CABINETS, STAINLESS STEEL SINK, CARPET & TILED FLOORS,HIGH CEILINGS,SPIRAL STAIRCASE TO UNFINISHED BASEMENT..BACK HOUSE: 2 BEDROOM 2 BATH, LARGE KITCHEN W/GRANITE ISLAND COUNTER TOP, WOOD LAMINATE & TILED FLOORS, MUST SEE, DON'T MISS OUT

Facts & Features

- Sold On 01/14/2021
- Original List Price of \$849,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Individual Room
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Gentle Sloping, Level, Sprinklers None
- Security Features: Window Bars

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- 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	2			\$0		
2:		2	2			\$0		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Standard sale

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5386520200

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

CUSTOMER FULL: Residential Income LISTING ID: 200042987

Printed: 01/17/2021 7:47:29 PM

Closed •

List / Sold: **\$899,900/\$950,000** ↑

4418 37th St • San Diego 92116

4 days on the market

2 units • **\$449,950/unit** • **sqft** • **6,087 sqft lot** • **No \$/Sqft data** •
Built in 1950

Listing ID: 200053521

CrossStreet: Meade and Monroe



This Normal Heights duplex makes a great home or investment. The rapidly growing neighborhood is just a stones throw away from North Park, South Park, and University Heights. Whether you want to grab a strong cup of coffee from Dark Horse Coffee Roasters or a Pizza from Blind Lady Ale House, live just minutes to some great local spots! The front home is a charming Spanish Craftsman with a great layout and features 3 Bedrooms and 2 bathrooms. The rear residence is a 1 bd /1 ba home with gated parking! The front home is a charming Spanish Craftsman with a great layout. It has a driveway, three different outdoor spaces, and a 2 car garage. Craftsman homes are often admired for their charm and attention to detail, which will be evident from the minute you set foot in the living area. The main bedroom has an en-suite bathroom, as well as 2 large closets. There are also 2 additional bedrooms, which share a bathroom. The eat in kitchen is very spacious and has an entrance to the fenced in side yard. The back house has access from the alley and features a large gate on an electric motor. The one bedroom and one bathroom residence has its own yard, laundry, and room to park 2 cars. It makes the perfect guest suite, rental unit, or even potential airbnb. This portion is currently tenant occupied. Other Fees: 0 Unit # for Unit 1: 4420 Unit # for Unit 2: 4418 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 01/12/2021
- Original List Price of \$899,900
- 3 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Electric, See Remarks, Combination, Forced Air
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Security Features: Automatic Gate

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01885775
- 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		\$0		\$3,500
2:		1	1	0		\$950		\$1,600
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 1
- Disposal:

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

Additional Information

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4471122200

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

CUSTOMER FULL: Residential Income LISTING ID: 200053521

Printed: 01/17/2021 7:47:29 PM

Closed •

List / Sold:

\$1,325,000/\$1,285,000 ↓

22 days on the market

Listing ID: 200051112

268 Ash Ave • Chula Vista 91910

4 units • **\$331,250/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1947

CrossStreet: F St



268 -270 Ash Ave is a 4 unit investment property located near the upcoming \$1.1B Chula Vista Bayfront development. Property comprised of 4 spacious 2 bedroom/1 bathroom units on a 8,684 sq ft lot. Each unit has an assigned 1 car garage that has washer and dryer hook ups. Great opportunity to take advantage of historically low interest rates. Other Fees: 0 Unit # for Unit 1: 268 Unit # for Unit 2: 268.5 Unit # for Unit 3: 270 Unit # for Unit 4: 270.5 Number of Furnished Units: 0

Facts & Features

- Sold On 01/14/2021
- Original List Price of \$1,325,000
- 1 Buildings
- Levels: Two
- Cap Rate: 3.9
- \$80400 Gross Scheduled Income
- \$51463 Net Operating Income

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02014153
- 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		\$1,650		\$1,800
2:		2	1	1		\$1,700		\$1,800
3:		2	1	1		\$1,650		\$1,800
4:		2	1	1		\$1,700		\$1,800

Of Units With:

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

Additional Information

- 91910 - Chula Vista area
- San Diego County

- Parcel # 5670520300

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

CUSTOMER FULL: Residential Income **LISTING ID:** 200051112

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Closed •

List / Sold: **\$749,000/\$677,500** ↓

3033 Market St • San Diego 92102

67 days on the market

4 units • **\$187,250/unit** • **sqft** • **5,246 sqft lot** • **No \$/Sqft data** •
Built in 1952

Listing ID: 180065225

CrossStreet: 30th



Four unit complex well-located in the growing Grant Hill neighborhood just off the 94 fwy from downtown and Golden Hill. Property features large off-street parking area, and low maintenance design. Rental upside potential. Other Fees: 0 Unit # for Unit 1: A Unit # for Unit 2: B Unit # for Unit 3: C Unit # for Unit 4: D Number of Furnished Units: 0

Facts & Features

- Sold On 01/13/2021
- Original List Price of \$850,000
- 1 Buildings
- Levels: Two
- Cap Rate: 4
- \$50400 Gross Scheduled Income
- \$34073 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:		1	1			\$1,000		\$1,200
2:		1	1			\$0		\$1,200
3:		1	1			\$1,000		\$1,200
4:		1	1			\$1,000		\$1,200

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 0
- Ranges: 4
- Refrigerator: 3
- Wall AC:

Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5451100300

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

CUSTOMER FULL: Residential Income LISTING ID: 180065225

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Closed •

List / Sold:

\$1,040,000/\$1,020,000 ↓

11 days on the market

Listing ID: PTP2001452

3258 60 Greely Ave • San Diego 92113
4 units • \$260,000/unit • 3,120 sqft • 6,000 sqft lot • \$326.92/sqft •
Built in 1958
GPS



Incredible cash flow for this fully fenced 4-unit building consisting of four 2 bedroom/1 bath units! Owner is willing to rent entire building back at market rate for long term after COE. The property has been used as an AirBNB investment with all four units almost always occupied as guests love its proximity to the Downtown Convention Center, the Gas Lamp district and Coronado island. Strong ACs in bedrooms and kitchen and four reserved parking spots in the front of the building. Additional features: CCTV security cameras surround the building. Three AC units in each apartment. Large lot in the back with opportunity to build on. Sellers AirBNB cleaning service is available to the new owners at COE. This building may also be purchased with its twin building next door containing four more units (one water meter services both buildings). Make money day one of ownership as AirBNB rentals or use them for long term rentals.

Facts & Features

- Sold On 01/11/2021
- Original List Price of \$1,040,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Common Area
- Cap Rate: 8.5
- \$144000 Gross Scheduled Income
- \$89600 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$40,000
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01885775
- Gardener:
- Licenses:
- Insurance: \$2,300
- Maintenance: \$9,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$15,500
- Other Expense Description: Cleaning

Unit Details

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 0
- Carpet:
- Dishwasher: 2
- Disposal:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5456711900

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

CUSTOMER FULL: Residential Income **LISTING ID:** PTP2001452

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Closed •

List / Sold:

\$1,070,000/\$1,050,000 ↓

11 days on the market

Listing ID: PTP2001461

3254 56 Greely Ave • San Diego 92113
4 units • \$267,500/unit • 3,120 sqft • 6,000 sqft lot • \$336.54/sqft •
Built in 1958
GPS



Completely renovated interiors in 2018 for this fully fenced 4-unit building consisting of four 2 bedroom/1 bath units! NEW: Kitchen - NEW: Bathrooms - NEW: Flooring - Incredible Cash Flow! Owner is willing to rent building back at market rate long term after COE. The property has been used as an AirBNB investment with all four units almost always occupied as guests love its proximity to the Downtown Convention Center, the Gas Lamp district and Coronado island. Strong ACs in bedrooms and kitchen and four reserved parking spots in the front of the building. Additional features: CCTV security cameras surround the building. Three AC units in each apartment. Large lot in the back with opportunity to build on. Sellers AirBNB cleaning service is available to the new owners at COE. This building may also be purchased with its twin building next door containing 4 more units (one water meter services both buildings). Make money day one of ownership as AirBNB rentals or use them for long term rentals.

Facts & Features

- Sold On 01/11/2021
- Original List Price of \$1,070,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Common Area
- Cap Rate: 9
- \$160000 Gross Scheduled Income
- \$105000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Gas Range, Refrigerator

Exterior

- Lot Features: Back Yard, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$56,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01885775
- 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: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher: 4
- Disposal:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC: 4

Additional Information

- Standard sale

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5456711600

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

CUSTOMER FULL: Residential Income LISTING ID: PTP2001461

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