

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	200048620	S	1808 E 8Th St	NAC	91950		2	\$0	0	\$660,000 			1948	5,216/0.12		01/20/21	8/8
2	PTP2001874	S	8848 8848 Valencia	SPV	91977	STD	2	\$0	0	\$700,000	\$361.94	1934	1953/ASR	12,632/0.29	3	01/21/21	16/16
3	200040724	S	543 Rosemont St	LAJ	92037		2	\$0	0	\$1,720,477 			1948	6,260		01/20/21	76/76
4	NDP2003287	S	1128 & 11: Myers Street	OCE	92054	STD	2	\$42,000	3	\$1,065,000 	\$550.10	1936	1960/ASR	6,866/0.15	0	01/20/21	5/5
5	200051697	S	532 S Freeman	OCE	92054		2	\$54,600	0	\$1,187,000 			1924			01/21/21	27/27
6	OC20237196	S	1916 Florida CT #1918	SD	92104	STD	2	\$3,430	5	\$960,000 	\$652.17	1472	1951/PUB	5,998/0.1377	2	01/19/21	30/30
7	200047912	S	2057 Felspar Street	SD	92109		2	\$37,500	3	\$815,000 			1952			01/19/21	66/66
8	200048110	S	1424 N 1st St	ELC	92021		3	\$24,000	3	\$751,000 			1940	18,490/0.42		01/20/21	38/38
9	200054399	S	3394 Grim Avenue	SD	92104		3	\$70,800	3	\$1,250,000 			1945			01/20/21	7/7
10	200046814	S	2045 Diamond St	SD	92109		3	\$69,240	3	\$1,348,000 			1950	6,359/0.14		01/20/21	36/36
11	200029387	S	4025 La Salle St	SD	92110		3	\$28,000	3	\$879,000			1955			01/19/21	168/168
12	200051551	S	3608 Euclid Ave	SD	92105		4	\$43,200	6	\$750,000			1959	5,269		01/20/21	12/12
13	200039709	S	4821 Narragansett Ave	SD	92107		4	\$117,540	0	\$2,050,000 			2006	6,995		01/22/21	79/166
14	200054055	S	4421 Arizona St	SD	92116		4	\$74,585	5	\$1,187,000 			1957	5,252		01/19/21	4/4

Closed •

List / Sold: **\$650,000/\$660,000** ↑

1808 E 8Th St • National City 91950

8 days on the market

2 units • \$325,000/unit • sqft • 5,216 sqft lot • No \$/Sqft data •

Listing ID: 200048620

Built in 1948

CrossStreet: R Ave



Spacious & charming upgraded duplex, each unit over 1000 sq ft. 2 bdm/ 2 full bath in each. 1810 has bonus room being used as 3rd bdm. Laminate flooring, dual pane windows, laundry hookups in each, central heat & prepped for ac. Separate back yards, fully fenced property, recessed lighting & ceiling fans. 1810 - long 3 car driveway. Separate meters for gas/electric. In 2009 electric/plumbing upgraded & roof pitched/redone. Water heaters replaced within past couple years. Minutes to 32nd Naval Base, close to transportation, shops & eateries! Other Fees: 0 Unit # for Unit 1: 1808 Unit # for Unit 2: 1810 Number of Furnished Units: 0

Facts & Features

- Sold On 01/20/2021
- Original List Price of \$650,000
- 1 Buildings
- Levels: One
- Cooling: See Remarks
- 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	2			\$0		\$1,800
2:		2	2			\$0		\$1,800
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

- 91950 - National City area

- San Diego County
- Parcel # 5572000100

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:** 200048620

Printed: 01/24/2021 7:55:53 PM

Closed •

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

8848 8848 1/2 Valencia • Spring Valley 91977

16 days on the market

**2 units • \$350,000/unit • 1,934 sqft • 12,632 sqft lot • \$361.94/sqft •
Built in 1953**

Listing ID: PTP2001874

South on Bancroft to West on Valencia



What a deal!! This property wont last !!! 2 homes on 1 lot, you will get a 3/1 and a 2/1 and they both have garages and their own driveways!! Rent out one and live in the other!! Centrally located near all. Both properties have a ton of character. This nice sized lot also has room for toys and RV's with alley access.

Facts & Features

- Sold On 01/21/2021
- Original List Price of \$700,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Floor Furnace, Natural Gas, Wall Furnace
- Laundry: See Remarks
- Cap Rate: 0
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room
- Floor: Carpet, Tile, Vinyl
- Appliances: Gas Oven, Gas Range, Gas Cooktop, Refrigerator
- Other Interior Features: Ceiling Fan(s), Ceramic Counters, Copper Plumbing Partial, Tile Counters, Unfurnished

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Fencing: Chain Link, Good Condition, Wood

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01485458
- 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	3		\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 91977 - Spring Valley area
- San Diego County

- Parcel # 5032905500

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:** PTP2001874

Printed: 01/24/2021 7:55:53 PM

Closed •

List / Sold:

\$2,200,000/\$1,720,477 ↓

76 days on the market

Listing ID: 200040724

543 Rosemont St • La Jolla 92037

2 units • **\$1,100,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1948

CrossStreet: Rosemont St and La Jolla Blvd



Amazing opportunity to own an income producing duplex in highly desirable Windansea. This duplex sits on a very spacious and beautiful lot with both units having their own private patios and yards. Very quiet street just a short walk away from famous Windansea Beach. The back unit features a large upstairs master suite with large windows. Two car garage sits in between units. Don't miss out on this great opportunity to own a piece of Windansea. Other Fees: 0 Unit 1 Parking Spaces: 0 Unit 2 Parking Spaces: 0 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 2

Facts & Features

- Sold On 01/20/2021
- Original List Price of \$2,200,000
- 1 Buildings
- Levels: One
- Heating: Electric, Forced Air
- 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:		3	2	2		\$2,700		\$5,000
2:		2	1			\$1,900		\$3,000
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

- 92037 - La Jolla area

- San Diego County
- Parcel # 3514931300

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:** 200040724

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Closed • Duplex

List / Sold:

\$1,075,000/\$1,065,000 ↓

5 days on the market

Listing ID: NDP2003287

1128 & 1130 S Myers Street • Oceanside 92054

2 units • \$537,500/unit • 1,936 sqft • 6,866 sqft lot • \$550.10/sqft • Built in 1960

Interstate 5, exit Oceanside Blvd and head West, turn right on S Myers Street



Duplex 2 blocks from beach on 6866 sf lot. 3br, 1ba & 2br, 1ba attached by 4 space tandem carport with additional 4 parking spaces. Units need rehabilitation to be sold in current condition and priced accordingly. 2br tenants have been there for 15 years without rent increase, both units on month to month leases. Pro forma rent for front unit \$2000, rear unit \$2700 after rehab.

Facts & Features

- Sold On 01/20/2021
- Original List Price of \$1,075,000
- 2 Buildings
- 8 Total parking spaces
- Laundry: See Remarks
- Cap Rate: 2.8
- \$42000 Gross Scheduled Income
- \$28162 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,838
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,323
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,760
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	0	0		\$1,350	\$15,066	\$2,200
2:	3	1	0	0		\$2,150	\$23,994	\$2,750

Of Units With:

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

Additional Information

- Standard sale
- 92054 - Oceanside area

- Rent Controlled

- San Diego County
- Parcel # 1520730700

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:** NDP2003287

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Closed •

List / Sold:

\$1,395,000/\$1,187,000 ↓

27 days on the market

Listing ID: 200051697

532 S Freeman • Oceanside 92054

2 units • \$697,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1924

CrossStreet: Minnesota



Absolutely Charming Beach Bungalows! Two separate 2 bedroom cottages plus additional studio with bathroom. One located on the corner of S Freeman & the other entry is 608 Minnesota. Front cottage has hardwood floors, fireplace, cute backyard and studio. Updated open kitchen with s/s Appliances. Perfect investment/income property! Or Live in one and rent out the other! Fantastic opportunity for someone doing a 1031 Exchange! Other Fees: 0 Unit # for Unit 1: 532 Unit # for Unit 2: 608 Unit # for Unit 3: studio/w/d Number of Furnished Units: 0

Facts & Features

- Sold On 01/21/2021
- Original List Price of \$1,395,000
- 3 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Cap Rate: 0
- \$54600 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01521930
- 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			\$2,550		
2:		2	1			\$2,000		
3:			1					
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

- 92054 - Oceanside area
- San Diego County
- Parcel # 1502020900

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:** 200051697

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Closed • Duplex

List / Sold: **\$979,000/\$960,000** ↓

1916 Florida Ct # 1918 • San Diego 92104

30 days on the market

2 units • **\$489,500/unit** • **1,472 sqft** • **5,998 sqft lot** • **\$652.17/sqft** •
Built in 1951

Listing ID: OC20237196

University South on Florida St, Rt on Florida CT



Great Northpark Opportunity! Option 1: House hack living in the rear unit and rent the front unit Option 2: Rent both units with a 5% CAP rate Option 3: Increase cash flow by redeveloping the property into a 4 Units. Whichever option you choose, this property sits on a 6000 square foot lot in the highly desirable Northpark area of San Diego. Great restaurants within walking distance and close to Balboa Park and Downtown San Diego. Front unit currently rented month to month to a long term tenant. Single car garage available for each unit and large back yard. Extra long driveway and plenty of street parking as well. Each unit individually metered for electric and gas. Please do not disturb tenants in front unit.

Facts & Features

- Sold On 01/19/2021
- Original List Price of \$979,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Gas Dryer Hookup
- Cap Rate: 5
- \$3430 Gross Scheduled Income
- \$2591 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Floor: Tile, Wood
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$840
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$730
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$840
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,450	\$1,450	\$2,000
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale

- 92104 - North Park area
- San Diego County
- Parcel # 4531821100

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: OC20237196

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Closed •

List / Sold: **\$849,000/\$815,000** ↓

2057 Felspar Street • San Diego 92109

66 days on the market

2 units • **\$424,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1952

Listing ID: 200047912

Garnet to Noyes to Felspar. CrossStreet: Noyes Street



Fantastic rehab or development opportunity. Bread and butter two units on a nice Pacific Beach Street with alley access. Excellent RM-2-5 zoning. Expenses noted herein are from 2018. One tenant has COVID rent relief. Other Fees: 0 Number of Furnished Units: 0

Facts & Features

- Sold On 01/19/2021
- Original List Price of \$875,000
- 1 Buildings
- Levels: One
- Cap Rate: 3.45
- \$37500 Gross Scheduled Income
- \$29185 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	0		\$1,450		
2:		2	1	0		\$1,675		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4165430400

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: 200047912

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Closed •

List / Sold: **\$750,000/\$751,000** ↑

1424 N 1st St • El Cajon 92021

38 days on the market

3 units • **\$250,000/unit** • **sqft** • **18,490 sqft lot** • **No \$/Sqft data** •
Built in 1940

Listing ID: 200048110

CrossStreet: Greenfield Dr



3 on 1 Triplex property. Over 18,000 sq ft lot! Investor special with 3 rental units or live in 1 & let the other 2 pay your mortgage! RV & boat parking. Gated rear lot with lots of potential storage. This is a MUST SEE, unusual INCOME GENERATOR with many possibilities. Detached oversized garage. Exterior: Wood/Stucco Other Fees: 0 Unit # for Unit 1: A Unit # for Unit 2: B Unit # for Unit 3: C Number of Furnished Units: 0

Facts & Features

- Sold On 01/20/2021
- Original List Price of \$725,000
- 1 Buildings
- Levels: One
- Cap Rate: 2.9
- \$24000 Gross Scheduled Income
- \$21426 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01897784
- 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			\$1,600		\$1,750
2:		1	1			\$1,200		\$1,200
3:		1	1			\$1,000		\$1,200
4:			0					

Of Units With:

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

Additional Information

- 92021 - El Cajon area
- San Diego County
- Parcel # 4840122600

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: 200048110

Printed: 01/24/2021 7:55:54 PM

Closed •

List / Sold:

\$1,365,000/\$1,250,000 ↓

7 days on the market

Listing ID: 200054399

3394 Grim Avenue • San Diego 92104

3 units • **\$455,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1945

CrossStreet: Upas St & Grim Ave



3394 Grim Avenue located in the booming neighborhood of North Park. Constructed in 1945, the property boasts a Walk Score of 88 and rests on a 6,305 SF corner lot. The complex consists of (1) duplex which is comprised of (2) two-bedroom/one-bathroom units and a separate (1) one bedroom/one-bathroom cottage unit. The duplex has undergone extensive upgrades including: new interior finishes, dual pane windows, and washer/dryer hookups. One bedroom cottage has remaining renovation upside. Exterior: Wood/Stucco Other Fees: 0 Unit # for Unit 1: 3025 Unit # for Unit 2: 3394 Unit # for Unit 3: 3035 Number of Furnished Units: 0

Facts & Features

- Sold On 01/20/2021
- Original List Price of \$1,365,000
- 2 Buildings
- Levels: One
- Cap Rate: 3.03
- \$70800 Gross Scheduled Income
- \$41349 Net Operating Income

Interior

Exterior

- Fencing: None

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

Of Units With:

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

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4534912400

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:** 200054399

Printed: 01/24/2021 7:55:54 PM

Closed •

List / Sold:

\$1,449,000/\$1,348,000 ↓

36 days on the market

Listing ID: 200046814

2045 Diamond St • San Diego 92109

**3 units • \$483,000/unit • sqft • 6,359 sqft lot • No \$/Sqft data •
Built in 1950**

Olney or Morrell north from Grand or Garnet. CrossStreet: Morrell



Pacific Beach is San Diego's premier urban beach with its vibrant day and night life. Diamond St captures the great proximity to the beach while being just off the beaten path to offer the quiet enjoyment of a suburban location. This triplex is being offered "as is, where is" for a new owner to come in move the property in the direction they want. The house up front has both a large front and back yards. Time to bring the yards into the full living experience. The house also has a garage. The garage for the front house has a washer/dryer as well. The back duplex are identical except for where the front door enters. The downstairs was cleaned up with original kitchens and bathroom and looks great. That tenant has a huge exclusive use yard area. This could be enhanced - maybe a trellis for shade and a gas hookup for a bbq. Each back unit has one car parking off the alley. Maybe change those to tandem spots? Bring your creativity and create a great property to hold. Other Fees: 0 Unit # for Unit 1: 2045 Unit # for Unit 2: 2047 Unit # for Unit 3: 2049 Number of Furnished Units: 0

Facts & Features

- Sold On 01/20/2021
- Original List Price of \$1,449,000
- 2 Buildings
- Levels: Two
- Cap Rate: 3.3
- \$69240 Gross Scheduled Income
- \$48468 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:		2	1			\$2,000		\$2,750
2:		2	1			\$1,990		\$2,190
3:		2	1			\$1,780		\$2,190
4:			0					

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4165410700

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: 200046814

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Closed •

List / Sold: **\$879,000/\$879,000**

4025 La Salle St • San Diego 92110

168 days on the market

**3 units • \$293,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1955**

Listing ID: 200029387

CrossStreet: Channel Way



3 units on a cul-de-sac location. Open and Bright! Remodeled spacious 2 Bedroom 1 Bath home in the front of the lot and a duplex with side by side 1 Bedroom/1 Bath units in the rear. Plenty of parking. Front unit has Washer and dryer hook ups inside kitchen. Great opportunity for an owner-occupant or an investor, Airbnb...Close to major (I-8 & I-5), and just minutes to the beach. Location is adjacent to Ocean Beach and Point Loma in Midway/Sports Arena District. Close to shopping, dining, entertainment. Other Fees: 0 Unit # for Unit 1: 4025 Unit # for Unit 2: 4027 Unit # for Unit 3: 4029 Number of Furnished Units: 0

Facts & Features

- Sold On 01/19/2021
- Original List Price of \$879,000
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Cap Rate: 2.7
- \$28000 Gross Scheduled Income
- \$24137 Net Operating Income

Interior

Exterior

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:		2	1			\$0		\$2,495
2:		1	1			\$1,200		\$1,495
3:		1	1			\$1,200		\$1,495
4:			0					

Of Units With:

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

Additional Information

- 92110 - Old Town Sd area

- San Diego County
- Parcel # 4411820600

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:** 200029387

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Closed •

List / Sold: **\$750,000/\$750,000**

3608 Euclid Ave • San Diego 92105

12 days on the market

**4 units • \$187,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1959**

Listing ID: 200051551

CrossStreet: Redlawn



Drive by only. Incredible opportunity to purchase this great income property. Consists of two duplexes and each duplex has two 2 bed/1 bath units w laundry and small outdoor area in back and are great income producing units. Tenants pay all utilities. 3 water meters and 4 gas/electric meter SOLD 'AS IS'. No low-ball offers please. Unit 3618 is in excellent condition, unit 3608 is in very good condition have been recently remodeled by tenants who want to stay. 3610 needs upgrading some repairs and 3616 is in need of repairs and upgrading. 3608 & 3618 was upgraded by tenants with consent of owner with no compensation from owner. One unit is owner occupied. Tenants purchased all appliances and do not convey. Exterior: Wood/Stucco Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 3608 Unit # for Unit 2: 3610 Unit # for Unit 3: 3616 Unit # for Unit 4: 3618 Number of Furnished Units: 0

Facts & Features

- Sold On 01/20/2021
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- Cooling: See Remarks
- Cap Rate: 5.5
- \$43200 Gross Scheduled Income
- \$43200 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Security Features: Window Bars
- Fencing: Partial

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	0		\$1,200		\$1,500
2:		2	1	0		\$1,200		\$1,500
3:		2	1	0		\$0		\$1,800
4:		2	1	0		\$1,200		\$1,650

Of Units With:

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

Additional Information

- 92105 - East San Diego area
- San Diego County
- Parcel # 4717711700

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: 200051551

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Closed •

List / Sold:

\$2,150,000/\$2,050,000 ↓

79 days on the market

Listing ID: 200039709

4821 Narragansett Ave • San Diego 92107

**4 units • \$537,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 2006**

CrossStreet: Sunset Cliffs Blvd



Located in heart of OB. 4 prime units on 7,000 sq ft lot. Great mix. 2 BR/1 BA front house is a vintage OB home w/gorgeous hardwood floors, remodeled kitchen & fireplace in living room. 2-car detached garage with 3 parking spaces in driveway. Attached studio features brand new kitchen, remodeled bath, and french doors leading to covered patio. Two 2 BR/2 BA condos are built on the rear lot. Both units have an attached 2-car garages, laundry and water meter. 2 extra pkg spots. All are turn key. Wont Last! This property located only 3 blocks from beach has many opportunities to the investor and or a owner occupant. If someone wanted to occupy this it would be easy to combine the house and studio and make it then a 3BR 2BA with 2 rent producing condos in the rear of the property that could be rented monthly or vacation rented to generate lots of cash flow. Also for the investor out there you have 4 units that can generate lots of income through monthly rentals or through vacation renting and you could also do the Lot split and sell the condos in the back separate. One is a town home and the other is a one level condo. Each one has its own 2 car garage and laundry. Each are on separate water meters too. Call for more details. Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 4821 Unit # for Unit 2: 4819 Unit # for Unit 3: 4817 Unit # for Unit 4: 4815 Number of Furnished Units: 1 Topography: LL

Facts & Features

- Sold On 01/22/2021
- Original List Price of \$2,195,000
- 3 Buildings
- Levels: Multi/Split
- Heating: Natural Gas, Forced Air
- Cap Rate: 0
- \$117540 Gross Scheduled Income
- \$100780 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: 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:		2	1	2		\$3,150		\$3,150
2:		0	1	0		\$1,495		\$1,495
3:		2	2	2		\$2,750		\$2,950
4:		2	2	2		\$2,400		\$2,950

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 3
- Disposal:

- Patio: 4
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4482721600

Michael Lembeck

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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: 200039709

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Closed •

List / Sold:

\$1,150,000/\$1,187,000 ↑

4 days on the market

Listing ID: 200054055

4421 Arizona St • San Diego 92116

**4 units • \$287,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1957**

GPS CrossStreet: Monroe Ave



A charmer w/ excellent investor opportunity & value-add potential! Private Front House w/ 1 car gar & driveway. Access from the alley, the studio & duplex share common courtyard w/ coined laundry room. Street parking only for 3 back units. Property located between Monroe & Meade. Prop has been in family for years; reason for selling- it is just time, no other reason. Drive by only. Please do not disturb tenants. Exterior: Wood/Stucco Other Fees: 0 Sewer: Sewer Connected Unit # for Unit 1: 4421 Unit # for Unit 2: 4423 Unit # for Unit 3: 4423-5 Unit # for Unit 4: 4425 Number of Furnished Units: 0 Topography: GSL

Facts & Features

- Sold On 01/19/2021
- Original List Price of \$1,150,000
- 3 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 5
- \$74585 Gross Scheduled Income
- \$63840 Net Operating Income

Interior

- Appliances: Gas Water Heater

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:		2	1	1		\$2,195		\$2,395
2:		0	1	0		\$1,075		\$1,100
3:		2	1	0		\$1,320		\$1,945
4:		2	1	0		\$1,770		\$1,945

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 1
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4452421100

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: 200054055

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