

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	PTP2405545	S	2517	19 SKYLINE DR	LEG	91945	STD	2	18,600	0	\$810,000	466.59	1736	1958/ASR	6,877/0.1579	N	2		10/15/24	5/5
2	NDP2407442	S		170 Athena ST	ENCS	92024	STD	2	0	0	\$2,670,000	973.74	2742	2002/ASR	2,022/0.0464	N	2		10/15/24	17/17
3	PTP2404428	S		970 Hanover ST	SD	92114	STD	2	72,000	0	\$870,000	650.22	1338	1930	26,136/0.6	N	0		10/16/24	26/26
4	240021415SD	S	4778	80 College Ave	SD	92115		2	98,400	5	\$1,460,000			1945					10/16/24	6/6
5	240020969SD	S	3042	44 Jemez Dr	SD	92117		2	0	0	\$1,135,000			1954	5,969/0.137				10/16/24	3/3

Closed • Duplex

List / Sold: \$799,900/\$810,000 ↑

2517 19 SKYLINE DR • Lemon Grove 91945

2 units • \$399,950/unit • 1,736 sqft • 6,877 sqft lot • \$466.59/sqft •
Built in 1958

USE GOOGLE MAPS



EXCELLENT INVESTMENT OPPORTUNITY IN LEMON GROVE. SINGLE STORY DUPLEX IN GOOD CONDITION. EACH UNIT FEATURES 2 BEDROOMS AND 1 BATH AND HAS APPROXIMATELY 868 SQ FT, DUAL PANE WINDOWS, SPACIOUS LIVING ROOMS, 1 CAR GARAGE, LAUNDRY AND THEIR OWN LARGE PRIVATE YARD.

Facts & Features

- Sold On 10/15/2024
- Original List Price of \$799,900
- 1 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0
- SellerConsiderConcessionYN:
- Laundry: In Garage
- Cap Rate: 0
- \$18600 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Laminate
- Appliances: Gas Range, Refrigerator

Exterior

- Lot Features: Back Yard
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01967925
- 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:	1	2	1	1		\$1,550	\$1,550	\$2,500
2:	2	2	1	1		\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale

- 91945 - Lemon Grove area
- San Diego County
- Parcel # 4805721600

Michael Lembeck

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Cell Phone: 714-742-3700

Citivest Realty Services, Inc

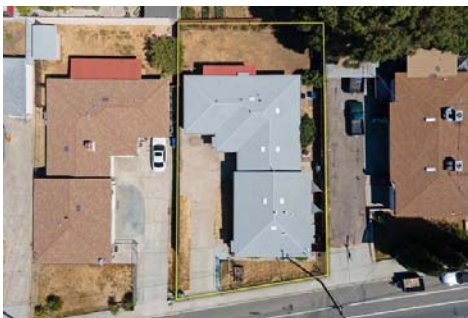
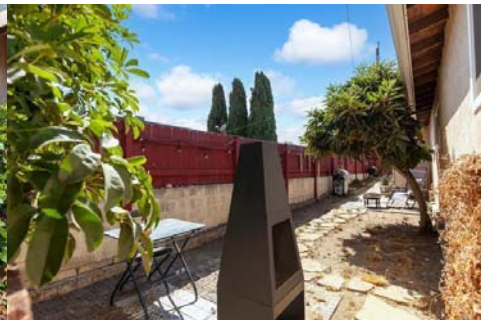
State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

Click arrow to display photos





Closed • Duplex

List / Sold:

\$2,749,000/\$2,670,000 ↓

17 days on the market

Listing ID: NDP2407442

170 Athena St • Encinitas 92024

2 units • \$1,374,500/unit • 2,742 sqft • 2,022 sqft lot • \$973.74/sqft • Built in 2002

PCH and turn west at Athena (by Pannikin)



DUPLEX w ONE UNIT 4BR/2.5 BTH (2017 SF) PLUS ONE UNIT 2BR/1.5 BTH (724SF). Idyllically located west of the 101/ PCH and a few hundred feet from the ocean and the coveted beachfront street of Neptune. Situated less than one block away from the newly revitalized Leucadia 101 Corridor, renowned for its eclectic mix of trendy restaurants and boutique shopping, this property epitomizes the quintessential beach lifestyle. This freestanding duplex comprises two distinct attached units, providing flexibility and functionality for various living arrangements. The largest unit boasts a spacious 4-bedroom, 2.5-bathroom layout spanning 2017.75 square feet. Featuring an inviting eat-in kitchen, a cozy fireplace in the family room, a separate formal dining room, and a living room, this residence offers ample space for relaxation and entertainment. Four generously sized bedrooms and two baths, while a private yard invites outdoor living and leisure. Complementing the larger residence is Unit A, a charming 2-bedroom, 1.5-bathroom home spanning 724.50 square feet. Light-filled and airy, this cozy unit features a living room/kitchen combination on the first level, along with a guest bath and laundry. Two bedrooms downstairs and sharing a central bath. A private patio and yard offering versatility for outdoor living. Convenience is key with a two-car garage attached to the property. Additionally, ample driveway parking accommodates up to four more vehicles. Perfectly suited for an owner-occupant seeking dual living spaces or an astute investor looking to capitalize on the high-demand rental market, this duplex offers a myriad of possibilities. Live in one unit and generate income from the other or utilize both residences as an idyllic beachside retreat - the choice is yours. Don't miss out on this rare opportunity to own a beachside duplex in a prime location.

Facts & Features

- Sold On 10/15/2024
- Original List Price of \$2,785,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Central
- \$0
- SellerConsiderConcessionYN:
- Laundry: Washer Hookup
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Vinyl
- Appliances: Dishwasher, Free-Standing Range, Disposal, Gas Cooking, Gas Water Heater, Vented Exhaust Fan

Exterior

- Lot Features: Planned Unit Development
- Fencing: Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01527365
- 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
2:	2	2	1	1		\$0	\$0	\$0
# Of Units With:								
• Separate Electric: 2					• Drapes:			
• Gas Meters: 2					• Patio: 2			
• Water Meters: 2					• Ranges:			
• Carpet:					• Refrigerator: 0			
• Dishwasher: 2					• Wall AC:			
• Disposal: 2								

Additional Information

- Standard sale
 - \$360 HOA dues Monthly
- 92024 - Encinitas area
 - San Diego County
 - Parcel # 2560814700

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Closed • Duplex

970 Hanover St • San Diego 92114

2 units • \$435,000/unit • 1,338 sqft • .6 acre(s) lot • \$650.22/sqft • Built in 1930

When turning onto Hanover Street, the property is directly in the middle between both ends. Parking is anywhere on the street

List / Sold: \$869,999/\$870,000 ↑

26 days on the market

Listing ID: PTP2404428



Great duplex opportunity for savvy house hackers! One unit is currently rented, providing immediate rental income, while the other unit is owner-occupied. Live in one unit to drastically reduce your living expenses or maximize your cash flow by renting out both units. This property also offers the potential to build additional units, increasing its investment appeal. Both units in the duplex have been well cared for, featuring open floor plans. Higher ceilings and spacious living areas allow for abundant natural light. Plus, there's an option to assume the current VA loan on this home at a favorable 5.5% interest rate. Don't miss out on the versatility and opportunities this unique property offers to significantly lower your monthly costs while building equity and generating income.

Facts & Features

- Sold On 10/16/2024
 - Original List Price of \$869,999
 - 1 Buildings
 - Levels: Multi/Split
 - 0 Total parking spaces
 - 0 Total carport spaces
 - Heating: Electric
 - \$34 (Assessor)
 - SellerConsiderConcessionYN: No
- Laundry: Common Area, Dryer Included, Gas Dryer Hookup, See Remarks, Washer Included
 - Cap Rate: 0
 - \$72000 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: Sloped Down, Rolling Slope
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,945
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$70
 - Cable TV: 02155353
 - Gardener:
 - Licenses:
- Insurance: \$2,000
 - 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
2:	2	2	1	0		\$2,250	\$27,000	\$27,000
# Of Units With:								
• Separate Electric: 2					• Drapes: 0			
• Gas Meters: 2					• Patio: 2			
• Water Meters: 2					• Ranges: 2			
• Carpet:					• Refrigerator: 2			
• Dishwasher: 0					• Wall AC: 0			

- Disposal: 0

Additional Information

- Standard sale
- Rent Controlled

- 92114 - Encanto area
- San Diego County
- Parcel # 5425101900

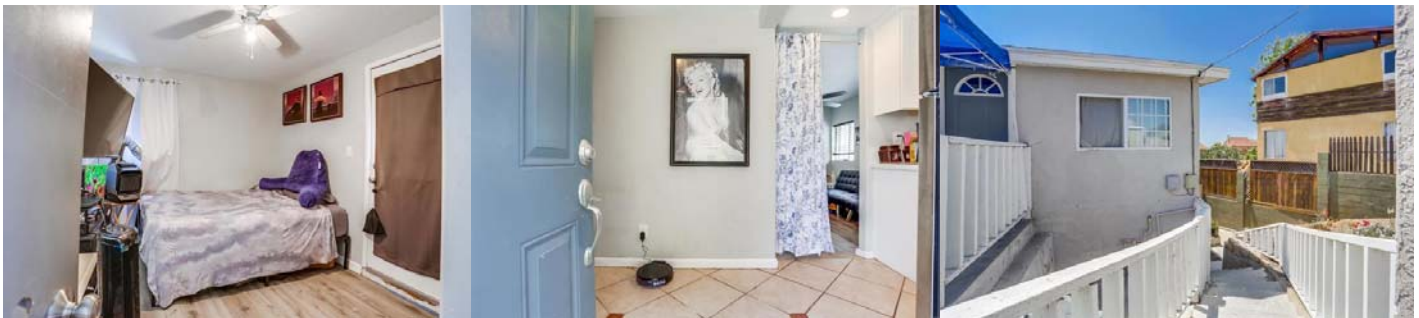
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CUSTOMER FULL: Residential Income LISTING ID: PTP2404428

Printed: 10/20/2024 9:11:03 AM

Closed •

List / Sold:

4778 80 College Ave • San Diego 92115

2 units • \$725,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1945

CrossStreet: Arosa

\$1,450,000/\$1,460,000 ↑

6 days on the market

Listing ID: 240021415SD



Two renovated 3BR/2BA homes on one lot located blocks from SDSU with plans for a 1BR/1BA ADU. Leased for \$8,200/mo through summer 2025. Each unit has its own dedicated yard with synthetic turf and off-street parking. Expert management in place and professional team can be referred to assist with ADU construction. Capitalize on one of San Diego's strongest rental markets with 25-26 projected rents of \$10,750/mo after ADU completion.

Facts & Features

- Sold On 10/16/2024
- Original List Price of \$1,450,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s), Zoned
- Heating: Electric, Zoned
- SellerConsiderConcessionYN:
- Cap Rate: 5.3
- \$98400 Gross Scheduled Income
- \$75628 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01408087
- 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			\$3,800		\$4,200
2:		3	2			\$4,400		\$4,400
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

- 92115 - San Diego area
- San Diego County
- Parcel # 4673942000

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CUSTOMER FULL: Residential Income **LISTING ID:** 240021415SD

Printed: 10/20/2024 9:11:04 AM

Closed •

List / Sold:

\$1,125,000/\$1,135,000 ↑

3 days on the market

3042 44 Jemez Dr • San Diego 92117

2 units • \$562,500/unit • sqft • 5,969 sqft lot • No \$/Sqft data •
Built in 1954

CrossStreet: Jutland Dr



A RARE OPPORTUNITY TO OWN A TURN-KEY DUPLEX IN THE SOUGHT AFTER BAY HO/CLAIREMONT NEIGHBORHOOD ** POSSIBILITIES TO INCREASE INCOME BY ADDING MORE UNITS OR EXPAND THE CURRENT UNITS ** EACH UNIT HAS A LARGE BACKYARD & A 1 CAR GARAGE WITH WASHER & DRYER HOOKUPS! This is ideal for a homeowner looking to offset mortgage expenses by renting out one unit or as a pure investment by adding more units or expanding the current units. Both units were previously upgraded with quartz countertops and tile backsplash, white shaker cabinets, stainless steel appliances, flooring, and recessed lighting. In 2023, the roof was replaced, and in 2022, two new wall heaters were installed. One unit is currently rented, while the other is move-in ready. Both units have a one-car garage, each with washer and dryer hookups! Each unit has a large private backyard that makes these units feel like a home! Prime Location: Situated just half a block from Alcott Elementary School and Alcott Park, and within easy reach of La Jolla, UTC, Pacific Beach, Mission Bay, schools, shopping, and dining options. The location offers quick access to major attractions: just 10 minutes to La Jolla Shores, 15 minutes to Mission Bay, 20 minutes to downtown San Diego, and less than 2 miles from Costco. This is a unique opportunity in a highly sought-after neighborhood—perfect for anyone looking to invest in a vibrant community or enjoy a dual living arrangement with rental income potential. Don’t miss out!

Facts & Features

- Sold On 10/16/2024
- Original List Price of \$1,125,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

Exterior

- 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			\$2,350		\$3,000
2:		2	1			\$0		\$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

- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 3591201800

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