

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	240025587SD	S	1009 9th St	IMB	91932		2	79,140	0	\$1,130,000			2001		N		10/31/24	0/
2	240012965SD	S	415 417 W University Ave	SD	92103		2	57,060	0	\$1,295,000			1923	4,775/0.1096			10/28/24	105/105
3	240014644SD	S	3715 17 Hawk St	SD	92103		2	0	0	\$1,525,000			1959	4,961/0.1139			10/30/24	77/77
4	240020895SD	S	5223 25 Wightman St	SD	92105		2	0	0	\$1,130,000			1950				10/30/24	29/29
5	240022143SD	S	1561 Reed Ave	SD	92109		2	43,200	0	\$1,471,000			1947	3,107/0.0713			11/01/24	12/12
6	240022026SD	S	4096 98 Gamma St	SD	92113		2	0	0	\$960,000			1941	6,495/0.1491	N		10/28/24	10/10
7	NDP2407552	S	3403 N Mountain View DR	SD	92116	STD	2	0	0	\$1,410,000	819.77	1720	2024	2,463/0.0565	N	2	10/29/24	49/49
8	230023039SD	S	326 Civic Center Dr	NAC	91950		3	36,600	3	\$1,300,000			2004	10,404/0.2388	N		10/28/24	44/44
9	PTP2405731	S	385 Lake DR	ESC	92029	STD	3	7,950	15	\$1,275,000	629.94	2024	1929	5,254/0.1206	N	3	10/30/24	0/
10	NDP2408423	S	2073 79 Reed AVE	SD	92109	TRUS	4	45,474	2	\$2,250,000	699.84	3215	1957/APP	6,251/0.1435	N	4	10/28/24	10/10

Closed •

List / Sold:

1009 9th St • Imperial Beach 91932

2 units • \$549,950/unit • sqft • No lot size data • No \$/Sqft data •
Built in 2001

Google or call LA CrossStreet: Elder Ave

\$1,099,900/\$1,130,000 ↑

0 days on the market

Listing ID: 240025587SD



SOLD PRIOR TO MLS INPUT.

Facts & Features

- Sold On 10/31/2024
- Original List Price of \$1,099,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: See Remarks, Wall/Window Unit(s)
- Heating: Electric, Forced Air, Natural Gas, See Remarks
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$79140 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater, Tankless 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	2	2		\$4,000		\$4,150
2:		2	1	0		\$2,675		\$2,750
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

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 0000000000

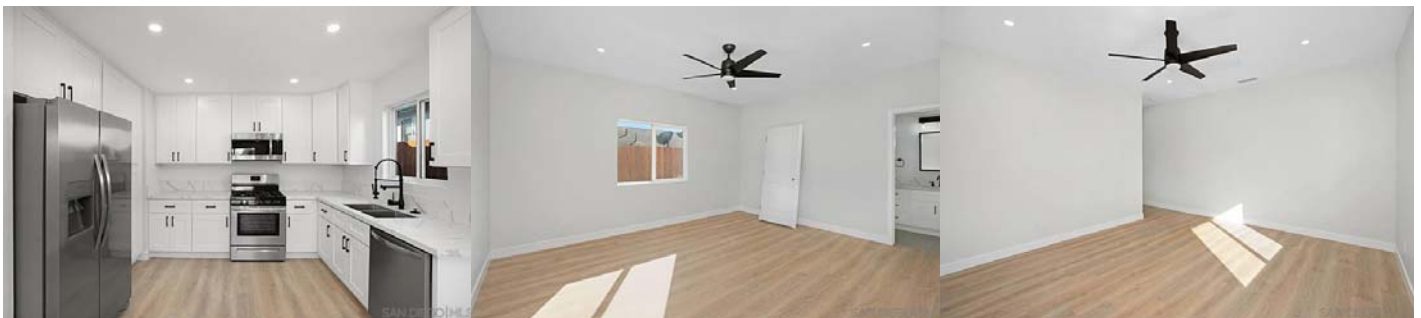
Michael Lembeck

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Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

List / Sold:

415 417 W University Ave • San Diego 92103

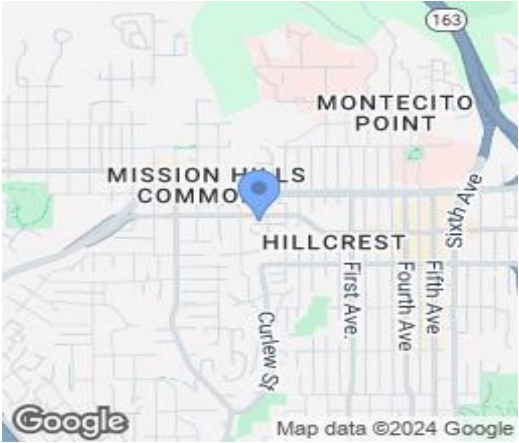
2 units • \$675,000/unit • sqft • 4,775 sqft lot • No \$/Sqft data •
Built in 1923

University and Dove CrossStreet: Dove

\$1,350,000/\$1,295,000 ↓

105 days on the market

Listing ID: 240012965SD



This Craftsman home in Hillcrest must not be missed! The blend of original charm with modern updates is appealing. The hardwood floors and original doors/hardware add character, while amenities like the ensuite in the Master bedroom and the breakfast nook with vaulted ceilings offer comfort and convenience. Having a separate attached unit with its own kitchen, laundry, and living room is a fantastic feature, providing flexibility for extended family, guests, or rental income. Plus, ample parking and a detached garage are always valuable in urban areas. The multi-family zoning and potential for additional construction make this property even more attractive for investment or future expansion. And with a fully fenced private property, it offers a sense of security and seclusion despite its central location. The proximity to amenities like grocery stores, restaurants, and hospitals, as well as easy access to major roadways and the beach, adds to the appeal of the location. Overall, it seems like a wonderful opportunity to enjoy the best of Hillcrest living while also having the potential for rental income.

Facts & Features

- Sold On 10/28/2024
- Original List Price of \$1,499,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air, Natural Gas, Radiant
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$57060 Gross Scheduled Income

Interior

- Appliances: Tankless 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	2	1		\$2,635		\$3,200
2:		1	1	0		\$2,120		\$2,350
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

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4446350300

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TOTAL AREA: 1,100 SQ. FT.
GARAGE: 1,100 SQ. FT.
TOTAL: 2,200 SQ. FT.



Printed: 11/03/2024 9:36:13 AM

Closed •

List / Sold:

3715 17 Hawk St • San Diego 92103

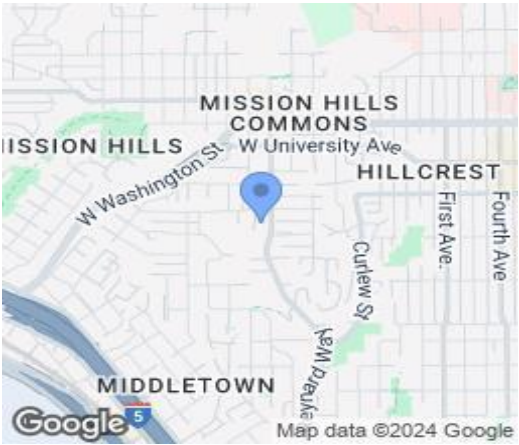
2 units • \$792,500/unit • sqft • 4,961 sqft lot • No \$/Sqft data •
Built in 1959

CrossStreet: Hawk St

\$1,585,000/\$1,525,000 ↓

77 days on the market

Listing ID: 240014644SD



SELLER FINANCING AVAILABLE! 2 on 1 Apartment Complex in Mission Hills. 3715-17 Hawk St is comprised of (2) 2 bedrooms + 1 bathrooms. The current property has the ability to immediately renovated and bring rents to market. Zoned RS-1-7, opportunity for the cities ADU Bonus program with potential to convert the large basement in an ADU for increase income for a new owner. Each unit has its own water meter, washer/dryer hookups, and sperate electric/gas meters. This property is ideal for owner-occupancy and an excellent investment for someone looking to live in a central neighborhood in San Diego.

Facts & Features

- Sold On 10/30/2024
- Original List Price of \$1,645,000
- 2 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- Cooling: See Remarks
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01325901
- 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		\$3,200
2:		2	1			\$2,525		\$3,200
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

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4511800800

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Closed •

List / Sold:

5223 25 Wightman St • San Diego 92105

2 units • \$597,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1950

CrossStreet: Wightman & 52nd St

\$1,195,000/\$1,130,000 ↓

29 days on the market

Listing ID: 240020895SD



This exceptional property features two spacious 3-bedroom, 2-bathroom houses on a single lot, offering a rare and valuable opportunity compared to a typical duplex. The back house was just built in 2021 and both units have been fully renovated, making them move-in ready for an owner-occupant or an ideal first-time investment. With each unit separately metered by SDGE and ready for immediate occupancy, you can start generating income right away. Additionally, ample driveway parking and garages provide convenience and added value. Don't miss out on this unique property that combines modern living with smart investment potential.

Facts & Features

- Sold On 10/30/2024
- Original List Price of \$1,195,000
- 2 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- Cooling: None, See Remarks, Wall/Window Unit(s)
- Heating:
- SellerConsiderConcessionYN:
- 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			\$0		\$3,500
2:		3	2			\$0		\$3,500
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- 92105 - East San Diego area
- San Diego County
- Parcel # 4725610400

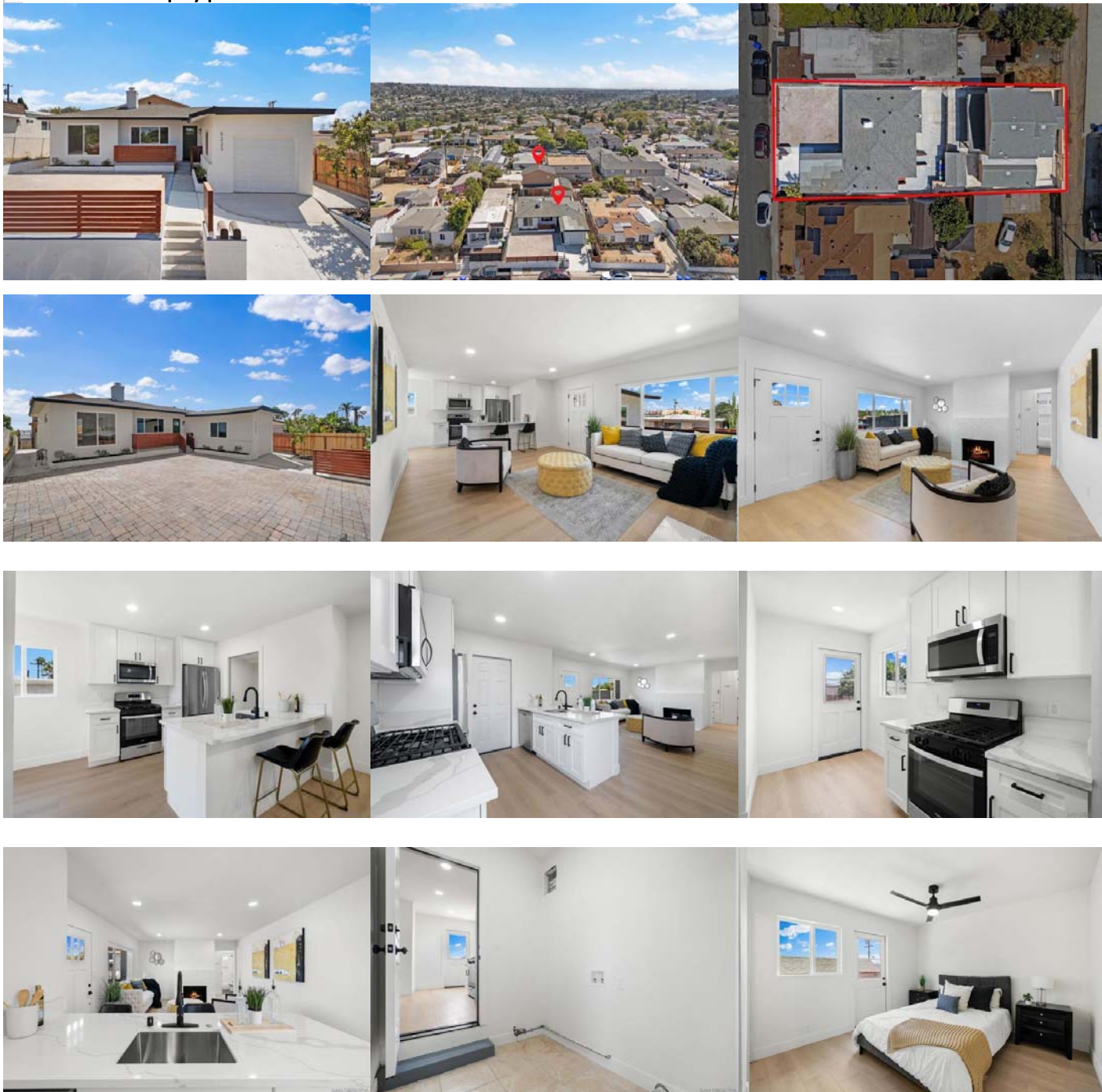
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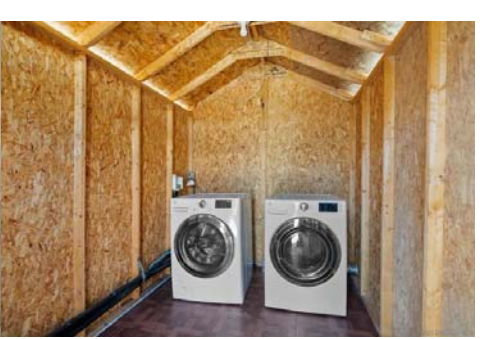
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Closed •

List / Sold:

1561 Reed Ave • San Diego 92109

2 units • \$750,000/unit • sqft • 3,107 sqft lot • No \$/Sqft data •
Built in 1947

CrossStreet: Ingraham

\$1,500,000/\$1,471,000 ↓

12 days on the market

Listing ID: 240022143SD



Two freestanding homes in a prime location of PB, approximately 6 blocks to the water in all directions! Walk or bike to Crown Point, surf Pacific Beach, or enjoy the calm waters of Sail Bay. Steps away from boutiques, restaurants and everything the beach lifestyle has to offer. Each unit is equipped with 2 beds/1 bath & private fully fenced yards. Prime location ensures high demand and steady rental income, or live in one and rent the other. Don't miss this opportunity, schedule an appointment today!

Facts & Features

- Sold On 11/01/2024
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0.26
- \$43200 Gross Scheduled Income
- \$38992 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01983697
- 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:		2	1			\$1,900		
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

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4232841000

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CUSTOMER FULL: Residential Income LISTING ID: 240022143SD

Printed: 11/03/2024 9:36:37 AM

Closed •

List / Sold: **\$930,000/\$960,000** ↑

4096 98 Gamma St • San Diego 92113
2 units • \$465,000/unit • sqft • 6,495 sqft lot • No \$/Sqft data •
Built in 1941
CrossStreet: 41st

10 days on the market
Listing ID: 240022026SD



Live the San Diego dream with this incredible duplex opportunity for sale. Two separate buildings in excellent condition on an ample corner lot with separate yards, easy landscape maintenance, separate utility meters, and laundry hookups, caddy corner to a lovely new neighborhood park, only a few steps from one of the best supermarket chains in town, and in a central location with easy freeway access. 4096 is 2 bed 1 bath and was significantly remodeled in 2014. 4098 is 3 bed 2 bath built in 2014 and has its own driveway parking and shed storage with a patio cover. Live in one and rent the other! This is a fantastic opportunity for someone looking for a turnkey investment property they can also enjoy. See it today with your favorite trusted real estate professional. Check out the virtual walkthrough for a closer look!

Facts & Features

- Sold On 10/28/2024
- Original List Price of \$930,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: See Remarks, Zoned
- Heating: Electric, See Remarks, Zoned
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler System, Sprinklers Manual
- 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:		3	2	0		\$0		\$3,500
2:		2	1	0		\$0		\$2,500
3:			0					
4:			0					

Of Units With:

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

- Carpet:
- Dishwasher: 2
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5513111200

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Newport Beach, 92660

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Closed • Duplex

List / Sold:

\$1,449,000/\$1,410,000 ↓

49 days on the market

3403 N Mountain View Dr • San Diego 92116
2 units • \$724,500/unit • 1,720 sqft • 2,463 sqft lot • \$819.77/sqft •
Built in 2024

Listing ID: NDP2407552

North Mountain View and 34th



Welcome to 3403 N Mountain View Dr. & 5077 34th st, a brand new custom-built 2 unit on a prime corner lot. This luxurious 2 unit features an 1100 sq. ft. Main house, 3403 North Mountain View Dr. It has 3 bedrooms, 3 bathrooms, and a 2-car attached garage. The gourmet kitchen, premium finishes, and large custom sliding doors in every room provide an abundance of natural light and a seamless indoor-outdoor living experience. The second unit with its own address at 5077 34th St. This 620 sq. ft. unit has 1 bedroom, 1 bathroom, an in-unit washer/dryer, and a private balcony off the bedroom, ideal for guests or rental income. High-quality construction ensures quality and durability throughout. Don't miss this exceptional property perfect for multi-generational living or generating rental income.

Facts & Features

- Sold On 10/29/2024
- Original List Price of \$1,495,000
- 1 Buildings
- 2 Total parking spaces
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: In Closet, In Garage
- Cap Rate: 0
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- 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:	1	1	1	0		\$0	\$0	\$2,600
2:	1	3	3	2		\$0	\$0	\$3,800

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

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4391120100

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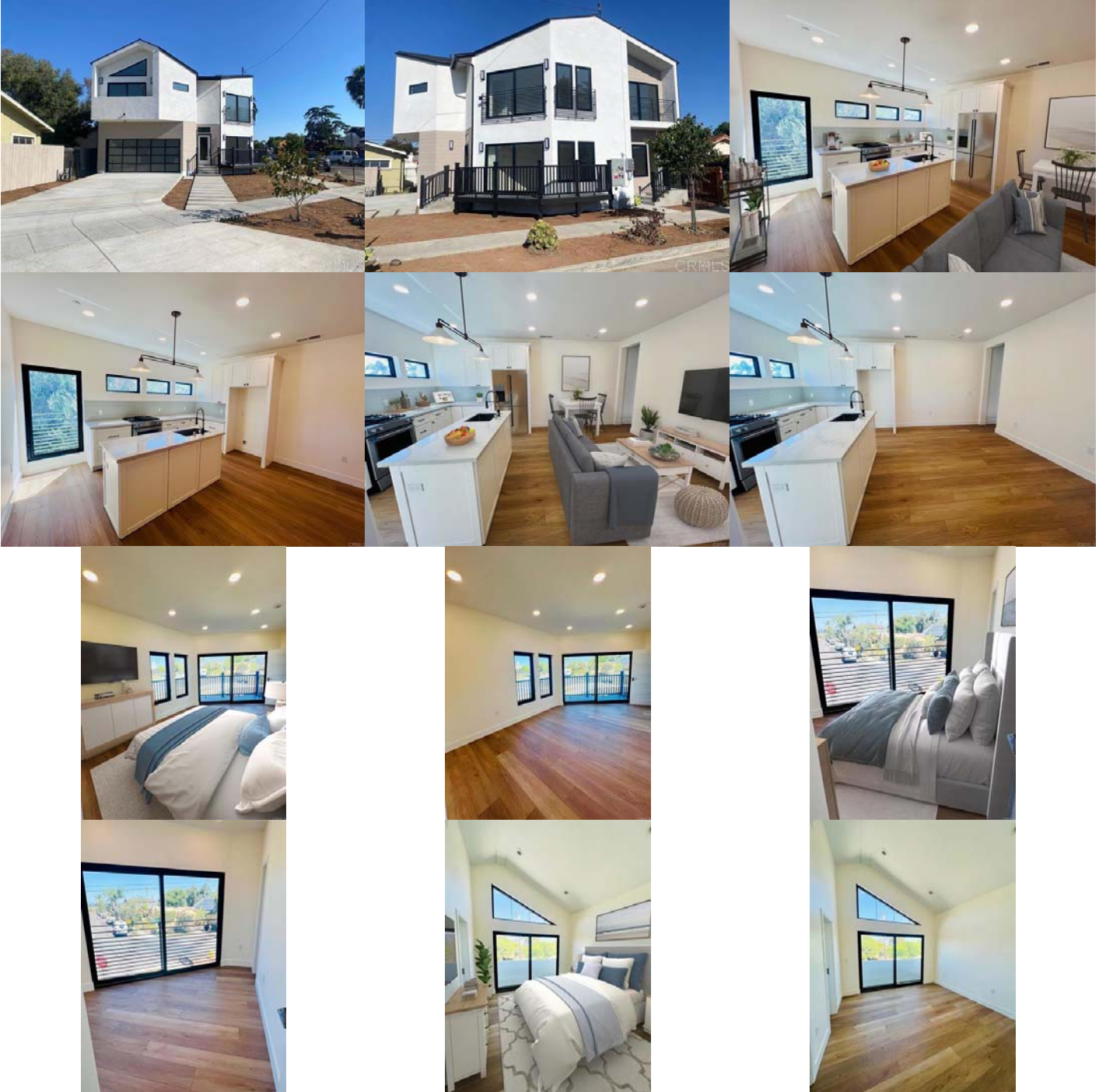
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Newport Beach, 92660

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Closed •

List / Sold:

\$1,399,000/\$1,300,000 ↓

44 days on the market

Listing ID: 230023039SD

326 Civic Center Dr • National City 91950

3 units • \$466,333/unit • sqft • 10,404 sqft lot • No \$/Sqft data •
Built in 2004

I-5 S Exit Civic Center Dr. Merge Cleveland. Right Civic Center. Prop on right. I-5 N Exit Civic Center Go East.
Prop on right. CrossStreet: Harding Ave



Excellent opportunity with this 3-Unit property in the heart of National City in San Diego, on the corner of Civic Center Drive and Harding Avenue. The sale consists of 3 parcels being sold together, for a total of 10,404 sqft (.24 acre), with 3 detached homes - 2 bed, 1 bath, 885 sqft. 2 bed, 1 bath, 919 sqft. 1 bed, 1 bath, 546 sqft. This property is located within the Westside Specific Plan District and is zoned MCR-2, providing significant potential upside through multiple avenues. Zoning would allow for 10 units plus 2 ADUs, with the potential to add low-income units to increase the total unit count. Or redevelop it into commercial space. (Any possible construction viability must be determined strictly by the buyer.) Current tenants are long-term tenants and significantly below market rent. Centrally located near the heart of downtown, it provides easy access to shops, restaurants, City Hall, Kimball Park, and the Public Library. Easy access to Interstate-5 and access to major nearby employment, including multiple shipyards and Navy bases. The San Diego County South Bay is developing rapidly. Notably, the Chula Vista Bayfront Project is less than 3 miles to the South and will include 600,000 square feet of retail and restaurants, 220,000 square feet of mixed-use commercial, 2,800 hotel rooms, and is projected to generate \$1.3 billion for the regional economy in its first two decades.

Facts & Features

- Sold On 10/28/2024
- Original List Price of \$1,399,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Electric
- SellerConsiderConcessionYN:
- Cap Rate: 2.6
- \$36600 Gross Scheduled Income
- \$36600 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01983697
- 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		\$1,150		\$2,800
2:		1	1	0		\$800		\$2,300

3:210\$1,100\$2,600

4:0

Of Units With:

- Separate Electric:
 - Gas Meters:
 - Water Meters:
 - Carpet:
 - Dishwasher: 1
 - Disposal:
- Drapes:
 - Patio: 2
 - Ranges: 3
 - Refrigerator: 3
 - Wall AC:

Additional Information

- Buyer Agency Compensation: 2.500%
- 91950 - National City area
 - San Diego County
 - Parcel # 5590340200

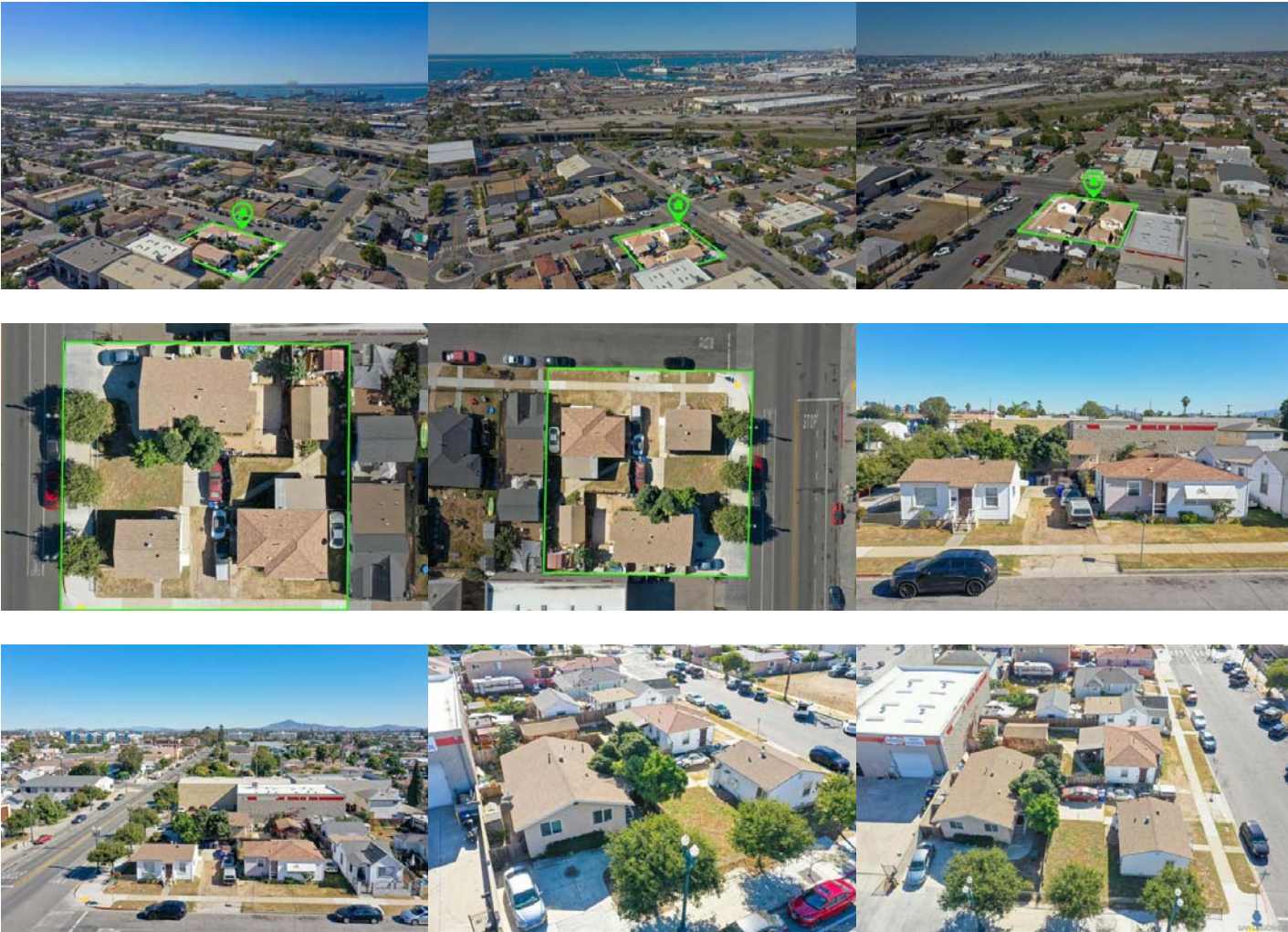
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Closed • **Triplex**

List / Sold:

\$1,275,000/\$1,275,000

385 Lake Dr • Escondido 92029

0 days on the market

**3 units • \$425,000/unit • 2,024 sqft • 5,254 sqft lot • \$629.94/sqft •
Built in 1929**

Listing ID: PTP2405731

Take Del Dios Highway to Elm Lane or Rancho Dr. Either street goes to Lake Drive. Or, use GPS.



Rare find! Check out this beautifully remodeled 3-unit property in the charming Del Dios neighborhood next to Lake Hodges. It's perfect for an owner-occupant, a short-term rental or a long-term rental. Or, you could create a compound with extended family. Lots of possibilities! Front unit is a 3bed/2ba with new quartz countertops, flooring, new appliances, and much more -- plus THREE garaged parking spaces. Each of the two back units are also newly remodeled 1bedroom/1baths, with bonus rooms. Plus, they have their own private patios. Best of all, Seller is offering a 2-point loan rate buydown for offers with favorable price/terms! And, you get the small-town atmosphere of Del Dios, with tons of hiking and biking options at your doorstep -- yet you're still only minutes away from Rancho Santa Fe AND the heart of Escondido. Submit your offer today!

Facts & Features

- Sold On 10/30/2024
- Original List Price of \$1,275,000
- 2 Buildings
- 3 Total parking spaces
- Heating: Propane
- \$0
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Individual Room
- Cap Rate: 15.1
- \$7950 Gross Scheduled Income
- 2 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Park Nearby, Yard

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02122566
- 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: 2
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 92029 - Escondido area
- San Diego County
- Parcel # 2700860300

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PTP2405731

Printed: 11/03/2024 9:36:59 AM

Closed •

List / Sold:

\$2,495,000/\$2,250,000 ↓

10 days on the market

Listing ID: NDP2408423

2073 79 Reed Ave • San Diego 92109

**4 units • \$623,750/unit • 3,215 sqft • 6,251 sqft lot • \$699.84/sqft •
Built in 1957**

Southwest corner of Reed and Noyes



Pacific Beach gem! Awesome cash flow opportunity awaits. First time on market in over 40 years! This large 4 unit property close to the bay is situated on a rare corner lot with 4 garages! Excellent unit mix with 1 three bedroom unit above the garages that features a balcony with views, and 3 two bedroom units on the ground level, each with outdoor yard space. This would make an excellent long term, mid-term, or short term rental property. As of this listing, San Diego still has over 600 Tier 3 Short-Term Residential Occupancy (STRO) permits available! Laundry room with coin-operated machines provides additional revenue opportunity.

Facts & Features

- Sold On 10/28/2024
- Original List Price of \$2,495,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$44 (Public Records)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Community
- Cap Rate: 1.8
- \$45474 Gross Scheduled Income
- 5 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Floor: Wood

Exterior

- Lot Features: Corner Lot, Front Yard, Landscaped, Lawn,
- Sewer: Public Sewer
- Level with Street, Rectangular Lot, Level, Near Public Transit, Park Nearby, Utilities - Overhead, Walkstreet, Yard

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- 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:		2	1	1		\$0	\$0	\$3,000
2:		2	1	1		\$0	\$0	\$3,000
3:		2	1	1		\$1,645	\$1,645	\$3,000
4:		3	1	1		\$2,145	\$2,145	\$4,500

Of Units With:

- Separate Electric: 5
- Gas Meters: 0
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4242611200

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