

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	PTP2401981	S	732 Madison AVE	CHU	91910	TRUS	2	43,920	3	\$870,000↓	549.24	1584	1953/ASR	5,890/0.1352	N	2	10/10/24	133/133
2	240015680SD	S	572 574 13th St	IMB	91932		2	0	0	\$1,310,000↓			1974	6,736/0.1546			10/11/24	69/69
3	PTP2404519	S	9293 Earl St.	LMSA	91942	TRUS	2	0	0	\$769,500↓	534.38	1440	1953	7,211/0.1655	N	2	10/07/24	36/36
4	PTP2405333	S	2310 14 Bonita ST	LEG	91945	STD	2	0	0	\$840,000↑	400.00	2100	1929	9,891/0.2271	N	0	10/09/24	6/6
5	240020666SD	S	1028 30 Balour Dr	ENCS	92024		2	0	0	\$2,710,000↓			1972				10/07/24	35/35
6	240019110SD	S	820 22 Avalon Court	SD	92109		2	34,800	1	\$1,555,000↓			1940				10/08/24	13/13
7	240022041SD	S	1345 47 Hornblend St	SD	92109		2	0	0	\$1,925,000↑			1955	6,223/0.1429	N		10/07/24	6/6
8	240020867SD	S	7127 7129 Saranac Street	SD	92115		2	30,000	2	\$1,054,000↑			1947		N		10/09/24	11/11
9	240017677SD	S	4615 17 MISSISSIPPI	SD	92116		2	65,880	0	\$1,578,000↓			1950	5,935/0.1362	N		10/08/24	42/42
10	PTP2403123	S	1119 E Lexington AVE	ELC	92019	STD	4	103,200	6	\$1,425,000↓	373.23	3818	1964/ASR	7,612/0.1747	N	4	10/09/24	96/96
11	240020859SD	S	4410 16 36th Street	SD	92116		4	101,748	4	\$1,641,000↓			1940	6,257/0.1436			10/08/24	10/10
12	PTP2405253	S	4170 37th ST	SD	92105	STD	9	143,544	3	\$2,180,000↓	359.62	6062	1970	7,000/0.1607	N	0	10/08/24	40/40
13	OC24011401	S	445 Garrison ST	OCE	92054	STD	46	1,142,040		\$13,600,000↓	349.18	38948	1978/ASR	95,396/2.19	N	0	10/08/24	160/160

Closed • Duplex

List / Sold: \$879,000/\$870,000 ↓

732 Madison Ave • Chula Vista 91910

133 days on the market

2 units • \$439,500/unit • 1,584 sqft • 5,890 sqft lot • \$549.24/sqft •
Built in 1953

Listing ID: PTP2401981

I-5 to East on J Street, South (right) on Madison to property.



Desirable & convenient area, close to schools, shopping, freeways and the site of the coming Chula Vista Bayfront Redevelopment project! Decent units in need of some updating. Decent size rooms, both with backyards and 1 car garages with laundry hookups. Please do not disturb residents!

Facts & Features

- Sold On 10/10/2024
- Original List Price of \$904,900
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- Cap Rate: 3.38
- \$43920 Gross Scheduled Income
- \$30600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Galley Kitchen, Kitchen, Living Room
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Front Yard, Rectangular Lot, Level, Yard
- Security Features: Carbon Monoxide Detector(s), Firewall(s), Smoke Detector(s)
- Fencing: Partial
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,480
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$780
- Cable TV: 00616212
- Gardener:
- Licenses: 60
- Insurance: \$2,200
- 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		\$1,900	\$1,900	\$2,200
2:		2	1	1		\$0	\$0	\$2,200

Of Units With:

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

Additional Information

- Trust sale

- 91910 - Chula Vista area
- San Diego County
- Parcel # 5711931200

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

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Closed •

List / Sold:

572 574 13th St • Imperial Beach 91932

2 units • \$674,500/unit • sqft • 6,736 sqft lot • No \$/Sqft data •
Built in 1974

CrossStreet: Calla Ave

\$1,349,000/\$1,310,000 ↓

69 days on the market

Listing ID: 240015680SD



Discover this newly remodeled multi-unit property in Imperial Beach. The front home boasts 4 bedrooms, 2 baths, and a 2-car garage, while the rear unit offers 2 bedrooms, 1 bath, and a spacious 3-car garage with alley access. Potential to convert additional garages to a third unit. Both units feature brand-new kitchens, bathrooms, flooring, fresh paint and more. Turnkey and rent-ready! Enjoy beautiful views of the nearby open space and nature from both units. Just a block from the bay and bike path, and minutes from the beach and Silver Strand, this property is perfect for investors or those seeking to live in one unit and rent out the other. Don't miss out on this unique opportunity!

Facts & Features

- Sold On 10/11/2024
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- 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: 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:		4	2			\$0		\$4,500
2:		2	1			\$0		\$2,400
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6261933100

Michael Lembeck

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

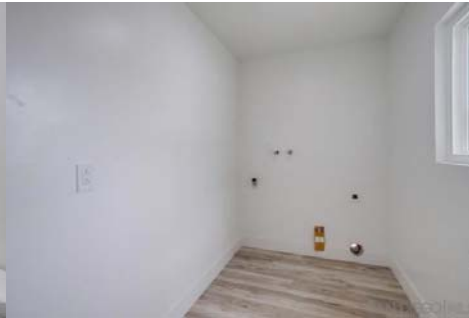
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Newport Beach, 92660

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Closed • Duplex

List / Sold: **\$850,000/\$769,500** ↓

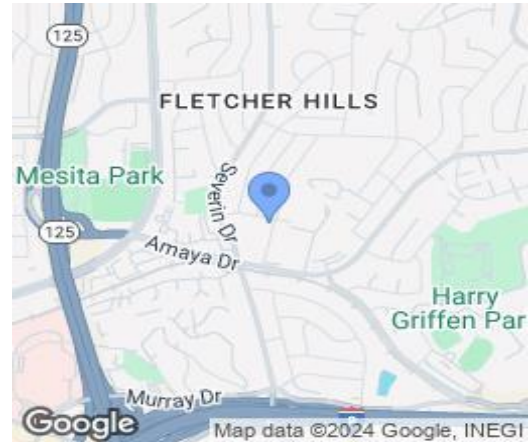
9293 Earl St. • La Mesa 91942

36 days on the market

2 units • **\$425,000/unit** • **1,440 sqft** • **7,211 sqft lot** • **\$534.38/sqft** •
Built in 1953

Listing ID: PTP2404519

Use GPS.



Investor opportunity. Cash only. Current ARV trending around 1.1 mil. Duplex, both units are 2/1 with detached garage. Address is 9291 and 9293 Earl St. La Mesa 91942.

Facts & Features

- Sold On 10/07/2024
- Original List Price of \$850,000
- 1 Buildings
- 2 Total parking spaces
- \$0
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02108186
- 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: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- 91942 - La Mesa area
- San Diego County
- Parcel # 4863540900

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200

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CUSTOMER FULL: Residential Income LISTING ID: PTP2404519

Printed: 10/13/2024 8:00:32 AM

Closed • Duplex

List / Sold: **\$850,000/\$840,000** ↑

2310 14 Bonita St • Lemon Grove 91945

6 days on the market

2 units • **\$425,000/unit** • **2,100 sqft** • **9,891 sqft lot** • **\$400.00/sqft** •
Built in 1929

Listing ID: PTP2405333

Use GPS



This move-in ready duplex features a brand new roof (2022), providing peace of mind for years to come. Each unit boasts its own driveway, laundry area, and private yard, ensuring convenience and privacy. The larger unit (2310) is a 3 bed/3 bath plus a den. The smaller unit (2314) is a 1 bed/1 bath. A 10x14 storage shed adds extra utility. Situated in a desirable location, this duplex is perfect for investors or homeowners seeking additional income. Don't miss this unique opportunity!

Facts & Features

- Sold On 10/09/2024
- Original List Price of \$795,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- 1 Total carport spaces
- Heating: Natural Gas, Wall Furnace
- \$1,358 (Public Records)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, In Carport, Individual Room, Washer Hookup
- Cap Rate: 0
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Range, Gas Water Heater, Refrigerator

Exterior

- Lot Features: Front Yard, Lot 6500-9999, Utilities - Overhead, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02093427
- 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	3	3	0		\$0	\$0	\$3,295
2:	1	1	1	0		\$0	\$0	\$1,950

Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator: 2

- Dishwasher: 0
- Disposal:

- Wall AC: 0

Additional Information

- Standard sale

- 91945 - Lemon Grove area
- San Diego County
- Parcel # 4795012500

Michael Lembeck

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

Citivest Realty Services, Inc

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

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Closed •

List / Sold:

1028 30 Balour Dr • Encinitas 92024

2 units • \$1,425,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1972

CrossStreet: Melba Road

\$2,850,000/\$2,710,000 ↓

35 days on the market

Listing ID: 240020666SD



Two custom houses on one oversized 9,752 lot lot in desirable Cardiff by the Sea. This is a legal 2 unit property (check tax roll). The 1,175 SF Front home features 3 bedrooms, 2 bathrooms, an open floor-plan, large front yard & mini splits throughout. Don't forget to check out the additional bonus 7x10 yoga studio in the private backyard. The two story 3 bedroom, 2.5 bathroom 1,719 back house features a reverse floor-plan for optimal living. Downstairs you will find two bedrooms that open to the backyard, bathroom, bonus space, laundry & oversized 2 car garage. Step outside to an outdoor kitchen & built in fire-pit. As you continue upstairs you will find an open floor-plan living & kitchen featuring a large kitchen island, and easy access to the 1,000 SF deck with incredible sunset views. Upstairs you will also find the primary bed and bath as well as a half bath for guests. Check out 1028-30 Balour and envision possibility as a primary home + guest house or investment opportunity.

Facts & Features

- Sold On 10/07/2024
- Original List Price of \$2,999,999
- 2 Buildings
- Levels: Two
- 1 Total parking spaces
- Cooling: Zoned
- Heating: Electric, Zoned
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

- Appliances: Electric Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	0		\$0		\$5,000
2:		3	3	2		\$0		\$7,000
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 2
- Disposal:

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

Additional Information

- 92024 - Encinitas area
- San Diego County
- Parcel # 2592712700

Michael Lembeck

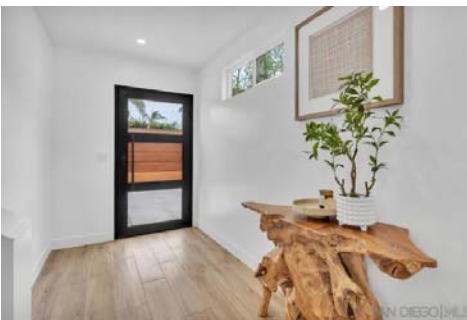
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Cell Phone: 714-742-3700

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

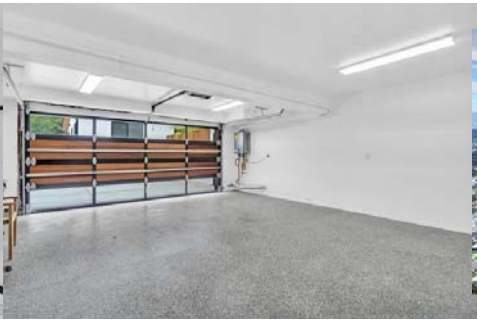
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Closed •

List / Sold:

\$1,585,000/\$1,555,000 ↓

13 days on the market

Listing ID: 240019110SD

820 22 Avalon Court • San Diego 92109

2 units • \$792,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1940

CrossStreet: Bayside Labe



Nestled just steps from Mission Bay and Mission Beach, 820 Avalon Ct. offers the quintessential coastal living experience in a charming, single-level cottage. This 2-bedroom, 1-bathroom home boasts a spacious front patio—perfect for lounging, gardening, or hosting BBQs while enjoying stunning sunset views. Inside, large windows, wooden floors, a cozy fireplace, and a dining room that seamlessly flows into a well-appointed kitchen create a warm and inviting atmosphere. One bedroom features a ceiling fan, while the other provides ample closet space, making this an ideal retreat just moments from the bay and beach. 822 Avalon Ct. is a delightful 1-bedroom, 1-bathroom upper-level unit that combines comfort with the allure of ocean breezes. This home features a laminate-floor kitchen with abundant natural light. The highlight of this property is the spacious roof deck, perfect for entertaining or relaxing while taking in the views of the surrounding area. This unit offers a unique opportunity to experience coastal living in a prime location, just steps from the beach and bay. The property also offers off street parking and a garage.

Facts & Features

- Sold On 10/08/2024
- Original List Price of \$1,585,000
- 2 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0.6
- \$34800 Gross Scheduled Income
- \$8956 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00409987
- 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		\$2,995
2:		1	1			\$1,000		\$2,250
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4237451200

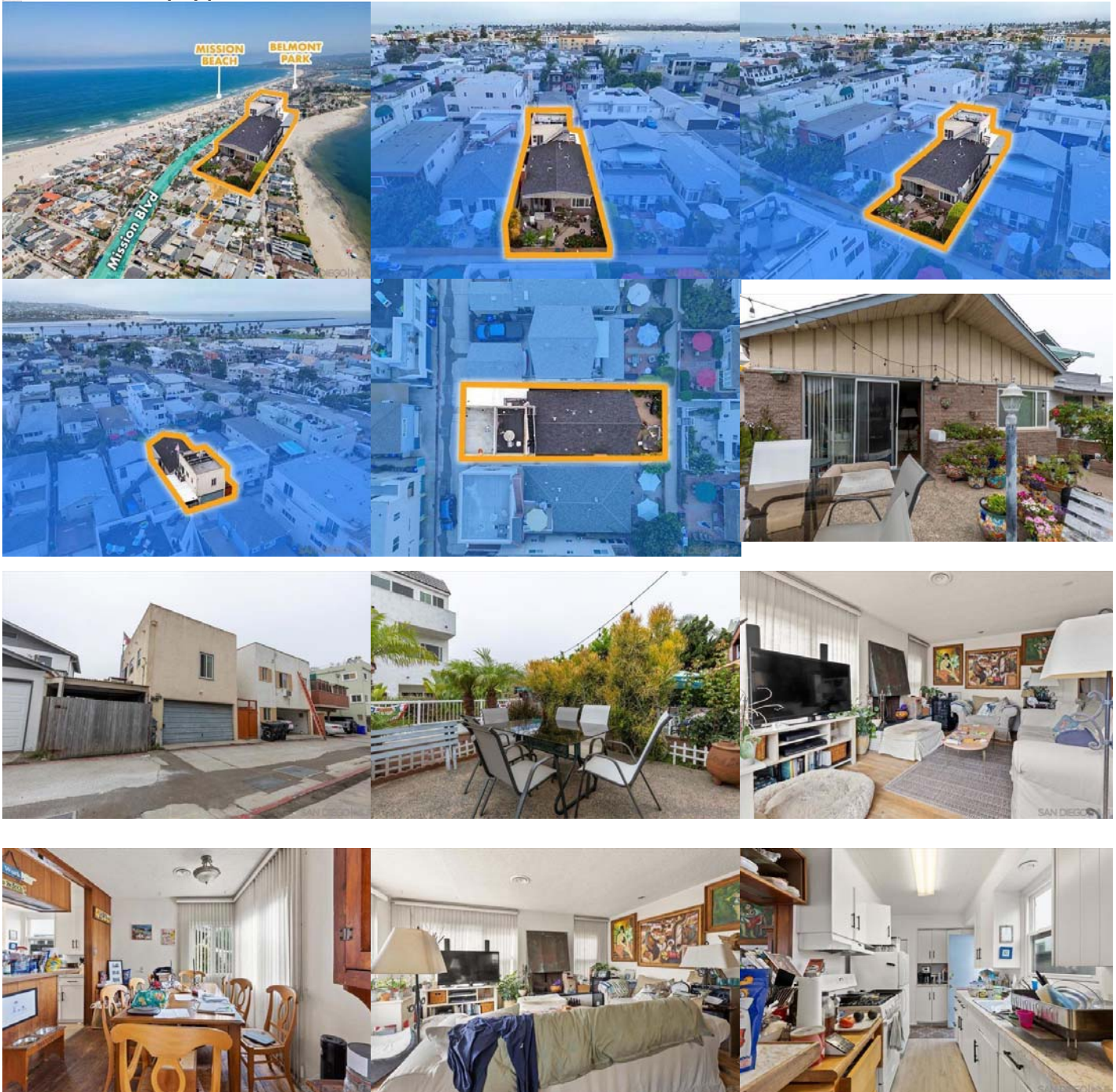
Michael Lembeck

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

Citivest Realty Services, Inc

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

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Closed •

List / Sold:

1345 47 Hornblend St • San Diego 92109

2 units • \$899,500/unit • sqft • 6,223 sqft lot • No \$/Sqft data •
Built in 1955

CrossStreet: Fanuel

\$1,799,000/\$1,925,000 ↑

6 days on the market

Listing ID: 240022041SD



Investor opportunity in a prime location walkable to beach, bay, restaurants and shops in Pacific Beach. Currently has two units: 2/1, 1/1 (off of the alley). 3rd structure is a “workshop” garage size in between the two units. Both units are tenant occupied.

Facts & Features

- Sold On 10/07/2024
- Original List Price of \$1,799,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Electric
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01844138
- 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			\$3,000		
2:		1	1			\$3,000		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4231710600

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: 240022041SD

Printed: 10/13/2024 8:00:37 AM

Closed •

List / Sold:

7127 7129 Saranac Street • San Diego 92115

2 units • \$500,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1947

CrossStreet: 70Th St

\$1,000,000/\$1,054,000 ↑

11 days on the market

Listing ID: 240020867SD



This property presents an incredible opportunity to own not just one, but two detached homes near La Mesa and SDSU. The front house features three spacious bedrooms, two bathrooms, and a two-car detached garage, offering ample living space for comfort and convenience. Meanwhile, the back house boasts two bedrooms, two bathrooms, a large master suite, and a generously sized family room. It also includes a two-car attached garage with alley access. Both homes are designed with private yards, separated by a fence, providing privacy and outdoor space for relaxation and entertainment. This is a rare find, perfect for multi-generational living or investment!

Facts & Features

- Sold On 10/09/2024
- Original List Price of \$1,000,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 2.2
- \$30000 Gross Scheduled Income
- \$22000 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:
- 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		
2:		2	2			\$1,400		
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Drapes:
- Patio: 0
- Ranges: 2

- Carpet:
- Dishwasher: 2
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- 92115 - San Diego area
- San Diego County
- Parcel # 4690600400

Michael Lembeck

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

Citivest Realty Services, Inc

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

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Closed •

List / Sold:

\$1,639,000/\$1,578,000 ↓

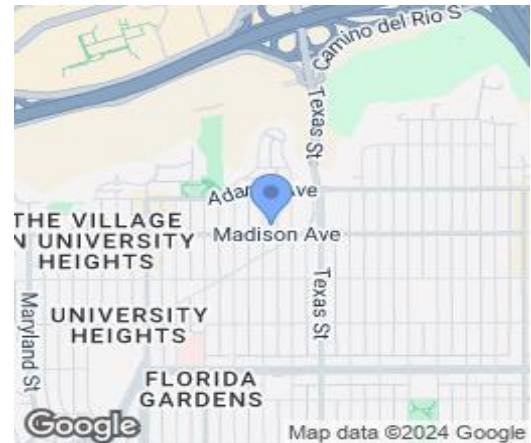
42 days on the market

Listing ID: 240017677SD

4615 17 MISSISSIPPI • San Diego 92116

2 units • \$819,500/unit • sqft • 5,935 sqft lot • No \$/Sqft data •
Built in 1950

CrossStreet: ADAMS AVE



Location,Location!Turn Key!Rare Opportunity,Updated Duplex in the Highly Coveted 92116 zip code of University Heights!Charming Craftsman Front home is 800 Sq FT with Large Open Area Living,Rear unit is also 800+ sq ft, 2 Bed/1 Bath Completely Renovated.Heat/AC Split Systems,Interior Laundry,ALLEY Access,Yard Space and OVERSIZED Detached Shared Garage for Both ! Perfect for a Buyer TO OCCUPY or Investor For the trophy 1031.Zoning allows for the potential of upside permitting for multiple units/ADU.Each unit has 2 bedrooms and 1 bathroom.Both units come with new shaker cabinets, quartz countertops, premium vinyl flooring,stainless steel appliances,washer/ dryers and vinyl windows,among many other upgrades.Large private yard with artificial turf and a detached oversized 2 car garage! Additional RV parking included in the back. Within walking distance to coffee,restaurants, shopping,Parks and Major Transportation. Location,Location!Turn Key!Rare Opportunity,Updated Duplex in the Highly Coveted 92116 zip code of University Heights!Charming Craftsman Front home is 800 Sq FT with Large Open Area Living,Rear unit is also 800+ sq ft, 2 Bed/1 Bath Completely Renovated.Interior Laundry,ALLEY Access,Yard Space and OVERSIZED Detached Shared Garage for Both ! Perfect for a Buyer TO OCCUPY or Investor For the trophy 1031.Zoning allows for the potential of upside permitting for multiple units/ADU.Each unit has 2 bedrooms and 1 bathroom.Both units come with new shaker cabinets, quartz countertops, premium vinyl flooring, air conditioner and heating units, stainless steel appliances,washer/ dryers and vinyl windows, among many other upgrades.Large private yard with artificial turf and a detached oversized 2 car garage! Additional RV parking included in the back. Within walking distance to coffee,restaurants, shopping,Parks and Major Transportation.

Facts & Features

- Sold On 10/08/2024
- Original List Price of \$1,639,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Zoned
- Heating: Forced Air, Natural Gas, Zoned
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$65880 Gross Scheduled Income
- \$21000 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02187627
- 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		\$2,495		\$3,200
2:		2	1	1		\$2,995		\$3,400
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

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4450621200

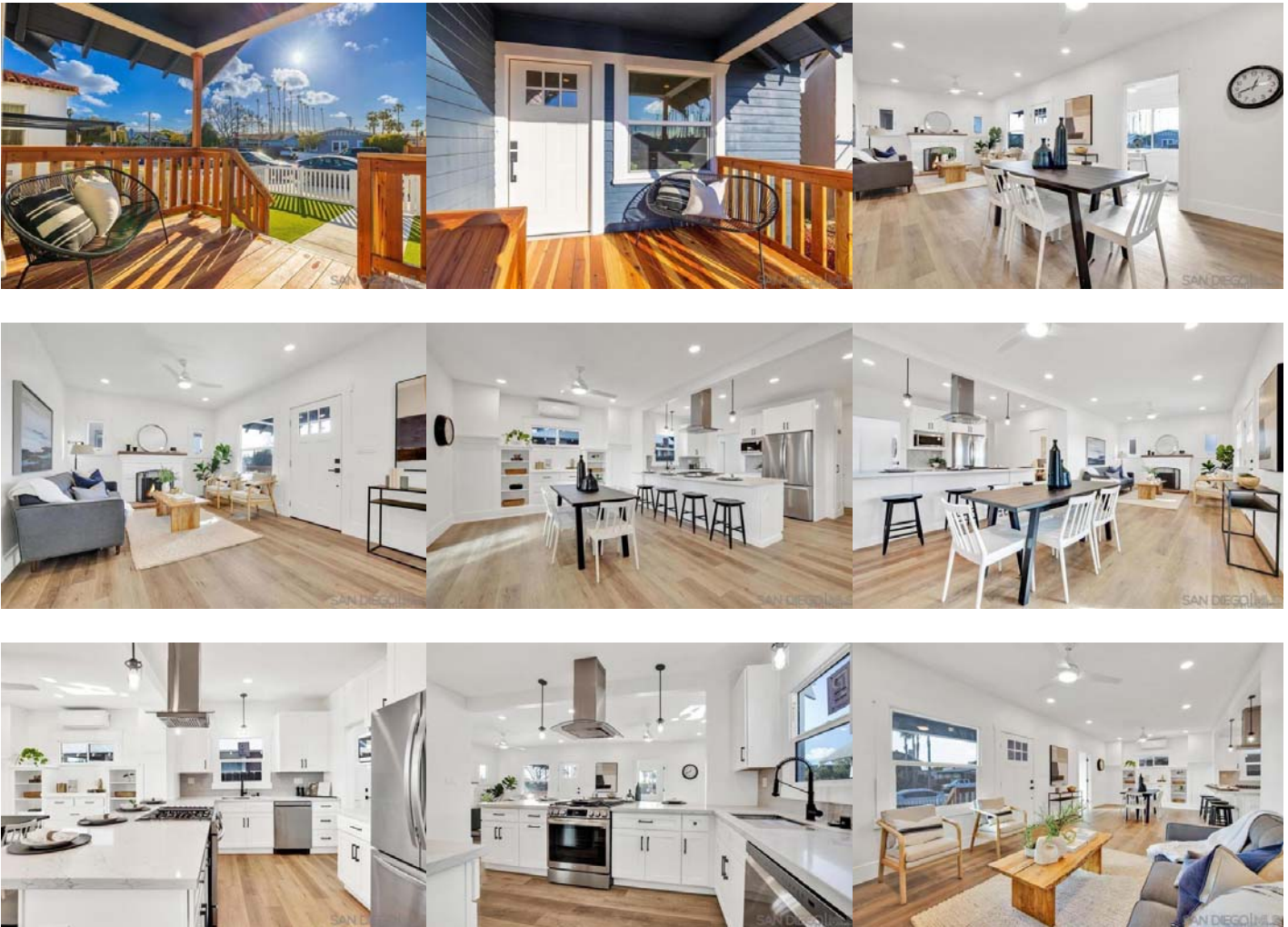
Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 240017677SD

Printed: 10/13/2024 8:00:41 AM

Closed •

List / Sold:

\$1,450,000/\$1,425,000 ↓

96 days on the market

Listing ID: PTP2403123

1119 E Lexington Ave • El Cajon 92019

**4 units • \$362,500/unit • 3,818 sqft • 7,612 sqft lot • \$373.23/sqft •
Built in 1964**

GPS



Great 4 unit investment property & upside on rental income! Long term tenants that want to stay and room for rent increases. The property has 3 single story units w a 4th unit upstairs with each unit over 950 sq. ft. Each unit has a 1 car garage, one parking spot and share laundry room in back of property. All units are in good condition and offer fireplaces and new AC units. This complex can be sold with the adjoining 4 unit property next door that shares a courtyard together to comprise a total of 8 units! Great location in the 92019 zip code of El Cajon with high rental demand.

Facts & Features

- Sold On 10/09/2024
- Original List Price of \$1,500,000
- 1 Buildings
- 8 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air, Electric
- Heating: Central, Floor Furnace, Forced Air
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 5.5
- \$103200 Gross Scheduled Income
- \$77628 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Disposal, Gas Cooktop, Refrigerator, Water Heater

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,375
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$900
- Cable TV: 02095502
- Gardener:
- Licenses:
- Insurance: \$4,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1		\$2,150	\$2,150	\$2,595
2:		2	1	1		\$2,150	\$2,150	\$2,595
3:		2	1	1		\$2,150	\$2,150	\$2,595
4:		2	1	1		\$2,150	\$2,150	\$2,595

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Drapes: 4
- Patio: 0

- Water Meters: 1
- Carpet:
- Dishwasher: 4
- Disposal: 4

- Ranges: 4
- Refrigerator: 4
- Wall AC: 0

Additional Information

- Standard sale
- Rent Controlled

- 92019 - El Cajon area
- San Diego County
- Parcel # 4892220500

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: PTP2403123

Printed: 10/13/2024 8:00:42 AM

Closed •

List / Sold:

\$1,659,000/\$1,641,000 ↓

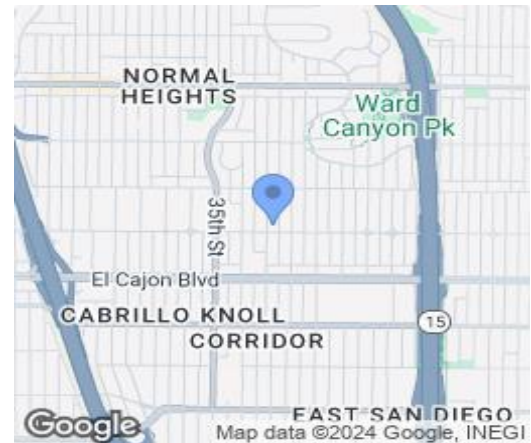
10 days on the market

Listing ID: 240020859SD

4410 16 36th Street • San Diego 92116

4 units • **\$414,750/unit** • **sqft** • **6,257 sqft lot** • **No \$/Sqft data** •
Built in 1940

CrossStreet: Meade Avenue



4410-16 36th Street is a charming 4-unit apartment property with upside in rents in the rapidly accelerating rental market of Normal Heights. The 2,522 square foot structure built in 1940 is situated on a 6,257 square foot lot on a quiet street. The property features one 2 Bedroom / 2 Bath, one 2 Bedroom / 1 Bath, and two 1 Bedroom / 1 Bath units as well as an interior courtyard. Three units have been remodeled and have patios. All units have their own washer and dryer hook ups. The roof was replaced 2 years ago and the sewer was redone. Some units have vinyl windows. Two units are month to month. Please do not walk on the property or disturb tenants.

Facts & Features

- Sold On 10/08/2024
- Original List Price of \$1,659,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 4.29
- \$101748 Gross Scheduled Income
- \$71220 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	2			\$2,950		\$2,950
2:		1	1			\$1,895		\$2,500
3:		1	1			\$1,895		\$2,500
4:		2	1			\$1,739		\$2,900

Of Units With:

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

Additional Information

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4471022300

Michael Lembeck

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

Citivest Realty Services, Inc

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

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Closed •

List / Sold:

\$2,385,000/\$2,180,000 ↓

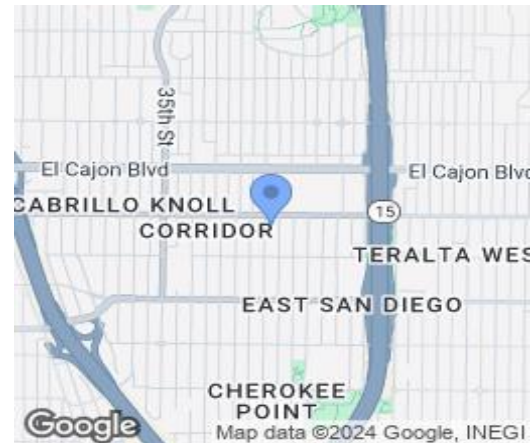
40 days on the market

Listing ID: PTP2405253

4170 37th St • San Diego 92105

9 units • \$265,000/unit • 6,062 sqft • 7,000 sqft lot • \$359.62/sqft • Built in 1970

GPS



Commercial Asset Advisors is pleased to present the opportunity to acquire an attractive investment opportunity for a value-add 9-unit multifamily asset in the desirable, centrally located Cherokee Point neighborhood. The asset consists of six 1 Bed / 1 Bath and three 2 Bed / 1 Bath units on a 7,000 sqft lot. All tenants possess notably below-market rents and are on a month-to-month basis. The asset possesses a forecasted 7.33% Proforma Cap Rate post full renovation with installation of in-unit laundry. The building contains a 50 sqft laundry room contiguous to a 150 sqft storage room containing an existing bathroom with plumbing, gas supply, and electricity. A savvy investor may seek to convert this 200 sqft of plumbed and powered non-living square footage into an additional studio unit as an ADU or expand on the existing contiguous 1 Bed / 1 Bath unit to create a 2 Bed / 2 Bath unit for increased rent potential. The property passed SB721 deck inspections in 2023

Facts & Features

- Sold On 10/08/2024
- Original List Price of \$2,385,000
- 1 Buildings
- 0 Total parking spaces
- \$0
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 3.12
- \$143544 Gross Scheduled Income
- \$74378 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 36-40 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$69,167
- Electric: \$3,600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$6,000
- Cable TV: 02077455
- Gardener:
- Licenses:
- Insurance: \$6,300
- Maintenance:
- Workman's Comp:
- Professional Management: 8613
- Water/Sewer: \$7,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	0		\$1,257	\$1,257	\$2,095
2:	3	2	1	0		\$1,363	\$1,363	\$2,695

Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- 92105 - East San Diego area
- San Diego County
- Parcel # 4473422900

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: PTP2405253

Printed: 10/13/2024 8:00:43 AM

Closed • Apartment

List / Sold:

\$14,715,000/\$13,600,000 ↓

160 days on the market

Listing ID: OC24011401

445 Garrison St • Oceanside 92054

46 units • **\$319,891/unit** • **38,948 sqft** • **2.19 acre(s) lot** • **\$349.18/sqft** •
Built in 1978

Cross Streets of Oceanside Boulevard & El Camino Real



Garrison Townhome Apartments is a 46-unit multifamily investment opportunity located in Oceanside, CA. Situated on a spacious 2.19-acre lot, the property offers an attractive mix of one and two-bedroom floor plans across 10 buildings. Units at Garrison Townhome Apartments offer highly desirable features including vinyl and carpet flooring, quartz countertops, stainless steel appliances, shaker-style cabinetry, and more. Each unit at the property features a direct line for laundry machines, an in-demand feature that could help new ownership achieve significant rental premiums. Additionally, each of the 30, two-bedroom units feature two-story townhome construction with a private patio. Garrison Townhome Apartments offers community amenities including tuck-under and surface parking with large storage lockers, a fitness center, and an on-site laundry facility. Since 2018, current ownership has invested more than \$1.7 million on comprehensive improvements to both building exteriors and unit interiors. Furthermore, there is the opportunity to further increase cash flow through the conversion of the current leasing office and a portion of the property's storage spaces into studio accessory dwelling units.

Facts & Features

- Sold On 10/08/2024
- Original List Price of \$15,250,000
- 10 Buildings
- Levels: Two
- 83 Total parking spaces
- 41 Total carport spaces
- \$583 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$1142040 Gross Scheduled Income
- \$666679 Net Operating Income
- 46 electric meters available
- 46 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$453,100
- Electric: \$25,590.00
- Gas: \$25,590
- Furniture Replacement:
- Trash: \$25,591
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$28,800
- Maintenance: \$24,000
- Workman's Comp:
- Professional Management: 39192
- Water/Sewer: \$25,591
- Other Expense: \$96,083
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	16	1	1	0	Unfurnished	\$30,115	\$30,115	\$36,720
2:	30	2	2	0	Unfurnished	\$65,055	\$65,055	\$80,850

Of Units With:

- Separate Electric: 46
- Gas Meters: 46
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.25%

- 92054 - Oceanside area
- San Diego County
- Parcel # 1620303400

Michael Lembeck

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

Citivest Realty Services, Inc

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

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