

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	240021655SD	S	12157 Gay Rio	LAK	92040		2	21,000	7	\$875,000			1974	15,121/0.3471	N		11/19/24	21/21
2	240004493SD	S	639 641 Ida Ave	SOL	92075		2	96,780	4	\$1,837,500	↓		2000				11/19/24	97/245
3	240021025SD	S	626 Quail St	SD	92102		2	32,736	3	\$625,000	↑		1950	6,300/0.1446			11/18/24	8/8
4	240023089SD	S	2775 77 K St	SD	92102		2	66,600	0	\$1,050,000	↓		1920	7,348/0.1687	N		11/21/24	3/3
5	240023719SD	S	3289 3291 Ibis St.	SD	92103		2	40,044	3	\$812,000	↓		1957	3,487/0.0801			11/19/24	16/16
6	240024126SD	S	4614 16 Landis St.	SD	92105		2	35,040	0	\$816,000	↓		1942	6,465/0.1484			11/20/24	11/11
7	240023686SD	S	3347 49 N 43rd St	SD	92105		2	42,420	3	\$930,000	↑		1958	4,342/0.0997	N		11/22/24	20/20
8	240006817SD	S	2122 24 Drescher St	SD	92111		2	0	0	\$1,050,000	↓		1941				11/20/24	212/212
9	240023140SD	S	3004 8 Main Street	LEG	91945		3	46,656	4	\$875,000			1951	7,040/0.1616	N		11/18/24	19/19
10	240023594SD	S	8843 Olive Dr	SPV	91977		3	2,000	0	\$860,000	↓		1924	21,780/0.5	N		11/22/24	28/28
11	NDP2408231	S	2371 73 Vancouver AVE	SD	92104	STD	3	84,000	5	\$900,000	↓	620.69	1450	1941/ASR	N	2	11/19/24	60/60
12	240023019SD	S	1386 N Cuyamaca St	ELC	92020		4	108,281	6	\$1,410,000	↓		1974				11/22/24	27/27

Closed •

List / Sold: **\$875,000/\$875,000**

12157 Gay Rio • Lakeside 92040

21 days on the market

2 units • \$437,500/unit • sqft • 15,121 sqft lot • No \$/Sqft data •
Built in 1974

Listing ID: 240021655SD

CrossStreet: Winter Gardens



Rarely available investment opportunity or live in one, rent the other! Two spacious 2br/1ba units, each with its own attached two-car garage with laundry and extra storage below the upper levels. New \$50K roof with 5" insulating underlayment and new gutters, termite clearance done. One unit updated with new dual-pane vinyl windows, two mini-split AC/heat pumps, fresh paint, vinyl plank flooring, butcher block counters, electric fireplace and more. Lots of driveway parking with potential room for boat/RV plus a second driveway below the units. Private hillside location surrounded by single-family homes offers seclusion and views across the valley.

Facts & Features

- Sold On 11/19/2024
- Original List Price of \$875,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: See Remarks
- Heating: Electric, Propane, See Remarks
- SellerConsiderConcessionYN:
- Cap Rate: 6.5
- \$21000 Gross Scheduled Income
- \$54350 Net Operating Income

Interior

- Appliances: Electric Water Heater

Exterior

- Fencing: Partial

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:		2	1	2		\$1,750		\$2,200
2:		2	1	2		\$0		\$2,600
3:			0					
4:			0					

Of Units With:

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

- Dishwasher: 1
- Disposal:

- Wall AC:

Additional Information

- 92040 - Lakeside area
- San Diego County
- Parcel # 3972405300

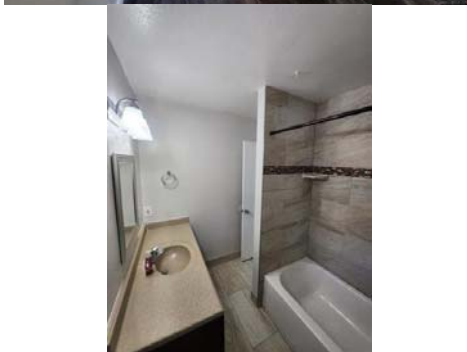
Michael Lembeck

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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:

639 641 Ida Ave • Solana Beach 92075

2 units • \$947,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 2000

CrossStreet: Highand

\$1,895,000/\$1,837,500 ↓

97 days on the market

Listing ID: 240004493SD



PRICE REDUCED - MAKE AN OFFER! A rare opportunity to purchase one of the few multi-family buildings in the Solana Beach/Del Mar Beach area - WEST OF THE 5!! This duplex is composed of TWO UNITS - EACH is a spacious 3BD/2.5BA! The property is the right opportunity for anyone who has been looking for a newer-build coastal duplex, both units larger in size, with amenities like a fireplace, BBQ lanai, private yard, indoor laundry room, and a private full two-car garage. Or for any investor who realizes that these features in San Diego's top coastal community command higher rents, for both short-term and long-term rental business models. Unbeatable location in Solana Beach, just minutes from the Del Mar Fair Grounds/Racetrack & Cedros Ave.

Facts & Features

- Sold On 11/19/2024
- Original List Price of \$1,975,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 3.5
- \$96780 Gross Scheduled Income
- \$64940 Net Operating Income

Interior

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	3			\$4,200		
2:		3	3			\$3,865		
3:			0					
4:			0					

Of Units With:

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

- Dishwasher: 2
- Disposal:

- Wall AC:

Additional Information

- 92075 - Solana Beach area
- San Diego County
- Parcel # 2981401600

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CUSTOMER FULL: Residential Income LISTING ID: 240004493SD

Printed: 11/24/2024 10:20:27 AM

Closed •

List / Sold: \$599,000/\$625,000 ↑

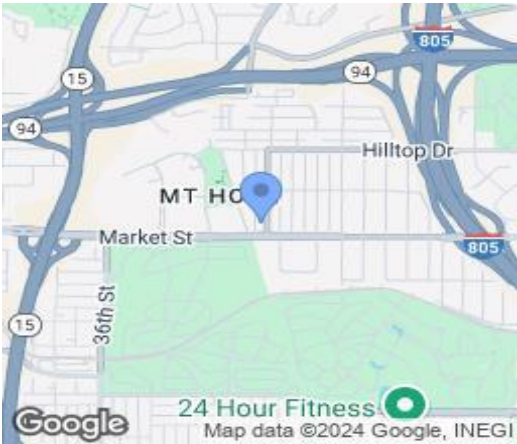
626 Quail St • San Diego 92102

8 days on the market

2 units • \$299,500/unit • sqft • 6,300 sqft lot • No \$/Sqft data •
Built in 1950

Listing ID: 240021025SD

CrossStreet: Market St



Don't miss out on this incredible opportunity to own a 2 on 1 property with a large lot and endless potential. The front features a 3BR/1BA unit and the rear features a 2BR/1BA unit. With some TLC, this property could shine, offering the possibility to add an ADU and/or Jr. ADU. Conveniently located near major freeways, community center, schools, and shopping.

Facts & Features

- Sold On 11/18/2024
- Original List Price of \$599,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 3.1
- \$32736 Gross Scheduled Income
- \$18466 Net Operating Income

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02172966
- 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			\$1,550		\$2,295
2:		2	1			\$1,178		\$2,295
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5460512000

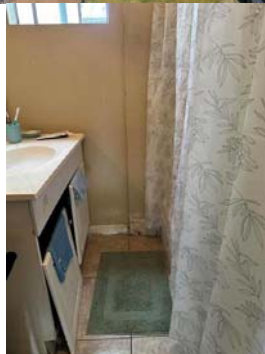
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Closed •

List / Sold:

\$1,100,000/\$1,050,000 ↓

3 days on the market

2775 77 K St • San Diego 92102

2 units • \$550,000/unit • sqft • 7,348 sqft lot • No \$/Sqft data •
Built in 1920

Listing ID: 240023089SD

Exit 94 Freeway at 28th St head south to K Street turn right onto K St property is on the left. CrossStreet: 28th St



2 detached homes on 1 lot in Grant Hill with future development opportunity sitting on a 7,348sqft lot with alley access. Zoned RM1-1 in the SD Promise zone, COC zone & transit area to receive bonus building density/opportunity zone tax benefits. This duplex also provides a perfect opportunity to live in one unit and receive cash flow income from the 2nd unit. 2775 K Street is a 1920's Craftsman home approx 1,000+sqft with 2bed/1 bath plus office w/gated front yard & large front porch to enjoy SD weather. Inside a well sized living space welcomes you w/ updated flooring while retaining it's original charm with built-in dining cabinet & window/door casings. Spacious updated kitchen w/tile floor, granite counters, & shaker style cabinetry. Under the home is a large basement that provides plenty of storage, gated private yard w/1 parking space. 2777 K St is a 3bed/2bath approx 1,000+ sqft home with updated kitchen at the back of the property w/ it's own yard space, off street gated parking, stucco exterior, dual pane windows & well sized bedrooms. This unit is currently rented at \$3,100/month on a month to month lease. The community of Grant Hill has a rich early San Diego History dating back to the 1880's being named after the son of President Grant. Visit Grant Hill Park, Balboa Park, or soak in the local culture. Just South of the 94 fwy & East of Downtown this transit friendly central location is perfect to explore all of San Diego's best attractions! Short commute to Downtown SD/local area attractions.

Facts & Features

- Sold On 11/21/2024
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Forced Air, Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$66600 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

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:		3	1	0		\$0		\$3,300
2:		3	2	0		\$3,100		\$3,100

3: 0
4: 0

Of Units With:

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

Additional Information

- 92102 - San Diego area
- San Diego County
- Parcel # 5355411200

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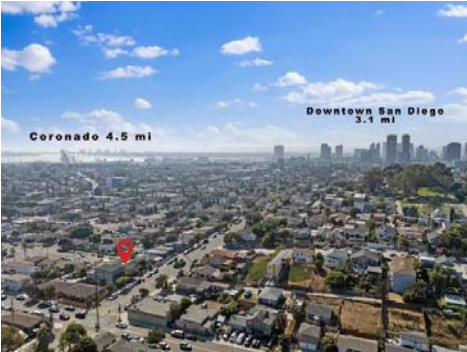
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Newport Beach, 92660

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Closed •

List / Sold: **\$825,000/\$812,000** ↓

3289 3291 Ibis St. • San Diego 92103

16 days on the market

2 units • **\$412,500/unit** • **sqft** • **3,487 sqft lot** • **No \$/Sqft data** •
Built in 1957

Listing ID: 240023719SD

CrossStreet: Horton Ave.



The property located at 3289-3291 Ibis Street consists of 2 units located in San Diego, California. Following the completion of renovations, a 25-30% upside in rental income is projected. This property is located in the desirable Middletown/South Mission Hills neighborhood, in close proximity to Old Town, Bankers Hill, Balboa Park, Little Italy, and Downtown. Constructed in 1957, the property features two 1-bedroom/1-bathroom units, each approximately 480 SF (960 total SF) on a 3,487 SF lot. Additional amenities include a private backyard, epoxy coated concrete walkways, drought-resistant landscaping, laminate flooring, a recently upgraded pitched roof, and vinyl fencing. Furthermore, there is a value-add opportunity through the implementation of RUBS, enabling tenants to contribute to a portion of the utility expenses. The City of San Diego is recognized as one of the most robust rental markets in the county, with consistently high demand for apartment rentals. Historic occupancy rates in this sub-market are estimated to be approximately 97%-100%, while rental prices continue to increase. The neighborhood also boasts excellent access to major transportation routes, including Interstates 5, 163, and 8, providing convenient connections to key employment hubs throughout the greater San Diego area. Please do not communicate with or disturb any of the residents. Unit square footage is estimated based on the number provided by title services.

Facts & Features

- Sold On 11/19/2024
 - Original List Price of \$825,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Natural Gas
 - SellerConsiderConcessionYN:
- Cap Rate: 3.11
 - \$40044 Gross Scheduled Income
 - \$25061 Net Operating Income

Interior

- Appliances: Gas 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:		1	1			\$1,787		\$2,250
2:		1	1			\$1,550		\$2,250

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 # 4515420300

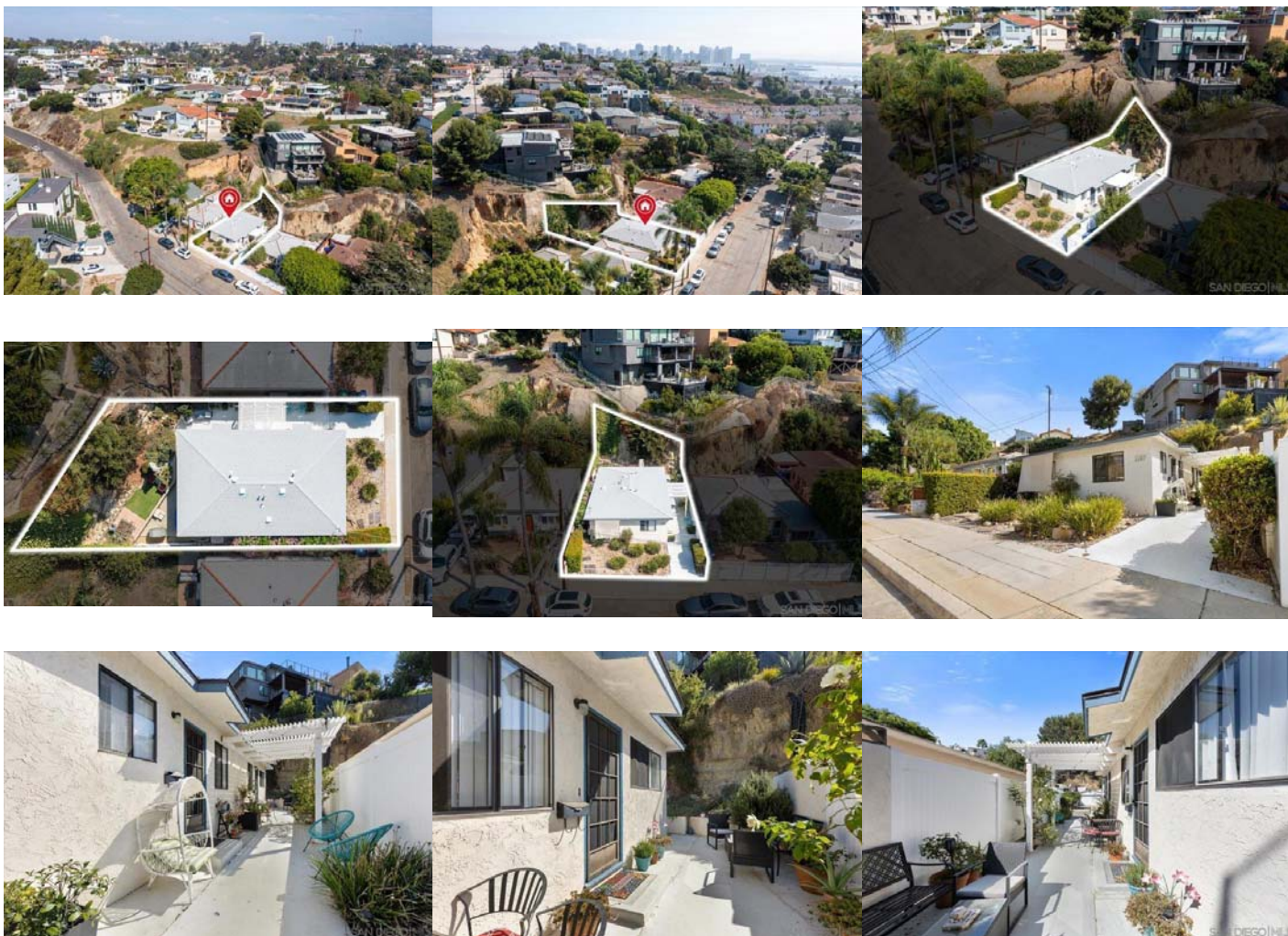
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CUSTOMER FULL: Residential Income LISTING ID: 240023719SD

Printed: 11/24/2024 10:20:29 AM

Closed •

List / Sold: **\$845,000/\$816,000** ↓

4614 16 Landis St. • San Diego 92105

11 days on the market

2 units • **\$422,500/unit** • **sqft** • **6,465 sqft lot** • **No \$/Sqft data** •
Built in 1942

Listing ID: 240024126SD

CrossStreet: 46th



Priced for "Value Add" potential! Two separate homes on a large lot with alley access: Front house #4616 is an updated 3BR 1.5 BA (approx. 1,000 sq ft) with vinyl plank flooring and laundry. Recently paved front patio area with fencing. Back house #4614 (approx. 950 sq. ft) is in need of updating but it also has 3 BR's & 1 BA and laundry. 2 off-street parking spaces. Rents are currently below market with long-tenants (both units) on a Section 8 voucher program.

Facts & Features

- Sold On 11/20/2024
- Original List Price of \$845,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$35040 Gross Scheduled Income

Interior

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:		3	1			\$1,350		
2:		3	2			\$1,570		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92105 - East San Diego area

- San Diego County
- Parcel # 4716721800

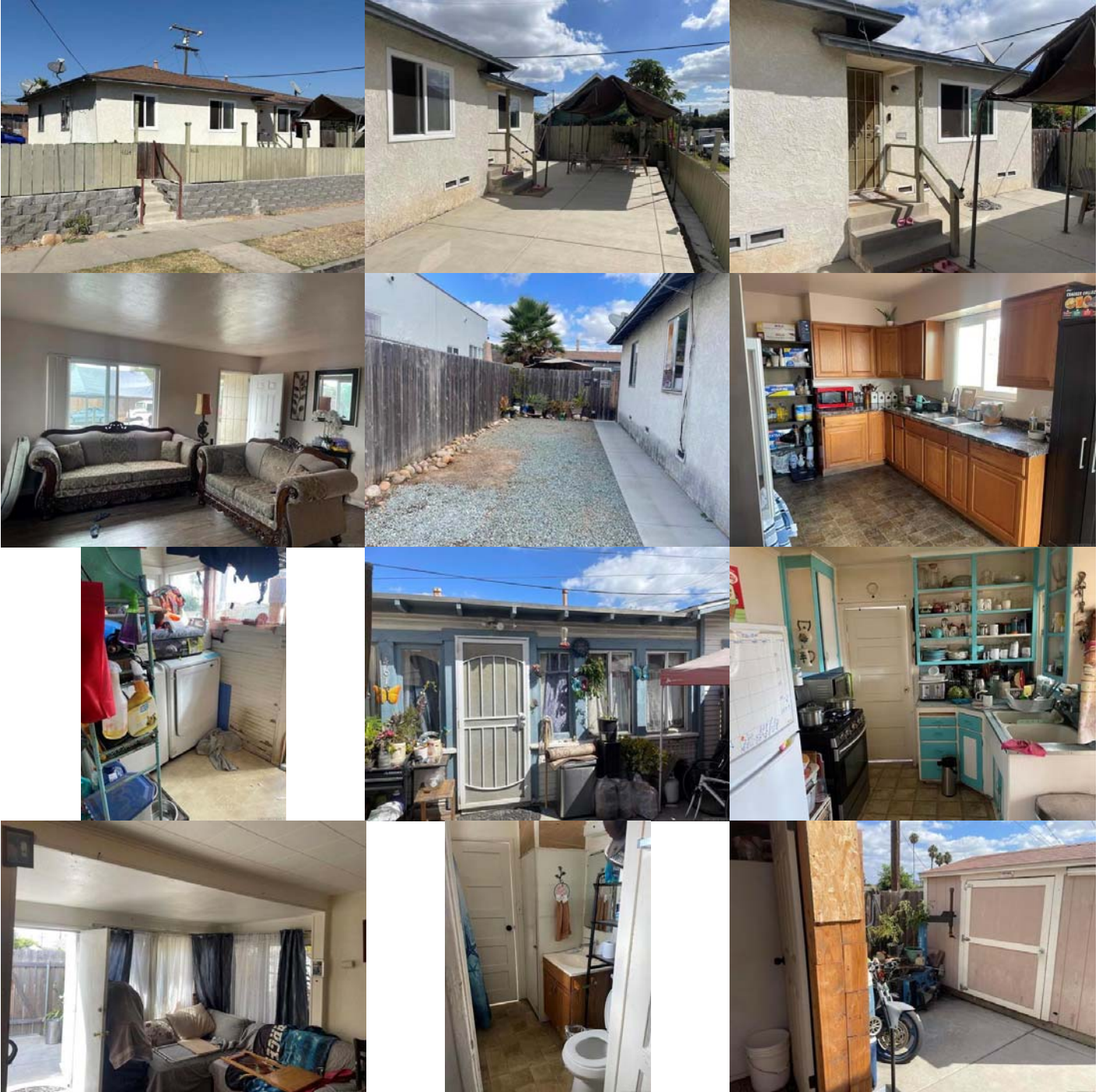
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Newport Beach, 92660

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Closed •

List / Sold: **\$899,000/\$930,000** ↑

3347 49 N 43rd St • San Diego 92105

20 days on the market

2 units • \$449,500/unit • sqft • 4,342 sqft lot • No \$/Sqft data •
Built in 1958

Listing ID: 240023686SD

From I-805 or I-15 take University Ave.East, turn R on 43rd, after cross Myrtle Ave duplex on L- plenty of street parking across CrossStreet: Myrtle Ave



Attention real estate investors! This turnkey duplex in rapidly redeveloping City Heights presents a prime opportunity for value-add and long-term growth. Both units are rented on month-to-month leases, with current rents significantly below market, offering immediate upside potential. The property features a single building with upper and lower 2 BD/1 BA units, each 864 SF, that have been fully renovated. Highlights include modern kitchens with quartz countertops, stainless steel appliances, white shaker cabinetry, washer/dryer hookups, and luxury vinyl plank flooring in the kitchen, dining, and expansive living areas. Recent updates also include interior paint, dual-pane windows, and remodeled baths with updated vanities and fixtures. (See supplement for more!) Infrastructure improvements, such as a new concrete parking slab, newer gas lines, a replaced water line in the upper unit, and roof maintenance, ensure low future maintenance costs. The lower unit enjoys a private rear yard with pavers, while both units share a fully fenced, spacious front yard—ideal for pets or children. Alley access, 2 off-street assigned parking spaces, and a massive front yard offer potential for expansion, possibly for an ADU (verify via CUPD-CU-3-6). Whether you are looking to capitalize on the upside potential by increasing rents, develop further, or live in one unit and rent out the other, this duplex offers a flexible and lucrative investment opportunity in a growing market!

Facts & Features

- Sold On 11/22/2024
 - Original List Price of \$899,000
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - Heating: Natural Gas
 - SellerConsiderConcessionYN:
- Cap Rate: 3.22
 - \$42420 Gross Scheduled Income
 - \$28917 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02022092
 - 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		\$1,791		\$2,250
2:		2	1	0		\$1,744		\$2,250
3:			0					

4: 0

Of Units With:

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

Additional Information

- 92105 - East San Diego area
- San Diego County
- Parcel # 4761000600

Michael Lembeck

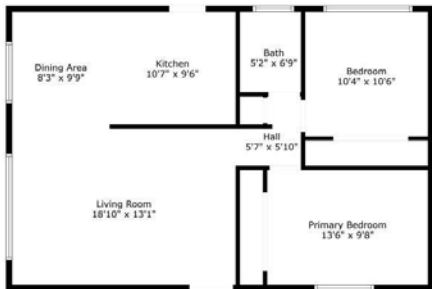
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CUSTOMER FULL: Residential Income LISTING ID: 240023686SD

Printed: 11/24/2024 10:20:31 AM

Closed •

List / Sold:

\$1,170,000/\$1,050,000 ↓

2122 24 Drescher St • San Diego 92111

212 days on the market

2 units • \$585,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1941

Listing ID: 240006817SD

CrossStreet: Tait St, Kelly St



Stunning Duplex with modern stainless steel dual basin sink and an array of luxurious amenities. With ample cabinets, you'll have plenty of storage space to keep everything organized. The large living area is perfect for hosting visitors and gatherings. Enjoy the convenience of 2 assigned off-street parking spots, and a private backyard oasis for relaxation. Don't miss out on this exceptional opportunity to call this place your own! Live in one and rent the other .

Facts & Features

- Sold On 11/20/2024
- Original List Price of \$1,499,999
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01247165
- 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			\$2,595		
2:		2	1			\$2,695		
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

- 92111 - Linda Vista area
- San Diego County
- Parcel # 4314101600

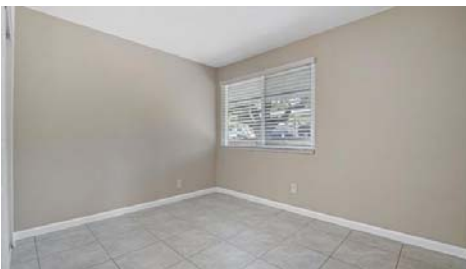
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CUSTOMER FULL: Residential Income LISTING ID: 240006817SD

Printed: 11/24/2024 10:20:32 AM

Closed •

List / Sold: **\$875,000/\$875,000**

3004 8 Main Street • Lemon Grove 91945

19 days on the market

3 units • \$291,667/unit • sqft • 7,040 sqft lot • No \$/Sqft data • Built in 1951

Listing ID: 240023140SD

From Central Ave, go south on Main Street. CrossStreet: Central Avenue



First time on the market in over 35 years! Beautiful 2BR 1BA home plus 2 car detached garage and duplex, each 1br 1ba. Freshly painted exterior and original charm with beautiful hardwood floors, original 50's style tile in kitchens and baths, plus all units have their own laundry. Great location only 2 blocks to the trolley line. Please Do not go onto the property and do not disturb long term tenants.

Facts & Features

- Sold On 11/18/2024
- Original List Price of \$875,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 3.81
- \$46656 Gross Scheduled Income
- \$33387 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01910081
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1			\$1,072		
2:		2	1	2		\$1,637		
3:		1	1			\$1,179		
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 0
- Ranges: 3
- Refrigerator: 2
- Wall AC:

Additional Information

- 91945 - Lemon Grove area
- San Diego County
- Parcel # 4802620600

Michael Lembeck

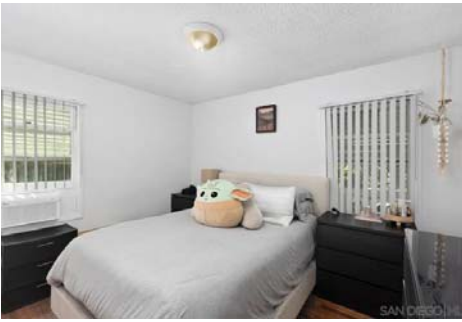
State License #: 01019397
Cell Phone: 714-742-3700

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: 240023140SD

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Closed •

List / Sold: **\$850,000/\$860,000** ↓

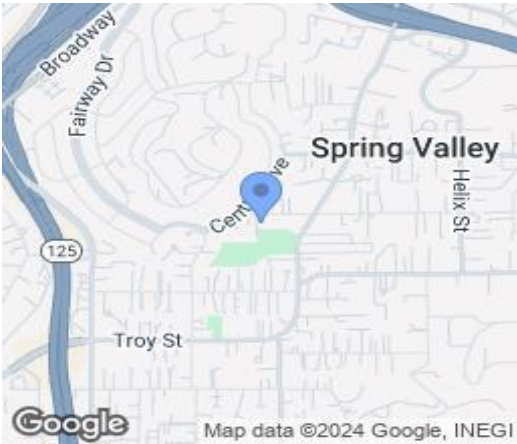
8843 Olive Dr • Spring Valley 91977

28 days on the market

3 units • \$283,333/unit • sqft • 21,780 sqft lot • No \$/Sqft data •
Built in 1924

Listing ID: 240023594SD

CrossStreet: Central St.



Unlock the endless potential of 8843 Olive Dr! Situated on a generous 0.5-acre lot, this exceptional property caters to a wide range of needs, whether you’re looking for storage for business equipment, a multi-family living setup, or a chance to generate passive income with additional units. The main residence is a charming 3-bedroom, 1-bathroom home, complete with its own private, gated yard and driveway. Two additional units expand the possibilities: a cozy 2-bedroom, 1-bathroom unit on the lower level, and an inviting 1-bedroom, 1-bathroom unit upstairs with a front covered patio and dedicated tandem parking. This property’s prime location backs onto Lamar Park, providing tranquil views and convenient access to walking trails just steps away. Plus, shopping centers and freeway access are only minutes away, putting all essentials within easy reach. A rare find in Spring Valley, this property offers limitless potential; whether you’re expanding your investment portfolio, creating a space for family and friends, or savoring the spacious outdoor setting. Don’t miss out on this opportunity to bring your vision to life!

Facts & Features

- Sold On 11/22/2024
- Original List Price of \$1,000,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Radiant
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$2000 Gross Scheduled Income

Interior

Exterior

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

Of Units With:

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

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

- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- 91977 - Spring Valley area
- San Diego County
- Parcel # 5031920800

Michael Lembeck

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

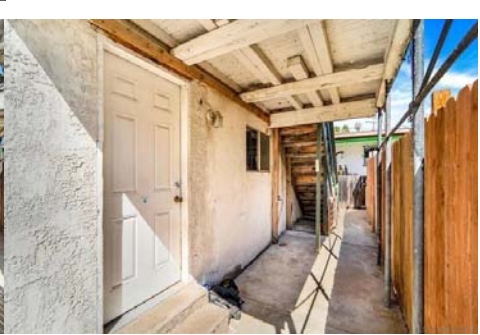
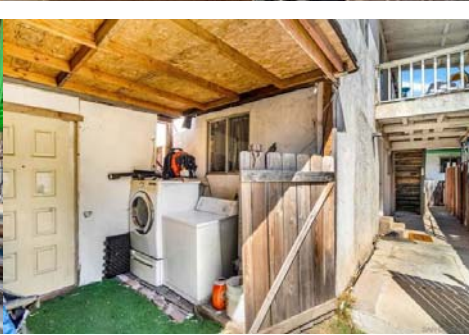
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Closed • **Triplex**

List / Sold: **\$1,250,000/\$900,000** ↓

2371 73 Vancouver Ave • San Diego 92104

60 days on the market

3 units • **\$416,667/unit** • **1,450 sqft** • **7,257 sqft lot** • **\$620.69/sqft** •
Built in 1941

Listing ID: NDP2408231

Boundary to Vancouver



North Park (SONO) triplex on large lot on quiet culdesac that has been meticulously maintained and upgraded by longtime owner who lives on site. Property consists of 2 upstairs 1BR/1BA units that each have their own 1 Car Garage & private entrances plus a downstairs studio that is currently owner occupied. Community Laundry downstairs. Great property on a great lot. Parking for 4 cars in driveway.

Facts & Features

- Sold On 11/19/2024
- Original List Price of \$1,300,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.75
- \$84000 Gross Scheduled Income
- \$84000 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01851888
- 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: 3
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 3
- Disposal: 3
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale
- 92104 - North Park area
- San Diego County
- Parcel # 4546611700

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Closed •

List / Sold:

1386 N Cuyamaca St • El Cajon 92020

4 units • \$362,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1974

CrossStreet: Cuyamaca

\$1,450,000/\$1,410,000 ↓

27 days on the market

Listing ID: 240023019SD



Your new turnkey, 5.7 CAP, CASH FLOWING 4plex awaits! Investors or owner occupant buyers look no further, this is the one that will actually pencil for your loan. Tenants pay 100% of utilities, enjoy extremely low expenses. Huge lot, potential to add ADUs. The property boasts four large 800 SF+ 2BR 1BA units, all have been remodeled in the last number of years and are well maintained. Significant property upgrades include a brand new roof, new stucco exterior, new paint and landscaping and new laundry machines, which are owned and produce income. The units all have AC cooling, and there is off street parking for all. Select units enjoy a private patio, and there is even an income producing soda machine on site! Call today with your interest!

Facts & Features

- Sold On 11/22/2024
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 5.7
- \$108281 Gross Scheduled Income
- \$83270 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01811584
- 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			\$2,138		\$2,295
2:		2	1			\$2,295		\$2,295
3:		2	1			\$2,295		\$2,295
4:		2	1			\$2,295		\$2,295

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Drapes:
- Patio: 2
- Ranges: 4
- Refrigerator: 4

- Dishwasher: 0
- Disposal:

- Wall AC:

Additional Information

- 92020 - El Cajon area
- San Diego County
- Parcel # 4820321500

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