

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	240025248SD	S	463 Park Way	CHU	91910		2	50,400	4	\$820,000			1950	7,438/0.1708			11/26/24	6/6
2	NDP2407233	S	663 S Tulip ST	ESC	92025	STD	2	5,000	5	\$940,000	462.37	2033	2024/BLD	5,576/0.128	N	1	11/25/24	107/107
3	240025147SD	S	747 E Indian Rock Rd	VST	92084		2	43,620	3	\$787,674			1954	7,120/0.1635			11/27/24	15/15
4	240018549SD	S	2951 2953 L St	SD	92102		2	69,600	4	\$1,035,000			1950				11/26/24	82/82
5	240025444SD	S	955 Harbor View Dr	SD	92106		2	0	0	\$2,775,000			1937	7,607/0.1746			11/26/24	17/17
6	PTP2404982	S	312 Milbrae ST	SD	92113	STD	2	0	0	\$760,000	378.30	2009	1935	6,440/0.1478	N	0	11/27/24	53/53
7	NDP2410237	S	3040 Mcgraw	SD	92117	STD	2	0	0	\$3,450,000	975.68	3536	2016	7,700/0.1768	Y	2	11/25/24	0/
8	PTP2405927	S	1944 Hornblend ST	SD	92109	STD	3	93,600	4	\$1,550,000	1,089.25	1423	1965	3,058/0.0702	N	2	11/27/24	52/52
9	240024775SD	S	1951 55 Oliver Ave	SD	92109		3	80,000	0	\$1,830,000			1953	5,146/0.1181	N		11/26/24	7/7
10	240018558SD	S	1624 Una St	SD	92113		4	112,666	6	\$1,257,000			1960				11/25/24	103/103
11	240024687SD	S	1626 Una Street	SD	92113		4	101,112	6	\$1,294,000			1960				11/25/24	4/4
12	240015343SD	S	4061 65 Front St	SD	92103		5	152,040	7	\$1,640,000			1932	5,199/0.1194	N		11/25/24	91/91

Closed •

List / Sold: **\$775,000/\$820,000** ↑

463 Park Way • Chula Vista 91910

6 days on the market

2 units • \$387,500/unit • sqft • 7,438 sqft lot • No \$/Sqft data •
Built in 1950

Listing ID: 240025248SD

CrossStreet: 4th & Park Way



We are excited to present this unique investment opportunity featuring two single-family homes on one lot, located in a great neighborhood lined with sidewalks, just a block and a half from the iconic Third Ave Chula Vista Village Sign. In addition to its prime location, the property is just minutes from the Chula Vista Bayfront Redevelopment Project and the future convention center, adding value and growth potential to the area. The back home is a charming 2-bedroom, 1-bath, complete with a private garage featuring washer and dryer hookups for added convenience. The front home is a cozy 1-bedroom, 1-bath, boasting a large side yard and an expansive front yard, ideal for outdoor activities, landscaping, or possibly expansion. Additionally, this well-maintained property has been recently updated with NEW roofs and fresh exterior paint using TEX-COTE, ensuring long-lasting quality and reduced maintenance needs.

Facts & Features

- Sold On 11/26/2024
- Original List Price of \$775,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 4.4
- \$50400 Gross Scheduled Income
- \$34737 Net Operating Income

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:		1	1	1		\$0		\$1,907
2:		2	1	0		\$2,300		\$2,300
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Drapes:
- Patio: 0
- Ranges: 2
- Refrigerator: 1

- Dishwasher: 1
- Disposal:

- Wall AC:

Additional Information

- 91910 - Chula Vista area
- San Diego County
- Parcel # 5682612300

Michael Lembeck

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Newport Beach, 92660

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463 Park Way & 371 Brightwood



CUSTOMER FULL: Residential Income LISTING ID: 240025248SD

Printed: 12/01/2024 10:48:17 AM

Closed

•

Duplex

List / Sold:

\$965,000/\$940,000

↓

663 S Tulip St

•

Escondido 92025

107 days on the market

2 units

•

\$482,500/unit

•

2,033 sqft

•

5,576 sqft lot

•

\$462.37/sqft

•

Listing ID: NDP2407233

Built in 2024

At the T of 7th Ave and Tulip Street, convenient to both Valley Parkway and 9th Ave.



New construction in the Westside Hillside neighborhood of Old Escondido. Three bedroom single story main residence with separately permitted attached one bedroom residence above the garage. Investment opportunity to operate as a duplex. Highly desirable location with convenient access to shopping, entertainment, schools and transportation. Functional finishes throughout for long-term tenancy with low turnover and expenses. Spacious garage is plumbed for potential third unit conversion. Good schools close by: Felicita Elementary, Del Dios Middle School, San Pascual High School.

Facts & Features

- Sold On 11/25/2024
 - Original List Price of \$1,065,000
 - 1 Buildings
 - 5 Total parking spaces
 - \$0 (Other)
 - SellerConsiderConcessionYN:
- Laundry: In Closet, In Garage
 - Cap Rate: 5
 - \$5000 Gross Scheduled Income
 - \$4200 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre

Annual Expenses

- Total Operating Expense: \$800
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01885684
 - Gardener:
 - Licenses:
- Insurance: \$100
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

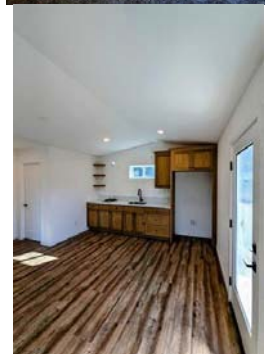
- Standard sale
- 92025 - Escondido area

- San Diego County
- Parcel # 2323331600

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CUSTOMER FULL: Residential Income LISTING ID: NDP2407233

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Closed •

List / Sold: **\$749,000/\$787,674** ↑

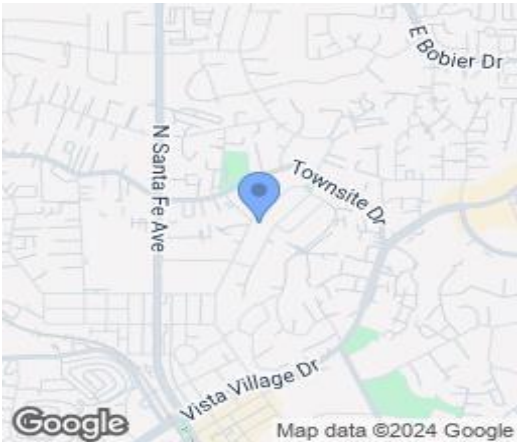
747 E Indian Rock Rd • Vista 92084

15 days on the market

2 units • \$374,500/unit • sqft • 7,120 sqft lot • No \$/Sqft data •
Built in 1954

Listing ID: 240025147SD

CrossStreet: E Indian Rock Rd & N Citrus Av



Discover an amazing investment opportunity to own this charming duplex located within walking distance of vibrant Main Street Vista!!! This well-maintained property features two turn-key 2-bedroom, 1-bathroom units, each with its own private fully fenced yard, laundry hookups, off-street parking, and single-car garages. The current owner has made several thoughtful upgrades, including newer flooring, dual-paned windows, and updated landscaping with beautiful mature trees. The front unit has long-term, stable tenants on a month-to-month lease, while the back unit has been left vacant, providing an ideal situation for owner-occupied financing or immediate rental income. This duplex is perfectly situated, just steps from groceries, restaurants, a movie theater, schools, and public transportation, with easy access to major freeways and the beach. Whether you're looking to live in one unit and collect rental income from the other or rent both at market rates, this property offers fantastic potential and options to the new owner. You could even look into the option of adding an ADU to the property by converting the garages into a 3rd unit. Opportunities like this don't last long, so make an offer before it's gone!!

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$749,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 3.41
- \$43620 Gross Scheduled Income
- \$25523 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler System

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1		\$0		\$2,350
2:		2	1	1		\$1,900		\$2,350
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

- 92084 - Vista area
- San Diego County
- Parcel # 1750621100

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CUSTOMER FULL: Residential Income LISTING ID: 240025147SD

Printed: 12/01/2024 10:48:43 AM

Closed •

List / Sold:

\$1,100,000/\$1,035,000 ↓

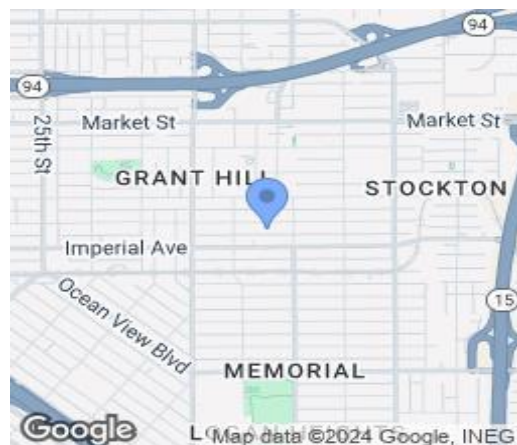
82 days on the market

2951 2953 L St • San Diego 92102

2 units • \$550,000/unit • sqft • No lot size data • No \$/Sqft data • Built in 1950

CrossStreet: 30th & L

Listing ID: 240018549SD



Fully remodeled duplex with ADU potential! Property features two detached houses on a large lot located just minutes from Downtown San Diego. 2951 L St is a 2 Bed 1 Bath house of approximately 736 sf and 2953 L St is 3 Bed 2 Bath house of approximately 1,132 sf. There is also a detached 300 sf single car garage in the rear, accessible by the alley. Both houses feature very large private yards, private laundry and off-street parking for residents. Both houses were remodeled in 2018. Exterior improvements at that time included new roofs, windows, landscaping and exterior paint. Interior renovations included new kitchens, bathrooms, flooring, fixtures and paint. Kitchens feature stainless appliances, shaker cabinets, subway tiled backsplashes and quartz countertops. ADU Potential - City of San Diego regulations allow for up to two ADU's to be built on the property. A new investor could convert the existing garage or demolish the garage and build two new units in its place.

Facts & Features

- Sold On 11/26/2024
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 4.05
- \$69600 Gross Scheduled Income
- \$44540 Net Operating Income

Interior

Exterior

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

- 92102 - San Diego area
- San Diego County
- Parcel # 5452820800

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Newport Beach, 92660

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Closed •

List / Sold:

\$2,775,000/\$2,775,000

17 days on the market

955 Harbor View Dr • San Diego 92106

2 units • \$1,387,500/unit • sqft • 7,607 sqft lot • No \$/Sqft data •
Built in 1937

Listing ID: 240025444SD

CrossStreet: Talbot



RareDuplex In La Playa Point Loma***Walk to You Boat SDYC***Sit Down Rock Star Views***24/Nautical Panorama***1247 Sq Ft 2BR 2BA***1526 Sq Ft 2BR 2BA***Work Shop Has Potential To Be Converted Into An ADU For a Potential Of Three Separate Independent Revenue Streams***Live In One Rent Two Units***AirBNB***Travelling Nurses***\$25,000 Mth Furnished Gross Revenue Potential***11X Gross Rents***Airport Downtown in Minutes Without Having To Get On A Freeway***Only The Second Time Since 1937 Property Has Been Available*** ***Rare***Duplex In La Playa Point Loma***Walk to You Boat SDYC***Sit Down Rock Star Views***24/Nautical Panorama***1247 Sq Ft 2BR 2BA***1526 Sq Ft 2BR 2BA***Work Shop Has Potential To Be Converted Into An ADU For a Potential Of Three Separate Independent Revenue Streams***Live In One Rent Two Units***AirBNB***Travelling Nurses***\$25,000 Mth Furnished Gross Revenue Potential***11X Gross Rents***Airport Downtown in Minutes Without Having To Get On A Freeway***Only The Second Time Since 1937 Property Has Been Available***

Facts & Features

- Sold On 11/26/2024
- Original List Price of \$2,775,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Combination, Electric, Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 0

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:		2	2	2		\$0		\$4,000
2:		2	2	0		\$0		\$4,000
3:			0					
4:			0					

Of Units With:

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

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

Additional Information

- 92106 - Point Loma area
- San Diego County
- Parcel # 5316520300

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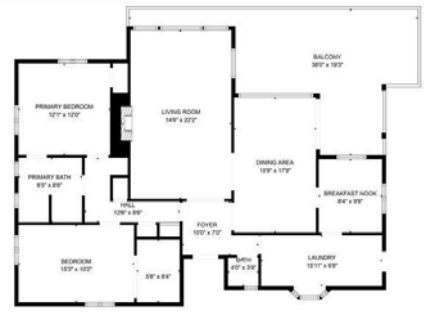


FLOOR 1



1000 S. GARDEN AVE. #1000
SAN ANTONIO, TX 78205
1000 S. GARDEN AVE. #1000
SAN ANTONIO, TX 78205

Matterport
SAN DIEGO



MEASUREMENTS ARE FOR INFORMATION ONLY. DIMENSIONS MAY VARY SLIGHTLY FROM ACTUAL DIMENSIONS. SEE ARCHITECTURAL DRAWINGS FOR MORE INFORMATION.

SAN DIEGO

CUSTOMER FULL: Residential Income LISTING ID: 240025444SD

Printed: 12/01/2024 10:49:02 AM

Closed • Duplex

List / Sold: **\$799,000/\$760,000** ↓

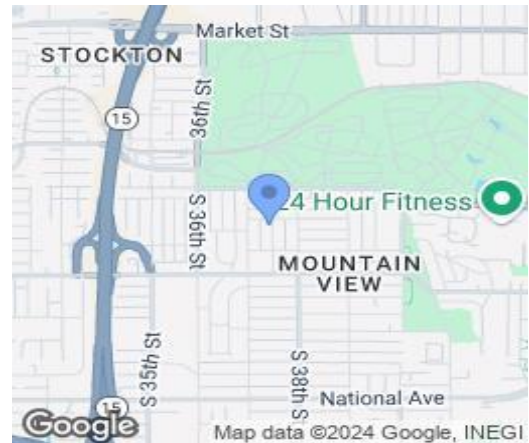
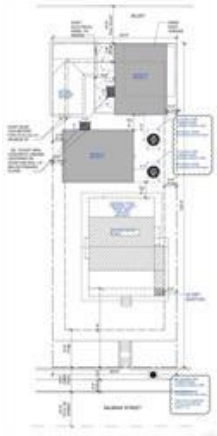
312 Milbrae St • San Diego 92113

53 days on the market

**2 units • \$399,500/unit • 2,009 sqft • 6,440 sqft lot • \$378.30/sqft •
Built in 1935**

Listing ID: PTP2404982

Take 15 Freeway to Ocean View Blvd. Go east on Ocean View about five blocks to Milbrae St., Turn north on Milbrae.



Attention flippers and infill developers: here's a rare opportunity to turn a duplex (2 houses) into a four-plex (FOUR houses + bonus in-law suite). Sale comes with CITY-APPROVED plans to add TWO free-standing 600 sq. ft. ADU's. These cottage-style ADU's with green space in between should command higher rents over apartment-style developments. After submitting permit fees to City, you can start building. Alley in rear provides easy access for your construction crews. Front house is 2-stories, with 2bedrooms/1bathroom downstairs, plus 2bed/1ba upstairs, for a total of 1,653 sq.ft. Upstairs in-law suite is permitted, with its own kitchen and private entrance. Back unit is 1bed/1ba/405 sq. ft., and a major fixer. No on-site parking. Submit your cash/hard money offer today!

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$799,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Public Records)
- SellerConsiderConcessionYN:
- Laundry: Inside
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard, Gentle Sloping, Rectangular Lot, Near Public Transit, Yard

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5462112000

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Closed •

List / Sold:

\$3,450,000/\$3,450,000

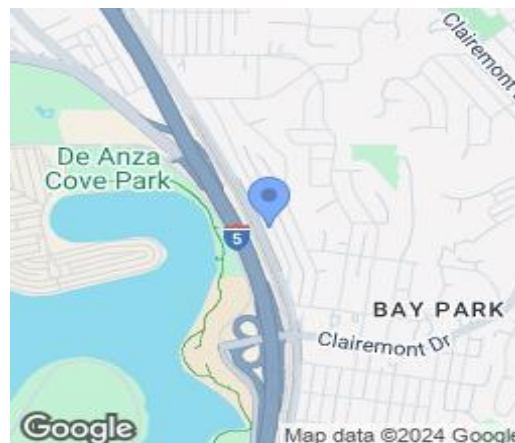
0 days on the market

Listing ID: NDP2410237

3040 McGraw • San Diego 92117

**2 units • \$1,725,000/unit • 3,536 sqft • 7,700 sqft lot • \$975.68/sqft •
Built in 2016**

From I-5 S take Exit 22 to Denver St, take Ingulf St to Morena Blvd, turn right onto Morena Blvd, then slight right onto McGraw St.



Panoramic ocean and bay views from almost every room steal the show in this modern luxury Bay Park home. The state-of-the-art entertainer's kitchen boasts a Viking cooktop, paneled Gaggenau appliances including touch oven, combi-steam oven, refrigerator & freezer, drawer microwave, island seating, and custom cabinetry. The primary suite spans the entire upper level with views of the bay and La Jolla. It features a custom walk-in closet, motorized blackout blinds, bonus space / optional office, and an extended balcony with a gas fire pit. The spa-like primary bathroom includes a steam shower and heated flooring. The lower level offers versatility with attached guest quarters, including 2 bed / 1 bath, kitchenette, and bar area. Indoor-outdoor living with stacking doors open to the backyard with saltwater pool, waterfall edge spa, water feature, outdoor shower, and glass fire pit. The outdoor kitchen is equipped with Wolf appliances, quartz countertops, seating area with a patio heater, retractable sun shades and TV. Additional features include European oak hardwood flooring, owned solar with two Tesla batteries, whole home air purification, security system, indoor/outdoor surround sound, and smart home technology. The property is in close proximity to renowned attractions, dining, shopping, and Mission Bay Park. With its breathtaking views, modern amenities, and prime location, this exceptional property offers an unparalleled coastal lifestyle.

Facts & Features

- Sold On 11/25/2024
- Original List Price of \$3,450,000
- 1 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- Cooling: Central Air, Zoned
- \$34 (Public Records)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Appliances: 6 Burner Stove, Barbecue, Dishwasher, Double Oven, Freezer, Disposal, Gas Cooking, Gas Cooktop, Microwave, Refrigerator, Tankless Water Heater

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped
- Fencing: Glass
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02022092
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 92117 - Clairemont Mesa area
 - San Diego County
 - Parcel # 4253900900

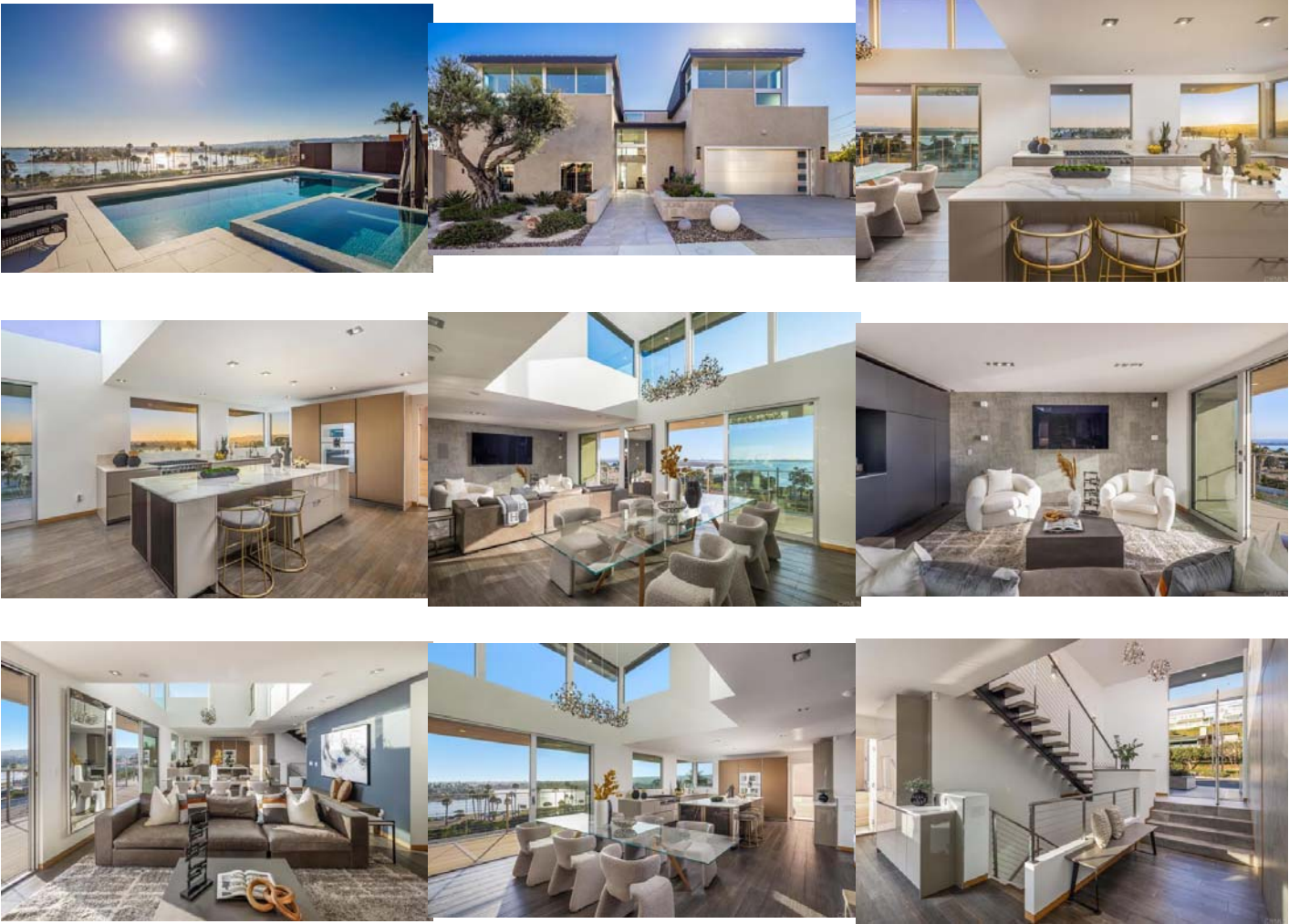
Michael Lembeck

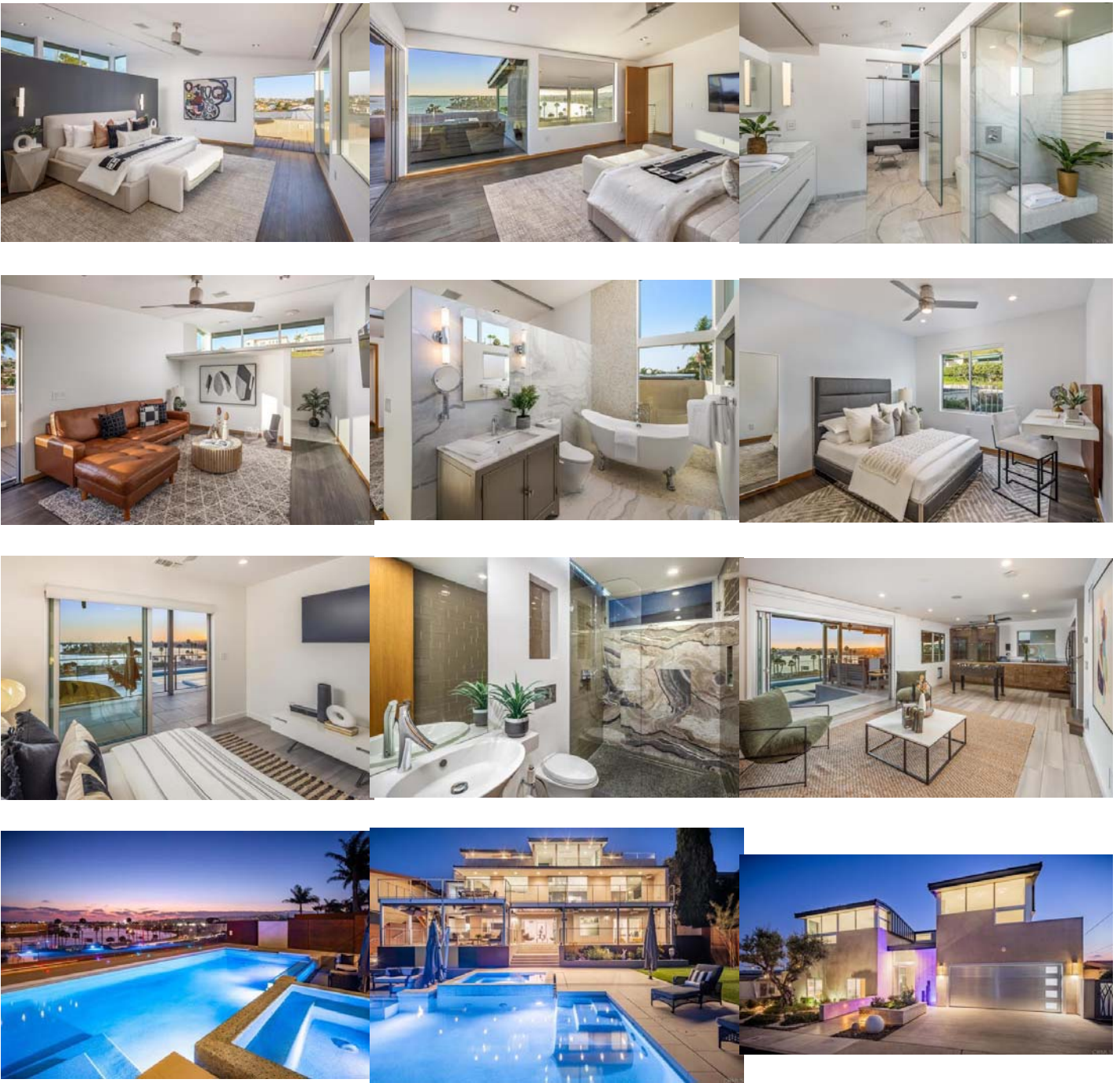
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4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos





Closed •

List / Sold:

\$1,599,000/\$1,550,000 ↓

1944 Hornblend St • San Diego 92109

52 days on the market

**3 units • \$533,000/unit • 1,423 sqft • 3,058 sqft lot • \$1089.25/sqft •
Built in 1965**

Listing ID: PTP2405927

Lamont, turn East on Hornblend. See Google Maps.



Excellent opportunity to own a unique multi-family in the heart of PB! This bright, airy mid-century modern classic is updated and ready to start producing income NOW! Perfect for long-term/short-term term rentals or an owner occupant to live onsite while renting the others. 2bd/1ba detached house. 1 bd/1ba apartment over a detached 2 car garage. Half of the garage is a non-permitted ADU studio (includes permitted half-bath on tax record) with the other half is being used for storage. Easy to convert to a Jr. ADU or turn the whole garage into a 3rd 1 bd/1 ba unit. Enjoy ocean breezes with panoramic views of the Bay, Downtown, and SeaWorld fireworks from the upstairs deck and large picture windows. Tons of closet space and storage throughout. Front drive-way fits 2 cars and 1 space in front of the garage in the alley. Abundant free street parking. Both units have an ac/heat Fujitsu mini-split that are economical to run. Brand new 40 gallon water heater installed in the front house. New fridge in the apartment. Low maintenance, drought tolerant landscaping. Separate SDGE meters. Zoned for R-3:Restricted Multiple-you can add on/build or sell for land value after useful life is complete. This is a special property that is turn-key and has been lovingly maintained by owner occupant seller with tenants since 2015. Enjoy the Bay, world-class beaches and jaw-dropping views at Kate Sessions Park. Walk/Bike to shopping (including Vons, Trader Joes, Sprouts and Farmer's Market) and an abundance of diverse restaurants/bars. Access public transportation including the new Balboa trolley stop. Too much to list-this one won't last...

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$1,699,000
- 2 Buildings
- 5 Total parking spaces
- Heating: Fireplace(s), Forced Air, Heat Pump
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Outside, Washer Included
- Cap Rate: 4
- \$93600 Gross Scheduled Income
- \$78600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Bamboo, Laminate, Tile

Exterior

- Lot Features: Landscaped, Level with Street, Rectangular
- Sewer: Public Sewer
- Lot, Level, Near Public Transit, Park Nearby

Annual Expenses

- Total Operating Expense: \$11,300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	2	1	2	\$0	\$0	\$3,800
2:	1	1	0	\$0	\$0	\$2,600
3:	0	1	1	\$0	\$0	\$1,400
3:	0	0	2	\$0	\$0	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- 92109 - Pacific Beach area
 - San Diego County
 - Parcel # 4240411400

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:

\$1,799,000/\$1,830,000 ↑

7 days on the market

Listing ID: 240024775SD

1951 55 Oliver Ave • San Diego 92109

3 units • \$599,667/unit • sqft • 5,146 sqft lot • No \$/Sqft data •
Built in 1953

CrossStreet: Morrell



Fantastic Pacific Beach Tri-plex / 3-on-1 just 1 block to the bay and 12 blocks to the Pacific. This excellent investment opportunity is comprised of a Single family detached 2/2 residence that features a remodeled kitchen w/ granite countertops & S/S appliances, fireplace, dual pane windows w/ plantation shutters, remodeled bathroom, laundry room & ample storage. Both bedrooms feature walk-in closets. Previous Garage space converted into additional bedroom/flex space w/ loft which gives the home a 3+bedroom feel. Outdoor private yard space at front of property & private rear patio space. Atop the alley-accessed 4 car garage, features two 1-bedroom units (~500sq.ft each - mirrored floor plan) with northerly mountain views, spacious interiors, open kitchen w/ gas range & dishwasher; clean & pristine units overall. Incredible opportunity to potentially build on, re-develop or remodel to maximize income potential (buyer shall verify all). Fantastic location, easy access to all conveniences nearby. See it today before its sold! Unit Mix - 1951 Oliver: 2+1 / 2 home (converted garage) see remarks for details - 1953 Oliver: Western unit: Clean and pristine one bedroom one bath. One garage (the one that is most Westerly and directly below the unit). Hot water heater is located in garage. 1955 Oliver: Eastern guest mirror image of 1953 Oliver. Clean one bedroom and one bath unit. This unit rents two garages: one that is the furthest east, with the hot water heater inside and the second one in from the west. 1 bedroom units have wall heaters; (No A/C or washer/dryer). Both units come with gas range, fridge, and dishwasher. Front house have Furnace & ducting but no A/C and Full W/D room. Check virtual tour and photos for interiors and floor plans. Demand water heater

Facts & Features

- Sold On 11/26/2024
- Original List Price of \$1,799,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Forced Air, Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$80000 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater, Tankless Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01317331
- 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		\$3,000		\$3,250

2:	1	1	1	\$1,850	\$2,250
3:	1	1	2	\$1,925	\$2,250
4:		0			

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4242520900

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 Newport Beach, 92660

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PROPERTY INFORMATION
ADDRESS: 1414 S. 14TH ST., SAN ANTONIO, TX 78204
SCHOOL DISTRICT: 1414 S. 14TH ST., SAN ANTONIO, TX 78204
SCHOOL DISTRICT: 1414 S. 14TH ST., SAN ANTONIO, TX 78204



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CUSTOMER FULL: Residential Income LISTING ID: 240024775SD

Printed: 12/01/2024 10:49:21 AM

Closed •

List / Sold:

\$1,295,000/\$1,257,000 ↓

103 days on the market

1624 Una St • San Diego 92113

4 units • \$323,750/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1960

CrossStreet: Acacia St & Una St

Listing ID: 240018558SD



Price Reduction - Bring Offers! In-place 6.04% cap rate with upside! Remodeled fourplex located just south of Downtown San Diego. The property has a desirable unit mix of all 2 bed / 1 bath units with spacious floorplans. In 2019 the property went through an extensive renovation which included all new kitchens, bathrooms, flooring and windows, along with upgrades the electrical and plumbing systems. Unit finishes include stainless steel appliances, quartz countertops and shaker cabinets. 1624 Una St is a perfect buy and hold cash flow investment with a strong unit mix that ensures long term rental demand.

Facts & Features

- Sold On 11/25/2024
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 6.04
- \$112666 Gross Scheduled Income
- \$78264 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00980338
- 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			\$2,300		\$2,350
2:		2	1			\$2,150		\$2,350
3:		2	1			\$2,226		\$2,350
4:		2	1			\$2,218		\$2,350

Of Units With:

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

Additional Information

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5506001600

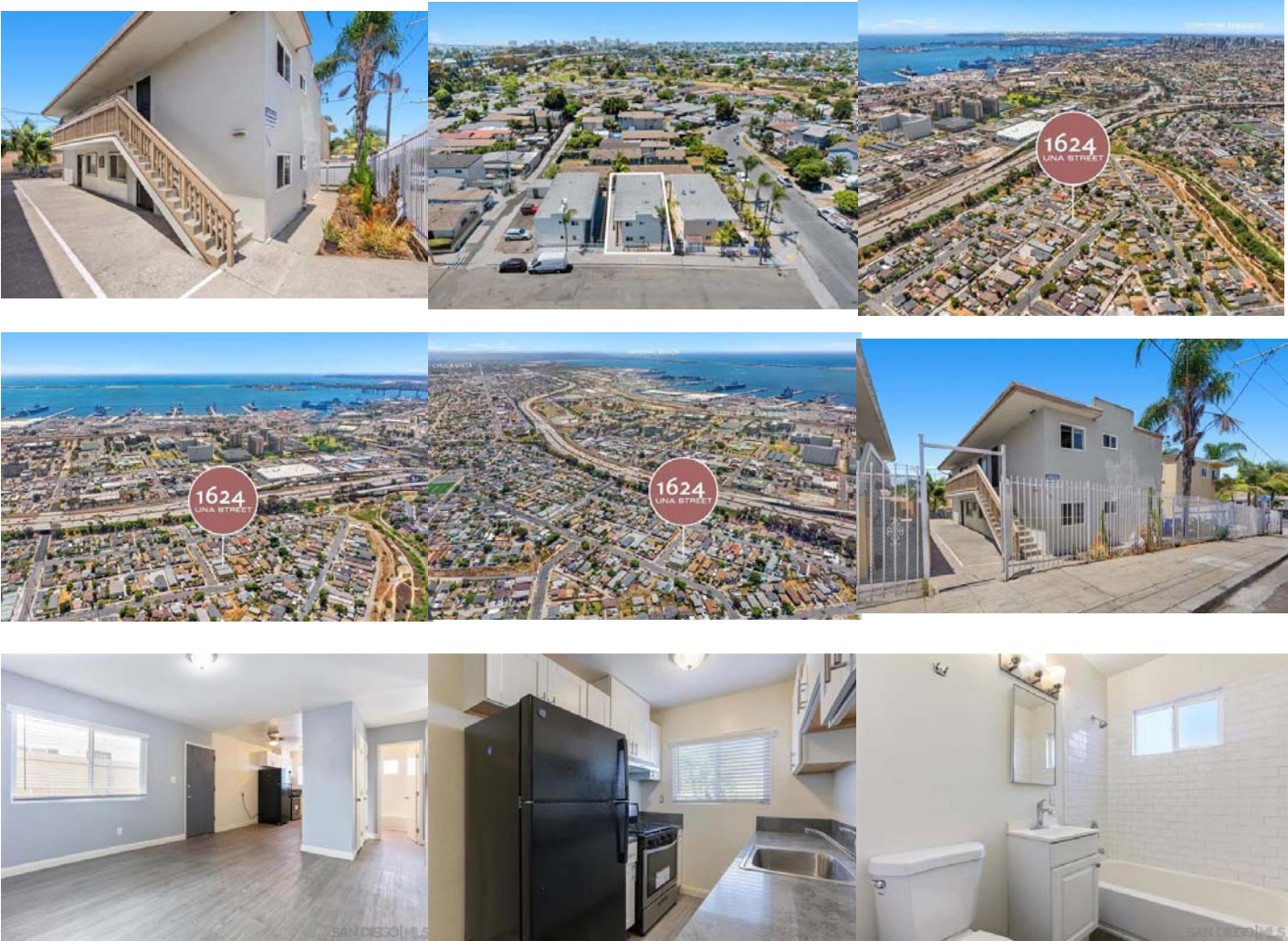
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Closed •

List / Sold:

\$1,299,000/\$1,294,000 ↓

4 days on the market

Listing ID: 240024687SD

1626 Una Street • San Diego 92113

4 units • \$324,750/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1960

CrossStreet: Acacia Street



Unlock a lucrative investment with this exceptional four-unit multi-family property, strategically located in a working-class neighborhood with endless demand. This well-maintained building features all two-bedroom, one-bath apartments, making it an attractive choice for a diverse range of tenants. The property is strategically located near all major freeways and is just minutes from downtown San Diego, ensuring high demand for rental units. Tenants are responsible for ALL utilities, reducing operational costs and increasing net income. The property also features 6 off street parking spaces and laundry facilities. Current ownership has recently made significant plumbing upgrades, painted the exterior and installed a new gutter system. The property generates a 5.5% cap rate at the asking price with potential to push rents even further, maximizing your investment return. Recent renovations have minimized upkeep, allowing for a hassle-free ownership experience. This is a fantastic opportunity for both seasoned investors and those looking to enter the multi-family market. Don't miss your chance to capitalize on this profitable venture!

Facts & Features

- Sold On 11/25/2024
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 5.5
- \$101112 Gross Scheduled Income
- \$70882 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00980338
- 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			\$2,051		\$2,250
2:		2	1			\$2,100		\$2,250
3:		2	1			\$2,100		\$2,250
4:		2	1			\$2,100		\$2,250

Of Units With:

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

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

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

Additional Information

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5506001500

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Closed •

List / Sold:

\$1,899,000/\$1,640,000 ↓

91 days on the market

4061 65 Front St • San Diego 92103

**5 units • \$379,800/unit • sqft • 5,199 sqft lot • No \$/Sqft data •
Built in 1932**

CrossStreet: W. Lewis Street

Listing ID: 240015343SD



Offered at \$1,749,000 - \$1,899,000. Presenting a unique investment opportunity in the coveted Hillcrest Complete Community zoning area of San Diego. This versatile property features 5 distinct units, offering a blend of historical charm & modern potential. Property Features: Single Family Home: A charming 3-bedroom, 1-bathroom home built in 1932. This residence has character and so much potential, though it is in need of some loving care to restore its former glory. Duplex: Two spacious 1-bedroom units. Newly Permitted ADU Units: Two studio Accessory Dwelling Units (ADUs). The total living space across all units is 2,062 square feet, situated on a generous 5,199 square foot lot with dimensions of 40' x 130'. The property also holds significant development potential, with a Floor Area Ratio (FAR) of 8.0 allowing potential for future development. Located in the heart of Hillcrest, this property enjoys a vibrant, central location with easy access to shopping, dining, and entertainment. The area's dynamic community and desirable amenities make this a prime spot for investment. Whether you're looking to generate rental income, undertake a redevelopment project, or restore the existing structures, this property offers a multitude of opportunities for savvy investors.

Facts & Features

- Sold On 11/25/2024
- Original List Price of \$1,998,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Natural Gas, See Remarks
- SellerConsiderConcessionYN:
- Cap Rate: 7.08
- \$152040 Gross Scheduled Income
- \$141469 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:		3	1	0		\$5,650		\$6,000
2:		1	1	0		\$1,900		\$2,420
3:		1	1	0		\$2,420		\$2,500
4:		0	2	0		\$2,700		\$2,700

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 0
- Ranges: 5
- Refrigerator: 5
- Wall AC:

Additional Information

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4444920600

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CUSTOMER FULL: Residential Income LISTING ID: 240015343SD

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