

Cross Property Customer 1 Line

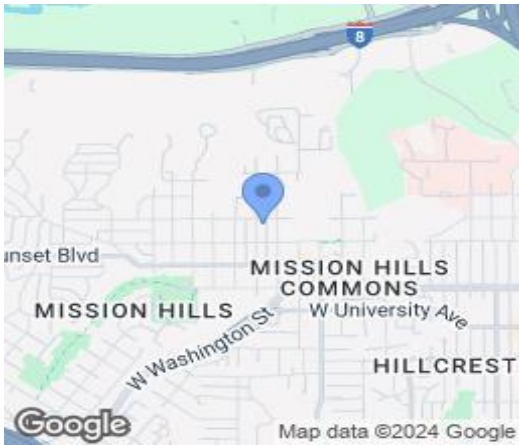
	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg Spcs	Date	DOM/CDOM
1	240021809SD	S	4139 37 Jackdaw St	SD	92103		2	14,400	0	\$1,412,000↓			1970	3,711/0.0852			11/04/24	31/31
2	240014109SD	S	830 832 Pismo Ct	SD	92109		2	37,916	4	\$1,157,500↑			1941	1,250/0.0287			11/08/24	89/89
3	230021138SD	S	813 15 DIAMOND ST	PAB	92109		2	4,000	2	\$1,600,000↓			1925		N		11/04/24	327/327
4	240018374SD	S	1825 27 Titus St	SD	92110		2	0	0	\$1,030,000↓			1956		N		11/06/24	47/47
5	PTP2304684	S	2891 Whitney ST	SD	92111	STD	2	111,600	7	\$1,340,000↓	666.67	2010	1959/ASR	10,000/0.2296	N	2	11/05/24	11/11
6	PTP2405471	S	4115 17 National Ave	SD	92113	STD	2	0	0	\$600,000↑	426.74	1406	1952	9,047/0.2077	N	2	11/07/24	14/14
7	240019399SD	S	411 G St	CHU	91910		3	73,740	5	\$980,000↓			1941	3,351/0.0769			11/04/24	60/60
8	PTP2405880	S	2842 48 Fairmount AVE	SD	92105	STD	4	104,160	5	\$1,385,000↓	455.14	3043	1955	4,810/0.1104	N	3	11/05/24	6/6

Closed •

List / Sold:

4139 37 Jackdaw St • San Diego 92103
2 units • \$750,000/unit • sqft • 3,711 sqft lot • No \$/Sqft data •
Built in 1970
CrossStreet: W Montecito Wy

\$1,499,999/\$1,412,000 ↓
31 days on the market
Listing ID: 240021809SD



2-Unit Property with a Rare 3-Car Garage in Mission Hills! This unique property features a main home with 2 bedrooms and 1 newly remodeled bathroom, along with an additional 1bed/1bath unit perched above a rare 3-car garage. Both units are move-in ready, each equipped with its own washer and dryer, and the main home boasting solar panels. Insane potential with a garage conversion and having 2 rental units, in your backyard, in one of San Diego's most desirable areas!

Facts & Features

- Sold On 11/04/2024
- Original List Price of \$1,499,999
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$14400 Gross Scheduled Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01350268
- 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		\$0		
2:		1	1	3		\$0		
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 # 4443820200

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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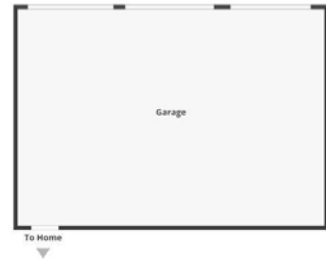




4080 Jackson St, San Diego, CA 92108
Sheet 1



4080 Jackson St, San Diego, CA 92108
Attached Garage Sheet 2



4080 Jackson St, San Diego, CA 92108
Attached Garage Sheet 1

4080 Jackson St, San Diego, CA 92108



4080 Jackson St, San Diego, CA 92108

4080 Jackson St, San Diego, CA 92108

4080 Jackson St, San Diego, CA 92108

Closed •

List / Sold:

\$1,174,900/\$1,157,500 ↑

89 days on the market

830 832 Pismo Ct • San Diego 92109

2 units • \$587,450/unit • sqft • 1,250 sqft lot • No \$/Sqft data •
Built in 1941

CrossStreet: Bayside Lane

Listing ID: 240014109SD



Located just two blocks from the ocean and 200 feet from the bay in Mission Beach, this gem offers two units on a tranquil cul-de-sac. With easy access to restaurants, shops, and Santa Clara Park for ample free public parking, this property underwent renovations from 2017 to 2021. Originally two 360 sq ft 1-bedroom units, 830 now features a spacious 457 sq ft 2-bedroom layout, while 832 has been converted into a cozy 263 sq ft studio. Recent upgrades include a new roof with a 50-year warranty installed 1.5 years ago and a solar system that is owned, not leased. The studio is a Tier 2 Airbnb, generating \$38,000 in gross income in 2023. Great owner user Airbnb Option along with FHA Duplex loan limits, and Seller looking for conventional financing or willing to Carry.

Facts & Features

- Sold On 11/08/2024
- Original List Price of \$950,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- SellerConsiderConcessionYN:
- Cap Rate: 4.2
- \$37916 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02052387
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$0		
2:		0	1			\$25,659		
3:			0					
4:			0					

Of Units With:

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

- Carpet:
- Dishwasher: 1
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4235861500

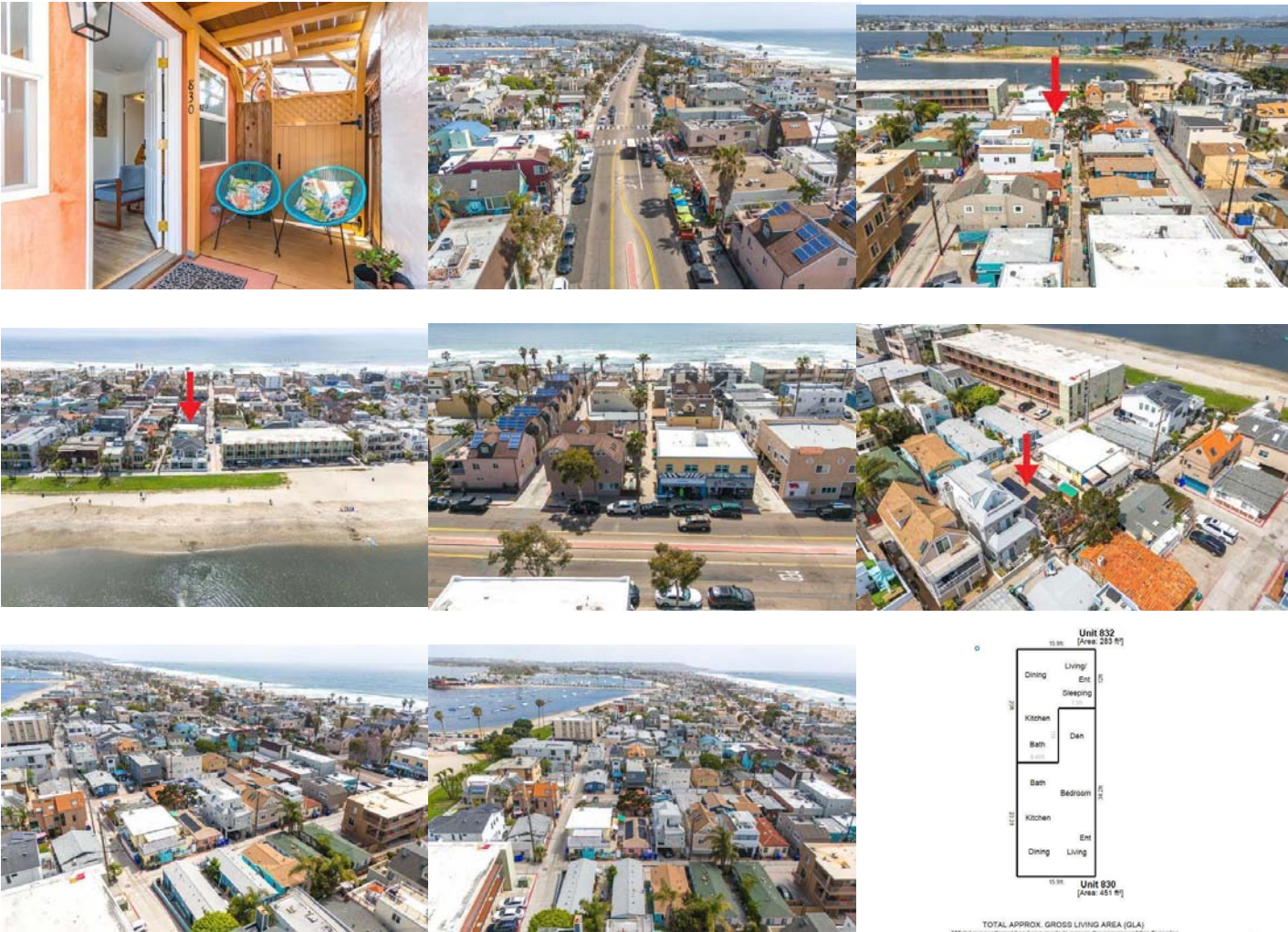
Michael Lembeck

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Citivest Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Zoning Designation: MBPD-R-N

Jurisdiction: City of San Diego

No description

Regulations

Regulation (1 of 1)

Density

SF/DU

1,200

Height limits

Height Limit (max)

30 feet

Floor to Area Ratio (FAR)

FAR (base)

1.1

Setbacks

From minimum note

not/variables

Interior side note

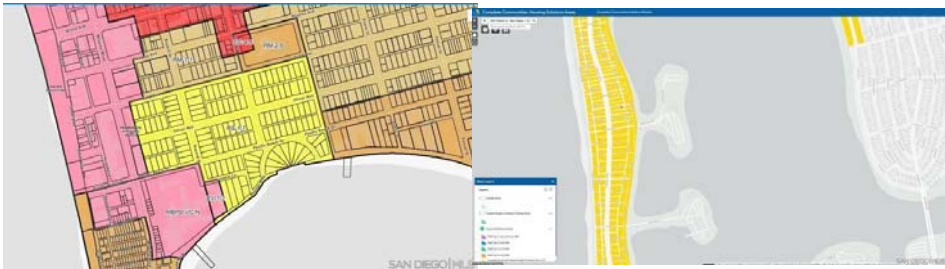
varies

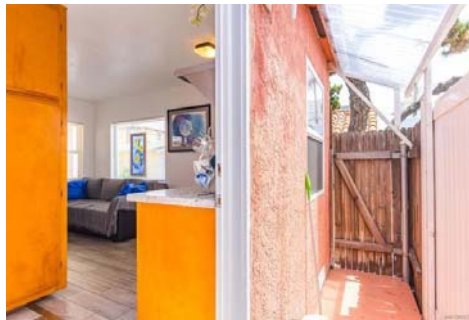
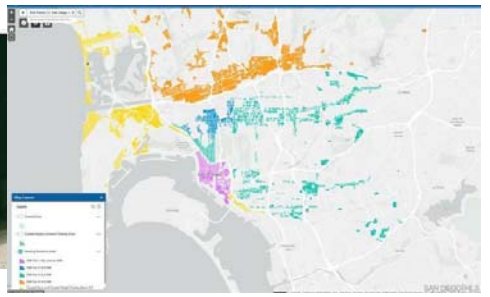
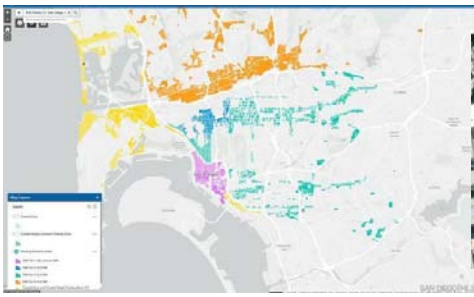
Side note

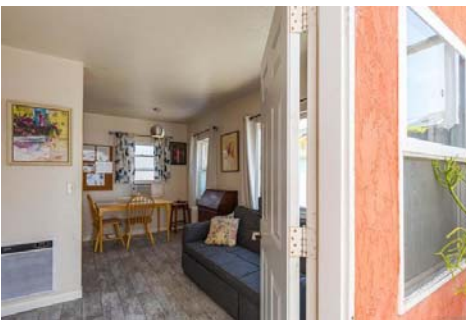
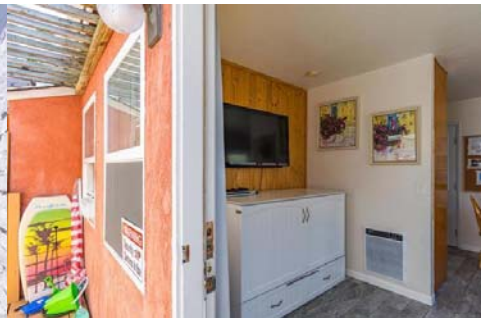
varies

Rear note

varies









Closed •

List / Sold:

\$1,650,000/\$1,600,000 ↓

327 days on the market

813 15 DIAMOND ST • Pacific Beach (San Diego) 92109

2 units • **\$825,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1925

Listing ID: 230021138SD

I-5 Fwy,Garnet west,Mission Blvd north,Diamond east [Cross Street(s)]: Mission Blvd
CrossStreet: Mission Boulevard



PRICE REDUCED!! - Duplex in the heart of Pacific Beach. Walking distance to Pacific Beach Pier and Law Street Beach as well as all of Pacific Beach's food and entertainment. This duplex presents many opportunities whether it's a buyer looking for a primary residence, an investment rental or a development opportunity to convert the existing structures. Price includes permitted plans for a second floor on each cottage as well as plans for a 3-story ADU with roof deck and elevator to replace current garage.

Facts & Features

- Sold On 11/04/2024
- Original List Price of \$2,249,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 2.14
- \$4000 Gross Scheduled Income
- \$28000 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01904054
- 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			\$0		\$2,800
2:		1	1			\$0		\$2,800
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4155911200

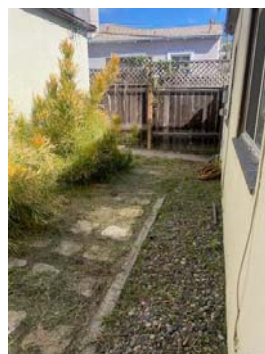
Michael Lembeck

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

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Closed •

List / Sold:

\$1,079,000/\$1,030,000 ↓

47 days on the market

Listing ID: 240018374SD

1825 27 Titus St • San Diego 92110
2 units • \$539,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1956

Above SD Avenue north of Pringle St. CrossStreet: Pringle



Adorable vintage units with hardwood floors in both living rooms and bedrooms. Kitchens and baths are mostly original but well maintained. There is a patio/deck behind 1827 plus a large stand-up basement located under back unit with lots of potential. Great location, minutes to airport and all the great metro sites of San Diego. A short Uber ride to Downtown, Petco Park, Convention Center, Balboa Park, Old Town & Zoo. Hop on nearby I-5 for a short drive to the beach & bay. Easy walk to numerous restaurants near El Indio (Five Points), and Trolley. Two off street parking spots in front. Property is located in Mission Hills where zip code changes from 92103 to 92110.

Facts & Features

- Sold On 11/06/2024
- Original List Price of \$1,079,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: None, See Remarks
- Heating: 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: 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:		1	1			\$1,880		
2:		1	1			\$0		
3:			0					
4:			0					

Of Units With:

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

- Carpet:
- Dishwasher: 0
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- 92110 - Old Town Sd area
- San Diego County
- Parcel # 4517370400

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Closed •

List / Sold:

\$1,365,000/\$1,340,000 ↓

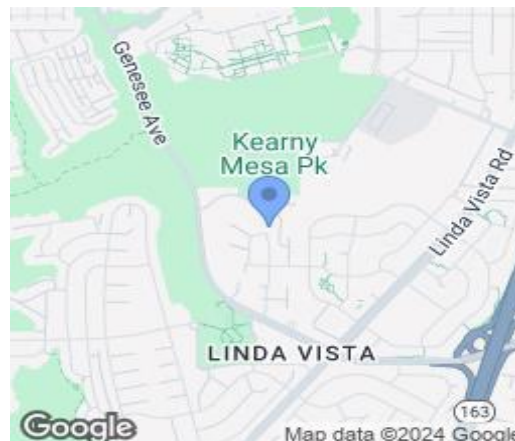
11 days on the market

Listing ID: PTP2304684

2891 Whitney St • San Diego 92111

**2 units • \$682,500/unit • 2,010 sqft • 10,000 sqft lot • \$666.67/sqft •
Built in 1959**

off Genesee avenue



Fantastic Home / Investment opportunity. Currently main house is a 3 br , 3 bath very nicely kept No warranty on city ordinance in regards to the amount of renters on property, seller and agent make no warranty. Plans submitted to the city to add an ADU upstairs. Tiny house in process of being permitted. Fantastic beautiful peaceful canyon lot , 10'000sqft ! Quiet neighborhood centrally located . Do not miss this opportunity in a very desirable area.

Facts & Features

- Sold On 11/05/2024
- Original List Price of \$1,365,000
- 2 Buildings
- 5 Total parking spaces
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- Cap Rate: 6.93
- \$111600 Gross Scheduled Income
- \$105400 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre

Annual Expenses

- Total Operating Expense: \$18,120
- Electric: \$400.00
- Gas: \$540
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01901202
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- 92111 - Linda Vista area
- San Diego County
- Parcel # 4272213300

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CUSTOMER FULL: Residential Income LISTING ID: PTP2304684

Printed: 11/10/2024 9:45:30 AM

Closed •

List / Sold: **\$599,000/\$600,000** ↑

4115 17 National Ave • San Diego 92113

14 days on the market

**2 units • \$299,500/unit • 1,406 sqft • 9,047 sqft lot • \$426.74/sqft •
Built in 1952**

Listing ID: PTP2405471

See google



FIXER PROPERTY WITH ADD VALUE OPPORTUNITY! HIGH DENSITY DEVELOPMENT OPPORTUNITY! This major fixer features a duplex with two 2-bed/1-bath units, a detached 2-car garage, and sits on a flat 9,047 sq. ft. lot. Zoned RM-2-5, this property is perfect for investors looking to renovate and add tremendous value or purchase the adjacent flat 18,473 sq. ft. lot (APN # 551-050-16-00) for even greater development potential. Together, the combined lots offer a total of 26,958 sq. ft., with the potential to build up to 116 units under the Complete Communities Program (FAR Tier 3). Zoning permits 1 unit per 1,500 sq. ft., making these properties ideal for HIGH DENSITY DEVELOPMENT OPPORTUNITY! Both lots are available separately or as a package deal, with the seller preferring to sell both properties together to maximize development potential. Located in a prime area with easy access to freeways, public transportation, and amenities, these lots offer endless opportunities for developers in a high-demand market. Don't miss this chance to renovate, add value, or undertake a large-scale development! CASH ONLY. ADJACENT LOT IS BEING SOLD SEPARATELY MLS# PTP2405502.

Facts & Features

- Sold On 11/07/2024
- Original List Price of \$599,000
- 1 Buildings
- 6 Total parking spaces
- \$0 (Public Records)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01481919
- 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

- Standard sale

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5510501500

Michael Lembeck

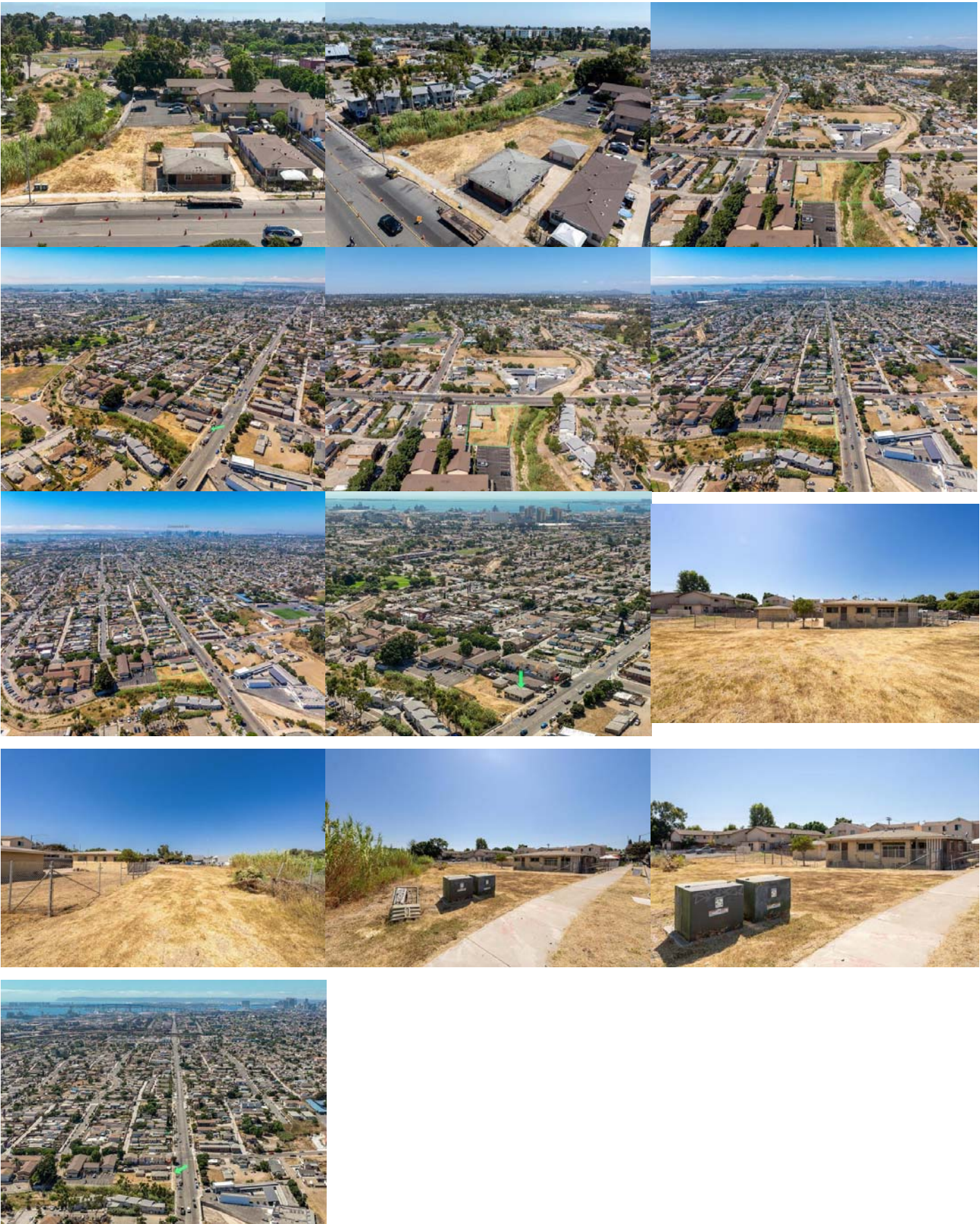
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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

List / Sold: **\$999,000/\$980,000** ↓

411 G St • Chula Vista 91910

60 days on the market

3 units • \$333,000/unit • sqft • 3,351 sqft lot • No \$/Sqft data •
Built in 1941

Listing ID: 240019399SD

CrossStreet: 4th Ave



This beautifully renovated triplex in the heart of Chula Vista, CA, offers a fantastic investment opportunity. The property features three distinct units with rents close to market rates, providing strong cash flow potential. The property is comprised of (1) Studio, (1) One Bedroom, One Bathroom and (1) Two Bedroom, One Bathroom with Den. Property Features: - Off-Street Parking: Ample parking space available for tenants. - On-Site Laundry: Convenient, shared laundry facilities on the property. Located in a sought-after Chula Vista neighborhood, this triplex is an excellent addition to any investor's portfolio, offering both immediate returns and long-term growth potential. Don't miss out on this exceptional opportunity.

Facts & Features

- Sold On 11/04/2024
- Original List Price of \$1,089,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 4.6
- \$73740 Gross Scheduled Income
- \$49600 Net Operating Income

Interior

Exterior

- Fencing: None

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:		0	1			\$1,595		\$1,650
2:		1	1			\$1,750		\$1,800
3:		2	1			\$2,750		\$2,850
4:			0					

Of Units With:

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

Additional Information

- 91910 - Chula Vista area
- San Diego County
- Parcel # 5682632400

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Newport Beach, 92660

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Closed •

List / Sold:

2842 48 Fairmount Ave • San Diego 92105

4 units • \$348,750/unit • 3,043 sqft • 4,810 sqft lot • \$455.14/sqft •
Built in 1955

GPS

\$1,395,000/\$1,385,000 ↓

6 days on the market

Listing ID: PTP2405880



This fully renovated 4-unit property offers a mix of (1) 2-bed/1-bath unit and (3) 1-bed/1-bath units, all upgraded with modern finishes, including new kitchens, bathrooms, and flooring. The property also includes three single-car garages, providing tenants with secure parking. Each unit has been designed for low-maintenance living, making it an ideal investment for hassle-free management. Situated on a well-maintained lot, this property is perfect for investors seeking a high-quality, turnkey asset in a growing area. Located in the heart of City Heights, this property benefits from strong rental demand and proximity to desirable neighborhoods like North Park. Currently in the lease-up stage.

Facts & Features

- Sold On 11/05/2024
- Original List Price of \$1,395,000
- 2 Buildings
- 3 Total parking spaces
- \$47 (Public Records)
- SellerConsiderConcessionYN:
- Cap Rate: 5.13
- \$104160 Gross Scheduled Income
- \$71504 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$29,531
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,160
- Cable TV: 01243028
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1	1		\$0	\$0	\$1,995
2:		1	1	1		\$0	\$0	\$1,995
3:		1	1	1		\$0	\$0	\$1,995
4:		2	1	0		\$0	\$0	\$2,695

Of Units With:

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

Additional Information

- Standard sale

- 92105 - East San Diego area
- San Diego County
- Parcel # 4763722100

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