

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	SW24204617	S	412 Park WAY	CHU	91910	STD	2	48,500		\$887,000↓	555.76	1596	1940/ASR	6,362/0.1461	N	1	12/03/24	19/19
2	240025479SD	S	9500 Ridgecrest Dr	LMSA	91941		2	0	0	\$2,015,000↑			1941	64,033/1.47	N		12/03/24	8/8
3	240023726SD	S	6080 82 Horton Dr	LMSA	91942		2	42,000	23	\$915,000↓			1953	9,125/0.2095			12/05/24	40/40
4	NDP2408288	S	345 347 Liverpool	CAS	92007	STD	2	0	0	\$2,800,000↓	1,400.00	2000	1958/ASR	5,000/0.1148	N	2	12/06/24	73/73
5	NDP2407189	S	325 27 N Citrus AVE	VST	92084	PRO,TRUS	2	43,380	4	\$512,500↓	432.85	1184	1949/ASR	4,324/0.0993	N	2	12/05/24	84/84
6	NDP2407188	S	333 35 N Citrus AVE	VST	92084	TRUS	2	46,440	5	\$512,500↓	432.85	1184	1949/ASR	6,952/0.1596	N	2	12/05/24	84/84
7	240025502SD	S	3258 60 Clairemont Mesa Blvd	SD	92117		2	0	0	\$1,095,000↑			1954	6,305/0.1447			12/05/24	10/10
8	NDP2407475	S	1652 Legaye	CAS	92007	STD	3	138,000	3	\$3,000,000↓	744.23	4031	2016/APP	6,000/0.1377	N	2	12/06/24	105/105
9	NDP2408537	S	1526 30 N Broadway	ESC	92026	STD	3	0	0	\$1,280,000↑	501.96	2550	1960/ASR	14,810/0.34	N	3	12/04/24	65/65
10	240027982SD	S	1951 55 Hornblend	SD	92109		3	0	0	\$1,665,000			1977				12/05/24	0/
11	240023883SD	S	2167 Manchester Avenue	CAS	92007		4	117,144	4	\$2,406,000↓			1977	4,990/0.1146			12/02/24	23/23
12	240025215SD	S	4237 Wilson Ave	SD	92104		4	0	0	\$1,705,000↑			1924				12/05/24	23/23
13	PTP2405788	S	5280 Groveland DR	SD	92114	TRUS	4	69,024	2	\$1,037,500↓	334.68	3100	1972/ASR	8,558/0.1965	N	0	12/03/24	45/45

Closed • Duplex

List / Sold: \$899,000/\$887,000 ↓

412 Park Way • Chula Vista 91910

19 days on the market

2 units • \$449,500/unit • 1,596 sqft • 6,362 sqft lot • \$555.76/sqft •
Built in 1940

Listing ID: SW24204617

Take G Street, Turn right on Park Way



Property address is 412-414 Park Way. Welcome to this charming duplex located in the heart of Chula Vista, California. This property offers a unique opportunity for both investors and homeowners looking to live in one unit while renting out the other. The front home features three spacious bedrooms and one bathroom, perfect for families or individuals seeking extra space. The back home is a cozy one-bedroom, one-bathroom with living room, kitchen, and large bedroom. Property has been well maintained over time, and has current long term paying tenants in 1 unit now. This duplex not only serves as a comfortable residence but also presents an excellent investment opportunity. Currently the zoning for this unit is R-3 which means you can possibly develop the property more and add a 3rd unit if desired. This duplex benefits from its proximity to various amenities including shopping centers, parks, schools, and public transportation options. Residents will enjoy easy access to major highways such as Interstate 5 and 805, making commutes to downtown San Diego or nearby areas convenient. The neighborhood is known for its friendly community atmosphere and vibrant local culture.

Facts & Features

- Sold On 12/03/2024
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$33 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage, Outside
- \$48500 Gross Scheduled Income
- \$45000 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,250
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02193664
- Gardener:
- Licenses:
- Insurance: \$2,250
- 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	1	0	Unfurnished	\$2,350	\$2,350	\$2,800
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 91910 - Chula Vista area
- San Diego County
- Parcel # 5682633000

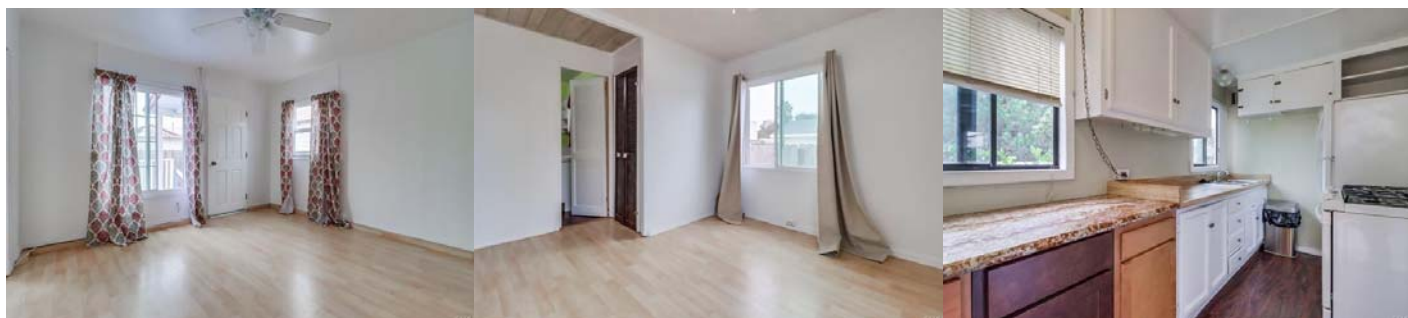
Michael Lembeck

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: SW24204617

Printed: 12/08/2024 1:06:54 PM

Closed •

List / Sold:

9500 Ridgecrest Dr • La Mesa 91941

2 units • \$1,000,000/unit • sqft • 64,033 sqft lot • No \$/Sqft data •
Built in 1941

Grossmont Blvd to El Granito to Sunset to Ridgecrest or Fuerte to Sunset (oneway) to Ridgecrest/ Drive
careful narrow roads CrossStreet: Sunset

\$1,999,999/\$2,015,000 ↑

8 days on the market

Listing ID: 240025479SD



Magnificent estates like this rarely become available. Nestled on a quiet private road, this unique property spans almost an acre and a half of beautifully manicured park-like greenery. Impressive walkways, walls, paths, and stairs are all crafted from quarried granite from the property, and the breathtaking, unobstructed views from Mexico to La Jolla and everything in between, leave a lasting impression on all who visit. Two incredible homes were built on the property. They blend the perfect combination of early 1940s sophistication, craftsmanship, whimsy, and careful consideration. They are ideal for multigenerational living, income production, vacation rental, or extended stays for friends and family. ****PLEASE READ ADDITIONAL SUPPLEMENT**** With its circular driveway, the first home sits higher on the property. It exudes extraordinary charm, a dynamic floor plan, and features exquisite detailing throughout. This includes original rich refinished hardwood floors, newer Pella windows, and faux wood grain painted crown moldings, baseboards, doors, and entries. The majestic and expansive living room opens up to stunning views to the west, extending as far as the eye can see, including views of the Pacific Ocean, Mexico, Coronado Islands, Point Loma, downtown, and up and past La Jolla. Adjacent to the living room, through French doors, there is an amazing bonus room that has been used as an office/3rd bedroom, and through this room, one can access a massive patio with more sweeping western-facing views. This home features an elegant formal dining room with a stately full-length bay window, garden views, and more original built-ins. The spacious French-inspired eat-in kitchen has stainless steel appliances, granite countertops, tiled floors, loads of storage, a laundry area, and a Dutch double door that opens to a private courtyard and garden area. There is an enormous primary suite with more ocean views as well as a junior suite with views directly facing the iconic cross atop Mt Helix. Next is the alluring fairytale cottage home, which features a Dutch door entrance, fabulous stone flooring, large oversized original windows, and a fireplace. Also, you'll find beautiful redwood interior walls, beam ceilings, and original built-ins. This home includes two gigantic bedrooms, an eat-in kitchen, a beautifully tiled full bathroom with a tub and shower, a laundry room, and lots of storage space. The downstairs bedroom and living room have French doors that open onto their private courtyards. All the rooms in this home are western facing, offering breathtaking views of beautiful sunsets, city lights, and expansive ocean views. Seeing is believing and this is an opportunity to build a legacy.

Facts & Features

- Sold On 12/03/2024
- Original List Price of \$1,999,999
- 2 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Electric, Forced Air
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler System
- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Insurance:
- Maintenance:

- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:

- 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		
2:		2	1			\$0		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91941 - La Mesa area
- San Diego County
- Parcel # 4951100700

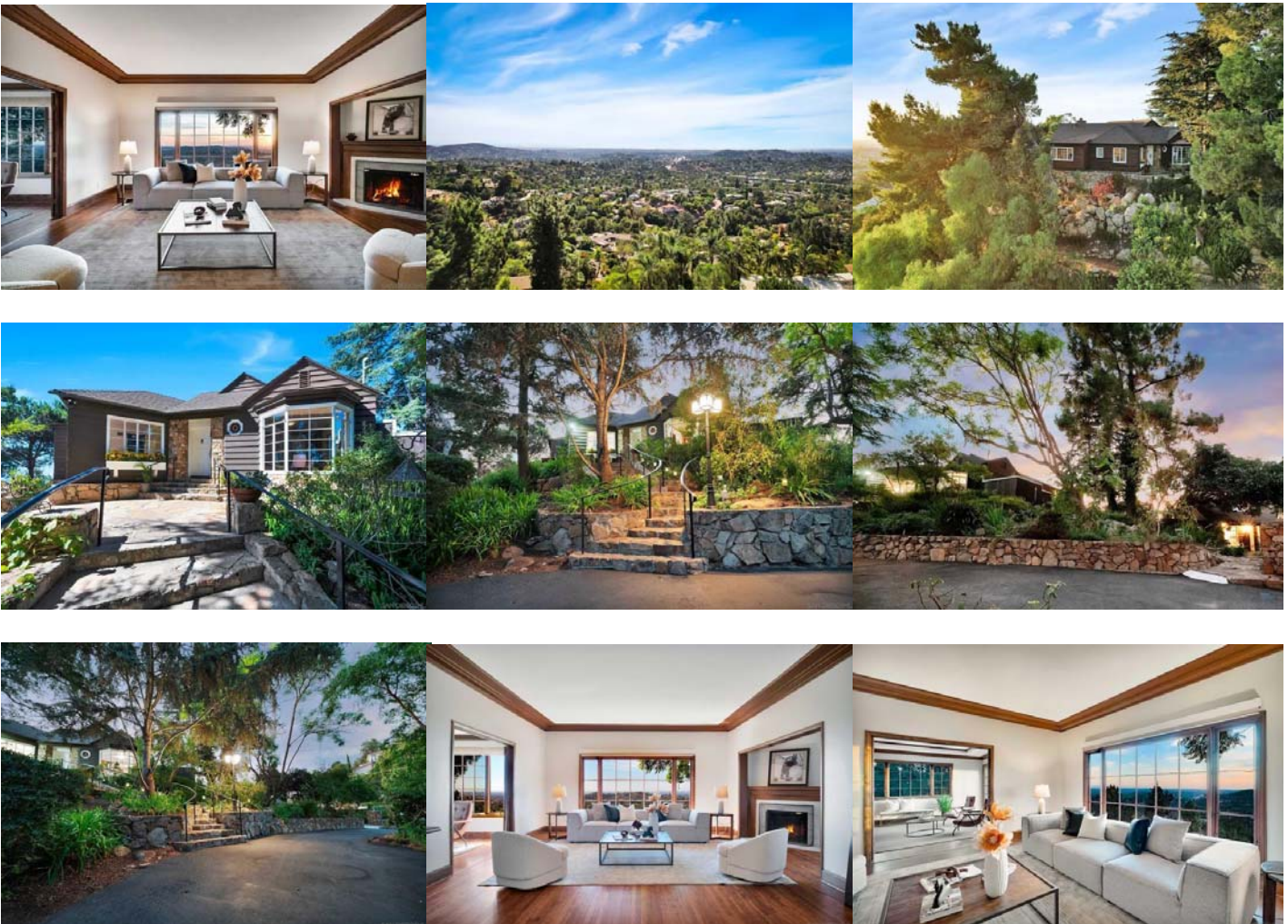
Michael Lembeck

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: 240025479SD

Printed: 12/08/2024 1:06:57 PM

Closed •

List / Sold: **\$935,000/\$915,000** ↓

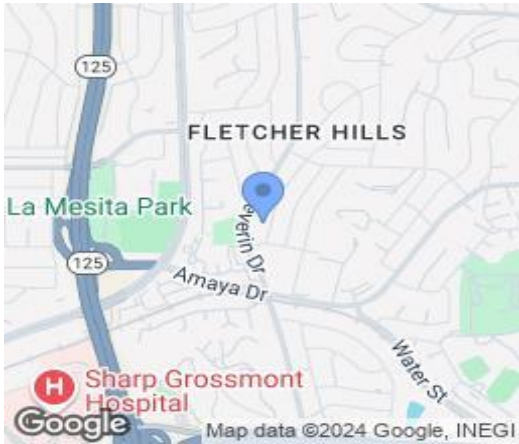
6080 82 Horton Dr • La Mesa 91942

40 days on the market

2 units • \$467,500/unit • sqft • 9,125 sqft lot • No \$/Sqft data •
Built in 1953

Listing ID: 240023726SD

CrossStreet: Earl Street



Charming duplex in the heart of La Mesa. Equally divided, both units are equipped with two bedrooms, 1 bath, enjoy their own private yard, laundry and an oversized one-car garage. Unit 6080 was remodeled and features: dual paned windows, refinished hardwood floors, ceiling fans, quartz counter tops, updated bath and turf backyard. This property is situated on a large 9,125 sq foot lot. Convenient location, easy access to freeways, walking distance to trolley line, parks, shopping and schools. Multi-functional, live in one, rent out the other, multi-family living, or an excellent investment opportunity. Schedule a private tour, before it's gone!

Facts & Features

- Sold On 12/05/2024
- Original List Price of \$950,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 22.6
- \$42000 Gross Scheduled Income
- \$39726 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	1		\$1,650		
2:		2	1	1		\$1,650		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91942 - La Mesa area
- San Diego County
- Parcel # 4863611300

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: 240023726SD

Printed: 12/08/2024 1:06:58 PM

Closed • Duplex

List / Sold:

\$2,999,900/\$2,800,000 ↓

73 days on the market

Listing ID: NDP2408288

345 347 Liverpool • Cardiff by the Sea 92007

2 units • \$1,499,950/unit • 2,000 sqft • 5,000 sqft lot • \$1400.00/sqft •
Built in 1958

Birmingham - west/Oxford - South/ Corner of Liverpool and Oxford



Don't miss this exclusive opportunity to own a 5BR/3BA DUPLEX in the highly desirable community of "The Walking District" in Cardiff-by-the-Sea! Walk a few blocks to enjoy Cardiff State Beach, dinner, shopping, and home to world class surfing. Live in one unit and rent out the other, or take advantage of the opportunity and endless possibilities to renovate with options to expand this property or create a custom home that features expansive ocean views including the coastal whitewater. This DUPLEX features 2 HOMES, each with its own ocean views, updated kitchens, stainless steel appliances, flooring, and dual pane vinyl windows. The upstairs includes 3BR/2BA and a large entertainment deck, and the first floor includes 2BR/1BA with a large yard. The approximate square footage includes a bonus 226 sqft utility room as measured. Tremendous upside potential!! Live the Cardiff Lifestyle!

Facts & Features

- Sold On 12/06/2024
- Original List Price of \$2,999,900
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 2 Total carport spaces
- \$0
- SellerConsiderConcessionYN: Yes
- Laundry: In Garage, Individual Room, See Remarks
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, See Remarks, Two Primaries

Exterior

- Lot Features: Corner Lot, Front Yard, Sprinklers In Front, Sprinklers In Rear, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02013631
- 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: 1
- Gas Meters: 1
- Water Meters: 1
- Drapes:
- Patio: 1
- Ranges: 2

- Carpet:
- Dishwasher: 2
- Disposal: 2

- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale

- 92007 - Cardiff By The Sea area
- San Diego County
- Parcel # 2644040100

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823

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Newport Beach, 92660

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Floor Plan Created By HiveMedia App. Measurements Taken On-Site. Not Guaranteed.



CUSTOMER FULL: Residential Income LISTING ID: NDP2408288

Printed: 12/08/2024 1:06:59 PM

Closed • Duplex

List / Sold: **\$795,000/\$512,500** ↓

325 27 N Citrus Ave • Vista 92084

84 days on the market

2 units • **\$397,500/unit** • **1,184 sqft** • **4,324 sqft lot** • **\$432.85/sqft** •
Built in 1949

Listing ID: NDP2407189

DRIVE BY ONLY DO NOT DISTURB TENANTS - HWY 78 to Vista Village Drive - North on Vista Village Drive To N Citrus Ave - Left onto N Citrus & Shared Driveway to 325-27 AND 333-35 on your right hand side.



Unique 1 story duplex with attached garages presents a chance to invest in a desirable area with a proven rental history. Whether you're a seasoned investor or looking to start your real estate portfolio, this property offers the perfect blend of stability and potential growth. Two identical buildings; one story duplex in prime Vista location, seller prefers to execute concurrent sale/close on Both duplex's: NDP2407188 & NDP2407189 - 325-327 & 333-335 N. Citrus to one buyer.. The 2 duplexes each have 2 bdr/1 bath w/fenced yard & 1 bedr/1 bath w/front yard; all with attached garages + additional off street parking spaces=reliable convenient parking. Prime proximity to downtown Vista; offers easy access to shops, restaurants, entertainment, and more. Both units are currently rented month to month w/reliable tenants in place, providing a steady stream of income immediately. Don't miss out on this exceptional opportunity!

Facts & Features

- Sold On 12/05/2024
- Original List Price of \$800,000
- 1 Buildings
- 5 Total parking spaces
- \$1,498
- SellerConsiderConcessionYN: Yes
- Laundry: Electric Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 4.46
- \$43380 Gross Scheduled Income
- \$35712 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Floor: Tile

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$7,668
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,288
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,928
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,248
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

- Disposal: 0

Additional Information

- Probate Listing, Trust sale
- Rent Controlled

- 92084 - Vista area
- San Diego County
- Parcel # 1752212600

Michael Lembeck

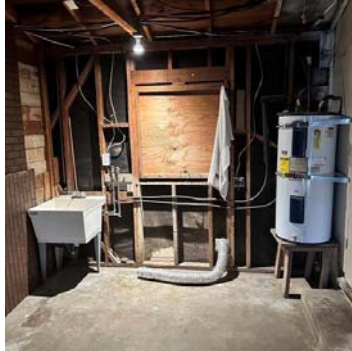
State License #: 01019397
Cell Phone: 714-742-3700

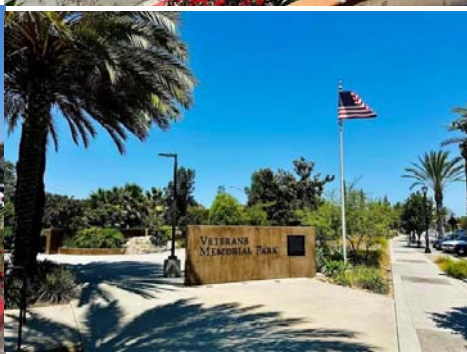
Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: NDP2407189

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Closed • Duplex

List / Sold: **\$795,000/\$512,500** ↓

333 35 N Citrus Ave • Vista 92084

84 days on the market

**2 units • \$397,500/unit • 1,184 sqft • 6,952 sqft lot • \$432.85/sqft •
Built in 1949**

Listing ID: NDP2407188

DRIVE BY ONLY DO NOT DISTURB TENANTS - HWY 78 to Vista Village Drive - North on Vista Village Drive To N Citrus Ave - Left onto N Citrus & Driveway to 333-35 AND 325-27 on your right hand side.



Unique 1 story duplex; each unit with its own attached garage presents a chance to invest in a desirable area with a proven rental history. Whether you're a seasoned investor or looking to start your real estate portfolio, this property offers the perfect blend of stability and potential growth. Two identical buildings; one story duplex in prime Vista location, seller prefers to execute concurrent sale/close on Both duplexes: NDP2407188 & NDP2407189 - 325-327 & 333-335 N. Citrus to one buyer. The 2 duplexes each have 2 bdr/1 bath w/fenced yard & 1 bedr/1 bath w/front yard; all with attached garages + additional off street parking spaces=reliable convenient parking. Prime proximity to downtown Vista; offers easy access to shops, restaurants, entertainment, and more. Both units are currently rented month to month w/reliable tenants in place, providing a steady stream of income immediately. Don't miss out on this exceptional opportunity!

Facts & Features

- Sold On 12/05/2024
- Original List Price of \$800,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- \$1,498 (Public Records)
- SellerConsiderConcessionYN: Yes
- Laundry: Electric Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 4.85
- \$46440 Gross Scheduled Income
- \$38772 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Floor: Tile
- Appliances: Water Heater

Exterior

- Lot Features: Back Yard, Front Yard, Near Public Transit, Up Slope from Street
- Fencing: Wood
- Sewer: Public Sewer, Sewer Assessments

Annual Expenses

- Total Operating Expense: \$7,668
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,288
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,928
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,247
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled

- 92084 - Vista area
 - San Diego County
 - Parcel # 1752212000
-

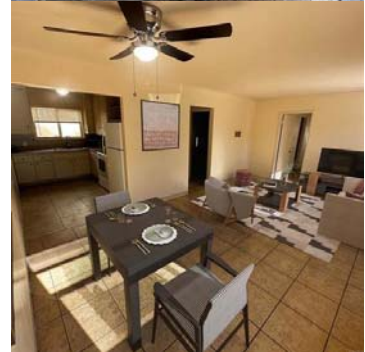
Michael Lembeck

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: NDP2407188

Printed: 12/08/2024 1:07:02 PM

Closed •

List / Sold:

3258 60 Clairemont Mesa Blvd • San Diego 92117

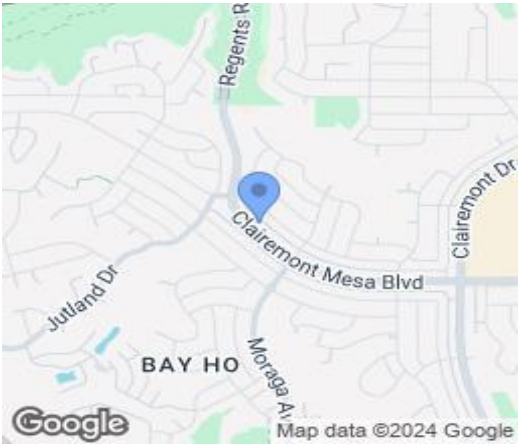
2 units • \$525,000/unit • sqft • 6,305 sqft lot • No \$/Sqft data •
Built in 1954

Off of Moraga and Clairemont Mesa Blvd. CrossStreet: Moraga Avenue

\$1,050,000/\$1,095,000 ↑

10 days on the market

Listing ID: 240025502SD



Phenomenal opportunity. This is a 1 bed 1 bath + 2 bed 1 bath duplex. The garage dwelling is split into 1 space each (total 2). Per City of San Diego zoning and parcel info this property is part of Sustainable Development Area (SDA) and complete communities mobility zone 2. Opportunity awaits..this area is HOT for investors adding more units for future increased income. Property is in great shape with newish roof, updated windows. Lots of street parking off Clairemont Mesa Blvd.

Facts & Features

- Sold On 12/05/2024
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: One
- 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: 01979697
- 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			\$1,825		
2:		2	1			\$1,650		
3:			0			\$200		
4:			0					

Of Units With:

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

Additional Information

- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 3592621700

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: 240025502SD

Printed: 12/08/2024 1:07:03 PM

Closed • Triplex

List / Sold:

\$3,299,000/\$3,000,000 ↓

1652 Legaye • Cardiff by the Sea 92007

105 days on the market

3 units • \$1,099,667/unit • 4,031 sqft • 6,000 sqft lot • \$744.23/sqft •
Built in 2016

Listing ID: NDP2407475

From 5, take Birmingham to Legaye. Otherwise please use GPS



Accepting Back-up offers. HUGE PRICE REDUCTION BY MOTIVATED SELLERS. Also listed as single family residence - see MLS NDP2406866. Panoramic ocean view home in Cardiff-By-The-Sea with an abundance of natural light. Located along the Southern California coast and within the trending Cardiff-By-The-Sea, this stunning property was taken down to the studs in 2016. Ocean views from almost all rooms. Can be single family home, multigenerational home or investment property. Opportunity and diversification. Main Residence is two story (2400 sf). There are two ADU's connected to the Main Residence: ADU #A is single story, 1 bed/1bath (700sf) , ADU #B is 2 story, 2 bed/2bath (1,200 sf). Can live as single family home (4300 sf) or live in Main Residence and lease ADU A plus ADU B and get rental income of approximately \$10k a month. Seller believes Main Residence can be Airbnb, ADUs cannot. Owned Solar, energy efficient, indoor-outdoor living. Home is very well appointed and thought out. Unbeatable location only a 1 mile from Beach, Market, Restaurants and School; Coastal living at its finest. Seller is offering buyer concessions, contact the listing agent for details.

Facts & Features

- Sold On 12/06/2024
- Original List Price of \$3,899,000
- 1 Buildings
- Levels: One, Two
- 3 Total parking spaces
- \$0
- SellerConsiderConcessionYN: Yes
- Laundry: Dryer Included, Individual Room, Upper Level, Stackable, Washer Included
- Cap Rate: 3
- \$138000 Gross Scheduled Income
- \$117495 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,815
- Electric: \$207.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$15
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$846
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$423
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 92007 - Cardiff By The Sea area
- San Diego County
- Parcel # 2604750700

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivest Realty Services, Inc

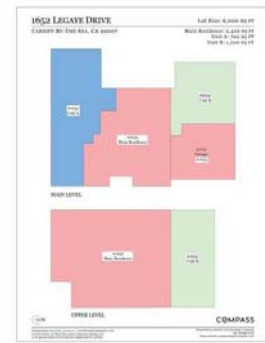
State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

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Closed •

List / Sold:

\$1,280,000/\$1,280,000 ↑

65 days on the market

1526 30 N Broadway • Escondido 92026

**3 units • \$426,667/unit • 2,550 sqft • .34 acre(s) lot • \$501.96/sqft •
Built in 1960**

78 to N Broadway

Listing ID: NDP2408537



Three Detached Homes with garages. Across from Escondido High School. Existing Rents below market. No Signs. Do not disturb tenants.

Facts & Features

- Sold On 12/04/2024
- Original List Price of \$1,100,000
- 3 Buildings
- 6 Total parking spaces
- \$0 (Assessor)
- SellerConsiderConcessionYN: Yes
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02194939
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 92026 - Escondido area
- San Diego County
- Parcel # 2271912400

Michael Lembeck

State License #: 01019397

Citivest Realty Services, Inc

State License #: 01875823

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Closed •

List / Sold:

\$1,665,000/\$1,665,000

0 days on the market

1951 55 Hornblend • San Diego 92109

3 units • **\$555,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1977

CrossStreet: see map

Listing ID: 240027982SD



Facts & Features

- Sold On 12/05/2024
- Original List Price of \$1,665,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01417209
- 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			\$1,300		
2:		2	1			\$1,300		
3:		2	1			\$1,300		
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 # 4240420700

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

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State License #: 01875823
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Closed •

List / Sold:

\$2,595,000/\$2,406,000 ↓

2167 Manchester Avenue • Cardiff by the Sea 92007

23 days on the market

4 units • \$648,750/unit • sqft • 4,990 sqft lot • No \$/Sqft data •
Built in 1977

Listing ID: 240023883SD

CrossStreet: Birmingham



Steps to the ocean, Seaside Market and restaurants, this multi-family gem is an opportunity for you to build wealth and experience the beach lifestyle you've been dreaming of. You have options with 2167 Manchester! Create immediate cash flow while designing a future plan to potentially live on the second level 875 square ft unit to enjoy the view and balcony, reserve a unit for guests, and rent out the two remaining units to make money along the way! This fourplex consists of four tenant occupied one bedroom/one bath and provides reserved parking and laundry. It's priced to sell and won't last long!

Facts & Features

- Sold On 12/02/2024
 - Original List Price of \$2,595,000
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - Heating: Combination, Forced Air, Natural Gas
 - SellerConsiderConcessionYN:
- Cap Rate: 3.87
 - \$117144 Gross Scheduled Income
 - \$100329 Net Operating Income

Interior

Exterior

- Lot Features: Sprinkler System
- Fencing: None

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:		1	1	0		\$2,300		\$2,500
2:		1	1	0		\$2,385		\$2,650
3:		1	1	0		\$2,600		\$2,900
4:		1	1	0		\$2,410		\$2,500

Of Units With:

- Separate Electric:
 - Gas Meters:
 - Water Meters:
 - Carpet:
 - Dishwasher: 3
 - Disposal:
- Drapes:
 - Patio: 2
 - Ranges: 4
 - Refrigerator: 4
 - Wall AC:

Additional Information

- 92007 - Cardiff By The Sea area
- San Diego County
- Parcel # 2610623400

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

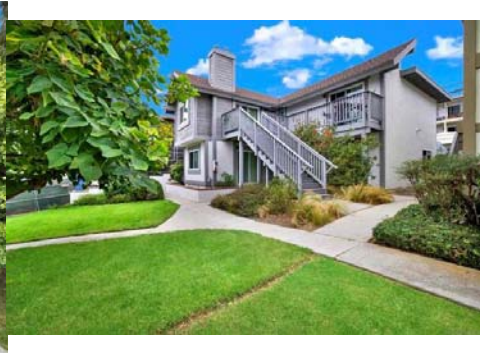
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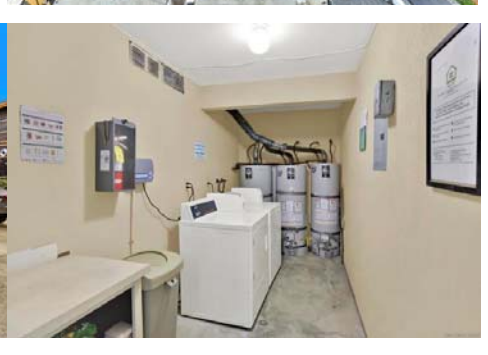
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Newport Beach, 92660

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Closed •

List / Sold:

4237 Wilson Ave • San Diego 92104

4 units • \$424,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1924

GPS CrossStreet: Orange Ave

\$1,698,000/\$1,705,000 ↑

23 days on the market

Listing ID: 240025215SD



Discover the essence of San Diego living in this meticulously updated 4-unit property, perfectly situated for modern urban lifestyles. At the heart of the offering is a charming detached Spanish-style front house, featuring 1 bedroom plus an optional bedroom and 2 full baths. Characterized by its unique architectural details and thoughtful updates, this residence blends historic charm with contemporary comforts. Behind the front house is a well-appointed rear building, housing 3 additional units, each boasting modern amenities and private spaces for comfortable living. The property includes 2 garages and 2 additional parking spots, ensuring convenience for residents. Throughout the property, recent updates showcase a commitment to quality, including refreshed interiors and upgraded fixtures. Outside, drought-tolerant landscaping enhances curb appeal while minimizing environmental impact. Located in a desirable neighborhood of San Diego, residents will enjoy proximity to vibrant city amenities, renowned dining, and picturesque beaches. Whether for investment or personal use, this property offers a rare opportunity to own a piece of San Diego's dynamic real estate market.

Facts & Features

- Sold On 12/05/2024
- Original List Price of \$1,698,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01848565
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2	1		\$0		\$2,995
2:		2	2	2		\$0		\$2,900
3:		2	1			\$0		\$2,595
4:		1	1			\$0		\$1,795

Of Units With:

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

- Water Meters:
- Carpet:
- Dishwasher: 3
- Disposal:

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

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4472421000

Michael Lembeck

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

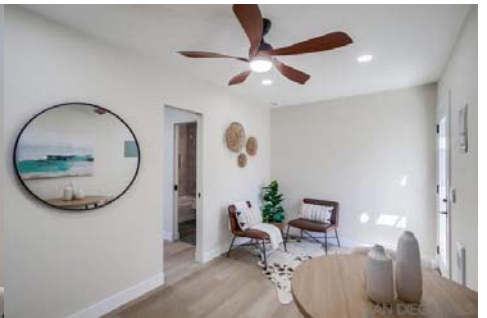
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SITEPLAN

SAN DIEGO, CA

CUSTOMER FULL: Residential Income LISTING ID: 240025215SD

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Closed •

List / Sold:

\$1,155,000/\$1,037,500 ↓

45 days on the market

Listing ID: PTP2405788

5280 Groveland Dr • San Diego 92114

**4 units • \$288,750/unit • 3,100 sqft • 8,558 sqft lot • \$334.68/sqft •
Built in 1972**

Euclid to East on Groveland to property.



This four-unit apartment building in the Valencia Park area of San Diego presents an excellent investment opportunity. The complex includes: Two 2-bedroom, 1-bath units One 3-bedroom, 1.5-bath unit One 1-bedroom, 1-bath unit Key features in this well-maintained property include ample off-street parking and a location proximate to shopping, schools, parks, freeways and trolley adding to convenience for tenants. Benefit from the ongoing neighborhood revitalization and new development projects, the area is experiencing positive growth, driving up demand and rental prices. This is a prime opportunity to invest in a changing market and capitalize on increasing property values. Significant upside in rents possible as tenants are long term.

Facts & Features

- Sold On 12/03/2024
- Original List Price of \$1,155,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- 0 Total carport spaces
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 2.16
- \$69024 Gross Scheduled Income
- \$41000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999, No Landscaping, Yard
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$42,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01520947
- Gardener:
- Licenses:
- Insurance: \$7,841
- Maintenance:
- Workman's Comp:
- Professional Management: 5800
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0		\$1,000	\$1,000	\$1,300
2:	2	2	1	0		\$3,352	\$3,352	\$4,400

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Drapes: 4
- Patio: 0
- Ranges: 4
- Refrigerator: 4
- Wall AC: 0

- Disposal:

Additional Information

- Trust sale
- Rent Controlled

- 92114 - Encanto area
- San Diego County
- Parcel # 5480523900

Michael Lembeck

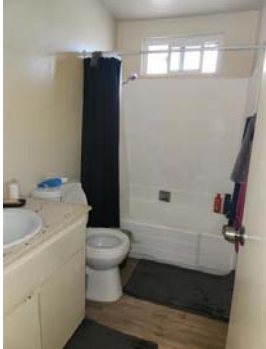
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CUSTOMER FULL: Residential Income LISTING ID: PTP2405788

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