

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	240002538SD	S	231	EMERSON ST	CHU	91911		2	\$0	0	\$620,000↓			1970					02/13/24	0/0
2	PTP2305982	S	1139 1141	Tobias DR	CHU	91911	STD	2	\$0	0	\$1,035,000↓	\$523.52	1977	1951	7,939/0.18	N	1		02/13/24	42/42
3	PTP2303469	S	8722	Prospect AVE	SAN	92071	STD	2	\$0	0	\$880,000↑	\$460.97	1909	1978/SLR	16,457/0.37	N	0		02/15/24	89/89
4	240001208SD	S	2437	Market St	SD	92102		2	\$0	0	\$1,175,000↑			1904	7,030/0.16				02/15/24	17/17
5	PTP2400465	S	4861 63	Auburn DR	SD	92105	TRUS	2	\$60,000	4	\$1,150,000↑	\$716.51	1605	1946/ASR	5,905/0.13	N	2		02/14/24	5/5
6	240003610SD	S	5920 22	LAURETTA STREET	SD	92110		2	\$0	0	\$1,125,000↓			1956	4,977/0.11	N			02/15/24	0/0
7	240000354SD	S	1225 27	Weaver St	SD	92114		2	\$34,800	1	\$1,000,000↑			2005	6,141/0.14				02/13/24	5/5
8	230024309SD	S	2174	Logan Ave	SD	92113		3	\$0	0	\$1,019,975↑			1888	4,466/0.1				02/13/24	11/79
9	PTP2303464	S	1927 31	C AVE	NAC	91950	STD	4	\$83,040	6	\$1,050,000↓	\$733.75	1431	1950/ASR	6,276/0.14	N	0		02/13/24	174/174
10	240000595SD	S	3979	Illinois Street	SD	92104		4	\$125,880	5	\$2,000,000			1970	5,250/0.12				02/15/24	2/2
11	23315305	S	2030 S	Tremont ST	OCE	92054	STD	20		3	\$6,700,000↓	\$458.09	14626	1964	18,322/0.42	N			02/14/24	70/70

Closed •

List / Sold: **\$690,000/\$620,000** ↓

231 EMERSON ST • Chula Vista 91911

2 units • \$345,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1970

3RD AVE TO EMERSON CrossStreet: TWIN OAKS

0 days on the market

Listing ID: 240002538SD



INVESTORS OPPORTUNITY 2 UNITS ON ONE PARCEL NEEDS ALOT OF WORK POSSIBLE TEAR DOWNS

Facts & Features

- Sold On 02/13/2024
- Original List Price of \$690,000
- 2 Buildings
- Levels: One
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01957687
- 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:		2	1			\$0		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2%
- 91911 - Chula Vista area
- San Diego County
- Parcel # 6191810100

 Click arrow to display photos



Closed •

List / Sold:

\$1,049,000/\$1,035,000 ↓

42 days on the market

Listing ID: PTP2305982

1139 1141 Tobias Dr • Chula Vista 91911

**2 units • \$524,500/unit • 1,977 sqft • 7,939 sqft lot • \$523.52/sqft •
Built in 1951**

between 3rd ave, and Hilltop ave off of Naples st. to Tobias Dr.



PRICE RANGE ADJUST. TWO UNITS! This recently remodeled 5 bedroom, 3 bathroom house, paid-off solar system seamlessly blends modern comforts with classic charm. The main house at 1333 sq. ft., including a PERMITTED 640 sq. ft. ADU. Construction of ADU launched in approximately 2019, finalized just recently. The ADU has of 2 bedrooms, 1 bath, dining room, living room, air conditioning, tankless water heater, and utility closet for a stackable washer and dryer. This presents an opportunity for a home ready to welcome its new owners. PERMITS are available and will be disclosed during contingencies period. The backyard is an ideal retreat as it is very spacious. The master bedroom in the main house features a large walk-in closet, it boasts shelving and storage designed to accommodate an extensive wardrobe. Unlock the door to your next chapter—your dream home awaits!

Facts & Features

- Sold On 02/13/2024
- Original List Price of \$1,150,000
- 2 Buildings
- 1 Total parking spaces
- \$0 (Public Records)
- Laundry: In Closet, Gas Dryer Hookup
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Vinyl

Exterior

- Lot Features: Lawn, Lot 6500-9999, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer
- Fencing: Average Condition, Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01905908
- Gardener:
- Licenses:
- Insurance: \$12
- 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: 1
- Disposal: 2
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 2
- Wall AC: 2

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 91911 - Chula Vista area
- San Diego County
- Parcel # 6191620800

Michael Lembeck

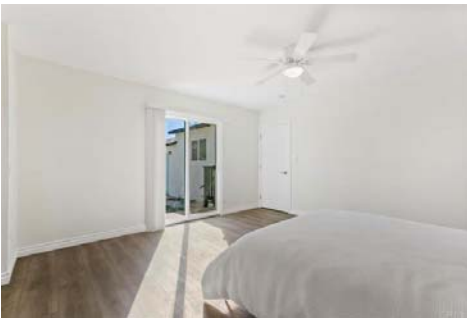
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

 Click arrow to display photos







Closed •

List / Sold: **\$889,900/\$880,000** ↑

8722 Prospect Ave • Santee 92071

89 days on the market

**2 units • \$444,950/unit • 1,909 sqft • 16,457 sqft lot • \$460.97/sqft •
Built in 1978**

Listing ID: PTP2303469

Take freeway 52 to Fanita to Prospect.



Rare find! 2 homes on one lot in Santee! Front single level home was a move on in the mid to late 1950's. Actual age unknown. 2 story home in the back was built in 1978. Long driveway will accommodate multiple vehicles. Front home master bedroom was originally 2 bedrooms, has been converted to one large bedroom. There is also a room used for storage. Add a closet, and you could have another small bedroom. There is a covered, screened in patio at the back of the home. 2 story home at back of this property has a private & secluded covered patio area just steps from the front door. Home has open floor plan consisting of the living room, dining area & kitchen. Bedrooms and bathroom are upstairs. Front bedroom would need a wall and door for privacy. Owner uses as a sitting area. It has a closet. Multiple yard areas to sit back and relax. Front home has approx. 1035 SF. 2 story home has approx. 874 SF. There is an RV pad with hook ups. Buyer to verify all information provided, and satisfy self of same.

Facts & Features

- Sold On 02/15/2024
- Original List Price of \$849,900
- 2 Buildings
- 0 Total parking spaces
- \$0 (Public Records)
- Laundry: See Remarks, Gas Dryer Hookup
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft, Paved, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$787
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$29
- Cable TV: 01088116
- Gardener:
- Licenses:
- Insurance: \$158
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$250
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	1	0		\$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
- Buyer Agency Compensation: 2.5%

- 92071 - Santee area
- San Diego County
- Parcel # 3831122700

Michael Lembeck

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

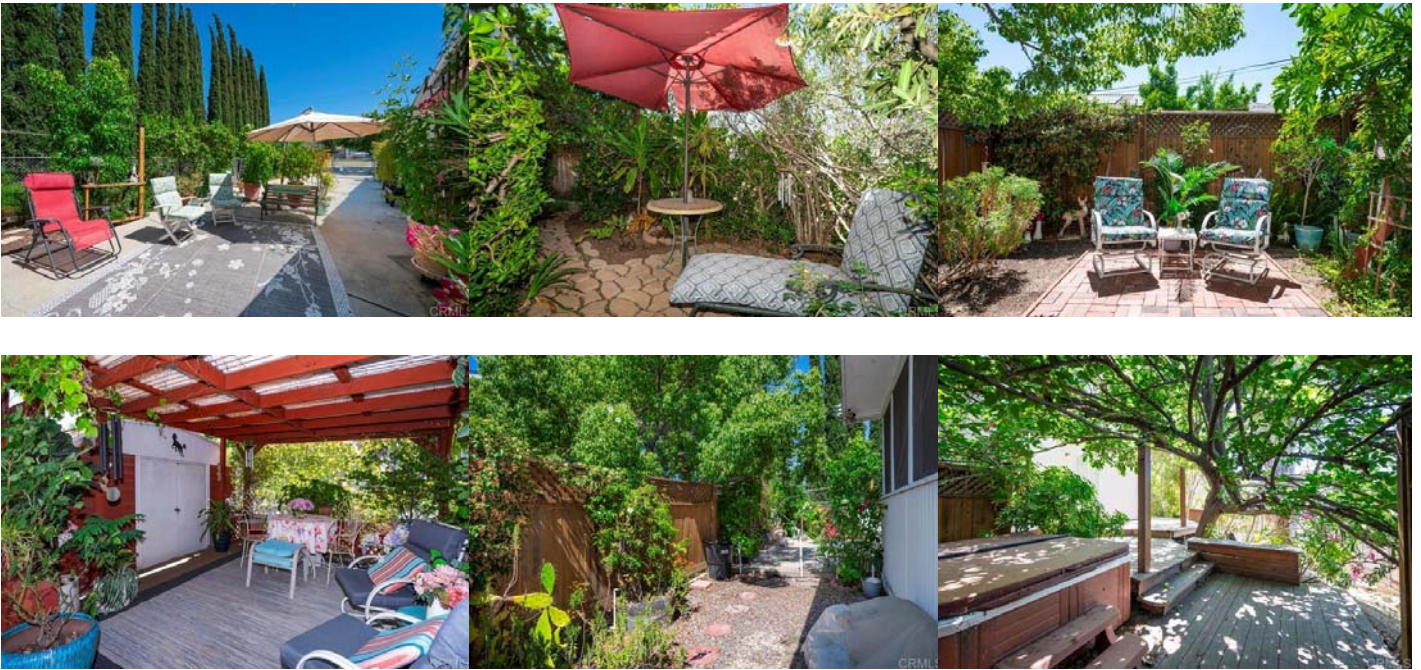
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Newport Beach, 92660

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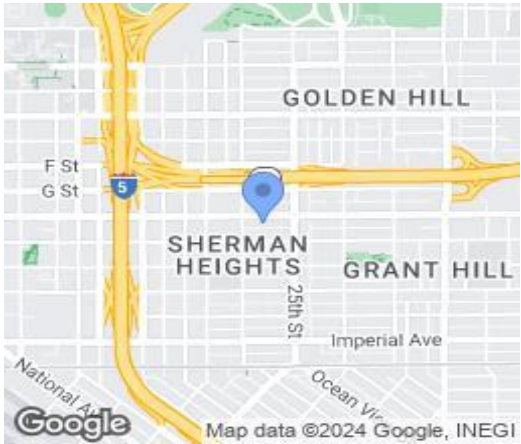






CUSTOMER FULL: Residential Income LISTING ID: PTP2303469

Printed: 02/18/2024 11:00:30 AM



Duplex + Development Opportunity with stunning views of San Diego Bay and Coronado Bridge! Renovate this charming home on a 7,000 sq ft lot with CC-3-4 Zoning (1 dwelling unit for every 1,500 sq ft). Opportunity Zone + Complete Communities Tier for unlimited density with 3 affordable units. Buyer to inquire with city and title. Keep duplex, add ADUs, or build max units! Ideal for owner-occupied investors or developers in high-demand Sherman Heights, 2.1 mi from downtown, 300 ft from transit, Walk Score 88! Similar lot on Market Street just completed 34 units. 4 entrances, amenities, laundry, parking, private yard. Main floor: study, bedroom, living, dining, kitchen, pantry, bath with shower. Upstairs: 1 full bath, possibility for roof deck, 2 bedrooms each side with extra large closets. Bottom level: bedroom, bath, kitchen area, crawl space and connection to yet another area that could be a potential work space of office area with separate entrance. Views of bay and Coronado bridge, upgraded plumbing, electric, alley access. Urban homestead potential with mature nut and fruit trees!

Facts & Features

- Sold On 02/15/2024
 - Original List Price of \$990,000
 - 1 Buildings
 - Levels: Three Or More
 - Cooling: Wall/Window Unit(s)
- Cap Rate: 0

Interior

- Appliances: Electric Water Heater

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

- Dishwasher: 1
- Disposal:

- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.5%

- 92102 - San Diego area
- San Diego County
- Parcel # 5352420700

Michael Lembeck

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

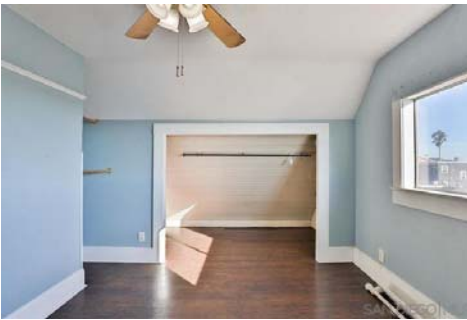
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4340 Von Karman Ave, #200
Newport Beach, 92660

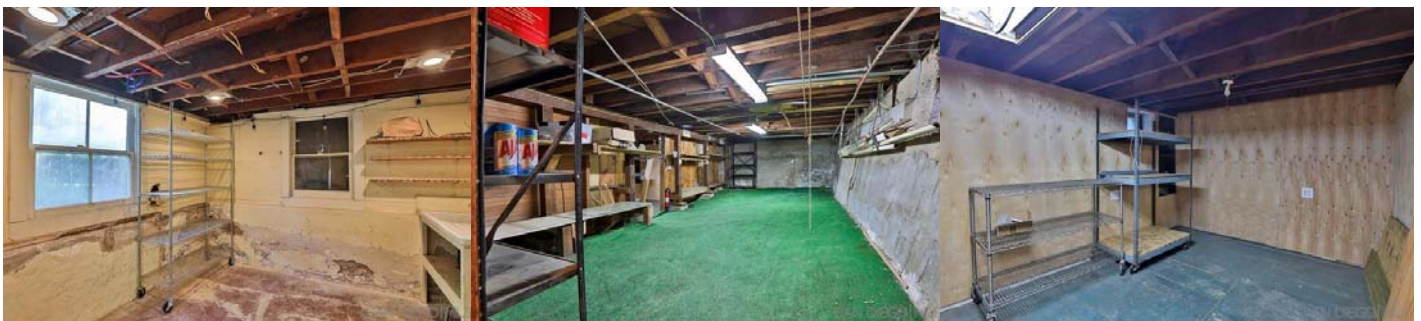
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GLOBAL INTERNAL AREA
 FLUIDR 1: 3200 sq. ft., FLUIDR 2: 10000 sq. ft.
 FLUIDR 3: 4000 sq. ft., DRYLANDS AREA: 40000 sq. ft.
 00000000-000000000 000000 1 500, 1000 sq. ft.
 TOTAL: 24000 sq. ft.

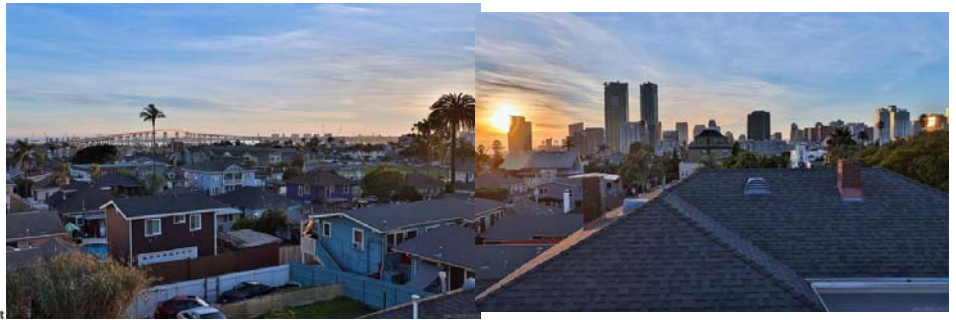


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DOI: 10.1177/0886260511418888



PROPERTY INFORMATION
Listing ID: 240001208SD
Address: 1234 Main St, Apt 101, San Francisco, CA 94102
Listing Agent: Jane Doe, (415) 555-1234
Listing Office: ABC Realty, Inc.
Listing Date: 02/15/2024
Listing Price: \$1,200,000

Matterport
3D Virtual Tour



CUSTOMER FULL: Residential Income LISTING ID: 240001208SD

Printed: 02/18/2024 11:00:34 AM

Closed •

List / Sold:

\$1,080,000/\$1,150,000 ↑

5 days on the market

Listing ID: PTP2400465

4861 63 Auburn Dr • San Diego 92105
2 units • \$540,000/unit • 1,605 sqft • 5,905 sqft lot • \$716.51/sqft •
Built in 1946
GPS



Exceptional City Heights Craftsman home accompanied by modern 2 story ADU/garage structure for immediate income stream. 4861-63 Auburn Drive exudes remarkable and unexpected beauty that one does not see on the market often. Front house is a 2 bed 2 bath approx 1070 square feet house with the perfect mixture of modern upgrades in keeping with vintage charm. Original hardwood floors, custom remodeled kitchen and baths with designer finishes, private and spacious back patio with pergola. Entire property has OWNED SOLAR. ADU structure was completed in January 2020. 1 bed/1 bath approx 535 sq foot upstairs unit has panoramic views and oversized front patio. The unit is expertly laid out and features a huge kitchen with counter seating, laundry room, and stylish bathroom. ADU also features its own large, flat yard completely private from the front house. Currently, downstairs is a garage with soaring ceilings that one could keep as garage or very easily convert to a Jr. ADU for more income potential. Driveway parking behind secure gate. Property sits high above the street and feels like a real sanctuary in the city. Located in Fox Canyon area of City Heights, close to freeways, stores in El Cajon Blvd, and City Farmers nursery just down the street. With meticulous care spanning 15 years, the owners have transformed this property into a masterpiece, ready for a new owner.

Facts & Features

- Sold On 02/14/2024
- Original List Price of \$1,080,000
- 2 Buildings
- 4 Total parking spaces
- \$0 (See Remarks)
- Laundry: Stackable
- Cap Rate: 3.8
- \$60000 Gross Scheduled Income
- \$42000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Gas Range, High Efficiency Water Heater, Refrigerator, Tankless Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- 92105 - East San Diego area
- San Diego County
- Parcel # 4717010200

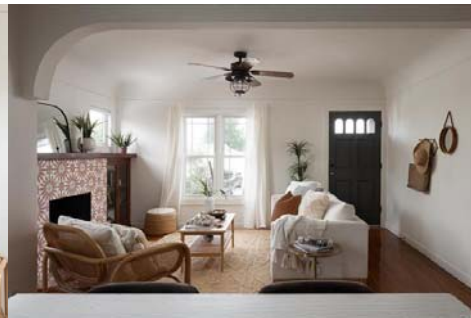
Michael Lembeck

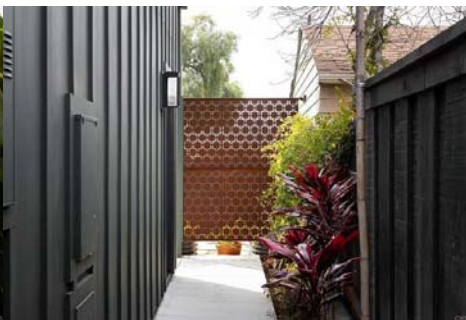
State License #: 01019397
Cell Phone: 714-742-3700

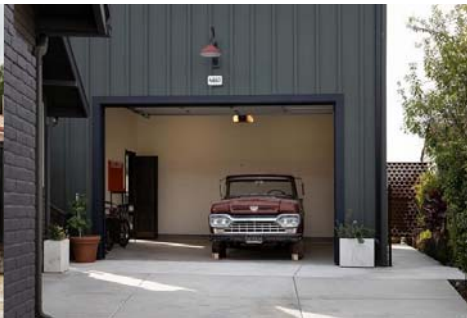
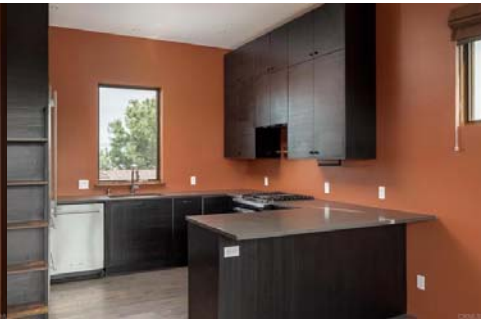
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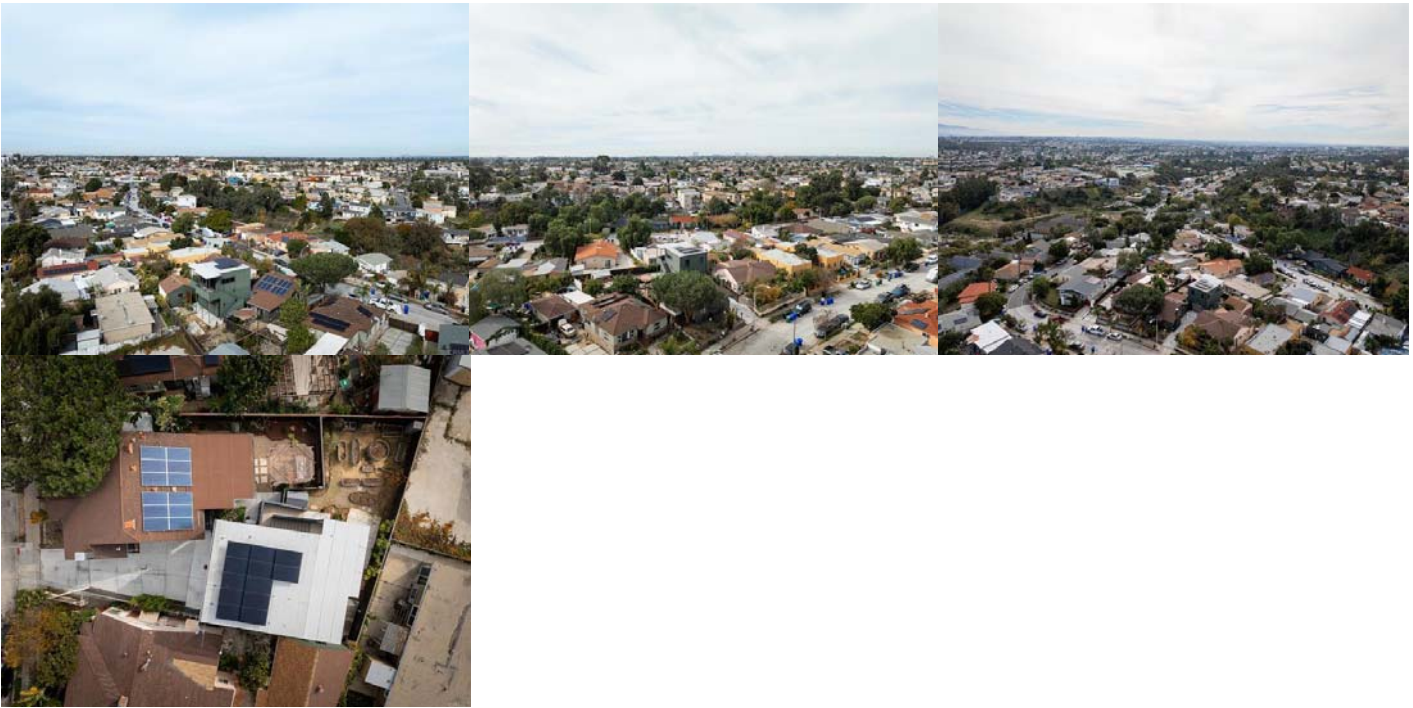
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4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PTP2400465

Printed: 02/18/2024 11:00:36 AM

Closed •

List / Sold:

\$1,300,000/\$1,125,000 ↓

5920 22 LAURETTA STREET • San Diego 92110

0 days on the market

2 units • \$650,000/unit • sqft • 4,977 sqft lot • No \$/Sqft data •
Built in 1956

Listing ID: 240003610SD

Pacific Hwy, right onto Friars Road going east. Left on Goshen, Right on Lauretta Street. Home is the second lot on the left. CrossStreet: Goshen Street



SOLD prior to MLS entry. Limited access due to tenant. Duplex with a tandem 2-car garage and alley access. Fixer property with many possibilities! Zoned R-4! Two separate gas meters and 2 separate water heaters. Downstairs unit is approx 475 square feet, single level and is 1 bed, 1 bath with full-size kitchen, bath and patio. Upstairs unit has views over Mission Valley, approximately 1000 square feet, 2 bedrooms 1 bath, oversize kitchen, alley access. Both units have access to laundry in garage. Close to USD and Mission Valley. Deferred interior and exterior maintenance and dated interiors. SOLD prior to MLS entry. Limited access due to tenant. Deferred interior and exterior maintenance and dated interiors.

Facts & Features

- Sold On 02/15/2024
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Two
- Heating: Natural Gas
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler System
- Security Features: Closed Circuit Camera(s)
- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	0	1		\$475		
2:		2	0	1		\$0		
3:			0					
4:			0					

Of Units With:

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

- Dishwasher: 0
- Disposal:

- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.5%

- 92110 - Old Town Sd area
- San Diego County
- Parcel # 4364211500

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: 240003610SD

Printed: 02/18/2024 11:00:40 AM

Closed •

List / Sold: **\$935,000/\$1,000,000** ↑

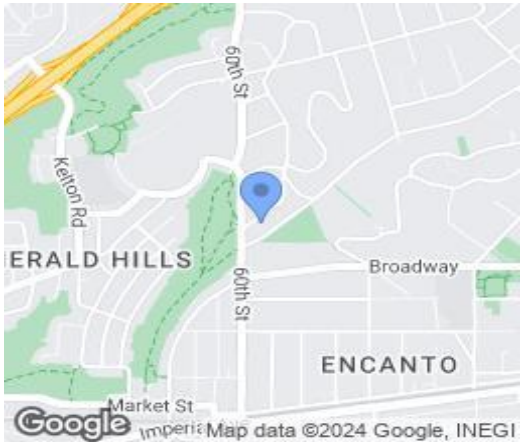
1225 27 Weaver St • San Diego 92114

5 days on the market

2 units • \$467,500/unit • sqft • 6,141 sqft lot • No \$/Sqft data •
Built in 2005

Listing ID: 240000354SD

CrossStreet: Weaver St and 60th St



Discover a prime investment or ideal owner occupant opportunity tucked away on a quiet street right outside of Emerald Hills. This 2,106 square-foot, beautifully renovated duplex offers two distinct residences, and was constructed in 2005. The upper unit features three bedrooms and two bathrooms, while the lower unit provides two bedrooms and one bathroom, both thoughtfully updated and renovated for modern comfort. The lower unit extends its charm with a delightful deck right off the main living room, perfect for outdoor relaxation or entertaining guests. The property features in-unit laundry, updated kitchen, counters, flooring, appliances and gated front and back yards, ensuring privacy and security for both units. Additionally, the owner's installed solar panels, adding to the eco-friendly efficiency to the property. Centrally situated with convenient access to 94 freeway, this property is just a 10 drive from downtown San Diego and 15 minutes from the stunning beaches.

Facts & Features

- Sold On 02/13/2024
- Original List Price of \$935,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Cap Rate: 1.2
- \$34800 Gross Scheduled Income
- \$24574 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2			\$2,900		\$3,500
2:		2	1			\$0		\$2,500
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

- Buyer Agency Compensation: 2.5%

- 92114 - Encanto area
- San Diego County
- Parcel # 5430732000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

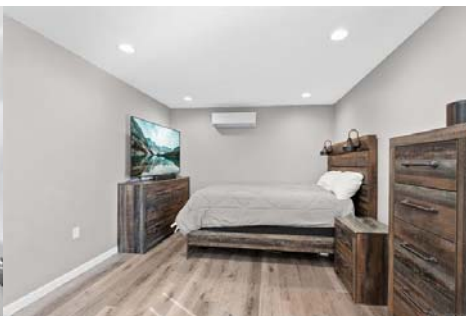
Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

Click arrow to display photos







Closed •

List / Sold: \$999,999/\$1,019,975 ↑

2174 Logan Ave • San Diego 92113

11 days on the market

3 units • \$333,333/unit • sqft • 4,466 sqft lot • No \$/Sqft data •
Built in 1888

Listing ID: 230024309SD

CrossStreet: Sampson



2174 Logan Ave is a slice of history in the heart of everything that Barrio Logan has to offer. This is perfect for a first time home buyer, or seasoned buyer looking to purchase and build equity over time. A light cosmetic remodel has recently been done, so the home is in move-in ready condition. Barrio Logan's small business community continues to grow year after year, and this home sits in the middle of a number of those small businesses. Uses for this property could include renting out the downstairs to a small business, and renting the upstairs to residential tenants. Or a buyer can live in a part of the house, rent out the rest, and have a very low monthly mortgage. 2 of the bedrooms upstairs have kitchenettes in them already. To top it off, there is an income producing freeway billboard in the backyard! Act on this opportunity before it's too late!

Facts & Features

- Sold On 02/13/2024
- Original List Price of \$999,999
- 1 Buildings
- Levels: Two
- Cap Rate: 0

Interior

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

Of Units With:

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

Additional Information

• Buyer Agency Compensation: 2.25%

- 92113 - Logan Heights area
- San Diego County
- Parcel # 53856054

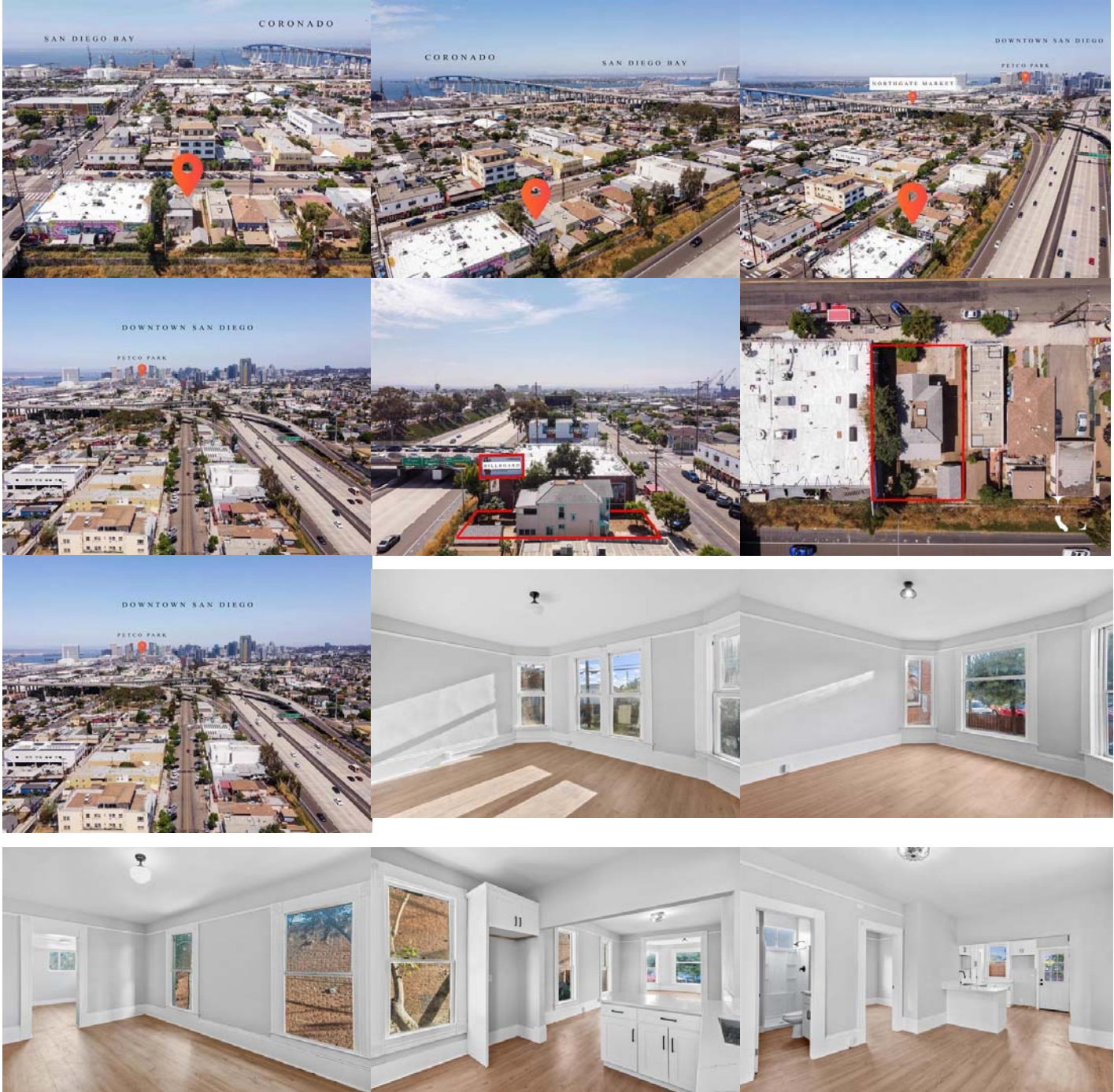
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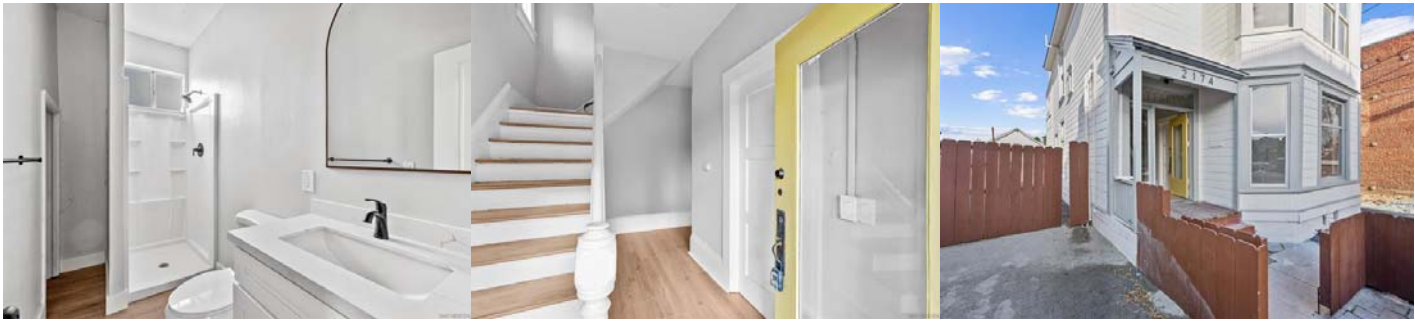
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2114 LOGAN AVE, #2113
EXISTING PLAN



2114 LOGAN AVE, #2113
REVISED PLAN



CUSTOMER FULL: Residential Income LISTING ID: 230024309SD

Printed: 02/18/2024 11:00:42 AM

Closed • **Quadruplex**

List / Sold:

\$1,140,000/\$1,050,000 ↓

174 days on the market

Listing ID: PTP2303464

1927 31 C Ave • National City 91950

**4 units • \$285,000/unit • 1,431 sqft • 6,276 sqft lot • \$733.75/sqft •
Built in 1950**

From D Street go to E 20th Street, make a left and a right onto C Avenue.



Lots of real estate for the money! Investors and first-time buyers wanted. Come see this multifamily value-add opportunity. Magnificent centrally located 100% leased 4-plex near freeways, public transportation, minutes away from Downtown San Diego, international border, Plaza Bonita, and the mile of cars. Three separate buildings on an extra-large lot with ample room to add bedrooms and bathrooms to existing improvements. Ideal property for 1031 investor. This offering is perfect for an investor looking to purchase a rarely traded asset and take advantage of one of the fastest growing areas in San Diego County.

Facts & Features

- Sold On 02/13/2024
- Original List Price of \$1,295,000
- 3 Buildings
- 4 Total parking spaces
- \$0
- Cap Rate: 5.57
- \$83040 Gross Scheduled Income
- \$66949 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Level, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,939
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01900878
- Gardener:
- Licenses:
- Insurance: \$2,900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,320
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	2		\$1,800	\$1,800	\$1,800
2:	1	1	1	0		\$1,850	\$1,850	\$1,950
3:	1	1	1	0		\$1,435	\$1,435	\$1,950
4:	1	1	1	0		\$1,835	\$1,835	\$1,950

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 91950 - National City area
- San Diego County
- Parcel # 5602223200

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Closed •

List / Sold:

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

2 days on the market

3979 Illinois Street • San Diego 92104

**4 units • \$500,000/unit • sqft • 5,250 sqft lot • No \$/Sqft data •
Built in 1970**

CrossStreet: University

Listing ID: 240000595SD



3979 Illinois Street features an approximately 1,127 sq ft 3 bed / 1 bath house built circa 1918 with a fireplace and laundry hook ups as well as a rear two-story structure with three approximately 756 sq ft 2 bed / 1 bath units built circa 1970 as well as two garages and tuck under parking. The front house features a new vanity with a quartz countertop as well as a bathtub with a tiled shower enclosure. The bedrooms feature carpet and new ceiling fans. The living room has refinished hardwood floors. The house also has new horizontal window coverings and interior and exterior paint as well as a wide front driveway and front lawn. There is a back patio accessible through the back door of the house. Access to the rear structure is gated and there is a common laundry room with a utility sink and storage room. The property is just steps from the restaurants and shopping on University Avenue. There is ample parking and another common laundry room onsite.

Facts & Features

- Sold On 02/15/2024
- Original List Price of \$2,000,000
- 2 Buildings
- Levels: Two
- Cap Rate: 4.53
- \$125880 Gross Scheduled Income
- \$90553 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02077455
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	1	0		\$0		\$4,000
2:		2	1	1		\$2,395		\$3,000
3:		2	1	1		\$2,200		\$3,000
4:		2	1	0		\$1,875		\$3,000

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2%

- 92104 - North Park area
- San Diego County
- Parcel # 4464310400

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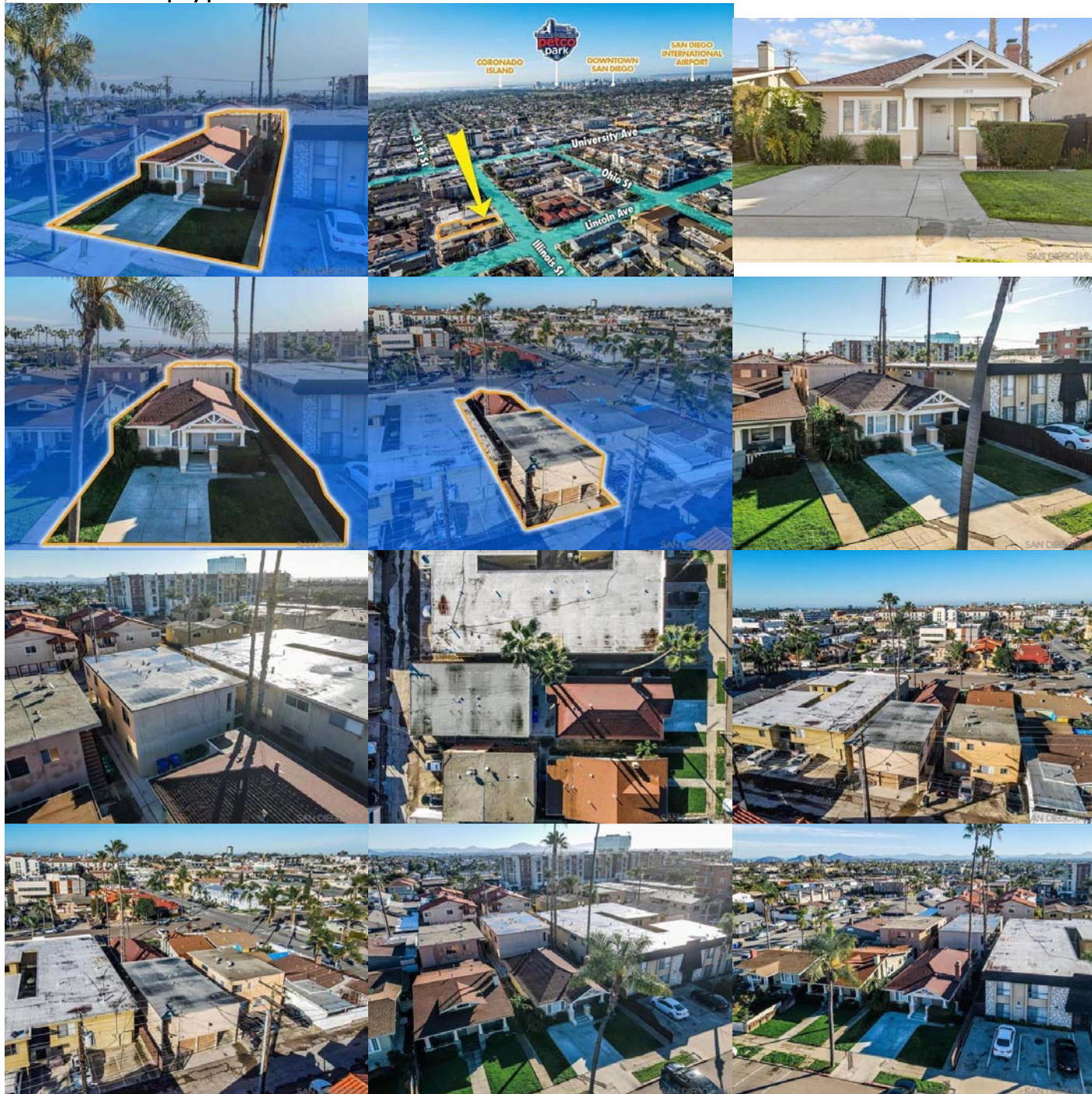
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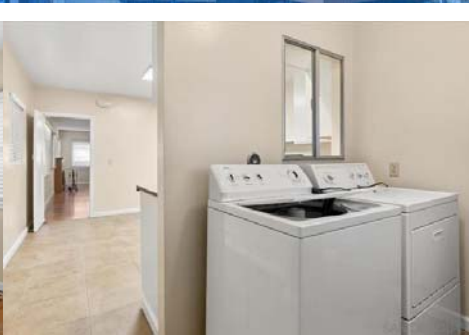
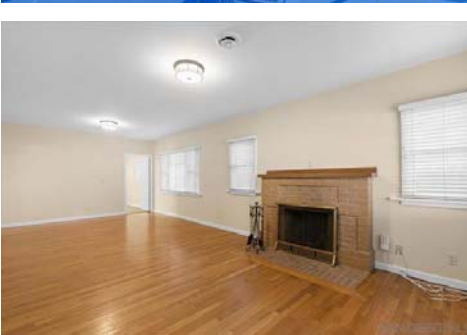
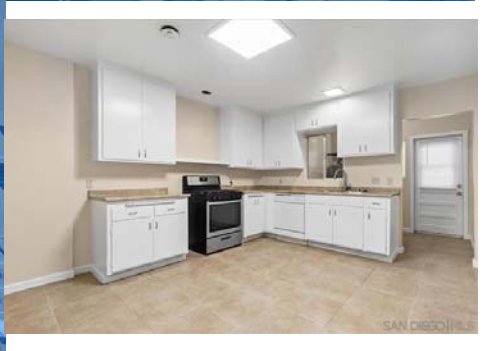
State License #: 01875823

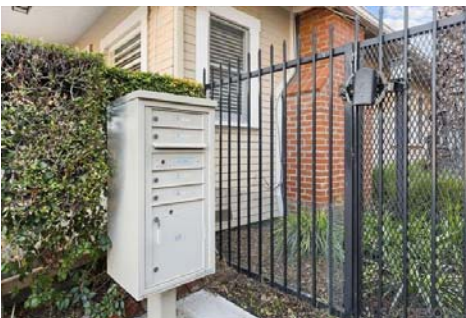
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CUSTOMER FULL: Residential Income LISTING ID: 240000595SD

Printed: 02/18/2024 11:00:43 AM

Closed •

List / Sold:

\$7,750,000/\$6,700,000 ↓

70 days on the market

Listing ID: 23315305

2030 S Tremont St • Oceanside 92054

**20 units • \$387,500/unit • 14,626 sqft • 18,322 sqft lot • \$458.09/sqft •
Built in 1964**

Cross Streets: Tremont St & Eaton St



2030 S Tremont St. "The South Beach Apartments" is a well-maintained 20-unit Multifamily in serene Oceanside, a city within San Diego County. Built in 1970, this beachside asset consists of a perfectly balanced unit mix of (10) 2-Bedroom + 2-Bathroom units and (10) 1-Bedroom + 1-Bathroom units comprised of 14,626 SF. The asset sits on an 18,322 SF lot with amenities such as +/-20 parking spaces and a pool. Located in an incredible beach location where Multifamily assets are typically owned for generations and opportunities like this seldom become available to purchase. 2030 S. Tremont benefits from its breathtaking location, which draws residents who want to be near the Pacific Ocean and all the activities associated with beach living. There are also ample job opportunities from top employers such as the United States Navy, Legoland, Thermo Fisher Scientific, and ViaSat, Inc. Communications. The South Oceanside neighborhood that 2030 S. Tremont resides in is known for its recently revitalized business district, trendy retail stores, new restaurants, and the beach only three blocks away. 2030 Tremont encompasses beach living where tenants can enjoy the ocean breeze many outdoor activities, and relish in the palm trees and tranquility this area provides its residents.

Facts & Features

- Sold On 02/14/2024
- Original List Price of \$7,750,000
- 2 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- Cap Rate: 3.3
- \$254181 Net Operating Income

Interior

- Floor: Carpet, Laminate, Tile

Exterior

Annual Expenses

- Total Operating Expense: \$186,922
- 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:	10	2	2		Unfurnished	\$2,039	\$20,386	\$27,678
2:	10	1	1		Unfurnished	\$1,657	\$16,569	\$20,680
3:								
4:								
5:								
6:								

7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 92054 - Oceanside area
 - San Diego County
 - Parcel # 1550311800

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