

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	Spes	Date	DOM/CDOM
1	240002291SD	S	824	826 Anacapa Ct	SD	92109		2	\$0	0	\$3,028,000 			1958	2,292/0.05				02/20/24	10/10
2	230024195SD	S		7376 Fay Ave	LAJ	92037		3	\$0	0	\$3,185,000 			1988	7,368/0.16				02/21/24	49/49
3	PTP2400306	S		234 Date ST	CHU	91911	PRO	4	\$58,020	0	\$1,150,000 	\$397.51	2893	1965/APP	43,124/0.99	N		0	02/21/24	8/8
4	230022901SD	S	4225	4231 Central Ave	SD	92105		4	\$74,664	5	\$1,050,000			1940	6,248/0.14				02/21/24	7/7
5	NDP2304605	S		5052 Wightman ST	SD	92105	STD	44	\$721,260	6	\$7,125,000 	\$170.86	41700	1963	76,666/1.76	N		1	02/23/24	91/91

Closed •

List / Sold:

824 826 Anacapa Ct • San Diego 92109
2 units • \$1,375,000/unit • sqft • 2,292 sqft lot • No \$/Sqft data •
Built in 1958
CrossStreet: Mission Blvd

\$2,750,000/\$3,028,000 ↑
10 days on the market
Listing ID: 240002291SD



Incredible, Turn-key, investment opportunity in South Mission. This Luxury w-unit building has undergone a full renovation, and shows like new! Two 3BR 2BA units make up the unit mix. One unit on the first level, and the other on the second level. The units are equipped with air-conditioning, fully renovated kitchens (w/center island and bar), upgraded bathrooms, master en-suite, and spacious open floor-plans. A large 2nd level balcony, and very spacious patio provide exceptional outdoor living. Amenities include outdoor dining, lounge area, shower, BBQ, and firepit. Alley access with 4 parking spaces, and a very level lot. NO HOA or MELLO ROOS. Projected monthly rents PER UNIT: \$10,000 (short term rental), and \$6,500 (long term rental).

Facts & Features

- Sold On 02/20/2024
- Original List Price of \$2,750,000
- 1 Buildings
- Levels: Two
- Cooling: Zoned
- Heating: See Remarks, Zoned
- Cap Rate: 0

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			\$0		\$10,000
2:		3	2			\$0		\$6,500
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%

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4237670300

Michael Lembeck

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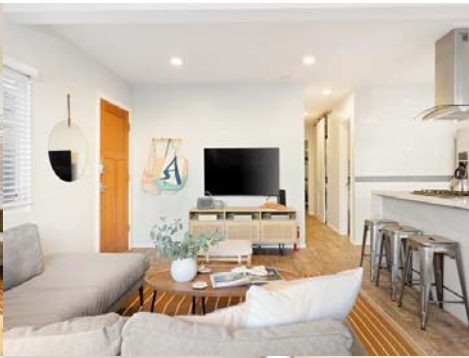
4340 Von Karman Ave, #200

Newport Beach, 92660

Click arrow to display photos











Closed •

List / Sold:

7376 Fay Ave • La Jolla 92037

3 units • \$1,100,000/unit • sqft • 7,368 sqft lot • No \$/Sqft data •
Built in 1988

Between Pearl and Genter St on Fay Ave. NOTE: address displayed on front house says 7372. CrossStreet:
Pearl St | Genter St

\$3,300,000/\$3,185,000 ↓

49 days on the market

Listing ID: 230024195SD



Multi-unit Fixer Opportunity in The Village! Bring your tools and imagination to create the investment property you've always wanted. The property features a 4BR/3BA Modern house in the front plus 2 units in the back with alley access consisting of an upper level 2BR/1BA, and a studio/1BA down below. The main house and studio each have their own fenced yard. Parking is comprised of 8 total spaces including (2) 2-car garages and 4 off-street spaces. Its highly desirable in-town locale is conveniently situated across from Gillispie School, a half-block to shopping and dining, as well as an amazing proximity to beaches, schools, and so much more.

Facts & Features

- Sold On 02/21/2024
- Original List Price of \$3,450,000
- 2 Buildings
- Levels: Two
- Heating: Electric, Natural Gas, Forced Air
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01757107
- 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:		4	3	2		\$0		
2:		2	1	2		\$0		
3:		0	1	0		\$0		
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 1
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 3
- Refrigerator: 2
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.5%

- 92037 - La Jolla area
- San Diego County
- Parcel # 3510612500

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CUSTOMER FULL: Residential Income LISTING ID: 230024195SD

Printed: 02/25/2024 10:08:34 AM

Closed •

List / Sold:

\$1,299,900/\$1,150,000 ↓

234 Date St • Chula Vista 91911

8 days on the market

**4 units • \$324,975/unit • 2,893 sqft • 43,124 sqft lot • \$397.51/sqft •
Built in 1965**

Listing ID: PTP2400306

Just south of Hilltop and Main St... or Navigation.



ATTENTION INVESTORS/DEVELOPERS!! 4 UNITS: 2 separate duplexes, all 2 bedrooms on a huge level .99 acre, 43,124 sq ft lot!! Unique-rare property LOTS OF DEVELOPMENT POTENTIAL!! A "Land Bank" investment! Current zoning is R15P: see sellers Tentative Subdivision Map from 1991 in "attached documents" or photos; proposing 6 separate lots; each existing duplex on separate lots (2 lots), plus 4 new residential lots at rear. Or consider: requesting a zoning variance for R-2 duplex lots, or R-3 multi family units options? (all subject to City of Chula Vista approval). Seller installed water supply line/fire hydrant at rear lot for future development. All units-large fenced yards. Each duplex has carport for 2 spaces + lots of parking. Laundry room w/coin-op W/D. Property/units need basic repairs/upgrades. List price under Estate Appraisal to attract ALL CASH BUYER accepting property in "as is" condition including all storage items on lot at close of escrow.

Facts & Features

- Sold On 02/21/2024
- Original List Price of \$1,299,900
- 2 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- \$1,704
- Laundry: Common Area, Community, Dryer Included, Individual Room, Outside, See Remarks, Washer Included
- Cap Rate: 0
- \$58020 Gross Scheduled Income
- 5 electric meters available
- 5 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Level with Street, Lot Over 40000 Sqft, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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:	1	2	1	0		\$1,295	\$1,295	\$2,200
2:	1	2	1	0		\$1,015	\$1,015	\$2,200
3:	1	2	1	0		\$0	\$0	\$2,200
4:	1	2	1	0		\$1,030	\$1,030	\$2,200

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Drapes:
- Patio:

- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Probate Listing sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 91911 - Chula Vista area
- San Diego County
- Parcel # 6240510800

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

List / Sold:

\$1,050,000/\$1,050,000

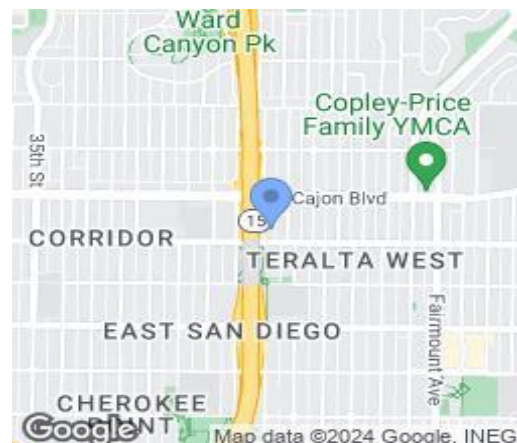
7 days on the market

4225 4231 Central Ave • San Diego 92105

4 units • \$262,500/unit • sqft • 6,248 sqft lot • No \$/Sqft data • Built in 1940

CrossStreet: Orange

Listing ID: 230022901SD



Investor Opportunity - 4 separate units. 3 bed 2 bath front house rents for \$1769 with washer dryer and two tandem parking spaces in front. Two 1 bed 1 bath units rent for \$1403 and \$1455 and separate recently remodeled studio in the back rents for \$1595. All currently occupied. Fenced with shared yard - plus a side yard. Some parking in back, plus street parking and tandem parking next to front house. Tons of potential!

Facts & Features

- Sold On 02/21/2024
- Original List Price of \$1,050,000
- 4 Buildings
- Levels: One
- Cap Rate: 4.7
- \$74664 Gross Scheduled Income
- \$57989 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	0		\$1,769		
2:		1	1	0		\$1,403		
3:		0	1	0		\$1,595		
4:		1	1	0		\$1,455		

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.5%
- 92105 - East San Diego area
- San Diego County

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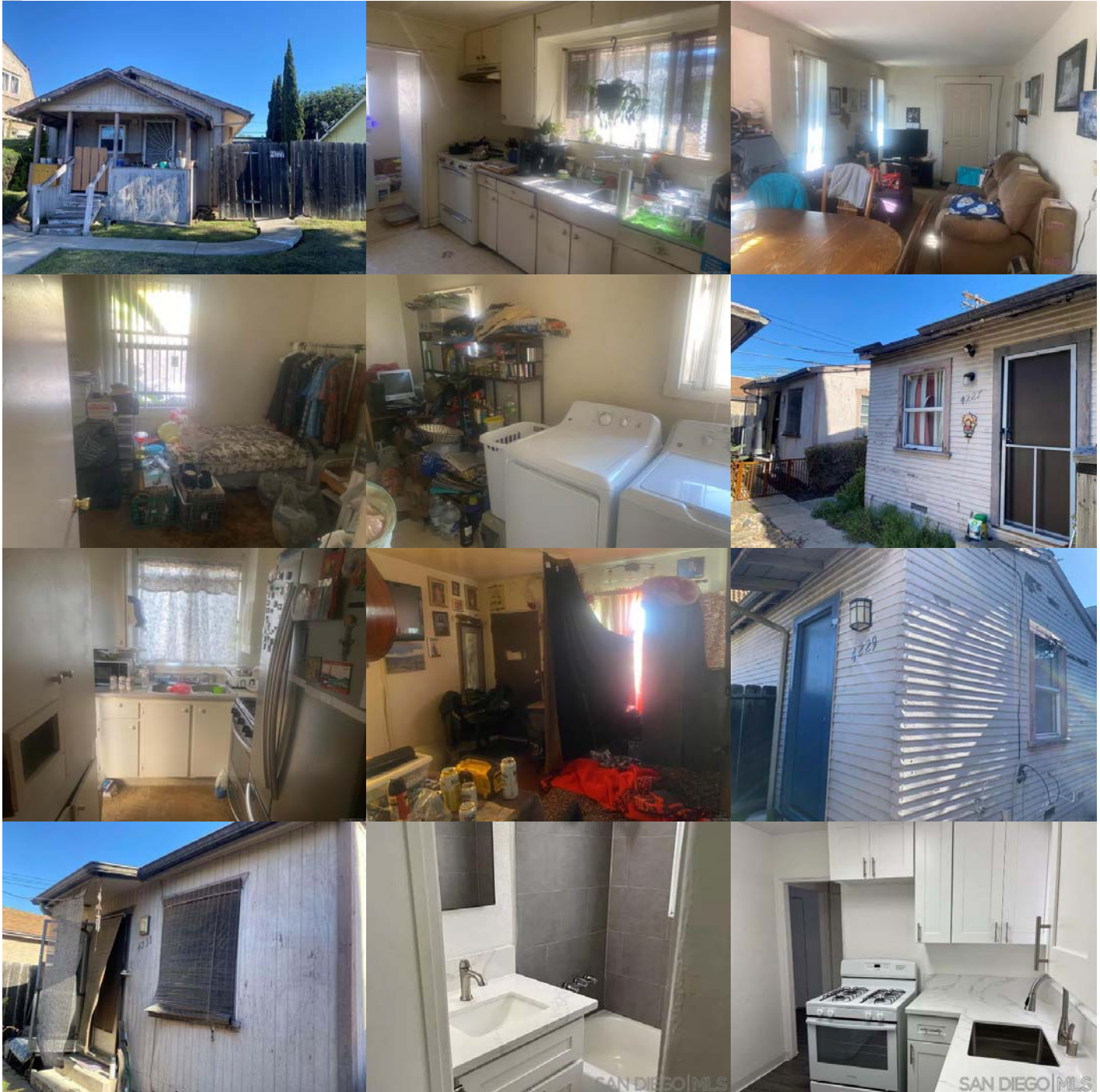
Citivest Realty Services, Inc

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4340 Von Karman Ave, #200

Newport Beach, 92660

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Closed •

List / Sold:

\$7,125,000/\$7,125,000 ↑

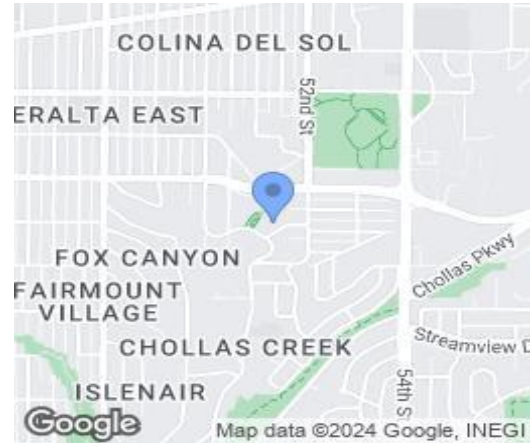
5052 Wightman St • San Diego 92105

91 days on the market

44 units • \$161,932/unit • 41,700 sqft • 76,666 sqft lot • \$170.86/sqft • Built in 1963

Listing ID: NDP2304605

Head east of the 15 on university avenue, turn right on 50th St, then a left on Wightman St, and you will see the building right by the corner of the Wightman St neighborhood park.



Offers Due - Friday, June 30th @ 12pm The Wightman Place Apartments is a 44-unit multifamily building located in a CTCAC Low Resource and Opp. zone in the heart of central San Diego. Built in 1963, the property comprises an estimated six buildings on one large 1.76-acre parcel, offering a unique mix of units that range from one to five bedrooms. Ten of the two-bedroom units feature two-story townhomes with 1.5 bathrooms each. Wightman Place offers an on-site laundry room, approximately 23 balconies for select units, patios for most units, one garage (or storage site) and an estimated 45 on-site parking spaces. Gas and electric are separately metered, and the property's equipped with three 100-gallon water heaters. Recent renovations include new vinyl plank flooring for select units, dual-paned windows, and a newly installed roof throughout the complex.

Facts & Features

- Sold On 02/23/2024
- Original List Price of \$7,000,000
- 6 Buildings
- 1 Total parking spaces
- \$0 (Public Records)
- Laundry: Common Area
- Cap Rate: 5.64
- \$721260 Gross Scheduled Income
- \$394773 Net Operating Income
- 44 electric meters available
- 44 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: 21-25 Units/Acre, Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$311,363
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$21,842
- Cable TV: 01096996
- Gardener:
- Licenses:
- Insurance: \$35,263
- Maintenance:
- Workman's Comp:
- Professional Management: 55512
- Water/Sewer: \$22,350
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 44
- Gas Meters: 44
- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 92105 - East San Diego area
- San Diego County
- Parcel # 4724812200

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