

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	NDP2306577	S	2317	19 Peppermint Lane	LEG	91945	STD	2	\$36,300	0	\$880,000 	\$506.91	1736	1970/ASR	12,426/0.28	N		2	02/27/24	76/137
2	240000475SD	S	7318	20 Draper Ave	LAJ	92037		2	\$100,000	3	\$2,550,000 			1957	6,766/0.15	N			03/01/24	13/13
3	PTP2400400	S	11305	7 Rocky LN	LAK	92040	STD	2	\$0	0	\$867,000 	\$418.03	2074	1960/ASR	217,800/5	N		0	02/26/24	11/11
4	PTP2304092	S	1934	36 Edgemont ST	SD	92102	STD	3	\$55,200	2	\$2,000,000 	\$749.34	2669	1957	5,367/0.12	N		4	02/28/24	145/145
5	230018278SD	S		399 Compton St	ELC	92020		4	\$80,328	4	\$1,240,000 			1964	7,935/0.18				03/01/24	120/194
6	230022343SD	S	5648	54 Lauretta St	SD	92110	TPAP	4	\$148,140	3	\$2,750,000 			2015	5,169/0.11	N			02/28/24	93/93

Closed • Duplex

List / Sold: **\$870,000/\$880,000** ↑

2317 19 Peppermint Lane • Lemon Grove 91945

76 days on the market

2 units • **\$435,000/unit** • **1,736 sqft** • **12,426 sqft lot** • **\$506.91/sqft** •
Built in 1970

Listing ID: NDP2306577

Use GPS



Fantastic Opportunity in Quiet Lemon Grove Neighborhood with well maintained units with recent upgrades which include Newer Roof, Water Heaters, Exterior paint, Ceiling fans throughout homes, Wall a/c units and much more. Each unit comes with 2 Bed/1 bath approx 868 sq ft including private yards, garages, washer/dryer. Kitchen includes custom cabinetry, granite countertops, stainless steel appliances. Lots of dedicated Parking and situated on a cul-de-sac for extra privacy. Easy access to 94 freeway! Both units are occupied and on Month-to Month leases. Front tenant moving out mid Nov. Bring your imagination and design your backyard oasis.

Facts & Features

- Sold On 02/27/2024
- Original List Price of \$875,000
- 1 Buildings
- 2 Total parking spaces
- \$0
- Laundry: Dryer Included, Gas & Electric Dryer Hookup, Washer Hookup, Washer Included
- Cap Rate: 0
- \$36300 Gross Scheduled Income
- \$36300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,247
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$137
- Cable TV: 01481919
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$185
- Other Expense:
- Other Expense Description:

Unit Details

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: 2

Additional Information

- Standard sale
- 91945 - Lemon Grove area

• Buyer Agency Compensation: 2.25%

• San Diego County
• Parcel # 4794505900

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CUSTOMER FULL: Residential Income LISTING ID: NDP2306577

Printed: 03/03/2024 9:17:33 AM

Closed •

List / Sold:

\$2,500,000/\$2,550,000 ↑

13 days on the market

Listing ID: 240000475SD

7318 20 Draper Ave • La Jolla 92037

2 units • **\$1,250,000/unit** • **sqft** • **6,766 sqft lot** • **No \$/Sqft data** •
Built in 1957

CrossStreet: Sea Ln



LocationLocation***Location***92037*La Jolla Beach Barber Tract***Potential*** Potential***
Potential***Duplex****2 Blocks To Pearl St***6 Blocks To The Pacific Ocean***Village Living***Flat Level Corner Lot
(55X126) 6,766 Sq Ft With Alley Access***Currently Duplex With Mature Landscape ***Abundant Variety Of Fruit Trees*
Orange* Tangerine* Fig* Avocado* Apple* Lemon* And Pecan Trees***Single Story Living ***Two (2BR/1BA) 775 Sq Ft Each
* 1,550 Total Sq Ft***AirBNB \$20,000 Mth / \$240,000 YR Potential***Live In One/ Rent One***Rent
Both**Developers/Investors Create Value***30 Ft Height 2nd Story Potential Allows Two 2,578 Sq Ft SDU For A Total Of
5,156 Sq Ft Plus One ADU 800 Sq ft***Fully Developed Short Term Rental Income In Excess Of \$30,000 A Month/\$360,000
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5,156 Sq Ft Plus One ADU 800 Sq ft***Fully Developed Short Term Rental Income In Excess Of \$30,000 A Month/\$360,000
YR***

Facts & Features

- Sold On 03/01/2024
- Original List Price of \$2,500,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 2.5
- \$100000 Gross Scheduled Income
- \$60000 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler System
- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	0		\$0		\$4,000
2:		2	1	1		\$3,400		\$4,500

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%
- 92037 - La Jolla area
 - San Diego County
 - Parcel # 3510240700

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Closed •

List / Sold: **\$849,000/\$867,000** ↑

11305 7 Rocky Ln • Lakeside 92040

11 days on the market

2 units • \$424,500/unit • 2,074 sqft • 217,800 sqft lot • \$418.03/sqft • Built in 1960

Listing ID: PTP2400400

Google



Live in one house, rent the other! RARE OPPORTUNITY TO OWN 2 DETACHED HOMES on one sprawling 5 acre lot in Lakeside! PRICED TO SELL! Main house is 3 bedroom, 2 bathroom. 2nd house is 2 bedrooms, 1 bath and was recently renovated. Each home has separate solar, SDGE, Septic as well as separate driveways. Perfect opportunity for passive income, or purchase and rent both of them out! Motivated sellers, this one won't last long!

Facts & Features

- Sold On 02/26/2024
- Original List Price of \$849,000
- 2 Buildings
- 0 Total parking spaces
- \$0
- Laundry: Inside
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01295699
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	0		\$0	\$0	\$0
# Of Units With:								
• Separate Electric: 2 • Gas Meters: 2 • Water Meters: 1 • Carpet: • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC:			

Additional Information

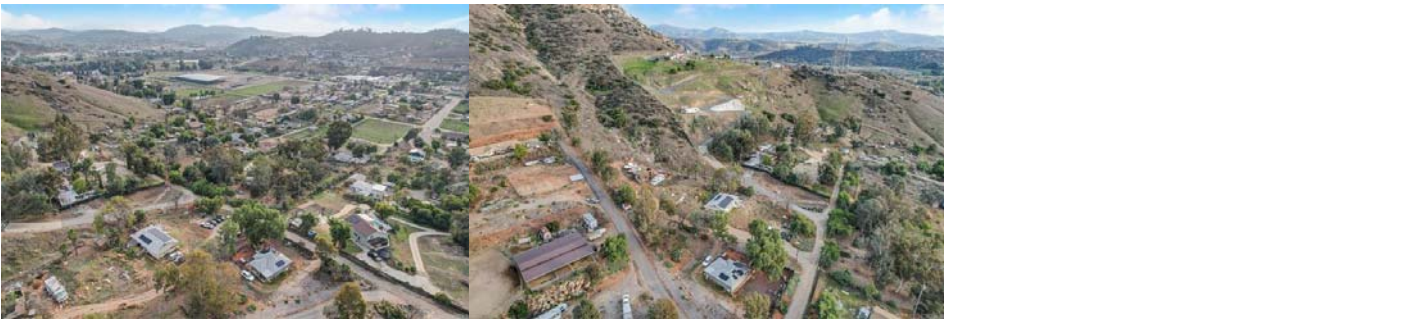
- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 92040 - Lakeside area
- San Diego County
- Parcel # 3910900600

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Closed •

List / Sold:

\$2,300,000/\$2,000,000 ↓

145 days on the market

Listing ID: PTP2304092

1934 36 Edgemont St • San Diego 92102

**3 units • \$766,667/unit • 2,669 sqft • 5,367 sqft lot • \$749.34/sqft •
Built in 1957**

94HWY exit 30th St and go north, right on Grape St, right on Edgemont.



Price Reduced!! \$1,975,000-\$2,300,000! Here it is...the one you've been waiting for. First time on the market since 1999! Pride of ownership in every corner of this property. Listing consists of 3 units total: 1936 is a 3Bd/2Bth home + 1934 & 1934 1/2 are each 2bd/2bth apartment units! Over \$120K spent in upgrades! Fantastic investment opportunity for the sharp investor! This property is located in the highly coveted South Park neighborhood of San Diego! Splendid area full of restaurants, golf, parks, shopping, schools, bars within WALKING distance. Target and local favorite restaurant Piacere Mio are 2 block away. Albert Einstein Charter school is just down the street, nail salons, boutiques and Buona Forchetta, another favorite restaurant are within walking distance. Enter 1936 and be met with your private veranda/porch perfect to sip a glass of wine while enjoying a good book or a relaxing day in. Enter thru the beautiful cantina doors which open wide to give you unfettered access to the spacious living room, perfect for guests to relax in front of the fireplace. The dining room offers the perfect space to create your memories with family and friends. Enter the kitchen and enjoy your remodeled kitchen with new paint, remodeled cabinets, updated appliances and much more. Need company while cooking? The kitchen offers a waiting area/pantry area where more guests can relax and keep you company! The master bedroom offers updated décor, lighting, and a new sliding barn door to your very large closet, with enough space for all of your personal belongings. Relax in your remodeled master bath with new glass shower door, updated tile and much more. Want more? No problem. As you walk into the backyard, you will see your spacious garage that's ready to be converted to a 4th unit for even more income! The spacious backyard offers the perfect spot to relax with company under your gazebo and enjoy delicious BBQ parties and dinners! Then enjoy the income from the 2 back apartments (permitted) each with their own 2 bd's and 2baths! Each unit has their own water heater, mailbox and independent garages! Owner has an extra garage space on the back alley if needed! So many updates done including: Upgraded electrical pane for property, new electrical wiring in bedrooms and bathrooms, new roofing for the back units and roof recoating for the front home, upgraded gas furnaces for all units, AC wall units for bedrooms of front unit and so much more. Enjoy the 3d walkthrough and the production done for you to know that this is the investment you have been waiting for.

Facts & Features

- Sold On 02/28/2024
- Original List Price of \$2,600,000
- 2 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Fireplace(s), Forced Air
- \$38 (Public Records)
- Laundry: Common Area, Dryer Included, Electric Dryer Hookup, Gas & Electric Dryer Hookup, In Garage, Washer Included, Gas Dryer Hookup
- Cap Rate: 2
- \$55200 Gross Scheduled Income
- \$55200 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Gas Water Heater, Microwave, Water Heater
- Other Interior Features: Ceiling Fan(s), Recessed Lighting, Stone Counters, Storage

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Level with Street, Park Nearby
- Other Exterior Features: Barbecue Private

- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Security Lights, Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance: \$1,050
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 3
- Wall AC: 0

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 92102 - San Diego area
- San Diego County
- Parcel # 5392412900

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CUSTOMER FULL: Residential Income

LISTING ID: PTP2304092

Printed: 03/03/2024 9:18:13 AM

Closed •

List / Sold:

\$1,275,000/\$1,240,000 ↓

120 days on the market

399 Compton St • El Cajon 92020

4 units • \$318,750/unit • sqft • 7,935 sqft lot • No \$/Sqft data •
Built in 1964

Listing ID: 230018278SD

CrossStreet: Chambers Street



Introducing 399 Compton Street, a charming property in the desirable Bradley Park community of El Cajon. Built in 1964, this well-maintained building boasts four units and offers an array of great features. The unit mix comprises of 1 spacious three-bedroom, two-bathroom unit, 2 two-bedroom, two-bathroom units, and a one bedroom, one-bathroom unit. Each unit within this building is equipped with individual A/C units. Situated on a sizable 7,953 square-foot lot, there is ample outdoor space for residents. With a total of four garages, providing ample parking and storage options. The property also includes a coin-operated laundry facility. 399 Compton Street presents a prime investment opportunity in a sought-after location, offering a well rounded package of attractive amenities and a diverse unit mix. Don't miss your chance to own this property gem in the heart of El Cajon's Bradley Park community.

Facts & Features

- Sold On 03/01/2024
- Original List Price of \$1,275,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Cap Rate: 4
- \$80328 Gross Scheduled Income
- \$50418 Net Operating Income

Interior

Exterior

- Fencing: Partial

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:		3	2	1		\$2,015		\$3,300
2:		1	1	1		\$1,480		\$1,950
3:		2	2	1		\$1,550		\$2,650
4:		2	2	1		\$1,525		\$2,650

Of Units With:

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

- Disposal:

Additional Information

- Buyer Agency Compensation: 2.5%

- 92020 - El Cajon area
- San Diego County
- Parcel # 4823513400

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CUSTOMER FULL: Residential Income LISTING ID: 230018278SD

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Closed •

List / Sold:

5648 54 Laurretta St • San Diego 92110

4 units • \$748,750/unit • sqft • 5,169 sqft lot • No \$/Sqft data •
Built in 2015

CrossStreet: Colusa Street

\$2,995,000/\$2,750,000 ↓

93 days on the market

Listing ID: 230022343SD



Welcome to an exceptional living experience at this centrally located fourplex, situated just across from the prestigious University of San Diego. Each of the four units boasts a spacious three-bedroom, three-bathroom layout, providing a perfect balance of comfort and functionality. Built in 2015, this contemporary residence seamlessly blends modern convenience with elegant design, including granite countertops, wood cabinetry, and stainless steel appliances, and in unit laundry facilities. Parking options are abundant, with the front units featuring single-car tandem parking garages, while the two back units offer the added convenience of two-car garages along with additional two-car covered parking spaces for each unit. Electric car outlets in garages.

Facts & Features

- Sold On 02/28/2024
- Original List Price of \$2,995,000
- 1 Buildings
- Levels: Two
- Heating: Natural Gas, Solar, Combination, Forced Air
- Cap Rate: 3.1
- \$148140 Gross Scheduled Income
- \$93942 Net Operating Income

Interior

- Appliances: Tankless Water Heater

Exterior

- Security Features: Gated Community
- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	3	1		\$3,270		\$4,500
2:		3	3	1		\$2,970		\$4,500
3:		3	3	2		\$2,830		\$4,750
4:		3	3	2		\$3,275		\$4,750

Of Units With:

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

- Disposal:

Additional Information

- Third Party Approval sale
- Buyer Agency Compensation: 2.5%

- 92110 - Old Town Sd area
- San Diego County
- Parcel # 4363851100

Michael Lembeck

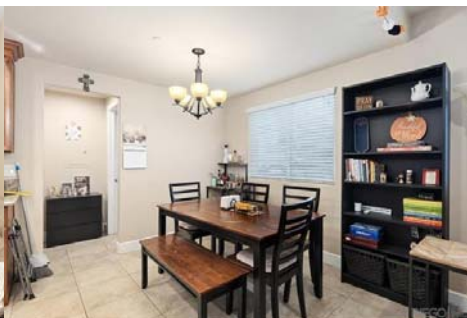
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CUSTOMER FULL: Residential Income LISTING ID: 230022343SD

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