

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	240001760SD	S	810 812	Home Ave	CAR	92008		2	\$90,000	5	\$1,500,000↑			1953				02/08/24	2/2
2	240000194SD	S	3612 18	Herman Ave	SD	92104		2	\$66,600	10	\$1,600,000↓			1925	6,250/0.14	N		02/05/24	13/25
3	240000896SD	S	3441 43	39th St.	SD	92105		2	\$0	0	\$950,000↑			1958	3,312/0.07			02/07/24	6/6
4	240000602SD	S	4034 36	Ingraham Street	SD	92109		4	\$116,880	4	\$1,965,000↓			1957				02/09/24	4/88

Closed •

List / Sold:

\$1,499,000/\$1,500,000 ↑

2 days on the market

Listing ID: 240001760SD

810 812 Home Ave • Carlsbad 92008

2 units • \$749,500/unit • sqft • No lot size data • No \$/Sqft data • Built in 1953

CrossStreet: Jefferson



Exceptional opportunity to acquire 2 units in highly sought after area in Carlsbad. This 2 town house is compromise of one 4 bad and 2 bath and the other one 3 Bed and 2 bath with private backyard.This property is ideal for owner occupied, long term investment or vacation rental. 812 leased until 11/30/24 810 leased until 7/31/24. Drive By Only

Facts & Features

- Sold On 02/08/2024
- Original List Price of \$1,499,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Cap Rate: 5
- \$90000 Gross Scheduled Income
- \$74000 Net Operating Income

Interior

Exterior

- Fencing: None

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:		4	2			\$4,120		
2:		3	2			\$3,330		
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%
- 92008 - Carlsbad area

- San Diego County
- Parcel # 2032010700

Michael Lembeck

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

\$1,695,000/\$1,600,000 ↓

13 days on the market

Listing ID: 240000194SD

3612 18 Herman Ave • San Diego 92104
2 units • \$847,500/unit • sqft • 6,250 sqft lot • No \$/Sqft data •
Built in 1925
CrossStreet: Dwight



Welcome to this updated and charming craftsman located in a desirable North Park neighborhood. The 6,250sq.ft lot offers two separately metered and addressed properties, creating endless opportunities at 3612-3618 Herman Ave! The 1925 craftsman front home is 3 bedrooms, 2 bathrooms with in-unit laundry. The house was extensively remodeled in 2011 with new kitchen, plumbing, electric and bathrooms, all while keeping with the original character....Laird Plumleigh fireplace hearth and gumwood built-ins and pocket doors. The spacious front yard is fully fenced and leads to the inviting, covered front porch. Additional outdoor space is in the backyard with fruit trees, firepit and pergola, perfect for entertaining or enjoying the sunshine! The back unit, which is accessible from the alley and great for guests or additional income, offers 1 bedroom and 1 bathroom with a well kept kitchen, living room and patio space. Surrounded by other well kept, historic homes and just a few blocks to 30th Street shopping and dining, you'll immediately fall in love with all this home and area has to offer!

Facts & Features

- Sold On 02/05/2024
- Original List Price of \$1,695,000
- 2 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Natural Gas, Combination, Forced Air
- Cap Rate: 9.8
- \$66600 Gross Scheduled Income
- \$61950 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01204280
- 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		\$0		\$3,900
2:		1	1	0		\$1,800		\$1,900
3:			0					
4:			0					

Of Units With:

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

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

- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2%

- 92104 - North Park area
- San Diego County
- Parcel # 4532630900

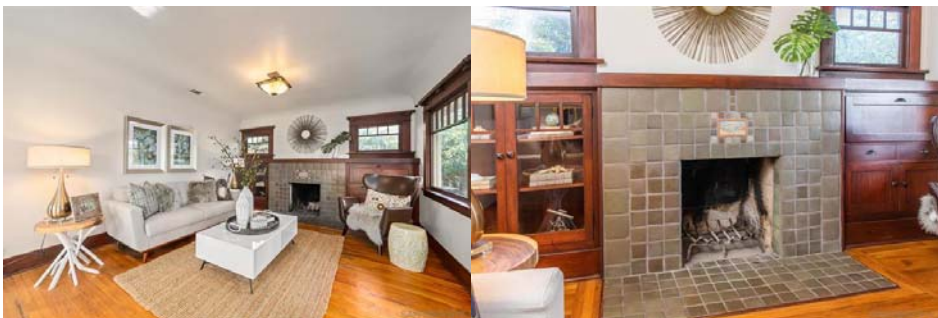
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Closed •

List / Sold: **\$899,000/\$950,000** ↑

3441 43 39th St. • San Diego 92105

6 days on the market

2 units • **\$449,500/unit** • **sqft** • **3,312 sqft lot** • **No \$/Sqft data** •
Built in 1958

Listing ID: 240000896SD

**From the 15 freeway Exit University Ave and head East. Turn right on 41st, Right on Myrtle, Left on 39th.
CrossStreet: Myrtle Ave**



Welcome to your fully remodeled duplex, located just 1 mile from North Park and 5 miles from Downtown San Diego. These detached units each feature 3 bedrooms, 1 bathroom, a laundry room, and their own private yards. Each unit boasts new LVP flooring throughout, modern doors, newer windows, new kitchen cabinets with quartz countertops, and new stainless steel appliances. The bathrooms are fully updated with tub and tiled showers, new toilets, new vanities, lighted mirrors, and new light fixtures. This could be the perfect rental property or a great opportunity to live in one unit and rent the other. The seller has never occupied the property and has very limited knowledge of property condition or history. All measurements are approximate. Buyer's and Buyer's Broker/Agent should verify measurements and complete thorough inspections and investigations prior to Close of Escrow to satisfy themselves with the current condition of the property. Buyer(s) to verify and approve all data, reports, records, inspections, permits, MLS, HOA, if applicable and all information pertaining to the property prior to removal of contingencies. All contracts/offers are subject to seller approval and any offers or counteroffers by seller are not binding unless the entire agreement is ratified by all parties.

Facts & Features

- Sold On 02/07/2024
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- 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	1			\$0		
2:		3	1			\$0		
3:			0					
4:			0					

Of Units With:

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

- Carpet:
- Dishwasher: 0
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2%

- 92105 - East San Diego area
- San Diego County
- Parcel # 4543110200

Michael Lembeck

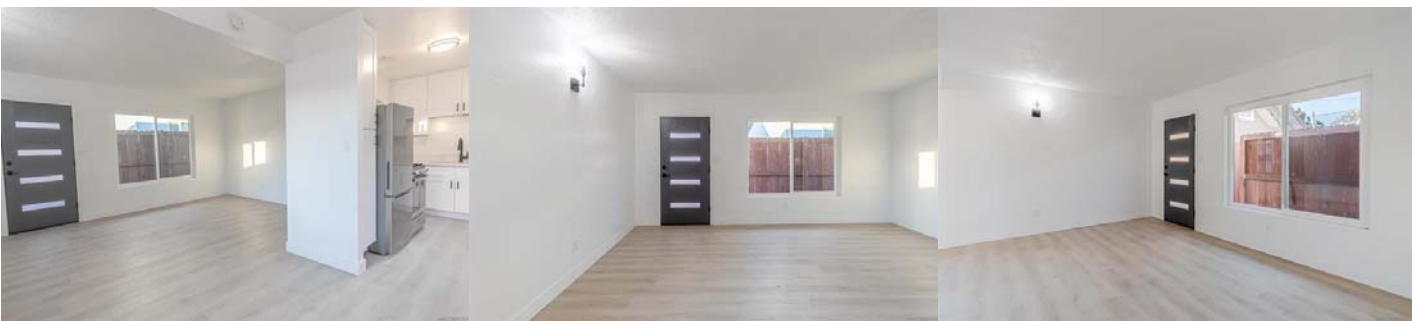
State License #: 01019397
 Cell Phone: 714-742-3700

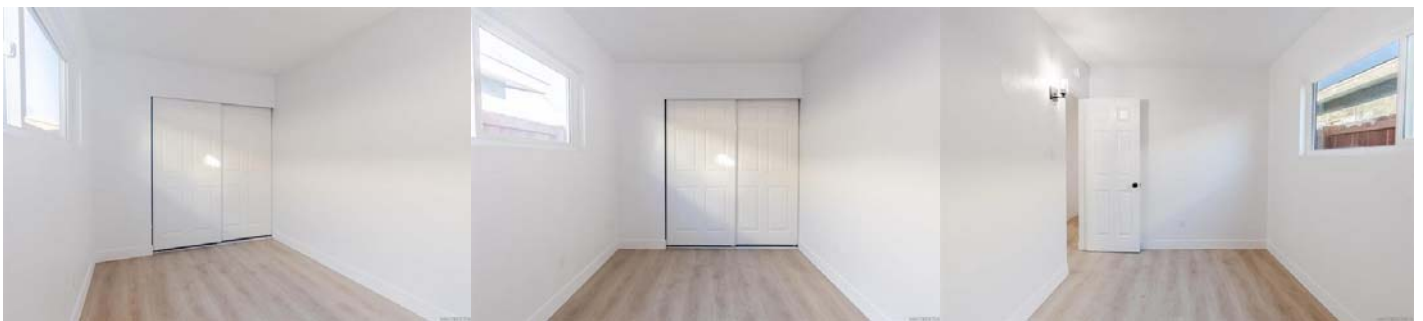
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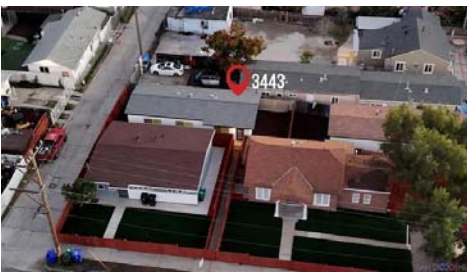
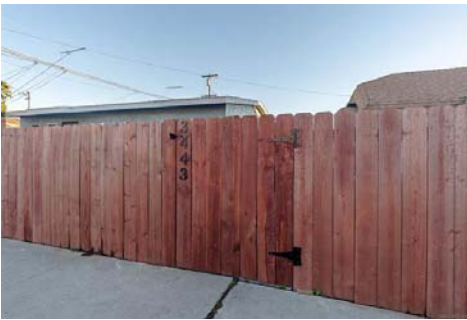
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Closed •

List / Sold:

\$1,965,000/\$1,965,000 ↓

4 days on the market

Listing ID: 240000602SD

4034 36 Ingraham Street • San Diego 92109
4 units • \$491,250/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1957

CrossStreet: Pacific Beach Drive



Four units at Sail Bay! Located just a short stroll away from the water and a mere nine blocks from the Pacific Ocean, 4034-36 Ingraham Street offers a turn-key and stabilized investment opportunity. Recently renovated both inside and out, the property boasts numerous amenities including on-site laundry room, off-street parking and a communal outdoor courtyard complete with seating and a gas fire feature. Every unit features exposed beam ceilings, new flooring and modern finishes throughout and two units have spacious walk-in closets. Close to schools, shopping, and the surf, enjoy the strong rents and future appreciation the premium beach communities are known for!

Facts & Features

- Sold On 02/09/2024
- Original List Price of \$1,975,000
- 1 Buildings
- Levels: Two
- Heating: Natural Gas
- Cap Rate: 4.04
- \$116880 Gross Scheduled Income
- \$79863 Net Operating Income

Interior

- Appliances: Tankless Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01350268
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1	0		\$0		\$2,600
2:		1	1	0		\$2,395		\$2,500
3:		1	1	0		\$0		\$2,500
4:		1	1	0		\$2,450		\$2,600

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 0
- Ranges: 3
- Refrigerator: 4
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2%

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4234031700

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