

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	230021052SD	S	2925 27 E 20TH STREET	NAC	91950	TPAP	2	\$31,200	2	\$1,200,000↓			1926		N		03/13/24	26/26
2	NDP2309183	S	1518 20 San Jose ST	OCE	92058	STD	2	\$66,000	6	\$900,000↓	\$731.71	1230	1954/ASR	6,495/0.14	N	2	03/15/24	20/20
3	240000788SD	S	255 Goetting Way	VST	92083		2	\$0	0	\$825,000↓			1953	4,247/0.09			03/14/24	27/27
4	230023786SD	S	4292 4296 3rd Avenue	SD	92103		3	\$0	0	\$1,350,000↓			1958	6,367/0.14			03/14/24	52/52
5	240000925SD	S	4334 40 Cherokee Ave	SD	92104		3	\$0	0	\$1,675,000↓			1927	6,192/0.14			03/13/24	35/111

Closed •

List / Sold:

\$1,299,000/\$1,200,000 ↓

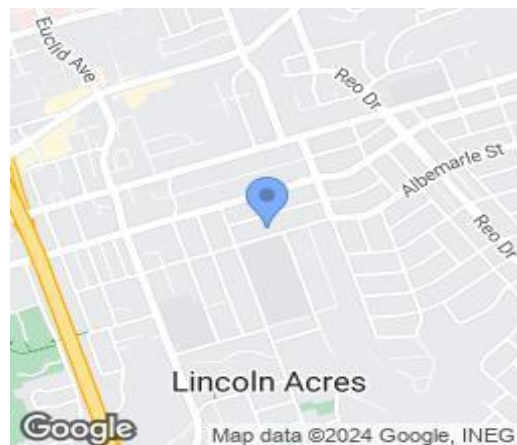
26 days on the market

2925 27 E 20TH STREET • National City 91950

**2 units • \$649,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1926**

CrossStreet: STREET

Listing ID: 230021052SD



UNIQUE PROPERTY 2 HOUSES 1 LOT DEVIDED BY A SECURITY GATE. 4 bed / 5 bath and a 3 Bedroom/ 3 bath home. Located near schools, parks, shopping centers. Live in one rent the other! or rent both! One of the units is tenant occupied please do not disturb tenant. Call or text for an appointment 24 hour notice. Located in a fantastic location, this property is a developer's dream. With multi-unit zoning and a large 12,589 square foot lot, there is huge potential for new development or extra parking. Plus, it offers easy access to transportation, with bus and trolley lines nearby, as well as restaurants, shopping, schools, and beaches.

Facts & Features

- Sold On 03/13/2024
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: Two
- Cap Rate: 2.4
- \$31200 Gross Scheduled Income
- \$31200 Net Operating Income

Interior

Exterior

- Security Features: Automatic Gate

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01862391
- 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			\$2,600		\$3,500
2:		4	5			\$0		\$4,500
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

- Third Party Approval sale
- Buyer Agency Compensation: 2.25%

- 91950 - National City area
- San Diego County
- Parcel # 5582602000

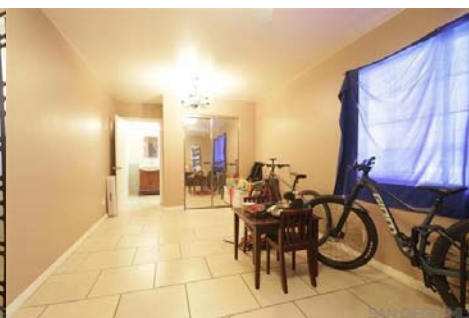
Michael Lembeck

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











Amazing opportunity for a rarely available legal duplex in the picturesque Francine Villas neighborhood of coastal Oceanside, also known as the Capistrano neighborhood, just off I-5 and Hwy 76, just a couple minutes to the harbor and beach. Excellent investment opportunity or ideal for an owner occupant who wants supplemental rental income. Strong rental demand in this area located close to Camp Pendleton. Well maintained duplex on large lot features two 1-car garages which could potentially be converted to ADUs or extra rooms using the City's expedited ADU process. One unit is 1-bed, 1-bath; second unit is 2-beds, 1 bath with a bonus room that could be a 3rd bedroom. Larger unit has brand-new luxury vinyl flooring, updated bathroom, and fresh cream-color paint throughout the interior. This duplex is located within walking distance to a large park with tennis courts. Quiet neighborhood has sidewalks and tree-lined streets. Oceanside is trending; don't miss out on this opportunity for a multi-unit property located within minutes of all the action including award-winning restaurants, pubs, cafes, stunning beaches, historic pier, beautiful harbor, art museum, farmer's market, civic center, and more!

Facts & Features

- Sold On 03/15/2024
 - Original List Price of \$995,000
 - 1 Buildings
 - 4 Total parking spaces
 - \$0
- Laundry: Inside
 - Cap Rate: 6.24
 - \$66000 Gross Scheduled Income
 - \$62116 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,334
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$1,466
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,918
 - Other Expense: \$0
 - Other Expense Description:

Unit Details

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

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 92058 - Oceanside area
- San Diego County
- Parcel # 1440531800

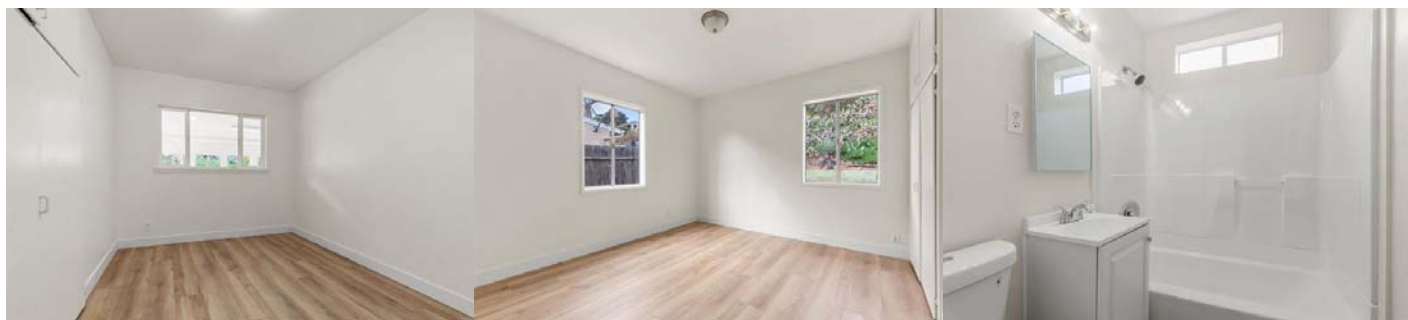
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Closed •

List / Sold: **\$825,000/\$825,000** ↓

255 Goetting Way • Vista 92083

27 days on the market

2 units • \$412,500/unit • sqft • 4,247 sqft lot • No \$/Sqft data • Built in 1953

Listing ID: 240000788SD

Vista Way to Olive North, Left on Goetting Way. CrossStreet: Olive



Two Units Remodeled! Both Units have Remodeled Kitchens and Baths, Granite Counters, New Cabinets, New Fixtures, New Heater and A/C, Mostly New Windows, Ceiling Fans! Solid Surface Wood looking Luxury Vinyl in both units. Concrete Driveway leads to the Two Car Garage. New Roof 2024! Built in Cabinets, Some City lights View! Could be possible to add a third unit above garage. Walk to Vista Village, restaurants, Coffee shops, Bus stop, Sprinter station and Movies. Guest Unit rents for \$1750 per month.

Facts & Features

- Sold On 03/14/2024
- Original List Price of \$849,900
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01877202
- 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		\$2,750
2:		1	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: 0
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.5%
- 92083 - Vista area

- San Diego County
- Parcel # 1633314700

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Closed •

List / Sold:

\$1,350,000/\$1,350,000 ↓

52 days on the market

4292 4296 3rd Avenue • San Diego 92103

3 units • \$450,000/unit • sqft • 6,367 sqft lot • No \$/Sqft data •
Built in 1958

Google CrossStreet: Arbor

Listing ID: 230023786SD



Great investment opportunity in Hillcrest! Rare two-story, triplex with city and canyon views and walking distance to many amenities. Large private deck in the back provides a wonderful outdoor space for entertaining and enjoying the San Diego sunsets. Downstairs unit has its own private deck. Live in one unit and rent the other two; OR rent all three for maximum income potential. All units are 1BR + 1BA. Two attached garages with shared laundry located inside the garage. One unit is being used as a long-term rental. The other two units are short-term rentals (approx. \$2600 and \$2400/mo.).

Facts & Features

- Sold On 03/14/2024
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- Heating: Natural Gas, Forced Air
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Security Features: Window Bars

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:		1	1			\$1,980		\$2,200
2:		1	1			\$2,600		
3:		1	1			\$2,400		
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2%

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4443112300

Michael Lembeck

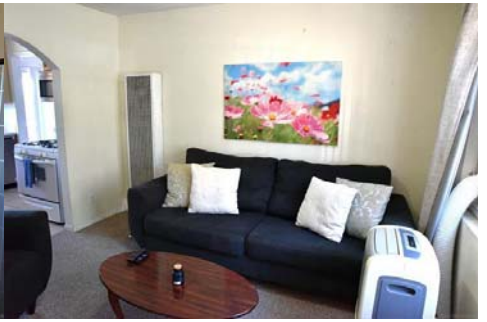
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Closed •

List / Sold:

\$1,749,000/\$1,675,000 ↓

35 days on the market

4334 40 Cherokee Ave • San Diego 92104

3 units • \$583,000/unit • sqft • 6,192 sqft lot • No \$/Sqft data •
Built in 1927

CrossStreet: El Cajon

Listing ID: 240000925SD



REDUCED FOR QUICK ESCROW ! Investor's Delight! This remarkable multi-unit property is comprised of a brand new 3 bed/2 bath main house, 1 bed/1 bath ADU up above, a detached 2 bed/1 bath residence, and a 1 bed/1 bath cottage, each with their own separate access, parking, and exclusive use yards. Upgrades include stainless steel appliances, quartz countertops, custom cabinets, driftwood style plank flooring, dual pane windows, premium fixtures, and many other superior finishes throughout. 4338 Cherokee Avenue is conveniently located in the heart of North Park where residents can enjoy easy access to freeways, schools, shopping, dining, nightlife, and endless nearby attractions. With nearly \$10,000 in both current and projected monthly rents, this is an excellent value for investors and buyers who want to own or live in San Diego's most desirable metro area neighborhood, while collecting a solid rental income at the same time.

Facts & Features

- Sold On 03/13/2024
- Original List Price of \$1,849,000
- 1 Buildings
- Levels: One
- Cooling: See Remarks
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01905908
- 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			\$1,750		
2:		2	1			\$1,825		
3:		3	2			\$0		\$4,200
4:		1	1					\$1,900

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%

- 92104 - North Park area
- San Diego County
- Parcel # 4471811900

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CUSTOMER FULL: Residential Income LISTING ID: 240000925SD

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