

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	PTP2400820	S	1334 36 Dale St	SD	92102	STD	2	\$78,000	4	\$1,640,000	\$798.44	2054	1912	4,888/0.11	N	1	03/21/24	8/8
2	240002577SD	S	3435 39 E Thorn St.	SD	92104		2	\$0	0	\$950,000			1940	4,267/0.09			03/18/24	6/6
3	240003291SD	S	1720 1728 Evergreen St	SD	92106		2	\$0	0	\$1,710,000			2007	4,457/0.1	N		03/18/24	5/5
4	PTP2400446	S	3511 Oliphant ST	SD	92106	STD	2	\$0	0	\$1,820,000	\$899.21	2024	1951/ASR	6,100/0.14	N	0	03/20/24	25/25
5	240006098SD	S	1421 Everview Rd	SD	92110		2	\$72,300	0	\$1,650,000			1976	4,000/0.0918			03/20/24	0/0
6	PTP2400928	S	4825 27 Hawley Blvd.	SD	92116	TRUS	2	\$0	0	\$1,440,000	\$638.58	2255	1988	6,054/0.13	N	3	03/19/24	8/8
7	230023513SD	S	4809 Felton St	SD	92116		2	\$0	0	\$1,617,600			1928				03/20/24	12/12
8	NDP2401523	S	1415 21 Oakdale AVE	ELC	92021	STD	3	\$0	0	\$1,275,000	\$283.33	4500	1976/EST	21,875/0.5	N	6	03/22/24	0/0
9	NDP2308324	S	935 39 E 7th AVE	ESC	92025	STD	3	\$5,095	5	\$1,090,000	\$412.88	2640	1965	19,361/0.44	N	0	03/18/24	86/86
10	PTP2305151	S	5314 Churchward St	SD	92114	STD	3	\$42,000	5	\$850,000	\$354.17	2400	1965/ASR	17,689/0.4	N	1	03/19/24	22/22
11	240006042SD	S	303 15 N Beech St	ESC	92025		4	\$4,400	2	\$1,100,000			1951				03/20/24	0/0
12	240002201SD	S	8650 Hurlbut St	SD	92123		4	\$177,360	5	\$2,275,000			1959				03/21/24	36/67

Closed • Duplex

List / Sold:

\$1,499,000/\$1,640,000 ↑

1334 36 Dale St • San Diego 92102

2 units • \$749,500/unit • 2,054 sqft • 4,888 sqft lot • \$798.44/sqft • Built in 1912

8 days on the market

Listing ID: PTP2400820

Use GPS. Note: the home is located on a cul-de-sac behind Einstein Elementary School but it is greatly protected from noise and parking issues due to the positioning of both properties.



This historically designated masterpiece with Mills Act in place is in the highly desirable South Park neighborhood where there is very low inventory. Benefit from the huge tax savings from the Mills Act and love the timeless elegance and modern charm that these 2 homes exude. Walking distance to the South Park village and attractions of Balboa Park, this duplex presents two expansive 2-bedroom, 1-bath units, each encompassing approximately 1000 square feet of lavish living space. The lower unit has undergone a recent transformation with updated kitchen and bathroom, while the upper unit now showcases a sprawling deck, perfect for savoring breathtaking views. Both enjoy Heat and A/C with new split systems. Reside in one unit while leasing out the other, creating a harmonious blend of opulent living and lucrative investment. Don't miss your chance to own a piece of history in this remarkable South Park residence.

Facts & Features

- Sold On 03/21/2024
 - Original List Price of \$1,499,000
 - 1 Buildings
 - 9 Total parking spaces
 - Cooling: Heat Pump, See Remarks
 - Heating: Heat Pump, See Remarks
 - \$0 (Assessor)
- Laundry: Common Area, Community
 - Cap Rate: 4.46
 - \$78000 Gross Scheduled Income
 - \$67000 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Gas Cooking, Gas Range, Gas Water Heater, Refrigerator, Tankless Water Heater
 - Other Interior Features: Coffered Ceiling(s)

Exterior

- Lot Features: Front Yard, Lawn, Level
- Fencing: Good Condition, Wood, Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,000
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01317331
 - Gardener:
 - Licenses:
- Insurance: \$1,800
 - 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:	2	2	1	1		\$3,775	\$45,300	\$0
2:	4	2	1	0		\$2,725	\$32,724	\$0

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
- Buyer Agency Compensation: 2.5%

- 92102 - San Diego area
- San Diego County
- Parcel # 5394140900

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Newport Beach, 92660

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Closed •

List / Sold: **\$875,000/\$950,000** ↑

3435 39 E Thorn St. • San Diego 92104

6 days on the market

2 units • **\$437,500/unit** • **sqft** • **4,267 sqft lot** • **No \$/Sqft data** •
Built in 1940

Listing ID: 240002577SD

CrossStreet: Nile



Nestled in the vibrant neighborhood of North Park, this charming duplex presents an ideal urban living opportunity. Comprising of two distinct and quaint 1-bedroom, 1-bath units. This is a chance to purchase a home where you can live in one side and rent the other, or perhaps rent them both. These two charming bungalows offer updated kitchens, hardwood floors, built-ins, and a shared front porch. The property also offers two garages, shared full size laundry and one unit comes with its own private yard. Beyond the duplex's doorstep lies North Park's eclectic charm, with its trendy cafes, boutiques, and cultural hotspots. This duplex encapsulates the essence of urban living with a blend of comfort and accessibility.

Facts & Features

- Sold On 03/18/2024
- Original List Price of \$875,000
- 1 Buildings
- Levels: One
- Cooling: See Remarks
- Heating: Electric, Natural Gas, Floor Furnace, See Remarks
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

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:		1	1	1		\$0		\$2,300
2:		1	1	1		\$0		\$2,400
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Drapes:
- Patio: 1
- Ranges: 2
- Refrigerator: 2
- Wall AC:

- Disposal:

Additional Information

- Buyer Agency Compensation: 2.5%

- 92104 - North Park area
- San Diego County
- Parcel # 4537812900

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Closed •

List / Sold:

\$1,600,000/\$1,710,000 ↑

5 days on the market

Listing ID: 240003291SD

1720 1728 Evergreen St • San Diego 92106

**2 units • \$800,000/unit • sqft • 4,457 sqft lot • No \$/Sqft data •
Built in 2007**

Rosecrans to McCauley to Evergreen CrossStreet: MacCauley



Rarely available in Pt Loma, this gem is a newer built duplex with attached 2 car garages, dual primary suites upstairs, updated kitchens, cabinets and flooring. Gated concrete patio/yard on private cul-de-sac in a great neighborhood. Steps to the harbor, shopping, restaurants, and a 10 minute drive to downtown this is Zoned RM-3-7 one dwelling unit per 1000 SF lot space (4457 sf lot.) The potential rent is \$8,500 per month. Last duplex of this type on the market was June 2023! Rare opportunity to invest in one of the most desirable markets in San Diego. Some Historical Facts about Point Loma: The seaside community of Point Loma is the landing place of the first European expedition to come ashore in present-day California. Point Loma boasts two major military bases, a national cemetery, a national monument, and a university. This particular neighborhood of Roseville, named for San Diego pioneer Louis Rose, encompasses the oldest settled part of the peninsula. Roseville was originally a separate town but later was absorbed into San Diego. Many Portuguese fishermen and fishing boat owners settled there more than 100 years ago. During the 1920s there was a dirt airstrip known as Dutch Flats in what is now the Midway neighborhood of Point Loma. That is where Charles Lindbergh first tested and flew his airplane, The Spirit of St. Louis, which had been built in San Diego by the Ryan Aeronautical Company. The best known landmark in Point Loma is the Old Point Loma lighthouse, an icon occasionally used to represent the entire city of San Diego. Perched atop the southern point that creates the entrance of the bay with Coronado, the small, two-story lighthouse was completed in 1854 and is open to the public. In addition to the lighthouse, there are five other sites in Point Loma listed on the National Register of Historic Places: Cabrillo National Monument, Fort Rosecrans National Cemetery, the Marine Corps Recruit Depot Historic District, Naval Training Center San Diego, and Rosecroft. On the west side of the peninsula there are sandstone cliffs along the ocean, called the Sunset Cliffs. Geologically these cliffs are known as the Point Loma Formation and you can look at tide pools with marine life while walking out on the Point. This area represents one of the few sites containing dinosaur fossils in the state of California.

Facts & Features

- Sold On 03/18/2024
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: Two
- Heating: Natural Gas, Forced Air
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01848565
- 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	3	2		\$0		
2:		2	3	2		\$0		
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%
- 92106 - Point Loma area
 - San Diego County
 - Parcel # 5303640200

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Closed • Duplex

List / Sold:

\$1,890,000/\$1,820,000 ↓

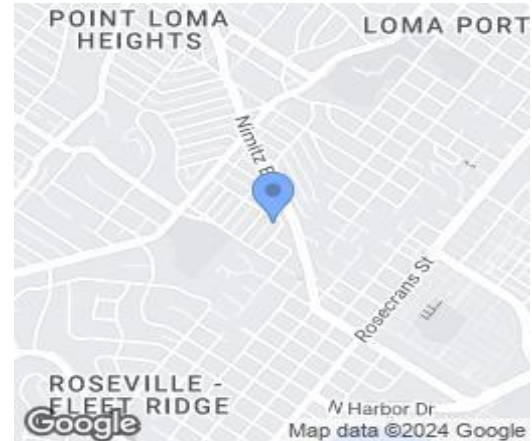
25 days on the market

Listing ID: PTP2400446

3511 Oliphant St • San Diego 92106

2 units • \$945,000/unit • 2,024 sqft • 6,100 sqft lot • \$899.21/sqft •
Built in 1951

GPS



Welcome to your dream home, a seamless blend of classic charm and modern luxury! Originally established in 1951 and masterfully rebuilt in 2023, this single-family gem includes an attached Accessory Dwelling Unit (ADU) for guests or rental income. The main house offers three bedrooms, with the primary bedroom featuring a lavish en-suite equipped with a shower, free-standing tub, and a generous walk-in closet. Two additional well-appointed bathrooms and convenient washer/dryer hookups enhance the home's functionality. The ADU, complete with a kitchenette and full bath, provides a private retreat for guests or an ideal opportunity for vacation rentals. Set on a corner lot with alley access, the residence boasts a comprehensive transformation, featuring new copper plumbing, upgraded electrical systems, energy-efficient windows, fresh exterior stucco, a new roof, and modern sewer lines. Enjoy year-round comfort with the state-of-the-art HVAC and ducting system, along with the convenience of two tankless water heaters for on-demand hot water. Every detail, from the restrengthened foundation to meticulous insulation work, reflects quality and attention to detail. Located within walking distance of Dana Middle School and Point Loma High School, and close to scenic bike paths, this property offers a perfect blend of accessibility and tranquility. Indulge in the pleasures of a quiet community with ample street parking, and seize the chance to own a fully remodeled residence – your California dream home with luxurious amenities awaits.

Facts & Features

- Sold On 03/20/2024
- Original List Price of \$1,890,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Fireplace(s), Forced Air
- \$34 (Assessor)
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Appliances: 6 Burner Stove, Dishwasher, Disposal, Refrigerator, Tankless Water Heater

Exterior

- Lot Features: Level

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01900816
- 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	4	0		\$0	\$0	\$0

2:110\$0\$0\$2,400

Of Units With:

- Separate Electric: 1
 - Gas Meters: 1
 - Water Meters: 1
 - Carpet:
 - Dishwasher: 2
 - Disposal: 2
- Drapes: 0
 - Patio: 2
 - Ranges: 2
 - Refrigerator: 1
 - Wall AC: 2

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 92106 - Point Loma area
 - San Diego County
 - Parcel # 5302822200

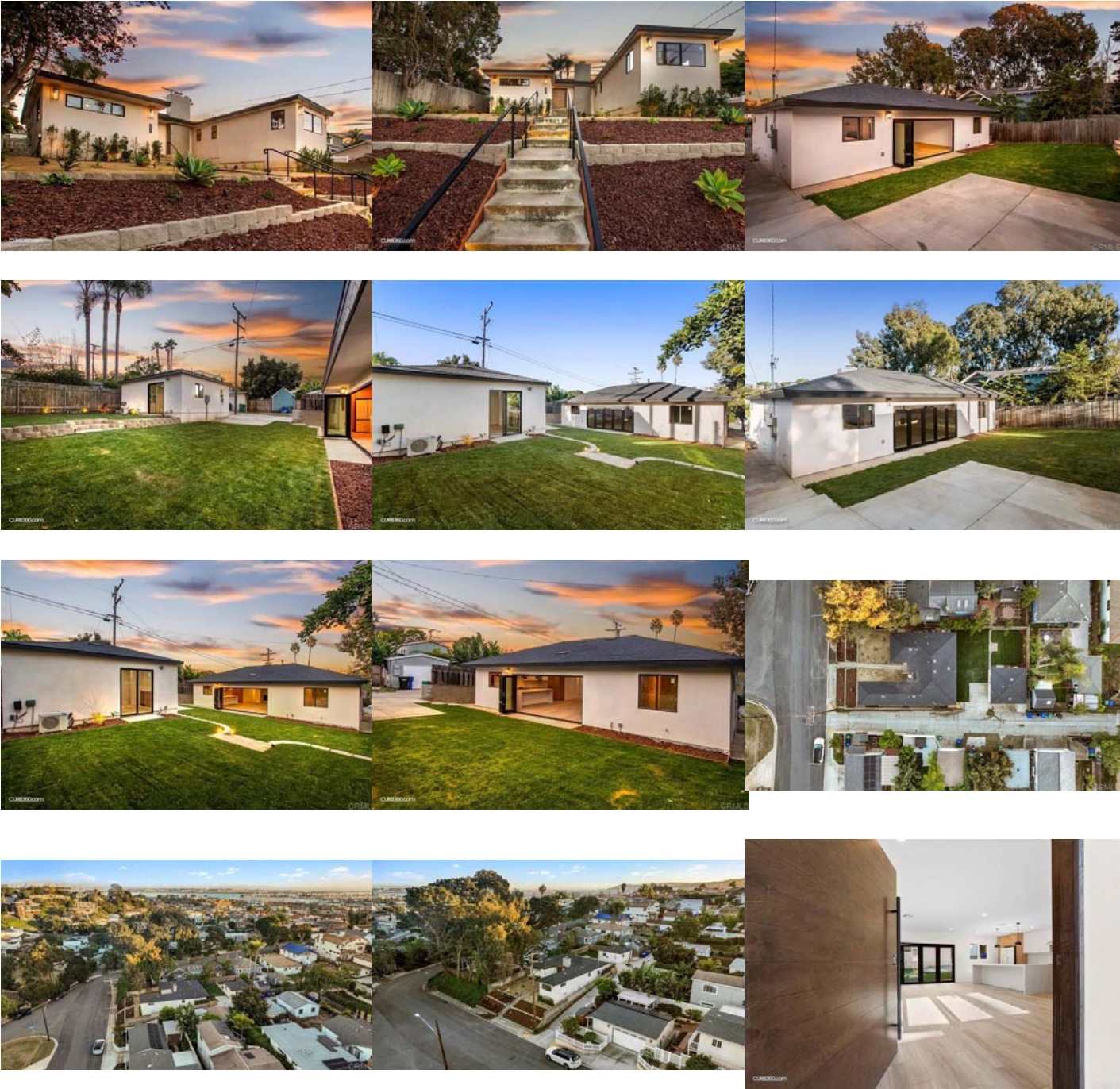
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Closed •

List / Sold:

1421 Everview Rd • San Diego 92110

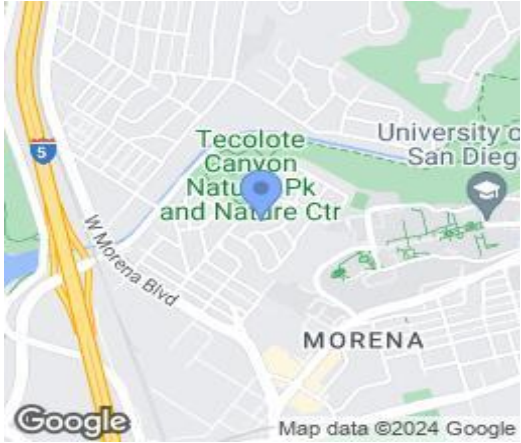
2 units • \$797,500/unit • sqft • 4,000 sqft lot • No \$/Sqft data •
Built in 1976

CrossStreet: Dorcas

\$1,595,000/\$1,650,000 ↑

0 days on the market

Listing ID: 240006098SD



Updated, two unit property in highly sought after Bay Park neighborhood! Paid for and approved city plans to create a third unit by converting current workshop space and have a triplex in one of San Diego's most desirable neighborhoods! The opportunities are endless for an owner looking to move in and have a separate space for family or create rental income. Or for an investor seeking to build out the property to its maximum value! Perched on top of the Overlook Heights pocket of Bay Park, this property has expansive and panoramic Ocean and Bay views out towards Mission Bay, SeaWorld, Downtown and Point Loma. The massive, wrap around deck from the upper unit will allow you a front row view to endless sunsets and the SeaWorld firework show. Just a short walk to the beautiful campus of USD. See Supplement. The upper unit is a large, two bedroom, two bath 1,200 square foot space. The lower unit is a large one bedroom, one bath, with approx 700 square feet of living space. Both have private outdoor space. Next to the lower unit is a workshop space that can be converted into an ADU, creating a third unit. Fully paid for and approved city plans to build 700 square foot ADU in workshop space. No wait to build - can start ADU buildout immediately!

Facts & Features

- Sold On 03/20/2024
- Original List Price of \$1,595,000
- 1 Buildings
- Levels: Two
- Heating: Electric
- Cap Rate: 0
- \$72300 Gross Scheduled Income

Interior

Exterior

- 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	0	0		\$3,695		
2:		1	0	0		\$2,250		
3:			0					
4:			0					

Of Units With:

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

- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:

- Ranges: 1
- Refrigerator: 1
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.5%

- 92110 - Old Town Sd area
- San Diego County
- Parcel # 4362413400

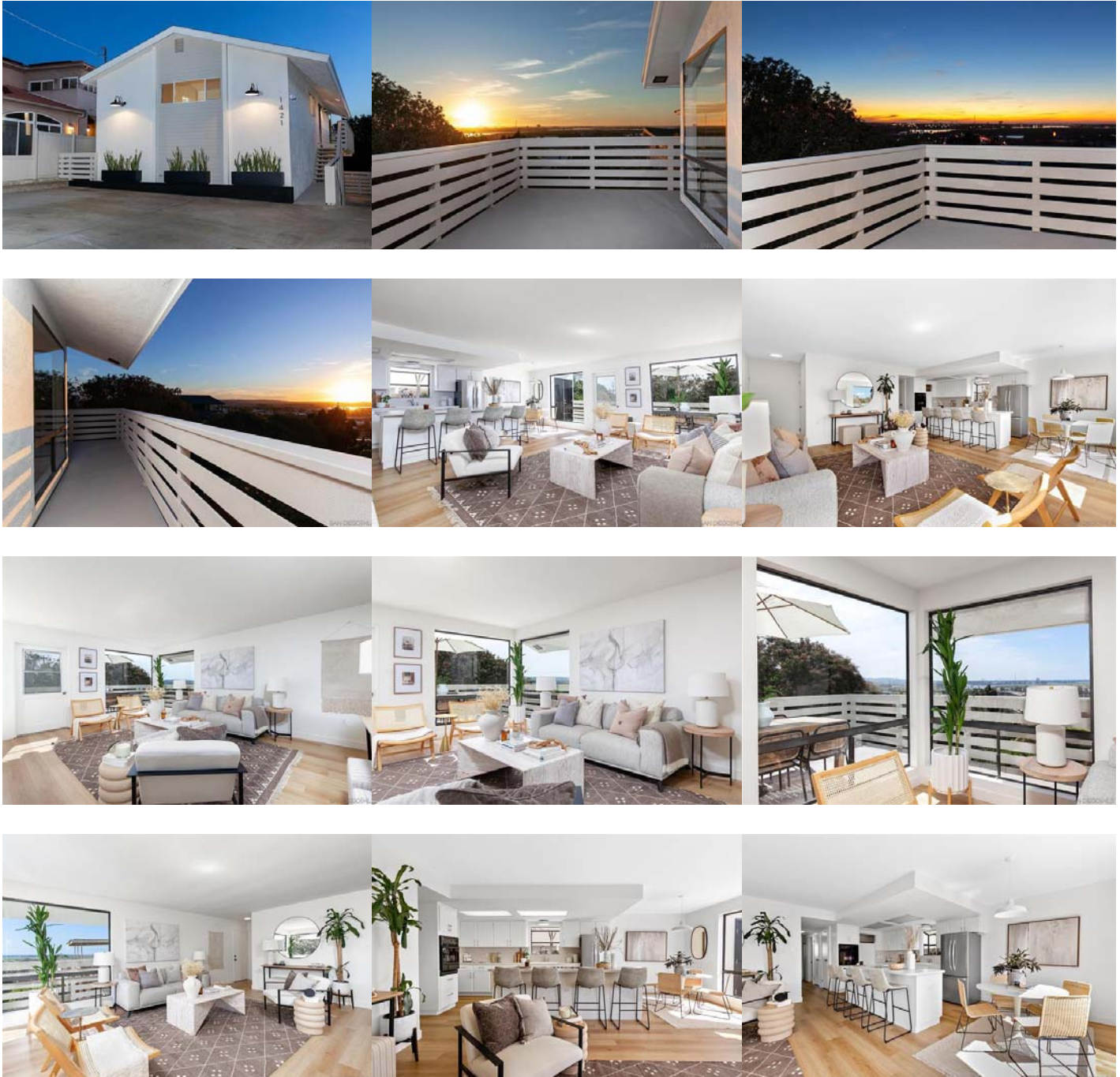
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Closed • Duplex

List / Sold:

\$1,300,000/\$1,440,000 ↑

8 days on the market

Listing ID: PTP2400928

4825 27 Hawley Blvd. • San Diego 92116

2 units • **\$650,000/unit** • **2,255 sqft** • **6,054 sqft lot** • **\$638.58/sqft** •
Built in 1988

Adams / Hawley Blvd.



Excellent Investment Opportunity! Property is located just North of Adams Ave. at the vibrant Normal Heights Business District. Duplex consist of two detached buildings, Front home is a Classic 2 Bed 1 full bath, w/front and back private yard, the unit maintains its original charm&character (in need of love&repairs). Back unit is a two story building, 2 bed, 2 full bath (upstairs) a more modern feel & better condition, recent upgrades consist of kitchen cabinets, granite tops, bathrooms upgrades with jacuzzi tub, a lot of natural light throughout; in the ground level are the separate 2 garages (1 and 2 cars) with access through the alley + the long drive way for up to 6 cars, boat parking or RV. Solar is paid in full, with extra energy-battery. A Must See Property ++ PLEAS DO NOT DISTURB OCCUPANTS++

Facts & Features

- Sold On 03/19/2024
- Original List Price of \$1,300,000
- 2 Buildings
- Levels: Multi/Split
- 9 Total parking spaces
- \$0
- Laundry: In Closet
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02022092
- 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	1		\$2,795	\$2,795	\$0

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4402311000

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Closed •

List / Sold:

\$1,599,000/\$1,617,600 ↑

12 days on the market

4809 Felton St • San Diego 92116

2 units • \$799,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1928

CrossStreet: Collier

Listing ID: 230023513SD



Variance granted 2-4 units: The main highlight of this property is the exquisitely renovated detached residence 920 square feet 2-bed, 1-bath, showcasing a private yard that graces the frontage along Felton Street. Additionally, an all-new, stylishly designed ADU (Accessory Dwelling Unit) 1022 square feet 2-bed, 2-bath awaits in the rear, positioned conveniently above a brand-new two-car garage, ensuring ample space and comfort for the discerning homeowner. Don't miss the chance to own this exceptional property that effortlessly blends contemporary living with the laid-back allure of the Normal Heights community. Projected rental income of \$108,000 a year. ADU construction to be complete approx 12/15/23.

Facts & Features

- Sold On 03/20/2024
- Original List Price of \$1,599,000
- 2 Buildings
- Levels: Multi/Split
- Cooling: Central Air
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- 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		\$4,000
2:		2	2	2		\$0		\$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: 3%

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4392621200

Michael Lembeck

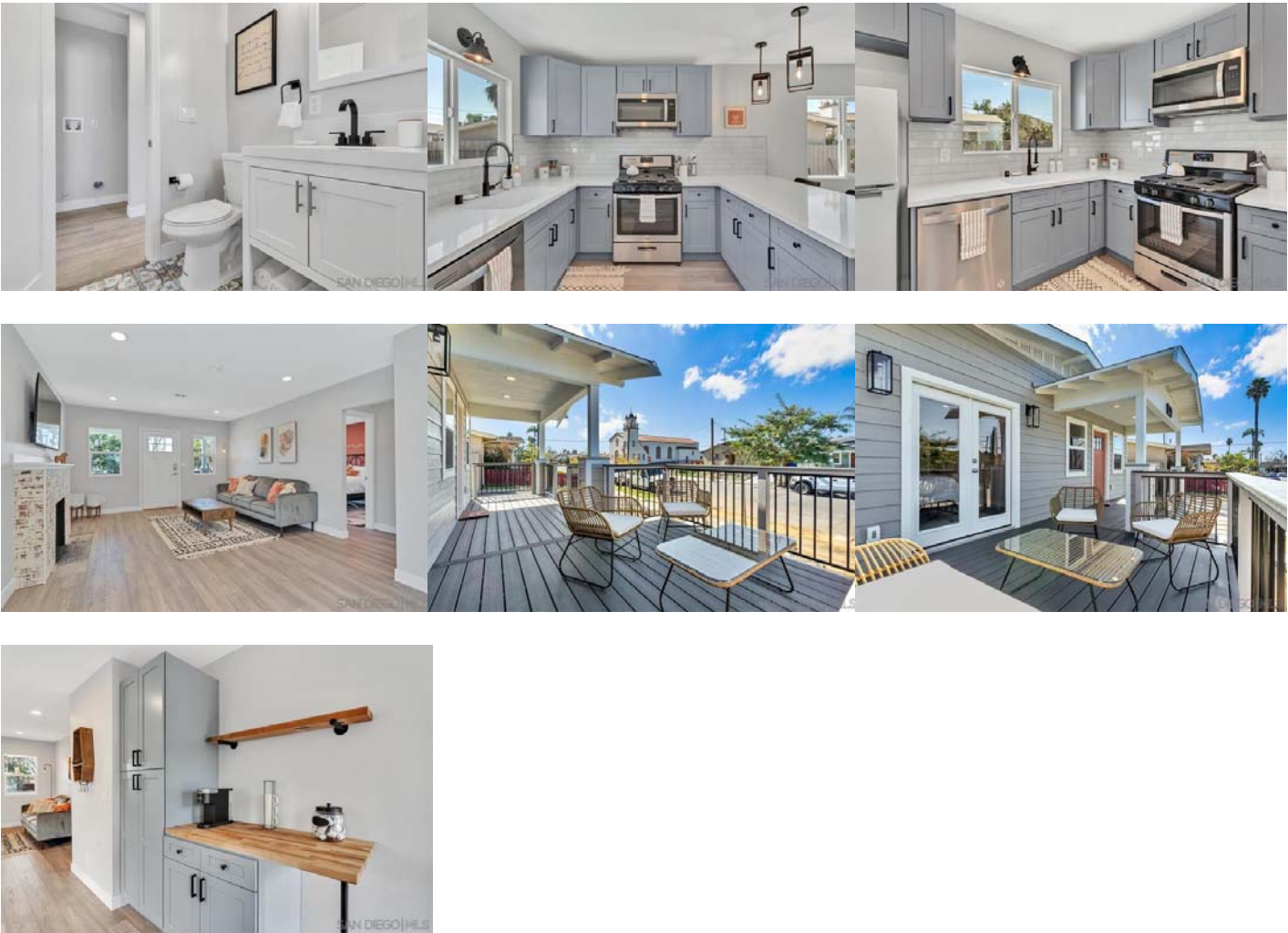
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Newport Beach, 92660

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Closed • [Triplex](#)

List / Sold:

\$1,275,000/\$1,275,000

0 days on the market

Listing ID: NDP2401523

1415 21 Oakdale Ave • El Cajon 92021
3 units • **\$425,000/unit** • **4,500 sqft** • **21,875 sqft lot** • **\$283.33/sqft** •
Built in 1976
[gps](#)



Facts & Features

- Sold On 03/22/2024
- Original List Price of \$1,275,000
- 3 Buildings
- 6 Total parking spaces
- \$0 (Public Records)
- Laundry: Electric Dryer Hookup, In Garage, Washer Hookup
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Lot 20000-39999 Sqft, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02105093
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 92021 - El Cajon area
- San Diego County
- Parcel # 5110152500

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CUSTOMER FULL: Residential Income LISTING ID: NDP2401523

Printed: 03/24/2024 9:26:46 AM

Closed •

List / Sold:

\$1,200,000/\$1,090,000 ↓

935 39 E 7th Ave • Escondido 92025

86 days on the market

**3 units • \$400,000/unit • 2,640 sqft • 19,361 sqft lot • \$412.88/sqft •
Built in 1965**

Listing ID: NDP2308324

I-15 exit 9th Avenue. East on 9th Avenue to Chestnut. Left On Chestnut. Right On East 7th.



3 Identical Detached Units On Flag Lot. Property Is Not Visible From Street. Do Not Disturb Tenants. Property Needs Some Cosmetic Repairs. Each Unit Is 2 Bedroom, 1 Bath With Large Living Rooms. Dining Area Off Of Kitchen. Ceiling Fans. Units Have Window Air Conditioners In Some Rooms. Attached Carports. Fenced Yards. All Units Occupied By Long Term Tenants With Below Market Rents. Market Rents In Area Are \$2,100 - \$2,900 Per Month. Tenants Pay All Utilities (Gas, Electric, Water, Sewer & Trash). Units Have Separate Gas & Electric Meters & Share A Water Meter. Property Can Be Viewed With Verified Offer.

Facts & Features

- Sold On 03/18/2024
- Original List Price of \$1,300,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- 3 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air, Natural Gas
- \$0 (Other)
- Laundry: Gas & Electric Dryer Hookup, Outside, Washer Hookup, Gas Dryer Hookup
- Cap Rate: 5.09
- \$5095 Gross Scheduled Income
- \$48677 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom
- Floor: Laminate, See Remarks, Wood
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Water Heater
- Other Interior Features: Ceiling Fan(s), Laminate Counters, Tile Counters, Unfurnished

Exterior

- Lot Features: Cul-De-Sac, Lot 10000-19999 Sqft, Flag Lot
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Needs Repair, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,463
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01925715
- Gardener:
- Licenses:
- Insurance: \$2,400
- 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		\$1,525	\$1,525	\$2,250

2:	1	2	1	0	\$1,600	\$1,600	\$2,250
3:	1	2	1	0	\$1,970	\$1,970	\$2,250

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 92025 - Escondido area
 - San Diego County
 - Parcel # 2334801400

Michael Lembeck

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Cell Phone: 714-742-3700

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

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Closed • **Triplex**

List / Sold: **\$799,999/\$850,000** ↑

5314 Churchward St • San Diego 92114

22 days on the market

3 units • **\$266,666/unit** • **2,400 sqft** • **17,689 sqft lot** • **\$354.17/sqft** •
Built in 1965

Listing ID: PTP2305151

GPS



Three 2 bedrooms 1 bath units

Facts & Features

- Sold On 03/19/2024
- Original List Price of \$799,999
- 3 Buildings
- 9 Total parking spaces
- \$0 (Assessor)
- Cap Rate: 5
- \$42000 Gross Scheduled Income
- \$36000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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		\$1,300	\$1,300	\$1,300
2:	3	2	1	0		\$1,500	\$1,500	\$1,500
3:	3	2	1	0		\$700	\$700	\$700

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 92114 - Encanto area
- San Diego County
- Parcel # 5482043900

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CUSTOMER FULL: Residential Income LISTING ID: PTP2305151

Printed: 03/24/2024 9:26:49 AM

Closed •

List / Sold:

\$1,100,000/\$1,100,000

0 days on the market

303 15 N Beech St • Escondido 92025

**4 units • \$275,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1951**

CrossStreet: N Beech and E Pennsylvania

Listing ID: 240006042SD



Posted for comp purposes Sold prior to listing on MLS

Facts & Features

- Sold On 03/20/2024
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- Cap Rate: 1.7
- \$4400 Gross Scheduled Income
- \$18930 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02168226
- 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	0			\$1,100		
2:		2	0			\$1,100		
3:		2	0			\$1,100		
4:		2	0			\$1,100		

Of Units With:

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

Additional Information

- Buyer Agency Compensation: %
- 92025 - Escondido area
- San Diego County
- Parcel # 2301211400

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Closed •

List / Sold:

\$2,395,000/\$2,275,000 ↓

36 days on the market

Listing ID: 240002201SD

8650 Hurlbut St • San Diego 92123

4 units • \$598,750/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1959

CrossStreet: Sandrock Rd & Hurlbut St



****Turn-Key 5.36% CAP Rate**** 4-Unit fully occupied & recently remodeled 3-Bedroom/2-Bathroom (1,130 SF) apartment homes featuring brand new appliances, flooring, windows, kitchens, and bathrooms. Tenant Amenities include in-unit laundry, patios, balconies, and carport parking. New Roof, Upgraded Electrical and Plumbing, and Recently Fumigated. Centrally located in Serra Mesa (adjacent to Mission Valley and Civita). This property checks all the boxes: High-income-producing asset w/ extremely low maintenance in one of San Diego's strongest and rarely available submarkets. High CAP Rate (5.36%), Low GRM (13.50), Low \$/SF (\$530/SF).

Facts & Features

- Sold On 03/21/2024
- Original List Price of \$2,395,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Cap Rate: 5.36
- \$177360 Gross Scheduled Income
- \$128407 Net Operating Income

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- 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			\$3,795		\$3,995
2:		3	2			\$3,795		\$3,995
3:		3	2			\$3,595		\$3,795
4:		3	2			\$3,595		\$3,795

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2%
- 92123 - San Diego area
 - San Diego County
 - Parcel # 4212051300

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