

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	PTP2400615	S	9261 63	Earl ST	LMSA	91942	STD	2	\$0	0	\$1,057,600	↓	\$734.44	1440	1953/ASR	7,740/0.17	N	2	03/28/24	27/27
2	230022591SD	S	215 217	Richardson Ave	ELC	92020		2	\$6,763	5	\$1,150,000	↓			1989	8,124/0.18	N		03/28/24	10/10
3	240001729SD	S	7435	Draper Avenue	LAJ	92037		2	\$0	0	\$2,960,000	↓			1934	6,646/0.15	N		03/28/24	14/14
4	PTP2401206	S	4102 04	Hemlock	SD	92113	STD	2	\$0	0	\$640,000	↑	\$517.38	1237	1950/ASR	6,220/0.14	N	0	03/25/24	8/8
5	240001322SD	S	995	Rosecrans St	SD	92106		3	\$8,400	4	\$1,575,000	↓			2000	5,036/0.11			03/28/24	39/89
6	240000631SD	S	6515 21	Kelly St	SD	92111		4	\$68,640	2	\$1,850,000	↓			1940	14,422/0.33			03/28/24	11/46

Closed • Duplex

List / Sold:

\$1,095,000/\$1,057,600 ↓

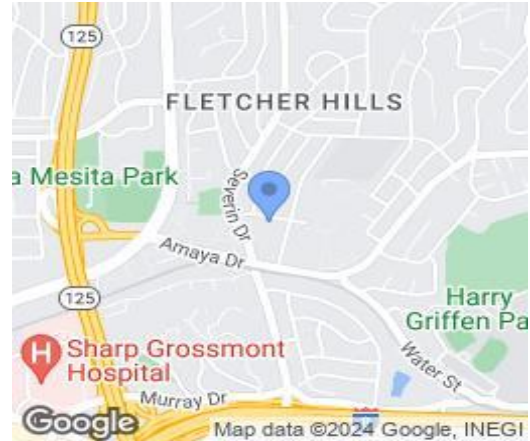
27 days on the market

9261 63 Earl St • La Mesa 91942

2 units • \$547,500/unit • 1,440 sqft • 7,740 sqft lot • \$734.44/sqft • Built in 1953

Listing ID: PTP2400615

From 125 North go to Fletcher Pkwy. to Amaya Dr. to Howell Dr. to Earl St. On your left 9261-63 Earl St.



Ideal property for owner user wishing to live in one and rent the other. Lots of real estate for the money. Stunning remodeled Duplex with attached garages, private back yards. Easy access to freeways, shopping and schools. Attention all would be owner occupied buyers and investors. See these fully renovated units from top to bottom in one of most desirable neighborhoods in San Diego County. Terrific opportunity to own a rarely available duplex in the desirable La Mesa neighborhood. Ideal for first time buyer or investor. Check with the City of La Mesa about the potential to add an ADU. Wonderful duplex with great income potential! In desirable La Mesa location. Each unit has 2 bedrooms and 1-bathroom, views, and large back yards, in a tucked away location. 2 car attached garage may be converted to additional dwelling unit. The income opportunities are endless, run an Air B&B, turn the existing garage into an ADU. Centrally located, near historic La Mesa Village, shopping, schools and public transportation. This is an incredible investment and rental opportunity with the huge upside of the ideal location. Do not miss the perfect opportunity to live in one unit and rent out the other!

Facts & Features

- Sold On 03/28/2024
- Original List Price of \$1,150,000
- 1 Buildings
- 4 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Level with Street, Lot 6500-9999, Lot Over 40000 Sqft, Level, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00931171
- 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		\$0	\$0	\$3,100
2:	2	2	1	1		\$0	\$0	\$3,500

Of Units With:

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

- Dishwasher:
- Disposal: 2

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 91942 - La Mesa area
- San Diego County
- Parcel # 4863430700

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4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PTP2400615

Printed: 03/31/2024 8:32:04 AM

Closed •

List / Sold:

\$1,190,000/\$1,150,000 ↓

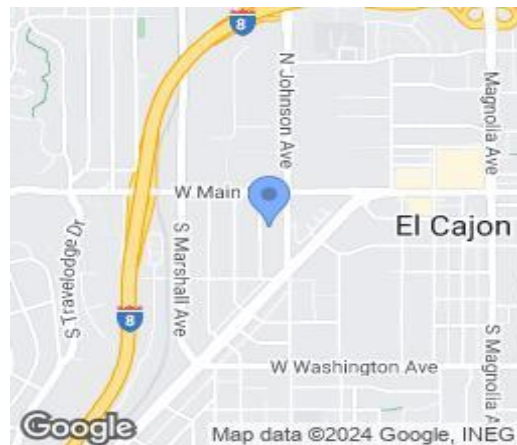
10 days on the market

215 217 Richardson Ave • El Cajon 92020

2 units • \$595,000/unit • sqft • 8,124 sqft lot • No \$/Sqft data •
Built in 1989

Listing ID: 230022591SD

Main to Richardson CrossStreet: Main St



2 Homes on 1 lot with Studio. Properties like this are just not coming on the market. Detached 2,217 sq ft, 4 bedroom 2.5 bath, loft with closet and 2 car garage. Detached 1,088 sq ft, 3 bedroom 1 bath, with 2 car garage. 420 sq ft studio with full kitchen and full bath. Both detached units have Forced Air Cooling and Heat with full laundry hookups. Long concrete driveway provides large setback and privacy. Property has a year built date of 1989, which you just don't see on multi units properties very often. Fresh Exterior Paint 11/08/2023. This property is a gem with just too much to list!

Facts & Features

- Sold On 03/28/2024
- Original List Price of \$1,190,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- Cap Rate: 5.18
- \$6763 Gross Scheduled Income
- \$65656 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Cross Fenced, Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01805937
- 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			\$2,975		\$3,200
2:		4	3			\$2,880		\$4,500
3:		0	1			\$908		\$1,900
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2%

- 92020 - El Cajon area
- San Diego County
- Parcel # 4873021000

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CUSTOMER FULL: Residential Income LISTING ID: 230022591SD

Printed: 03/31/2024 8:32:05 AM

Closed •

List / Sold:

7435 Draper Avenue • La Jolla 92037

2 units • \$1,497,500/unit • sqft • 6,646 sqft lot • No \$/Sqft data •
Built in 1934

Pearl Street, south on Draper. CrossStreet: Pearl Stret

\$2,995,000/\$2,960,000 ↓

14 days on the market

Listing ID: 240001729SD



Pristine Village Income Property with incredible expansion potential. Currently 2 bedroom / 2 bath charming cottage with fully equipped studio and 2 car garage shared laundry. VRBO 5 Star Premier rated property. Rental proforma available. 6646 square foot flat lot - perfect for development. Cottage has 2 bedrooms with large closets, one with King Bed en suite; the second bedroom has 2 twin beds and detached bath, fully equipped kitchen with gas range, dishwasher and refrigerator. Top of the line appliances- SubZero, Viking and Miele. Luxury vinyl flooring throughout. Fully equipped studio with bath, kitchenette and private patio. 2 car garage with washer and dryer, access off of Mabel Lane. Impeccably maintained and managed property. Property has prestigious VRBO Premier, 5-star rating!!!! Floor plans, features list and income proforma provided in Document section. 30' height limit allows 2nd story potential; two 2500sf SDU for a total of approx 5000 sf, plus one ADU of 800 sf. Property next door (MLS# 240001730) also available.

Facts & Features

- Sold On 03/28/2024
- Original List Price of \$2,995,000
- 2 Buildings
- Levels: One
- Cooling: Central Air, Wall/Window Unit(s), See Remarks
- Heating: Forced Air
- 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:		2	2	1		\$0		
2:		0	1	1		\$0		
3:			0					
4:			0					

Of Units With:

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

- Dishwasher: 1
- Disposal:

- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.5%

- 92037 - La Jolla area
- San Diego County
- Parcel # 3506020600

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Closed • Duplex

List / Sold: **\$599,000/\$640,000** ↑

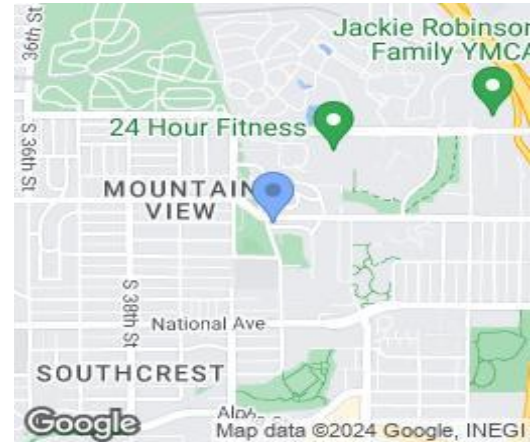
4102 04 Hemlock • San Diego 92113

8 days on the market

2 units • \$299,500/unit • 1,237 sqft • 6,220 sqft lot • \$517.38/sqft •
Built in 1950

Listing ID: PTP2401206

4102 Hemlock St San Diego Ca 92113



The best priced duplex in all of San Diego is officially on the Market! Come see why you need to make this investment property yours. Each unit has 2 bedrooms and 1 bath, and their own private backyard. Located in Central San Diego, this property is close to all major freeways and has a community park right across the street.

Facts & Features

- Sold On 03/25/2024
- Original List Price of \$599,000
- 1 Buildings
- 2 Total parking spaces
- \$0 (Assessor)
- Laundry: Outside
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01481919
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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
- Buyer Agency Compensation: 2.5%
- 92113 - Logan Heights area
- San Diego County
- Parcel # 5475201700

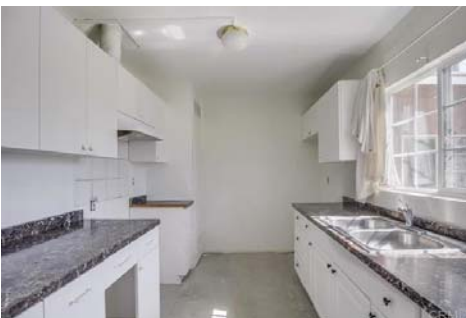
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Closed •

List / Sold:

\$1,595,000/\$1,575,000 ↓

995 Rosecrans St • San Diego 92106

39 days on the market

**3 units • \$531,667/unit • sqft • 5,036 sqft lot • No \$/Sqft data •
Built in 2000**

Listing ID: 240001322SD

CrossStreet: Talbot



The Price You Have Been Waiting For***Location*Location*Location***La Playa***Point Loma***One Block To San Diego Yacht Club***San Diego Bay *Kellogg Beach*Bessemer Foot Path One Block Away***Walk To Your Boat At San Diego Yacht Club***Tremendous AIRBNB /VRBO Potential \$20,000 MTH / \$200,000+ YR***Live In One* Rent Two Short Term***Rent All Three Short Term***Rent All Three Long Term***Three Separate Attached Living Structures (2943 Talbot 2BR 1BA 674 Sq Ft \$2500 Mth***995 Rosecrans 3BR/2BA 1368 Sq Ft \$3150 Mth***993 Rosecrans Studio 365 Sq Ft unpermitted \$1400 Mth***Total***6BR/4BA * 2407 Sq Ft On A 5,036 Flat Level Usable Corner Lot With 135 Feet Of Frontage A Block To The Bay***Currently Generating \$7,050 MTH / \$84,600 YR +\$5000 Laundry=\$89,600 With Long Term Tenants Who Are Currently Month To Month***Shelter Island*Old Venice*Post Office*All The Quaint Shops & Restaurants In Point Loma Village By Foot***Airport Downtown \$12 UBER Without Having To Get On A Freeway***Listed Less Than Appraised Value***Lowest Priced 2-4 Units In Pt Loma Today***So Much Potential For Additional Development*** The Price You Have Been Waiting For***Location*Location*Location***La Playa***Point Loma***One Block To San Diego Yacht Club***San Diego Bay *Kellogg Beach*Bessemer Foot Path One Block Away***Walk To Your Boat At San Diego Yacht Club***Tremendous AIRBNB /VRBO Potential \$20,000 MTH / \$200,000+ YR***Live In One* Rent Two Short Term***Rent All Three Short Term***Rent All Three Long Term***Three Separate Attached Living Structures (2943 Talbot 2BR 1BA 674 Sq Ft \$2500 Mth***995 Rosecrans 3BR/2BA 1368 Sq Ft \$3150 Mth***993 Rosecrans Studio 365 Sq Ft unpermitted \$1400 Mth***Total***6BR/4BA * 2407 Sq Ft On A 5,036 Flat Level Usable Corner Lot With 135 Feet Of Frontage A Block To The Bay***Currently Generating \$7,050 MTH / \$84,600 YR +\$5000 Laundry=\$89,600 With Long Term Tenants Who Are Currently Month To Month***Shelter Island*Old Venice*Post Office*All The Quaint Shops & Restaurants In Point Loma Village By Foot***Airport Downtown \$12 UBER Without Having To Get On A Freeway***Listed Less Than Appraised Value***Lowest Priced 2-4 Units In Pt Loma Today***So Much Potential For Additional Development***

Facts & Features

- Sold On 03/28/2024
- Original List Price of \$1,595,000
- 2 Buildings
- Levels: Multi/Split
- Cooling: See Remarks
- Heating: Natural Gas, See Remarks
- Cap Rate: 3.6
- \$8400 Gross Scheduled Income
- \$65000 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler System

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		\$3,150		\$3,600
2:		2	1	0		\$2,500		\$2,750
3:		0	1	0		\$1,400		\$1,650
4:			0					
# Of Units With:								
• Separate Electric:					• Drapes:			
• Gas Meters:					• Patio: 2			
• Water Meters:					• Ranges: 3			
• Carpet:					• Refrigerator: 3			
• Dishwasher: 3					• Wall AC:			
• Disposal:								

Additional Information

- Buyer Agency Compensation: 2.5%
- 92106 - Point Loma area
 - San Diego County
 - Parcel # 5317020100

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CUSTOMER FULL: Residential Income LISTING ID: 240001322SD

Printed: 03/31/2024 8:32:15 AM

Closed •

List / Sold:

\$1,950,000/\$1,850,000 ↓

11 days on the market

6515 21 Kelly St • San Diego 92111

4 units • \$487,500/unit • sqft • 14,422 sqft lot • No \$/Sqft data •
Built in 1940

CrossStreet: Tait St

Listing ID: 240000631SD



6515-21 Kelly St is a four unit investment property in the Linda Vista submarket of San Diego. All four units are 3BR/1BA townhome style units with long term tenants that have taken great care of the property. Roof, Plumbing & Electrical have all been replaced/upgraded in the last few years. Each unit also has the luxury of multiple off street parking spaces. This property sits on a 14,422 square foot lot with a lot of underused square footage for development. The lots confides within Tier 4 of Complete Communities & is also located in the Transit Priority Areas. Linda Vista is centrally located, with easy access to major highways and freeways, including Interstate 8, which connects it to downtown San Diego, Mission Valley, and other nearby areas. This accessibility makes it a popular choice for those who need to commute to various parts of San Diego.

Facts & Features

- Sold On 03/28/2024
- Original List Price of \$1,950,000
- 1 Buildings
- Levels: Two
- Cap Rate: 2.2
- \$68640 Gross Scheduled Income

Interior

Exterior

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:		3	1			\$1,430		\$3,600
2:		3	1			\$1,430		\$3,600
3:		3	1			\$1,430		\$3,600
4:		3	1			\$1,430		\$3,600

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%

- 92111 - Linda Vista area
- San Diego County
- Parcel # 4313900300

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