

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	240004771SD	S	871 A & B Riverlawn	CHU	91911		2	\$0	0	\$480,000			1952		N		03/05/24	0/0
2	PTP2304958	S	568 70 13th St.	IMB	91932	STD	2	\$0	0	\$1,100,000 	\$354.04	3107	1975/ASR	6,689/0.15	N	5	03/04/24	119/119
3	240000259SD	S	5903 Balmoral Dr	SD	92114		2	\$0	0	\$800,000 			1930	7,227/0.16			03/08/24	34/34
4	240002378SD	S	4062 Goldfinch St.	SD	92103		3	\$79,440	0	\$1,850,000			1970	5,016/0.11	N		03/04/24	4/4
5	PTP2305396	S	4082 Chamoune AVE	SD	92105	STD	3	\$106,800	5	\$1,224,500 	\$554.57	2208	2020/ASR	5,007/0.11	N	0	03/04/24	81/81
6	240004206SD	S	6934 38 Mohawk	SD	92115		3	\$26,984	5	\$1,400,000 			1940				03/05/24	0/0
7	240001094SD	S	1218 W Spruce St.	SD	92103		4	\$0	0	\$2,089,000			1970		N		03/04/24	12/209

Closed •

List / Sold: **\$480,000/\$480,000**

871 A & B Riverlawn • Chula Vista 91911

0 days on the market

2 units • \$240,000/unit • sqft • No lot size data • No \$/Sqft data •

Built in 1952

Listing ID: 240004771SD

CrossStreet: L



Property received an offer before MLS

Facts & Features

- Sold On 03/05/2024
- Original List Price of \$480,000
- 1 Buildings
- Levels: One
- Cooling: Central Air, See Remarks
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler System

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02078377
- 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		\$0
2:		2	1	1		\$0		\$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%
- 91911 - Chula Vista area
- San Diego County
- Parcel # 5713020800

Michael Lembeck

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Citivest Realty Services, Inc

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4340 Von Karman Ave, #200

Newport Beach, 92660

 Click arrow to display photos

CUSTOMER FULL: Residential Income LISTING ID: 240004771SD

Printed: 03/10/2024 9:25:04 AM

Closed •

List / Sold:

\$1,149,000/\$1,100,000 ↓

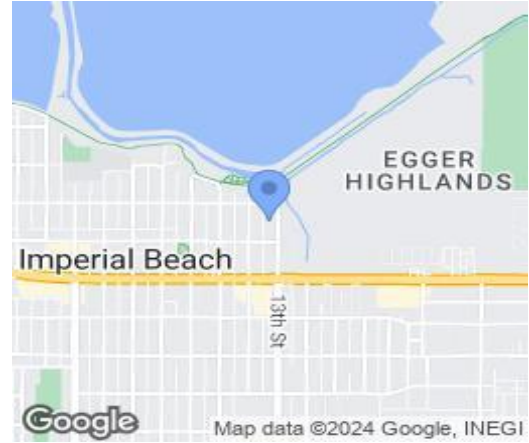
119 days on the market

Listing ID: PTP2304958

568 70 13th St. • Imperial Beach 91932

**2 units • \$574,500/unit • 3,107 sqft • 6,689 sqft lot • \$354.04/sqft •
Built in 1975**

From 5 freeway , exit Palm Ave. West towards Imperial Beach , North on 13th St.



Great opportunity to buy in Imperial Beach a nice Large 3 bedroom home with Deep two car garage down stairs with access to house is about 2,100 Square Feet, other unit is about 1,000 Square Feet. House has two living rooms, master bedroom has newly remodeled bathroom, front yard and rear patio, laundry room upper level, two wall mounted ovens, five burner gas range, Home has economic solar power a second unit above three garages with some wonderful fruit trees like Mandarin , Grapefruit and Lime three, beautiful views of the San Diego Bay next to the bike path, Novo brewing company, coffee shop and gym and close to many more shopping , dining and transportation close to freeways you can also see and are going to be able to ride your bike to the Biggest project under construction in Chula Vista. The Galore Project, across the street from the wildlife area Imperial Beach is the Quintessential Beach Town.

Facts & Features

- Sold On 03/04/2024
- Original List Price of \$1,275,000
- 2 Buildings
- 5 Total parking spaces
- \$1
- Laundry: Electric Dryer Hookup, In Garage, Washer Hookup, Gas Dryer Hookup
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre

Annual Expenses

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6261933200

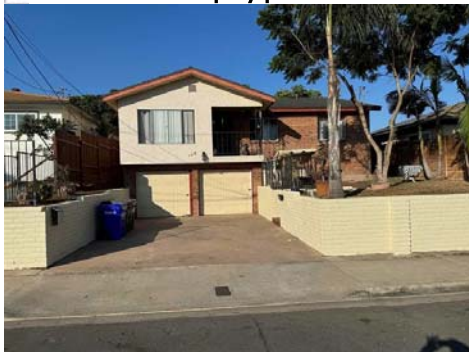
Michael Lembeck

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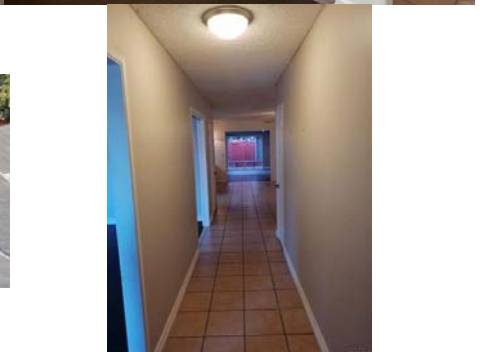
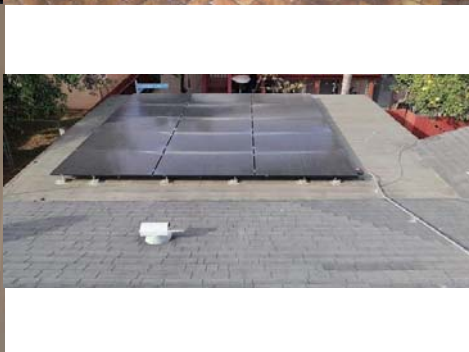
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PTP2304958

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Closed •

List / Sold: **\$799,000/\$800,000** ↓

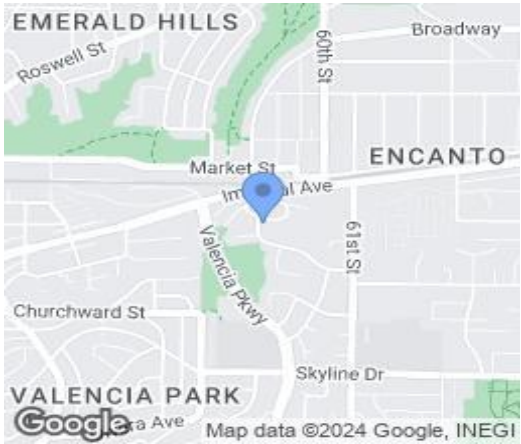
5903 Balmoral Dr • San Diego 92114

34 days on the market

2 units • \$399,500/unit • sqft • 7,227 sqft lot • No \$/Sqft data •
Built in 1930

Listing ID: 240000259SD

CrossStreet: Imperial Ave and Balmoral Dr



This bright, charming and versatile home offers a range of possibilities for the new owner. The property has two fully furnished living spaces, one being a 2 bedroom, 1 bathroom home with 1,311 square feet, and the other a separate 750 sf. ADU that includes a 1 bed 1 bath plus a kitchenette. Both units have separate meters. This arrangement allows for flexible living options, such as multi-family living, in-law suites, or potential rental income from one of the living quarters. Both units were recently upgraded with new flooring, windows, fresh paint and remodeled kitchens. You'll love the newly landscaped extra-large yard, providing outdoor space for various activities and leisure. Expansion Potential: option to convert the one car garage into an ADU as well as plenty of space for potentially a 4th ADU. The property features two extra-long driveways, which can accommodate an RV, boat, or other recreational vehicles. This home is located just 10 minutes from downtown San Diego and 15 minutes from major beaches and Coronado, is attractive for those looking for easy access to the city's amenities and coastal areas.

Facts & Features

- Sold On 03/08/2024
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Combination
- 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:		2	1	1		\$0		\$3,000
2:		1	1			\$0		\$2,000
3:			0					
4:			0					

Of Units With:

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

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

- Ranges: 1
- Refrigerator: 2
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.5%

- 92114 - Encanto area
- San Diego County
- Parcel # 5491140100

Michael Lembeck

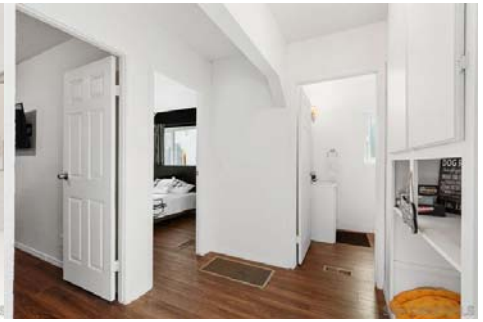
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 240000259SD

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Closed •

List / Sold:

\$1,850,000/\$1,850,000

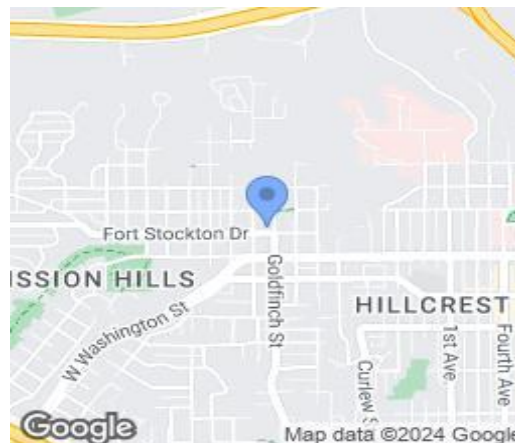
4 days on the market

4062 Goldfinch St. • San Diego 92103

**3 units • \$616,667/unit • sqft • 5,016 sqft lot • No \$/Sqft data •
Built in 1970**

Listing ID: 240002378SD

Washington to Goldfinch. Just North of Fort Stockton CrossStreet: Fort Stockton



Fantastic opportunity to purchase in heart of walkable Mission Hills district. Current zoning is CC-3-6 which allows for parcel density by right of 1-unit per 1,000sf so possible build-out to five units. Current mix use stands with one detached 2-bed/1.5 bath 1,100sf. Craftsman home with fireplace and yard, and two 2-bed/1-bath 850sf. units at rear of parcel which allows for a myriad of ideas and options for reconstruction. All tenants month to month. Roughly 30% rent upside. Live in home and pick up projected annual gross scheduled rents of \$70,000+. Plenty of off-street parking with seven assigned spaces. Projected gross scheduled rent for all three is approximately \$115,000+ annually. Property also greatly benefits from Complete Communities Housing Solutions/Transit Area Overlay zone (Tier-2/FAR 8X) which provides for SIGNIFICANT density housing solutions in this desirable location. The parcel offers a myriad of developmental options in one of the most coveted areas in San Diego. Just minutes to beaches, Balboa Park, Old Town district, downtown, Liberty Station and major commuter arteries. Fantastic opportunity to purchase in heart of walkable Mission Hills commercial, business and development district. Current zoning is CC-3-6 which allows for density by right of 1-unit per 1,000sf of parcel size so able to build out to five units minimum. Current mix stands as one detached 2-bed/1.5 bath 1,100sf. Craftsman home with fireplace, front yard & back patio and two 2-bed/1-bath 850sf units stacked at rear of parcel which allows for a myriad of ideas and options for reconstruction. All tenants month to month. Rent upside approximately 30%. Live in home and pick up approximately projected \$70,000+ annual rents. Plenty of off-street parking with seven assigned spots which is a luxury in Mission Hills. Projected gross annual rents for all three units is \$115,000+. Property also GREATLY benefits from the Complete Communities Housing Solutions/Transit Area Overlay zone (Tier-2/8XFAR) which allows for significant density housing solutions in this desirable area. The parcel offers a myriad of developmental options in one of the most coveted areas of San Diego.

Facts & Features

- Sold On 03/04/2024
- Original List Price of \$1,850,000
- 2 Buildings
- Levels: One
- Heating: See Remarks
- Cap Rate: 0
- \$79440 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
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1:	2	1	0	\$2,300	\$3,100
2:	2	1	0	\$2,300	\$3,100
3:	2	2	0	\$2,020	\$3,650
4:		0			

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2%
- 92103 - Mission Hills area
 - San Diego County
 - Parcel # 4444020900

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Closed • **Triplex**

List / Sold:

\$1,199,900/\$1,224,500 ↑

81 days on the market

Listing ID: PTP2305396

4082 Chamoune Ave • San Diego 92105

**3 units • \$399,967/unit • 2,208 sqft • 5,007 sqft lot • \$554.57/sqft •
Built in 2020**

El Cajon Blvd to Chamoune Ave southbound.



Stunning Tri-Plex in Prime San Diego Location! Welcome to this exceptional tri-plex residence at 4082 Chamoune Ave in beautiful San Diego, California. This property is an incredible investment opportunity boasting numerous recent upgrades and renovations, ensuring a comfortable and contemporary living experience for both owners and tenants. With fully detached units, new white shaker cabinets, quartz countertops, stainless steel appliances, LVP flooring, and much more, this tri-plex is truly a gem. **Property Features:** Location: Nestled in a sought-after San Diego neighborhood, this tri-plex is ideally situated close to schools, parks, dining, and shopping. It offers convenience and accessibility in a vibrant community. **Unit Configuration:** The property features three fully detached units, each consisting of 2 bedrooms and 1 bathroom. This setup is perfect for multi-generational living, extended family, or the savvy investor looking to maximize rental income. **Modern Interior Upgrades:** The recent interior renovations are sure to impress. Enjoy the brand-new white shaker cabinets that provide ample storage space in each unit. The elegant quartz countertops and stainless steel appliances add a touch of sophistication to the kitchen. The stackable washer and dryer units are a practical addition for modern living. **Luxury Vinyl Plank (LVP) Flooring:** The units feature beautiful, durable LVP flooring, offering both style and easy maintenance. It's perfect for those who appreciate modern aesthetics. **Upgraded Electrical and Plumbing:** The property has undergone essential upgrades to the electrical and plumbing systems, ensuring safety and functionality for years to come. **Roof Replacement:** Rest easy knowing that the roof has been recently replaced. This major improvement enhances the longevity of the property and minimizes maintenance costs. This tri-plex presents an excellent opportunity for investors or homeowners seeking both rental income and the comfort of a move-in ready residence. The thoughtful upgrades, combined with the prime location, make 4082 Chamoune Ave a highly desirable property in San Diego, CA. Don't miss out on this incredible tri-plex - schedule a showing today to experience its charm and potential firsthand!

Facts & Features

- Sold On 03/04/2024
- Original List Price of \$1,199,900
- 2 Buildings
- 0 Total parking spaces
- \$38 (Assessor)
- Laundry: Stackable
- Cap Rate: 5.45
- \$106800 Gross Scheduled Income
- \$65376 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Level, Paved

Annual Expenses

- Total Operating Expense: \$41,424
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,400
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,600
- 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	2	1	0		\$0	\$0	\$3,500
2:	1	2	1	0		\$0	\$0	\$2,700
3:	1	2	1	0		\$0	\$0	\$2,700

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 92105 - East San Diego area
 - San Diego County
 - Parcel # 4714722600

Michael Lembeck

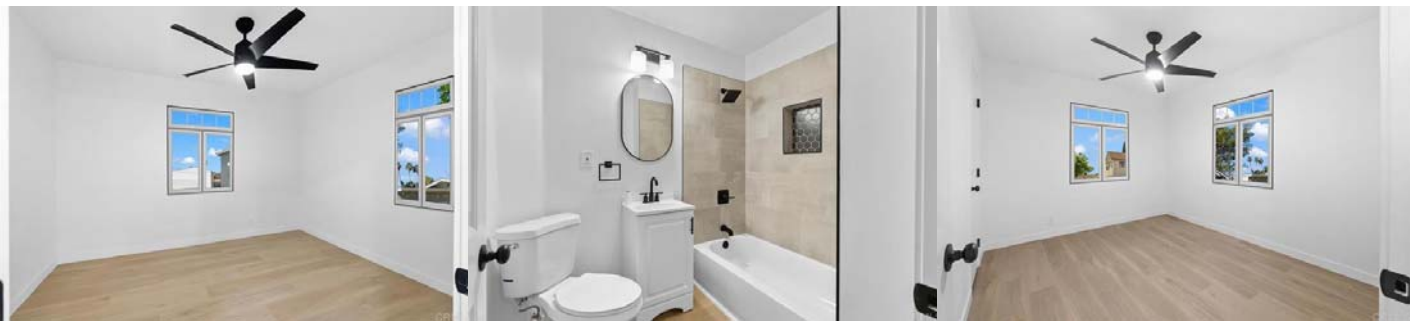
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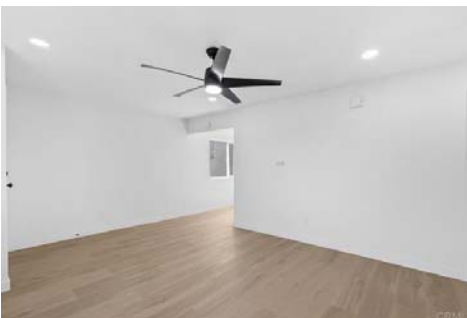
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Closed •

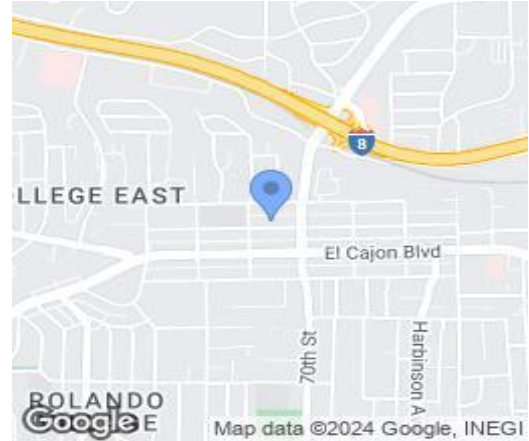
List / Sold:

\$1,450,000/\$1,400,000 ↓

0 days on the market

Listing ID: 240004206SD

6934 38 Mohawk • San Diego 92115
3 units • \$483,333/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1940
CrossStreet: 70th



Adorable 1940 Spanish Home with 2 ADU's in College Area and plans for a 4th 2bd unit on the alley. Updated in 2018. Beautiful kitchens, baths, and vinyl flooring in all 2 units. Large lot, nearly 8000 sf. Landlord expenses include water, gardener, shared wi-fi and Mgmt fee. This is also an ideal owner occ opportunity to live in 3/2bd front home and recieve rental income from 2 ADU with great tenants in place. Each unit has private fenced patios, and own washer and dryer. Back units share 5 alley parking spots, proposed 4th unit is 950 sf plus 2 car garage with permits pre-paid, plans and surveys convey to new owner. Newer roofs on all units in 2018 are reflective white coating. Incredible opportunity to add equity with additional unit and solar.

Facts & Features

- Sold On 03/05/2024
- Original List Price of \$1,450,000
- 3 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Electric, Combination
- Cap Rate: 5
- \$26984 Gross Scheduled Income
- \$27104 Net Operating Income

Interior

- Appliances: Electric Water Heater

Exterior

- Lot Features: Sprinklers Drip 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			\$3,590		
2:		1	1			\$1,650		
3:		1	2			\$1,925		
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator: 3

- Dishwasher: 3
- Disposal:

- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.5%
- 92115 - San Diego area
- San Diego County
- Parcel # 4681612300

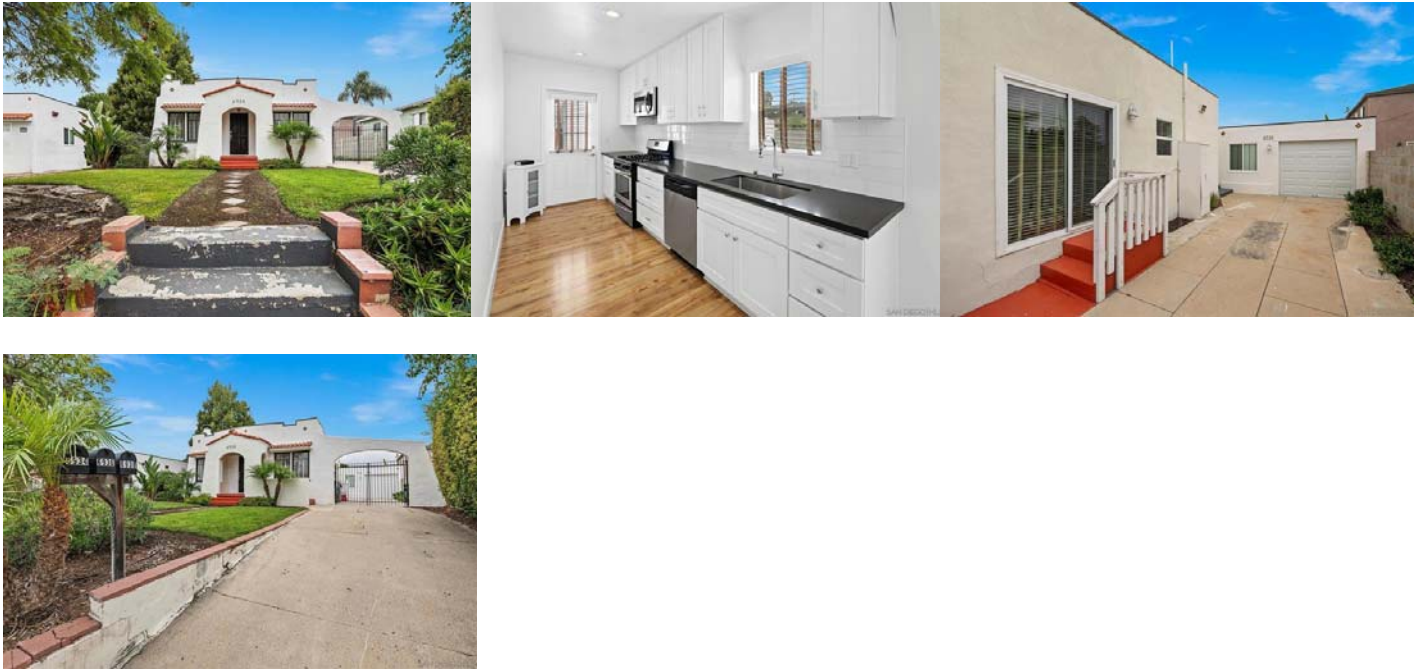
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CUSTOMER FULL: Residential Income LISTING ID: 240004206SD

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Closed •

List / Sold:

\$2,089,000/\$2,089,000

12 days on the market

1218 W Spruce St. • San Diego 92103

4 units • **\$522,250/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1970

Listing ID: 240001094SD

I-5, exit Sassafras St., Left on Sassafras St., go under highway, turn Right on India St., and next Left on W. Spruce St. CrossStreet: India St.



Owner may carry 1st T.D. Rarely available 4 Units in Midtown. Walk to India St. which features some of San Diego's legendary restaurants. These 4 units are located in 2 buildings nestled into a charming setting with gardens and a shared deck area. (4) single car garages front Spruce St. for valuable off-street parking and easy access. Various development opportunities with this property. For a quick Value Ad - build ADUs . The unit mix consists of (2) two bedroom / one bath units, (1) one bedroom / one bath unit, and (1) Studio.

Facts & Features

- Sold On 03/04/2024
- Original List Price of \$2,089,000
- 2 Buildings
- Levels: Two
- Heating: Natural Gas
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

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:		2	1	1		\$0		\$2,995
2:		0	1	1		\$0		\$2,400
3:		2	1	1		\$0		\$2,995
4:		1	1	1		\$800		\$2,995

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2%

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4516120600

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CUSTOMER FULL: Residential Income LISTING ID: 240001094SD

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