

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	230014448SD	S	466	1&2 Calla Ave	IMB	91932		2	\$0	0	\$1,200,000↓			1950	6,000/0.1377	N			04/16/24	241/247
2	240001798SD	S	1012	1014 1st Street	ELC	92021		2	\$57,024	5	\$800,000↓			1971					04/15/24	55/57
3	240006248SD	S	3502	06 Dwight Street	SD	92104		2	\$0	0	\$1,278,000↑			1950	4,040/0.0927				04/19/24	15/15
4	240008444SD	S	3284	86 Luna Ave	SD	92117		2	\$35,400	3	\$1,000,000↑			1954	6,000/0.1377				04/15/24	0/
5	230023125SD	S		444 Claydelle Avenue	ELC	92020		3	\$48,060	3	\$950,000↓			1980					04/16/24	105/107
6	NDP2401625	S		136 E 5Th AVE	ESC	92025	STD	3	\$0	0	\$600,000↓	\$298.66	2009	1945/ASR	7,230/0.166	N		0	04/18/24	17/
7	230023837SD	S	4754	58 Bancroft Street	SD	92116		4	\$146,400	1	\$1,740,000↓			1926	5,860/0.1345	N			04/18/24	98/60

Closed •

List / Sold:

\$1,200,000/\$1,200,000 ↓

241 days on the market

466 1&2 Calla Ave • Imperial Beach 91932

2 units • \$600,000/unit • sqft • 6,000 sqft lot • No \$/Sqft data •
Built in 1950

Listing ID: 230014448SD

Palm ave to rainbow right on Calla Ave. CrossStreet: Corvina and Rainbow



New everything ! 3 Blocks from Beach! unit #1-Main house is a beautiful 2bedroom, potential 3rd bedroom, Large family Rm Can be converted, Potential for 3rd junior ADU please confirm with City, Gourmet kitchen, new appliances, lots of natural light (5 Skylights), open floor plan, new floors throughout, dinning, Living room, New flooring, new plumbing, paint, New bathroom, new appliances, completely remodeled, unit#2 2 large bedrooms, new floors, new paint, new appliances, eat- in kitchen w/ fireplace, each bedroom has there own entry, plus air, Many upgrades : Tankless water heater . New Roof, New plumbing, new landscaping with drip system with auto timer, low maintenance yard. Yard has gas hookup for BBQ and Spa equipment.This home is an entertainer's delight with large yard and double sliders in the family room open floor plan bringing the outdoors In with elegance.Full leased This Home is situated in a great neighborhood. This is a fun Town with lots to do. Something for everyone! 3 bodies of water that frame the City, for the bird watchers or connecting with nature we have (2) Estuaries, biking is big in IB City has 24 miles of Bayshore bikeway plus dedicated bike lanes. Horseback riding on the beach, Fishing is great off our pier. City wide Art. and of course water sports. City has 4 fun Breweries, farmers market, Dinning, shopping, transportation, Close to military bases, surf camp, Boys and girls club, travel along our shore line from Mexico to Coronado.

Facts & Features

- Sold On 04/16/2024
- Original List Price of \$1,299,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: See Remarks, Zoned
- Heating: Combination, Forced Air, Natural Gas, See Remarks
- Cap Rate: 0

Interior

- Appliances: Tankless Water Heater

Exterior

- Lot Features: Sprinklers Drip System

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		\$0		\$3,200

2:	2	1	0	\$0	\$3,000
3:		0			
4:		0			

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.500%
- 91932 - Imperial Beach area
 - San Diego County
 - Parcel # 0000000000

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









CUSTOMER FULL: Residential Income LISTING ID: 230014448SD

Printed: 04/21/2024 9:39:49 AM

Closed •

List / Sold: **\$850,000/\$800,000** ↓

1012 1014 N 1st Street • El Cajon 92021

55 days on the market

2 units • \$425,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1971

Listing ID: 240001798SD

CrossStreet: 1st



PORTFOLIO SALE Seller may consider individual offers but prefers to sell all duplexes as a portfolio. Property to be sold with 1022-1024 N 1st, 504-506 Ann Street, 1064 E. Madison, and 898 Valley Village (With the option to buy additional properties at 1096 N. Mollison, 964-980 Merritt Drive, and 986 Merritt Drive). Please call or email for full marketing package and details. We are proud to present 1012-1014 N. 1st Street, a spacious duplex located in El Cajon, California. The 1st Street Duplex offers several amenities to its residents. The property is secured with a fully fenced perimeter. 1012-1014 N. 1st Street is located adjacent to 1022-1024 N. 1st Street, another duplex for sale by the owner, thus allowing the buyer to operate both properties as a 4-unit investment. The owner has instituted a utility billing system allowing the tenants to pay for electricity, gas, water, sewer, and trash. This duplex is well maintained with recently remodeled units and many other improvements. One of the major advantages of this duplex is that it comes with off-street parking, which is a huge convenience in a busy location.

Facts & Features

- Sold On 04/15/2024
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- Cap Rate: 5.33
- \$57024 Gross Scheduled Income
- \$45273 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01885775
- 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			\$1,975		
2:		2	1			\$2,170		
3:			0					
4:			0					

Of Units With:

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

- Dishwasher: 2
- Disposal:

- Wall AC:

Additional Information

- Buyer Agency Compensation: 1.500%

- 92021 - El Cajon area
- San Diego County
- Parcel # 4842921900

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



CUSTOMER FULL: Residential Income LISTING ID: 240001798SD

Printed: 04/21/2024 9:39:50 AM

Closed •

List / Sold:

3502 06 Dwight Street • San Diego 92104

2 units • \$624,500/unit • sqft • 4,040 sqft lot • No \$/Sqft data •
Built in 1950

Google Maps CrossStreet: Wilson Ave

\$1,249,000/\$1,278,000 ↑

15 days on the market

Listing ID: 240006248SD



Welcome to your dream investment opportunity in North Park's coveted Cherokee Point neighborhood! This stunning property offers not just one, but two fully renovated homes side by side, each with its own exclusive use yard and fenced for added privacy and security. The main home features a spacious 3-bedroom, 2-bathroom layout spread across approximately 1200 square feet. With laundry facilities conveniently located in the basement and the potential to add a studio apartment, this residence offers versatility and room to grow. Adjacent to the main house, the second home boasts a cozy yet modern 2-bedroom, 1-bathroom layout spanning approximately 600 square feet. Complete with its own laundry room, this unit is perfect for accommodating guests, tenants, or generating additional rental income. Both homes have undergone a comprehensive remodel, leaving no detail untouched. From brand new flooring and fresh paint to updated kitchens, bathrooms, and appliances, these residences exude contemporary charm and functionality. Ample storage space is available in each unit, catering to the needs of long-term tenants or providing convenient storage options for Airbnb hosts. Additionally, the property's location at the end of Dwight Street ensures plentiful parking for residents and guests alike. Whether you're seeking an investment opportunity with dual rental incomes or a multi-generational living solution, this fully renovated gem in North Park is sure to exceed your expectations. Don't miss out on the chance to make this exceptional property your own! Seller incentives offered on the purchase of this home: Incentives are a Rate buydown of 1/1, This will buydown the buyers rate a full point. Buyers must qualify for incentives, Buyer's to qualify through sellers preferred lender.

Facts & Features

- Sold On 04/19/2024
- Original List Price of \$1,249,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: See Remarks, Wall/Window Unit(s)
- Heating: Natural Gas
- Cap Rate: 0

Interior

Exterior

- Fencing: Cross Fenced

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01159191
- 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		\$4,250

2:	2	1	\$0	\$3,000
3:		0		
4:		0		

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric:• Gas Meters:• Water Meters:• Carpet:• Dishwasher: 2• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio: 2• Ranges: 2• Refrigerator: 2• Wall AC: |
|--|---|

Additional Information

- | | |
|---|--|
| <ul style="list-style-type: none">• Buyer Agency Compensation: 2.500% | <ul style="list-style-type: none">• 92104 - North Park area• San Diego County• Parcel # 4476301300 |
|---|--|

Michael Lembeck

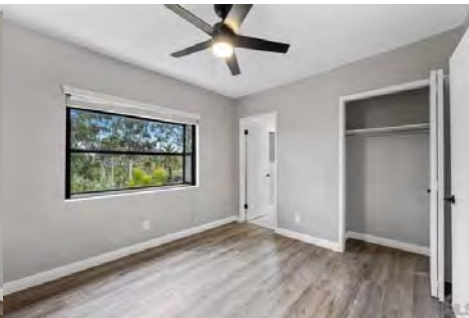
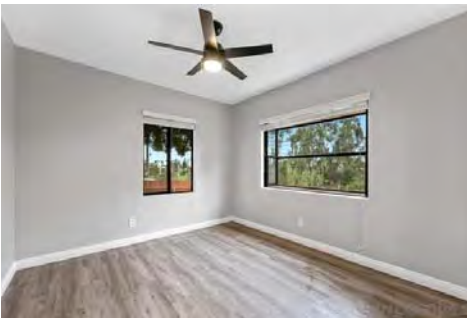
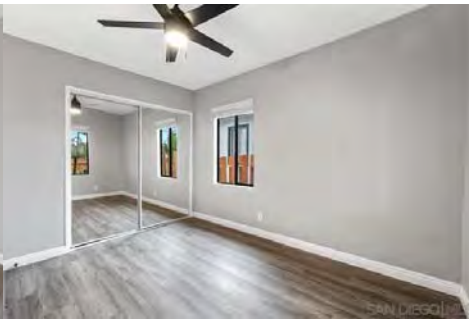
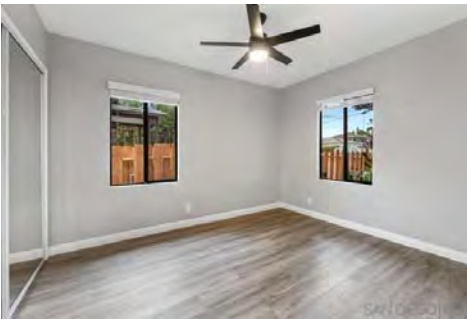
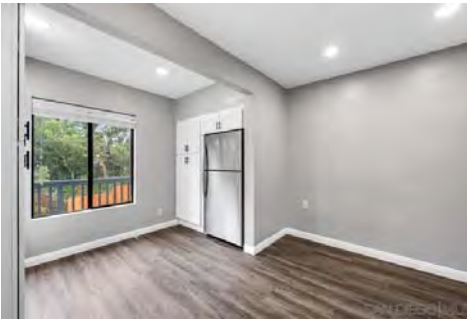
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

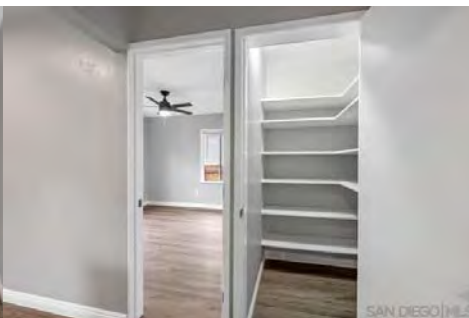
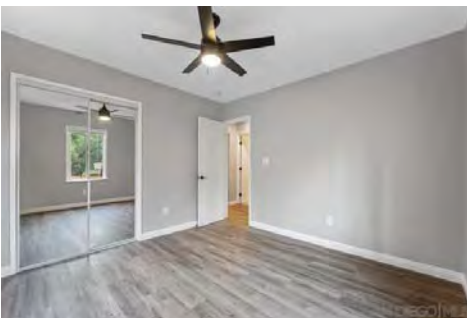
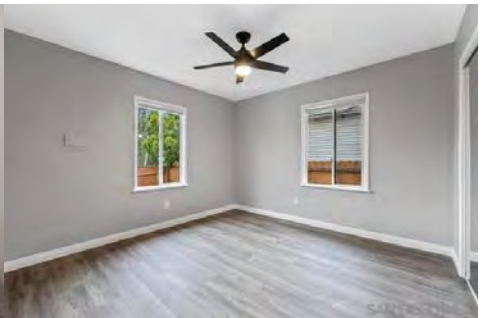
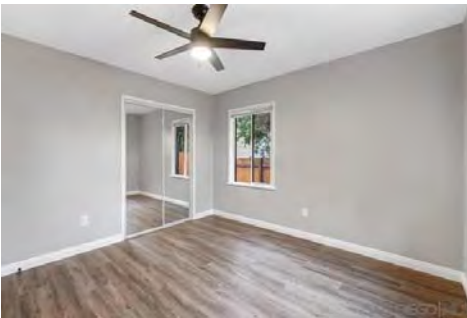
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

 Click arrow to display photos











Closed •

List / Sold: **\$998,800/\$1,000,000** ↑

3284 86 Luna Ave • San Diego 92117

0 days on the market

2 units • \$499,400/unit • sqft • 6,000 sqft lot • No \$/Sqft data •
Built in 1954

Listing ID: 240008444SD

CrossStreet: Lake Forest Ave



Clairemont duplex fixer-upper awaits its new owner! Original unit mix was 2 bed/1 bath + 1bed/1bath. The garage was converted into additional living space, converting the front unit into 3 bedrooms. Great Location, with easy access to San Diegos beaches, Bay, Town square shopping center, freeway access, and transportation. Don't miss your chance to make this income opportunity your very own!

Facts & Features

- Sold On 04/15/2024
- Original List Price of \$998,800
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cap Rate: 2.6
- \$35400 Gross Scheduled Income
- \$25942 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:		1	1			\$1,450		
2:		3	1			\$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: 2.000%
- 92117 - Clairemont Mesa area
- San Diego County

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



Closed •

List / Sold: **\$999,000/\$950,000** ↓

444 Claydelle Avenue • El Cajon 92020

105 days on the market

3 units • \$333,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1980

Listing ID: 230023125SD

CrossStreet: E Camden



444 Claydelle Avenue is a 3-unit property consisting of all 2 bedroom / 1 bath units in one structure built in 1980 on a 6,609 square foot lot. There is a large parking lot in front with 5 spaces and a lawn area. There is upside in the rents and potential for ADU development.

Facts & Features

- Sold On 04/16/2024
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: See Remarks
- Heating:
- Cap Rate: 2.81
- \$48060 Gross Scheduled Income
- \$28056 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01767484
- 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			\$1,144		\$1,950
2:		2	1			\$1,650		\$1,950
3:		2	1			\$1,210		\$1,950
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.500%
- 92020 - El Cajon area
- San Diego County

• Parcel # 4882211100

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



CUSTOMER FULL: Residential Income LISTING ID: 230023125SD

Printed: 04/21/2024 9:39:58 AM

Closed •List / Sold: **\$775,000/\$600,000** ↓**136 E 5Th Ave • Escondido 92025****17 days on the market****3 units • \$258,333/unit • 2,009 sqft • 7,230 sqft lot • \$298.66/sqft •****Listing ID: NDP2401625****Built in 1945****5th Ave**



First time on the market! This 1945's home is ready for you to put your touch on it! Property has a main house that is 1280 sqft, and 2 additional units (studios) on the back of the property that are 324 and 405 sqft. The main house features a large living area, with a traditional fireplace. The kitchen has the 1945's feel to take you back to the good ole days! Entire property is single level, with only stairs leading up to front and back entry of the main home. This property has tons of opportunity for the right buyer!

Facts & Features

- Sold On 04/18/2024
 - Original List Price of \$825,000
 - 2 Buildings
 - 1 Total parking spaces
 - 1 Total carport spaces
 - \$33 (Assessor)
 - Cap Rate: 0
 - 3 electric meters available
 - 1 gas meters available
 - 1 water meters available
-

Interior

Exterior

- Lot Features: Back Yard
-

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02168226
 - 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: 3
 - Gas Meters: 1
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
 - Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:
-

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.250%
 - 92025 - Escondido area
 - San Diego County
 - Parcel # 2331721100
-

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

Citivist Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

▼ Click arrow to display photos





Closed •

List / Sold:

\$1,700,400/\$1,740,000 ↓

4754 58 Bancroft Street • San Diego 92116

98 days on the market

**4 units • \$425,100/unit • sqft • 5,860 sqft lot • No \$/Sqft data •
Built in 1926**

Listing ID: 230023837SD

**805 to Adams Ave. 15 to Adams Ave. North of Adams cross street is Collier. Alley entrance off Collier as well.
CrossStreet: Adams & Collier**



Nesbitt Bungalow Court w/Carriage House; a Developers Dream 1/2 block North of Adams, a unique historic Mills Act ready real estate portfolio add, or first time buyer move in w/supplemental income from 3 rentals w/ 1 as Air BnB (1 unit permitted). Multiple options exist on this lot - value add ADU/parking for an upgrade, Development Upside/Infill Opportunity Zone with SB 10 bonus density (current 5 units to new 10 units or more). Nestled in the super hip Normal Heights corridor between the 805 & 15 fwys, this 5 unit multifamily (individually metered with 4 water & 5 electric) has class and charm. Several 100k remodels completed over the past 18 years by former owners (architects) and current owner (real estate broker). Prestige continues with Mills Act (up to 80% reduction on property taxes), transform the carriage house (ADU w/parking underneath), or do nothing and move in! Recently restored/added: Foundations, Hot tub/Spa, community fire pits, individual unit washer/dryers, new hot water heaters, al fresco dining, fire pits, original hardwoods, redwood roofing/framing, custom milled cabinetry/built ins, craftsman collapsible ironing boards/hanging picture rails, interior fireplaces, covered front patios, large back communal and private side patios with separate entrances & new fences. Historic records show that this property was occupied by many military officers and influential San Diegans from 1920-1960's. Foundations restored 2021, attics/roofs insulation restored 2020, sewer pipe and sidewalks relined 2017, bathrooms and kitchens restored 2021, landscape and more! Sarai & Paul of Johnson & Johnson Architecture have combined historic guidelines and data for Mills Act Registration to be submitted to the city for approval. Current owner has all findings and remodel/upgrade lists upon request. All bathrooms have new vanities, flooring, toilets, bidets, reglazed iron bathtub/shower combos and windows/vents. Kitchens have new stone and tile, flooring, and original milled custom cabinets/drawers with ironing boards and range ceiling venting, new hot water heaters. Even the old ice boxes (refrigerators) are still in place but have been repurposed for dry goods storage. No nook or stone unturned. Owner has added Italian style lighting on the eaves of the property, colors can be changed for holidays, special events and are on timers. Security cameras on exteriors of individual units patios and common areas (alleys and street included). 2 garage parking/Carriage House spots are currently used as storage.

Facts & Features

- Sold On 04/18/2024
- Original List Price of \$1,750,000
- 5 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s), Zoned
- Heating: Combination, Natural Gas, Wood
- Cap Rate: 1
- \$146400 Gross Scheduled Income
- \$89000 Net Operating Income

Interior

- Appliances: Gas Water Heater, Tankless Water Heater

Exterior

- Lot Features: Sprinkler System, Sprinklers Drip System
- Security Features: Closed Circuit Camera(s), Gated Community

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Insurance:
- Maintenance:
- Workman's Comp:

- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:

- 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		\$3,000		\$2,500
2:		1	1	0		\$3,000		\$2,500
3:		1	1	1		\$3,000		\$2,500
4:		2	1	1		\$3,200		\$2,750

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 5
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.000%
- 92116 - Normal Heights area
- San Diego County
- Parcel # 4393822700

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



CUSTOMER FULL: Residential Income LISTING ID: 230023837SD

Printed: 04/21/2024 9:39:59 AM