

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	240002635SD	S	1702 04 E 7th St	NAC	91950		2	\$0	0	\$869,000↓			1978	9,624/0.2209			04/22/24	43/50
2	NDP2401498	S	3794 96 Dove St	SD	92103	STD	2	\$3,700	3	\$1,360,000↑	\$586.71	2318	1963/ASR	4,935/0.1133	N	2	04/22/24	6/
3	230021732SD	S	3747 Wilson Ave	SD	92104		2	\$0	0	\$1,067,250↓			1941	6,956/0.1597			04/22/24	134/134
4	240006879SD	S	5223 25 Wightman Street	SD	92105		2	\$0	0	\$875,000↓			1950				04/26/24	0/
5	PTP2401205	S	751 24Th St	SD	92154	STD	2	\$0	0	\$760,000↑	\$461.45	1647	1945	4,886/0.1122	N	0	04/25/24	7/
6	PTP2401299	S	1669 Del Monte AVE	CHU	91911	STD	3	\$37,208	3	\$1,075,000↓	\$361.95	2970	1960/EST	10,779/0.2475	N	1	04/24/24	15/
7	230023855SD	S	4237 Wilson Ave	SD	92104		3	\$58,740	0	\$1,225,000↓			1924	4,166/0.0956			04/23/24	51/62
8	240004793SD	S	333 337 S 37th	SD	92113		3	\$0	6	\$1,051,500↓			1947	6,580/0.1511			04/22/24	21/21
9	SR24042830	S	1915 -21 A AVE #4	NAC	91950	STD	4	\$75,000		\$1,280,000↓	\$628.07	2038	1945/PUB	6,421/0.1474	N	1	04/23/24	38/38
10	240002805SD	S	2863 65 State St	SD	92103		4	\$93,600	1	\$2,650,000↓			1932				04/23/24	42/42
11	240004667SD	S	5956 Streamview Drive	SD	92105		4	\$75,600	0	\$1,385,000↓			1964				04/23/24	7/8

Closed •

List / Sold: **\$879,000/\$869,000** ↓

1702 04 E 7th St • National City 91950

43 days on the market

2 units • \$439,500/unit • sqft • 9,624 sqft lot • No \$/Sqft data •
Built in 1978

Listing ID: 240002635SD

CrossStreet: Palm Ave



Discover a prime investment in National City! This exceptional duplex presents two remodeled 2 Bed/2 Bath units, radiating contemporary charm. Freshly painted interior and exterior, enhancing the property's curb appeal. Resting on a sprawling 9624sf lot, the potential is boundless. Embrace the versatility for expansion, adding an ADU or potentially more units. The duplex stands as a canvas for your vision, ready to maximize returns. Seize this lucrative opportunity in the heart of National City's thriving real estate market! RM-1 zoning allows for 1 unit per 1900sf of lot area!

Facts & Features

- Sold On 04/22/2024
- Original List Price of \$899,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Electric
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02187306
- 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			\$0		\$2,700
2:		2	2			\$0		\$2,700
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.500%

- 91950 - National City area
- San Diego County
- Parcel # 5571203500

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

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CUSTOMER FULL: Residential Income LISTING ID: 240002635SD

Printed: 04/28/2024 8:44:04 AM

Closed • Duplex

List / Sold:

\$1,349,900/\$1,360,000 ↑

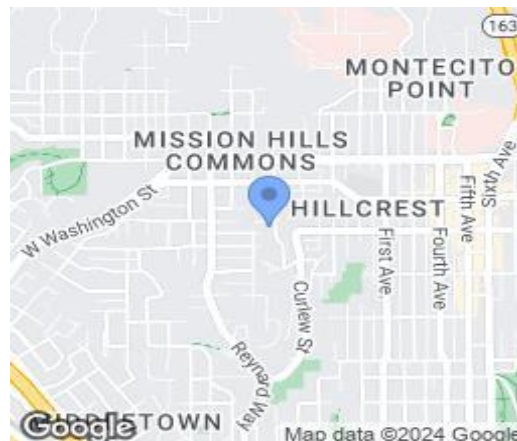
6 days on the market

Listing ID: NDP2401498

3794 96 Dove St • San Diego 92103

2 units • \$674,950/unit • 2,318 sqft • 4,935 sqft lot • \$586.71/sqft •
Built in 1963

GPS



Welcome to this vibrant Mission Hills duplex, offering the perfect blend of modern living and urban convenience. This property boasts two spacious units, each featuring three bedrooms and one-and-a-half baths, ideal for comfortable and flexible living arrangements. Nestled in the heart of Mission Hills, residents will enjoy easy access to an array of amenities, including trendy cafes, boutique shops, and diverse dining options, all just moments away. Whether you're strolling through the neighborhood's tree-lined streets or exploring nearby parks and recreational areas, there's always something exciting to discover. Inside each unit, you'll find thoughtfully designed living spaces characterized by contemporary finishes and an abundance of natural light. The open-concept layouts create an inviting atmosphere, perfect for entertaining guests or relaxing after a long day. With its unbeatable location and spacious accommodations, this Mission Hills duplex presents an exceptional opportunity for those seeking a dynamic urban lifestyle without compromising on comfort and convenience. Don't miss your chance to make this vibrant property your new home!

Facts & Features

- Sold On 04/22/2024
- Original List Price of \$1,349,900
- 1 Buildings
- 4 Total parking spaces
- \$0 (Assessor)
- Laundry: In Garage
- Cap Rate: 3.17
- \$3700 Gross Scheduled Income
- \$3700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01517281
- Gardener:
- Licenses:
- Insurance: \$0
- 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	1		\$1,850	\$1,850	\$2,500
2:	2	3	2	1		\$1,850	\$1,850	\$2,500

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%

- 92103 - Mission Hills area
- San Diego County
- Parcel # 5411030600

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

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Closed •

List / Sold:

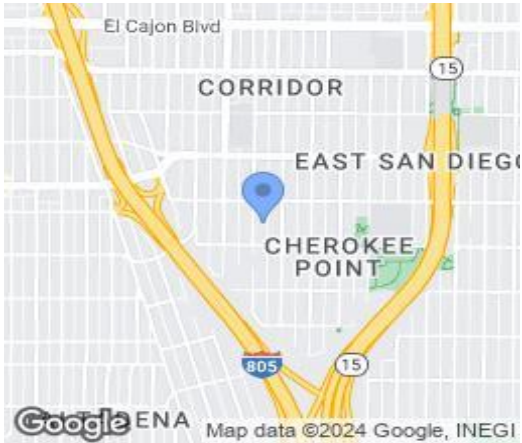
\$1,111,111/\$1,067,250 ↓

134 days on the market

3747 Wilson Ave • San Diego 92104
2 units • \$555,556/unit • sqft • 6,956 sqft lot • No \$/Sqft data •
Built in 1941

Listing ID: 230021732SD

East of the 805. Wilson Ave. Between Wightman and Landis st. CrossStreet: Wightman St



Great investment opportunity in North Park! Located in a RM1-1 opportunity zone, this multi-unit property sits on a generous 6,956 sqft. lot and consists of a 3 bed / 1 bath front home and a 2 bed / 1 bath back unit with alley access. The inviting large backyard offers ample of space for entertaining with its built-in BBQ, a water fountain, storage shed and enough room to add an ADU or perhaps another unit. Each unit has its own electrical meter and laundry area. Plenty of off-street parking available for several cars. Great location with easy freeway access and very close to University Ave and all its trendy restaurants, coffee shops, craft-beer bars and everything North Park has to offer.

Facts & Features

- Sold On 04/22/2024
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating:
- Cap Rate: 0

Interior

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:		3	1	0		\$0		\$3,250
2:		2	1	0		\$0		\$2,750
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- Buyer Agency Compensation: 2.000%
- 92104 - North Park area
- San Diego County
- Parcel # 4475920900

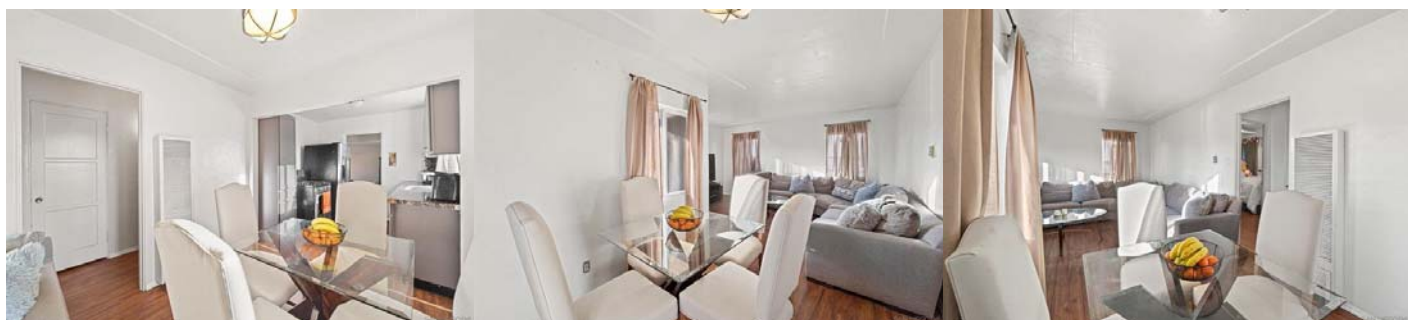
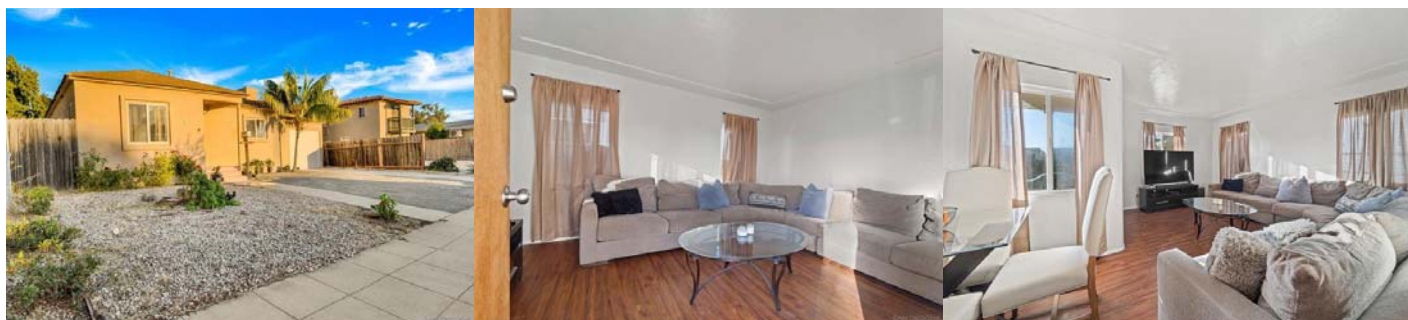
Michael Lembeck

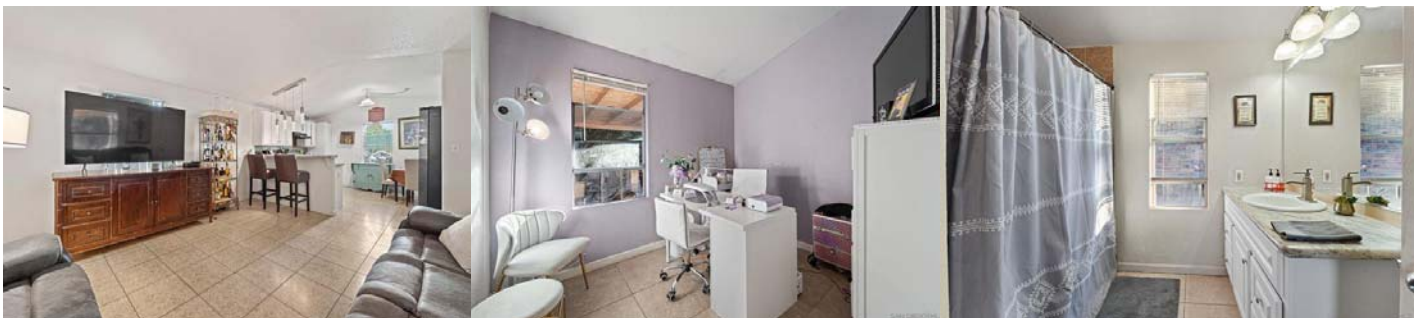
State License #: 01019397
Cell Phone: 714-742-3700

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Newport Beach, 92660

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Closed •

List / Sold: **\$900,000/\$875,000** ↓

5223 25 Wightman Street • San Diego 92105

0 days on the market

2 units • \$450,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1950

Listing ID: 240006879SD

CrossStreet: 52nd



Sold prior to MLS

Facts & Features

- Sold On 04/26/2024
- Original List Price of \$900,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating:
- Cap Rate: 0

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:		4	2			\$2,600		
2:		3	2			\$0		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.000%
- 92105 - East San Diego area
- San Diego County
- Parcel # 4725610400

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

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Closed • Duplex

List / Sold: **\$749,900/\$760,000** ↑

751 24Th St • San Diego 92154

7 days on the market

2 units • **\$374,950/unit** • **1,647 sqft** • **4,886 sqft lot** • **\$461.45/sqft** •
Built in 1945

Listing ID: PTP2401205

Exit Palm Ave off of the 5 freeway and head East. Make a right on 24th st, property is halfway down the block



Amazing opportunity of 2 houses on one lot! Front house features 3 bedrooms and 2 baths. Recently painted, has upgraded kitchen and baths. Rear unit features 1 bed and 1 bath. Both units have a spacious patio for grilling and entertaining. The laundry room is in the middle of both units for convenience. Property is located just off the 5 freeway, close to shopping and public transportation. It is a short bike ride to Imperial Beach!

Facts & Features

- Sold On 04/25/2024
- Original List Price of \$749,900
- 2 Buildings
- 0 Total parking spaces
- \$0
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 0
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Disposal

Exterior

- Lot Features: 0-1 Unit/Acre

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02151141
- 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	0		\$0	\$4,000	\$0
2:	2	1	1	0		\$0	\$1,800	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- 92154 - Otay Mesa area
- San Diego County
- Parcel # 6280704100

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

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Closed • **Triplex**

List / Sold:

\$1,100,000/\$1,075,000 ↓

15 days on the market

Listing ID: PTP2401299

1669 Del Monte Ave • Chula Vista 91911

3 units • \$366,667/unit • 2,970 sqft • 10,779 sqft lot • \$361.95/sqft • Built in 1960

805 To Main Street. Go west on Main Street until you see Del Monte Avenue on your right side. Turn right on Del Monte Avenue.



Back on the market. Buyer could not perform. This is a triplex in Chula Vista. This property is a corner lot and almost 1/4 city block that includes three 2-Bedrooms, 1 Bathroom units. The property is a great investment opportunity for having an income property in Chula Vista. There is also additional land on the property that could be used for storage of weekend toys including RV's boats and you can even separately rent it out for your neighbors to store their stuff. The property can be easily accessed from Main Street by the 5 freeway and 805 freeway, south of Chula Vista that is currently experiencing a revitalization of the community. There are new restaurants, new storefronts and is blocks away from the local Elementary School and Otay Park.

Facts & Features

- Sold On 04/24/2024
- Original List Price of \$11,000,000
- 3 Buildings
- 4 Total parking spaces
- 3 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,057 (Owner)
- Cap Rate: 2.65
- \$37208 Gross Scheduled Income
- \$50640 Net Operating Income
- 2 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Tile, Vinyl
- Appliances: Gas Oven
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Corner Lot, Level, Value In Land
- Fencing: Chain Link, Fair Condition
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$5,538
- Electric: \$200.00
- Gas:
- Furniture Replacement:
- Trash: \$420
- Cable TV: 01425679
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	0		\$1,600	\$1,600	\$2,600
2:		2	1	0		\$1,820	\$1,820	\$2,600
3:		2	1	0		\$0	\$0	\$2,600

Of Units With:

- Separate Electric: 2
- Gas Meters: 3
- Water Meters: 2
- Carpet:
- Dishwasher: 0
- Disposal: 0
- Drapes: 0
- Patio: 0
- Ranges: 3
- Refrigerator: 1
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- 91911 - Chula Vista area
- San Diego County
- Parcel # 6232122700

Michael Lembeck

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

Citivest Realty Services, Inc

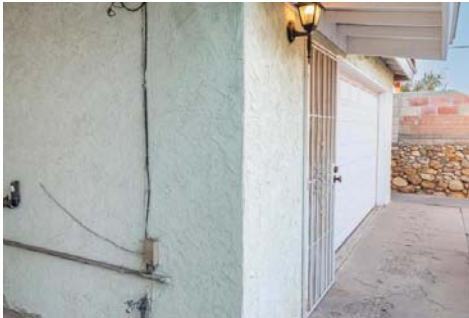
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Newport Beach, 92660

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Closed •

List / Sold:

\$1,250,000/\$1,225,000 ↓

51 days on the market

4237 Wilson Ave • San Diego 92104

3 units • \$416,667/unit • sqft • 4,166 sqft lot • No \$/Sqft data • Built in 1924

Listing ID: 230023855SD

CrossStreet: Orange Ave



Located in the heart of the flourishing Corridor submarket, this unique triplex offers a great opportunity for value-add investors. The front of the property features a large 1BD/1BA bungalow with a private yard and separate entrance, perfect for a buyer looking to occupy an investment property while maintaining the privacy of a single family residence. In the back, you'll find two additional 2 bedroom apartments and a common coin-operated laundry room for additional income. Adding to the property's appeal are two existing 1-car garages, which present an excellent chance for conversion into an ADU. Unrenovated but structurally sound, this triplex is a canvas waiting for the right investor to bring it into the 21st century. With its prime location and untapped potential, it's an investment opportunity you won't want to miss. *****DO NOT WALK ON PROPERTY OR DISTURB TENANTS**

Facts & Features

- Sold On 04/23/2024
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating:
- Cap Rate: 0
- \$58740 Gross Scheduled Income
- \$38181 Net Operating Income

Interior

Exterior

- Fencing: None

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	2			\$1,545		\$2,650
2:		2	1			\$1,605		\$2,500
3:		1	1			\$1,745		\$2,150
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Drapes:
- Patio: 0
- Ranges: 0

- Carpet:
- Dishwasher: 0
- Disposal:

- Refrigerator: 0
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.000%

- 92104 - North Park area
- San Diego County
- Parcel # 4472421000

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

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CUSTOMER FULL: Residential Income LISTING ID: 230023855SD

Printed: 04/28/2024 8:44:28 AM

Closed •

List / Sold:

\$1,145,000/\$1,051,500 ↓

333 337 S 37th • San Diego 92113

21 days on the market

3 units • \$381,667/unit • sqft • 6,580 sqft lot • No \$/Sqft data •
Built in 1947

Listing ID: 240004793SD

Navigation APP CrossStreet: Franklin Ave, Harding Ave



This property offers a fresh start with a completely redone, 4-bedroom front house. From framing to foundation, it's practically new. Key Features: - Front House: A four-bedroom masterpiece with modern upgrades, perfect for the new owner or tenants seeking a fresh space. - Rear Units: Comfortable and well-maintained, providing excellent rental income potential. This is an exceptional opportunity for both modern living and wise investment. Contact us today for a viewing or more information. Your next great investment may be right here!

Facts & Features

- Sold On 04/22/2024
- Original List Price of \$1,145,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cap Rate: 6.1
- \$70000 Net Operating Income

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

Of Units With:

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

Additional Information

• Buyer Agency Compensation: 2.500%

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5462110600

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

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Closed • **Quadruplex**

List / Sold:

\$1,399,000/\$1,280,000 ↓

38 days on the market

Listing ID: SR24042830

1915 -21 A Ave # 4 • National City 91950

**4 units • \$349,750/unit • 2,038 sqft • 6,421 sqft lot • \$628.07/sqft •
Built in 1945**

Cross Street: National City Blvd. and 20th



ATTENTION INVESTORS...GREAT INCOME INVESTMENT!... A rare opportunity to own a 4-unit multi-family property in one lot in the great city of National City and for investors looking to enter the San Diego apartment market. Were renovated in 2020. The front building offers 1 unit with 2 bedrooms and 1 bath, with a private fenced yard. The middle building offers 2 units with 1 bedroom and 1 bathroom each and a shared yard area, the back building provides another 2 bedrooms 1 bathroom unit. The Duplex has a shared meter and coin laundry for extra income. All yards have artificial grass for low maintenance costs. Each unit features a refrigerator, gas stove, and microwave. 1 car detached garage on site. Neighborhoods: National City. Exterior: Wood/Stucco. For Unit 1: 1921, Unit # for Unit 2: 1917, Unit # for Unit 3: 1919 Unit # for Unit 4: 1915. Close to FWY, stores, 15 minutes away from the ocean and Downtown San Diego. Buyer to do all investigation and verify all information provided.

Facts & Features

- Sold On 04/23/2024
- Original List Price of \$1,399,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Estimated)
- Laundry: Common Area
- \$75000 Gross Scheduled Income
- \$76985 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Microwave, Refrigerator

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,808
- Electric: \$1,900.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$940
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,980
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,595	\$2,595	\$2,595
2:	1	2	1	0	Unfurnished	\$2,300	\$2,300	\$2,300
3:	1	1	1	0	Unfurnished	\$1,645	\$1,645	\$1,645
4:	1	1	1	0	Unfurnished	\$1,395	\$1,645	\$1,645

Of Units With:

- Separate Electric: 3
- Drapes:

- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 91950 - National City area
- San Diego County
- Parcel # 5602103200

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

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Closed •

List / Sold:

\$2,699,000/\$2,650,000 ↓

42 days on the market

2863 65 State St • San Diego 92103

4 units • \$674,750/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1932

CrossStreet: State St & Palm St

Listing ID: 240002805SD



Rare opportunity in San Diego's prime neighborhood of Mission Hills! Property consists of a 3-bedroom 2.5-bath front house and (3) 1-bedroom 1-bath units with 2,740 rentable square feet. Earn \$14,000 of monthly income or live in the main house while collecting \$7800 a month from the other three units. Recently updated with a \$500,000 investment, each unit offers private outdoor space and modern design, including 1 outdoor hot tub. Ideally located with a 5-minute walk to Little Italy, a 5-minute drive to the airport, and central to all of San Diego with stunning views of the bay.

Facts & Features

- Sold On 04/23/2024
- Original List Price of \$2,699,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating:
- Cap Rate: 1.4
- \$93600 Gross Scheduled Income
- \$38326 Net Operating Income

Interior

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:		3	3	2		\$0		\$6,000
2:		1	1			\$2,650		
3:		1	1			\$2,500		
4:		1	1			\$0		

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 4
- Disposal:
- Drapes:
- Patio: 1
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.000%

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4516710200

Michael Lembeck

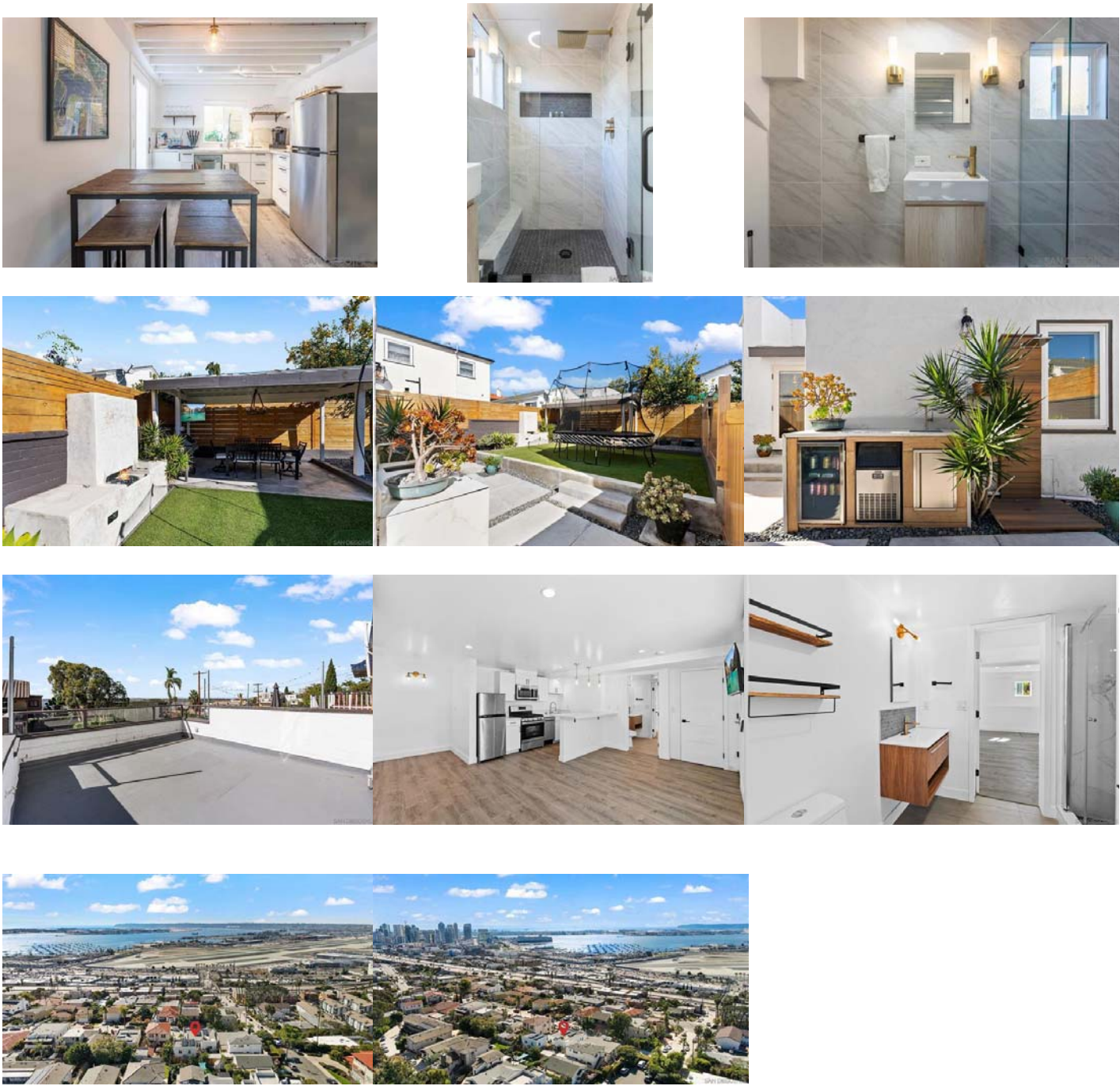
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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Closed •

List / Sold:

\$1,395,000/\$1,385,000 ↓

7 days on the market

Listing ID: 240004667SD

5956 Streamview Drive • San Diego 92105

4 units • \$348,750/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1964

CrossStreet: College



Spacious 4 unit complex located only a few miles from San Diego State University. All units are 2 bedrooms (with no one above and below you) with 1 detached car garage, 1 parking space, and fireplace. Rents are under market with great potential. Exterior improvements include new roof in 2021, new exterior paint approximately 2 year ago, and new water heater replaced about a few years ago. 3 units are single story and 1 unit is on the 2nd floor located above the garages. Laundry room area in the back is currently used as a storage area.

Facts & Features

- Sold On 04/23/2024
- Original List Price of \$1,395,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating:
- Cap Rate: 0
- \$75600 Gross Scheduled 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		\$1,600		\$2,250
2:		2	1	1		\$1,700		\$2,250
3:		2	1	1		\$1,500		\$2,250
4:		2	1	1		\$1,500		\$2,250

Of Units With:

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

Additional Information

• Buyer Agency Compensation: 2.250%

- 92105 - East San Diego area
- San Diego County
- Parcel # 472720

Michael Lembeck

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

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Newport Beach, 92660

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