

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	240003844SD	S	6997 99 Mt Vernon St	LEG	91945		2	\$62,400	5	\$870,000			1960	12,246/0.2811			04/30/24	37/37
2	NDP2400648	S	1912 Laurel RD	OCE	92054	STD	2	\$96,000	4	\$1,785,000	\$603.65	2957	1968/ASR	11,761/0.27	N	3	04/29/24	48/
3	240007746SD	S	3543 45 State St	SD	92103		2	\$0	0	\$1,525,000			1930	5,001/0.1148			05/01/24	4/5
4	IV24065461	S	3326 Union ST	SD	92103	STD	2	\$0		\$1,700,000	\$885.42	1920	1958/PUB	5,624/0.1291	N	0	05/02/24	10/10
5	PTP2401571	S	5075 5077 Monroe AVE	SD	92115	STD	2	\$0	0	\$990,000	\$900.00	1100	1940/ASR	4,004/0.0919	N	0	04/29/24	15/
6	PTP2401199	S	812 16 Florida ST	IMB	91932	STD	3	\$41,400	1	\$815,000	\$359.98	2264	1965	7,562/0.1736	N	0	05/01/24	17/
7	240001574SD	S	3109 11 Nile St	SD	92104		3	\$86,400	3	\$1,360,000			1944	5,438/0.1248			04/29/24	80/94
8	240001123SD	S	4664 A-B 36th Street	SD	92116		3	\$43,500	2	\$1,180,000			1930	6,215/0.1427			04/30/24	49/49
9	230024369SD	S	4631 33 Conrad Ave	SD	92117		3	\$104,400	0	\$1,425,000			1956	7,100/0.163			05/01/24	74/74
10	PTP2401198	S	2842 48 Fairmount AVE	SD	92105	TRUS	4	\$54,576	2	\$815,000	\$271.67	3000	1955/EST	4,810/0.1104	N	3	05/01/24	17/
11	PTP2305519	S	4438 50 Park BLVD	SD	92116	STD	7	\$184,340	4	\$2,450,000	\$567.13	4320	1930/EST	10,500/0.241	N	2	05/01/24	118/118

Closed •

List / Sold: **\$875,000/\$870,000** ↓

6997 99 Mt Vernon St • Lemon Grove 91945

37 days on the market

2 units • \$437,500/unit • sqft • 12,246 sqft lot • No \$/Sqft data • Built in 1960

Listing ID: 240003844SD

Duplex located down a small dirt road just east of Peppermint Lane. Look for mailboxes and go to end of dirt road. CrossStreet: PEPPERMINT LN



Duplex was Completely remodeled 2 years ago, with upgraded electrical service. 6997 is 3bd/1ba. 6999 is 2bd/1ba. There are plenty of parking or room to build an ADU. Close to Shopping and schools. Separate laundry hook ups for each unit & private yards. Rent one side and live in the other.

Facts & Features

- Sold On 04/30/2024
 - Original List Price of \$895,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Electric, Forced Air, Natural Gas
- Cap Rate: 5
 - \$62400 Gross Scheduled Income
 - \$44900 Net Operating Income

Interior

- Appliances: Electric Water Heater, Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01521930
 - 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			\$2,900		
2:		2	1			\$2,300		\$2,600
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.000%
- 91945 - Lemon Grove area
 - San Diego County
 - Parcel # 4794502700

Michael Lembeck

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Newport Beach, 92660

Click arrow to display photos



Closed •

List / Sold:

\$1,895,000/\$1,785,000 ↓

48 days on the market

1912 Laurel Rd • Oceanside 92054

2 units • \$947,500/unit • 2,957 sqft • .27 acre(s) lot • \$603.65/sqft •
Built in 1968

Listing ID: NDP2400648

5 fwy to 78 east, north on Jefferson, Left on Laurel Rd.



**** Multi Unit (Home with Guest House) ****Discover the epitome of family living in the highly coveted Fire Mountain area with this rare gem – an ideal family home featuring a detached guest home. A harmonious blend of functionality and luxury, this residence invites you into a world of comfort and style. As you step down into the expansive family room, a cozy fireplace becomes the focal point, creating an intimate atmosphere. The roomy kitchen is a chef's delight, adorned with quartz countertops, a central island, custom cabinets, a garden window, has a Rohl farmhouse sink. The rest of this home boasts Restoration hardware, Newport Brass and Danze Faucets! Custom wood flooring graces the kitchen, living room, and dining room, adding a touch of warmth to the spacious floor plan. Upstairs, two bedrooms open up to a balcony/tanning deck with a custom firepit, offering a perfect retreat for relaxation. Abundant windows and a bay window in the living room flood the home with natural light, creating an open and inviting ambiance. The backyard is designed for entertaining, featuring a custom deck for al fresco gatherings. Every detail has been thoughtfully considered, from custom ceiling fans in all bedrooms to the exterior's new landscape, driveway, patio, and low-maintenance water-saving landscaping. After a day at the beach, indulge in the convenience of an outdoor shower. Adding to the allure of this property is the detached guest home/ADU, offering two large bedrooms, a full kitchen, and a tankless water heater. Coastal living reaches its pinnacle in this abode, presenting an unparalleled opportunity to experience luxury living at its finest. Don't miss your chance to explore this exceptional residence before it becomes a coveted coastal retreat.

Facts & Features

- Sold On 04/29/2024
- Original List Price of \$2,499,000
- 2 Buildings
- 6 Total parking spaces
- \$0 (Assessor)
- Laundry: Individual Room
- Cap Rate: 3.5
- \$96000 Gross Scheduled Income
- \$7000 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Landscaped, Lawn, Level, Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01870514
- 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: 0
- Drapes:

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

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.250%

- 92054 - Oceanside area
- San Diego County
- Parcel # 1653400100

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Closed •

List / Sold:

\$1,525,000/\$1,525,000

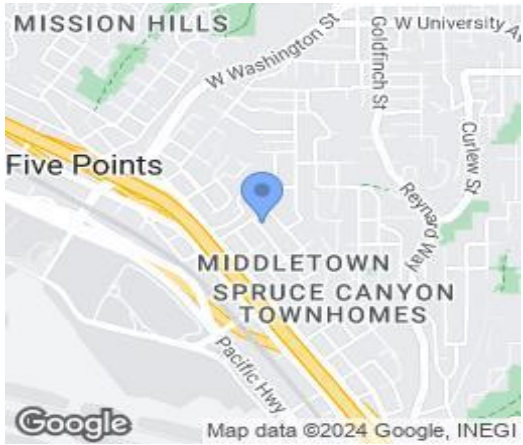
3543 45 State St • San Diego 92103

4 days on the market

2 units • \$762,500/unit • sqft • 5,001 sqft lot • No \$/Sqft data •
Built in 1930

Listing ID: 240007746SD

CrossStreet: Vine



Rare opportunity in beautiful South Mission Hills. This harbor view property consists of a 2-bedroom 2-bath 1,200 sqft Spanish revival front house and an adorable 1-bedroom 1-bath 600 sqft cottage in the rear. Both homes sit on a lushly landscaped raised lot with views to the harbor and Point Loma. Recently remodeled with tasteful upgrades, the front house has a 9 foot high coved ceiling in the entry living room and windows galore that offer naturally lit spaces and endless views. A brand new kitchen, stainless steel appliances, refinished original wood floors, new fixtures and lighting, and refreshed baths are just a few of the recent updates. Private outdoor areas include 2 patios as well as a spacious front deck and newly dryscaped yard to entertain and relax on while taking in the views. The charming cottage is set towards the back of the lot and offers its own private deck and side yard surrounded by succulents and flowers. Both homes have new roofs, new paint, upgraded electrical, and several new windows. There's plenty of storage on the property and a two car garage located on the street level. Short walk to the bars/restaurants on India St or a 3 minute drive to Mission Hills entertainment district. Rare opportunity in beautiful South Mission Hills. This harbor view property consists of a 2-bedroom 2-bath 1,200 sqft Spanish revival front house and an adorable 1-bedroom 1-bath 600 sqft cottage in the rear. Both homes sit on a lushly landscaped raised lot with views to the harbor and Point Loma. Recently remodeled with tasteful upgrades, the front house has a 9 foot high coved ceiling in the entry living room and windows galore that offer naturally lit spaces and endless views. A brand new kitchen, stainless steel appliances, refinished original wood floors, new fixtures and lighting, and refreshed baths are just a few of the recent updates. Private outdoor areas include 2 patios as well as a spacious front deck and newly dryscaped yard to entertain and relax on while taking in the views. The charming cottage is set towards the back of the lot and offers its own private deck and side yard surrounded by succulents and flowers. Both homes have new roofs, new paint, upgraded electrical, and several new windows. There's plenty of storage on the property and a two car garage located on the street level. Short walk to the bars/restaurants on India St or a 3 minute drive to Mission Hills entertainment district.

Facts & Features

- Sold On 05/01/2024
- Original List Price of \$1,525,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Forced Air, Natural Gas
- 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	2	1		\$0		\$4,300
2:		1	1	1		\$1,900		\$2,500
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: 2.500%
- 92103 - Mission Hills area
 - San Diego County
 - Parcel # 4514631200

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Closed • Duplex

List / Sold:

\$1,700,000/\$1,700,000 ↑

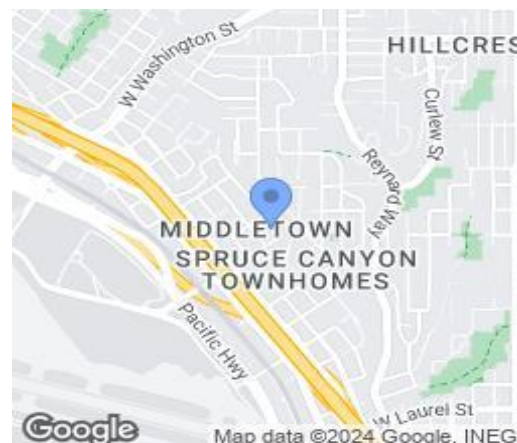
10 days on the market

Listing ID: IV24065461

3326 Union St • San Diego 92103

2 units • \$850,000/unit • 1,920 sqft • 5,624 sqft lot • \$885.42/sqft • Built in 1958

Sassafras St -> Union St



Views Views Views! Introducing 3326 Union St, a rare opportunity to purchase a stunning duplex located in South Mission Hills. Situated up high on a nice and private street with absolutely gorgeous views of Downtown, the harbor, the ocean and more, this property is one of a kind! With two oversized units, the opportunities are endless. Whether you decide to rent both out for serious cash flow, live in one and rent the other to offset your mortgage or combine both to create a family compound, the choice is yours!!! Featuring huge upgrades throughout including new dual pane windows and doors, a new roof, a new deck, new fencing, upgraded electrical panels, a new AC/heater, a new water heater, a full backyard remodel and much more!!! Envisioned around the art of entertaining, each unit offers an open floor-plan concept that flows effortlessly from one to the next, both indoor and out. From jaw dropping views within each unit that can be further enjoyed outdoors on the oversized private decks to the spacious bedrooms and bathrooms, this place will surely leave you in awe. The large and newly remodeled backyard offers space with ADU potential and features a huge turf side area, a flat deep backyard, magical California landscape, and a storage shed, all surrounded by arguably the best views of San Diego. Located walking distance to the renowned restaurants of India Street and minutes to the ocean, DT San Diego, the airport and much more. Don't miss out this rare opportunity!!!

Facts & Features

- Sold On 05/02/2024
- Original List Price of \$1,599,900
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$34 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521930
- 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	6	2	0	Unfurnished	\$7,309	\$7,309	\$9,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 92103 - Mission Hills area
- San Diego County
- Parcel # 4514740800

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CUSTOMER FULL: Residential Income LISTING ID: IV24065461

Printed: 05/05/2024 9:21:46 AM

Closed •

5075 5077 Monroe Ave • San Diego 92115

2 units • \$495,000/unit • 1,100 sqft • 4,004 sqft lot • \$900.00/sqft •
Built in 1940

Use GPS.

List / Sold: \$990,000/\$990,000

15 days on the market

Listing ID: PTP2401571



This unique property presents a rare chance to own a multi-unit residence in the sought-after Talmadge neighborhood. The main home boasts 2 bedrooms and 2 baths, while the second unit is a studio offering a spacious bathroom, and a well-appointed kitchen. Whether you're seeking an income-producing property or a multi-generational living solution, this versatile offering is sure to impress. Both units boast abundant natural light and have been thoughtfully upgraded while retaining their original charm. Situated on a generously sized, fully fenced lot, the property holds endless potential for future use and enjoyment. Projected total rent for house and ADU is \$5,100. Don't miss out on this exceptional opportunity — schedule a viewing before it's gone!

Facts & Features

- Sold On 04/29/2024
- Original List Price of \$990,000
- 2 Buildings
- 4 Total parking spaces
- Cooling: Ductless
- Heating: Ductless
- \$144 (Assessor)
- Laundry: In Closet, Stackable
- Cap Rate: 0
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Range, Microwave, Refrigerator

Exterior

- Lot Features: Front Yard, Yard

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01853496
- 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:		2	2	0		\$0	\$0	\$3,400
2:	2	0	1	0		\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%

- 92115 - San Diego area
- San Diego County
- Parcel # 4720112500

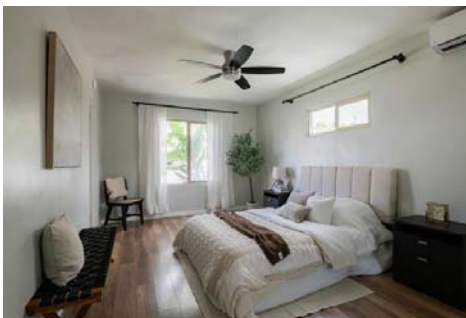
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Newport Beach, 92660

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Closed •

List / Sold: **\$1,375,000/\$815,000** ↓

812 16 Florida St • Imperial Beach 91932

17 days on the market

**3 units • \$458,333/unit • 2,264 sqft • 7,562 sqft lot • \$359.98/sqft •
Built in 1965**

Listing ID: PTP2401199

GPS



Opportunity awaits at 812-16 Florida St in Imperial Beach, CA, with a three-unit residential income property with great value-add potential. This unique investment encompasses a duplex featuring two 2bed/1bath units and a standalone 2bed/1bath single-family home, sprawled across a 7562 SF lot. The substantial future potential of this property is unlocked through strategic renovations, offering the prospect to raise current rents up to market rates. Situated in an enviable location close to alluring beaches and a vibrant community atmosphere, this property stands as an ideal venture for investors keen on realizing significant growth and enhancing value in a sought-after coastal market.

Facts & Features

- Sold On 05/01/2024
- Original List Price of \$1,375,000
- 2 Buildings
- 6 Total parking spaces
- \$1,599 (Public Records)
- Laundry: Inside
- Cap Rate: 1.14
- \$41400 Gross Scheduled Income
- \$26910 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,490
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 02059064
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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: 2.000%
- 91932 - Imperial Beach area
- San Diego County

• Parcel # 6263311700

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CUSTOMER FULL: Residential Income LISTING ID: PTP2401199

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Closed •

List / Sold:

\$1,435,000/\$1,360,000 ↓

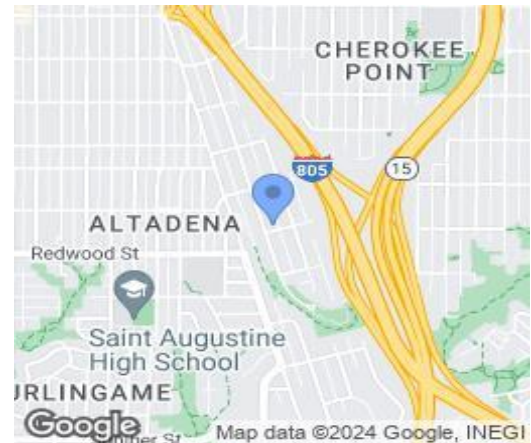
80 days on the market

Listing ID: 240001574SD

3109 11 Nile St • San Diego 92104

3 units • \$478,333/unit • sqft • 5,438 sqft lot • No \$/Sqft data •
Built in 1944

CrossStreet: Redwood



North Park hidden gem in the Altadena area. Super quiet pocket puts you on the doorstep of anywhere in San Diego, but with a suburban feel. Montclair Park is a short walk and is a handy amenity. The entire property has been tastefully remodeled and is in perfect condition.

Facts & Features

- Sold On 04/29/2024
- Original List Price of \$1,495,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Combination, Electric
- Cap Rate: 3.45
- \$86400 Gross Scheduled Income
- \$51480 Net Operating Income

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	1			\$3,200		\$3,200
2:		1	1			\$2,100		\$2,100
3:		0	1			\$1,900		\$1,900
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.500%
- 92104 - North Park area

- San Diego County
- Parcel # 4537821500

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CUSTOMER FULL: Residential Income LISTING ID: 240001574SD

Printed: 05/05/2024 9:22:02 AM

Closed •

List / Sold:

4664 A-B 36th Street • San Diego 92116

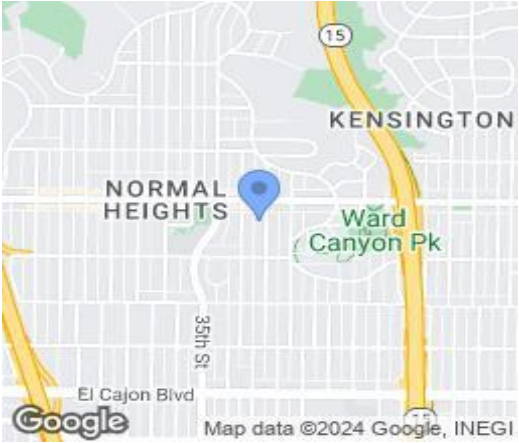
3 units • \$500,000/unit • sqft • 6,215 sqft lot • No \$/Sqft data •
Built in 1930

Adams Ave to 36th street CrossStreet: Adams Ave

\$1,500,000/\$1,180,000 ↓

49 days on the market

Listing ID: 240001123SD



Great investment opportunity for anyone looking for passive income. This 3 Unit Property is located in the popular Normal Heights Neighborhood, The property features a 2-bedroom 1 bath (front house), a 2-bedroom 1 bath, with a 1-bedroom 1 bath (duplex). Lots of parking and alley access. Just blocks away from coffee shops, restaurants and grocery store. Great investment opportunity for anyone looking for passive income. This 3 Unit Property is located in the popular Normal Heights Neighborhood, The property features a 2-bedroom 1 bath (front house), a 2-bedroom 1 bath, with a 1-bedroom 1 bath (duplex). Lots of parking and alley access. Just blocks away from coffee shops, restaurants and grocery store.

Facts & Features

- Sold On 04/30/2024
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- Cap Rate: 1.7
- \$43500 Gross Scheduled Income
- \$25912 Net Operating Income

Interior

Exterior

- Fencing: Cross Fenced, Partial

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:		2	1			\$1,675		\$3,000
2:		2	1			\$1,150		\$3,000
3:		1	1			\$800		\$2,300
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: 2.000%
- 92116 - Normal Heights area
 - San Diego County
 - Parcel # 4405813800

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CUSTOMER FULL: Residential Income LISTING ID: 240001123SD

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Closed •

List / Sold:

\$1,500,000/\$1,425,000 ↓

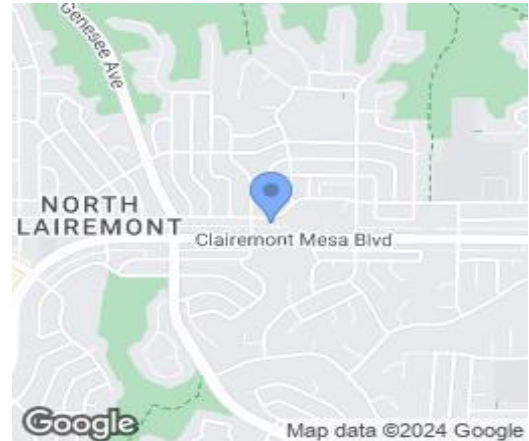
74 days on the market

Listing ID: 230024369SD

4631 33 Conrad Ave • San Diego 92117

**3 units • \$500,000/unit • sqft • 7,100 sqft lot • No \$/Sqft data •
Built in 1956**

Two blocks North of Clairemont Mesa Blvd @ Frink CrossStreet: Frink Ave



Investors, we are thrilled to present this fabulous triplex located in the heart of Clairemont. This extraordinary property features a 3BR, 2-BA front house spanning 1,200 sqft, a charming 1-BR, 1-BA ADU measuring 550 sqft, and a cozy 1-BR, 1-BA junior ADU encompassing 450 square feet. Each of these living spaces offers comfort and privacy for tenants, making it an ideal choice for both owner-occupants and savvy investors. Speaking of investors, this property holds immense appeal for those looking to expand their rental portfolio through SB-9 & AB-1033 projects or by converting additional space into another ADU. With limited availability of properties in the area, this is a rare opportunity to acquire a valuable asset in a highly desirable rental market. Each ground-up unit comes with its own individual parking space, complete with an alley access automatic gate and an EV-Tesla charging station. Inside, you'll find a spacious layout, newer appliances, abundant natural light, air conditioning, and the convenience of an in-unit washer/dryer. Step outside and discover an individual yard with lush synthetic grass and extra storage, providing the perfect outdoor space. And the location? It couldn't be more convenient! You'll be within walking distance of groceries, restaurants, theaters, and bus lines.

Facts & Features

- Sold On 05/01/2024
- Original List Price of \$1,700,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Natural Gas
- Cap Rate: 0
- \$104400 Gross Scheduled Income
- \$114720 Net Operating Income

Interior

Exterior

- Security Features: Automatic Gate

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01862781
- 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			\$3,800		\$4,200
2:		1	1			\$2,800		\$3,100
3:		1	1			\$2,100		\$2,500
4:			0					

Of Units With:

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

- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.500%

- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 3553570400

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: **\$1,465,000/\$815,000** ↓**2842 48 Fairmount Ave • San Diego 92105****17 days on the market****4 units • \$366,250/unit • 3,000 sqft • 4,810 sqft lot • \$271.67/sqft •****Listing ID: PTP2401198****Built in 1955****GPS**



Offered for sale: A value add four-unit residential income property at 2842-48 Fairmount Ave in the vibrant City Heights neighborhood, providing a desirable mix of units for investors. The property features a front building with three 1bed/1bath units, each approximately 756 sq ft, and a rear building that includes a spacious 2bed unit above three single-car garages. Additionally, there are three uncovered parking spaces accessible from the alley. Highlighting the investment appeal is the potential for ADU conversion of the garages, offering a path to increased revenue. Situated in City Heights, this property capitalizes on a high-demand rental market, making it an attractive opportunity for investors seeking to grow their portfolio in a dynamic San Diego neighborhood.

Facts & Features

- Sold On 05/01/2024
 - Original List Price of \$1,465,000
 - 2 Buildings
 - 6 Total parking spaces
 - \$5 (Public Records)
 - Cap Rate: 1.77
 - \$54576 Gross Scheduled Income
 - \$25972 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available
-

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$19,101
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$200
 - Cable TV: 02059064
 - Gardener:
 - Licenses:
 - Insurance: \$1,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:
-

Unit Details

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.000%
- 92105 - East San Diego area
- San Diego County

• Parcel # 4763722100

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: PTP2401198

Printed: 05/05/2024 9:22:10 AM

Closed •

List / Sold:

\$2,789,999/\$2,450,000 ↓

118 days on the market

Listing ID: PTP2305519

4438 50 Park Blvd • San Diego 92116

**7 units • \$398,571/unit • 4,320 sqft • 10,500 sqft lot • \$567.13/sqft •
Built in 1930**

GPS



4438-50 Park Blvd is an irreplaceable location Craftsman Cottage asset in prime University Heights San Diego just one block south of the University Heights sign. The asset consists of 6 detached one bedroom cottages, 1 detached three bedroom primary cottage, and 2 garages on a large 10,500 sqft lot. Existing operations yield an in-place 4.38% cap rate, 5.3% cap rate at market rents, and a 6.02% cap rate at fully renovated market rents. The property has received north of \$350,000 in recent infrastructure upgrades to provide for a streamline operation and low maintenance operating expenses moving forward including new foundations, roofs, termite tented, electrical panels, air conditioning, misc plumbing under units, full exterior paint, renovated bathrooms, and partial interior upgrades. Additionally, the asset possesses huge development potential and would provide for an attractive covered land play. CN 1-4 zoning with a 65 foot height limit under the high density Complete Communities Tier 2 overlay allows for significant development potential of potentially 50+ units. Loan Quote in hand at 5.70%!

Facts & Features

- Sold On 05/01/2024
- Original List Price of \$2,790,000
- 7 Buildings
- 2 Total parking spaces
- \$0
- Laundry: Common Area
- Cap Rate: 4.38
- \$184340 Gross Scheduled Income
- \$122329 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 36-40 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$62,011
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02077455
- Gardener:
- Licenses:
- Insurance: \$4,550
- Maintenance:
- Workman's Comp:
- Professional Management: 9217
- Water/Sewer: \$3,079
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%

- 92116 - Normal Heights area
 - San Diego County
 - Parcel # 4452022100
-

Michael Lembeck

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