

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	PTP2306093	S	628 630 13th ST	IMB	91932	STD	2	\$36,000	0	\$805,000↓		60	1955/SLR	6,999/0.1607	N	0	04/10/24	101/
2	NDP2401285	S	1415 Chestnut AVE	CAR	92008	STD	2	\$0	0	\$2,025,000↓	\$852.27	2376	1969/ASR	9,062/0.208	N	3	04/08/24	22/
3	NDP2401442	S	1327 Neptune AVE	ENCS	92024	STD	2	\$0	0	\$2,960,500↓	\$1,000.17	2960	1941/ASR	5,988/0.1375	N	1	04/10/24	10/
4	240002233SD	S	447 49 Nautilus St	LAJ	92037		2	\$93,600	0	\$2,525,000↓			1977	6,406/0.1471	N		04/12/24	42/43
5	240001808SD	S	4721 23 Niagara Ave	SD	92107		2	\$100,200	4	\$2,350,000↓			1978	7,189/0.165			04/12/24	13/16
6	SR23226535	S	3559 Ocean View BLVD	SD	92113	PRO,AUC	2	\$0		\$880,000↑		0	1950/SEE	15,976/0.3668	N	1	04/11/24	35/35
7	240004660SD	S	311 San Elijo	SD	92106		3	\$98,280	2	\$2,450,000↑			1952	7,500/0.1722	N		04/11/24	10/29

Closed •

List / Sold: **\$825,000/\$805,000** ↓

628 630 13th St • Imperial Beach 91932

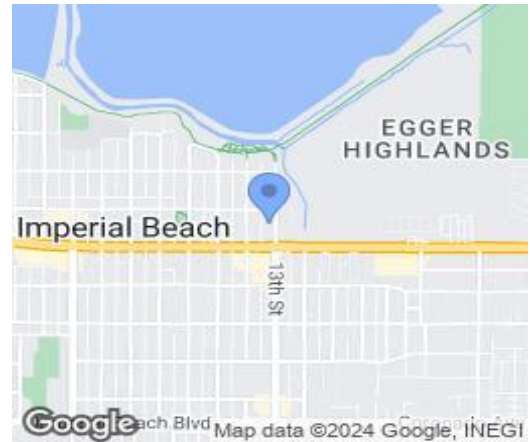
101 days on the market

2 units • \$412,500/unit • 60 sqft • 6,999 sqft lot • No \$/Sqft data •

Listing ID: PTP2306093

Built in 1955

off Palm Ave



Ready to Sell Located 1.5 blocks to the Bayshore Bikeway along with eateries, gym, coffee and delightful birdwatcher platform. This could be your entry level residential income units . Both homes have large private backyards. Verify with city on ability to start over and build out property.

Facts & Features

- Sold On 04/10/2024
- Original List Price of \$915,000
- 2 Buildings
- 0 Total parking spaces
- \$0
- Laundry: Outside
- Cap Rate: 0
- \$36000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01885775
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

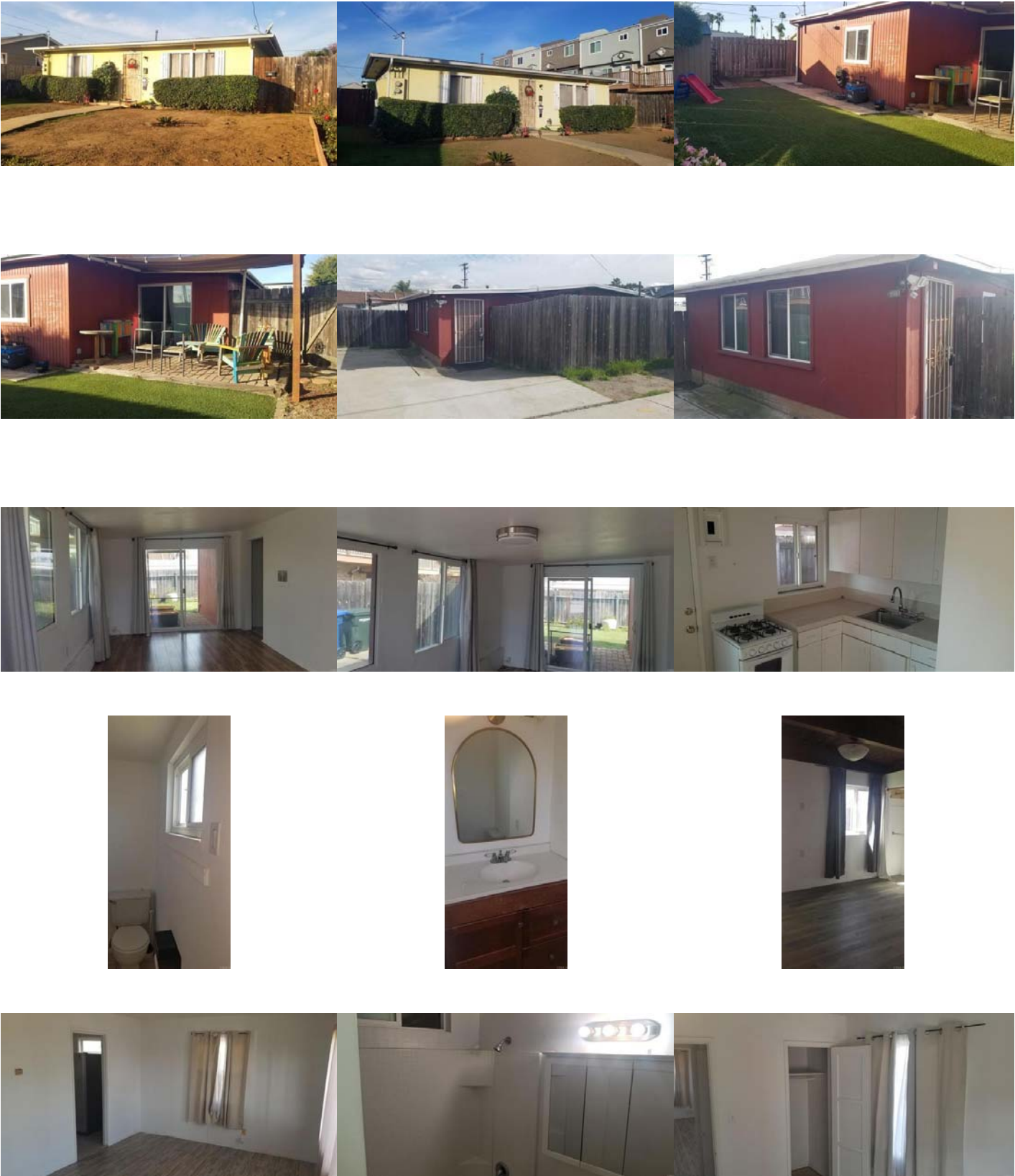
Additional Information

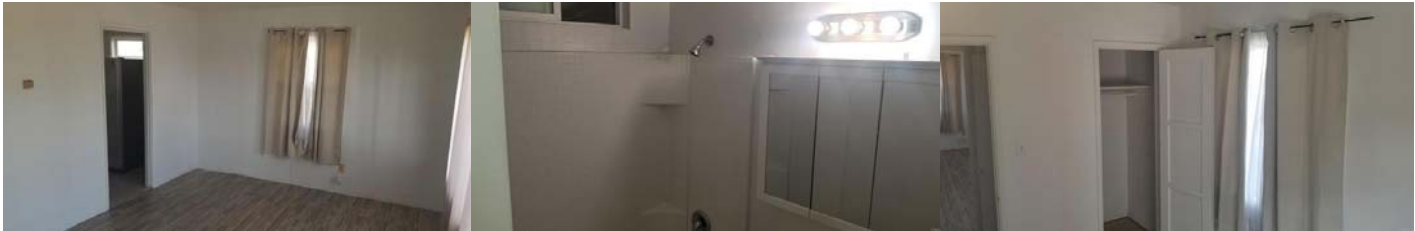
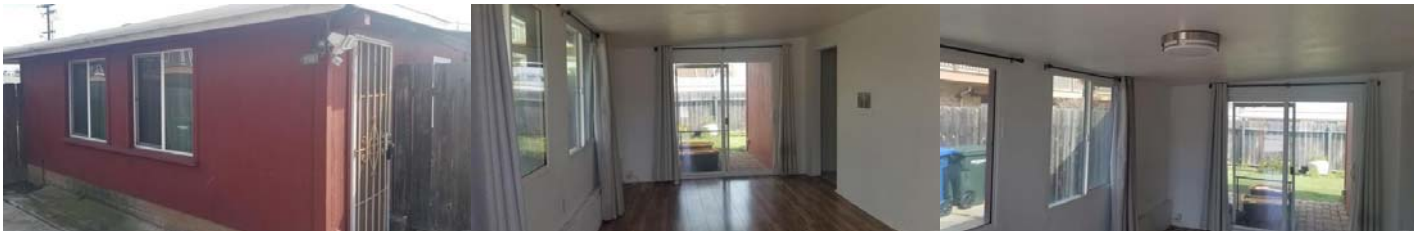
- Standard sale
- Buyer Agency Compensation: 2.500%
- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6262421300

Michael Lembeck

Citivest Realty Services, Inc

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Closed •

List / Sold:

\$2,099,000/\$2,025,000 ↓

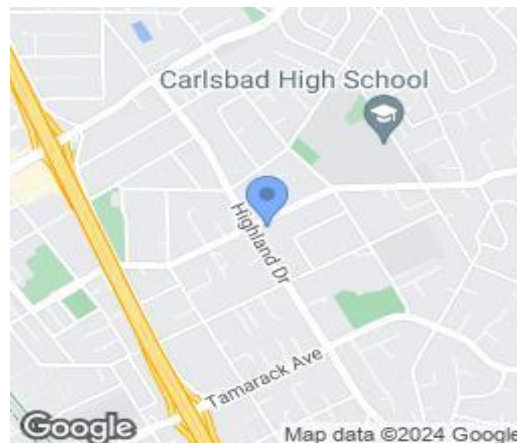
22 days on the market

Listing ID: NDP2401285

1415 Chestnut Ave • Carlsbad 92008

**2 units • \$1,049,500/unit • 2,376 sqft • 9,062 sqft lot • \$852.27/sqft •
Built in 1969**

5 FWY to Tamarack (E), Left on Highland, Right on Chestnut



Rare gem! Fully renovated and located just over a mile from the beach and Carlsbad Village! This stunning home is a perfect blend of style and practicality, featuring a separate one-bedroom ADU (1417 Chestnut Ave) ideal for guests, a home office, or generating rental income! The main house boasts formal living and dining spaces, a family room, breakfast nook, and a convenient half bathroom on the main level. The first floor dazzles with beautiful engineered hardwood floors and a chef's kitchen designed for modern elegance, equipped with upgraded Frigidaire Gallery and Bosch appliances, quartz countertops, and custom cabinetry. Upstairs, discover two spacious bedrooms, a fully renovated bathroom, and a private primary suite with a sitting area, fireplace, and French doors leading to a wrap-around patio deck. The ensuite bathroom is a masterpiece with a standalone soaking tub, custom herringbone tile work, and charming architectural details. This turnkey home has all major systems upgraded; a new roof, furnace, air ducts, windows, floors, and a tankless water heater. The ADU is move-in ready, featuring its own kitchen, private laundry, bathroom, dedicated heating and cooling unit, plus a loft for additional sleeping, storage, or play space. Outside, the private yard is perfect for relaxation or entertaining, complete with a fire pit, built-in BBQ, patio spaces, and mature landscaping. Enjoy a fantastic location near top-rated schools, the Carlsbad Community Center, and just a 5-minute drive (or a 15-minute bike ride) Tamarack Surf Beach, Carlsbad State Beach, and the vibrant Carlsbad Village with its array of restaurants, shops, and amenities. Don't miss this opportunity; your dream home awaits!

Facts & Features

- Sold On 04/08/2024
- Original List Price of \$2,099,000
- 2 Buildings
- 8 Total parking spaces
- \$146 (Assessor)
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01527365
- 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: 1
- Gas Meters: 1
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

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

- 92008 - Carlsbad area
- San Diego County
- Parcel # 2052204000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

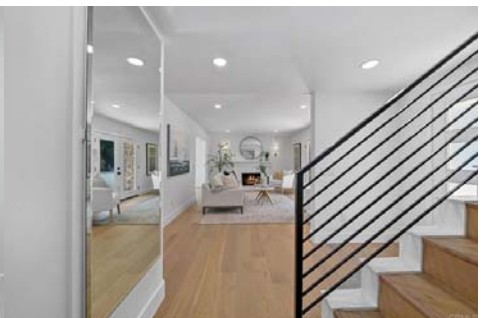
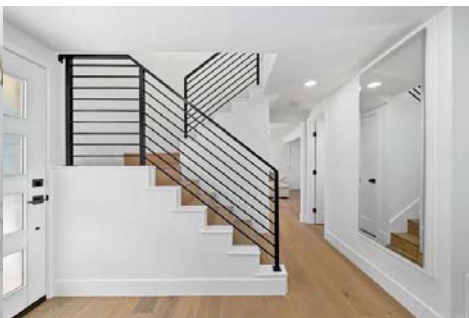
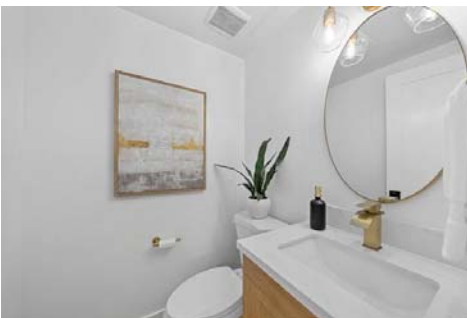
Citivest Realty Services, Inc

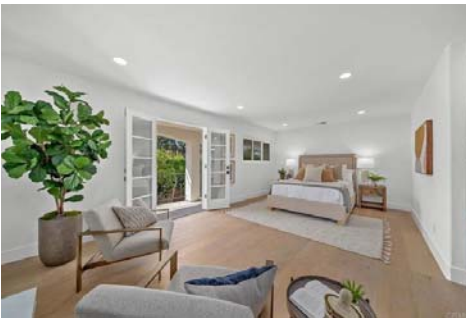
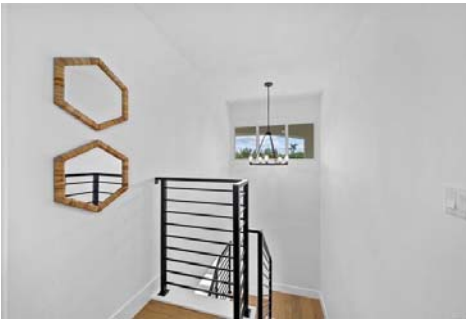
State License #: 01875823

4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

List / Sold:

\$3,499,000/\$2,960,500 ↓

10 days on the market

Listing ID: NDP2401442

1327 Neptune Ave • Encinitas 92024

**2 units • \$1,749,500/unit • 2,960 sqft • 5,988 sqft lot • \$1000.17/sqft •
Built in 1941**

From 5FWY, west on Leucadia Blvd., Right on Neptune.



This classic beach house with new guest house boasts a prime location, breathtaking ocean views, and plenty of good vibes. Located on Neptune, between Beacons and Grandview Beaches this home exudes coastal charm and the Leucadia lifestyle that locals covet! This is two homes on one lot, both with ocean views from every level and separate rooftop decks! The original front house has three bedrooms, two and a half baths, an enclosed porch and second floor sunroom. Perched above the street you'll enjoy ocean views from all the living areas- Kitchen, Dining Room, Family Room and the primary suite on the second level! With owned solar and water filtration systems/soft water! A shady back patio is perfect for outdoor dining, entertaining and a break from the sunshine on hot summer afternoons. And no beach house is complete without an outdoor shower for rinsing off feet and leaving the beach sand at the door! The guest house (ADU- built in 2023) has two bedrooms and two full baths, beautiful wood floors, custom tile-work, stackable laundry, mini split A/C, and stylish fixtures and finishes. It also has ocean views from the living area. Both homes offer large rooftop decks with 360 degree views, perfect for enjoying the sunset over the water or multiple fireworks shows on the Fourth of July. Each home offers sweet spots to relax and listen to the crashing waves. From the front porch you can watch passerby's walk, skate, jog and bike down this iconic street. And although you'll feel a world away, you're just a few short blocks to great eateries, markets, coffee shops and galleries on the Coast Highway 101. So much to enjoy.... did we mention the ocean views!?! Yes- they are that good!

Facts & Features

- Sold On 04/10/2024
- Original List Price of \$3,499,000
- 2 Buildings
- 2 Total parking spaces
- \$0
- Laundry: Inside
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01527365
- 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: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Drapes:
- Patio: 2
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%

- 92024 - Encinitas area
- San Diego County
- Parcel # 2542220600

Michael Lembeck

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

Citivest Realty Services, Inc

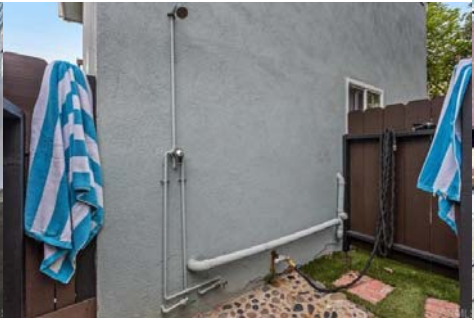
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

List / Sold:

\$2,798,000/\$2,525,000 ↓

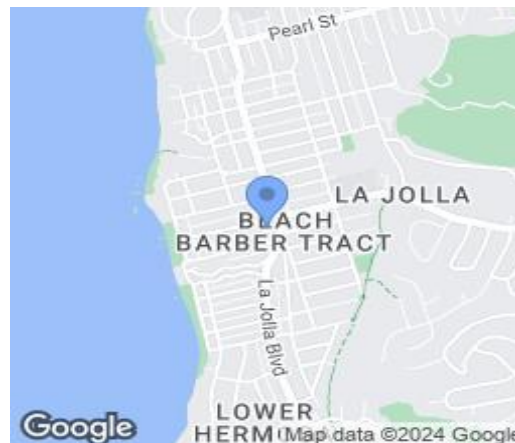
42 days on the market

447 49 Nautilus St • La Jolla 92037

**2 units • \$1,399,000/unit • sqft • 6,406 sqft lot • No \$/Sqft data •
Built in 1977**

CrossStreet: La Jolla Blvd

Listing ID: 240002233SD



Income opportunity! Enjoy comfort of home in your quaint cottage with old world charm – hardwood floors, brick FP & curved passageways – and generous green space with white picket fence. Main house has charming front & back garden areas for bbq’s and fun. Earn rents from the nice-size unit in back with its own private balcony and yard space, and more from any of five one-car garages, on a block that ends at the beach, west of La Jolla Boulevard.

Facts & Features

- Sold On 04/12/2024
- Original List Price of \$2,798,000
- 2 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- Cap Rate: 0
- \$93600 Gross Scheduled 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	1	3		\$4,000		\$4,200
2:		2	2	2		\$3,800		\$3,800
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%
- 92037 - La Jolla area
- San Diego County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivest Realty Services, Inc

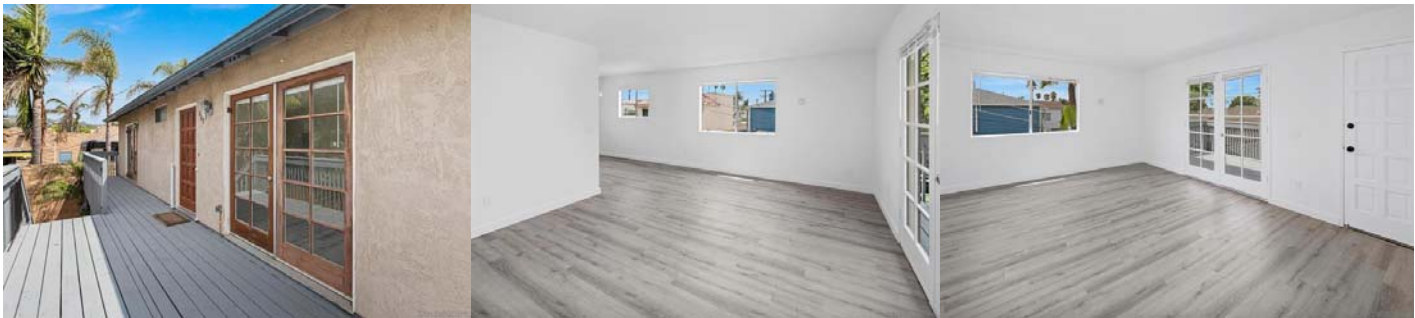
State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

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Closed •

List / Sold:

\$2,599,000/\$2,350,000 ↓

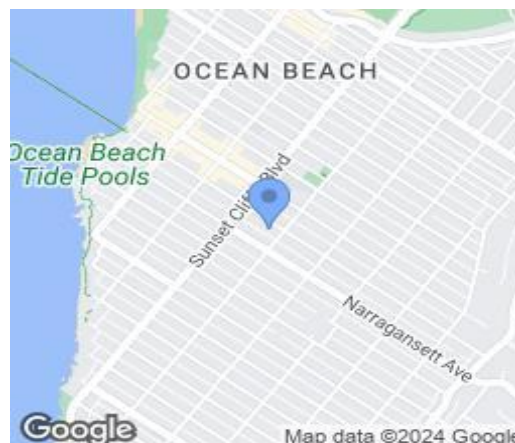
13 days on the market

4721 23 Niagara Ave • San Diego 92107

**2 units • \$1,299,500/unit • sqft • 7,189 sqft lot • No \$/Sqft data •
Built in 1978**

Listing ID: 240001808SD

CrossStreet: Niagara Ave. - Ebers St.



Incredible investment opportunity on a quiet street in Ocean Beach. 2 Single-Family homes on a 7,000 SqFt lot in a prime location. Within a highly rated school district, walkable to local shops and the beach. The front home is a 2BD 2BA and the back home is a 3BD 2BA. Both homes have an optimal floor plan with attached garages, spacious private backyard space, in-unit laundry, and ample storage. This is perfect for savvy investors or developers as there is a strong rental market here and the property offers plenty of opportunities of forced appreciation. PENDING PERMITS FOR 5 STUDIO GARAGE CONVERSIONS AND 2 NEW ADUs. Do renovations for immediate equity growth, or build something new. The possibilities are endless!

Facts & Features

- Sold On 04/12/2024
- Original List Price of \$2,599,000
- 2 Buildings
- Levels: Multi/Split
- 3 Total parking spaces
- Heating: Forced Air, Natural Gas
- Cap Rate: 4
- \$100200 Gross Scheduled Income
- \$8100 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:		2	2	1		\$3,350		
2:		3	2	4		\$4,250		
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%

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4483912200

Michael Lembeck

State License #: 01019397

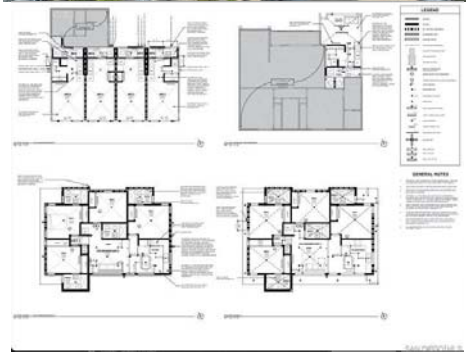
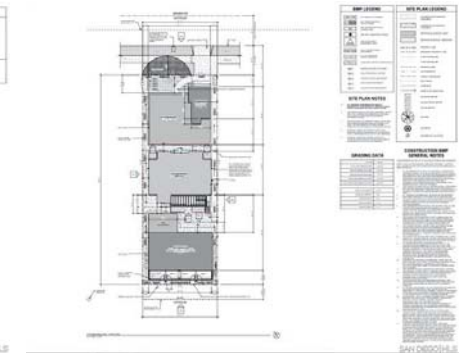
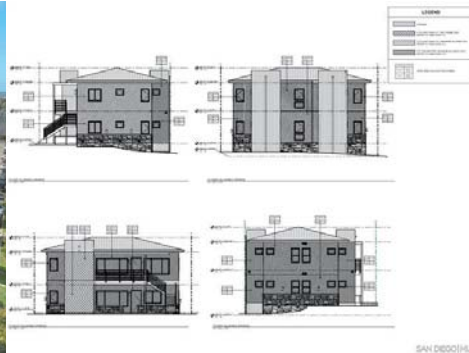
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Duplex

List / Sold: **\$599,000/\$880,000** ↑

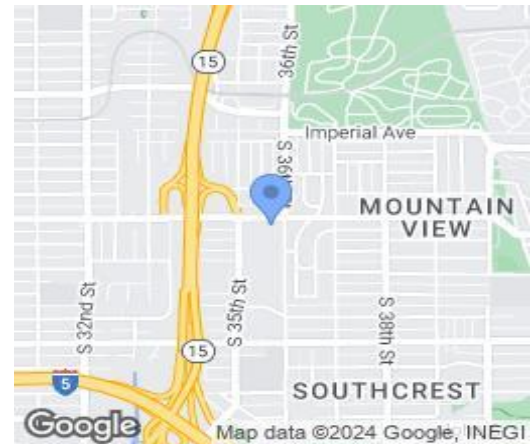
3559 Ocean View Blvd • San Diego 92113

35 days on the market

2 units • **\$299,500/unit** • **0 sqft** • **15,976 sqft lot** • **No \$/Sqft data** •
Built in 1950

Listing ID: SR23226535

EAST OF 15 FREEWAY. SOUTH OF IMPERIAL AVENUE



PROBATE AUCTION!!! RARE OPPORTUNITY TO BUY 2 HOMES ON A LARGE LOT IN HIGHLY SOUGHT AFTER SAN DIEGO. SEPARATE GAS, ELECTRIC AND WATER METERS. POSSIBLE DEVELOPMENT SITE. BUYERS SHOULD CHECK WITH THE CITY FOR CURRENT BUILDING RESTRICTIONS AND REQUIREMENTS.

Facts & Features

- Sold On 04/11/2024
- Original List Price of \$599,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	0	Unfurnished	\$0	\$0	\$0
2:	1	2	0	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Probate Listing, Auction sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 92113 - Logan Heights area
- San Diego County
- Parcel # 5462600400

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: SR23226535

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Closed •

List / Sold:

\$2,395,000/\$2,450,000 ↑

311 San Elijo • San Diego 92106

10 days on the market

**3 units • \$798,333/unit • sqft • 7,500 sqft lot • No \$/Sqft data •
Built in 1952**

Listing ID: 240004660SD

CrossStreet: Jenkins



The Price You Have Been Waiting ForPurchased in 2022 For \$2,425,000 + \$400,000 Remodel /Upgrades***\$2,825,000 Investment ***Listed \$430,000 Less Than Cost At \$2,395,000***Motivated***San Diego Bay* Harbor *Ocean*Coronado *Mexico Sit Down Views***La Playa***The Crown Jewel Of Point Loma***Three On One 7,500 Sq Ft (50x150) Parcel Zoned RM-3-9***Potential For Up to 13 Units***FAR Of 2.7***Up to 25 Units Would Be Possible If Affordable Housing Was Desired*** Turn Key 2230 Sq Ft Mid Century * Two One Bedroom One Bathroom 588 Sq Ft Single Story Living***One Two Bedroom One Bathroom 1054 Sq Ft***Two Large Oversized Two Car Garages***Yard & Patios ***Common Area Laundry***Live In One Rent Two Short Term AirBNB or Two Long Term**Rent All Three Long Term Or All Three Short Term AirBNB***So Much Potential & Opportunity***Enjoy The Benefits Of Ownership With Over a Quarter Million Of Remodel Just Completed***Seller Financing @5% Available for up to \$1,000,000*** ***The Price You Have Been Waiting For***Purchased in 2022 For \$2,425,000 + \$400,000 Remodel /Upgrades***\$2,825,000 Investment ***Listed \$430,000 Less Than Cost At \$2,395,000***Motivated***San Diego Bay* Harbor *Ocean*Coronado *Mexico Sit Down Views***La Playa***The Crown Jewel Of Point Loma***Three On One 7,500 Sq Ft (50x150) Parcel Zoned RM-3-9***Potential For Up to 13 Units***FAR Of 2.7***Up to 25 Units Would Be Possible If Affordable Housing Was Desired*** Turn Key 2230 Sq Ft Mid Century * Two One Bedroom One Bathroom 588 Sq Ft Single Story Living***One Two Bedroom One Bathroom 1054 Sq Ft***Two Large Oversized Two Car Garages***Yard & Patios ***Common Area Laundry***Live In One Rent Two Short Term AirBNB or Two Long Term**Rent All Three Long Term Or All Three Short Term AirBNB***So Much Potential & Opportunity***Enjoy The Benefits Of Ownership With Over a Quarter Million Of Remodel Just Completed***Seller Financing @5% Available for up to \$1,000,000***

Facts & Features

- Sold On 04/11/2024
- Original List Price of \$2,395,000
- 3 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- Heating: Natural Gas
- Cap Rate: 2.4
- \$98280 Gross Scheduled Income
- \$66600 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler System

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 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:		1	1	1		\$2,650		\$2,850
2:		1	1	1		\$2,390		\$2,850
3:		2	1	2		\$3,150		\$3,850
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%
- 92106 - Point Loma area
 - San Diego County
 - Parcel # 5324960200

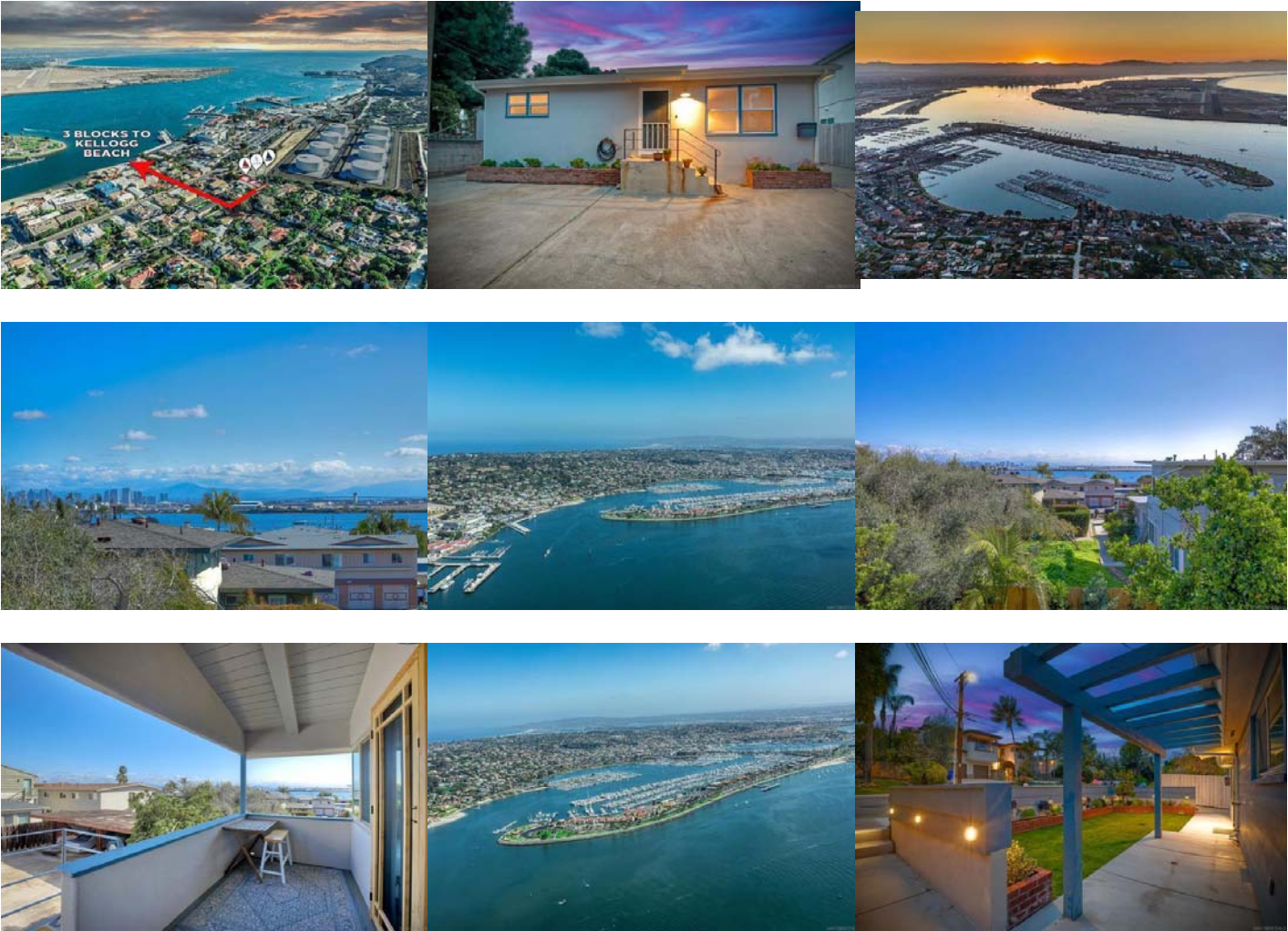
Michael Lembeck

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: 240004660SD

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