

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	240008260SD	S	231 Emerson St	CHU	91911		2	\$0	0	\$1,150,000 			1970				05/29/24	6/7
2	240004685SD	S	2230 Central Ave	SPV	91977		2	\$36,000	3	\$735,000 			1980		N		05/28/24	14/14
3	240005344SD	S	4725 Santa Cruz Ave.	SD	92107		2	\$27,600	0	\$1,490,000 			1959	3,313/0.0761			05/29/24	69/69
4	OC24036377	S	4236 Keeler AVE	SD	92113	STD	2	\$0		\$700,000 	\$502.87	1392	1941/PUB	6,142/0.141	N	0	05/31/24	70/245

Closed •

List / Sold:

231 Emerson St • Chula Vista 91911

2 units • \$550,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1970

CrossStreet: Twin Oaks

\$1,100,000/\$1,150,000 ↑

6 days on the market

Listing ID: 240008260SD



Welcome to your newly renovated sanctuary in West Chula Vista, where every detail has been thoughtfully considered for your comfort and peace of mind. This exceptional property not only features two detached single-family homes, each boasting 3 bedrooms and 2 bathrooms, but also offers the exciting potential to expand further. The size of the lot offers the possibility of being split and/or the rare opportunity to add additional units, allowing you to maximize its potential and further enhance its value. Whether you dream of creating additional living spaces, rental units, or a private retreat, the expansive lot provides the canvas for your vision to come to life. Both homes have undergone a complete extensive renovation, including brand-new roofs, updated plumbing, and upgraded electrical systems. These essential updates ensure that your investment is not only move-in ready but also equipped with modern amenities and built to last. Conveniently located in West Chula Vista, you'll enjoy easy access to amenities, schools, parks, and more, making it the ideal setting for both convenience and tranquility. Don't miss out on the opportunity to make this exceptional property your own and embark on a journey of endless possibilities in one of Chula Vista's most coveted neighborhoods.

Facts & Features

- Sold On 05/29/2024
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01774650
- 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		
2:		3	2			\$0		\$0
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.500%
- 91911 - Chula Vista area
- San Diego County
- Parcel # 6191810100

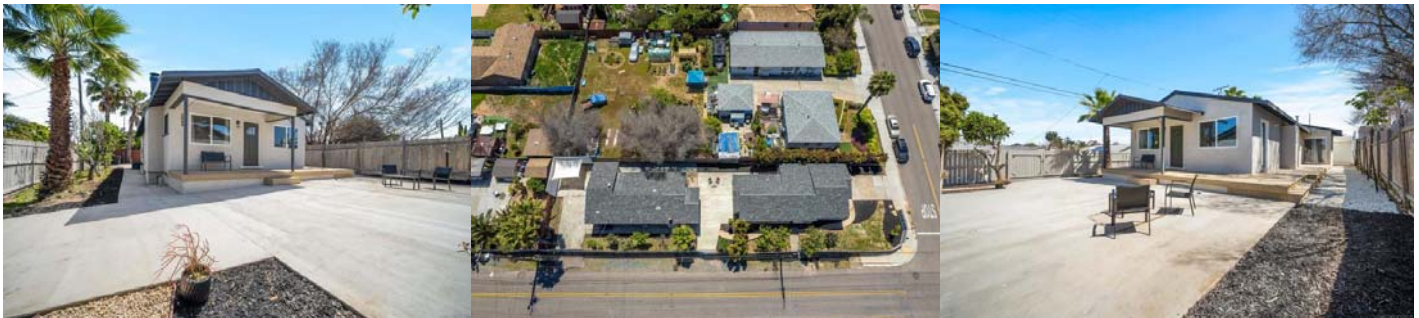
Michael Lembeck

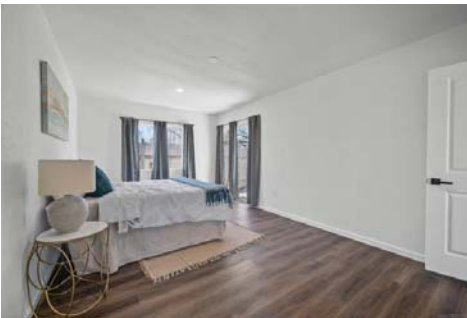
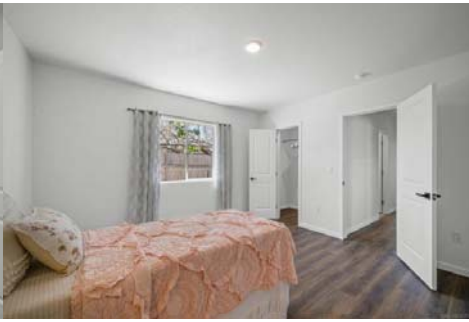
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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Closed •

List / Sold: **\$725,000/\$735,000** ↑

2230 Central Ave • Spring Valley 91977

14 days on the market

2 units • \$362,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1980

Listing ID: 240004685SD

CrossStreet: Central Ct



This duplex features two 2-bedroom 1-bathroom units attached by a covered parking breezeway. Property boasts private backyards, plenty of off-street parking, large lot, and two potential access points. Both units include laundry hookups. Tenants are long-term and month-to-month.

Facts & Features

- Sold On 05/28/2024
- Original List Price of \$725,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 3
- \$36000 Gross Scheduled Income
- \$21754 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01481919
- 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			\$1,500		\$2,450
2:		2	1			\$1,500		\$2,450
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%

- 91977 - Spring Valley area
- San Diego County
- Parcel # 5034123900

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 240004685SD

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Closed •

List / Sold:

4725 Santa Cruz Ave. • San Diego 92107

2 units • \$749,500/unit • sqft • 3,313 sqft lot • No \$/Sqft data •
Built in 1959

CrossStreet: Ebers St & Sunset Cliffs Blvd.

\$1,499,000/\$1,490,000 ↓

69 days on the market

Listing ID: 240005344SD



Incredible OB Duplex opportunity! This highly desirable property offers two 2 Bed 1 Bath units just blocks from the ocean and all of the restaurants, bars, and shops Ocean Beach has to offer. 4725 1/2 has been remodeled with new luxury vinyl plank, fresh paint, blinds, AC/heating, and fencing around the private patio. This property offers space for two parking spots with alley access, private patios for both units, shared washer/dryer, and an undeniably spectacular location. Explore the endless possibilities this wonderful opportunity has to offer!

Facts & Features

- Sold On 05/29/2024
- Original List Price of \$1,575,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: See Remarks, Wall/Window Unit(s)
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$27600 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	0		\$2,300		\$3,800
2:		2	1	0		\$0		\$3,800
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- Buyer Agency Compensation: 2.500%

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4483721700

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CUSTOMER FULL: Residential Income LISTING ID: 240005344SD

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Closed

• Duplex

4236 Keeler Ave • San Diego 92113

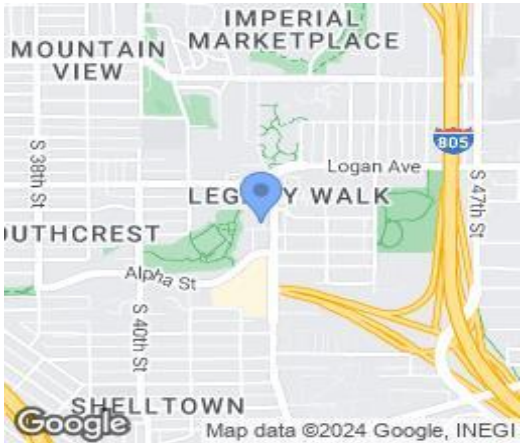
2 units • \$339,500/unit • 1,392 sqft • 6,142 sqft lot • \$502.87/sqft • Built in 1941

I-5 S and I-805 S to S 43rd St in San Diego. Take exit 11B from I-805 S - Continue on S 43rd St to your destination

List / Sold: \$679,000/\$700,000

70 days on the market

Listing ID: OC24036377



Get ready to invest in a fantastic opportunity in Logan Heights with the best price for a duplex! This gem is nestled in a lovely little area and includes two separate houses with their own private yards. Conveniently located just a few blocks from shopping, schools, and freeways, this property is ideal for those seeking an accessible location. The houses boast hardwood floors, newer appliances, recently painted interiors, and newer water heaters and roofs. The front house also features a renovated kitchen. Plus, the fully fenced property is move-in ready for the new owner. Positioned on a corner lot on a cul-de-sac, the potential for this property is limitless. South Crest Park & Rec Center is just half a block away, and the City of San Diego reports that the community is experiencing a surge of revitalization that is visible. Front Unit 2bed/1bath & Back Unit 1bed/1bath

Facts & Features

- Sold On 05/31/2024
 - Original List Price of \$679,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$0 (Unknown)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$3,500	\$3,500
2:	1	1	1	0	Unfurnished	\$0	\$1,200	\$2,500

Of Units With:

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

- Disposal: 0

Additional Information

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

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5511601300

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CUSTOMER FULL: Residential Income LISTING ID: OC24036377

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