

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	PTP2402358	S	8460 Golden AVE	LEG	91945	STD	2	\$0	0	\$995,000 	\$435.83	2283	1953/ASR	14,580/0.3347	Y	2	06/17/24	16/16
2	PTP2402370	S	3145 3147 Ronald CT	SPV	91977	STD	3	\$82,000	8	\$1,070,000 	\$489.93	2184	1959/ASR	10,165/0.2334	N	0	06/21/24	12/12
3	240009505SD	S	1537 39 Neptune Ave	ENCS	92024		3	\$0	0	\$4,500,000			1957	5,994/0.1376			06/17/24	1/1
4	240010376SD	S	1001 1019 Orange St	ESC	92025		3	\$58,020	4	\$1,050,000			1948				06/17/24	3/3
5	240011460SD	S	4139 43 LOUISIANA	SD	92104		3	\$89,868	5	\$1,469,000 			1955	5,026/0.1154	N		06/20/24	9/9
6	240011743SD	S	5920 5922 LAURETTA STREET	SD	92110		3	\$98,400	3	\$1,660,000 			1956	5,000/0.1148	N		06/21/24	8/8
7	240008034SD	S	748 Calla Ave	IMB	91932		4	\$110,424	4	\$1,850,000 			1965				06/18/24	37/37
8	240009791SD	S	3751 55 Jewell St	SD	92109		4	\$108,240	0	\$2,300,000			1954	4,943/0.1135			06/21/24	4/4

Closed •

List / Sold: **\$999,000/\$995,000** ↓

8460 Golden Ave • Lemon Grove 91945

16 days on the market

**2 units • \$499,500/unit • 2,283 sqft • 14,580 sqft lot • \$435.83/sqft •
Built in 1953**

Listing ID: PTP2402358

Broadway to South on Kempf and Left on Golden Ave,



This property offers a rare opportunity for both homeowners and investors alike. With a spacious three-bedroom main house and a separate one-bedroom unit, featuring modern amenities like solar power, jacuzzi tub (in main house), and new HVAC systems, it provides versatility for living arrangements or rental income. The property boasts a detached garage, quartz counters, remodeled bathrooms, an in-ground pool, RV parking, and stunning mountain views, all surrounded by low-maintenance landscaping and mature fruit trees. This oasis offers a blend of comfort, convenience, and investment potential. One bedroom Unit is currently rented for \$1800/month. Supplement your income and possibly increase the amount you qualify for! Please check with your lender to verify.

Facts & Features

- Sold On 06/17/2024
- Original List Price of \$999,000
- 1 Buildings
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,368 (See Remarks)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- Cap Rate: 0
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Lot 10000-19999 Sqft, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02190063
- 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	3	2	2		\$0	\$0	\$3,700
2:		1	1	0		\$1,800	\$1,800	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%

- 91945 - Lemon Grove area
- San Diego County
- Parcel # 5032412100

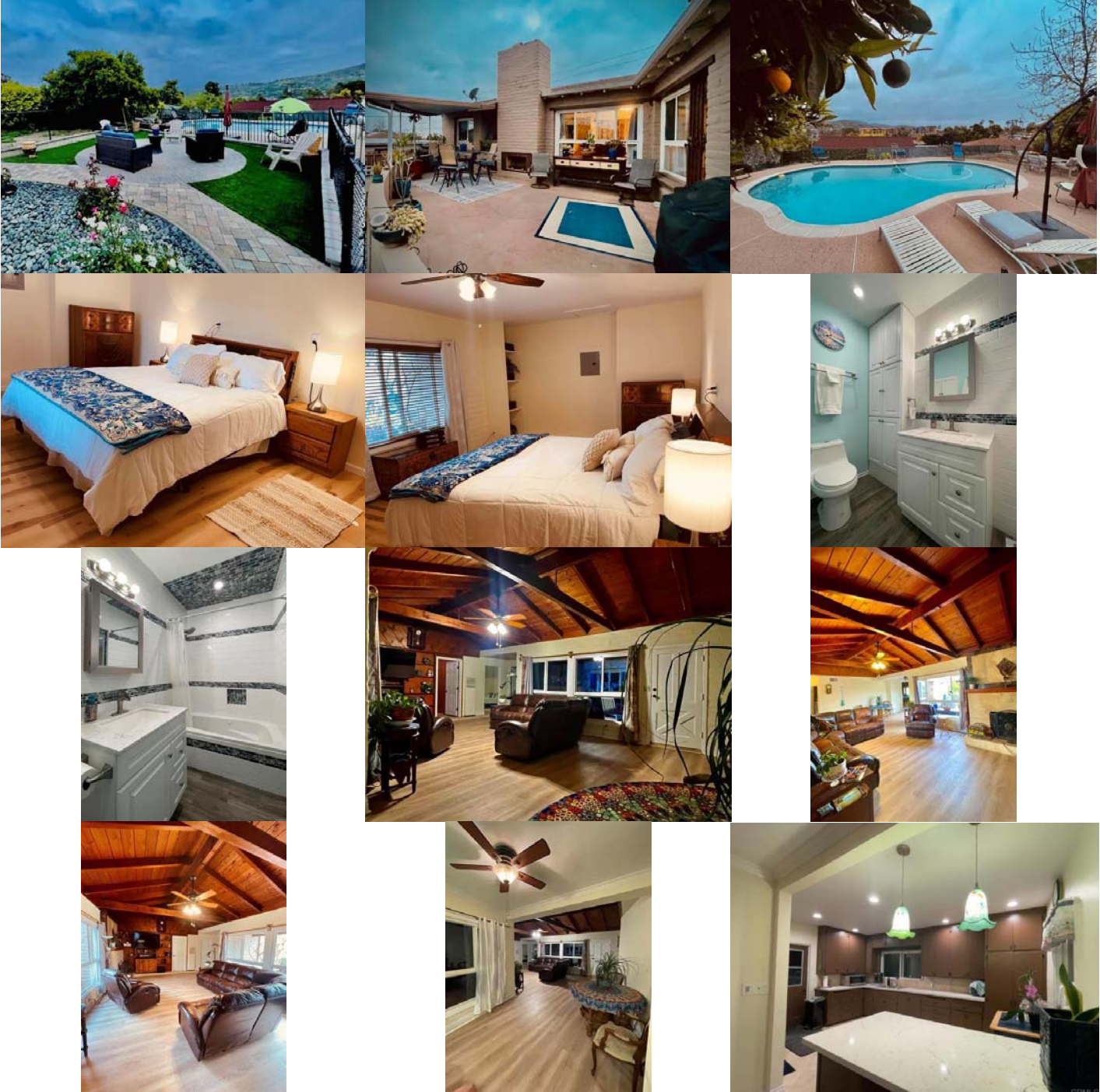
Michael Lembeck

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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:

3145 3147 Ronald Ct • Spring Valley 91977

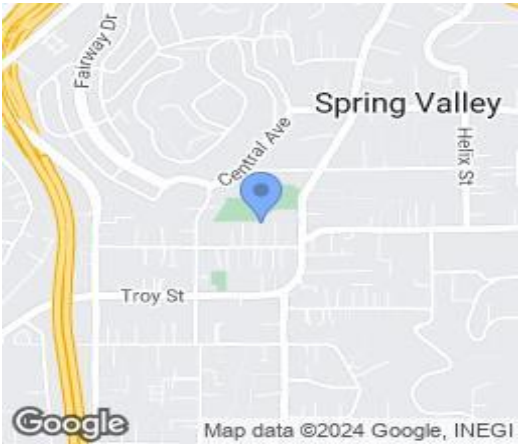
3 units • \$366,633/unit • 2,184 sqft • 10,165 sqft lot • \$489.93/sqft •
Built in 1959

94 to Bancroft to Lamar to Ronald Ct

\$1,099,900/\$1,070,000 ↑

12 days on the market

Listing ID: PTP2402370



Wonderful Spring Valley Triplex with potential Assumable Loan at a very low interest rate! DO NOT DISTURB TENANTS AND DO NOT DRIVE ON TO THE PROPERTY. Current Cap Rate is over 6% and projected Cap Rates support a value well over \$1M. Great investment property with existing cash flow in place. Three updated units with new flooring and updates throughout, including AC. Comprised of three 2b/1b units with spacious shared driveway & two assigned parking spaces per unit. Multi-family property with residential income or live in one unit and rent the other two. Lamar Park is adjacent to this property just located steps from your front doors! Next door to 9 acres of open green space, playgrounds, picnic tables, and a perfect place to play and relax. Quick access to the 94 freeway.

Facts & Features

- Sold On 06/21/2024
- Original List Price of \$799,000
- 1 Buildings
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 8
- \$82000 Gross Scheduled Income
- \$64000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre

Annual Expenses

- Total Operating Expense: \$18,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01891973
- 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	1	0		\$2,295	\$2,350	\$2,500
2:		2	1	0		\$1,695	\$1,730	\$2,200
3:		2	1	0		\$2,393	\$2,450	\$2,500

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Drapes: 3
- Patio: 3
- Ranges: 3
- Refrigerator: 3

- Dishwasher: 2
- Disposal: 3

- Wall AC: 3

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%

- 91977 - Spring Valley area
- San Diego County
- Parcel # 5032711900

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Closed •

List / Sold:

\$4,500,000/\$4,500,000

1537 39 Neptune Ave • Encinitas 92024

1 days on the market

3 units • \$1,500,000/unit • sqft • 5,994 sqft lot • No \$/Sqft data •
Built in 1957

Listing ID: 240009505SD

CrossStreet: Avocado



Gorgeous turn-key ocean view duplex plus third unit, located on the iconic oceanfront street of Neptune Ave in Leucadia! Seize the opportunity to invest in your own piece of the Southern California coast while generating tremendous income. Enjoy the sounds of the waves & fresh ocean breezes in all three of these beautifully updated Coastal Modern luxury units. 1539 is a spacious upstairs 3 Bed/2 Bath with water views & large private patio. 1537 features 2 Bed/1 Bath with private laundry, spacious deck & fire pit lounge that fronts along Neptune. 1537 1/2 features 2 Bed/1 Bath. Detached 2 car garage plus driveway parking. Brand new roof. Just a short walk to the beach, with Grandview Beach access stairs close by, along with the many great local eateries & boutiques in the neighborhood!

Facts & Features

- Sold On 06/17/2024
- Original List Price of \$4,500,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 0

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

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator: 3

- Dishwasher: 3
- Disposal:

- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.500%

- 92024 - Encinitas area
- San Diego County
- Parcel # 2540300600

Michael Lembeck

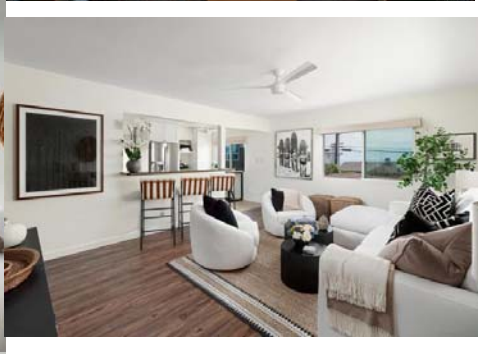
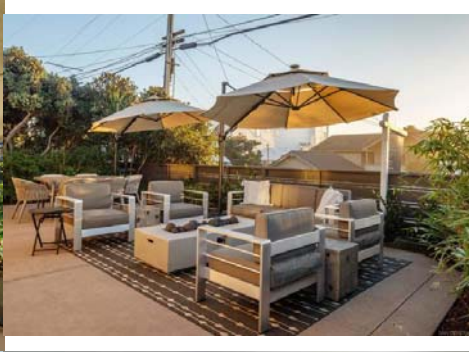
State License #: 01019397
Cell Phone: 714-742-3700

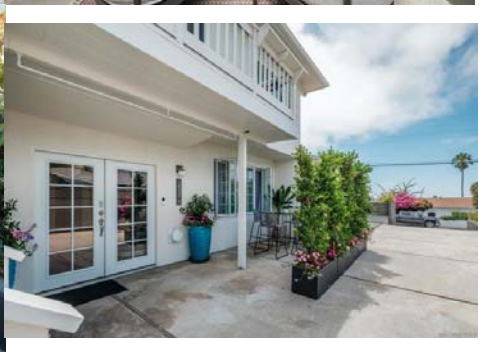
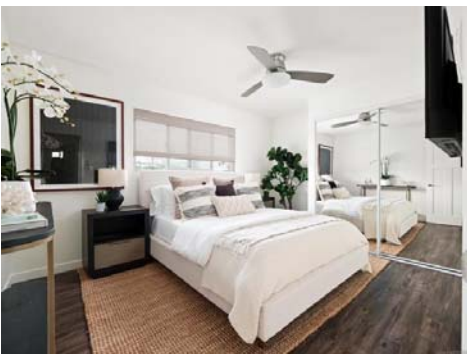
Citivest Realty Services, Inc

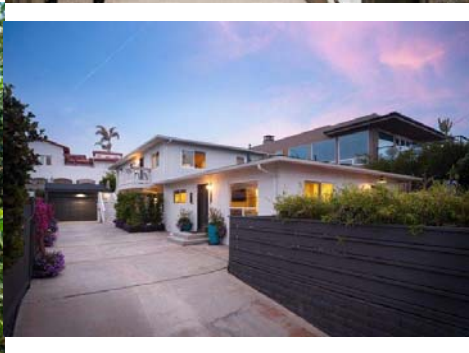
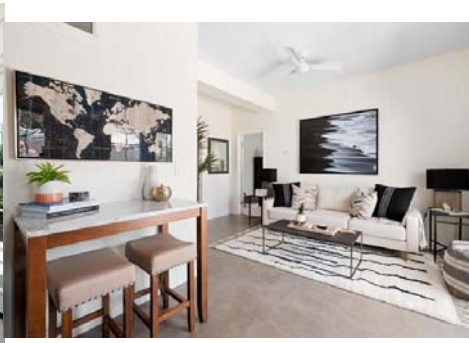
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Closed •

List / Sold:

\$1,050,000/\$1,050,000

1001 1019 S Orange St • Escondido 92025

3 units • \$350,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1948

GPS CrossStreet: 11th Street

3 days on the market

Listing ID: 240010376SD



The property is a 3 unit triplex in a quiet South Escondido neighborhood. There are two 1 bedroom 1 bath units and a 3 bedroom 1 bath unit. Each unit has a 1 car garage. The property has a cash on cash cap rate of 4.4% and a projected cap rate of 5.8%. It is approximately 5 minutes from I-15 and a few additional minutes to freeway 78. It is close to downtown Escondido, North County Mall, and the San Marcos Costco, Walmart, and Home Depot. The units are occupied by long term tenants who pay all utilities except water. The property can only be viewed with an accepted offer which must also include a pre approval loan letter and proof of funds. The Seller will not make any repairs or alterations. Seller to select all services.

Facts & Features

- Sold On 06/17/2024
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 4.4
- \$58020 Gross Scheduled Income
- \$46420 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01925715
- 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			\$1,320		\$1,600
2:		1	1			\$1,375		\$1,600
3:		3	1			\$2,140		\$3,200
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- Buyer Agency Compensation: 2.000%
- 92025 - Escondido area
- San Diego County
- Parcel # 2360620600

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CUSTOMER FULL: Residential Income LISTING ID: 240010376SD

Printed: 06/23/2024 9:28:45 AM

Closed •

List / Sold:

\$1,515,000/\$1,469,000 ↓

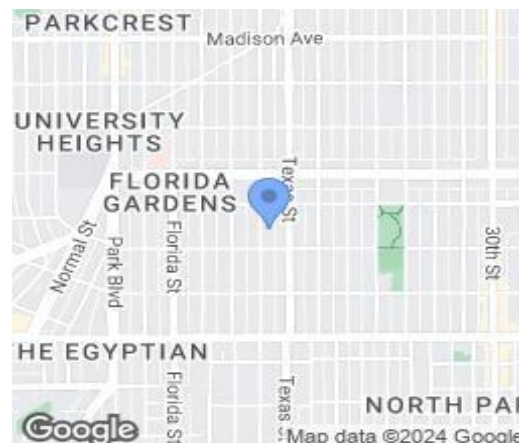
9 days on the market

4139 43 LOUISIANA • San Diego 92104

**3 units • \$505,000/unit • sqft • 5,026 sqft lot • No \$/Sqft data •
Built in 1955**

Listing ID: 240011460SD

CrossStreet: HOWARD



OPPORTUNITY ZONE...EXCEPTIONALLY MAINTAINED AND CARED FOR..LOCATION...LOCATION...3 SEPARATE DETACHED UNITS WITH PRIVACY.FRONT HOME IS A 3 BED 1 BATH , 2 DETACHED CASITA'S THAT ARE SELF CONTAINED WITH YARDS AND PRIVACY..RECENTLY REFRESHED AND READY TO GO !PROPERTY FEATURES ALLEY ACCESS WITH PARKING,RM3-7 LOT WITH MORE POTENTIAL DUE TO CURRENT ZONING LAWS..REAR CASITA'S ARE IDENTICAL AND FEATURE TILE FLOORS,UPGRADED CABINETS,COUNTER,TILE BATHS,DOORS,SLIDERS AND WINDOWS...FRONT UNIT LIVES REMOTE WITH QUAIN'T CHARMING YARD SPACE,DRIVEWAY PARKING AND ALSO UPDATED KITCHEN WITH GRANITE COUNTERS!WALKING DISTANCE TO ALL

Facts & Features

- Sold On 06/20/2024
- Original List Price of \$1,515,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: None, Wall/Window Unit(s)
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 5
- \$89868 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

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:		3	1	0		\$3,344		\$3,400
2:		1	1	0		\$2,095		\$2,300
3:		1	1	0		\$2,050		\$2,300
4:			0	0				

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Drapes:
- Patio: 3
- Ranges: 3

- Carpet:
- Dishwasher: 3
- Disposal:

- Refrigerator: 3
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.000%

- 92104 - North Park area
- San Diego County
- Parcel # 4455221200

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CUSTOMER FULL: Residential Income LISTING ID: 240011460SD

Printed: 06/23/2024 9:28:45 AM

Closed •

List / Sold:

\$1,699,000/\$1,660,000 ↑

5920 5922 LAURETTA STREET • San Diego 92110

8 days on the market

**3 units • \$566,333/unit • sqft • 5,000 sqft lot • No \$/Sqft data •
Built in 1956**

Listing ID: 240011743SD

Pacific Hwy, right onto Friars Road going east. Left on Goshen, Right on Lauretta Street. Home is the second lot on the left. CrossStreet: Goshen Street



Welcome to "The Hills!" Another stunning remodel by Hawthorn & Albatross Investments! Incredible 3-unit building nestled in the hills just below beautiful University of San Diego. Studio apartment is 410 square feet with laundry and a great view; a bright & spacious 2 bedroom, 2 bath plus a living room & laundry on the first level. Upstairs is a 650 square foot 1-bedroom, 1 bath condo with an eat-in kitchen, living room with a view plus its own laundry and private patio. All new , stylish and modern interiors, new windows, beautiful design. Easy maintenance landscaping, Zoned RM3-7 (40 foot height limit with room for potentially 10 more units). Walking distance to the University of San Diego, easy access to Mission Valley and to the beach! There are 3 to 5 off-street parking spaces, too. Will make an superb rental. Rents can be \$2100 for the studio, \$2600 for the one-bedroom and \$3500 for the two-bedroom unit. Superb income potential. Super convenient location to USD, Mission Valley, shops, beaches. 3 to 5 off=street parking spaces. Luxury vinyl plank flooring, washer and dryer hookups inside each unit, all new fixtures, doors, quartz countertops and shaker-style cabinets. All stainless steel appliances convey, ceiling fans and lights, vinyl windows and VIEWS!

Facts & Features

- Sold On 06/21/2024
- Original List Price of \$1,599,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air, See Remarks
- Heating: Electric, See Remarks
- SellerConsiderConcessionYN:
- Cap Rate: 3.4
- \$98400 Gross Scheduled Income
- \$59040 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler System, Sprinklers Drip System

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02022092
- 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		\$0		\$3,500
2:		1	1	0		\$0		\$2,600

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

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.500%
- 92110 - Old Town Sd area
- San Diego County
- Parcel # 4364211500

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Newport Beach, 92660

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Closed •

List / Sold:

748 Calla Ave • Imperial Beach 91932

4 units • \$462,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1965

CrossStreet: Delaware St

\$1,850,000/\$1,850,000 ↓

37 days on the market

Listing ID: 240008034SD



Pleased to present 748 Calla Ave, a four unit investment property in Imperial Beach consisting of all 960 SF, 2 bedroom and 1.5 bath units featuring private front and backyards. The property is two stories with in unit laundry. Units are in good interior condition, and the building has a new roof, sewer and a parking space per unit. The property's prime location offers unparalleled convenience with easy access to Imperial Beach, parks, schools, shopping centers, and major transportation routes. The offering memorandum attached for additional details.

Facts & Features

- Sold On 06/18/2024
- Original List Price of \$1,895,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 4
- \$110424 Gross Scheduled Income
- \$75534 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:		2	2			\$2,650		\$3,000
2:		2	2			\$2,100		\$3,000
3:		2	2			\$2,035		\$3,000
4:		2	2			\$2,256		\$3,000

Of Units With:

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

Additional Information

- Buyer Agency Compensation: \$2.000

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6261312600

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4340 Von Karman Ave, #200

Newport Beach, 92660

Click arrow to display photos





Closed •

List / Sold:

\$2,300,000/\$2,300,000

3751 55 Jewell St • San Diego 92109

4 units • \$575,000/unit • sqft • 4,943 sqft lot • No \$/Sqft data •
Built in 1954

CrossStreet: La Playa Ave

4 days on the market

Listing ID: 240009791SD



Four attractive Crown Point units on a quiet street, a short stroll to Mission Bay! Front house + 3 rear units. Investor's dream, or live in one and rent the rest! Large courtyard leaves room to expand the cute front house. Rents are 20% under market, currently \$9,020/mo (or \$108,240/yr). Fully remodeled 1-BR unit (no photos available), dual-pane windows on the house, + misc updates throughout, but could use more. One-car garage plus five additional spaces ensures ample parking. This beachy Crown Point location and property type (fourplex) are in high demand; don't miss this incredible investment opportunity!

Facts & Features

- Sold On 06/21/2024
- Original List Price of \$2,300,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$108240 Gross Scheduled Income
- \$108240 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01932411
- 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			\$2,865		
2:		1	1			\$1,995		
3:		2	1			\$2,480		
4:		1	1			\$1,680		

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Drapes:
- Patio: 3
- Ranges: 4
- Refrigerator: 4
- Wall AC:

- Disposal:

Additional Information

- Buyer Agency Compensation: 3.000%

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4245530500

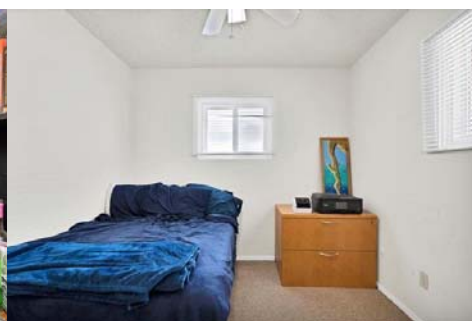
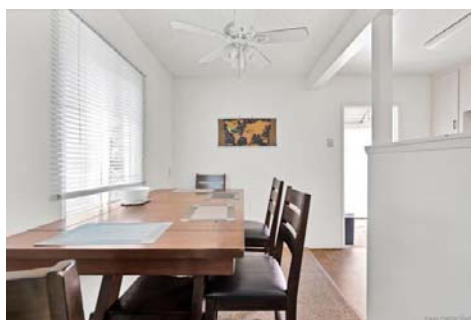
Michael Lembeck

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

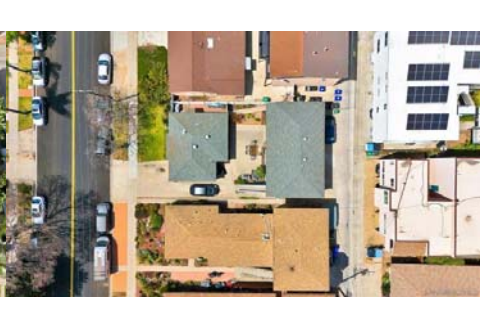
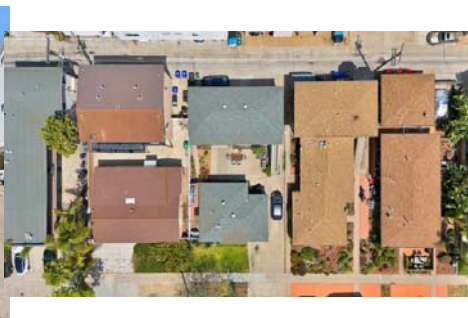
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