

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	PTP2402694	S	776 778 Calla AVE	IMB	91932	TRUS	2	\$60,000	5	\$740,000↓	\$528.57	1400	1945/ASR	6,518/0.1496	N	0	06/06/24	25/25
2	240005261SD	S	944 946 Georgia	IMB	91932		2	\$49,800	5	\$974,000↓			1969	8,550/0.1963			06/05/24	36/36
3	PTP2400457	S	1143 9th ST	IMB	91932	STD	2	\$73,200	6	\$1,112,500↓	\$529.76	2100	1952/ASR	6,970/0.16	N	0	06/05/24	124/124
4	PTP2401717	S	1312 14 Scott Dr	NAC	91950	STD	2	\$5,000	0	\$900,000↓	\$143.70	6263	1964	6,263/0.1438	N	0	06/07/24	28/
5	240011806SD	S	2369 San Elijo Ave	CAS	92007		2	\$0	0	\$4,490,000			2000	6,767/0.1553			06/05/24	1/1
6	240002991SD	S	111 Cedar Ave	CHU	91910		3	\$78,900	5	\$1,220,000↓			1960	6,722/0.1543	N		06/03/24	80/80
7	NDP2401653	S	2661 Garfield ST	CAR	92008	STD	3	\$0	0	\$2,500,000	\$980.39	2550	1962	3,458/0.0794	N	3	06/03/24	72/72
8	240006607SD	S	1364 66 Naranca Ave	ELC	92021		3	\$10,075	13	\$1,482,500↓			1973	14,329/0.3289			06/05/24	26/26
9	240009645SD	S	211 Neptune Avenue	ENCS	92024		3	\$177,000	3	\$4,200,000↑			1960	7,481/0.1717			06/03/24	1/1
10	PTP2400859	S	2565 Columbia ST	SD	92103	STD	3	\$97,452	4	\$1,650,000↓	\$785.71	2100	1939	5,621/0.129	N	0	06/03/24	71/
11	240005083SD	S	3626 30 Pershing Ave	SD	92104		3	\$0	0	\$2,450,000↑			2024	6,371/0.1463			06/07/24	40/40
12	240008608SD	S	3436 40 Martin Ave	SD	92113		3	\$85,200	6	\$800,000↓			2015				06/05/24	39/39
13	NDP2403419	S	304 20 S Grape	ESC	92025	STD	4	\$76,380	3	\$1,275,000↓	\$542.55	2350	1950	8,723/0.2003	N	5	06/03/24	13/13
14	240002415SD	S	1117 23 30th	SD	92102		4	\$1,032,000	0	\$1,500,000↑			1906	2,292/0.0526	N		06/07/24	47/47
15	240002402SD	S	3014 C St	SD	92102		4	\$1,200,000	0	\$2,175,000↑			1980	9,602/0.2204	N		06/07/24	47/47
16	240005849SD	S	827 833 Queenstown Ct	SD	92109		4	\$0	0	\$1,800,000↓			1942	2,560/0.0588	N		06/07/24	39/40

Closed • **Duplex**

List / Sold: **\$850,000/\$740,000** ↓

776 778 Calla Ave • Imperial Beach 91932

25 days on the market

2 units • **\$425,000/unit** • **1,400 sqft** • **6,518 sqft lot** • **\$528.57/sqft** •

Listing ID: PTP2402694

Built in 1945

GOOGLE MAPS



- BRING YOUR INVESTORS - - Great IB Duplex property west of 9th street-on the north side of Palm Avenue, close to Naval Base Coronado, close to shopping, close to bike trails. Each unit is 2/1 with work/storage rooms with washer dryer hookups. All photos of units are of front unit. Back unit is tenant occupied. Buyer and Buyers agent to verify all information including all city and public information, room measurements, APN, etc. Buyer should verify all information including permits. DRIVE BY ONLY FOR BACK UNIT

Facts & Features

- Sold On 06/06/2024
- Original List Price of \$850,000
- 1 Buildings
- 4 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$1,178 (Public Records)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 5
- \$60000 Gross Scheduled Income
- \$7500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard, Gentle Sloping, Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,500
- Electric: \$500.00
- Gas:
- Furniture Replacement:
- Trash: \$360
- Cable TV: 01527660
- Gardener:
- Licenses:
- Insurance: \$800
- 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:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled
- 91932 - Imperial Beach area
- San Diego County

Michael Lembeck

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Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

▼ Click arrow to display photos



Closed •

List / Sold: **\$975,000/\$974,000** ↓

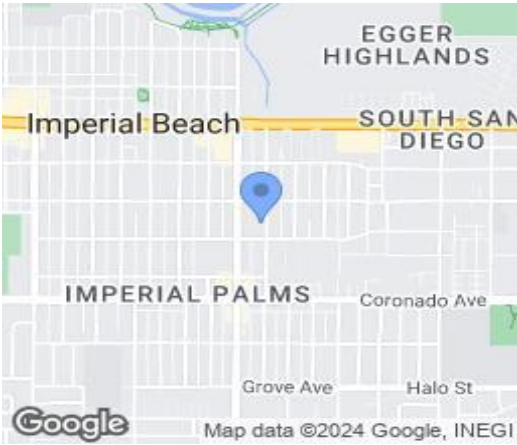
944 946 Georgia • Imperial Beach 91932

36 days on the market

2 units • \$487,500/unit • sqft • 8,550 sqft lot • No \$/Sqft data •
Built in 1969

Listing ID: 240005261SD

Palm Avenue to 13th Street south, left on Elm, right on Georgia, property on the right. CrossStreet: Elder Avenue



Fantastic opportunity to add value, build equity and enjoy cashflow OR to develop (by way of condo mapping) and sell each unit separately (recent converted units in east IB have sold in the 700's to 900's). Sellers are open to cooperating with the buyer's loan buy-down scenarios! This property sits on a 8550sqft R-3000 lot and offers 2 units that make up 2460 livable square feet. Up front is a 2BD/1BA (approx. 800 sqft) with its own 750sqft front yard and a 360sqft attached single car garage; and in the back is a two-story 3BD/2BA (approx 1660sqft) with dual-pane windows, an optional 4th bedroom downstairs, a fireplace, a 275sqft private front patio, a 150sqft shed with windows and loft, mature shady trees, and a 1200+sqft back yard with pavers, planters and a porch. Each unit has its own separate utilities (water, gas, and electric). Plenty of off-street parking on the lot. The lot perimeter is fully fenced/walled and sits well above street grade thanks to a nice retaining wall and walkway entry in the front of the lot. Front unit tenants vacate April 30th and rear unit tenants are leased until January 2025. Current rents received are under market (see financials). Lath and plaster was found in the back of the rear unit: it is an older build year that needs works but is still in rentable condition. Inspections from previous escrow are available - please contact agent. See documents section for termite report. Title opened, prelim in hand. Priced to sell.

Facts & Features

- Sold On 06/05/2024
- Original List Price of \$995,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Forced Air, Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 4.7
- \$49800 Gross Scheduled Income
- \$47700 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02014153
- 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		\$1,500		\$2,800
2:		3	2	0		\$2,650		\$3,800
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.500%
- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6271311200

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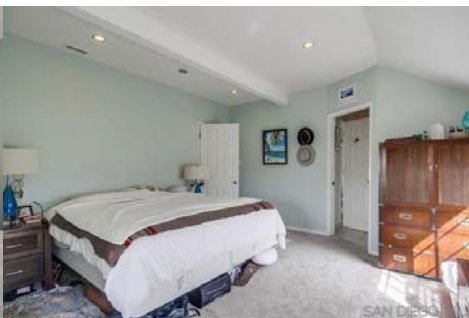
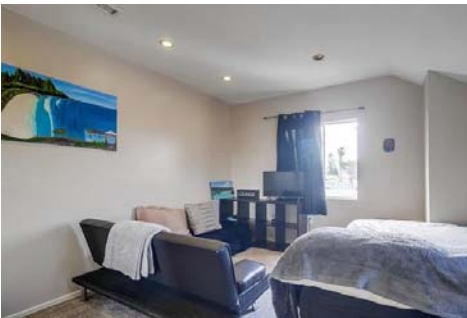
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CUSTOMER FULL: Residential Income LISTING ID: 240005261SD

Printed: 06/09/2024 10:06:53 AM

Closed •

List / Sold:

\$1,125,000/\$1,112,500 ↓

124 days on the market

Listing ID: PTP2400457

1143 9th St • Imperial Beach 91932

**2 units • \$562,500/unit • 2,100 sqft • .16 acre(s) lot • \$529.76/sqft •
Built in 1952**

use GPS



Just minutes from the shore line of Imperial Beach, this exquisite property features a 4 bed 2 bath Home with a fully permitted 1 bad 1 bath ADU. This income producing home offers a unique blend of comfort, style, and low maintenance amenities. Main house was fully renovated in 2020 to include new kitchen, bathrooms, flooring and paint, new tankless water heater and energy efficient zone controlled mini-split heat/air units throughout!The ADU was just completed in October 2023 and could be used for the additional income, as a home office, or multigenerational living.Enjoy the California sunshine in your private backyard, perfect for barbecues, gardening, and al fresco dining.Easy access to IB Pier, Parks, Restraunts, Retailers, Library, Schools, Military bases. Seize the opportunity to own a piece of San Diego Coastal Paradise!

Facts & Features

- Sold On 06/05/2024
- Original List Price of \$1,125,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: Ductless, Heat Pump
- \$0
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Gas Dryer Hookup, Inside, Washer Hookup, Washer Included
- Cap Rate: 6.4
- \$73200 Gross Scheduled Income
- \$72000 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01767484
- 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: 2
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes: 2
- Patio: 2
- Ranges: 2
- Refrigerator: 2
- Wall AC: 2

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6321210600

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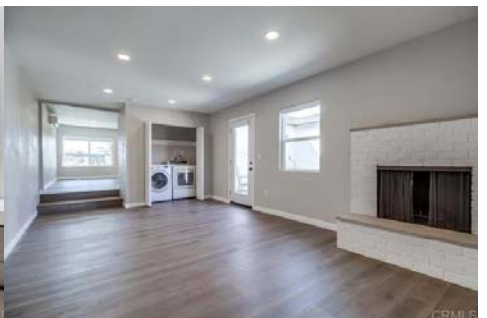
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CUSTOMER FULL: Residential Income LISTING ID: PTP2400457

Printed: 06/09/2024 10:06:55 AM

Closed • Duplex

List / Sold: **\$880,000/\$900,000** ↓

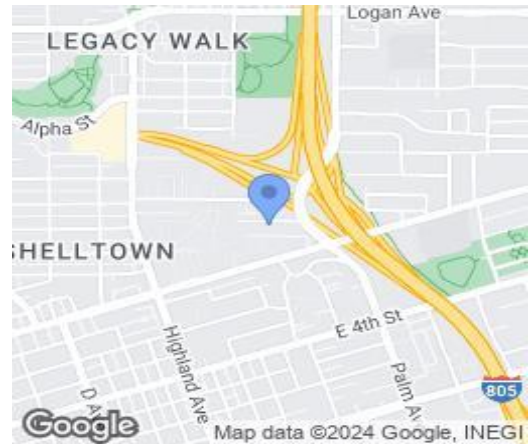
1312 14 Scott Dr • National City 91950

28 days on the market

2 units • **\$440,000/unit** • **6,263 sqft** • **6,263 sqft lot** • **\$143.70/sqft** •
Built in 1964

Listing ID: PTP2401717

Google Maps



Live in one and rent the other! These well-kept duplex features: 3 bedrooms and 1 bath in each unit. Both units have upgraded flooring, kitchens with stainless steel appliances, upgraded bathroom's/ vanities. This home is centrally located with easy access to freeways. Don't miss out and schedule your showing today.

Facts & Features

- Sold On 06/07/2024
- Original List Price of \$950,000
- 1 Buildings
- 0 Total parking spaces
- \$0
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 0
- \$5000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02022092
- 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:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- 91950 - National City area
- San Diego County
- Parcel # 5514901200

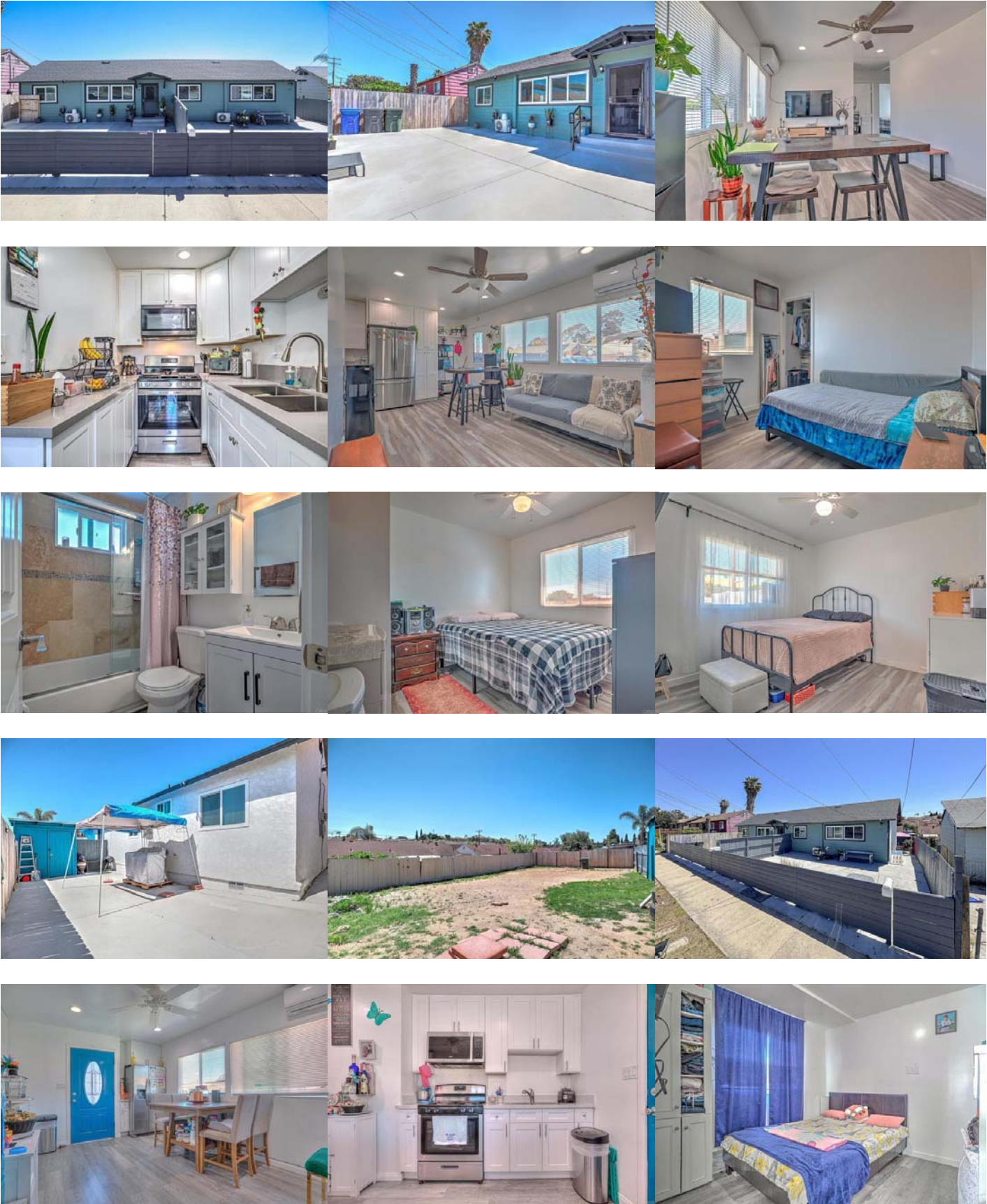
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Closed •

List / Sold:

\$4,490,000/\$4,490,000

2369 San Elijo Ave • Cardiff by the Sea 92007

1 days on the market

2 units • \$2,245,000/unit • sqft • 6,767 sqft lot • No \$/Sqft data •
Built in 2000

Listing ID: 240011806SD

Manchester to San Elijo. CrossStreet: Dublin



Watch the surfers and sunsets from this "Front Row" property in Cardiff By The Sea. Welcome to 2369 San Elijo Ave, one of the few remaining undeveloped lots on the front. Situated directly across from famous Cardiff Reef surf break. Front house is a 2/1.5 1033 sqft and the back house is a 1/1 650 sqft, on a 6767 sqft lot.

Facts & Features

- Sold On 06/05/2024
- Original List Price of \$4,490,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- 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	2			\$0		
2:		1	1	1		\$0		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: %

- 92007 - Cardiff By The Sea area
- San Diego County
- Parcel # 2610511500

Michael Lembeck

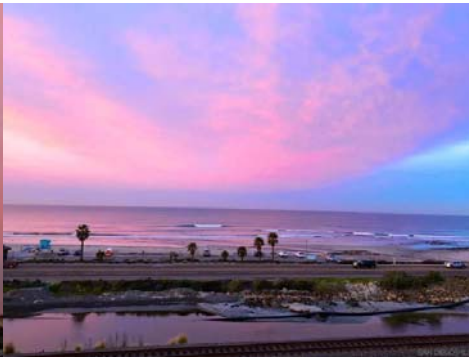
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 240011806SD

Printed: 06/09/2024 10:06:56 AM

Closed •

List / Sold:

111 Cedar Ave • Chula Vista 91910

3 units • \$450,000/unit • sqft • 6,722 sqft lot • No \$/Sqft data •
Built in 1960

CrossStreet: 5th

\$1,350,000/\$1,220,000 ↓

80 days on the market

Listing ID: 240002991SD



Rare investment property in North Chula Vista. Property includes #1) 3br/2ba #2) @br/2ba #3)1br/1ba AND 5 detached garages. Coin Operated Laundry on site. Rents are low due to long term tenants. Investors dream, or just live in one and rent other unit, Remodeled Units. Walking distance to parks, shopping and transportation. Close to the 5 and 54 hwy.

Facts & Features

- Sold On 06/03/2024
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 5
- \$78900 Gross Scheduled Income
- \$72300 Net Operating Income

Interior

Exterior

- Lot Features: Sprinkler System
- Fencing: Partial

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:		3	2			\$2,542		\$3,300
2:		2	2			\$1,644		\$2,400
3:		1	1			\$1,595		\$2,000
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.000%
- 91910 - Chula Vista area
 - San Diego County
 - Parcel # 5651920300

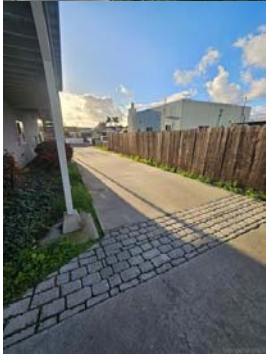
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Newport Beach, 92660

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Closed • Triplex

List / Sold:

\$2,995,000/\$2,500,000 ↓

2661 Garfield St • Carlsbad 92008

72 days on the market

3 units • \$998,333/unit • 2,550 sqft • 3,458 sqft lot • \$980.39/sqft •
Built in 1962

Listing ID: NDP2401653

Carlsbad Blvd to Beech Street, west to Garfield Street, then right. 4th property on the left across from Magee Park.



RARE Income producing units near the ocean. Approx. 5 houses from the Ocean Steps. These owners have owned for almost 40 years. 3 - large one bedroom units with one full bathroom each. 2 units are upstairs. One unit downstairs with yard. Shared separate laundry room with washer and dryer (washer is coin operated) - as well as an additional 1/2 bath and Storage Cabinets. Washer/Dryer and Refrigerators will transfer with the property. Each unit has an enclosed garage. Can fit another 3 cars on the driveway. In the Short Term Rental Overlay area. Across from Magee Park, enjoy the close proximity to public transportation, Carlsbad Village shopping and award winning Restaurants, wineries, theatre, etc.

Facts & Features

- Sold On 06/03/2024
- Original List Price of \$3,499,000
- 1 Buildings
- 6 Total parking spaces
- \$0
- SellerConsiderConcessionYN:
- Laundry: Common Area, Dryer Included, Individual Room, Inside, See Remarks, Washer Hookup, Washer Included
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Near Public Transit, Park Nearby • Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- 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

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1	1		\$0	\$0	\$9,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%

- 92008 - Carlsbad area
- San Diego County
- Parcel # 2031411600

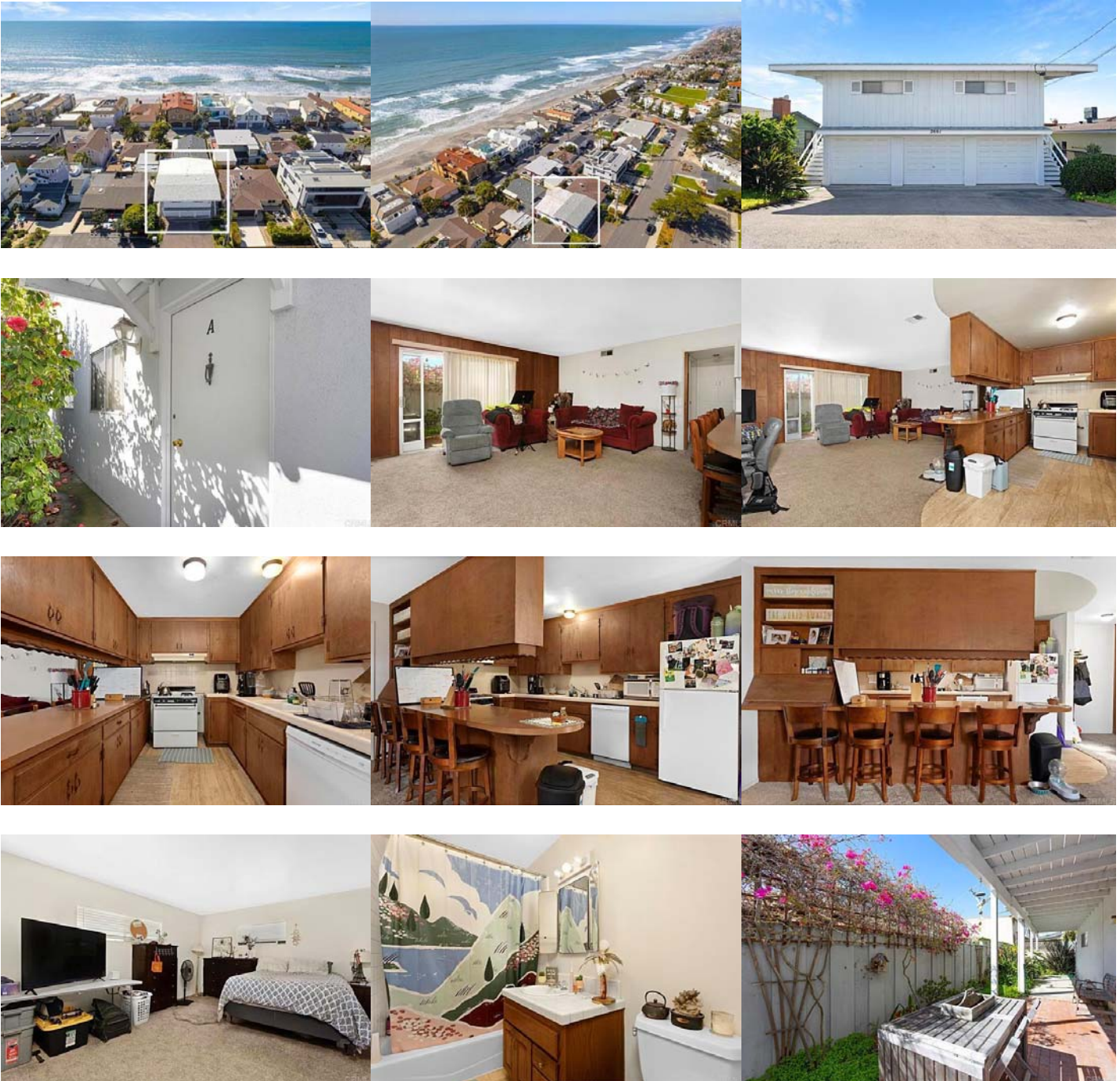
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CUSTOMER FULL: Residential Income LISTING ID: NDP2401653

Printed: 06/09/2024 10:06:57 AM

Closed •

List / Sold:

1364 66 Naranca Ave • El Cajon 92021

3 units • \$516,667/unit • sqft • 14,329 sqft lot • No \$/Sqft data •
Built in 1973

CrossStreet: Grape

\$1,550,000/\$1,482,500 ↓

26 days on the market

Listing ID: 240006607SD



Welcome to 1364-66 Naranca Ave, a truly exceptional property that stands out as the crown jewel of El Cajon. This remarkable investment opportunity boasts three detached homes, each offering unparalleled luxury, privacy, and modern amenities. Currently generating an impressive gross monthly rent of \$10,075, this cash cow promises lucrative returns from day one. Step into each of the meticulously crafted homes and prepare to be amazed. No detail has been spared in these residences, with every inch exuding quality and sophistication. Whether you're an investor seeking a turnkey income property or a homeowner looking for multi-generational living options, this property has it all. Each home features its own separate access, HVAC system, and laundry facilities, ensuring convenience and comfort for all occupants. The spacious yards are a haven for relaxation and entertainment, showcasing maintenance-free landscaping, expansive trex decks, and a combination of concrete and turf for easy upkeep. Privacy is paramount, with 9-foot modern security fencing separating each unit, allowing residents to enjoy their own secluded oasis. Strategically located near freeways and shopping centers, this property offers unmatched convenience and accessibility. Whether you're considering multi-family living, house hacking, or pure investment potential, this property presents an unparalleled opportunity. Additionally, savvy investors can explore the benefits of a cost segregation study, potentially unlocking significant tax advantages. Opportunities like this are rare, so don't miss your chance to own a piece of El Cajon's finest real estate. Seize this moment and schedule your viewing of 1364 Naranca Ave today!

Facts & Features

- Sold On 06/05/2024
- Original List Price of \$1,550,000
- 3 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air, Zoned
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 12.8
- \$10075 Gross Scheduled Income
- \$120900 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02073643
- 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			\$3,650		\$3,650
2:		3	2			\$3,275		\$3,275

3: 2 2 \$3,150 \$3,150
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: 2.000%
- 92021 - El Cajon area
- San Diego County
- Parcel # 4842634700

Michael Lembeck

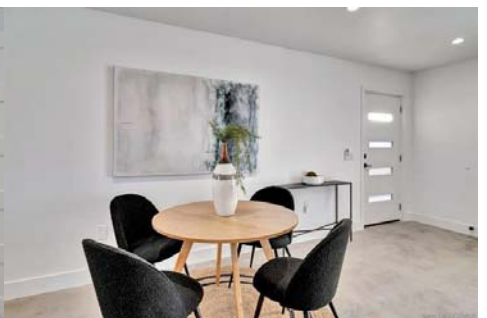
State License #: 01019397
Cell Phone: 714-742-3700

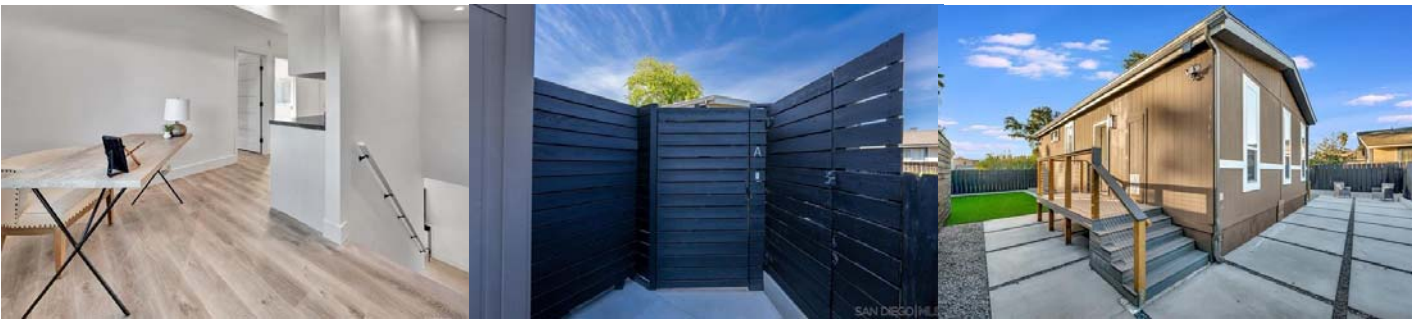
Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 240006607SD

Printed: 06/09/2024 10:07:01 AM

Closed •

List / Sold:

211 Neptune Avenue • Encinitas 92024

3 units • \$1,399,667/unit • sqft • 7,481 sqft lot • No \$/Sqft data •
Built in 1960

CrossStreet: Roseta

\$4,199,000/\$4,200,000 ↑

1 days on the market

Listing ID: 240009645SD



Amazing opportunity to own a coastal Triplex on one of the last double corner lots 200 feet from the ocean on one of the most iconic streets in Encinitas. This trophy property sits on a splitable 7,481 sq ft lot and currently consists of a detached 3 bedroom/2 bath home and attached 2 bedroom/2 bath and 1 bedroom/1 bath units that have been beautifully upgraded and obtain top market rents. They all have their own private yards and laundry, which is very rare in this area. In addition, there are numerous opportunities for you to come in and build a brand new home with an ADU that is steps to the ocean, or split the lot and build two new homes with their own ADU's, or tear down and build an amazing Triplex! Located walking distance to Moonlight Beach, Stone Steps Beach, and Downtown Encinitas, rarely do you find a property like this with an unbeatable location and tremendous development opportunity. Amazing opportunity to own a coastal Triplex on one of the last double corner lots 200 feet from the ocean on one of the most iconic streets in Encinitas. This trophy property sits on a splitable 7,481 sq ft lot and currently consists of a detached 3 bedroom/2 bath home and attached 2 bedroom/2 bath and 1 bedroom/1 bath units that have been beautifully upgraded and obtain top market rents. They all have their own private yards and laundry, which is very rare in this area. In addition, there are numerous opportunities for you to come in and build a brand new home with an ADU that is steps to the ocean, or split the lot and build two new homes with their own ADU's, or tear down and build an amazing Triplex! Located walking distance to Moonlight Beach, Stone Steps Beach, and Downtown Encinitas, rarely do you find a property like this with an unbeatable location and tremendous development opportunity.

Facts & Features

- Sold On 06/03/2024
- Original List Price of \$4,199,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Combination, Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 2.75
- \$177000 Gross Scheduled Income
- \$115399 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02223836
- 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	\$4,600
2:	1	1	\$3,300
3:	3	2	\$6,850
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: 2.000%
- 92024 - Encinitas area
 - San Diego County
 - Parcel # 2563512200

Michael Lembeck

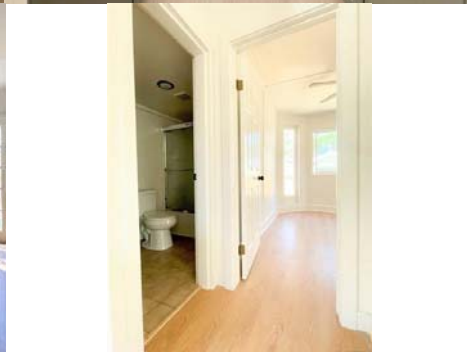
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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • **Triplex**

List / Sold:

\$1,695,000/\$1,650,000 ↓

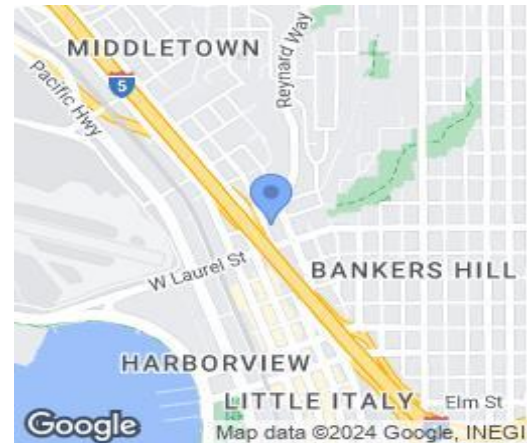
2565 Columbia St • San Diego 92103

71 days on the market

**3 units • \$565,000/unit • 2,100 sqft • 5,621 sqft lot • \$785.71/sqft •
Built in 1939**

Listing ID: PTP2400859

Your favorite maps app



Price reduced! Charming, renovated 1939 triplex. Downtown/Bay views. Extremely well-located at the junction of highly desirable Middletown, Mission Hills, and Bankers Hill. May be possible for owner-occupant - call for details. 2 structures. 5,621 SF corner parcel. Front is a 2bed/2bath turnkey house est. @ 1,100 SF w/ private side covered porch with exclusive Downtown and bay views. Interior has been tastefully renovated - all new kitchen/baths, lighting, flooring, paint, SS appliances, cabinets. Rented to long-term tenant at \$4.5K/month. Rear 2-story duplex w/ (2) 1bed/1bath units, est. @ 500 SF each, rented to month-month tenants. These units have been recently refreshed but are primed for further upgrades + rent upside. Tenants enjoy private fenced front/side yard areas for additional outdoor relaxation/BBQ space. Newer windows, electrical upgrades, newer mini-split HVAC systems, and exterior landscaping upgrades with new fencing, paint, and drought-tolerant plants. 2 carports offering at least 3 off-street parking spaces and a common-area laundry room for additional income. All units have some views of either Downtown, the Bay or both. Zoned RM-2-5; base density of 1 unit/1,500 SF of land. Complete Communities (Tier 3/6.5x FAR) and Transit Priority Area Overlay zones, both of which lend significant density bonus potential and reduced parking requirements in this prized, coastal location. Fantastic long-term opportunities for investors and developers to explore significant high-density development options. Seller has confirmed any preexisting historical restrictions can be waived; airport authority will allow up to 60' max. new bldg. height, and has also completed a preliminary architect feasibility study for development of 20-40 multifamily units. Don't miss this fantastic opportunity to acquire a value-add coastal asset with healthy current income and development potential in one of San Diego's most desirable residential submarkets!

Facts & Features

- Sold On 06/03/2024
- Original List Price of \$1,895,000
- 2 Buildings
- 5 Total parking spaces
- 3 Total carport spaces
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Community, Dryer Included, Washer Included
- Cap Rate: 3.97
- \$97452 Gross Scheduled Income
- \$67211 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Garden, • Sewer: Public Sewer
- Gentle Sloping, Landscaped, Near Public Transit, Park
- Nearby, Paved, Utilities - Overhead, Value In Land, Yard

Annual Expenses

- Total Operating Expense: \$29,957
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01736139
- Gardener:
- Licenses:
- Insurance: \$2,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0		\$4,495	\$4,495	\$4,595
2:	2	1	1	0		\$1,813	\$3,626	\$2,350

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.500%
- 92103 - Mission Hills area
 - San Diego County
 - Parcel # 5330550100

Michael Lembeck

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

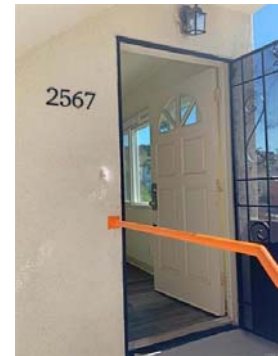
Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: PTP2400859

Printed: 06/09/2024 10:07:03 AM

Closed •

List / Sold:

3626 30 Pershing Ave • San Diego 92104

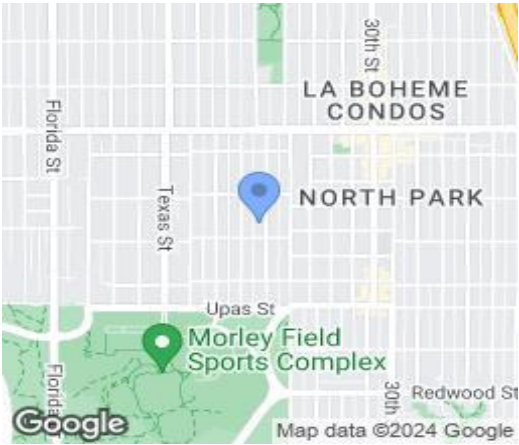
3 units • \$799,667/unit • sqft • 6,371 sqft lot • No \$/Sqft data •
Built in 2024

CrossStreet: Dwight

\$2,399,000/\$2,450,000 ↑

40 days on the market

Listing ID: 240005083SD



Rare opportunity to own 3 trophy properties in a prime North Park location. Just two blocks to Balboa Park and the Morley Field Sports Complex and five blocks to 30th St and all it has to offer in Culinary Delights, Shopping, and Nightlife. The property consists of 2 buildings totaling 2692 Sq. Ft. of rentable living space on a 6370 Sq. Ft. Lot with Street and Alley Access. Unit 1 is a 3BD/ 2BA 1468 Sq Ft Craftsman Bungalow that has incredible vintage 1920's charm with a 2024 interior that will blow you away. Units 2 & 3 are both Modern 2BD/1BA 612 Sq Ft units with private entrances. There is owned Solar on the front house that services all units. All units have A/C and private Laundry. The sky's the limit on income potential. Rent out all 3 as STR's. Live in the house and rent out the rear units. Or just keep the whole thing as a family compound...you get the picture! Property may be a candidate for Mills Act. Buyer to Investigate.

Facts & Features

- Sold On 06/07/2024
- Original List Price of \$2,399,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01317331
- 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	1		\$0		\$10,500
2:		2	1	0		\$0		\$6,500
3:		2	1	0		\$0		\$6,500
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Drapes:
- Patio: 1

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

- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.000%

- 92104 - North Park area
- San Diego County
- Parcel # 4532312000

Michael Lembeck

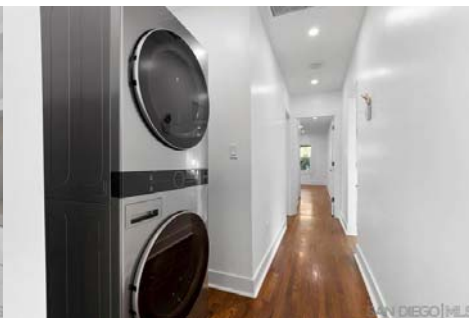
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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Closed •

List / Sold: **\$849,000/\$800,000** ↓

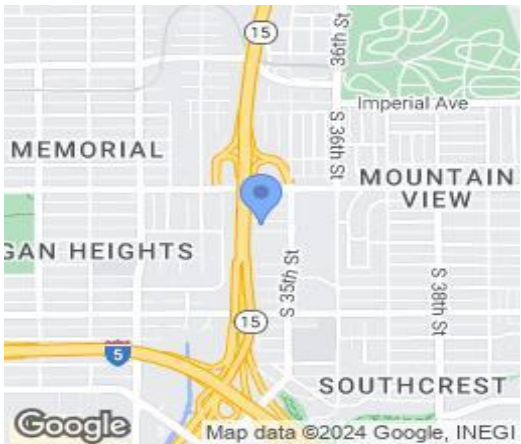
3436 40 Martin Ave • San Diego 92113

39 days on the market

3 units • **\$283,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 2015

Listing ID: 240008608SD

Google maps CrossStreet: Martin Ave



Rare 3 unit triplex fixer under \$850k! Calling all multifamily investors! Bring your contractor and tools and get ready to fix this multifamily property into new homes! Two detached buildings. Front house is a 2 bed 2 full bath open concept with its own yard space and parking! The second unit is a 2 bedroom 1 bath separate entrance, patio space, and parking. The third home is detached back house also a 2 bedroom 1 bath with its own yard, alley access, parking space and own entrance! This triplex is centrally located just minutes from downtown and highways to take you anywhere in San Diego. Perfect for a buy and hold or flip investor.

Facts & Features

- Sold On 06/05/2024
- Original List Price of \$875,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 6.3
- \$85200 Gross Scheduled Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01295699
- 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		\$2,800
2:		2	1			\$2,200		\$2,500
3:		2	1			\$0		\$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: 2.000%

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5456422000

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

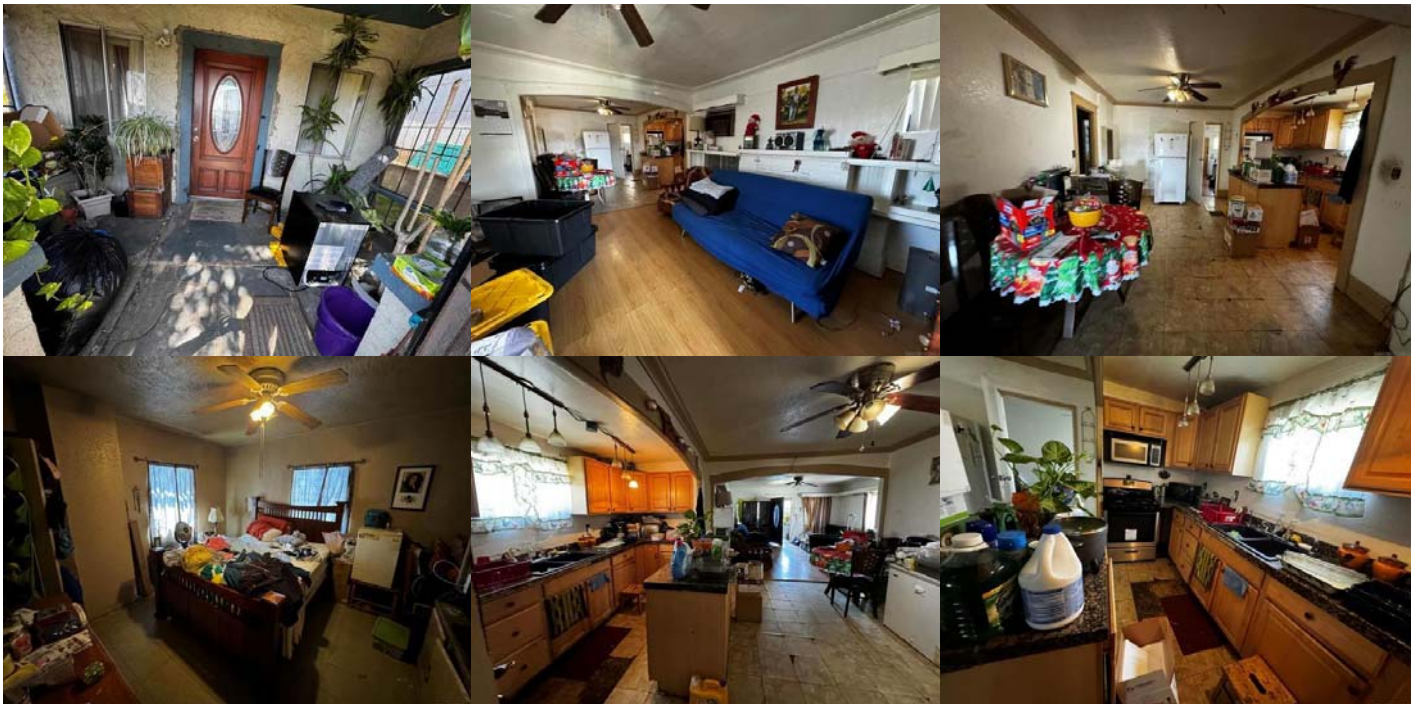
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State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

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Closed •

List / Sold:

304 20 S Grape • Escondido 92025

4 units • \$350,000/unit • 2,350 sqft • 8,723 sqft lot • \$542.55/sqft •
Built in 1950

Google maps

\$1,400,000/\$1,275,000 ↓

13 days on the market

Listing ID: NDP2403419



Value-add "4 Plex" in the heart of Escondido. Consisting of (2) two Duplexes, (5) five garages and (1) one Extra-large storage area on a large lot makes this a prime candidate for adding a nice ADU for extra cashflow. The investment opportunity consists of all 1 bedroom/1 bath units with a laundry room. Currently, each unit gets 1 garage included in their rent. The 5th garage is rent ready. The 600-foot storage room is the perfect space for a legal ADU. Buyer to verify with the city. There is a laundry room for the tenants to use, free of charge.

Facts & Features

- Sold On 06/03/2024
- Original List Price of \$1,400,000
- 2 Buildings
- 9 Total parking spaces
- \$0 (Public Records)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 3
- \$76380 Gross Scheduled Income
- \$42456 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,632
- Electric: \$5,584.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01352336
- Gardener:
- Licenses:
- Insurance: \$1,800
- 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	1	1	1		\$1,680	\$1,680	\$2,195
2:	1	1	1	1		\$1,425	\$1,425	\$2,195
3:	1	1	1	1		\$1,680	\$1,680	\$2,195
4:	1	1	1	1		\$1,580	\$1,580	\$2,195

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%

- 92025 - Escondido area
- San Diego County
- Parcel # 2302710100

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:

\$1,495,000/\$1,500,000 ↑

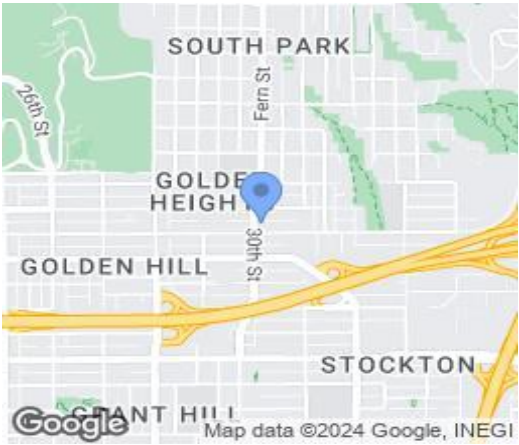
1117 23 30th • San Diego 92102

47 days on the market

4 units • \$373,750/unit • sqft • 2,292 sqft lot • No \$/Sqft data •
Built in 1906

Listing ID: 240002415SD

CrossStreet: C St



1906 Victorian 4 Units 2 2BR 1BA 2 1BR 1BA 2,292 Sq Ft Flat Level Corner Lot (41X88) 3,496 Sq Ft Golden Hill Live In One Rent Three Rent Them All Great \$4,000,000 Opportunity For a Developer To Also Acquire 3014 C St Which Is Also For Sale Sitting On A (87X140) 9,602 Flat Level Usable Corner Lot Which Would Provide 13,098 Sq Ft Of Development Opportunity**Holey Smoley***Shoulda***Coulda***Woulda***Going***Going Gon_! ***Listed Less Than Appraised Value To Create Urgency*** ***1906 Victorian*** 4 Units 2 2BR 1BA 2 1BR 1BA 2,292 Sq Ft Flat Level Corner Lot (41X88) 3,496 Sq Ft Golden Hill Live In One Rent Three Rent Them All Great \$4,,000,000 Opportunity For a Developer To Also Acquire 3014 C St Which Is Also For Sale Sitting On A (87X140) 9,602 Flat Level Usable Corner Lot Which Would Provide 13,098 Sq Ft Of Development Opportunity

Facts & Features

- Sold On 06/07/2024
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Forced Air, Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$1032000 Gross Scheduled Income

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	1			\$0		\$2,300
2:		2	1			\$0		\$2,300
3:		1	1			\$0		\$2,000
4:		1	1			\$0		\$2,000

Of Units With:

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

- Water Meters:
- Carpet:
- Dishwasher: 1
- Disposal:

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

Additional Information

- Buyer Agency Compensation: 2.500%

- 92102 - San Diego area
- San Diego County
- Parcel # 5395411300

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:

\$1,995,000/\$2,175,000 ↑

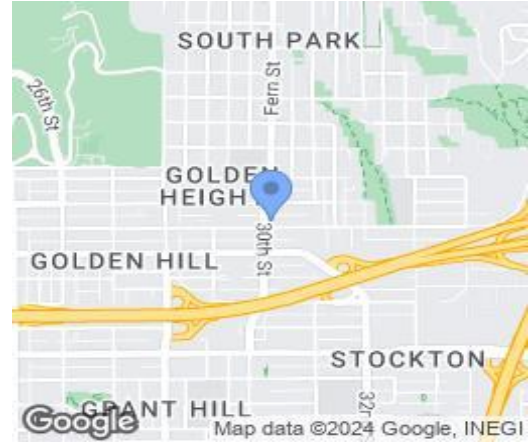
47 days on the market

Listing ID: 240002402SD

3014 C St • San Diego 92102

4 units • \$498,750/unit • sqft • 9,602 sqft lot • No \$/Sqft data •
Built in 1980

CrossStreet: 30th



****4 Plex**** ***4 Units*** *4 2BR 1BA* *2,852 Sq Ft* *Flat Level Corner Lot (87X140) 9,602 Sq Ft * ***Golden Hill***
Live In One Rent Three ***Rent Them ALL*** ***Tremendous Opportunity For a Developer To Also Acquire 1117-1123 30 th St Which Is Also For Sale Sitting On A (88 X 41) 3,496 Flat Level Usable Corner Lot Which Would Provide 13,098 Sq Ft \$, \$4,000,000 Development Opportunity***Holey Smoley ***Bonus 20+Garages Leased Out Separately*** ***Bonus Storage / Garage Conversion Off Of C St*** ***Listed Less Than Appraised Value To Create Urgency***
ShouldaCoulda***Woulda*** Going***Going***Gon_!!! ****4 Plex**** ***4 Units*** *4 2BR 1BA* *2,852 Sq Ft*
*Flat Level Corner Lot (87X140) 9,602 Sq Ft * ***Golden Hill*** ***Live In One Rent Three*** ***Rent Them ALL***
Tremendous Opportunity For a Developer To Also Acquire 1117-1123 30 th St Which Is Also For Sale Sitting On A (88 X 41) 3,496 Flat Level Usable Corner Lot Which Would Provide 13,098 Sq Ft \$4,000,000 Development OpportunityHoley Smoley ***Bonus 20+Garages Leased Out Separately*** ***Bonus Storage / Garage Conversion Off Of C St*** ***Listed Less Than Appraised Value To Create Urgency*** ***Shoulda***Coulda***Woulda*** Going***Going***Gon_!!!

Facts & Features

- Sold On 06/07/2024
- Original List Price of \$1,995,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Forced Air, Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$1200000 Gross Scheduled Income

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	0		\$0		\$2,500
2:		2	1	0		\$0		\$2,500
3:		2	1	0		\$0		\$2,500
4:		2	2	0		\$0		\$2,500

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.500%
- 92102 - San Diego area
- San Diego County
- Parcel # 5395411400

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













CUSTOMER FULL: Residential Income LISTING ID: 240002402SD

Printed: 06/09/2024 10:07:15 AM

Closed •

List / Sold:

827 833 Queenstown Ct • San Diego 92109

4 units • \$487,500/unit • sqft • 2,560 sqft lot • No \$/Sqft data •
Built in 1942

CrossStreet: Bayside Lane

\$1,950,000/\$1,800,000 ↓

39 days on the market

Listing ID: 240005849SD



Great investment opportunity in a prime location! Two duplexes, all units identical with 1 bed/1 bath, approximately 400 sq. feet. All front doors open to a quaint courtyard in the middle of the duplexes. Located one block from the beach and Mission Bay in each direction, Belmont Park, Pacific Beach Pier and so much more are all nearby. Don't let this opportunity pass you by!

Facts & Features

- Sold On 06/07/2024
- Original List Price of \$1,950,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Natural Gas, Radiant
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

Exterior

- Fencing: None

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

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.000%

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4235860700

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



CUSTOMER FULL: Residential Income LISTING ID: 240005849SD

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