

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	PTP2401384	S	4216 18 Chamoune AVE	SD	92115	STD	2	\$96,000	6	\$1,050,000 	\$575.03	1826	1940/EST	4,693/0.1077	N	0	07/02/24	81/218
2	240012575SD	S	4061 Wabash Ave	SD	92104		3	\$0	0	\$1,300,000 			1925				07/03/24	7/7
3	240004701SD	S	465 469 E Avenue	CORO	92118		3	\$6,752	0	\$2,525,000 			1960	3,499/0.0803	N		07/03/24	75/75
4	230021492SD	S	1093 N Vulcan Ave.	ENCS	92024		4	\$142,752	2	\$3,730,000 			1986	10,913/0.2505			07/02/24	123/131
5	240011974SD	S	3565 Texas St	SD	92104		4	\$168,000	4	\$2,500,000 			1930	6,373/0.1463	N		07/02/24	12/12

Closed • Duplex

List / Sold:

\$1,075,000/\$1,050,000 ↓

81 days on the market

Listing ID: PTP2401384

4216 18 Chamoune Ave • San Diego 92115

2 units • \$537,500/unit • 1,826 sqft • 4,693 sqft lot • \$575.03/sqft •
Built in 1940

El Cajon Blvd. East to Chamoune Ave South.



Looking for an investment property that is Turn-Key? These 2 units have been completely renovated and are ready to start making you money. The first is a 3 Bedroom, 1.25 bath fully detached unit with a patio. The second is a 3 Bedroom, 1 bath very similar to the front unit. These units both feature a ductless mini split systems and live like single family homes. Large shared driveway with access from both Chamoune Ave. and the alley behind it. The kitchens are lined with shaker white cabinets and quartz countertops. Flooring is tasteful Luxury Vinyl Plank throughout. The dark door handles and accents give these units a modern appeal. This neighborhood is walking distance to Talmadge, stores and some of the best restaurants San Diego has to offer.

Facts & Features

- Sold On 07/02/2024
- Original List Price of \$1,075,000
- 2 Buildings
- 6 Total parking spaces
- \$66 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Stackable
- Cap Rate: 5.5
- \$96000 Gross Scheduled Income
- \$60550 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Landscaped, Lawn, Level, Yard

Annual Expenses

- Total Operating Expense: \$35,950
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance: \$9,600
- 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	3	1	0		\$0	\$0	\$4,000
2:	1	3	1	0		\$0	\$0	\$4,000

Of Units With:

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

- Disposal: 2

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%

- 92115 - San Diego area
- San Diego County
- Parcel # 4713011300

Michael Lembeck

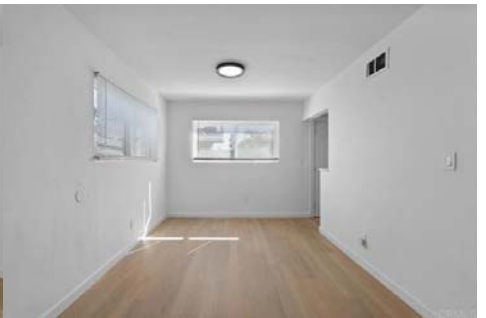
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

 Click arrow to display photos







Closed •

List / Sold:

4061 Wabash Ave • San Diego 92104

3 units • \$425,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1925

GPS CrossStreet: University

\$1,275,000/\$1,300,000 ↑

7 days on the market

Listing ID: 240012575SD



Located in North Park's flourishing Corridor submarket, this 3-unit property is perfect for ready-to-go investors or multi-generational housing. Each unit, beautifully updated w/ private laundry facilities, is ideal for generating immediate revenue. Proximity to mass transit & bike lanes provide excellent transport options meaning investors may be able to take advantage of the qualified opportunity zone! A highly desirable area with significant growth & demand, it's a prime investment opportunity. Owner is a CA licensed real estate agent

Facts & Features

- Sold On 07/03/2024
- Original List Price of \$1,275,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: See Remarks
- 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	1			\$0		
2:		1	1			\$0		
3:		0	1			\$0		
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- Buyer Agency Compensation: 2.250%

- 92104 - North Park area
- San Diego County
- Parcel # 4473810800

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4340 Von Karman Ave, #200

Newport Beach, 92660

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Closed •

List / Sold:

465 469 E Avenue • Coronado 92118

3 units • \$883,333/unit • sqft • 3,499 sqft lot • No \$/Sqft data •
Built in 1960

CrossStreet: 5th Street

\$2,650,000/\$2,525,000 ↓

75 days on the market

Listing ID: 240004701SD



SPACIOUS LOT - SHARED LAUNDRY - UPDATED KITCHEN - NEWER ROOFING Discover endless opportunities at 465-469 E Avenue featuring a charming front house and rear duplex on a spacious lot. 465 E is the front cozy house with 1 bedroom, a study, 1 bath, and complete with private laundry hookups. 467 E is the upstairs, sunny back unit with 1 bed, 1 bath. 469 E is the downstairs back unit with 1 bed, 1 bath, featuring an updated kitchen and new vinyl plank flooring. The back duplex has access to shared laundry. There are multiple storage closets on the property and 2 off-street parking spots located off of the alley. Nestled in Coronado Village, with easy access to the schools, parks, dining, the beach and more! Ideal opportunity for both those seeking a primary residence or investment opportunity in Coronado! Broker/Agent does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of property provided by seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspections and with appropriate professionals.

Facts & Features

- Sold On 07/03/2024
- Original List Price of \$2,650,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$6752 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947727
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$3,000		
2:		1	1			\$1,952		
3:		1	1			\$1,800		
4:			0					

Of Units With:

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

- Drapes:
- Patio: 0
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.500%

- 92118 - Coronado area
- San Diego County
- Parcel # 5363011200

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Closed •

List / Sold:

1093 N Vulcan Ave. • Encinitas 92024

4 units • \$975,000/unit • sqft • 10,913 sqft lot • No \$/Sqft data •
Built in 1986

Corner of Vulcan Avenue and Glaucus St. CrossStreet: Glaucus

\$3,900,000/\$3,730,000 ↓

123 days on the market

Listing ID: 230021492SD



Four luxury townhome units in the heart of Leucadia. Condominium potential. Townhomes are approx. 1350-1400 sf. Each townhome includes fireplace, vaulted ceilings, attached two car garage, washer/dryer hook ups, and private balconies. Two units include private rear yards. Four gas, electric and water meters. Desirable beach location within walking distance to Beacons Beach, dining and entertainment. Desirable cash flow at market rental rates. Do not disturb residents.

Facts & Features

- Sold On 07/02/2024
- Original List Price of \$4,000,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Forced Air, Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 2.1
- \$142752 Gross Scheduled Income
- \$83816 Net Operating 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:		3	2			\$3,740		\$4,950
2:		2	2			\$2,178		\$4,250
3:		2	2			\$2,530		\$4,250
4:		3	2			\$3,448		\$4,950

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: 2.250%
- 92024 - Encinitas area
 - San Diego County
 - Parcel # 2543244700

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Closed •

List / Sold:

3565 Texas St • San Diego 92104

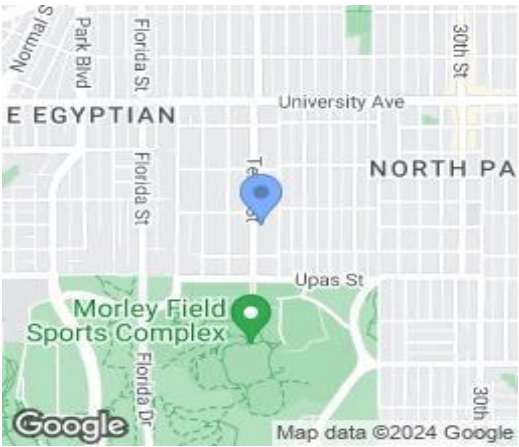
4 units • \$637,250/unit • sqft • 6,373 sqft lot • No \$/Sqft data •
Built in 1930

CrossStreet: Texas St and Myrtle Ave

\$2,549,000/\$2,500,000 ↓

12 days on the market

Listing ID: 240011974SD



4 Units in Morley Field fully renovated and turn key! This property is comprised of (2) 1 bed 1 bath bungalows with their own private front and back yards, and a duplex with a 3 bedroom 2 bath unit above an additional 1 bed 1 bath and two garage parking spaces located at the dead end of the alley. All units have custom cabinetry, luxury vinyl flooring, stainless steel appliances, ductless minisplits, and more. Located just two blocks from the world famous Balboa Park in the highly sought after Morley Field neighborhood. Front two units are occupied please do not disturb.

Facts & Features

- Sold On 07/02/2024
- Original List Price of \$2,650,000
- 3 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Zoned
- Heating: Electric, Zoned
- SellerConsiderConcessionYN:
- Cap Rate: 4.24
- \$168000 Gross Scheduled Income
- \$112560 Net Operating Income

Interior

Exterior

- Lot Features: Sprinklers Manual

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		\$2,995		\$2,995
2:		1	1	0		\$2,995		\$2,995
3:		3	2	0		\$0		\$5,195
4:		1	1	2		\$0		\$2,995

Of Units With:

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

- Disposal:

Additional Information

- Buyer Agency Compensation: 2.000%
- 92104 - North Park area
- San Diego County
- Parcel # 4533120400

Michael Lembeck

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

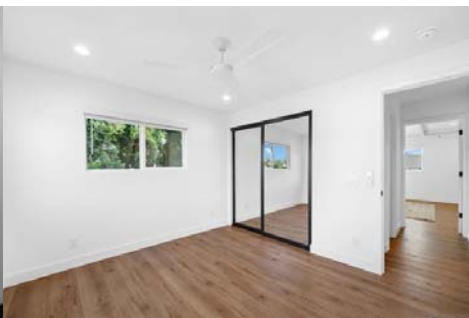
Citivest Realty Services, Inc

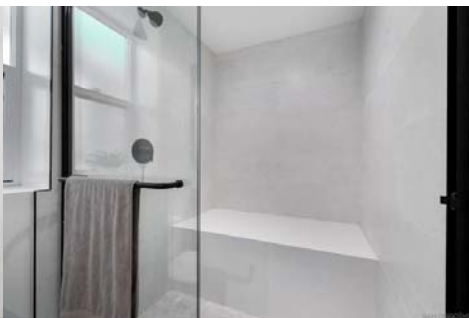
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CUSTOMER FULL: Residential Income LISTING ID: 240011974SD

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