

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	240014023SD	S	3675 77 Jackdaw St	SD	92103		2	\$75,936	5	\$1,540,000↓			1956	11,745/0.2696			07/17/24	5/5
2	240008899SD	S	4102 04 Hemlock St	SD	92113		2	\$0	0	\$830,000↓			1950	6,220/0.1428			07/15/24	41/41
3	240016329SD	S	6327 BROOKLYN	SD	92114		2	\$0	0	\$505,000			1945	7,536/0.173			07/15/24	0/
4	240007631SD	S	1020 1024 41St St	SD	92102		3	\$75,000	6	\$895,000↓			1939	2,800/0.0643			07/17/24	47/47
5	240007710SD	S	939 41 Loring Street	SD	92109		3	\$147,933	4	\$2,650,000↓			1942		N		07/16/24	60/60
6	PTP2403145	S	6980 82-84 Lisbon St	SD	92114	STD	3	\$79,200	5	\$1,200,000↑	\$652.17	1840	1954	5,001/0.1148	N	0	07/15/24	2/2
7	240011968SD	S	4420 22 Montalvo St	SD	92107		4	\$86,280	0	\$1,640,000↑			2000	4,695/0.1078			07/17/24	19/19
8	NDP2405056	S	843 851 4th ST	ENCS	92024	TRUS	10	\$429,732	4	\$6,930,000↓	\$655.01	10580	1968/SLR	10,454/0.24	N	6	07/17/24	38/38

Closed •

List / Sold:

3675 77 Jackdaw St • San Diego 92103

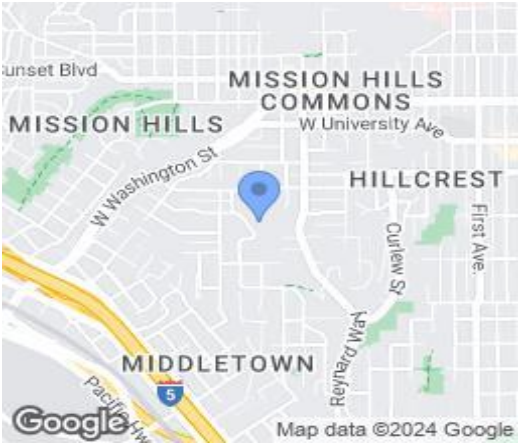
2 units • \$837,500/unit • sqft • 11,745 sqft lot • No \$/Sqft data •
Built in 1956

CrossStreet: Sutter St

\$1,675,000/\$1,540,000 ↓

5 days on the market

Listing ID: 240014023SD



Charming Craftsman 2 unit property situated on a lush quarter acre canyon lot! The front unit features 2 bedrooms plus an optional bedroom/den and 1 bath with a front porch, cozy fireplace, formal dining area with custom built-in shelves, hardwood flooring, gorgeous molding details and a spacious deck overlooking the canyon. The back unit includes 2 bedrooms and 2 full baths and is situated above the garage with surrounding treetop views and stylish details with hexagon mosaic tile flooring in the bathroom and subway tiles in the kitchen. All of this in a beautiful historic neighborhood and convenient central access to everything San Diego has to offer. Don't miss out on this great opportunity!

Facts & Features

- Sold On 07/17/2024
- Original List Price of \$1,675,000
- 2 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 4.5
- \$75936 Gross Scheduled Income
- \$75936 Net Operating Income

Interior

Exterior

- Fencing: None

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		\$0		\$3,750
2:		2	2	1		\$2,850		\$3,500
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- Buyer Agency Compensation: 2.000%
- 92103 - Mission Hills area
- San Diego County
- Parcel # 4511732900

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: 240014023SD

Printed: 07/21/2024 9:52:35 AM

Closed •

List / Sold: \$829,500/\$830,000 ↓

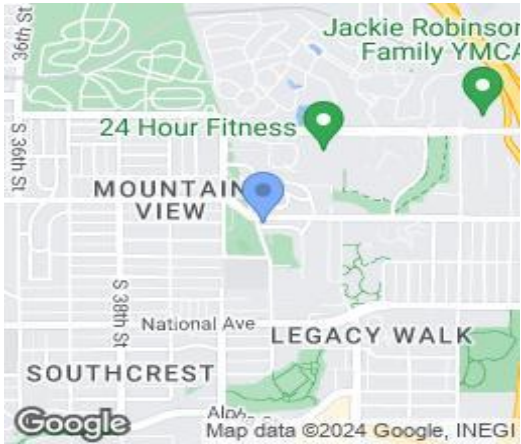
4102 04 Hemlock St • San Diego 92113

41 days on the market

2 units • \$414,750/unit • sqft • 6,220 sqft lot • No \$/Sqft data •
Built in 1950

Listing ID: 240008899SD

Please check google maps, GPS, Apple Maps CrossStreet: Ocean View Blvd



Back on Market at no fault to property. Buyer could not perform. With its prime location and desirable features, this property presents an excellent opportunity for savvy investors and new homeowners alike to generate rental income. Don't miss out on the chance to own a piece of San Diego's thriving real estate market. Updated duplex featuring a 2 bath/1 bath and a 2 (optional 3rd)/1 bath, located in the heart of San Diego, minutes from Downtown, Barrio Logan, East Village and more. Situated conveniently near major freeways including I-5, I-805, 94, and 15, this home offers unparalleled accessibility to all that San Diego has to offer. Meticulously updated property features modern finishes throughout, creating a seamless blend of comfort and style. The interior is warm and inviting, offering a perfect place to relax. The updated kitchens feature sleek countertops, updated cabinetry and stainless steel appliances. With its prime location and desirable features, this property presents an excellent opportunity for savvy investors and new homeowners alike to generate rental income. Don't miss out on the chance to own a piece of San Diego's thriving real estate market. Schedule your private tour today and envision the potential that awaits. Seller encourages the buyer to conduct thorough inspections and assessments before finalizing the transaction. Seller and listing agent advise the buyers conduct the necessary inspections to make informed decisions regarding the property's purchase.

Facts & Features

- Sold On 07/15/2024
- Original List Price of \$859,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: See Remarks
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- 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		\$2,500
2:		2	1			\$0		\$2,750
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.000%
- 92113 - Logan Heights area
- San Diego County
- Parcel # 5475201700

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CUSTOMER FULL: Residential Income LISTING ID: 240008899SD

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Closed •

List / Sold: **\$505,000/\$505,000**

6327 BROOKLYN • San Diego 92114

0 days on the market

2 units • **\$252,500/unit** • **sqft** • **7,536 sqft lot** • **No \$/Sqft data** •
Built in 1945

Listing ID: 240016329SD

CrossStreet: AKINS



DUPLEX IN THE HEART OF ENCANTO....WILL REQUIRE SOME FIXING...

Facts & Features

- Sold On 07/15/2024
- Original List Price of \$505,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

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

Of Units With:

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

Additional Information

- Buyer Agency Compensation: %
- 92114 - Encanto area
- San Diego County
- Parcel # 5490722800

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Closed •

List / Sold: **\$949,000/\$895,000** ↓

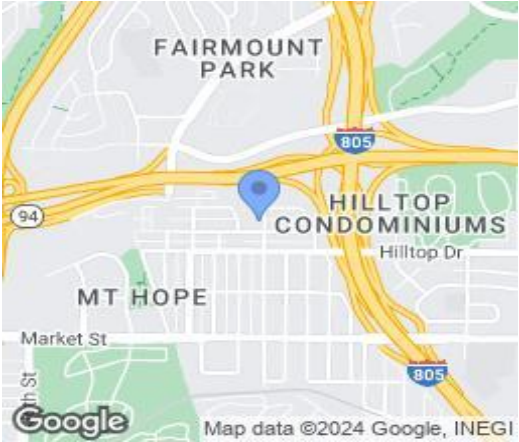
1020 1024 41St St • San Diego 92102

47 days on the market

3 units • \$316,333/unit • sqft • 2,800 sqft lot • No \$/Sqft data •
Built in 1939

Listing ID: 240007631SD

CrossStreet: Hilltop Dr



Fully permitted & completely remodeled, turn-key triplex. The front main unit is now ready to be occupied by the buyer or rented to a new tenant. When fully occupied, the property had a total rental income of \$6,250 monthly. The two units with leases are now on month to month leases. Units share utilities, however leases have utility caps & the property has owned solar. In addition, each unit has separate tankless gas water heaters, wall heaters, separate water shut-offs & individual electrical sub-panels. All units are equipped with laundry hookups & equipment as well. A perfect investor or owner occupied opportunity with easy property management duties. Property consists of a SFR, ADU & JADU.

Facts & Features

- Sold On 07/17/2024
- Original List Price of \$949,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 5.5
- \$75000 Gross Scheduled Income
- \$50000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02187306
- 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			\$2,750		
2:		2	1			\$2,250		
3:		0	1			\$1,500		
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.500%

- 92102 - San Diego area
- San Diego County
- Parcel # 5413920700

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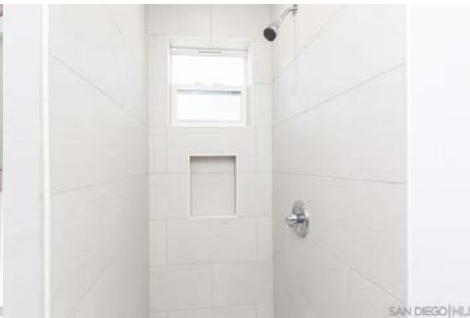
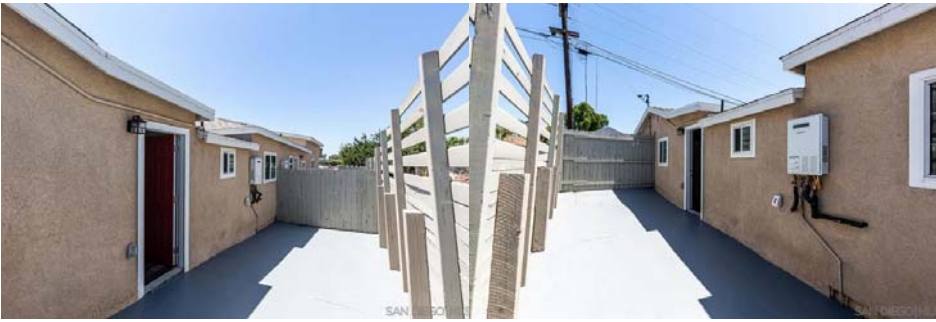
State License #: 01875823

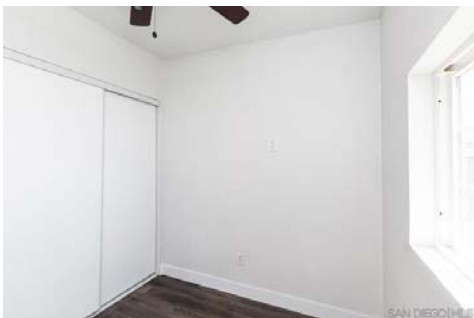
4340 Von Karman Ave, #200

Newport Beach, 92660

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Closed •

List / Sold:

\$2,750,000/\$2,650,000 ↓

60 days on the market

Listing ID: 240007710SD

939 41 Loring Street • San Diego 92109

3 units • \$916,667/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1942

CrossStreet: Bayard



Located in quiet North PB, a rare triplex gem awaits just steps away from Law Street and Tourmaline beaches. This property, making only its second appearance on the market in over 80 years, offers a unique investment opportunity. The main house is a charming, updated two-story 3-bedroom, 2-bathroom bungalow, complemented by a private front yard and a brand-new Trex® deck in the front and a private fenced-in patio in the back. Two bedrooms and one bath are located downstairs, while upstairs, a spacious primary bedroom suite awaits. Inside, discover the convenience of indoor laundry and a large dine-in kitchen, featuring a new GE gas range and ample counter space for culinary delights. Tons of storage space throughout. The private fenced red-brick patio in the back invites relaxation with a gas fireplace, gas BBQ, outdoor dining area, and a 6-person spa. Parking is a breeze with a long paved driveway accommodating two vehicles. The property also features a separate duplex, each unit with 2 bedrooms and 1 bathroom. The downstairs unit boasts a semi-private patio surrounded by a tropical garden space, while the recently remodeled upstairs unit shines with new bathroom fixtures, kitchen upgrades, new flooring, dual-pane windows, and slider opening to a partially enclosed 300 sq ft Lanai. A one-car garage and an additional parking space in the alley provide convenience, with shared laundry facilities and extra storage space for the duplex tenants. The main house operates as a top-producing short-term rental with long-term tenants in the back units.D0 NOT DISTURB TENANTS

Facts & Features

- Sold On 07/16/2024
- Original List Price of \$2,750,000
- 2 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air, Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 4.1
- \$147933 Gross Scheduled Income
- \$113233 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02187306
- 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			\$12,000		\$15,000

2:	2	1	1	\$2,000	\$2,900
3:	2	1		\$3,250	\$3,500
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%
- 92109 - Pacific Beach area
 - San Diego County
 - Parcel # 4154110400

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Closed •

List / Sold:

\$1,100,000/\$1,200,000 ↑

6980 82-84 Lisbon St • San Diego 92114

3 units • \$366,667/unit • 1,840 sqft • 5,001 sqft lot • \$652.17/sqft •
Built in 1954

LISBON STREET/ JAMACHA OFF IMPERIAL AVENUE

2 days on the market

Listing ID: PTP2403145



Inviting Triplex Investment Opportunity on BIG Corner Lot Discover the perfect investment opportunity with this recently renovated and maintained triplex nestled on a big corner lot. Each unit features laminate vinyl flooring, shaker kitchen cabinets with quartz countertops, and freshly painted interiors. Enjoy energy efficiency with new double-pane windows and individual mini-split systems in each unit. Tiled bathrooms add a touch of luxury, while the communal laundry area and shared backyard between units enhance convenience and outdoor living. Featuring a brand new 2024 built garage conversion boasting a 1 bed 1 bath unit. Prime location close to amenities and transportation. Don't miss out on this turnkey investment opportunity! Currently Rented at \$2,450 for 2bed/1 bath & \$1,700 for 1bed/1bath for a total of \$6,600 gross net income, potential to increase rents.

Facts & Features

- Sold On 07/15/2024
- Original List Price of \$1,100,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Public Records)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Gas & Electric Dryer Hookup, Gas Dryer Hookup, Outside, Washer Hookup, Washer Included
- Cap Rate: 5
- \$79200 Gross Scheduled Income
- \$76200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,100
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01931394
- Gardener:
- Licenses:
- Insurance: \$1,011
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	0		\$2,450	\$2,450	\$0
2:		2	1	0		\$2,450	\$2,450	\$0
3:		1	1	1		\$1,700	\$1,700	\$0

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.250%

- 92114 - Encanto area
- San Diego County
- Parcel # 5810200900

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Newport Beach, 92660

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Closed •

List / Sold:

\$1,600,000/\$1,640,000 ↑

19 days on the market

4420 22 Montalvo St • San Diego 92107

4 units • \$400,000/unit • sqft • 4,695 sqft lot • No \$/Sqft data • Built in 2000

Listing ID: 240011968SD

CrossStreet: west Point Loma



Welcome to 4420-22 Montalvo a great opportunity to own a 4 flex in the Point Loma neighborhood. Situated close proximity to Ocean Beach. Near cafes, restaurants, nightlife and attractions such as SeaWorld. Walking distance to Bill Cleator Park & Dusty Rhodes Park within a few blocks. Easy access to Interstate 8 freeway This Property consists of 4 units and 2 garages. 2 Cottage layouts and a duplex. Alley access with additional parking spaces. Don't miss this opportunity to own a investment property or live in one unit and lease the rest of the units.

Facts & Features

- Sold On 07/17/2024
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$86280 Gross Scheduled Income

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:		1	1			\$1,320		
2:		2	1			\$2,125		
3:		1	1			\$1,775		
4:		1	1			\$0		

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.500%

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4498603000

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State License #: 01019397

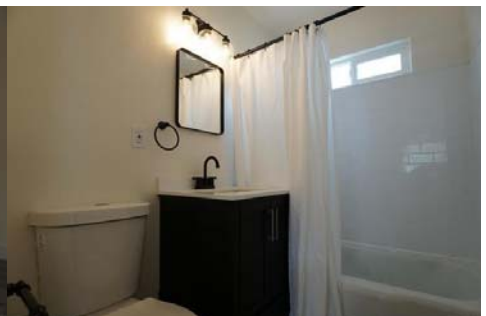
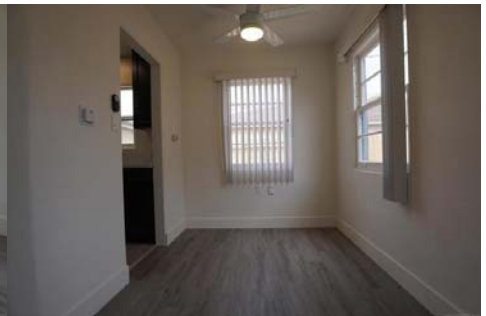
Cell Phone: 714-742-3700

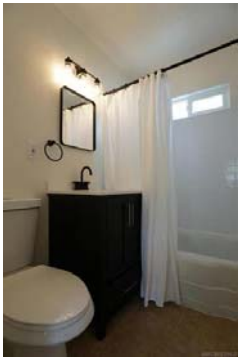
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State License #: 01875823

4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

List / Sold:

\$7,500,000/\$6,930,000 ↓

843 851 4th St • Encinitas 92024

38 days on the market

**10 units • \$750,000/unit • 10,580 sqft • 10,454 sqft lot • \$655.01/sqft •
Built in 1968**

Listing ID: NDP2405056

**I-5 to Encinitas Blvd West South (Left) on Highway 101 West / (Right) on H Street o top of the hill / bluff
North / (Right) on 4th St. Property is on the right.**



Wonderful 10 unit complex in one of the most desirable places in San Diego County: Downtown Encinitas. 1 property back from bluff, short walk to 30+ restaurants, beach, La Paloma Theater, Banks, Yoga studios, churches, train and bus stations etc. Solid rental area with upside to be realized by adding washer / dryer units to interiors and raising rents to market in this income property. Ideal unit mix: 8 - 1,000 sf 2Br / 2 Ba units, 2 - 750 sf 1Br / 1 Ba - 2 story Townhome style units. Also perfect situation to add 2 studio or 1 Br ADU's by converting garages, and increase income approx. \$65k+ a year. Please be discrete and do not bother or talk to Residents.

Facts & Features

- Sold On 07/17/2024
- Original List Price of \$7,500,000
- 2 Buildings
- 16 Total parking spaces
- \$2,552 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 3.73
- \$429732 Gross Scheduled Income
- \$279861 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 36-40 Units/Acre, Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$132,689
- Electric: \$3,024.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,984
- Cable TV:
- Gardener:
- Licenses: 560
- Insurance: \$4,297
- Maintenance: \$10,000
- Workman's Comp:
- Professional Management: 18656
- Water/Sewer: \$2,376
- Other Expense: \$5,000
- Other Expense Description: reserves

Unit Details

Of Units With:

- Separate Electric: 11
- Gas Meters: 11
- Water Meters: 2
- Carpet:
- Dishwasher: 10
- Disposal: 10
- Drapes: 10
- Patio: 10
- Ranges: 10
- Refrigerator: 10
- Wall AC:

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.000%

- 92024 - Encinitas area
- San Diego County
- Parcel # 2581711000

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CUSTOMER FULL: Residential Income LISTING ID: NDP2405056

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