

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	240003106SD	S	2331 & 23:13 St.	NAC	91950		2	\$37,500	0	\$540,000↓			1960	27,442/0.63			07/22/24	70/70
2	240005666SD	S	2813 15 46th St.	SD	92105		2	\$0	0	\$945,000↓			1960				07/26/24	58/58
3	PTP2403547	S	631 633 S Gregory ST	SD	92113	STD	2	\$58,740	5	\$810,000↑	\$810.00	1000	1940/ASR	3,999/0.0918	N	0	07/23/24	8/8
4	240013638SD	S	5376 78 Brockbank Pl	SD	92115		2	\$139,200	5	\$1,755,000↓			2022	9,600/0.2204			07/23/24	40/40
5	PTP2404193	S	2458 2460 Central AVE	SPV	91977	TRUS	3	\$45,360	4	\$800,000↑	\$307.69	2600	1952	13,702/0.3146	N	2	07/25/24	11/11
6	NDP2402781	S	3204 Cedar 08 ST	SD	92102	STD	3	\$108,000	0	\$1,445,000↓	\$649.73	2224	1953/ASR	6,970/0.16	N	0	07/25/24	93/93
7	240011866SD	S	3851 42nd St	SD	92105		3	\$77,400	7	\$1,138,500↑			1955				07/25/24	24/24

Closed •

List / Sold: **\$630,000/\$540,000** ↓

2331 & 2337 E 13 St. • National City 91950

70 days on the market

2 units • **\$315,000/unit** • **sqft** • **27,442 sqft lot** • **No \$/Sqft data** •
Built in 1960

Listing ID: 240003106SD

CrossStreet: E. Plaza Blvd



Must be sold with the listing at 2331 E 13th Street: Perched high on the hill in National City, CA. with ocean breezes, your investment opportunity is to own two free standing units on one parcel. One unit is 2 bedrooms / 2 baths: 2nd unit is 1 bedroom / 1 bath - month-to-month- @\$925 per month. Plenty of on site and off site parking for both units. 2337 has tenant with long term lease thru 2/25 @\$2,200 per month. Each unit has a backyard. Located with easy access to the 805 freeway; Less than 4 miles to the San Diego Bay. Employment centers - coming soon is the new Gaylord Pacific Resort and Convention Center is less than 6 miles from subject property; Naval Base San Diego, Downtown San Diego and so much more opportunity.

Facts & Features

- Sold On 07/22/2024
- Original List Price of \$630,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$37500 Gross Scheduled Income

Interior

Exterior

- Security Features: Window Bars
- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01211665
- 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		\$925		
2:		2	2	0		\$2,200		
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- Buyer Agency Compensation: 2.500%
- 91950 - National City area
- San Diego County
- Parcel # 5573806400

Michael Lembeck

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Citivist Realty Services, Inc

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4340 Von Karman Ave, #200
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CUSTOMER FULL: Residential Income LISTING ID: 240003106SD

Printed: 07/28/2024 7:11:42 AM

Closed •

List / Sold: **\$899,000/\$945,000** ↓

2813 15 46th St. • San Diego 92105

58 days on the market

2 units • **\$449,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1960

Listing ID: 240005666SD

805 and exit home ave and head east. Turn left on 46th St, go up and property will be located on the right side. CrossStreet: Olive St.



Welcome to your fully remodeled duplex and bonus ADU, located just 1 mile from North Park and 5 miles from Downtown San Diego. The front unit features 3 bedrooms, 1 bathroom, and it's own private front yard. The back unit features 2 bedrooms, 1 bathroom, and has a shared backyard. The ADU is a studio with a full kitchen and full bathroom. Each unit boasts new LVP flooring throughout, modern doors, new windows, new kitchen cabinets with quartz countertops, new paint, and new stainless steel appliances. The bathrooms are fully updated with tub and tiled showers, new toilets, new vanities, lighted mirrors, and new light fixtures. This could be the perfect rental property or a great opportunity to live in one unit and rent the others. The property also has a shared laundry room, new roofs, new hot water heaters, fresh paint, and new mini splits in each unit. The seller has never occupied the property and has very limited knowledge of property condition or history. All measurements are approximate. Buyer's and Buyer's Broker/Agent should verify measurements and complete thorough inspections and investigations prior to Close of Escrow to satisfy themselves with the current condition of the property. Buyer(s) to verify and approve all data, reports, records, inspections, permits, MLS, HOA, if applicable and all information pertaining to the property prior to removal of contingencies. All contracts/offers are subject to seller approval and any offers or counteroffers by seller are not binding unless the entire agreement is ratified by all parties.

Facts & Features

- Sold On 07/26/2024
 - Original List Price of \$949,000
 - 1 Buildings
 - Levels: One
 - 1 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating:
 - SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

Exterior

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

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%
- 92105 - East San Diego area
- San Diego County
- Parcel # 4764010900

Michael Lembeck

State License #: 01019397
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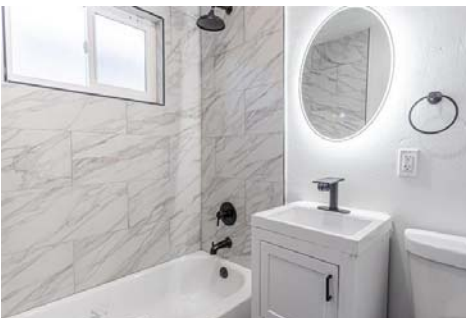
Citivest Realty Services, Inc

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

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Closed • Duplex

List / Sold: **\$779,000/\$810,000** ↑

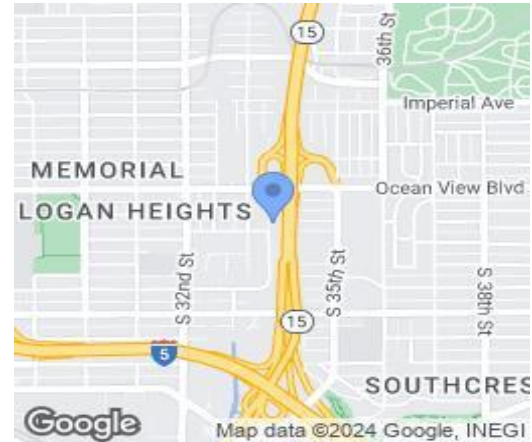
631 633 S Gregory St • San Diego 92113

8 days on the market

**2 units • \$389,500/unit • 1,000 sqft • 3,999 sqft lot • \$810.00/sqft •
Built in 1940**

Listing ID: PTP2403547

USE GPS



2 HOMES! for 1 price, 2 UNITS (each home at 389K)) One unit home is a 2 bedroom 1 bathroom and the other one has 1 master bedroom with 1 master bathroom 2 CASITAS!, both come with its own laundry room, No expense spared in these 2 homes! Single level 1 story homes with luxurious concepts, abundant natural light, full designed new bathrooms with new vanities, faucets and tile new walking showers, Bluetooth speakers exhaust fans, Everything in these 2 properties is NEW! with new custom Kitchen cabinets featuring luxurious new Italian quartz countertops, new waterproof floors all around both houses, new stainless steel appliances packages, new upgraded baseboards, new doors and frames w/ new modern handles throughout, new ceiling fans, new sound proof dual panel windows, new LED light spots, 2 new electrical panels one for each home, 2 new tankless water heaters 1 in each home, each with ready laundry rooms and hook ups, new custom paint inside and out, new plumbing on both houses, updated landscaping with a backyards and a front yards, futures a front deck with low maintenance, new fencings all around (this is a multi-family 2-4 unit), you can still build another house, an ADU or expand existing ones, These two homes come with HOME WARRANTY, NO HOA, NO MELLO ROOS, close to all the freeways 15, 94, 5, and 805, close to restaurants and shops they won't last!

Facts & Features

- Sold On 07/23/2024
- Original List Price of \$779,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: See Remarks, Whole House Fan
- Heating: Electric, High Efficiency, Natural Gas, See Remarks, Wall Furnace
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Electric Dryer Hookup, Gas & Electric Dryer Hookup, Gas Dryer Hookup, See Remarks, Washer Hookup
- Cap Rate: 5
- \$58740 Gross Scheduled Income
- \$57440 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: See Remarks, Vinyl
- Appliances: Dishwasher, Disposal, Gas & Electric Range, Gas Cooking, Gas Oven, Gas Range, Gas Water Heater, Microwave, Range Hood, Refrigerator, Tankless Water Heater
- Other Interior Features: Ceiling Fan(s), Open Floorplan

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Lawn, Level with Street, Lot 20000-39999 Sqft, Level, Patio Home, Sprinkler System, Sprinklers In Front, Sprinklers Timer, Yard
- Fencing: Excellent Condition, New Condition, Wood
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$503
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$60
- Cable TV: 02022092
- Gardener:
- Insurance: \$140
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0		\$2,995	\$2,995	\$2,995
2:	2	2	1	0		\$3,200	\$3,200	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- 92113 - Logan Heights area
- San Diego County
- Parcel # 5456321000

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CUSTOMER FULL: Residential Income

LISTING ID: PTP2403547

Printed: 07/28/2024 7:12:10 AM

Closed •

List / Sold:

\$1,799,000/\$1,755,000 ↓

5376 78 Brockbank Pl • San Diego 92115

40 days on the market

2 units • \$899,500/unit • sqft • 9,600 sqft lot • No \$/Sqft data •
Built in 2022

Listing ID: 240013638SD

CrossStreet: Brockbank Pl & Falls Way



Prime Value-Add opportunity walking distance from SDSU! This property, ideally located for off-campus student housing, ensures strong rental demand and high rental income. The first unit offers 4 bedrooms and 2 bathrooms, generating \$4,700 monthly, while the second unit boasts 6 bedrooms and 3 bathrooms, bringing in \$6,900 monthly. With its unbeatable location and consistent rental demand, this property promises a steady and lucrative income stream. Current monthly income is \$11,600, but with landscaping and some minor cosmetic touches you can achieve \$13k+ a month.

Facts & Features

- Sold On 07/23/2024
- Original List Price of \$1,799,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: None, See Remarks, Wall/Window Unit(s)
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 5.4
- \$139200 Gross Scheduled Income
- \$97787 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:		4	2	0		\$4,700		\$5,500
2:		6	3	0		\$6,900		\$7,500
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- Buyer Agency Compensation: 2.500%

- 92115 - San Diego area
- San Diego County
- Parcel # 4635601400

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Citivest Realty Services, Inc

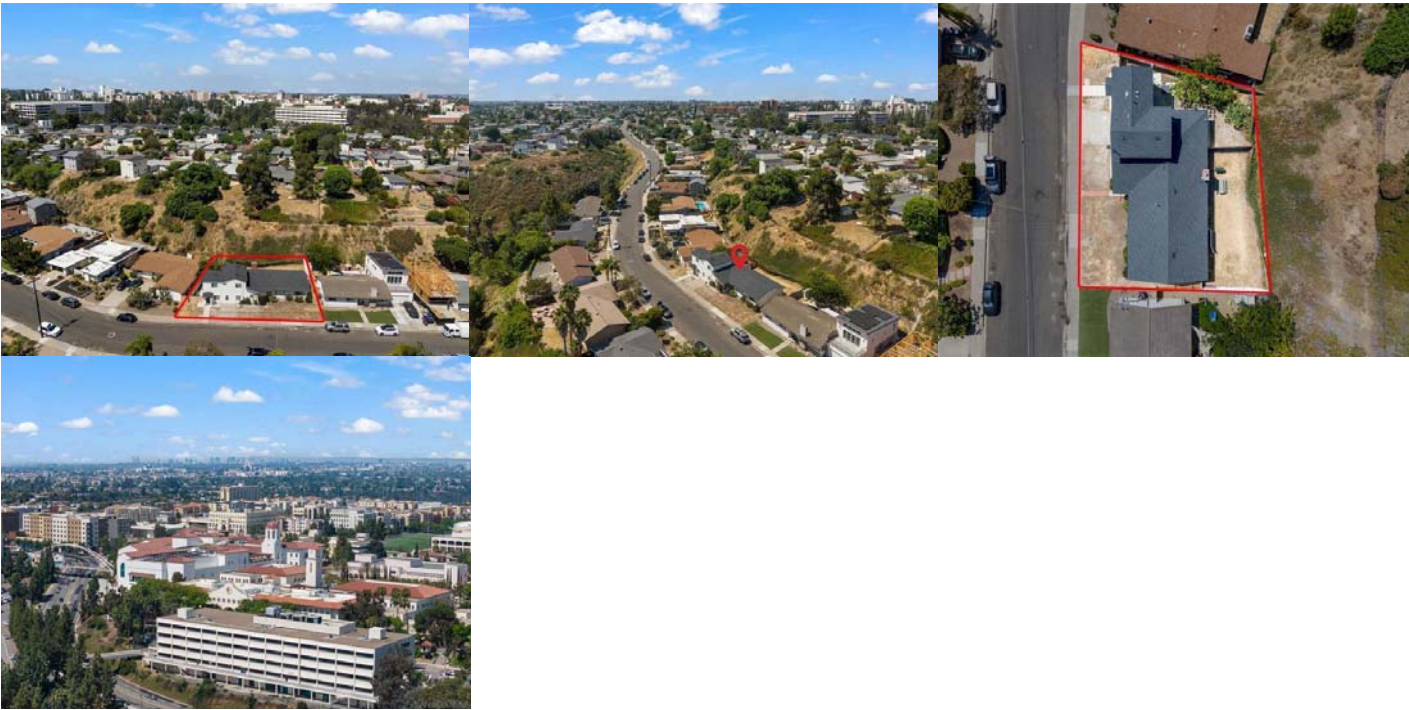
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 240013638SD

Printed: 07/28/2024 7:12:13 AM

Closed • **Triplex**

List / Sold: **\$725,000/\$800,000** ↑

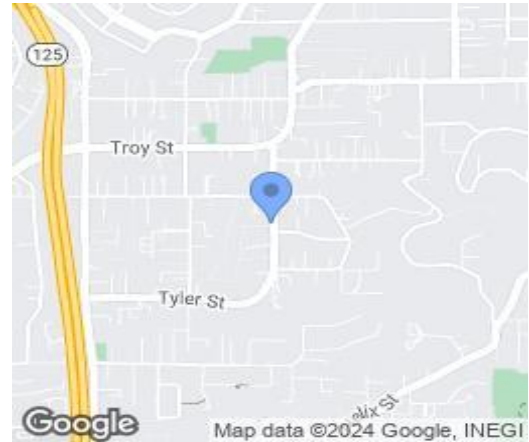
2458 2460.5 Central Ave • Spring Valley 91977

11 days on the market

**3 units • \$241,667/unit • 2,600 sqft • 13,702 sqft lot • \$307.69/sqft •
Built in 1952**

Listing ID: PTP2404193

East of 125 Freeway between Troy and Jamacha Rd.



INVESTORS! Bring your hammer! These three units are priced to sell, and located on a 13,000 sf lot! Or possibly be right for builders looking to phase in several units. This tenant occupied property has endless potential. Easy access to the 125 & 94 Freeways, close to shopping. Or owner-occupied buyers may want to move into one and seek rental income on the others. Each have plenty of surface parking and/or garage parking. 2460.5 Studio has a large inviting gated and fenced back yard and rustic garden, newer flooring and paint, and some kitchen upgrades. 2460 has a large gated and fenced front yard, paved patio in the rear, and a long gravel/grass drive. Interiors are fresh though original, quaint kitchen and larger master bedroom. 2458 has the largest front & rear fenced yards, and a detached garage off the easement.

Facts & Features

- Sold On 07/25/2024
- Original List Price of \$725,000
- 3 Buildings
- 19 Total parking spaces
- 2 Total carport spaces
- \$0
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 4.1
- \$45360 Gross Scheduled Income
- \$19892 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$34,108
- Electric: \$1,923.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$991
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,833
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1		\$1,275	\$1,275	\$2,500

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%

- 91977 - Spring Valley area
- San Diego County
- Parcel # 5033922800

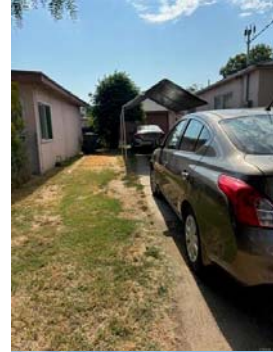
Michael Lembeck

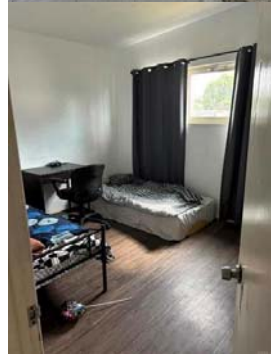
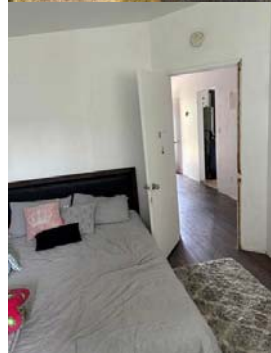
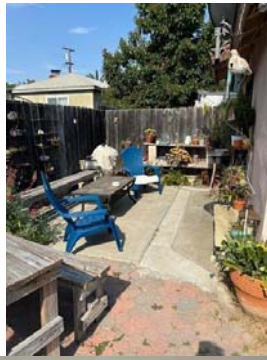
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Cell Phone: 714-742-3700

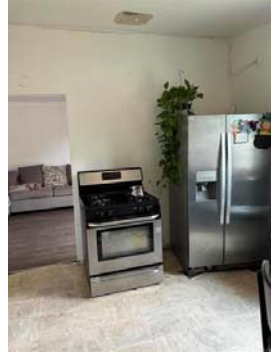
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Closed •

List / Sold:

\$1,485,900/\$1,445,000 ↓

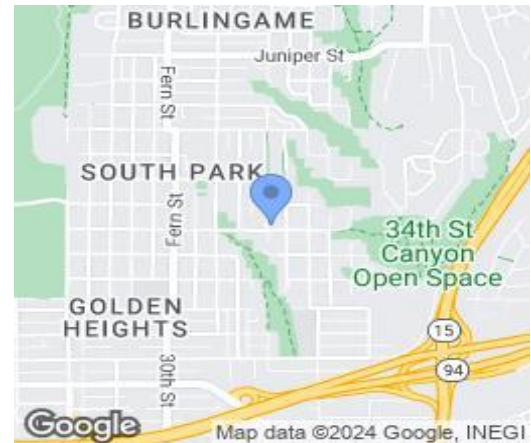
93 days on the market

3204 Cedar 08 St • San Diego 92102

3 units • \$495,300/unit • 2,224 sqft • .16 acre(s) lot • \$649.73/sqft • Built in 1953

Listing ID: NDP2402781

GPS



Nestled in quiet area of highly coveted South Park situated on .16 acres with ocean view! THREE income generating units consistently rented, proforma annual rents over \$108,000. Modern comfort and style; 2 units consists of 2 bedroom/1 bath and 1 unit consists of 1 bedroom/1 bath with private yards, parking and washer/dryer. Tenants pay all utilities including water. New electrical panels 125amp each unit, most cast iron plumbing has been replaced, new interior and exterior light fixtures, ceiling fans, microwave. and drought tolerant private yards. Great location; walkable to restaurants, Balboa park, golf, Target, cafes, boutiques, schools, transportation with easy access to downtown and freeways. Great opportunity for investors or owner occupant! Surrounded by multimillion dollar single family homes. Location, Location, Location!

Facts & Features

- Sold On 07/25/2024
- Original List Price of \$1,525,000
- 1 Buildings
- 5 Total parking spaces
- Heating: Wall Furnace
- \$34 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Gas Dryer Hookup, Inside, Stackable, Washer Included
- Cap Rate: 0
- \$108000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Appliances: Free-Standing Range, Disposal, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Microwave, Refrigerator, Water Heater
- Other Interior Features: Granite Counters

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Landscaped, Near Public Transit, Park Nearby, Yard
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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		\$0	\$0	\$3,400
2:		2	1	0		\$0	\$0	\$3,000
3:		1	1	0		\$0	\$0	\$2,600

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal: 1

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 0.000%

- 92102 - San Diego area
- San Diego County
- Parcel # 5393260100

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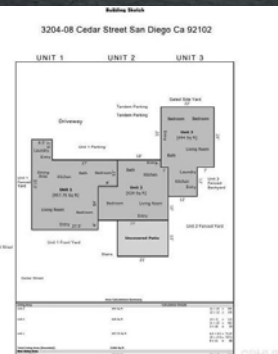
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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

List / Sold:

\$1,124,900/\$1,138,500 ↑

24 days on the market

Listing ID: 240011866SD

3851 42nd St • San Diego 92105

3 units • \$374,967/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1955

Exit Univeristy head east turn right on 42nd property its on the left CrossStreet: University / 42nd



Don't miss this incredible opportunity to own 3 units on 1 property. This property offers a turn-key investment opportunity, only blocks away from the vibrant neighborhoods in San Diego such as North Park, Kensington, and Normal Heights. This trophy property has been recently renovated both inside and out, and boasts numerous amenities including two on-site laundry facilities, on-site parking, and a communal outdoor courtyard, along with a tranquil private fully fenced front yard. Each unit features tons of natural light, luxury vinyl flooring, spacious floor plans, and modern finishes. This property is conveniently located by schools, retail shopping, grocery stores, great restaurants, local coffee shops, and a short drive to SDSU. Enjoy the strong rents and the future appreciation!

Facts & Features

- Sold On 07/25/2024
- Original List Price of \$1,124,900
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- SellerConsiderConcessionYN:
- Cap Rate: 6.9
- \$77400 Gross Scheduled Income

Interior

- Appliances: Tankless Water Heater

Exterior

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	1			\$2,950		\$2,500
2:		1	1			\$0		\$2,000
3:		1	1			\$1,700		\$2,000
4:			0					

Of Units With:

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

- Carpet:
- Dishwasher: 0
- Disposal:

- Refrigerator: 3
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.000%

- 92105 - East San Diego area
- San Diego County
- Parcel # 4715420700

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4340 Von Karman Ave, #200

Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 240011866SD

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