

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	240002171SD	S	434 36 Bonair St	LAJ	92037		2	\$70,140	0	\$2,283,000↓			1948	4,550/0.1045	N		08/02/24	58/58
2	240010575SD	S	30349 Highway 78	SYSA	92070		2	\$4,000	0	\$630,000↑			1954	7,500/0.1722	N		07/29/24	43/43
3	240014826SD	S	5162 W Point Loma Blvd.	SD	92107		2	\$22,110	0	\$1,575,000↑			1955	2,660/0.0611	N		07/29/24	12/12
4	240010037SD	S	4766 68 Winona Ave	SD	92115		2	\$0	0	\$1,565,000↓			1936	7,289/0.1673			07/30/24	51/51
5	240016675SD	S	3395 97 Hopi Pl	SD	92117		2	\$58,620	4	\$1,175,000↑			1954	6,149/0.1412			07/31/24	4/4
6	PTP2403438	S	1351 E MADISON AVE	ELC	92021	STD	3	\$87,600	0	\$1,425,000↑	\$411.85	3460	1979/ASR	11,855/0.2722	N	0	07/31/24	5/5
7	NDP2404611	S	158 162 W Glaucus ST	ENCS	92024	STD	3	\$168,000	0	\$3,150,000↓	\$1,494.31	2108	1958/ASR	10,548/0.2421	N	0	07/29/24	23/23
8	240008304SD	S	4642 46 Niagara Ave	SD	92107		3	\$68,100	2	\$2,000,000↓			1947				08/01/24	47/47
9	NDP2405239	S	1725 27 E Westinghouse	SD	92111	TRUS	3	\$0	0	\$1,300,000↓	\$735.29	1768	1942	10,114/0.2322	N	0	07/29/24	8/8
10	NDP2405606	S	4671 73 Terrace DR	SD	92116	STD	3	\$9,800	6	\$1,825,000↓	\$1,303.57	1400	1950/ASR	6,210/0.1426	N	2	07/31/24	23/23
11	240013597SD	S	449 55 Grand Ave	SPV	91977		4	\$0	0	\$880,000↓			1970		N		08/01/24	33/33
12	240010420SD	S	1558 Summit Ave	CAS	92007		4	\$335,520	3	\$6,300,000↓			1978				07/31/24	20/20
13	NDP2401713	S	900 Phillips ST	VST	92083	STD	59	\$1,183,752	5	\$14,100,000↓	\$272.80	51686	1969	155,921/3.5795	N	44	08/02/24	155/155

Closed •

List / Sold:

\$2,398,000/\$2,283,000 ↓

58 days on the market

Listing ID: 240002171SD

434 36 Bonair St • La Jolla 92037
2 units • \$1,199,000/unit • sqft • 4,550 sqft lot • No \$/Sqft data •
Built in 1948
CrossStreet: La Jolla Blvd



Envisioning the quintessential beach bungalow, private and quaint, with defined income to offset costs? Here it is. A duplex, within a block of the beach, west of the boulevard, in highly sought WindanSea. The front home is 2 bedrooms with 1 bath, has a fireplace and charmed touches, French doors and a walled-in, exclusive-use front patio garden. The rear of the home is a one bedroom, one bath unit with separate patio/garden area. Listen to your heart: A dash to the surf or a stroll to village and Bird Rock retail districts, funky and fab venues and eateries – just roll out to your choice beach town vibe.

Facts & Features

- Sold On 08/02/2024
- Original List Price of \$2,398,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$70140 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1		\$2,995		\$4,000
2:		1	1	1		\$2,850		\$2,850
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.500%

- 92037 - La Jolla area
- San Diego County
- Parcel # 3513502700

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

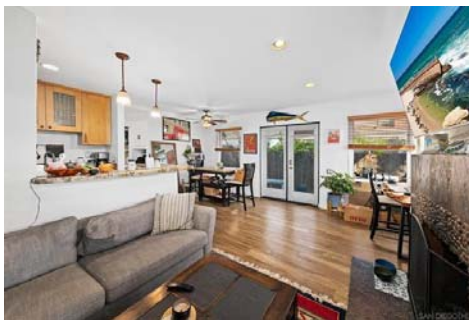
Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

Click arrow to display photos







CUSTOMER FULL: Residential Income

LISTING ID: 240002171SD

Printed: 08/04/2024 6:20:22 AM



Discover a rare gem in historic downtown Santa Ysabel! This stunning 2-unit building is perfect for generational family living or as a lucrative investment. Located within walking distance to Julian Pie Company, Dudley's Bakery, Don's Market, and the Santa Ysabel Nature Center, this property combines modern comfort with historic charm. Each unit features 2 bedrooms and 1 bathroom, with new carpet, fresh paint, and stylish light fixtures. Enjoy year-round comfort with new mini split air units and the convenience of washer-dryer hookups. The lower unit boasts a large deck and private yard, perfect for relaxation. Upgrades include a new septic system, complete repairs, new fencing around the lot, a custom front gate, and RV parking with electrical hookups. All essential appliances, including a stackable washer and dryer in the upstairs unit, are included. The fully gated property offers ample parking and enhanced security. Financially, this property is a sound investment with a purchase price of \$640,000, a fair market rent of \$4,100/month, a cap rate of 5.4%, and a gross rent multiplier (GRM) of 12.56. Back on the market due to the previous buyer's failure to secure a mortgage, this is a unique opportunity to own a piece of Santa Ysabel. Don't miss out; contact us today to make this dream property yours!

Facts & Features

- Sold On 07/29/2024
 - Original List Price of \$620,000
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Propane
 - SellerConsiderConcessionYN:
- Cap Rate: 0
 - \$4000 Gross Scheduled Income
 - \$46200 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01862391
 - 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			\$2,050		
2:		2	1			\$0		
3:			0					
4:			0					

Of Units With:

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

- Drapes:
- Patio: 2
- Ranges: 0
- Refrigerator: 0
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.500%

- 92070 - Santa Ysabel area
- San Diego County
- Parcel # 2480450300

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: 240010575SD

Printed: 08/04/2024 6:20:41 AM

Closed •

List / Sold:

5162 W Point Loma Blvd. • San Diego 92107

2 units • \$650,000/unit • sqft • 2,660 sqft lot • No \$/Sqft data •
Built in 1955

Use map app. CrossStreet: Spray St

\$1,300,000/\$1,575,000 ↑

12 days on the market

Listing ID: 240014826SD



Right at the beach! About 75 yards to the sand. Many ways to go with this property. Fix it up and get max rents. Vacation Rental. Redevelop the property w/ higher density. Upper levels would capture an ocean view. Front unit (2BR/1BA) was getting \$2,895 monthly per property manager. Front unit is currently rent ready! Rear unit (1BR/1BA) has long term tenant (approx 20 years) now paying \$1,842.50 monthly plus \$35 water/sewer and \$22.50 trash. Rear unit backs to a park and has a large screened patio. There is a shared washer/dryer on So. side of building. Best deal in OB!!

Facts & Features

- Sold On 07/29/2024
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$22110 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01921613
- 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		\$2,900
2:		1	1			\$1,842		\$2,500
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Drapes:
- Patio: 1
- Ranges: 1
- Refrigerator: 2
- Wall AC:

- Disposal:

Additional Information

- Buyer Agency Compensation: 2.000%

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4480411500

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: 240014826SD

Printed: 08/04/2024 6:20:43 AM

Closed •

List / Sold:

\$1,595,000/\$1,565,000 ↓

4766 68 Winona Ave, San Diego, US 92115 • San Diego 92115

51 days on the market

2 units • \$797,500/unit • sqft • 7,289 sqft lot • No \$/Sqft data •
Built in 1936

Listing ID: 240010037SD

CrossStreet: Adams Ave



Fully remodeled duplex in highly desirable neighborhood of Talmadge! This property is a true 2-on-1 with two completely separate detached units and a two-car garage. Each unit has its own private yard, laundry area and separate entrances. Both 3-bedroom houses are fully remodeled and turnkey. Rent out one, live in the other. Live in one, Airbnb the other. Rent both. Two 3-bedroom houses in Talmadge for under \$800,000 each, that's unheard of! Projected annual income of \$96,000. 4766 is projected to rent for \$4500/mo and 4768 is projected to rent for \$3500/mo. Offered at a 5%+ cap rate. 4766 located at the front of the property is 3 bedrooms and 2 bathrooms. It has upgrades throughout including remodeled kitchen and bathrooms, a walk-in pantry, quartz countertops, stainless steel appliances, whole house fan and new window a/c. The front house has a long driveway to a two-car garage with a separate laundry area plus a turf backyard and covered patio. 4768 located towards the rear of the property is 3 bedrooms and 1 bathroom. It has a separate entrance from Winona as well as a gated long driveway off the alley. The backhouse has been completely remodeled with new LVP flooring, an IKEA kitchen, stainless steel appliances and a tile backsplash. The large primary bedroom has a shiplap feature wall and a big closet. Additionally, the back unit has two fully fenced yard areas, separate laundry, a loquat tree and a storage room. Separate SDG&E meters, one water meter for the property.

Facts & Features

- Sold On 07/30/2024
- Original List Price of \$1,650,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: 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: 01834956
- 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		\$0		\$4,500
2:		3	1	0		\$0		\$3,500

3: 0
4: 0

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.500%
- 92115 - San Diego area
- San Diego County
- Parcel # 4655210400

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:

3395 97 Hopi Pl • San Diego 92117

2 units • \$575,000/unit • sqft • 6,149 sqft lot • No \$/Sqft data •
Built in 1954

CrossStreet: Moraga Ave

\$1,150,000/\$1,175,000 ↑

4 days on the market

Listing ID: 240016675SD



Nestled in the desirable Bay Ho neighborhood, this charming double bungalow at 3395-97 Hopi Place boasts a prime corner lot location, just a stone's throw from Mission Bay and San Diego's top beaches. This beautifully upgraded 4-bedroom, 2-bathroom property looks and feels more like two attached SFRs and offers open-concept living spaces, complete with dual-pane windows, luxury vinyl plank flooring, and ceiling fans in each bedroom. If there is ever a property where you could live in one unit and rent out the other, this is it! The private, fully fenced backyard offers a paved patio area, while the welcoming front porches and professional landscaping create a warm and inviting atmosphere. Each unit has its own dedicated garage with an automatic opener and additional driveway parking space. Both units are spotless, and move-in ready. Additionally, Unit 3397 features a stylishly remodeled bathroom and kitchen featuring quartz countertops, white cabinets, and sleek black hardware. The light, neutral color palette creates a bright and airy feel throughout. The primary bedroom's double doors open onto the spacious backyard, which also offers side access for RV or boat parking or a future ADU. Conceptual plans for an ADU are available.

Facts & Features

- Sold On 07/31/2024
 - Original List Price of \$1,150,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Natural Gas
 - SellerConsiderConcessionYN:
- Cap Rate: 4
 - \$58620 Gross Scheduled Income
 - \$47054 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler System, Sprinklers Drip System

Annual Expenses

- Total Operating Expense:
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 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	1		\$1,985		\$2,400
2:		2	1	1		\$2,900		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.000%
- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 3593530300

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

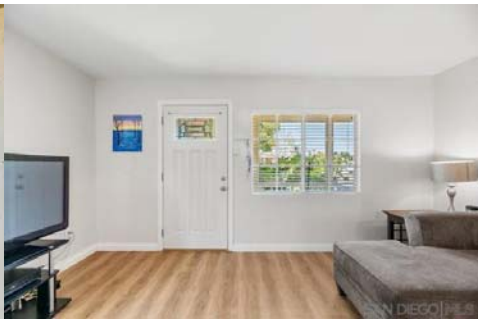
Click arrow to display photos





3397 Hopi Place
San Diego, 92117

SAN DIEGO |MLS







CUSTOMER FULL: Residential Income LISTING ID: 240016675SD

Printed: 08/04/2024 6:20:52 AM

Closed • Triplex

List / Sold:

\$1,325,000/\$1,425,000 ↑

5 days on the market

Listing ID: PTP2403438

1351 E MADISON AVE • El Cajon 92021

3 units • \$441,667/unit • 3,460 sqft • 11,855 sqft lot • \$411.85/sqft •
Built in 1979

GOOGLE



EXCELLENT OPPORTUNITY IN EL CAJON TO OWN 3 SEPARATE HOUSES ON 1 LOT. EACH UNIT CONSISTS OF 3 BEDROOMS AND 2 BATHROOMS WITH APPROX 1153 SQ FT, 2 ASSIGNED PARKING SPACES, PRIVATE LAUNDRY AND A PRIVATE YARD/PATIO. BUYER TO COOPERATE WITH SELLERS 1031 EXCHANGE.

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$1,325,000
- 3 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Forced Air
- \$0
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 0
- \$87600 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Landscaped

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01481919
- Gardener:
- Licenses:
- Insurance: \$0
- 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	0		\$2,500	\$2,500	\$3,000
2:		3	2	0		\$2,425	\$2,425	\$3,000
3:		3	2	0		\$2,350	\$2,350	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%

- 92021 - El Cajon area
- San Diego County
- Parcel # 4891802100

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 • **Triplex**

List / Sold:

\$3,350,000/\$3,150,000 ↓

158 162 W Glaucus St • Encinitas 92024

23 days on the market

3 units • **\$1,116,667/unit** • **2,108 sqft** • **10,548 sqft lot** • **\$1494.31/sqft** •
Built in 1958

Listing ID: NDP2404611

West on W Glaucus from N Coast Hwy 101. On the north side.



Welcome to 158-162 W Glaucus—a beautifully renovated triplex in the heart of Leucadia, just west of Highway 101. This property is ideally located a few short blocks from the pristine sands of the beach, accessible via the scenic Beacons trail. It is also walkable to the top restaurants, cafes, and boutique shops that Encinitas has to offer. This triplex has undergone extensive renovations (particularly over the past eight months) to ensure modern comfort, style, and function. Upgrades include new waste lines, gas lines, electrical panel, flooring, baseboards, kitchen counters, new appliances, lighting, refreshed bathrooms, windows, paint, landscaping, and more. The three units, each boasting 2 bedrooms and 1 bath and just over 700 square feet, are pristine, clean, and move-in ready—ideal for fetching top market rents. Each unit features its own private outdoor patio, perfect for dining al fresco or simply relaxing in the ocean air. Additionally, the property offers a communal outdoor area in the back, perfect for barbecuing, gardening, playing cornhole, or sunbathing. Convenience is key, with each unit equipped with stack laundry and dedicated off-street parking for 2 vehicles per unit. The property will be delivered without tenants, giving the new owner the flexibility to choose tenants and set market rents, maximizing investment potential. This property represents a phenomenal long-term asset. The new owner can have peace of mind knowing that there has been significant investment and care in upgrading just about everything thus reducing their required involvement and outlay and ensuring strong long-term desirability by tenants.

Facts & Features

- Sold On 07/29/2024
- Original List Price of \$3,350,000
- 1 Buildings
- 6 Total parking spaces
- Heating: Wall Furnace
- \$1,549 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen, Stackable
- Cap Rate: 0
- \$168000 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Vinyl
- Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s), Recessed Lighting

Exterior

- Lot Features: Landscaped, Level, Sprinkler System, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer, Utilities - Overhead
- Fencing: Partial, Wood

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.000%
- 92024 - Encinitas area
 - San Diego County
 - Parcel # 2542420700

Michael Lembeck

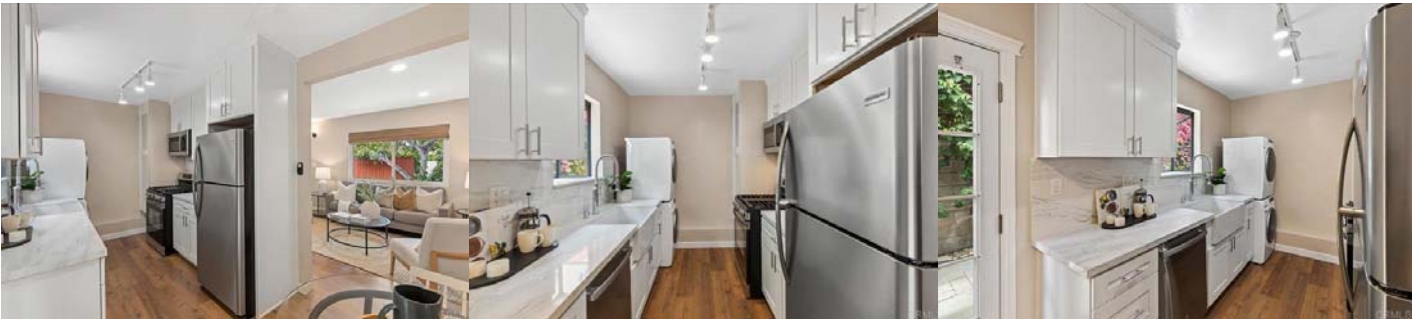
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos







Closed •

List / Sold:

\$2,050,000/\$2,000,000 ↓

47 days on the market

Listing ID: 240008304SD

4642 46 Niagara Ave • San Diego 92107

3 units • \$683,333/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1947

CrossStreet: Ebers St



We're excited to present a distinctive investment opportunity with 4642-46 Niagara Ave, nestled in the vibrant and sought-after neighborhood of Ocean Beach in San Diego, California. This unique property features a 3-unit, individually condo-mapped apartment complex constructed in 1953, comprising one detached 2 Bed / 1 Bath house and two 1 Bed / 1 Bath units situated above three single-car garages. The property boasts an impressive Walk Score of 94, underscoring its appeal with easy pedestrian access to local amenities and the famed OB Pier, located just four blocks away. With its prime coastal location, the property has been self-managed and meticulously maintained, showcasing its potential for immediate occupancy or for strategic renovations to elevate rental incomes to current market rates, thus enhancing overall cash flow and investment value. The convenience of the nearby 8 and 5 freeways offers effortless commuting options, making this an exceptional opportunity to secure a value-add asset in one of San Diego's premier coastal rental markets, where demand remains high and growth potential abounds. This offering represents a chance not only to invest in a piece of San Diego's coastal charm but also to capitalize on the considerable rental growth prospects in a community known for its laid-back lifestyle and scenic beauty.

Facts & Features

- Sold On 08/01/2024
- Original List Price of \$2,050,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: See Remarks
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 1.87
- \$68100 Gross Scheduled Income
- \$38416 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- 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			\$2,300		\$4,175
2:		1	1			\$1,675		\$3,445
3:		1	1			\$1,700		\$3,445
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: 2.250%
- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4485020801

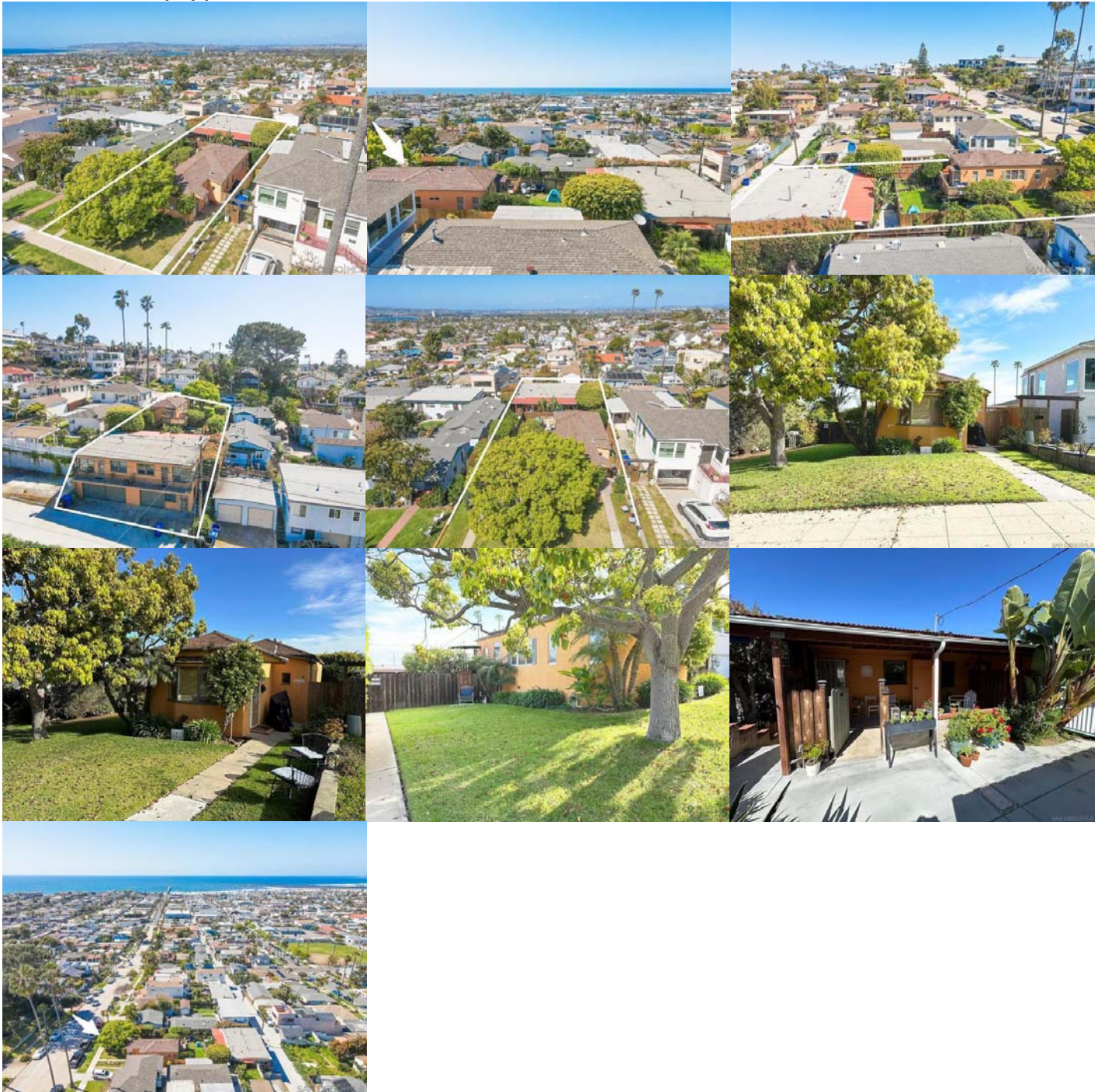
Michael Lembeck

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 • Duplex

List / Sold:

\$1,450,000/\$1,300,000 ↓

8 days on the market

Listing ID: NDP2405239

1725 27 E Westinghouse • San Diego 92111
3 units • \$483,333/unit • 1,768 sqft • 10,114 sqft lot • \$735.29/sqft •
Built in 1942

Please use GPS



Welcome to 1725-27 E Westinghouse, San Diego! Rarely will you find a duplex with an attached ADU. This property offers the perfect combination of comfort, convenience, and investment potential. Its spacious lot allows for endless opportunities such as outdoor activities, gardening, and future expansions. In addition, its tranquil setting next to a park provides a peaceful retreat and easy access to nature. Whether you enjoy morning walks or picnics, this property offers a serene environment right at your doorstep. Conveniently located near shopping centers, top-rated schools, colleges, and medical facilities, 1725-27 E Westinghouse is perfect for families, students, investors and professionals alike. Its prime location offers the best of urban living while still providing a peaceful escape from the hustle and bustle of city life. Don't miss out on the chance to make this property your dream home or a smart investment. Come and explore all that E Westinghouse has to offer and discover the endless possibilities it holds for you. So why wait? Contact your favorite agent today to schedule a showing and make this home yours!

Facts & Features

- Sold On 07/29/2024
- Original List Price of \$1,450,000
- 1 Buildings
- 3 Total parking spaces
- \$0 (Public Records)
- SellerConsiderConcessionYN:
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Gentle Sloping, Landscaped, Lot 10000-19999 Sqft, Park Nearby

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01356961
- 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
3:	3	3	1	0		\$0	\$0	\$3,250

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.500%

- 92111 - Linda Vista area
- San Diego County
- Parcel # 4371801900

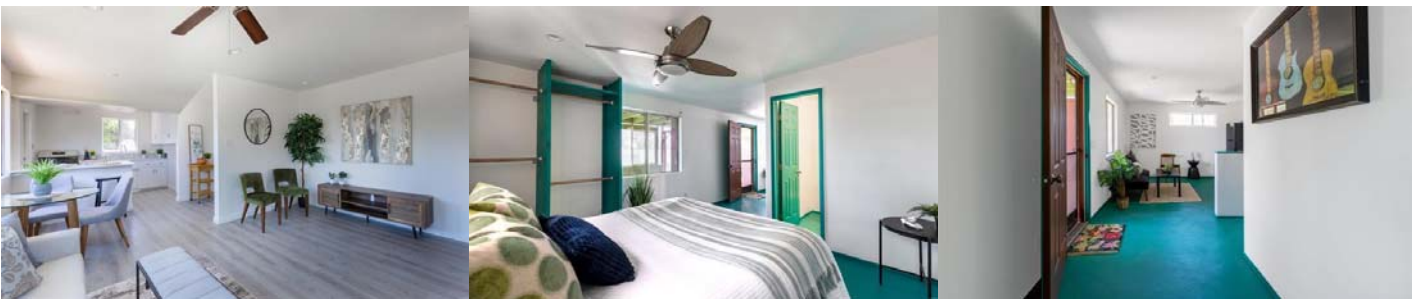
Michael Lembeck

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: NDP2405239

Printed: 08/04/2024 6:21:06 AM

Closed • **Triplex**

List / Sold:

\$1,925,000/\$1,825,000 ↓

23 days on the market

Listing ID: NDP2405606

4671 73 Terrace Dr • San Diego 92116

3 units • **\$641,667/unit** • **1,400 sqft** • **6,210 sqft lot** • **\$1303.57/sqft** •
Built in 1950

Cross St Adams Ave



Premier Investment Opportunity located in Kensington. NOI \$9800.00 per month. Another opportunity for a 4th garage unite conversion bringing in more monthly income. All interiors were upgraded throughout in the last five years. All three units are currently rented with leases month to month.

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$2,000,000
- 2 Buildings
- 2 Total parking spaces
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup
- Cap Rate: 5.5
- \$9800 Gross Scheduled Income
- \$87000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Holding Tank

Annual Expenses

- Total Operating Expense: \$275
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$75
- Cable TV: 02022092
- Gardener:
- Licenses:
- Insurance: \$3,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- 92116 - Normal Heights area
- San Diego County
- Parcel # 4406533100

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: **\$900,000/\$880,000** ↓

449 55 Grand Ave • Spring Valley 91977

33 days on the market

4 units • \$225,000/unit • sqft • No lot size data • No \$/Sqft data • Built in 1970

Listing ID: 240013597SD

Jamacha Rd to Grand Ave. Use GPS. CrossStreet: Jamacha Blvd



Welcome to 449-55 Grand Ave in Spring Valley, a unique Fourplex where potential meets opportunity! This smartly designed property offers four 1-bedroom units totaling 1872 square feet, plus a flat & spacious lot of 7000 square feet which provides a blank canvas for your creative vision. This multi-family gem presents great potential for investors and homeowners alike. Don't miss this exceptional opportunity to own a versatile investment property. Do Not Disturb Occupant.

Facts & Features

- Sold On 08/01/2024
- Original List Price of \$900,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Electric, Forced Air
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01485458
- 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			\$950		
2:		1	1			\$950		
3:		1	1			\$950		
4:		1	1			\$950		

Of Units With:

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

Additional Information

• Buyer Agency Compensation: 2.500%

- 91977 - Spring Valley area
- San Diego County
- Parcel # 5844900300

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos







Closed •

List / Sold:

\$7,000,000/\$6,300,000 ↓

20 days on the market

Listing ID: 240010420SD

1558 Summit Ave • Cardiff by the Sea 92007
4 units • \$1,750,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1978
CrossStreet: Verdi Ave



Luxury Ocean-View 4-Plex Offering a Blend of Lifestyle and Investment Welcome to your exclusive slice of paradise in Cardiff, California, where luxury living meets exceptional investment potential. Nestled in a coveted location with breathtaking ocean views, this remarkable property redefines the standard for coastal living. Main Residence: Stunning 5 bedroom, 4 bath home with panoramic ocean vistas. (currently owner occupied) Expansive living spaces bathed in natural light, seamlessly blending indoor and outdoor living. Gourmet chef's kitchen with high-end appliances and custom cabinetry. Luxurious master suite with private balcony overlooking the Pacific. Immaculate design and premium finishes throughout, offering the pinnacle of coastal elegance. Additional Units: A 2 bedroom, 1.5 bath unit with loft, perfect for extended family or guests. A chic 2 bedroom, 1 bath unit, meticulously designed for comfort and style. A cozy 1 bedroom, 1 bath unit, ideal for generating additional rental income. Each unit exudes sophistication and offers a unique living experience.

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$7,000,000
- 1 Buildings
- Levels: Three Or More
- 0 Total parking spaces
- Cooling: Central Air
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 3.3
- \$335520 Gross Scheduled Income
- \$230804 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- 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:		5	4			\$0		
2:		2	2			\$3,485		
3:		2	1			\$3,550		
4:		1	1			\$0		\$2,200

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 4
- Disposal:

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

Additional Information

- Buyer Agency Compensation: 1.500%

- 92007 - Cardiff By The Sea area
- San Diego County
- Parcel # 2606305700

Michael Lembeck

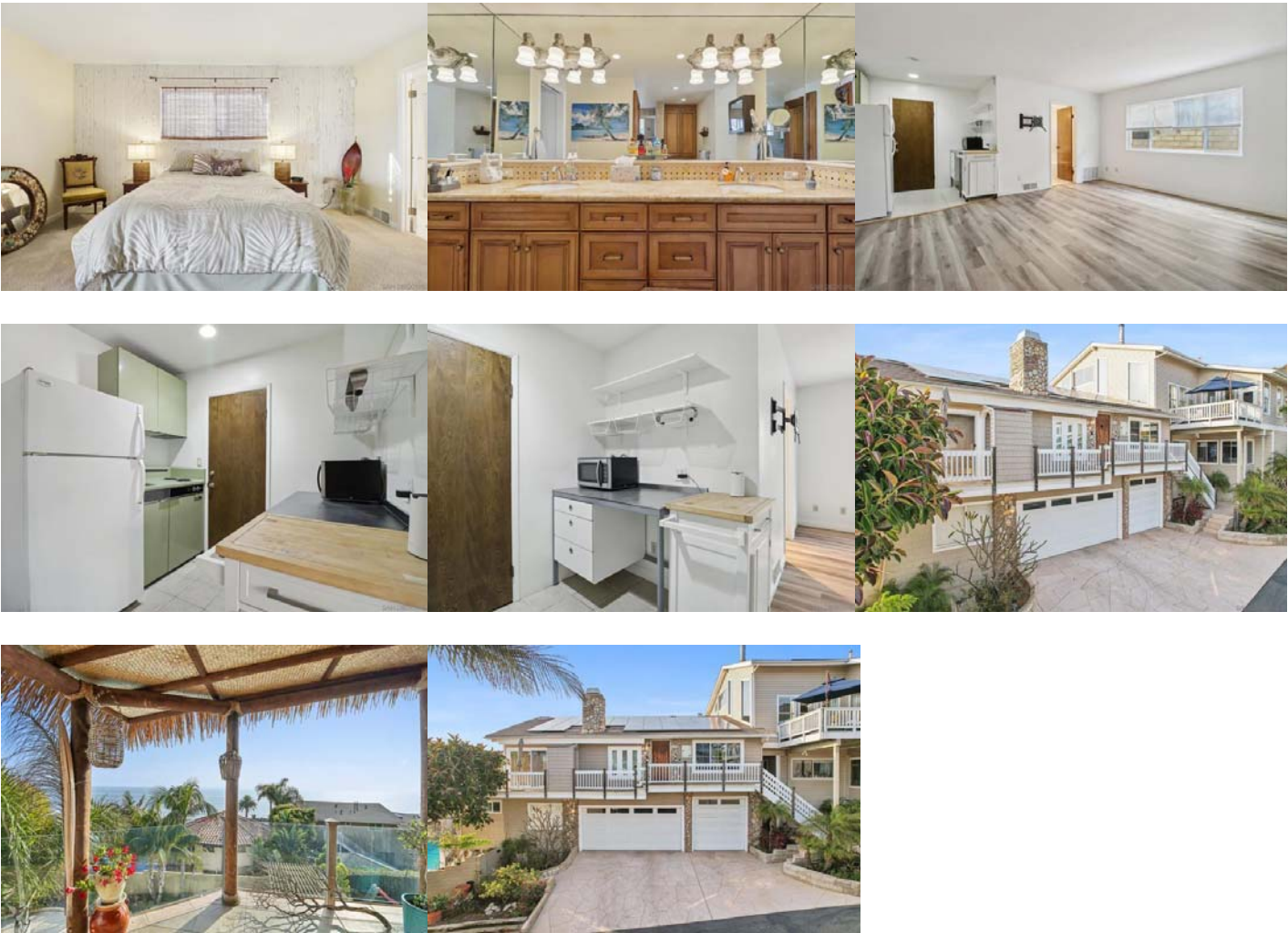
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





Closed •

List / Sold:

\$15,950,000/\$14,100,000 ↓

900 Phillips St • Vista 92083

155 days on the market

**59 units • \$270,339/unit • 51,686 sqft • 155,921 sqft lot • \$272.80/sqft •
Built in 1969**

Listing ID: NDP2401713

Right off the 78 Freeway near Civic Center Drive.



The Pine View Apartments, a 59-unit multifamily investment opportunity located in Vista, CA. Built in multiple phases between 1964 and 1973, The Pine View Apartments has been held by the same family for multiple decades and is ready for fresh capital and new management to complete full interior and exterior renovations with significant value add opportunities in management, landscaping, amenities, operations, expenses, and income. Situated on over 3.5 acres and across four contiguous parcels, The Pine View Apartments is located just off the Civic Center exit of the 78 Freeway. Centrally located between the 5 and 15 Freeways, tenants can conveniently drive to the 15 Freeway (11.8 miles) and the 5 Freeway (8.1 miles), allowing access to two major San Diego County arteries for both north and south bound travel. Directly next door to The Pine View Apartments is the Sprinter light rail station, with convenient access to downtown Escondido to the east and Oceanside Transit Center to the west. The investment opportunity comprises of a unit mix of (1) studio, (30) one bedroom, one bath units and (25) two-bedroom one bath units, and (3) two-bedroom two bath units. The units at the Pine View Apartments are mostly classic style units, maintained and repaired as necessary on each turnover. However, over the past twenty-four months, ownership has upgraded a total of thirteen units: (9) one bedroom one bath units, (3) two bedroom, one bath units, and (1) two bedroom, two bath unit. All units include very modest upgrades of vinyl plank flooring in the kitchen and baths, along with new cabinets, and appliances. All the units are electric and offer larger than average floor plans with an estimated 695 square foot one-bedroom units, and the two-bedroom units ranging from 950, 1,000, 1,025 and 1,300 square feet. Most, if not all, units feature large balconies, patios or yards. The property features 46 garages, 63 surface and 15 car ports for the tenants, this building is fully parked along with multiple handicap parking spots recently installed. Other amenities include approximately three laundry rooms, a community pool, and lush landscaping. The new owner can maximize this exceptional opportunity with renovations of interior, exterior, landscaping, amenities, building a leasing office/gym/storage/ADUs, adding wash/dryer to units, bike storage, EV charging, along with adding additional income through pet rent, storage, RUBS and more. Please contact listing agents for more information.

Facts & Features

- Sold On 08/02/2024
- Original List Price of \$17,000,000
- 6 Buildings
- 121 Total parking spaces
- \$0 (Public Records)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.51
- \$1183752 Gross Scheduled Income
- 65 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 16-20 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- | | |
|---|---|
| <ul style="list-style-type: none">• Separate Electric: 65• Gas Meters: 6• Water Meters: 1• Carpet:• Dishwasher:• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio:• Ranges:• Refrigerator:• Wall AC: |
|---|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale• Rent Controlled• Buyer Agency Compensation: 1.250% | <ul style="list-style-type: none">• 92083 - Vista area• San Diego County• Parcel # 1793100300 |
|---|---|

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

