

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	Spes	Date	DOM/CDOM
1	PTP2403798	S	357	Hedge Way	CHU	91910	STD	2	\$55,200	6	\$790,000↓	\$704.10	1122	1941/ASR	5,353/0.1229	N		2	08/14/24	16/16
2	240016091SD	S	303	Richardson Ave	ELC	92020		2	\$0	0	\$850,000↑			1948	8,284/0.1902				08/15/24	9/9
3	240003675SD	S	3680 82	Curlew St.	SD	92103		2	\$0	0	\$1,430,000↓			1978	6,700/0.1538				08/16/24	142/142
4	PTP2403407	S	2815 17	Capps St	SD	92104	STD	2	\$0	0	\$1,190,000↓	\$893.39	1332	1941/ASR	3,925/0.0901	N		2	08/15/24	13/13
5	240013479SD	S	3372 3374	Felton St	SD	92104		2	\$5,400	0	\$1,275,000↑			1937	5,413/0.1243				08/15/24	7/7
6	240015151SD	S	2348 2350	Morley Street	SD	92111		2	\$0	0	\$1,000,000			1941					08/15/24	14/14
7	PTP2403605	S	391	Roosevelt ST	CHU	91910	TRUS	3	\$0	0	\$1,505,000↑	\$548.47	2744	1960/EST	6,322/0.1451	N		0	08/16/24	27/27
8	NDP2404813	S	323 327	W Hawthorne St	FBRK	92028	STD	3	\$94,860	5	\$1,350,000↓	\$528.79	2553	2023/SLR	13,986/0.3211	N		3	08/14/24	50/50
9	240019545SD	S		Grand Ave	SD	92109		3	\$0	0	\$1,750,000			1962	6,230/0.143				08/16/24	0/
10	NDP2406050	S	1320	Bush ST	OCE	92058	STD	4	\$84,960	9	\$1,615,000↑	\$452.38	3570	1963	5,170/0.1187	N		0	08/12/24	10/10

Closed •

List / Sold: **\$845,000/\$790,000** ↓

357 Hedge Way • Chula Vista 91910

16 days on the market

2 units • \$422,500/unit • 1,122 sqft • 5,353 sqft lot • \$704.10/sqft •

Listing ID: PTP2403798

Built in 1941

Off of Park Way between 4th and 5th.



Exquisite upgraded 2br/1ba charmer house and detached studio. Tucked into a central CV culdesac with mature landscaping and proximity to downtown, library, police, City rec/pool, park, schools, hospital, fire station, City Hall, shopping/dining, etc. House has hardwood flooring, recessed lighting, crown molding, double pane windows, bull nose wall corners, ceiling fans in bedrms & dining area, custom closet in br1. Front entry equipped with Ring doorbell and metal security door. Upgraded kitchen cabinets and granite countertops, & blt-in microwave, refrigerator with water dispenser. Blt-in ironing board and central vacuum system for house and garage. Enclosed patio provides 352 additional usable sqft. A huge fig tree graces the private rear yard which also features a blt-in bbq. Laundry hookups, a work bench, and ample storage space are included in the 2 car garage. Long driveway which can accommodate an RV or big toys. Access gate for external storage on left side of house. The studio, behind the garage, is ready to go for a new tenant or family member with stove and refrigerator. Previous tenant was paying \$1300 last year before refurb with new carpet, etc. Market for this private unit much more now.

Facts & Features

- Sold On 08/14/2024
- Original List Price of \$800,000
- 2 Buildings
- 6 Total parking spaces
- \$0
- SellerConsiderConcessionYN:
- Laundry: In Garage
- Cap Rate: 5.5
- \$55200 Gross Scheduled Income
- \$52800 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Appliances: Barbecue, Dishwasher, Free-Standing Range, Disposal, Gas Cooking, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Microwave, Refrigerator, Self Cleaning Oven, Water Heater, Water Line to Refrigerator

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level with Street, Rectangular Lot, Level, Near Public Transit, Park Nearby, Sprinkler System, Sprinklers In Front, Sprinklers In Rear
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02143155
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.000%
- 91910 - Chula Vista area
 - San Diego County
 - Parcel # 5682610900

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Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Enclosed Patio



Detached Studio



Detached Studio





CUSTOMER FULL: Residential Income LISTING ID: PTP2403798

Printed: 08/18/2024 10:18:08 AM

Closed •

List / Sold: **\$799,900/\$850,000** ↑

303 Richardson Ave • El Cajon 92020

9 days on the market

2 units • \$399,950/unit • sqft • 8,284 sqft lot • No \$/Sqft data •
Built in 1948

Listing ID: 240016091SD

CrossStreet: W Palm Ave



Welcome to this amazing fully renovated duplex in the highly sought-after community of El Cajon! This duplex has a newer roof, dual pane windows, white shaker cabinets, quartz countertops, stainless steel appliances & LVP flooring throughout. The main home is a modern and spacious 2 bedroom and 1 bath. The back unit is a modern and spacious 1 bedroom and 1 bath. Each unit has its own laundry, electric meters, large fenced yards and newer tankless water heater. The garage is detached, and the property has two long driveways for multiple cars, boats, or RVs. Endless possibilities with this property. Live in one and rent the other or rent them both out and explore options of adding additional units for additional income!

Facts & Features

- Sold On 08/15/2024
- Original List Price of \$799,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: See Remarks
- Heating: Electric, See Remarks
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

- Appliances: Tankless Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01949224
- 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		\$0		\$3,200
2:		1	1	0		\$0		\$2,400
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%
- 92020 - El Cajon area
- San Diego County
- Parcel # 4873120400

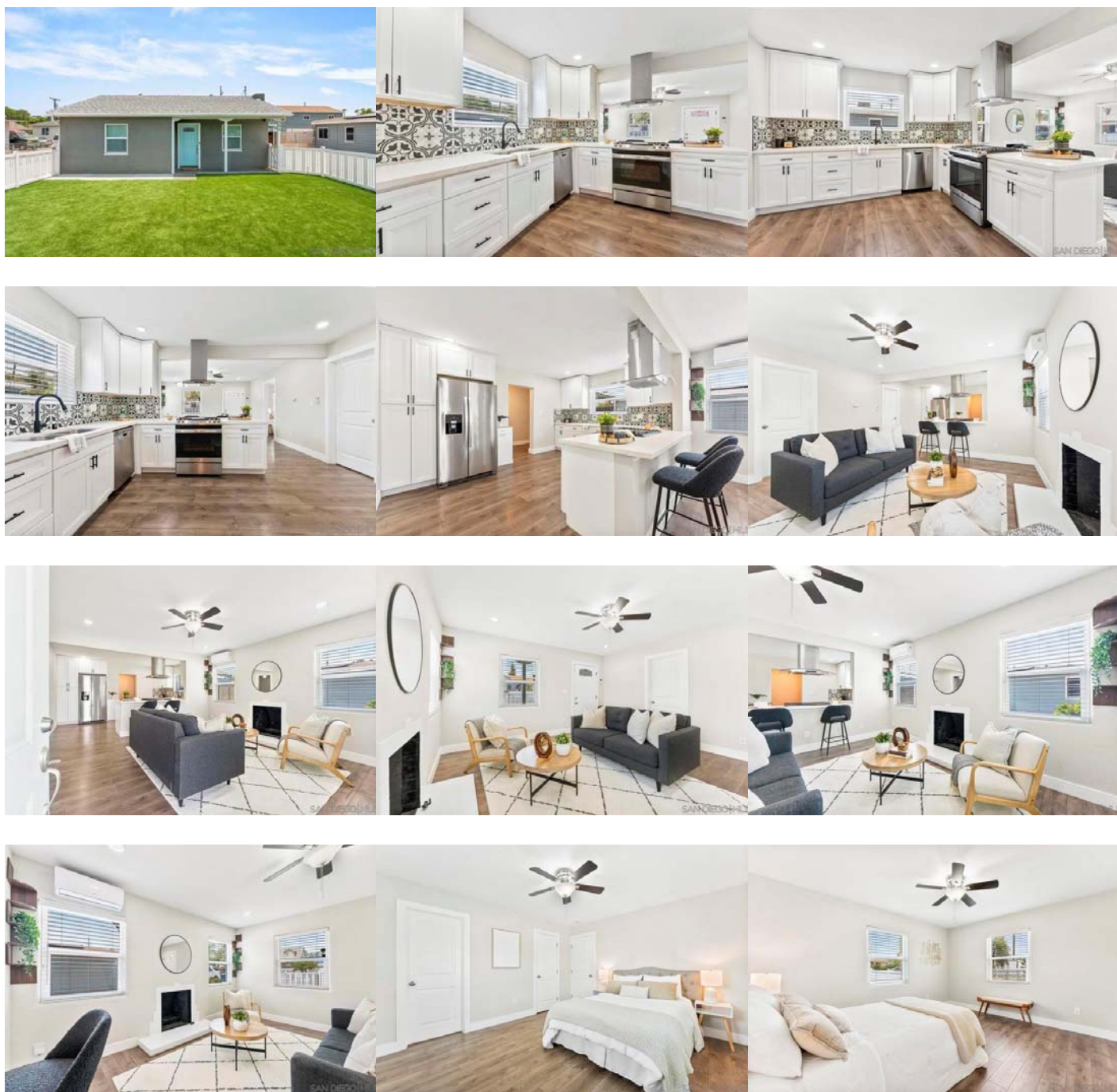
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Closed •

List / Sold:

\$1,525,000/\$1,430,000 ↓

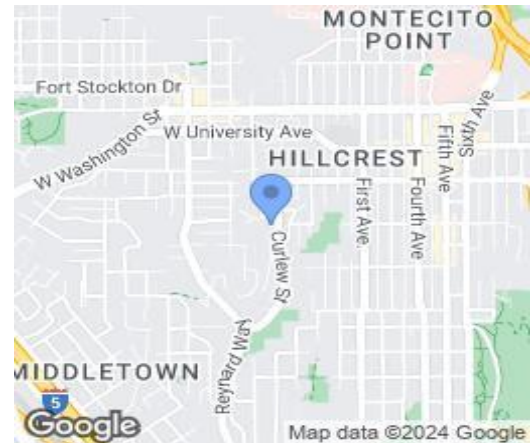
142 days on the market

Listing ID: 240003675SD

3680 82 Curlew St. • San Diego 92103

**2 units • \$762,500/unit • sqft • 6,700 sqft lot • No \$/Sqft data •
Built in 1978**

Goldfinch to Curlew. CrossStreet: Dove



Two distinctly appealing detached homes on 6,600sf+ parcel. Located in Transit Priority (TPA) and Sustainable Development (SDA) areas which provides greater latitude and options for full parcel development. Front house is recently remodeled stucco 3-bed/2-bath 1,130sf. with fully fenced yard, 2-car pull-thru garage and 200sf+ balcony deck that can be converted to larger JADU unit very quickly. Rear house is 2-bed/1-bath 800sf. wood sided A-frame construction with HUGE attic space ripe for build-out. Add dormer windows to attic and expand to spacious JADU unit and parcel still leaves space for ADU expansion. Zoned RS-1-7 and excellent candidate for city of San Diego ADU Bonus program which allows for UNLIMITED ADU's OR the MDUD development and Urban Lot Split (ULS) programs which allows for two dwellings on a single parcel. Split the parcel and keep existing homes in front and back and add an ADU/Tiny Home. Very easy ingress and egress from either Curlew St. or dedicated easement driveway and gate at rear lot. Both homes are slab on grade foundation and have newer roofing and fascia boards. Myriad of options here as zoning allows for a wide range of development or home based businesses including adult day care. Refer to San Diego city General Regulation chapters 13 & 14 for further details on zoning, ADU's, business possibilities and more. Five minutes to heart of Mission Hills shopping, commercial and dining district. Two distinctly appealing detached homes on 6,600sf+ lot. Parcel presents a range of development options for new owner. Front house is recently remodeled stucco 3-bed/2-bath 1,130sf. with fully fenced yard, 2-car pull-thru garage and 200sf+ balcony view deck that could quickly be converted to a larger JADU unit. Back house is 2-bed/1-bath 800sf. wood sided A-frame construction with HUGE attic ready for build-out to JADU, a new 12x10 Rough shed storage unit and land parcel area for ADU+ expansion. Both homes are slab on grade foundation and have newer roofing and fascia boards. Located in Transit Priority (TPA) and Sustainable Development (SDA) areas which allows for greater latitude with parcel split/condo conversion build-out and JADU/ADU placements. The west side or rear of the parcel is flat and easily accessed via dedicated easement off Pennsylvania Ave. Zoned RS-1-7 and excellent candidate for city of San Diego ADU Bonus program which allows for UNLIMITED ADU's OR MDUD and Urban Lot Split (ULS) programs which allows for two dwellings on a single parcel. Myriad of options here as the zoning also offers a wide variety of home based businesses including adult home health care. Refer to San Diego city General Regulations chapters 13 & 14 for much greater detail on zoning, land use, ADU's, business possibilities and more. Five minutes to heart of Mission Hills dining, shopping & commercial district.

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$1,750,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Electric, Forced Air, Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

- Appliances: Electric Water Heater, Gas Water Heater

Exterior

- Fencing: Cross Fenced, Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Insurance:
- Maintenance:
- Workman's Comp:

- Furniture Replacement:
- Trash:
- Cable TV: 01885775
- Gardener:
- Licenses:

- 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		\$3,600
2:		2	1	0		\$0		\$3,000
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.000%
- 92103 - Mission Hills area
- San Diego County
- Parcel # 45201302

Michael Lembeck

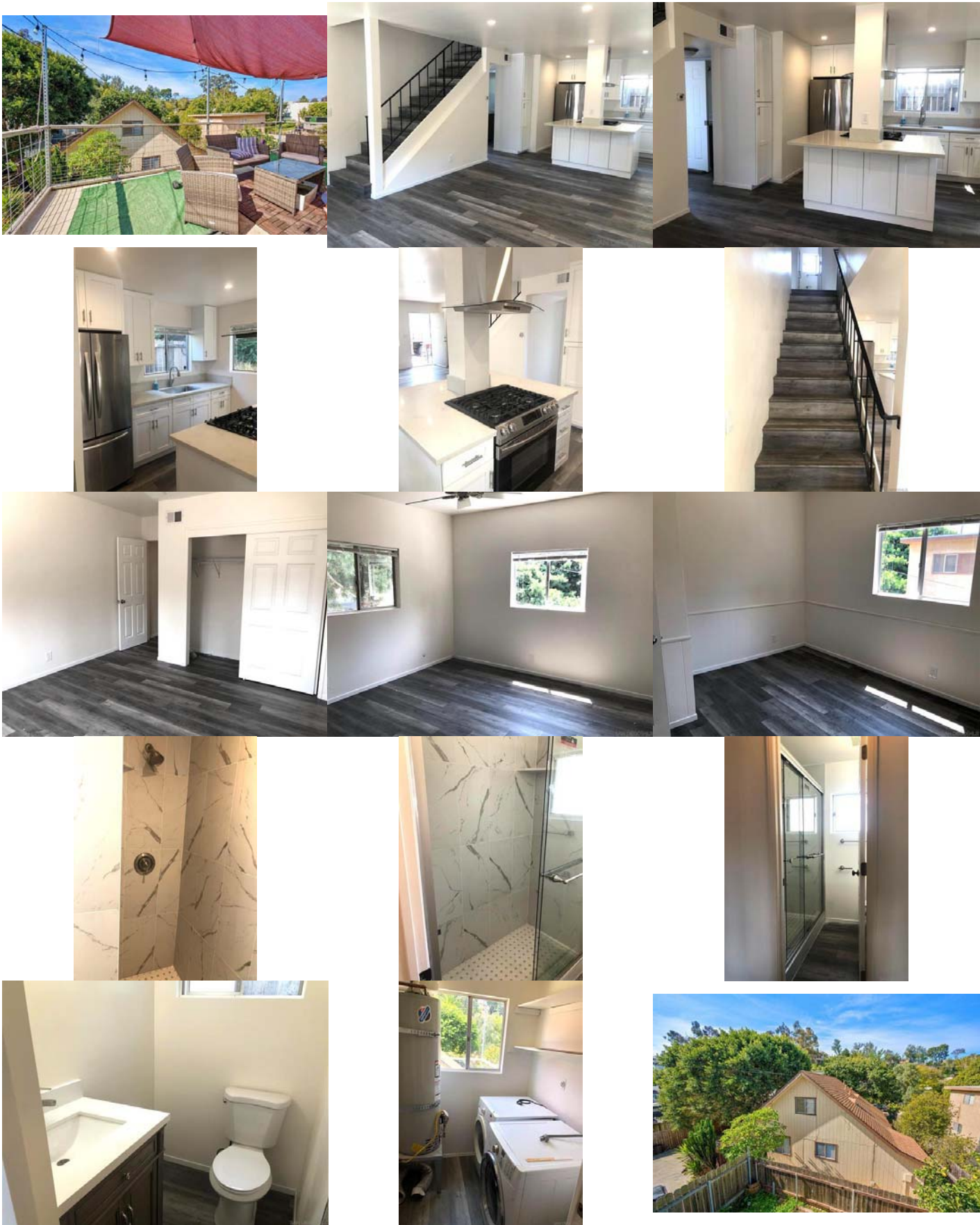
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CUSTOMER FULL: Residential Income LISTING ID: 240003675SD

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Closed • Duplex

List / Sold:

\$1,200,000/\$1,190,000 ↓

13 days on the market

2815 17 Capps St • San Diego 92104

2 units • \$600,000/unit • 1,332 sqft • 3,925 sqft lot • \$893.39/sqft •
Built in 1941

Listing ID: PTP2403407

GPS



Welcome Home! INCREDIBLE..... opportunity in the heart of NORTH PARK..... Property consists of a 2 bedroom 1 bath home oversized detached 2 garage with RV parking....! PLUS a darling 1 bedroom 1 bath apartment above the garage. All built back in 1941.This House has original hardwood floors, a quaint fenced yard and spacious bedrooms. The apartment is immaculate with hardwood floors, a balcony, cozy bedroom full bathroom & a walk in closet. Walking distance to the fun happenings in North Park.. Live in one & rent out the other!!! Lemon pie?? 60 year old Meyer lemon tree in the backyard. Steps away from Jefferson Elementary...The POSSIBILITIES are endless.HURRY on this HOME !!!!

Facts & Features

- Sold On 08/15/2024
- Original List Price of \$1,200,000
- 2 Buildings
- 5 Total parking spaces
- Heating: Central
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- Cap Rate: 0
- 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: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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:	1	1	1	0		\$0	\$0	\$0
2:	2	1	1	2		\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%

- 92104 - North Park area
- San Diego County
- Parcel # 4354011100

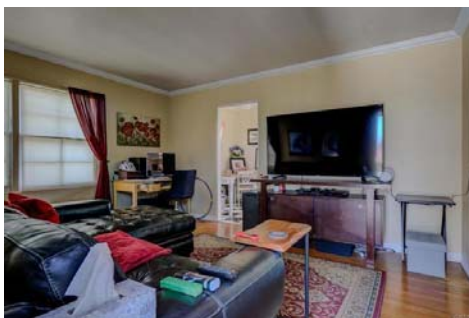
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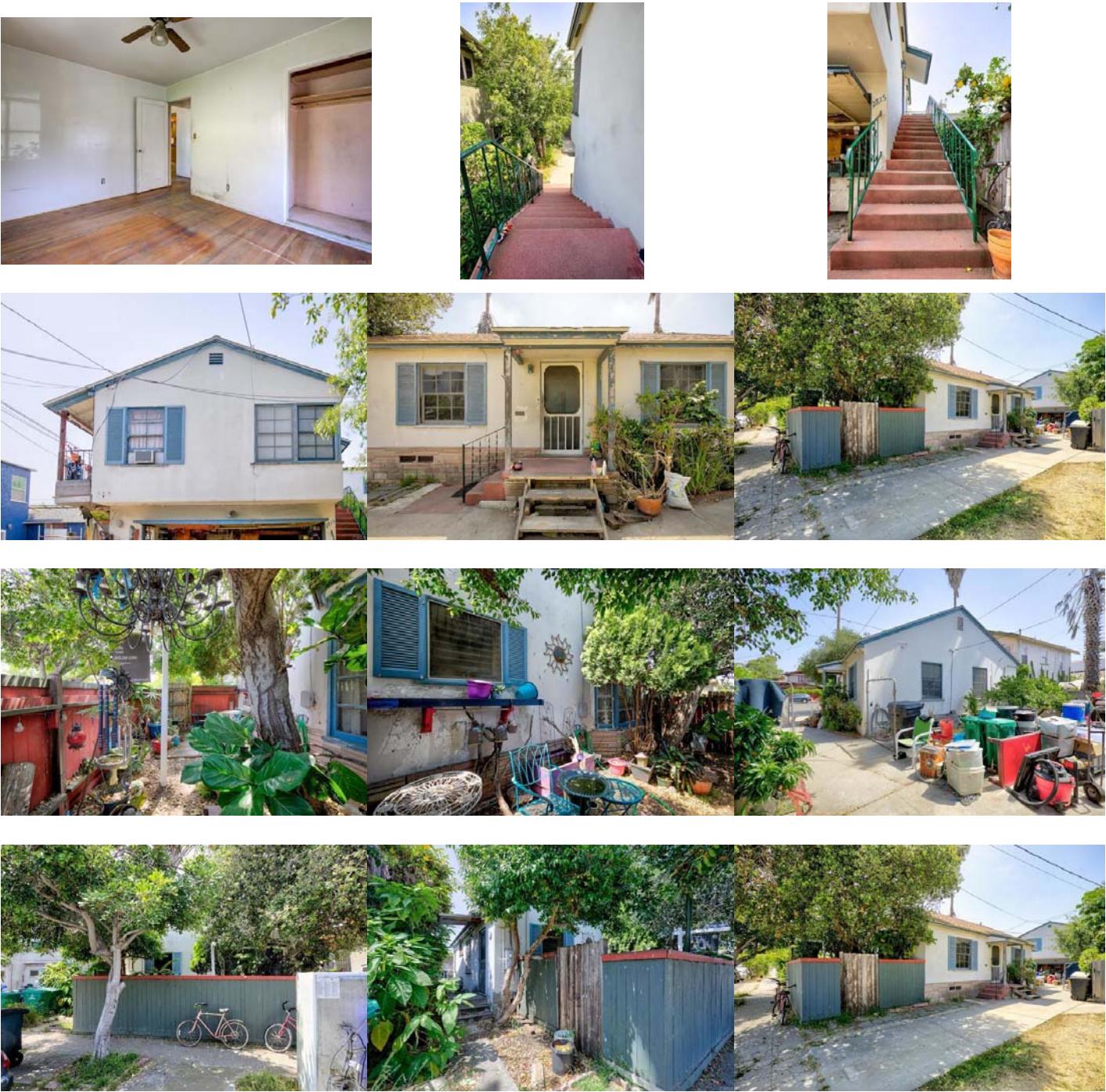
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Closed •

List / Sold:

3372 3374 Felton St • San Diego 92104

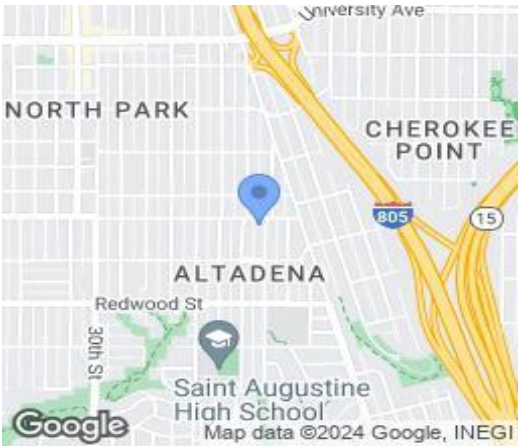
2 units • \$622,500/unit • sqft • 5,413 sqft lot • No \$/Sqft data •
Built in 1937

Google CrossStreet: Upas St

\$1,245,000/\$1,275,000 ↑

7 days on the market

Listing ID: 240013479SD



Two Units on one lot in one of the most desirable pockets of North Park! Located in the Altadena neighborhood of North Park, 3372-74 Felton St offers one 3 bedroom, 1 bath main house AND a 1 bedroom, 1 bathroom ADU. ADU has a private entrance, parking pad, laundry, separate meter, and private patio. The main house features plenty of off street parking with its own large driveway (large enough for 2-3 cars) as well as a 1 car garage. Main house has gleaming hardwood floors, coved ceilings, a cozy gas fireplace, and all the old world charm you'd expect in this incredible property. An absolute must see!

Facts & Features

- Sold On 08/15/2024
- Original List Price of \$1,245,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$5400 Gross Scheduled Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01767484
- 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	1		\$0		
2:		1	1	0		\$1,420		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: %

- 92104 - North Park area
- San Diego County
- Parcel # 4535132700

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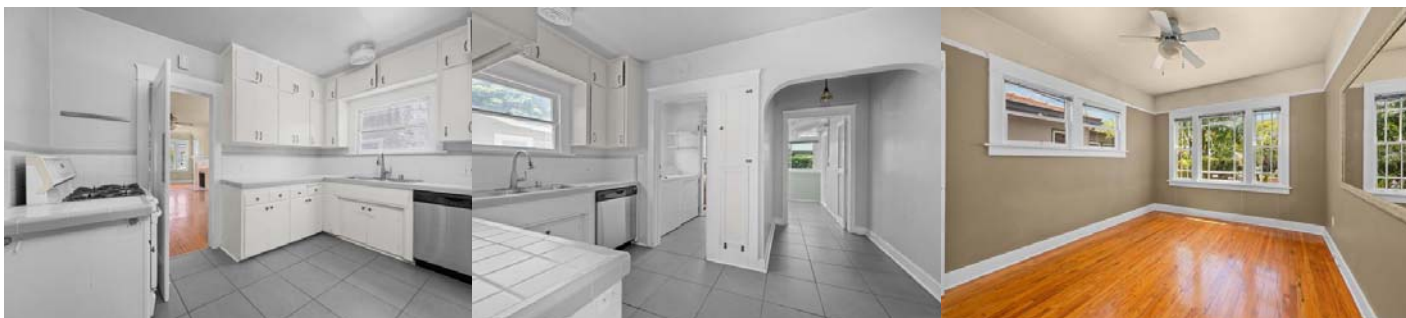
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4340 Von Karman Ave, #200

Newport Beach, 92660

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SAN DIEGO

CUSTOMER FULL: Residential Income LISTING ID: 240013479SD

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Closed •

List / Sold:

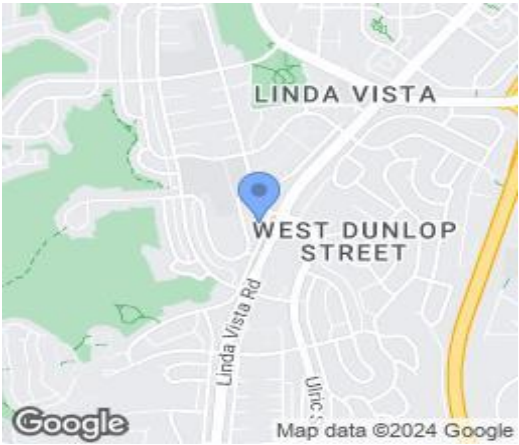
\$1,000,000/\$1,000,000

14 days on the market

2348 2350 Morley Street • San Diego 92111
2 units • \$500,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1941

CrossStreet: Ulric Street

Listing ID: 240015151SD



Great location. Two-unit residential property with rental potential. Zone for CO1-2. This Linda Vista duplex is located in Linda Vista village. Walking distance to variety of shops, restaurants, schools, parks and public transportation. Large lot with great potential! Zone for a variety of commercial usage and for those who may be open to a home-based business or office spaces. To date, property has been used as residential and were never rented out by Seller. Potential for multiple rental units. Buyers are encouraged to investigate zoning restrictions.

Facts & Features

- Sold On 08/15/2024
- Original List Price of \$1,000,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: None, Forced Air, Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

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

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.500%

- 92111 - Linda Vista area
- San Diego County
- Parcel # 4313110200

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4340 Von Karman Ave, #200
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CUSTOMER FULL: Residential Income LISTING ID: 240015151SD

Printed: 08/18/2024 10:18:22 AM

Closed • **Triplex**

List / Sold:

\$1,499,000/\$1,505,000 ↑

27 days on the market

Listing ID: PTP2403605

391 Roosevelt St • Chula Vista 91910

3 units • \$499,667/unit • 2,744 sqft • 6,322 sqft lot • \$548.47/sqft • Built in 1960

Contact listing agent for any additional questions.



This 3 unit property is ready to move into immediately! Live in one and rent out the other 2 or invest and bring in 3 separate rental incomes a month! This property is a 1 minute drive or a 5 minute walk from the ever thriving Downtown Chula Vista District and only a 5 minute drive from the new Chula Vista Bayfront Resort set to open in 2025! The entire interior AND exterior of the home has been recently painted and new flooring has been installed as well. This property has great curb appeal, which is unique for a multi unit! The front unit consists of 3 bedrooms and 2 bathrooms with its parking space right in front of the home. The 2 back units feature 2 bedrooms and 1 bathroom inside with its own private parking spaces conveniently located right outside the units. All 3 units have a patio for a BBQ and outdoor table! No need to leave your house for laundry, with a laundry facility located on the premises! Each unit has its own gas and electric meters, which is a great plus! In total, this property consists of 7 bedrooms and 4 bathrooms with 3 full kitchens.

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$1,499,000
- 1 Buildings
- 5 Total parking spaces
- Heating: Wall Furnace
- \$0
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

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

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.000%

- 91910 - Chula Vista area
- San Diego County
- Parcel # 5684110500

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Newport Beach, 92660

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Closed •

List / Sold:

\$1,375,000/\$1,350,000 ↓

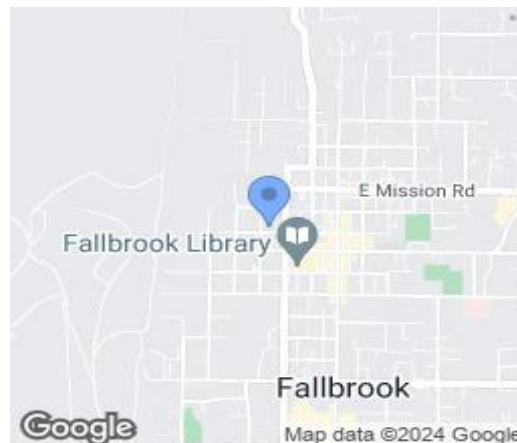
50 days on the market

Listing ID: NDP2404813

323 327 W Hawthorne St • Fallbrook 92028

3 units • \$458,333/unit • 2,553 sqft • 13,986 sqft lot • \$528.79/sqft • Built in 2023

Cross Street: Mission Rd



Rare investment opportunity to own 3 completely renovated and leased units with excess land for a potential lot split and future development or storage!! The possibilities are endless here! Perfect for multi-generational living or rent out one or two units to help supplement the mortgage payments. Front House: 3BD/2BA (1,321 Sqft) Attached Jr ADU: (412 Sqft) and Detached ADU: 2BD/1BA (820 Sqft) Located near downtown Fallbrook, just 2 blocks to the library, Main Avenue and the farmer's market! Plenty of options for parking with large two car garage and extra deep single storage garage. Nice corner lot with mountain views to the east. All units include 9 ft ceilings, new roofs, new dual pane windows, doors and sliders, all new plumbing, electrical and HVAC systems, separately metered electric, fire sprinklers, SS appliances, new soft close cabinets with quartz countertops, ceilings fans in all the bedrooms, luxury vinyl plank and laminate flooring, private yards, and new washer/dryers.

Facts & Features

- Sold On 08/14/2024
- Original List Price of \$1,375,000
- 3 Buildings
- 7 Total parking spaces
- \$0
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, In Closet, Individual Room, Inside
- Cap Rate: 5.37
- \$94860 Gross Scheduled Income
- \$73841 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Corner Lot, Lot 10000-19999 Sqft, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,019
- Electric:
- Gas: \$840
- Furniture Replacement:
- Trash: \$759
- Cable TV: 01521563
- Gardener:
- Licenses:
- Insurance: \$3,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,995
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	2		\$3,635	\$3,635	\$3,635
2:		0	1	1		\$1,735	\$1,735	\$1,735
3:		2	1	0		\$2,500	\$2,500	\$2,500

Of Units With:

- Separate Electric: 3
- Drapes: 3

- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal: 3

- Patio: 2
- Ranges: 3
- Refrigerator: 3
- Wall AC: 3

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%

- 92028 - Fallbrook area
- San Diego County
- Parcel # 1032610500

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:

\$1,750,000/\$1,750,000

0 days on the market

Grand Ave • San Diego 92109

3 units • **\$583,333/unit** • **sqft** • **6,230 sqft lot** • **No \$/Sqft data** •
Built in 1962

CrossStreet: noyes

Listing ID: 240019545SD



Facts & Features

- Sold On 08/16/2024
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01846358
- 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:		0	1			\$0		
3:		1	1			\$0		
4:			0					

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4240321500

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CUSTOMER FULL: Residential Income LISTING ID: 240019545SD

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Closed • **Quadruplex**

List / Sold:

\$1,495,000/\$1,615,000 ↑

10 days on the market

Listing ID: NDP2406050

1320 Bush St • Oceanside 92058

**4 units • \$373,750/unit • 3,570 sqft • 5,170 sqft lot • \$452.38/sqft •
Built in 1963**

I-5 to Mission, turn on Horne, on to Civic Center Dr to Bush St



This 4-Plex within one mile of Oceanside's iconic beaches, pier, and boardwalk offers an exceptional investment opportunity. The property features four spacious 2 bed / 1 bath units, each approximately 894 sq ft. Building is well maintained with dual-pane windows throughout, laundry facilities, and 8 parking spaces. One unit has been remodeled with granite countertops and luxury vinyl plank flooring. Walking distance to downtown Oceanside, restaurants, shops, schools, colleges, parks, the beach, and in close proximity to Camp Pendleton, I-5 and HWY 76. This property has significant potential in this vibrant Oceanside community.

Facts & Features

- Sold On 08/12/2024
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$94 (Public Records)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Individual Room
- Cap Rate: 8.62
- \$84960 Gross Scheduled Income
- \$77360 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

Exterior

- Lot Features: Level with Street, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,995
- Electric: \$900.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,860
- Cable TV: 01767484
- Gardener:
- Licenses:
- Insurance: \$1,900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,840
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	0		\$1,995	\$1,995	\$2,895
2:		2	1	0		\$1,675	\$1,675	\$2,895
3:		2	1	0		\$1,675	\$1,675	\$2,895
4:		2	1	0		\$1,675	\$1,675	\$2,895

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.250%
- 92058 - Oceanside area
- San Diego County
- Parcel # 1480632200

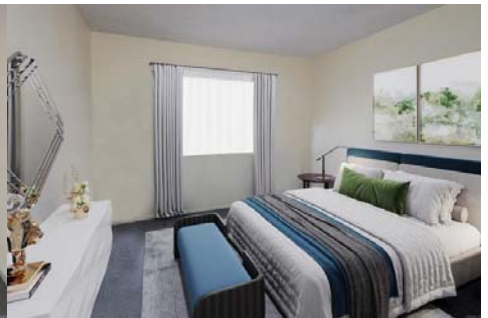
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CUSTOMER FULL: Residential Income LISTING ID: NDP2406050

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