

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	240017273SD	S	1305 Mackinnon Ave.	CAS	92007		2	\$79,950	4	\$1,198,000↓			1959	7,350/0.1687			08/23/24	15/15
2	240012167SD	S	1207 9 Lyons Lane	ELC	92021		2	\$64,200	5	\$840,000↓			1959	16,773/0.3851			08/19/24	44/44
3	PTP2404042	S	1360 Dale ST	SD	92102	STD	2	\$0	0	\$2,100,000↓	\$974.48	2155	1934/ASR	5,502/0.1263	N	1	08/19/24	27/27
4	PTP2403395	S	3329 Orange AVE	SD	92104	STD	2	\$0	0	\$1,105,500↓	\$900.98	1227	1924/ASR	4,769/0.1095	N	0	08/20/24	40/40
5	240016838SD	S	4645 47 Saratoga Ave	SD	92107		2	\$140,280	6	\$2,250,000↓			1981	6,989/0.1604	N		08/19/24	10/10
6	240007749SD	S	3806 10 Acacia	SD	92113		2	\$36,000	0	\$575,000			1950				08/21/24	59/59
7	240017879SD	S	4509 38th St	SD	92116		2	\$0	0	\$1,008,000↑			2011	3,397/0.078			08/22/24	9/9
8	240017969SD	S	251 255 DATE AVENUE	IMB	91932		3	\$0	0	\$1,275,000↑			1957	4,748/0.109	N		08/21/24	5/5
9	240011259SD	S	1336 Grove Ave	IMB	91932		3	\$122,400	5	\$1,485,000↓			1952	7,040/0.1616			08/22/24	56/56
10	NDP2404200	S	601 03 Neptune AVE	ENCS	92024	STD	3	\$0	0	\$2,500,000↓	\$789.14	3168	1974/ASR	8,637/0.1983	N	2	08/20/24	89/89
11	NDP2401921	S	235 237 Michigan AVE	VST	92084	STD	3	\$0	0	\$565,000↓	\$282.50	2000	1964/EST	6,970/0.16	N	0	08/20/24	102/102
12	PTP2404179	S	3627 29 33rd ST	SD	92104	STD	3	\$83,940	4	\$1,380,000↓	\$803.26	1718	1943/ASR	6,404/0.147	N	1	08/20/24	6/6
13	24402104	S	4518 Alice ST	SD	92115	STD	6			\$1,650,000↓	\$301.70	5469	1950/SLR	10,947/0.2513	N		08/20/24	62/62

Closed •

List / Sold:

1305 Mackinnon Ave. • Cardiff by the Sea 92007
2 units • **\$574,500/unit** • **sqft** • **7,350 sqft lot** • **No \$/Sqft data** •
Built in 1959
GPS CrossStreet: Munevar

\$1,149,000/\$1,198,000 ↓

15 days on the market

Listing ID: 240017273SD



Great Cardiff opportunity to own this "legal non-conforming duplex". Live in one side, and rent out the other side for income. Fixer, Fixer, Fixer!!!

Facts & Features

- Sold On 08/23/2024
- Original List Price of \$1,299,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Forced Air, Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 4.1
- \$79950 Gross Scheduled Income
- \$54450 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01321892
- 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	0		\$3,950		\$3,950
2:		1	1	0		\$2,200		\$2,200
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: 2.250%
- 92007 - Cardiff By The Sea area

- San Diego County
- Parcel # 2601410100

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: 240017273SD

Printed: 08/25/2024 9:34:56 AM

Closed •

List / Sold: **\$890,000/\$840,000** ↓

1207 9 Lyons Lane • El Cajon 92021

44 days on the market

2 units • **\$445,000/unit** • **sqft** • **16,773 sqft lot** • **No \$/Sqft data** •
Built in 1959

Listing ID: 240012167SD

Nearest cross road is Greenfield Drive. The duplex located near the end of Lyons Lane. CrossStreet: Greenfield Drive



Renovated single-level duplex in El Cajon with \$5,350 in monthly rental income. Room for 10+ cars on-site. Lots of potential in this property. All structures are located on one half of the property's .39 acre lot, leaving lots of room for an ADU or a possible lot split. Zoning is 15 units per acre, so it could also be a candidate for re-development. Buyer to conduct their own investigation. For planning and development, the property is part of Unincorporated San Diego County and not the City of El Cajon. Photos were taken prior to the most recent move-ins. Please do not disturb tenants. Seller is a California Real Estate licensee and the listing agent on this transaction.

Facts & Features

- Sold On 08/19/2024
- Original List Price of \$890,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 5.3
- \$64200 Gross Scheduled Income
- \$46790 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	0		\$3,200		\$3,600
2:		2	1	1		\$2,150		\$2,500
3:			0					
4:			0					

Of Units With:

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

- Carpet:
- Dishwasher: 0
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.500%

- 92021 - El Cajon area
- San Diego County
- Parcel # 4840911300

Michael Lembeck

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State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

 Click arrow to display photos







Closed • Duplex

List / Sold:

\$2,199,000/\$2,100,000 ↓

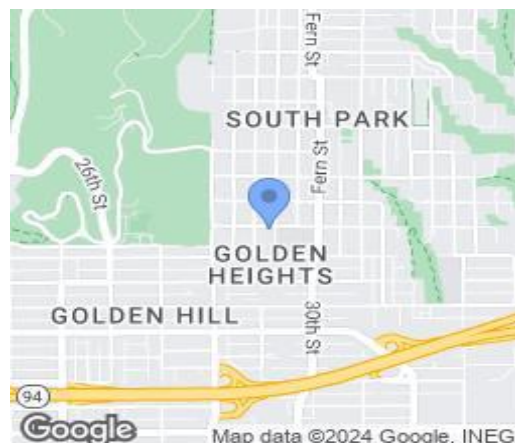
1360 Dale St • San Diego 92102

27 days on the market

2 units • \$1,099,500/unit • 2,155 sqft • 5,502 sqft lot • \$974.48/sqft •
Built in 1934

Listing ID: PTP2404042

Use GPS.



Step into this captivating historically designated home with detached ADU in the heart of South Park, where natural light floods every corner. There is an additional structure in the front with plumbing. Would make for a great garden shed or extra bathroom for the entertainers. The main level boasts a sought-after space perfect for entertaining. Meticulously upgraded while retaining its original charm, this home offers a delightful blend of modern comforts and timeless character. Unwind in the lovely master retreat, complete with a spa-like primary bath that exudes luxury and relaxation. Outside, the property's historical designation adds to its allure, offering a piece of local history and a sense of pride in preserving the neighborhood's architectural heritage.

Facts & Features

- Sold On 08/19/2024
- Original List Price of \$2,249,000
- 2 Buildings
- 2 Total parking spaces
- 1 Total carport spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Individual Room
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Vinyl
- Appliances: Dishwasher, Disposal, Gas Cooking, Gas Oven, Refrigerator, Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02193664
- 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	3	3	2		\$0	\$0	\$7,000
2:	2	1	1	0		\$0	\$0	\$2,000

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher: 1
- Disposal: 1

- Ranges: 1
- Refrigerator: 1
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%

- 92102 - San Diego area
- San Diego County
- Parcel # 5394141200

Michael Lembeck

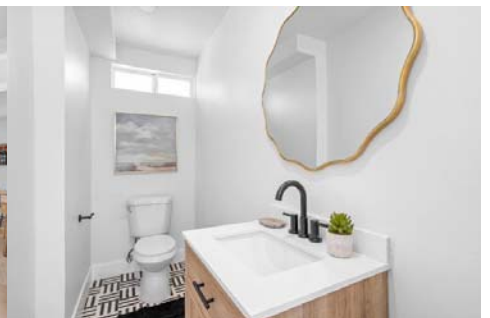
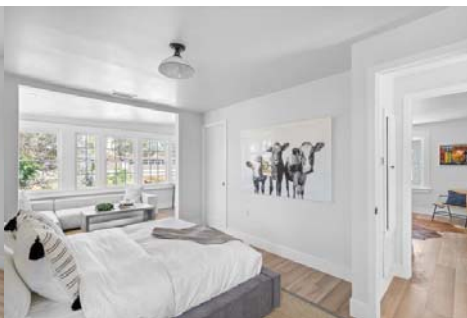
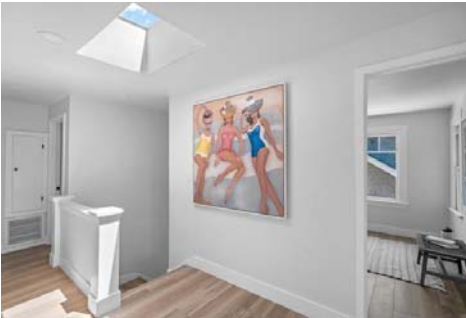
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: PTP2404042

Printed: 08/25/2024 9:35:00 AM

Closed •

List / Sold:

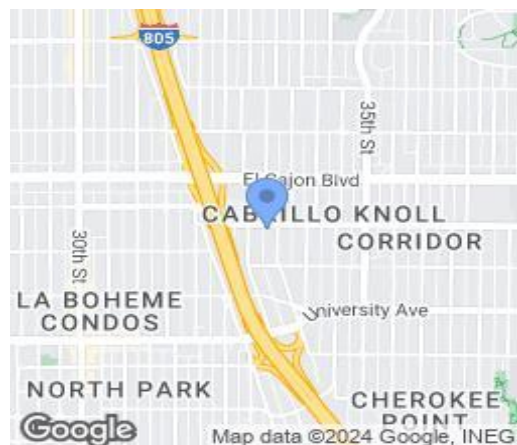
\$1,100,000/\$1,105,500 ↓

40 days on the market

Listing ID: PTP2403395

3329 Orange Ave • San Diego 92104

**2 units • \$550,000/unit • 1,227 sqft • 4,769 sqft lot • \$900.98/sqft •
Built in 1924
GPS.**



Don't miss this rare opportunity to own a versatile and beautifully updated home with an income-generating ADU in one of San Diego's most desirable neighborhoods!! One of the standout features of this newly renovated property is the attached Accessory Dwelling Unit (ADU), which includes a separate entrance, 1 bed, 1 bath, a fully equipped kitchen, a cozy living area AND it's own laundry! This existing ADU is perfect for extended family, guests, or as a rental opportunity to generate extra income, plus this property has approved plans for an additional detached ADU if desired! Stylish and sleek finishes throughout, this home provides a serene sanctuary. The modern kitchen boasts a built-in gas range/oven and hood, energy saving appliances, gorgeous shaker cabinets, marbled waterfall countertops and beautiful accent lighting. Located in the vibrant North Park neighborhood, this home is just steps away from some of San Diego's best restaurants, cafes, shops, and parks. You'll love the community feel and the convenience of having everything you need right at your doorstep.

Facts & Features

- Sold On 08/20/2024
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Central Air
- \$34 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Gas Dryer Hookup, Washer Included
- Cap Rate: 0
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Built-In Range, Dishwasher, ENERGY STAR Qualified Appliances, Disposal, Gas & Electric Range, Gas Oven, Gas Range, Gas Cooktop, Refrigerator

Exterior

- Lot Features: 0-1 Unit/Acre, Level with Street, Level
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01905908
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Drapes:
- Patio:

- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%

- 92104 - North Park area
- San Diego County
- Parcel # 4475712800

Michael Lembeck

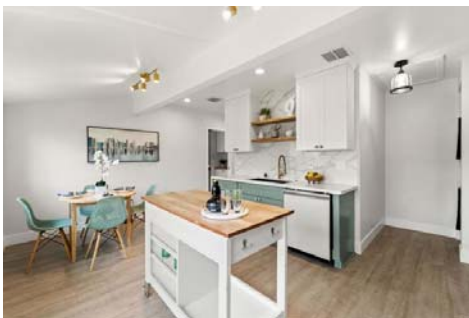
State License #: 01019397
Cell Phone: 714-742-3700

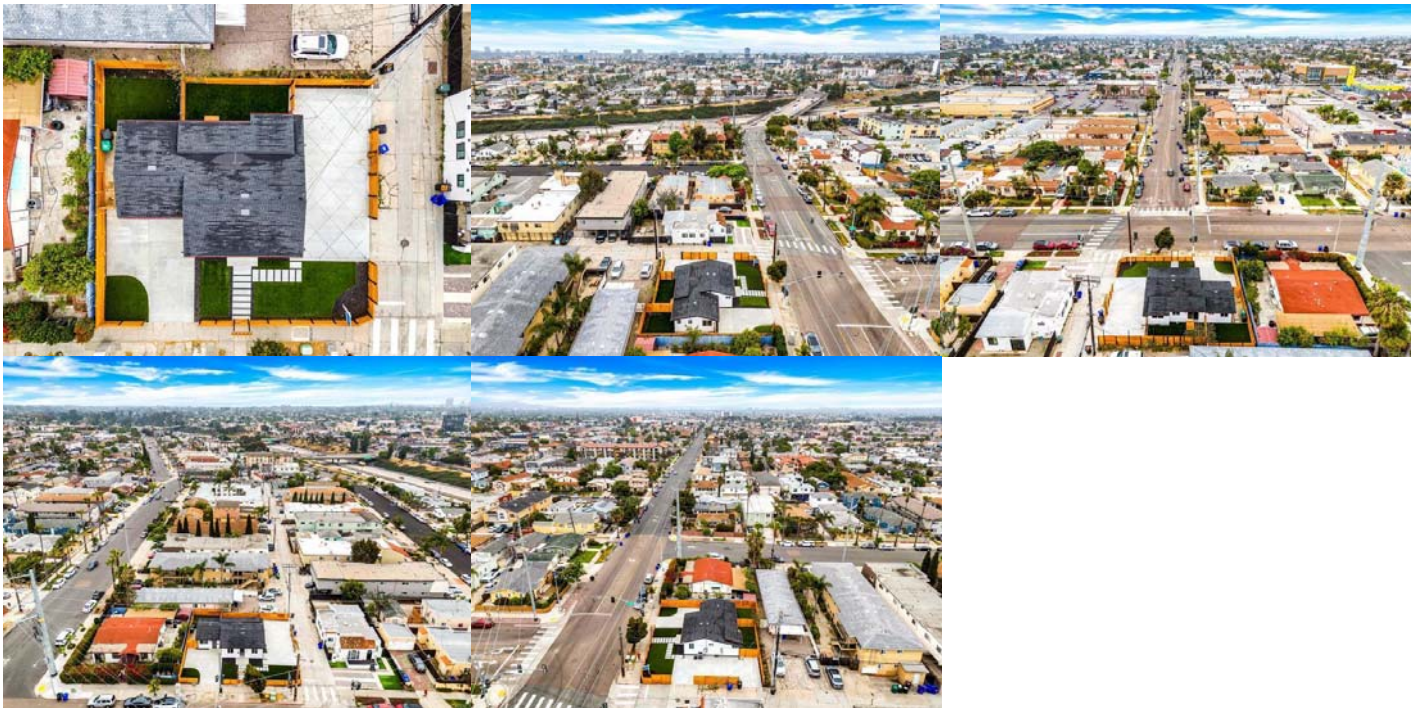
Citivest Realty Services, Inc

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

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Closed •

List / Sold:

4645 47 Saratoga Ave • San Diego 92107

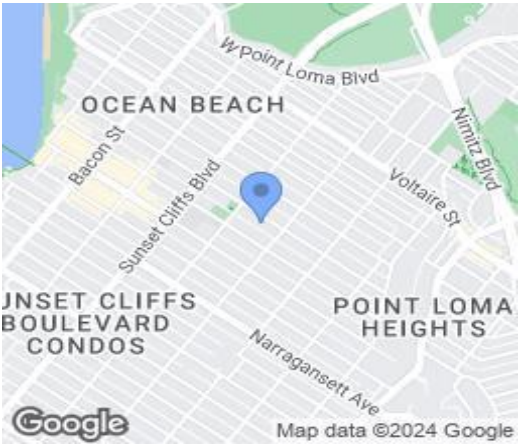
2 units • \$1,150,000/unit • sqft • 6,989 sqft lot • No \$/Sqft data •
Built in 1981

Sunset Cliffs to Saratoga Avenue up the hill. CrossStreet: Froude

\$2,300,000/\$2,250,000 ↓

10 days on the market

Listing ID: 240016838SD



European Style Living with Ocean Views! Four Blocks to the beach! Fully Paid Solar! First time on the market in over 40 years!!! What a rare opportunity for the next lucky buyer. This amazing compound sits up the hill in beautiful Ocean Beach, on a 6989 SF Lot (.16 of an Acre)! Watch the sunsets every night from either home. New driveway, extends from the street to the alley, giving you additional off-street parking for 5 plus cars, or RV or Boat. This 2 on 1 is currently being rented like a 4 plex! Front house is a 2 bedroom (approx. 800 est. sf) over 3 garages (1-1 Car and 1-2 Car) with views towards Mission Bay and Sea World. The back house is 5 bedroom, 3.5 baths (3312 est. sf) Amazing Ocean and Sunset Views. Currently divided into 3 living quarters for different roommates, all with their own entrances. Three separate yard and patio / balcony areas for kids, pets, BBQ's and entertaining. 2 garages, 1 car and 2 cars, plus 8 additional uncovered parking spaces. Run, don't walk, this won't last! GSI is \$140,280.

Facts & Features

- Sold On 08/19/2024
- Original List Price of \$2,300,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: See Remarks
- Heating: Combination, Electric, Solar
- SellerConsiderConcessionYN:
- Cap Rate: 5.7
- \$140280 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01524589
- 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		\$2,940		\$3,500
2:		3	2	2		\$4,500		\$4,800
3:		1	1	0		\$1,950		\$1,950
4:		1	1	0		\$2,300		\$2,500

Of Units With:

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

- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator: 4
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.500%

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4485122000

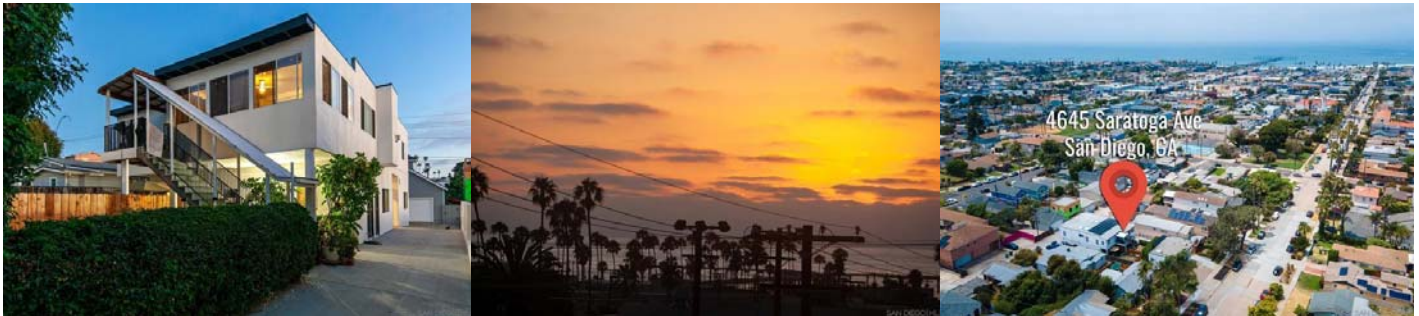
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 240016838SD

Printed: 08/25/2024 9:35:05 AM

Closed •

3806 10 Acacia • San Diego 92113

2 units • \$287,500/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1950

CrossStreet: Delta

List / Sold: \$575,000/\$575,000

59 days on the market

Listing ID: 240007749SD



Great Investment Opportunity in Logan Heights! Rare opportunity to own an income producing property, featuring two detached houses, the front cottage style house is a 2 BD/1 BA, with a private front yard and back yard, the back house is a 1 BD/1BA, with a private front and back yard, and the adjacent parcel (commercial building, which is currently being used as an Auto Body Repair shop). This property may be sold with the adjacent parcel (Listing at 3814 Acacia), or may be sold individually with escrows for both parcels to close concurrently. The property is centrally located with close vicinity to Downtown, Military Base and great freeway access.

Facts & Features

- Sold On 08/21/2024
- Original List Price of \$575,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$36000 Gross Scheduled Income
- \$31667 Net Operating Income

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01885775
- 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			\$1,600		
2:		1	1			\$1,400		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.000%

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5507120200

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

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CUSTOMER FULL: Residential Income LISTING ID: 240007749SD

Printed: 08/25/2024 9:35:06 AM

Closed •

List / Sold: \$998,000/\$1,008,000 ↑

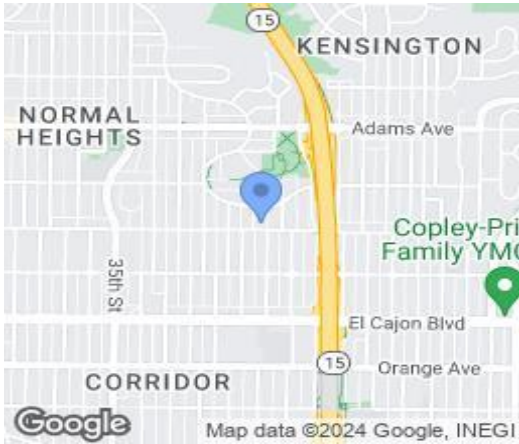
4509 38th St • San Diego 92116

9 days on the market

2 units • \$499,000/unit • sqft • 3,397 sqft lot • No \$/Sqft data •
Built in 2011

Listing ID: 240017879SD

GPS CrossStreet: Monroe



Discover the charm of 4509 38th Street, an updated duplex in the heart of Normal Heights, San Diego. This meticulously renovated property features two well-appointed units: a 1-bedroom, 1-bathroom front unit and a 1-bedroom, 1-bathroom rear unit, each boasting modern finishes and stylish upgrades. Both units offer contemporary kitchens with stainless steel appliances, fresh interiors, and ample natural light. Additional highlights include private garages for each unit and a low-maintenance fenced yard, ideal for relaxation or entertaining. Situated in a vibrant neighborhood close to trendy shops, cafes, and parks, this property is perfect for both investors seeking rental income and homeowners looking for multi-generational living.

Facts & Features

- Sold On 08/22/2024
- Original List Price of \$998,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

Exterior

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

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.000%

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4470611100

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State License #: 01019397

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State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 240017879SD

Printed: 08/25/2024 9:35:07 AM

Closed •

List / Sold:

\$1,275,000/\$1,275,000 ↑

251 255 DATE AVENUE • Imperial Beach 91932

5 days on the market

3 units • \$425,000/unit • sqft • 4,748 sqft lot • No \$/Sqft data •
Built in 1957

Listing ID: 240017969SD

TAKE PALM AVENUE EXIT. TURN RIGHT ONTO PALM. TAKE A SLIGHT LEFT TO PALM AVENUE. TURN LEFT ONTO 3RD ST. RIGHT ON DATE. CrossStreet: 3RD STREET



AMAZING DEAL FOR 3, WELL MAINTAINED CLEAN UNITS, GREAT CURB APPEAL, ONLY 2 BLOCKS TO THE BEACH/ PIER WITH OCEAN VIEW FROM THE STREET PERFECT TO LIVE IN ONE AND RENT THE OTHERS! PROPERTY CONSISTS OF 2 UNITS EACH WITH 2 BEDROOM 1 BATH AND AN ADDITIONAL UNIT WITH 1 BEDROOM 1 BATH. ALLEY ACCESS WITH 4 PARKING SPACES. ALL UNITS HAVE DUAL PANE WINDOWS, LAMINATE FLOORING. BOTH 2 BEDROOM UNITS FEATURE NEWER CABINETS, REMODELED BATHROOMS AND TILE SHOWERS.

Facts & Features

- Sold On 08/21/2024
- Original List Price of \$1,199,995
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Sprinkler System

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		\$3,495
2:		2	1			\$0		\$3,495
3:		1	1			\$0		\$2,495
4:			0					

Of Units With:

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

- Dishwasher: 0
- Disposal:

- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.250%

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6252831900

Michael Lembeck

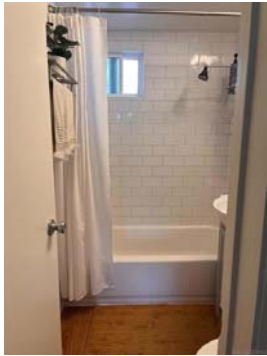
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Newport Beach, 92660

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Closed •

List / Sold:

1336 Grove Ave • Imperial Beach 91932

3 units • \$499,667/unit • sqft • 7,040 sqft lot • No \$/Sqft data •
Built in 1952

GPS CrossStreet: Georgia St

\$1,499,000/\$1,485,000 ↓

56 days on the market

Listing ID: 240011259SD



1336-38 Grove Ave is a luxurious triplex located in the heart of Imperial Beach. This property features a brand-new 2BR/2BA ADU and two fully renovated 2BR/1BA Apartments. Each unit boasts modern styling and amenities, including luxury vinyl plank flooring, custom cabinetry and counter-tops, stainless steel appliances, and an efficient AC/Heat mini-split system. Investors can also generate additional income by renting out two single-car garages and potentially utilizing the extra unused lot area for an ADU or RV/boat/trailer storage. This multifamily property presents an incredible opportunity for both investors and homeowners alike.

Facts & Features

- Sold On 08/22/2024
- Original List Price of \$1,599,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 4.68
- \$122400 Gross Scheduled Income
- \$74851 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:		2	1			\$3,000		\$3,250
2:		2	1			\$3,000		\$3,250
3:		2	2			\$0		\$0
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- Buyer Agency Compensation: 2.250%

- 91932 - Imperial Beach area
- San Diego County
- Parcel # 6331011300

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Closed •

List / Sold:

601 03 Neptune Ave • Encinitas 92024

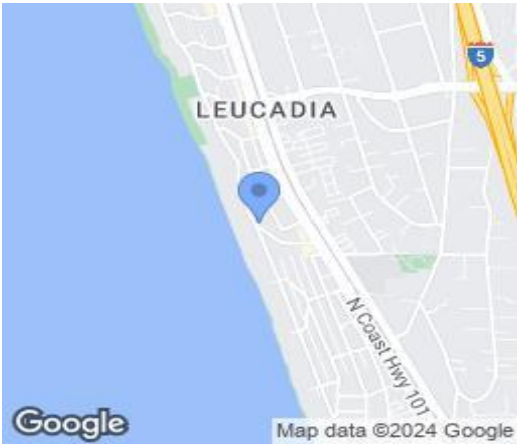
3 units • \$1,050,000/unit • 3,168 sqft • 8,637 sqft lot • \$789.14/sqft •
Built in 1974

Hwy 101 to Athena to Neptune

\$3,150,000/\$2,500,000 ↓

89 days on the market

Listing ID: NDP2404200



Beautifully renovated duplex with additional rental potential on one of the best streets in Encinitas. These spacious units offer vaulted wood beam ceilings, LVP floors, and tranquil views. Unit 601 (front unit) is 2 bedrooms, 2 bath, been extensively remodeled, and has a private yard facing west. Unit 603 has 2 bedrooms 2 bath (jack and jill setup) nice upgrades done and peaceful easterly views. Unit 603b is 1 bed 1 bath. There is an attached 2 car garage and plenty of driveway parking. Unbeatable location only a short distance to Stonesteps and Beacons State Beach access. Situated near the newly revitalized Leucadia 101 Streetscape/Corridor with numerous eclectic shops, boutiques, and great restaurants and entertainment. These units are always rented and there is the potential to apply as vacation rentals. Also City of Encinitas rule allow for the potential to add an additional unit or expend current ones. Enjoy the charm of the amazing location and live the beach lifestyle.

Facts & Features

- Sold On 08/20/2024
- Original List Price of \$3,749,000
- 1 Buildings
- 7 Total parking spaces
- \$0 (Seller)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Gas Cooking, Microwave, Refrigerator, Water Heater

Exterior

- Lot Features: Back Yard, Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- 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	\$2,800
2:	1	2	2	1		\$0	\$0	\$5,500

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Drapes: 3
- Patio:
- Ranges: 3

- Carpet:
- Dishwasher: 2
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%

- 92024 - Encinitas area
- San Diego County
- Parcel # 2560813200

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Newport Beach, 92660

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Closed • **Triplex**

List / Sold: **\$850,500/\$565,000** ↓

235 237 Michigan Ave • **Vista 92084**

102 days on the market

3 units • **\$283,500/unit** • **2,000 sqft** • **.16 acre(s) lot** • **\$282.50/sqft** •
Built in 1964

Listing ID: NDP2401921

Off of E. Vista way near Main St in Vista.



Property is located in downtown Vista 2 blocks from Main Street and 9 miles to the beach. There are 2 buildings on this property with 3 separate living spaces. This is a multi unit property! No showings at this time. You are welcome to drive by only. Buyers agent to verify with the City of Vista. The property is sold as is. No repairs will be made. Please call agent for more information.

Facts & Features

- Sold On 08/20/2024
- Original List Price of \$999,500
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Public Records)
- SellerConsiderConcessionYN:
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Level with Street, Paved, Tear Down
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01527660
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.500%
- 92084 - Vista area
- San Diego County
- Parcel # 1751341100

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CUSTOMER FULL: Residential Income LISTING ID: NDP2401921

Printed: 08/25/2024 9:35:11 AM

Closed •

List / Sold:

\$1,400,000/\$1,380,000 ↓

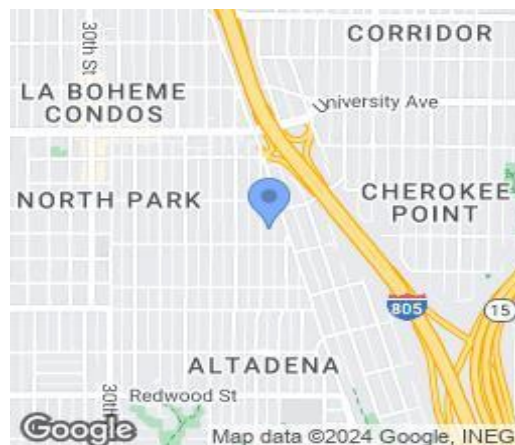
6 days on the market

Listing ID: PTP2404179

3627 29 33rd St • San Diego 92104

3 units • \$466,667/unit • 1,718 sqft • 6,404 sqft lot • \$803.26/sqft • Built in 1943

GPS



Wonderful 3 unit opportunity in North Park with room for expansion! Ideal for an investor, or an owner occupant who wants immediate income. Potential opportunity to add 2 more ADUs to the lot for a total of 5 units. Front house is a 2 bed, 1 bath approx 900 sf with great Spanish style curb appeal, original hardwood floors and updated kitchen and bath. Long driveway plus 1 car garage that is currently used for storage. 2nd unit is a super cute 1/1 that has been recently remodeled. 3rd unit is a detached 1/1 with several upgrades. Tenants pay all utilities and each unit has it's own washer/dryer. Backyard is flat and spacious with mature landscaping. Located close to freeways and the bars/restaurants/shops of North Park.

Facts & Features

- Sold On 08/20/2024
- Original List Price of \$1,400,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Other)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- Cap Rate: 3.6
- \$83940 Gross Scheduled Income
- \$58862 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Tile, Wood

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Partial

Annual Expenses

- Total Operating Expense: \$21,720
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02168226
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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		\$3,395	\$3,395	\$3,395
2:		1	1	0		\$2,100	\$2,100	\$2,100
3:		1	1	0		\$1,500	\$1,500	\$1,700

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%

- 92104 - North Park area
- San Diego County
- Parcel # 4465121200

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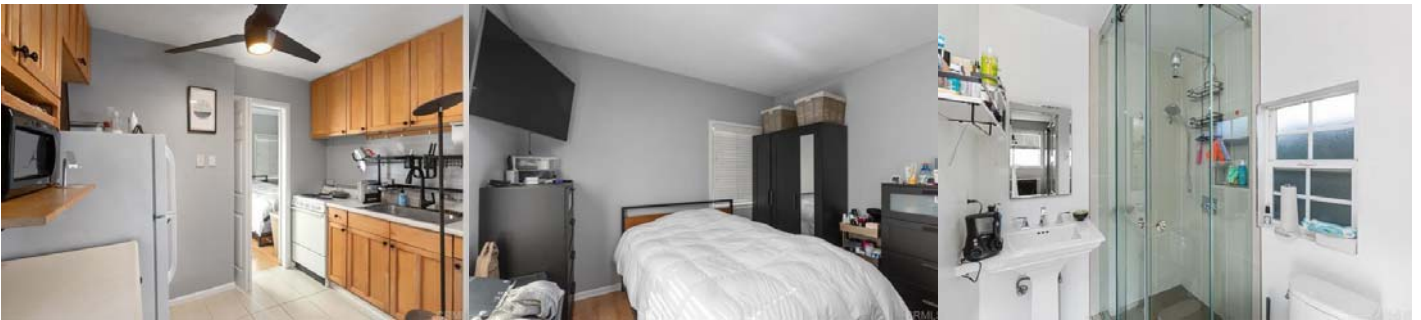
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Newport Beach, 92660

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Closed •

List / Sold:

\$1,900,000/\$1,650,000 ↓

62 days on the market

Listing ID: 24402104

4518 Alice St • San Diego 92115

**6 units • \$316,667/unit • 5,469 sqft • 10,947 sqft lot • \$301.70/sqft •
Built in 1950**

North Of El Cajon Blvd, between 58th St. and 59th St.



Introducing an impressive multi-family residence located at 4518 Alice St, San Diego, CA. This expansive property spans 5,469 square feet, offering a total of 10 bedrooms and 8 bathrooms, providing ample space for comfortable living and hosting. This property offers 6 units total, which include a well-sized studio, 3 1-bedroom units, 1 2-bedroom unit, and a spacious 4-bedroom and 3-bathroom unit. The property boasts ample outside space, offering a serene escape for outdoor activities and leisure. Additionally, the property's location provides convenient access to a variety of nearby amenities, further enhancing the appeal of this remarkable property. This multi-family residence presents a unique opportunity for those seeking a versatile investment. With many opportunities to add and increase value, and situated in a fantastic and desirable neighborhood that is seeing a ton of new developments, this offering is sure to exceed expectations. Schedule a showing today to discover the endless possibilities of this impressive San Diego investment property. DRIVE-BY SHOWINGS ONLY. DO NOT DISTURB TENANTS. INTERIOR SHOWINGS UPON ACCEPTED OFFER.

Facts & Features

- Sold On 08/20/2024
- Original List Price of \$1,900,000
- 2 Buildings
- Levels: Two, Multi/Split
- 1 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- \$66000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$55,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$1,200	\$1,200	\$1,200
2:	2	1	1		Unfurnished	\$1,600	\$1,600	\$1,600
3:	1	1	1		Unfurnished	\$1,425	\$1,425	\$1,600
4:	1	2	1		Unfurnished	\$2,200	\$2,200	\$2,500
5:	1	4	3		Unfurnished	\$2,500	\$2,500	\$3,000

Of Units With:

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

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

Additional Information

- Standard sale

- 92115 - San Diego area
- San Diego County
- Parcel # 4667321700

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