

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	240019438SD	S	169	El Valle Opulento	VST	92083		2	\$0	0	\$720,000			1930	24,393/0.56	N			09/19/24	14/14
2	PTP2404737	S	4721	67Th ST	SD	92115	TRUS	2	\$56,400	5	\$995,000	\$692.90	1436	1959/ASR	6,888/0.1581	N	0		09/16/24	16/16
3	240018377SD	S	5988	Trojan	SD	92115		3	\$96,960	6	\$1,272,000			1941	5,432/0.1247	N			09/20/24	8/8
4	240016815SD	S	2009	Via Esmarca	OCE	92054		4	\$116,700	4	\$2,154,000			1975		N			09/20/24	7/7
5	240018577SD	S	1610	14 Upas St	SD	92103		4	\$115,920	0	\$2,275,000			1925	9,377/0.2153				09/18/24	13/13
6	SR24144018	S	3803	Jewell ST	SD	92109	STD	20	\$558,780		\$8,250,000	\$593.53	13900	1969/EST	15,002/0.3444	N	0		09/17/24	1/1

Closed •

List / Sold: **\$785,000/\$720,000** ↓

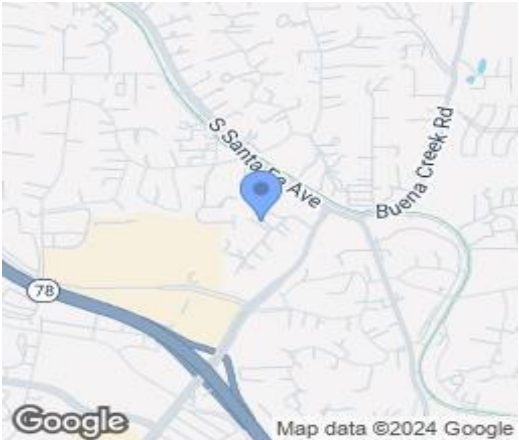
169 El Valle Opuento • Vista 92083

14 days on the market

2 units • \$392,500/unit • sqft • 24,393 sqft lot • No \$/Sqft data •
Built in 1930

Listing ID: 240019438SD

CrossStreet: Northbrook Court



Opportunity Knocks! Over 1/2 acre lot (.56 acres) of prime real estate in Vista. Property is SD County Zoned RU (up to 30 units per acre) offering a huge upside for future development. Currently there are two units on the land with a large section of flat open area on the front. Original 1930 built front house (Unit A) is a 1 bed, plus 1 bath approx 758 sq. feet, back house ADU (Unit B) is 2 bed;1 bath 800 sq. ft. and estimated to have been built just after front house. Note: Permits unknown for back unit. Option to live in one, rent the other for monthly income \$\$\$\$\$. New owner can also consider adding on to the front home or building a new larger home. Close to schools, shopping, freeways, Sprinter station at Buena Creek, etc. Unit A is a one story home and features a light and bright living area with enough room for work and relaxation, dining area, a well-appointed kitchen and center island plus a bedroom with walk-in closet and private bathroom. Unit B is two stories with one bedroom on each floor (2 bedrooms). Downstairs living area and laundry room while upstairs is the kitchen, bathroom, and additional living area space.

Facts & Features

- Sold On 09/19/2024
- Original List Price of \$785,000
- 2 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- Heating: Electric
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

- Appliances: Electric Water Heater

Exterior

- Fencing: None

Annual Expenses

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

Unit Details

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

Of Units With:

- Separate Electric:
- Drapes:

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

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

Additional Information

- 92083 - Vista area
- San Diego County
- Parcel # 1841115700

Michael Lembeck

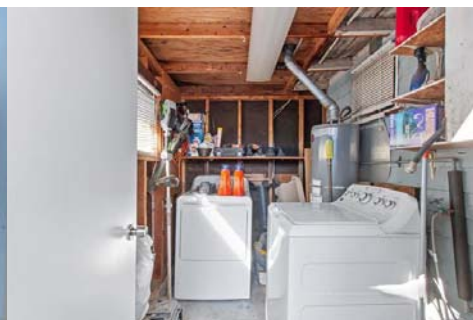
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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DRIVER: JESSICA HARRIS
PHOTO: JESSICA HARRIS
DATE: 10/10/2023
TIME: 10:00 AM

Matterport



DRIVER: JESSICA HARRIS
PHOTO: JESSICA HARRIS
DATE: 10/10/2023
TIME: 10:00 AM

Matterport





CUSTOMER FULL: Residential Income LISTING ID: 240019438SD

Printed: 09/22/2024 8:31:46 AM

Closed •

List / Sold: \$950,000/\$995,000 ↑

4721 4723 N 67Th St • San Diego 92115

16 days on the market

2 units • \$475,000/unit • 1,436 sqft • 6,888 sqft lot • \$692.90/sqft •
Built in 1959

Listing ID: PTP2404737

GPS



Two completely separate houses on one lot in a prime location near SDSU. The front unit is an adorable, updated 2-bed, 1-bath home with fenced front and back yards, an eat-in kitchen, and a separate driveway. The rear home, slightly larger, features ample fenced yard and patio space, a dedicated driveway, and carport storage. Located on a quaint street near Rolando Village and SDSU, ensuring strong and consistent rents. Tenants pay SDGE. Fantastic opportunity to get two houses for the price of one!

Facts & Features

- Sold On 09/16/2024
- Original List Price of \$950,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- SellerConsiderConcessionYN: Yes
- Cap Rate: 4.98
- \$56400 Gross Scheduled Income
- \$47320 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre

Annual Expenses

- Total Operating Expense: \$9,080
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02073643
- Gardener:
- Licenses:
- Insurance: \$1,680
- Maintenance:
- Workman's Comp:
- Professional Management: 5000
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	0		\$2,600	\$2,600	\$2,600
2:		2	1	0		\$2,100	\$2,100	\$3,000

Of Units With:

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

Additional Information

- Trust sale

- 92115 - San Diego area
- San Diego County
- Parcel # 4683800200

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Newport Beach, 92660

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Closed •

List / Sold:

5988 Trojan • San Diego 92115

3 units • \$433,000/unit • sqft • 5,432 sqft lot • No \$/Sqft data •
Built in 1941

CrossStreet: 60th Street

\$1,299,000/\$1,272,000 ↓

8 days on the market

Listing ID: 240018377SD



Fantastic investment opportunity in the heart of El Cerrito, consistently generating over \$8,000/ month in rental income! This beautifully remodeled 3-unit property features two 2-bed/1-bath units and one 1-bed/1-bath unit. Each unit feels like its own separate home with private entrances and fully fenced yards/patios. All units are updated with modern finishes, air conditioning, and full size appliances including dishwashers. There is shared laundry for added convenience. The prime location offers easy access to nearby shopping, SDSU and highways, this opportunity is ideal for investors or owner-occupied buyers looking to live in one unit while renting out the others. Don't miss this exceptional property, view all three units with 3D tours!

Facts & Features

- Sold On 09/20/2024
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Zoned
- Heating: Electric, Forced Air, Natural Gas, Zoned
- SellerConsiderConcessionYN:
- Cap Rate: 6.3
- \$96960 Gross Scheduled Income
- \$91960 Net Operating Income

Interior

- Appliances: Tankless Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01932411
- 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			\$2,825		\$2,825
2:		2	1			\$2,805		\$2,805
3:		1	1			\$2,450		\$2,450
4:			0					

Of Units With:

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

- Carpet:
- Dishwasher: 3
- Disposal:

- Refrigerator: 3
- Wall AC:

Additional Information

- 92115 - San Diego area
- San Diego County
- Parcel # 4721131900

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CUSTOMER FULL: Residential Income LISTING ID: 240018377SD

Printed: 09/22/2024 8:32:21 AM

Closed •

List / Sold:

2009 Via Esmarca • Oceanside 92054

4 units • \$537,250/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1975

CrossStreet: El Camino Real & Via Las Rosas

\$2,149,000/\$2,154,000 ↑

7 days on the market

Listing ID: 240016815SD



Rarely available 4-plex in prestigious Fire Mountain: Unit #1: 3BR/2.5BA townhome, 2-car garage, living room with fireplace, dining room, large yard with patio. Lives like a semi-detached house. Unit #2: 2BR/1.5BA townhome, 1-car garage, private patio/yard. Unit #3: 2BR/1.5BA townhome, 1-car garage, private patio/yard. Unit #4: 2BR/1BA, 1-car garage, single story (all upstairs), private deck entrance. Individual laundry hookups in garage for each unit. Electric/gas independently metered. All units have been updated over the past several years. One of the most sought-after rental communities in Oceanside with close proximity to beach, shopping, and all that coastal Oceanside has to offer.

Facts & Features

- Sold On 09/20/2024
- Original List Price of \$2,149,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air, Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 4.2
- \$116700 Gross Scheduled Income
- \$89602 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02187306
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	3	2		\$3,035		\$3,400
2:		2	2	1		\$2,345		\$2,600
3:		2	2	1		\$2,350		\$2,600
4:		2	1	1		\$1,995		\$2,300

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Drapes:
- Patio: 3
- Ranges: 4

- Carpet:
- Dishwasher: 4
- Disposal:

- Refrigerator: 4
- Wall AC:

Additional Information

- \$171 HOA dues Monthly
- Buyer Agency Compensation: 2.000%

- 92054 - Oceanside area
- San Diego County
- Parcel # 1654802700

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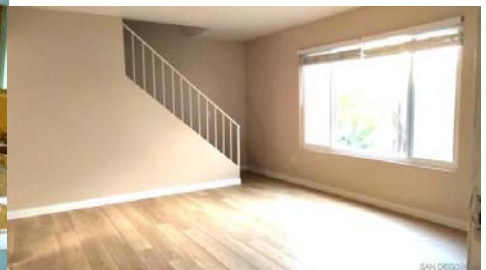
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 240016815SD

Printed: 09/22/2024 8:32:23 AM

Closed •

List / Sold:

\$2,600,000/\$2,275,000 ↓

13 days on the market

1610 14 Upas St, San Diego, US 92103 • San Diego 92103
4 units • \$650,000/unit • sqft • 9,377 sqft lot • No \$/Sqft data •
Built in 1925

CrossStreet: Park Blvd.

Listing ID: 240018577SD



Top tier location for these four individual, detached homes situated on a single lot on the border of North Park and Hillcrest. In 2007, the property underwent extensive renovations - these renovations preserved some of the original charm, such as the hardwood floors, while also updating the property's efficiency and functionality. Each home features in-unit laundry and the property has three 1-car garages. Situated near San Diego's premier dining and entertainment hubs, this location offers easy access to the renowned Balboa Park and San Diego Zoo, just a 10-minute stroll away.

Facts & Features

- Sold On 09/18/2024
- Original List Price of \$2,600,000
- 4 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$115920 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$3,175		\$3,600
2:		2	1			\$3,030		\$3,300
3:		1	1			\$1,730		\$2,200
4:		1	1			\$1,725		\$2,000

Of Units With:

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

- Disposal:

Additional Information

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4524810100

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Cell Phone: 714-742-3700

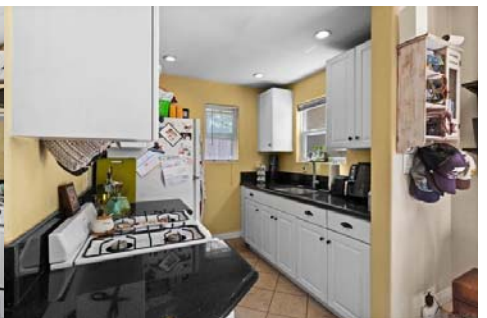
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Newport Beach, 92660

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Closed • Apartment

List / Sold:

\$8,799,000/\$8,250,000 ↓

3803 Jewell St • San Diego 92109

1 days on the market

20 units • \$439,950/unit • 13,900 sqft • 15,002 sqft lot • \$593.53/sqft •
Built in 1969

Listing ID: SR24144018

Corner of Jewell and La Playa



Discover Villa La Playa, a trophy property ideally situated near Mission Bay. This well-maintained building consists of 20 single-level units, including 8 spacious 2-bedroom, 2-bath units and 12 comfortable 1-bedroom, 1-bath units. With a solid rental history and no vacancies, this property represents an excellent investment opportunity. Whether you're building your portfolio or looking to diversify your investments, Villa La Playa offers steady income and long-term value. Don't miss out on this exceptional addition to enhance your assets.

Facts & Features

- Sold On 09/17/2024
- Original List Price of \$8,799,000
- 1 Buildings
- Levels: One
- 20 Total parking spaces
- Heating: Radiant
- \$97 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Common Area
- \$558780 Gross Scheduled Income
- \$342000 Net Operating Income
- 20 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Floor: Laminate
- Appliances: Dishwasher, Electric Range

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$69,980
- Electric: \$1,800.00
- Gas: \$4,020
- Furniture Replacement:
- Trash: \$6,960
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$7,700
- Maintenance: \$12,000
- Workman's Comp:
- Professional Management: 24600
- Water/Sewer: \$5,900
- Other Expense: \$2,400
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	12	1	1	0	Unfurnished	\$2,086	\$25,035	\$2,250
2:	8	2	2	0	Unfurnished	\$2,691	\$21,530	\$2,950

Of Units With:

- Separate Electric: 20
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher: 20
- Disposal:
- Drapes:
- Patio:
- Ranges: 20
- Refrigerator: 20
- Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 92109 - Pacific Beach area
 - San Diego County
 - Parcel # 4245311000

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