

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	240018060SD	S	7544 46	South St	LMSA	91942		2	\$0	0	\$1,275,000↓			1953		N		09/25/24	26/26
2	240009618SD	S	3114	Menlo Ave	SD	92105		2	\$30,000	0	\$919,500↓			1952	6,227/0.143			09/24/24	84/84
3	240019007SD	S	721 23	Jersey Ct	SD	92109		2	\$46,200	2	\$1,850,000↓			1978	2,399/0.0551	N		09/24/24	9/9
4	240017642SD	S	4450 4452	Arizona Street	SD	92116		2	\$72,000	0	\$1,150,000↓			1945	5,249/0.1205			09/27/24	31/31
5	240010307SD	S	224	Del Mar Ave	CHU	91910		3	\$0	0	\$1,177,000↓			1970	5,708/0.131			09/24/24	96/96
6	NDP2404630	S	702 E	Mission AVE	ESC	92025	STD	4	\$71,270	4	\$950,000↓	\$284.43	3340	1973/ASR	9,583/0.22	N	0	09/25/24	60/60
7	240004923SD	S	315	9th St	RAM	92065		4	\$40,560	4	\$800,000↓			9999		N		09/23/24	126/126
8	240012496SD	S	5022 28	Narragansett Ave	SD	92107		4	\$96,000	2	\$2,100,000↓			1948				09/23/24	70/70
9	240012105SD	S	3874 80	Riviera	SD	92109		6	\$352,416	3	\$5,930,000↓			1970	8,187/0.1879			09/24/24	46/46

Closed •

List / Sold:

7544 46 South St • La Mesa 91942

2 units • \$649,995/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1953

CrossStreet: Culbertson Ave

\$1,299,990/\$1,275,000 ↓

26 days on the market

Listing ID: 240018060SD



Variance granted 2-4 Units. Great investment opportunity 2 units in one lot - fully remodeled 3-bed, 2-bath in the main house, and a permitted detached ADU 2-bed, 1 bath with the potential of 6% cap rate. Both of these units have in-unit laundry hook-ups, full kitchens with premium appliances and plenty of parking space. Huge corner lot to divide space for both units. Don't miss out on this beautiful property!

Facts & Features

- Sold On 09/25/2024
- Original List Price of \$1,299,990
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Electric, Forced Air, Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

- Appliances: Tankless Water Heater

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01952388
- 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		\$4,000
2:		2	1			\$0		\$2,500
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

- 91942 - La Mesa area
- San Diego County
- Parcel # 4695021400

Michael Lembeck

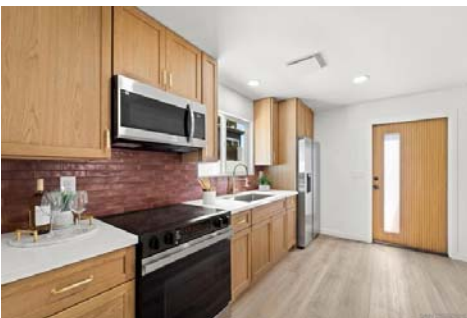
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

 Click arrow to display photos









Prime Opportunity to create cash flow while getting income from a great property. Located on a quiet street at the end of City Heights this 2 unit property offers great cash flow and amazing panoramic views. Each unit currently has assigned parking on site as well a private access. With over \$60K in renovations completed in the last 12 months. Looking for more cashflow? Check out the Feasibility Study completed that shows you how to add an additional 5 units to this property using the updated code here in San Diego. Rarely do you get an opportunity for existing income, followed by more income without destroying the home that is there!

Facts & Features

- Sold On 09/24/2024
 - Original List Price of \$975,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Natural Gas
 - SellerConsiderConcessionYN:
- Cap Rate: 0
 - \$30000 Gross Scheduled Income

Interior

- Appliances: Gas 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			\$2,500		\$2,500
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: 2.500%

- 92105 - East San Diego area
- San Diego County
- Parcel # 4762221300

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Closed •

List / Sold:

721 23 Jersey Ct • San Diego 92109

2 units • \$1,000,000/unit • sqft • 2,399 sqft lot • No \$/Sqft data •
Built in 1978

CrossStreet: Mission Blvd

\$1,999,999/\$1,850,000 ↓

9 days on the market

Listing ID: 240019007SD



Prime Mission Beach Investment Opportunity! Imagine waking up just steps from the sand... This two-unit property offers a rare chance to own a piece of paradise in the heart of Mission Beach! Enjoy the best of both worlds: Unit 721: 2 bedrooms, 1.5 bathrooms Light & breezy, laminate flooring, fireplace, parking. Spacious, fully fenced, shared yard to enjoy the fresh ocean air. Unit 723: 3 bedrooms, 2 bathrooms 2 private balconies (one with ocean view!) 2-car garage in the back Light and bright, laminate flooring, ceiling fans. More than just a beach escape: Stroll to the Bay, Belmont Park, and vibrant restaurants Easy access to watersports and all Mission Beach has to offer Don't miss this chance to secure your dream investment!

Facts & Features

- Sold On 09/24/2024
- Original List Price of \$1,999,999
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Electric, Radiant
- SellerConsiderConcessionYN:
- Cap Rate: 1.87
- \$46200 Gross Scheduled Income
- \$8777 Net Operating Income

Interior

- Appliances: Electric Water Heater

Exterior

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:		2	2	0		\$2,050		\$3,000
2:		3	2	2		\$2,500		\$3,500
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4236440300

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Start of 723 Jersey Ct Interior





09/29/2024

CUSTOMER FULL: Residential Income LISTING ID: 240019007SD

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Closed •

List / Sold:

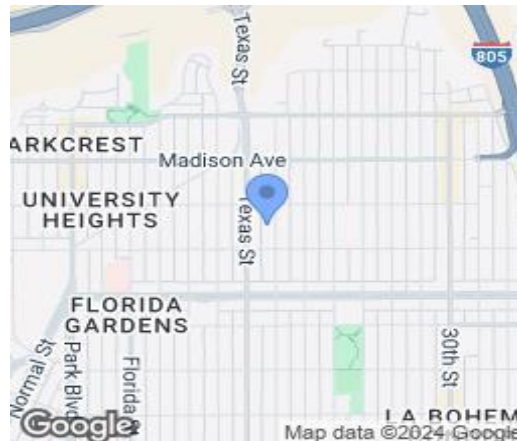
\$1,149,888/\$1,150,000 ↓

31 days on the market

4450 4452 Arizona Street • San Diego 92116
2 units • **\$574,944/unit** • **sqft** • **5,249 sqft lot** • **No \$/Sqft data** •
Built in 1945

Listing ID: 240017642SD

CrossStreet: Arizona Street/Meade Ave



Introducing a fantastic investment opportunity in the vibrant neighborhood of North Park! This charming duplex features two detached units and a 2-car garage, offering the perfect blend of comfort and convenience. The front unit is a 1 bedroom/1 bath that exudes cozy appeal and features a front and back yard with two private parking spots. The back unit is a 2 bedroom/1 bath with its own private side yard. This property also features a detached 2-car garage and separate laundry room that would be perfect for an ADU conversion. Zoned RM2-5 Complete Communities and situated on a generous lot spanning 5249 square feet, this duplex presents a myriad of possibilities for home owners who are seeking additional income from their investment. Whether it's for rental income or multi-generational living, the zoning allows for flexibility and long-term value. Don't miss the chance to own this remarkable duplex in North Park!

Facts & Features

- Sold On 09/27/2024
- Original List Price of \$1,199,888
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$72000 Gross Scheduled Income

Interior

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:		1	1			\$2,250		\$2,500
2:		2	1	2		\$2,350		\$3,500
3:			0					
4:			0					

Of Units With:

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

- Carpet:
- Dishwasher: 2
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4452412400

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CUSTOMER FULL: Residential Income LISTING ID: 240017642SD

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Closed •

List / Sold:

224 Del Mar Ave • Chula Vista 91910

3 units • \$416,667/unit • sqft • 5,708 sqft lot • No \$/Sqft data •
Built in 1970

CrossStreet: E Street

\$1,250,000/\$1,177,000 ↓

96 days on the market

Listing ID: 240010307SD



Chula Vista tri-plex offered for sale with two 2 bed/1 bath units, one 1 bed/1 bath unit plus three one car garages. Units # 1 & 2 include in unit laundry, unit #3 has laundry in detached garage. Garages are accessed off alley. On street parking also available first come/first serve. The three units have long term tenants and offer varied levels of upgrades.

Facts & Features

- Sold On 09/24/2024
- Original List Price of \$1,300,000
- 2 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

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:		1	1	0		\$1,241		
2:		2	1	1		\$2,245		
3:		2	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

- 91910 - Chula Vista area
- San Diego County
- Parcel # 5680721600

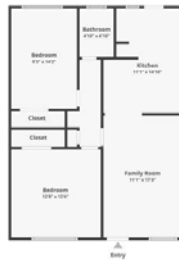
Michael Lembeck

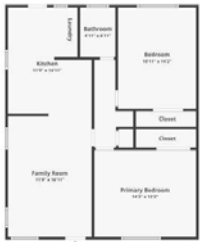
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CUSTOMER FULL: Residential Income LISTING ID: 240010307SD

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Closed •

List / Sold: **\$950,000/\$950,000** ↓

702 E Mission Ave • Escondido 92025

60 days on the market

4 units • \$237,500/unit • 3,340 sqft • .22 acre(s) lot • \$284.43/sqft • Built in 1973

Listing ID: NDP2404630

78 E ramp, Turn right onto CA-78 E/N Broadway, Turn left onto E Mission Ave.



Established 4-plex, all long term rentals. Well maintained grounds. Plenty of parking, including 4 covered carports and additional parking. Central location near shopping, restaurants and more. Great upside in future rents.

Facts & Features

- Sold On 09/25/2024
- Original List Price of \$1,250,000
- 1 Buildings
- 10 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Cap Rate: 4.2
- \$71270 Gross Scheduled Income
- \$52544 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre

Annual Expenses

- Total Operating Expense: \$18,725
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$3,875
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$18,722
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0		\$1,260	\$1,260	\$0
2:	2	1	1	0		\$1,650	\$1,650	\$0
3:	2	1	0	0		\$1,788	\$1,788	\$0
4:	3	2	0	0		\$1,296	\$1,296	\$0

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 92025 - Escondido area

- San Diego County
- Parcel # 2300105400

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CUSTOMER FULL: Residential Income LISTING ID: NDP2404630

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SHOWN WITH ACCEPTED OFFER. Exceptional opportunity for a 100% occupied reliable income producing four-unit property. The 4 units are identical in size and bedroom/bath count and are in great condition. Just three years ago every unit was updated with a new kitchen, updated bath, new flooring, interior paint, and the electrical was updated.

Facts & Features

- Sold On 09/23/2024
 - Original List Price of \$995,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Natural Gas
 - SellerConsiderConcessionYN:
- Cap Rate: 4.1
 - \$40560 Gross Scheduled Income
 - \$40560 Net Operating Income

Interior

Exterior

- Fencing: None

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1			\$745		
2:		1	1			\$845		
3:		1	1			\$845		
4:		1	1			\$745		

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.500%
- 92065 - Ramona area

- San Diego County
- Parcel # 2812810200

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CUSTOMER FULL: Residential Income LISTING ID: 240004923SD

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Closed •

List / Sold:

5022 28 Narragansett Ave • San Diego 92107

4 units • \$525,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1948

CrossStreet: Bacon & Narragansett Ave

\$2,100,000/\$2,100,000 ↓

70 days on the market

Listing ID: 240012496SD



5022-28 Narragansett Ave is a 4-unit property in Ocean Beach, comprising one 2-bed, 1-bath unit and three 1-bed, 1-bath units, along with four single-car garages. With the roof replaced last year, this property offers a prime investment opportunity, with estimated market rents for the 2-bedroom unit at \$3,400 and the 1-bedroom units at \$2,795. Located west of Bacon Street, close to the water, Ocean Beach Pier, dining, shops, and entertainment, its coastal proximity ensures high demand. With a diverse tenant pool and added value from garages, this investment promises steady rental income and long-term appreciation in Ocean Beach's strong rental market.

Facts & Features

- Sold On 09/23/2024
- Original List Price of \$2,295,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: None, See Remarks
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 2.2
- \$96000 Gross Scheduled Income
- \$50160 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02168226
- 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			\$2,500		\$3,400
2:		1	1			\$1,833		\$2,795
3:		1	1			\$1,833		\$2,795
4:		1	1			\$1,833		\$2,795

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 4
- Drapes:
- Patio: 1
- Ranges: 4
- Refrigerator: 4
- Wall AC:

- Disposal:

Additional Information

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4480820800

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Closed •

List / Sold:

\$5,998,000/\$5,930,000 ↓

46 days on the market

Listing ID: 240012105SD

3874 80 Riviera • San Diego 92109

6 units • \$999,667/unit • sqft • 8,187 sqft lot • No \$/Sqft data •
Built in 1970

Use GPS CrossStreet: La Playa



REFRESHED AND IMPROVED! Incredible once-in-a-lifetime opportunity to acquire a six-unit trophy property directly on the sand in Sail Bay. \$347,857 gross in 2023! Projected gross profit over 500k! The property exudes the pride of ownership, meticulously maintained over the last 18 years. The main unit boasts water views from every main living area, tons of natural light, 4 bedrooms and 2.5 bathrooms. Plenty of entertainment space with multiple balconies, patio, grass space, 3 living rooms/ family rooms and direct sand access to enjoy water activities. This one-of-a-kind property also includes (1) 2 bed/2.5 bath and (4) 1 bed/1 bath units, currently rented below market value rents. There is potential to increase the NOI by bringing all rents to market rates. The main 4 bed/2.5 bath unit is an extremely successful vacation rental, continuously booked year-round. Additional income from the laundry machines on the property. Each unit is individually metered for electricity, with a new roof installed in 2021. This property has been self-managed for the last 18 years by the current owners, ensuring exceptional care. This rare offering presents a unique opportunity to add a highly sought-after asset to your commercial real estate portfolio. Don't miss out on this chance to acquire a well-maintained property in a prime location.

Facts & Features

- Sold On 09/24/2024
- Original List Price of \$5,998,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air, Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 2.73
- \$352416 Gross Scheduled Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01958651
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		4	3			\$17,788		
2:		2	3			\$4,195		
3:		1	1			\$2,190		
4:		1	1			\$2,190		

Of Units With:

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

- Drapes:
- Patio: 2
- Ranges: 6
- Refrigerator: 6
- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.500%

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4234100700

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