

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	240019658SD	S	894 Riverlawn Ave	CHU	91911		2	\$31,200	2	\$850,000			1952	6,336/0.1455			09/30/24	7/7
2	240017940SD	S	1510 Hacienda Dr	ELC	92020		2	\$0	0	\$1,525,000			1966				10/02/24	35/35
3	240017285SD	S	3678 Richmond St	SD	92103		2	\$0	0	\$850,888			2012	3,527/0.081			09/30/24	19/19
4	240013204SD	S	1830 32 Fort Stockton Dr	SD	92103		2	\$4,675	2	\$1,524,000			2015	5,066/0.1163			09/30/24	27/27
5	240016953SD	S	3518 Ray St	SD	92104		2	\$0	0	\$1,640,000			2024	5,125/0.1177			10/03/24	49/49
6	240018908SD	S	1936 Oliver Ave	SD	92109		2	\$156,000	1	\$2,474,995			1950	9,048/0.2077			09/30/24	26/26
7	240018280SD	S	1676 Moorland Drive	SD	92109		2	\$30,600	0	\$2,800,000			1952	5,765/0.1323			10/02/24	8/8
8	240017669SD	S	3702 04 Beta St	SD	92113		2	\$0	0	\$840,000			1957				09/30/24	46/46
9	240021133SD	S	4721 23 Felton St	SD	92116		2	\$60,600	0	\$990,000			2003	6,726/0.1544	N		10/03/24	7/7
10	240019682SD	S	6197 99 Horton Dr	LMSA	91942		3	\$82,800	4	\$1,425,000			1953	7,320/0.168			10/03/24	10/10
11	NDP2407588	S	2636 Sycamore DR	OCE	92056	STD	3	\$8,800	6	\$1,329,000	\$536.75	2476	1987/ASR	9,583/0.22	Y	2	10/04/24	16/16
12	240020562SD	S	2575 79 Myrtle Avenue	SD	92104		3	\$0	0	\$1,750,000			1926	3,594/0.0825			09/30/24	5/5
13	240020482SD	S	4376 4380 41St Street	SD	92105		3	\$45,000	0	\$1,200,000			1925		N		09/30/24	11/11
14	240013877SD	S	875 Missouri St	SD	92109		3	\$200,000	6	\$2,640,000			1955	6,250/0.1435	N		09/30/24	85/85
15	240011241SD	S	1663 65 Elm Avenue	SD	92154		3	\$82,380	3	\$1,350,000			2016	9,303/0.2136			09/30/24	84/84
16	240014971SD	S	2045 Garnet Ave	SD	92109		4	\$95,388	4	\$1,725,000			1980	3,232/0.0742			10/02/24	29/29

Closed •

List / Sold: **\$850,000/\$850,000**

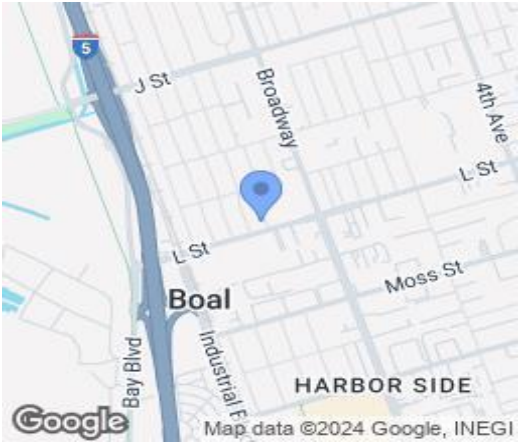
894 Riverlawn Ave • Chula Vista 91911

7 days on the market

**2 units • \$425,000/unit • sqft • 6,336 sqft lot • No \$/Sqft data •
Built in 1952**

Listing ID: 240019658SD

CrossStreet: L Street and Riverlawn Ave.



Beautifully maintained and upgraded 2 unit property! Each unit has 2 bedrooms and 1 bath. Newer paint and roof! Newer Vinyl Plank flooring. Upgraded Dual pane windows. Each unit has it's own private backyard and each have a 1 car garage with laundry hook-ups. One unit has a remodeled kitchen with upgraded cabinets and granite counters! Convenient location near shopping, freeway access and the new Bayfront redevelopment project. The projected financial amounts are only an estimate of how a property might perform. Interested parties need to verify all figures and substitute numbers as they feel may be appropriate. Always consult with a tax professional regarding such information as stated herein.

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$850,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 2.1
- \$31200 Gross Scheduled Income
- \$18083 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02185597
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1		\$1,300		\$1,900
2:		2	1	1		\$1,300		\$1,900
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 91911 - Chula Vista area
- San Diego County
- Parcel # 5713011800

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: 240019658SD

Printed: 10/06/2024 8:37:36 AM

Closed •

List / Sold:

1510 Hacienda Dr • El Cajon 92020

2 units • \$797,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1966

CrossStreet: Swallow Dr.

\$1,594,000/\$1,525,000 ↓

35 days on the market

Listing ID: 240017940SD



Variance Granted 2-4 Units. Picture perfect Fletcher Hills property features a beautiful turn-key main house and BRAND NEW 1 BD/ 1BA ADU/Guest House with its own address (1514 Hacienda Dr.), utilities and access - making it a wonderful multi-family option as well as an investment dream with a revenue-generating ADU! The immaculate main house offers 4 BD, 2 BA, home office, large gourmet eat-in kitchen, walk-in pantry, and a game room that opens directly to the backyard via all glass doors to maximize the stunning westerly views across the canyon. NO HOA and in the Fletcher Hills Elementary and Grossmont High School district. From its appealing, low-maintenance curb appeal and designer interior details to the expansive turf backyard and sunset views, this swoon-worthy home and ADU/guest house are a must see!

Facts & Features

- Sold On 10/02/2024
- Original List Price of \$1,594,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Combination, Electric, Forced Air, Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

- Appliances: Electric Water Heater, Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01868292
- 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	2			\$0		\$5,000
2:		1	1			\$0		\$2,500
3:			0					
4:			0					

Of Units With:

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

- Carpet:
- Dishwasher: 2
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- 92020 - El Cajon area
- San Diego County
- Parcel # 3863900300

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 240017940SD

Printed: 10/06/2024 8:37:37 AM

Closed •

List / Sold: **\$849,950/\$850,888** ↑

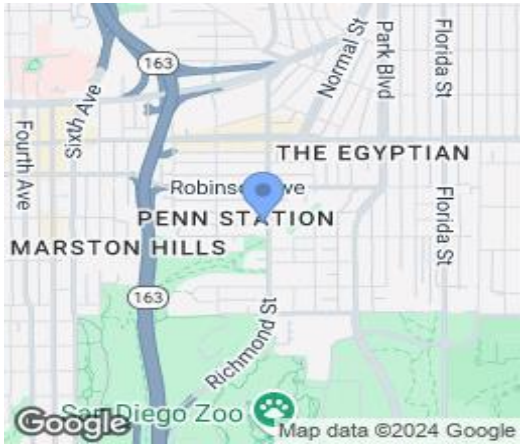
3678 Richmond St • San Diego 92103

19 days on the market

2 units • \$424,975/unit • sqft • 3,527 sqft lot • No \$/Sqft data • Built in 2012

Listing ID: 240017285SD

CrossStreet: Pennsylvania Ave



Development Opportunity! Perfect for investors. Rehab and increase rents in remodeled units or build brand new. Located in the most desirable part of the coveted Marston Hills neighborhood, this residence boasts easy access to local amenities, shops, restaurants, and entertainment options. Don't miss this opportunity!

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$849,950
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: See Remarks
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01008773
- 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

- 92103 - Mission Hills area

- San Diego County
- Parcel # 4521621500

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:

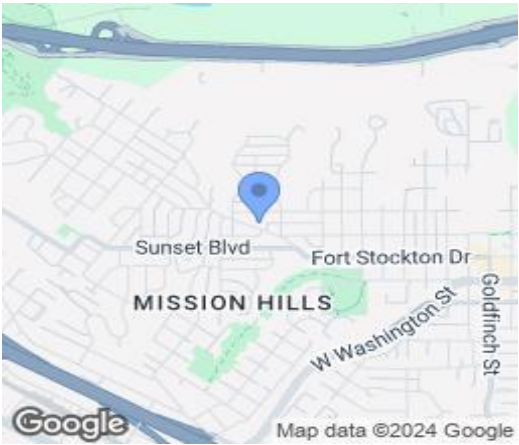
1830 32 Fort Stockton Dr • San Diego 92103
2 units • \$747,500/unit • sqft • 5,066 sqft lot • No \$/Sqft data •
Built in 2015

CrossStreet: Hermosa Way

\$1,495,000/\$1,524,000 ↓

27 days on the market

Listing ID: 240013204SD



PRICE REDUCTION! Transform this Duplex into a vision of charming elegance in sought after Mission Hills! This property holds immense potential for the savvy investor or ambitious homeowner looking to make their mark in this prestigious neighborhood. The property is surrounded by historical beauty and charm! Explore the nearby cafes, boutiques, scenic parks that are all within walking distance of this promising investment property. Unleash your creativity and imagination on this gem of a duplex!

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$1,845,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: See Remarks
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 2.3
- \$4675 Gross Scheduled Income
- \$43000 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- 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	1		\$2,675		
2:		2	1	1		\$2,000		
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- Buyer Agency Compensation: %

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4434312100

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State License #: 01019397

Cell Phone: 714-742-3700

Citivest Realty Services, Inc

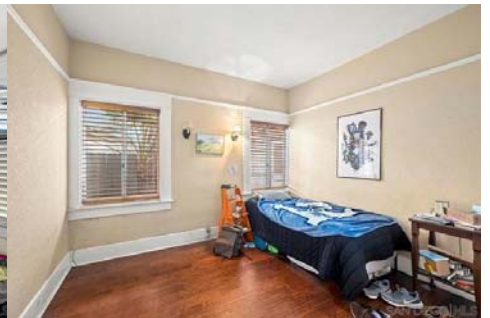
State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

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Closed •

List / Sold:

3518 Ray St • San Diego 92104

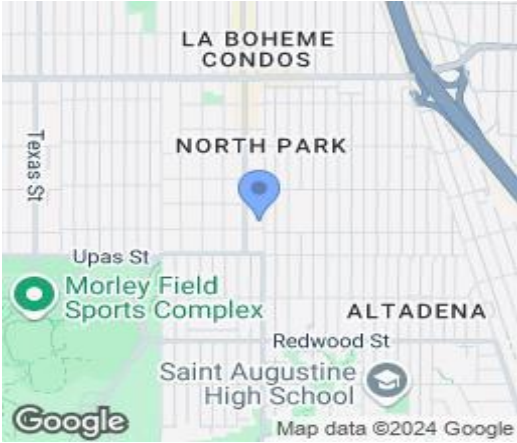
2 units • \$797,500/unit • sqft • 5,125 sqft lot • No \$/Sqft data •
Built in 2024

CrossStreet: Myrtle Ave

\$1,595,000/\$1,640,000 ↓

49 days on the market

Listing ID: 240016953SD



Variance granted 2-4 Units. \$100k price improvement! Seller is motivated to sell the property! ADU leased at \$3,000/mo - lease through August 2025. See 3D walkthrough for layout and floorplan. Discover the perfect blend of modern luxury and classic charm in this fully remodeled Craftsman home and newly constructed, detached 1 Bed ADU, ideally located in the heart of North Park. Rent it out, live in it and rent out the house, or keep it for family or guests visiting from out of town - the ADU layout with its separate entrance and private, fenced backyard provides the future owner with optimal versatility. Boasting top of the line finishes and meticulous attention to detail, this residence offers convenience and style at every turn. Step onto the cute front porch before entering the 1,422 SF main home, which features 3 beds, 2 baths, and a spacious laundry room. The open-concept living area flows seamlessly into the gourmet kitchen, complete with top-of-the-line Cafe appliances. A highlight of this property is the newly constructed, detached 579 SF 1 BD, 1 BA ADU. A few of the unique features of the ADU include 9' ceilings, 8' doors, 6 owned solar panels, kitchen cabinets extending to ceiling, laundry closet, and walk-in closet with built-in custom drawers, shelving and poles. Outside, a comprehensive landscape update was just completed, which includes a deck off the kitchen and master suite as well as multiple patios and grass areas for outdoor entertaining or relaxation. Room in the driveway to park 3 cars.

Facts & Features

- Sold On 10/03/2024
- Original List Price of \$1,825,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Electric, Forced Air
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

- Appliances: Electric Water Heater, Gas Water Heater

Exterior

- Lot Features: Sprinklers Drip System

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:		3	2			\$0		\$6,000

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

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric:• Gas Meters:• Water Meters:• Carpet:• Dishwasher: 2• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio: 2• Ranges: 2• Refrigerator: 2• Wall AC: |
|--|---|

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4534130900

Michael Lembeck

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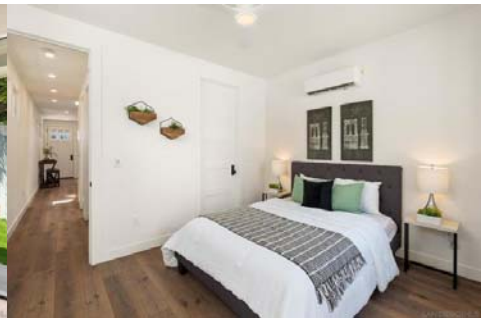
Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 240016953SD

Printed: 10/06/2024 8:37:39 AM

Closed •

List / Sold:

\$2,499,995/\$2,474,995 ↓

26 days on the market

1936 Oliver Ave • San Diego 92109

2 units • \$1,249,998/unit • sqft • 9,048 sqft lot • No \$/Sqft data •
Built in 1950

Listing ID: 240018908SD

From Grand Ave, cross streets are Lamont St and Morrell St on Oliver Ave. CrossStreet: Lamont



Location! Location! Location! Move in ready. TWO remodeled homes on 1 Large Lot. Beach Lifestyle with Rental Income including Limitless development opportunity in the desirable Crown Point area just 2.5 blocks to Mission Bay. Quiet, private and walkable to most attractions in Pacific Beach/Mission Bay. Only the Second owner, original lot that has never been split up: approx. 9,000 sqft. Both homes are newly remodeled. Main house: Craftsman 3 bd 2 bath. Rare Solid Adobe brick-only a handful of houses in San Diego. Newer everything including roof, AC/Heat, bathrooms, luxury vinyl floors, stainless appliances (w/d), and a high end kitchen w/ custom Exotic Brazilian granite and oversized island. Second House: Beach Bungalow used as 2 bd 1 bath (1bd+office). Both homes fully fenced w/ large yards and separated by a full fence with private driveways w/ dedicated entrances. Front house also has a fenced large front yard. Chance to live, and earn immediate rental income with spare house. Both homes are currently 5 Star reviewed on Airbnb & VRBO. Crown Point is eligible for new owner short term rental licenses. As of 8/10/24, 721 Tier 3 licenses remain (if both properties are rented) and Unlimited Tier 2 (if one house is owner occupied). Front house sleeps 12-14 guests and back house sleeps 6 guests. Buyer can choose to keep both or one properties as short term rentals, or has an option to have Seller cancel short term rentals upon close of escrow. This property is a rare gem with a potential to be an outstanding cash cow and land development. Sold with ALL furniture!

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$2,499,995
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0.57
- \$156000 Gross Scheduled Income

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:		3	2	0		\$6,500		
2:		2	1	0		\$5,000		
3:			0					

4: 0

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4242511800

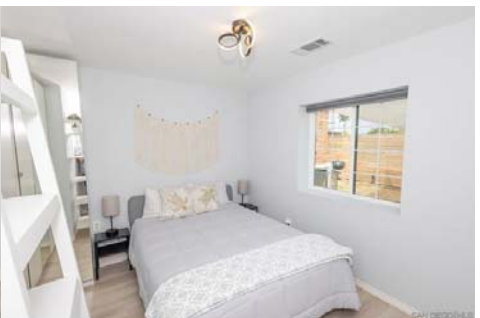
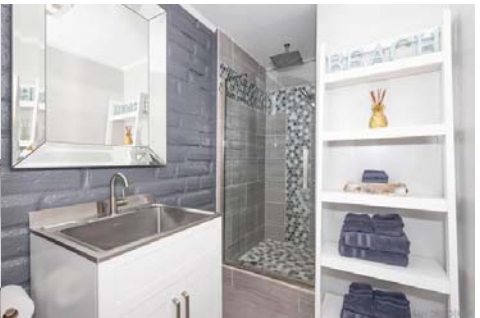
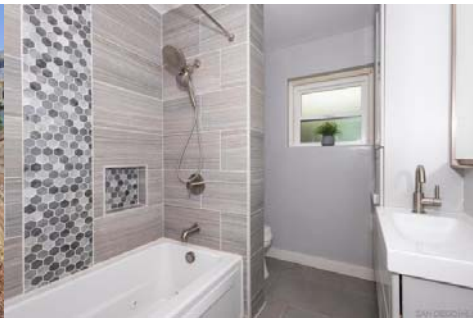
Michael Lembeck

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 240018908SD

Printed: 10/06/2024 8:37:40 AM

Closed •

List / Sold:

1676 Moorland Drive • San Diego 92109

2 units • \$1,375,000/unit • sqft • 5,765 sqft lot • No \$/Sqft data •
Built in 1952

CrossStreet: Ingraham

\$2,750,000/\$2,800,000 ↑

8 days on the market

Listing ID: 240018280SD



Bay View Duplex in Crown Point, Pacific Beach Discover a rare gem just a block from the bay in the coveted Crown Point area of Pacific Beach. This charming 2-story duplex offers stunning views over Mission Bay from both units, blending convenience and scenic beauty. Downstairs Unit: 4 bedrooms, 2 bathrooms, approximately 1,930 sq ft with gated parking with space for up to 4 cars Upstairs Unit: 3 bedrooms, 3 bathrooms, approximately 1,930 sq. ft. Upstairs Unit: Enjoy the convenience of an attached 2-car garage gated parking with space for up to 4 cars. Large Courtyard: Ideal for potential ADU development or additional outdoor space. The property has been lovingly maintained by the current owner for over 34 years. Home was renovated in 1995. The long-term tenant in the downstairs unit, who has been in residence for over 15 years, contributes to the lower rent, with a 60-day notice already provided. Don't miss this opportunity to own a well-cared-for property in a prime location, offering both immediate rental income and long-term potential. Paid off Solar for both units.

Facts & Features

- Sold On 10/02/2024
- Original List Price of \$2,750,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$30600 Gross Scheduled Income

Interior

- Appliances: Solar Hot Water

Exterior

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:		3	3	2		\$0		\$7,000
2:		4	2	0		\$2,550		\$7,000
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Drapes:

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

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4245522800

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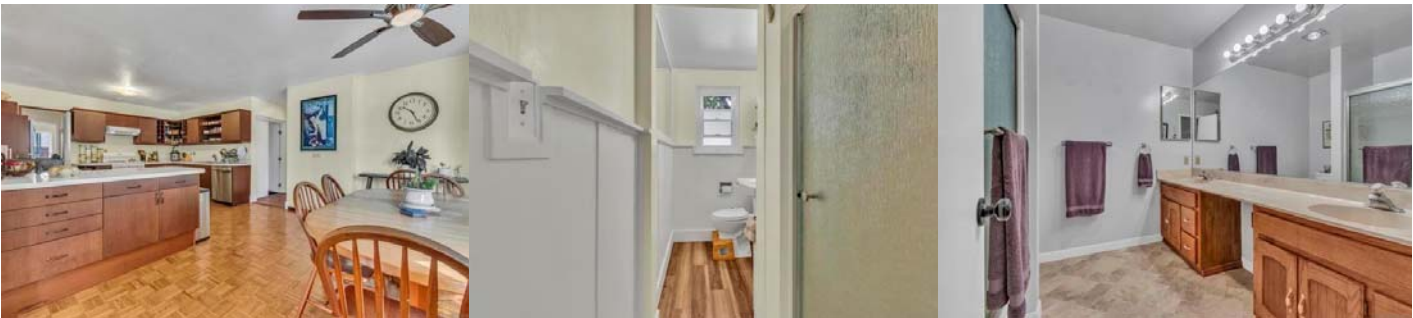
Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 240018280SD

Printed: 10/06/2024 8:37:42 AM

Closed •

List / Sold: **\$849,950/\$840,000** ↓

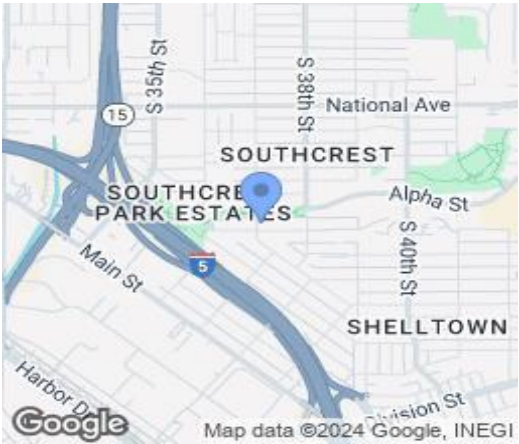
3702 04 Beta St • San Diego 92113

46 days on the market

2 units • \$424,975/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1957

Listing ID: 240017669SD

CrossStreet: S 37th St



Prime Investment Opportunity! Discover the perfect blend of comfort and investment potential with this beautifully renovated duplex. Ideal for homeowners seeking additional rental income or investors looking for a promising asset. Both units have been meticulously updated with new roof, new windows, new bathrooms, new kitchens, new flooring, and new paint inside and out. Additional features include a large parking area with convenient alley access and low-maintenance yards – perfect for hassle-free upkeep. With the property now ready for owners, this is an exceptional opportunity to secure a move-in-ready, income-generating property. Near Naval Base and Southcrest trails & park. Don’t miss out on this chance to invest in a property that combines modern upgrades with substantial rental potential. Schedule your viewing today!

Facts & Features

- Sold On 09/30/2024
 - Original List Price of \$949,950
 - 1 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: 00616212
 - 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		\$2,800
2:		3	1			\$0		\$3,400
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92113 - Logan Heights area
- San Diego County
- Parcel # 5504402200

Michael Lembeck

State License #: 01019397
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Closed •

List / Sold: **\$922,000/\$990,000** ↑

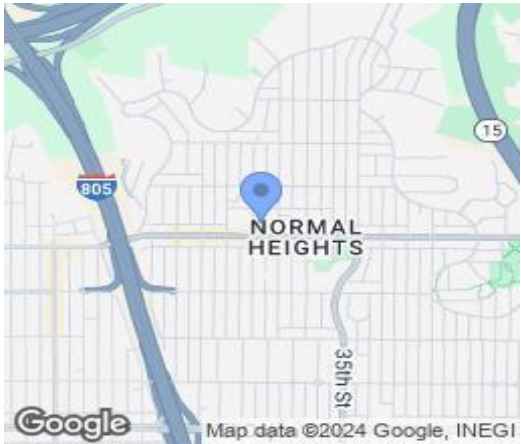
4721 23 Felton St • San Diego 92116

7 days on the market

2 units • \$461,000/unit • sqft • 6,726 sqft lot • No \$/Sqft data •
Built in 2003

Listing ID: 240021133SD

From Adams Ave head north on Felton. Right by the Normal Heights sign. CrossStreet: Adams Ave



Perfect location in Normal Heights, just north of Adams Avenue on a generous sized lot. Two homes, live in one and rent the other. Short walk to restaurants and shops. There may be enough room to park 5 or 6 cars, maybe even an RV or boat. The front house has a bay window while the back house has a private backyard.

Facts & Features

- Sold On 10/03/2024
- Original List Price of \$922,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air, Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$60600 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

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	2	0		\$0		\$2,700
2:		2	2	0		\$2,525		\$2,700
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

- 92116 - Normal Heights area
- San Diego County
- Parcel # 4394011200

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Closed •

List / Sold:

\$1,450,000/\$1,425,000 ↓

10 days on the market

Listing ID: 240019682SD

6197 99 Horton Dr • La Mesa 91942

3 units • \$483,333/unit • sqft • 7,320 sqft lot • No \$/Sqft data •
Built in 1953

CrossStreet: Severin/Gregory



We are excited to introduce this NEWLY RENOVATED DUPLEX PLUS ADU located in the sought-after Fletcher Hills neighborhood. This property stands out with its fantastic curb appeal and features fresh, modern interiors that radiate cool tones throughout. Each of the three(3) 2-bed, 1-bath units boasts laminate plank floors, stainless steel appliances including dishwashers, recessed lighting, ceiling fans, new cabinets, stone counters, and much more, creating a comfortable and stylish living environment. Additionally, there are updated heating and cooling systems, faux wood blinds, and tankless water heaters - this property offers both efficiency and convenience. The property's exterior enhances its modernized interiors, featuring a newer roof, updated stainless steel electrical panel, and a landscaped yard. Other features include two 1-car garages and an on-site laundry room, making this property not only aesthetically pleasing but also highly functional. Ideally located near parks, schools, and downtown La Mesa, these three units are a fantastic opportunity for both investors and homeowners alike. Don't miss out on this exceptional find!

Facts & Features

- Sold On 10/03/2024
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air, See Remarks
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 3.7
- \$82800 Gross Scheduled Income
- \$54003 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01481919
- 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		\$2,150		\$2,750
2:		2	1	1		\$2,400		\$2,750
3:		2	1	1		\$2,350		\$2,750
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 3
- Disposal:

- Drapes:
- Patio: 0
- Ranges: 3
- Refrigerator: 0
- Wall AC:

Additional Information

- 91942 - La Mesa area
- San Diego County
- Parcel # 4863920100

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CUSTOMER FULL: Residential Income LISTING ID: 240019682SD

Printed: 10/06/2024 8:37:43 AM

Closed •

List / Sold:

\$1,329,000/\$1,329,000

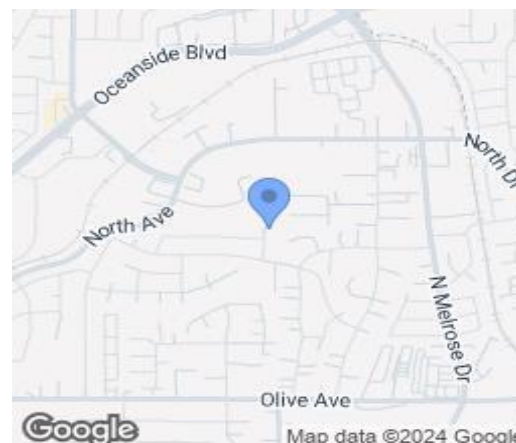
16 days on the market

Listing ID: NDP2407588

2636 Sycamore Dr • Oceanside 92056

**3 units • \$443,000/unit • 2,476 sqft • .22 acre(s) lot • \$536.75/sqft •
Built in 1987**

Emerald to North



Rare opportunity to own a gorgeous turn-key 3 bedroom 2 bath pool home with 2 spectacular ADUs. So many opportunities, with open flex space allowing the main home to be a three bedroom or a four bedroom 1,977 home with two primary suites or enjoy passive income of \$4500 by renting out both permitted secondary units. This unique solar-powered property in coastal Oceanside is located at the end of the street with ample parking, mature trees, gated RV parking and privacy with open space to the side. Main home features remodeled kitchen and baths, newer flooring, family room with brand new plaster fireplace, beautiful hardwood panel wall and ductless heating/cooling. Newer windows throughout, A/C and cathedral ceilings. The pool house ADU is a modern masterpiece with black trim fiberglass windows, wood siding, polished concrete details and open concept living. The ADU above the garage is highly insulated, bright and well-appointed. The kitchen features an island, quartzite counters, new appliances and plenty of counter space. Must see to appreciate.

Facts & Features

- Sold On 10/04/2024
- Original List Price of \$1,329,000
- 1 Buildings
- 5 Total parking spaces
- Heating: Central
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- Cap Rate: 6
- \$8800 Gross Scheduled Income
- \$102600 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,000
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale
- 92056 - Oceanside area
- San Diego County
- Parcel # 1635300700

Michael Lembeck

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Cell Phone: 714-742-3700

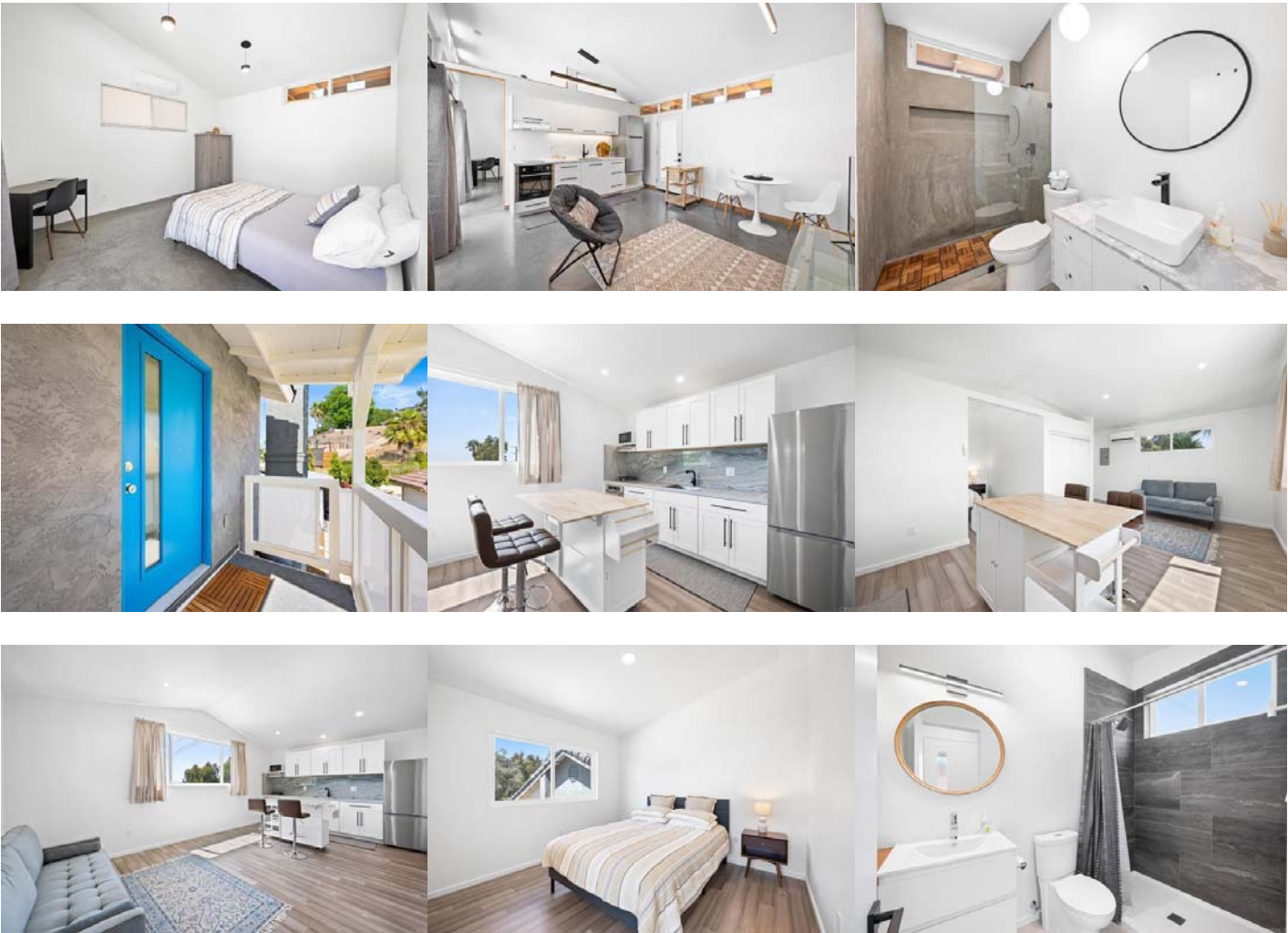
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Closed •

List / Sold:

2575 79 Myrtle Avenue • San Diego 92104

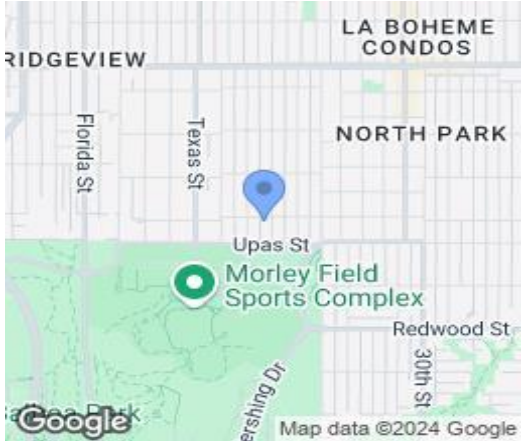
3 units • \$566,333/unit • sqft • 3,594 sqft lot • No \$/Sqft data •
Built in 1926

GPS CrossStreet: Villa Terrace

\$1,699,000/\$1,750,000 ↑

5 days on the market

Listing ID: 240020562SD



INCREDIBLE OPPORTUNITY TO OWN THE MOST DESIRABLE INVESTMENT PROPERTY IN THE HIGHLY COVETED MORLEY FIELD AREA! Just steps away from Morley Field, Balboa Park and the vibrant North Park scene. This beautiful tri-plex is perfect for an investor, a 1031 exchange, or to purchase and live in 1 unit and rent the other 2 out. All 3 units are @ 700 sq. ft., 2 bedrooms, 1 bath units with indoor laundry and 3 individual small garages. This tri-plex is a true money maker and too adorable for words. The seller has invested well over \$300,000 in the last couple of years on remodeling and infrastructure improvements. 2 of the units have been completely remodeled and updated including interior paint, remodeled kitchens, new appliances, refrigerators, and remodeled bathrooms. The plumbing and electrical has been updated as well. Exterior upgrades and infrastructure improvements include: complete exterior paint, new retaining wall, french drains, sump pump, back patio decking, plumbing, lateral sewer line hydro-jetted and vinyl lining. Enjoy the convenience of this low maintenance yard. The location, the attention to detail and the incredible value makes this a perfect investment opportunity! Some photos feature virtual staging.

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$1,699,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Combination, Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

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

Of Units With:

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

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4533821700

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Closed •

List / Sold:

4376 4380 41St Street • San Diego 92105

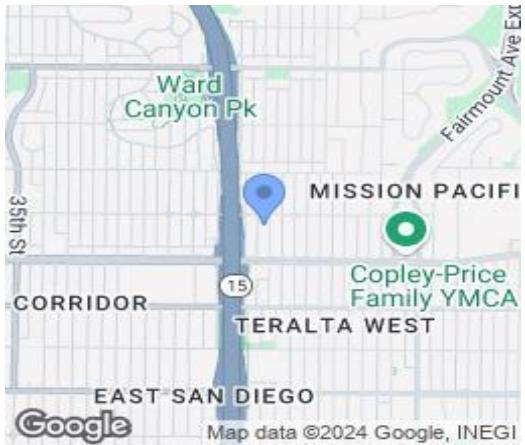
3 units • \$399,667/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1925

CrossStreet: Meade Ave

\$1,199,000/\$1,200,000 ↑

11 days on the market

Listing ID: 240020482SD



Just renovated 3 unit complex is situated in the southern part of Kensington, just below 92116. This area is known for its desirable residential neighborhood and convenient access to nearby amenities. Units just a half a block north selling at a much higher price due to the zip code. This property presents a great opportunity for both rental income and potential for future appreciation. It is attractive option for investors looking to generate rental income or for owner-occupiers interested in offsetting their expenses through rental units. All units look good as we just finished renovations and upgrades. These units offer off street parking with a large carport and three storage units that we rent out at \$100 each to tenants. See supplement for more info. Year built is estimated at 1925- no info on tax roll. Seller will not provide termite report/clearance. Buyer to accept with existing tenants but seller will serve notice to vacate if requested by buyer after contingencies are removed if their leases have expired.

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$1,199,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$45000 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

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:		0	1			\$1,600		\$1,850
2:		2	1			\$2,150		\$2,600
3:		2	1			\$0		\$2,400
4:			0					

Of Units With:

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

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

- Ranges: 3
- Refrigerator: 1
- Wall AC:

Additional Information

- 92105 - East San Diego area
- San Diego County
- Parcel # 4547322400

Michael Lembeck

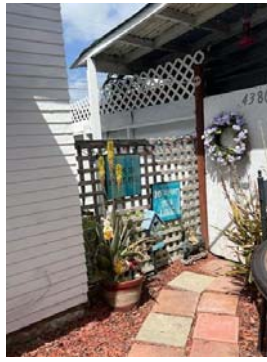
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CUSTOMER FULL: Residential Income LISTING ID: 240020482SD

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Closed •

List / Sold:

\$2,700,000/\$2,640,000 ↓

875 Missouri St • San Diego 92109

85 days on the market

3 units • \$900,000/unit • sqft • 6,250 sqft lot • No \$/Sqft data •
Built in 1955

Listing ID: 240013877SD

CrossStreet: Bayard st.



REDUCED TO SELL! 2 BLOCKS FROM OCEAN PRIME LOCATION!These 3 beautiful units And additional Detached Studio,potential AD, on large corner lot features 2 buildings:One structure Completely remodeled Detached 3 bedroom with it's own yard,2 full baths,Refinished hardwood floors throughout and huge MBR with a sitting room,laundry room,New appliances and tankless water heater And Driveway The second building consists of two 1 bedroom units,All with it's own private yards.Furniture can be purchased. All AIRBNB Corner lot House 3 bedrooms and 2 full baths with a fire place in the Primary bedroom and a sitting area also opens to the yard and a private Driveway parking..It was just remodeled. The other 2 units ,One bedroom/One bath Each Situated on Bayard Street with it's own entrance and each has a big private yard.

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$2,970,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 6
- \$200000 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01352376
- 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		\$10,000		
2:		1	1	0		\$5,000		
3:		1	1	0		\$5,000		
4:			0					

Of Units With:

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

- Dishwasher: 3
- Disposal:

- Wall AC:

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4155320900

Michael Lembeck

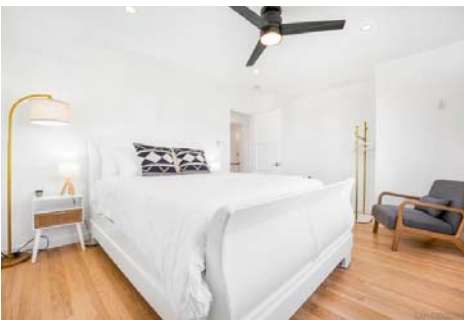
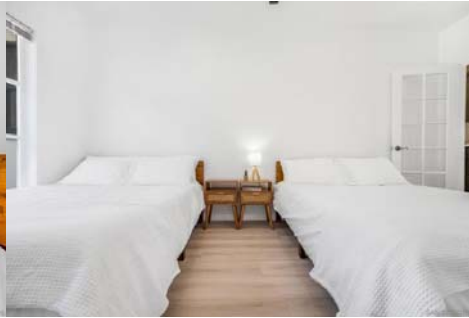
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Cell Phone: 714-742-3700

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State License #: 01875823
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Newport Beach, 92660

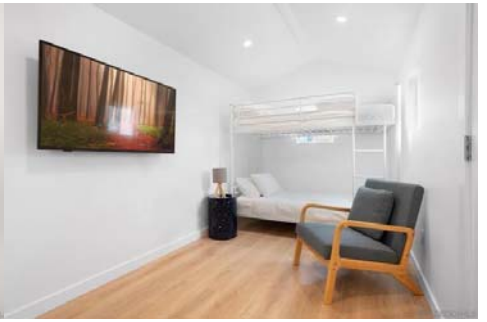
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CUSTOMER FULL: Residential Income LISTING ID: 240013877SD

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Closed •

List / Sold:

\$1,495,000/\$1,350,000 ↓

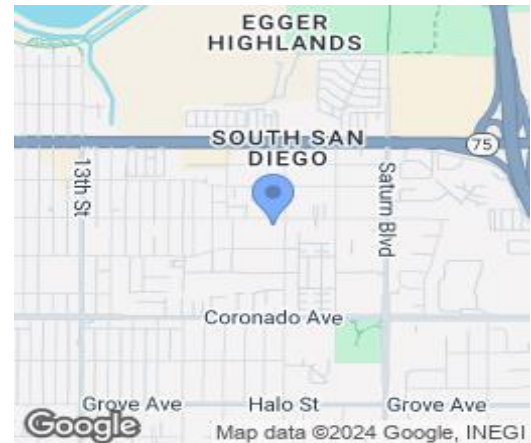
84 days on the market

Listing ID: 240011241SD

1663 65 Elm Avenue • San Diego 92154

3 units • \$498,333/unit • sqft • 9,303 sqft lot • No \$/Sqft data •
Built in 2016

CrossStreet: Thermal Ave



Situated on a 9,303 SF lot, this well-located triplex is comprised of two newly constructed 3BD/2BA and a renovated 2BD/1BA with a new roof. Additionally, all units have ample parking, a laundry room & hook-ups, and a private yard, and are separately metered for all utilities. Highlights: ? (2) 3BD/2BD Units & (1) 2BD/1BA Two new construction units (2016 & 2019) and one renovated unit (1941) Laundry room & hook-ups Private yards Separately metered units Walking distance to schools, the Palm Ave. Corridor & local parks Close proximity to the Imperial Beach Pier & Naval Outlying Landing Field

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$1,495,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 3.43
- \$82380 Gross Scheduled Income
- \$51292 Net Operating Income

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01350268
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2			\$2,950		\$3,550
2:		3	2			\$1,915		\$3,150
3:		2	1			\$2,000		\$2,250
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- Buyer Agency Compensation: 2.250%
- 92154 - Otay Mesa area
- San Diego County
- Parcel # 6271820900

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CUSTOMER FULL: Residential Income LISTING ID: 240011241SD

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Closed •

List / Sold:

2045 Garnet Ave • San Diego 92109

4 units • \$418,750/unit • sqft • 3,232 sqft lot • No \$/Sqft data •
Built in 1980

CrossStreet: Noyes/Morrell

\$1,675,000/\$1,725,000 ↑

29 days on the market

Listing ID: 240014971SD



This unique 4 unit property encompasses a great mix of (2) 2-bedroom/1-bathroom units, (1) 1-bedroom/1-bathroom unit, and (1) studio unit. Its prime location ensures high desirability, being just a short walk away from restaurants, coffee shops, Trader Joe's, and the bay. Quick freeway access, also enhances its appeal to potential renters. Gross income of \$95,388 and a net operating income (NOI) of \$72,672. Currently operating at a strong 4.4% cap rate. For those looking to expand their portfolio even further, the 2 adjacent buildings are also available - 2037 & 2041 Garnet.

Facts & Features

- Sold On 10/02/2024
- Original List Price of \$1,635,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 4.4
- \$95388 Gross Scheduled Income
- \$72672 Net Operating Income

Interior

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:		0	1			\$1,380		\$1,853
2:		2	1			\$2,320		\$2,500
3:		1	1			\$1,801		\$1,980
4:		2	1			\$2,448		\$2,911

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 4
- Disposal:
- Drapes:
- Patio: 3
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4240510800

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823

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