

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	240008580SD	S	8927 35 Lamar St.	SPV	91977		2	\$0	0	\$645,000			1965		N		09/10/24	24/24
2	NDP2406440	S	2018 20 Coast Blvd	DEM	92014	TRUS	2	\$0	0	\$4,475,000	\$1,955.86	2288	1970	5,375/0.1234	N	0	09/12/24	18/18
3	240019442SD	S	425 S Ditmar St	OCE	92054		2	\$0	0	\$1,520,000			1949	4,731/0.1086			09/09/24	6/6
4	PTP2404489	S	9400 Galston DR	SAN	92071	STD	2	\$0	0	\$950,000	\$659.26	1441	1960/ASR	9,800/0.225	Y	1	09/12/24	11/11
5	240017870SD	S	1022 24 Lincoln Ave	SD	92103		2	\$0	0	\$973,000			1945	6,932/0.1591			09/13/24	7/7
6	240015982SD	S	1117 19 Bush St.	SD	92103		2	\$0	0	\$1,547,000			1952	5,340/0.1226			09/12/24	5/5
7	240019730SD	S	3583 3585 Texas	SD	92104		2	\$0	0	\$1,350,000			1928	6,850/0.1573			09/12/24	7/7
8	240017776SD	S	5064 Long Branch Ave	SD	92107		2	\$93,600	5	\$1,855,000			1998	3,568/0.0819	N		09/12/24	12/12
9	240014670SD	S	2302 04 W Jewett St	SD	92111		2	\$46,020	0	\$838,000			1950	5,565/0.1278			09/11/24	58/58
10	240018316SD	S	334 S Pardee St	SD	92113		2	\$0	0	\$776,000			1936	5,144/0.1181			09/10/24	12/12
11	240021795SD	S	3871 75 37th St	SD	92105		3	\$0	0	\$950,000			2021				09/12/24	0/
12	240016480SD	S	1076 82 Gardena Rd	ENCS	92024		4	\$140,280	3	\$2,500,000			1965				09/09/24	55/55
13	240006862SD	S	4113 Alabama St	SD	92104		4	\$0	0	\$1,750,000			1955	6,994/0.1606			09/10/24	42/42
14	219107195DA	S	4113 Alabama ST	SD	92104	STD	4			\$1,750,000	\$531.61		1955/ASR	6,996/0.1606	N	4	09/10/24	170/170
15	240015186SD	S	3401 3407 Jemez Dr	SD	92117		4	\$0	7	\$2,275,000			1954	7,462/0.1713	N		09/10/24	26/26
16	NDP2406350	S	409 , 417- 4th Street	ENCS	92024	TRUS	10	\$459,600	4	\$7,500,000	\$670.00	11194	1972	14,375/0.33	N	8	09/10/24	43/43

Closed •

List / Sold: **\$645,000/\$645,000**

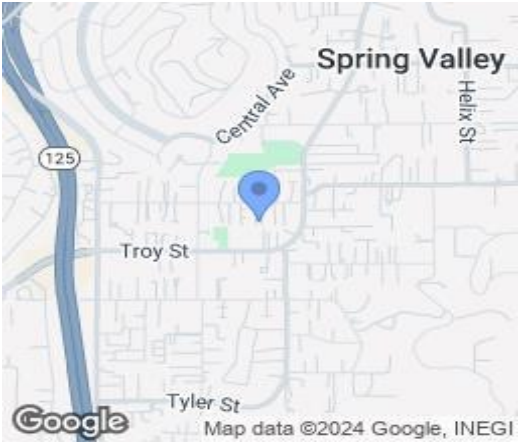
8927 35 Lamar St. • Spring Valley 91977

24 days on the market

2 units • **\$322,500/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1965

Listing ID: 240008580SD

Off the 94 Fwy ,Spring st to Bancroft to Lamar . CrossStreet: Bancroft



2 Units on one Parcel. Investors opportunity. Units will need work. Buyer could not perform.

Facts & Features

- Sold On 09/10/2024
- Original List Price of \$645,000
- 1 Buildings
- Levels: One
- 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: 01517238
- 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:			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

- Buyer Agency Compensation: 2.000%
- 91977 - Spring Valley area
- San Diego County

• Parcel # 5032736000

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: 240008580SD

Printed: 09/15/2024 9:28:49 AM

Closed • Duplex

List / Sold:

\$4,475,000/\$4,475,000

2018 20 Coast Blvd • Del Mar 92014

18 days on the market

2 units • \$2,237,500/unit • 2,288 sqft • 5,375 sqft lot • \$1955.86/sqft •
Built in 1970

Listing ID: NDP2406440

W on Via De La Valle, S on Camino Del Mar, S on Coast Blvd



This exceptional property is situated just one block from the beach in the prestigious Beach Colony of Del Mar.

Facts & Features

- Sold On 09/12/2024
- Original List Price of \$4,475,000
- 1 Buildings
- 6 Total parking spaces
- 4 Total carport spaces
- \$0 (Public Records)
- SellerConsiderConcessionYN: Yes
- Laundry: Inside
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped, Level with Street, Rectangular
- Sewer: Public Sewer
- Lot, Level

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01317331
- 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:	3	2	0			\$0	\$0	\$8,500
2:	1	1	0			\$0	\$0	\$4,200

Of Units With:

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

Additional Information

- Trust sale
- 92014 - Del Mar area
- San Diego County
- Parcel # 2991362200

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:** NDP2406440

Printed: 09/15/2024 9:28:50 AM

Closed •

List / Sold:

\$1,549,000/\$1,520,000 ↓

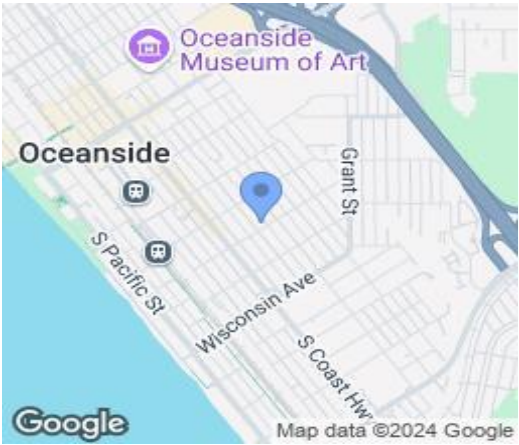
6 days on the market

425 S Ditmar St • Oceanside 92054

2 units • \$774,500/unit • sqft • 4,731 sqft lot • No \$/Sqft data •
Built in 1949

Listing ID: 240019442SD

Property has a FOR SALE sign on both sides. CrossStreet: Washington Avenue



WEST OF THE I-5 & JUST A FEW BLOCKS FROM THE BEACH, this duplex bungalow is your next best move! This property has two addresses - 425 S Ditmar is a 2 bed, 2 bath home with LR, FR, DR, and ONE-CAR GARAGE with laundry and on slab. Slate tile flooring in the primary and secondary bedrooms, adobe-style flooring throughout most home, and LVP flooring in the LR. Dual-glazed vinyl windows. Adorned with natural light, charismatic finishes and fixtures, and a layout conducive to creativity throughout, this unit is move-in ready. Other features include: SS appliances in the kitchen, spacious living spaces, gas fireplace in the LR, adobe-style interior, laundry/water heater in the one-car garage, and skylights (2) - one of which is in the secondary bathroom and one in the FR. These charming units are adorned with charisma. 616 Washington Avenue, which is an inspiring 1 bed, 1 bath 550 sqft Spanish-style cottage complete with laundry, LR, and a plethora of storage space and sits on a raised foundation. The Washington Avenue side boasts of amazing coastal breezes through the upgraded dual-glazed vinyl windows and a split unit to cool/heat the entire place. SS refrigerator and gas stove in the kitchen. The quaint and creative front yard and entertaining spaces will inspire you to rest and rejuvenate. Laundry is located to the rear of the home in a closet outside. Space for outdoor storage on the opposing side of the home behind a gate. Storage space in the shape of a shed will provide additional storage outside.

Facts & Features

- Sold On 09/09/2024
- Original List Price of \$1,549,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 0

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	0		\$2,300		
2:		2	2	1		\$3,000		
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

- 92054 - Oceanside area
- San Diego County
- Parcel # 1502010700

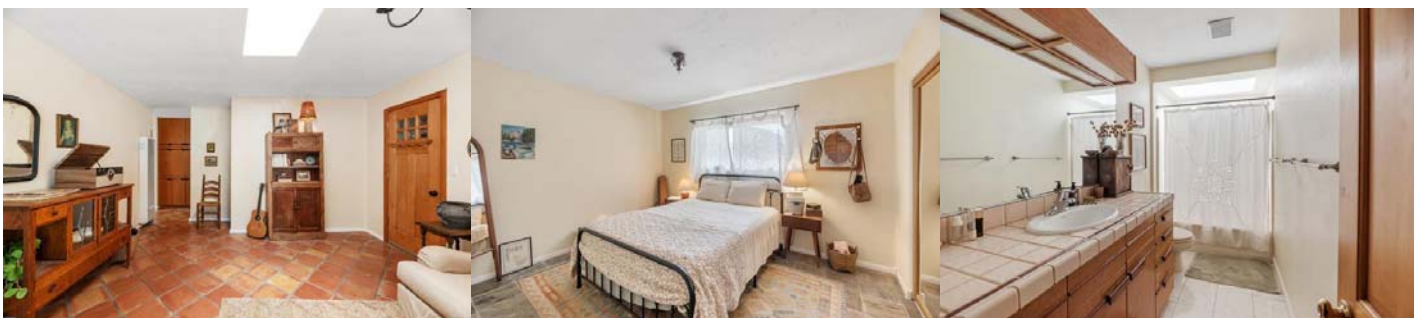
Michael Lembeck

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

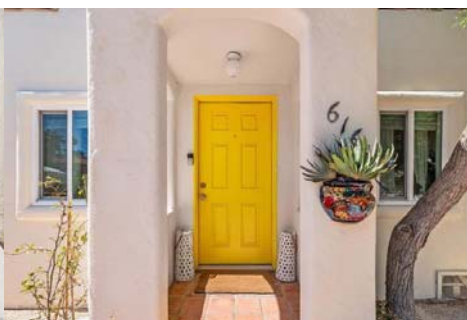
Citivest Realty Services, Inc

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

Click arrow to display photos











2 PERMITTED UNITS!! Live in one and rent the other unit. Single family home with attached 1 bedroom, 1 bath ADU and kitchen permitted with city of Santee. Many possibilities with this rare opportunity in Santee. Welcome to your dream oasis at 9400 Galston Dr in Santee, CA! Nestled in the heart of this vibrant community, this fully remodeled home with a pool and ADU offers the epitome of California living. Step into luxury as you enter the main residence, where every detail has been carefully curated for comfort and style. Gleaming laminate floors lead you through the open-concept living spaces, illuminated by natural light. The gourmet kitchen boasts quartz countertops, stainless steel appliances, and ample cabinet space, perfect for culinary enthusiasts and entertainers alike. Imagine lazy afternoons lounging by the sparkling pool. But the allure of this property doesn't end there. With the added bonus of an ADU (Accessory Dwelling Unit) with its own living room, bedroom, full bath and kitchen, there's endless potential for additional income, a home office, or multigenerational living. The flexibility of this separate living space provides versatility and convenience, enhancing the value and desirability of this already spectacular home. Beyond the confines of your property, Santee offers a wealth of amenities and attractions. Enjoy easy access to top-rated schools, shopping centers, and recreational facilities, including the nearby Mission Trails Regional Park for outdoor adventures and Santee Lakes. With its convenient location near major highways, commuting to downtown San Diego or the beach is a breeze. Don't miss your chance to experience the ultimate California lifestyle in this exceptional home.

Facts & Features

- Sold On 09/12/2024
 - Original List Price of \$929,900
 - 1 Buildings
 - 1 Total parking spaces
 - \$0 (Assessor)
 - SellerConsiderConcessionYN:
- Laundry: Individual Room, Outside
 - Cap Rate: 0
 - 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: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01878277
 - 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:		3	2	1		\$0	\$0	\$0
2:		1	1	0		\$0	\$0	\$0

Of Units With:

- Separate Electric: 1
- Drapes:

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

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%

- 92071 - Santee area
- San Diego County
- Parcel # 3804010200

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: PTP2404489

Printed: 09/15/2024 9:29:08 AM

Closed •

List / Sold: **\$1,349,000/\$973,000** ↓

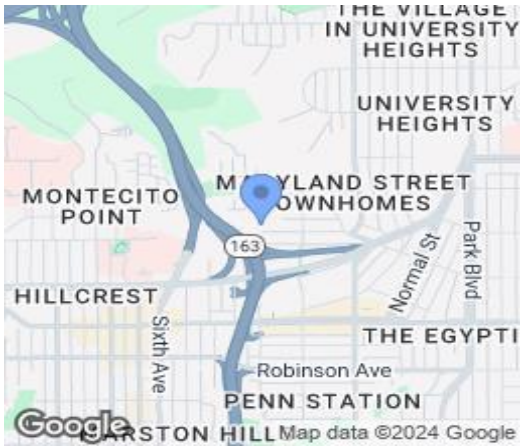
1022 24 Lincoln Ave • San Diego 92103

7 days on the market

2 units • \$674,500/unit • sqft • 6,932 sqft lot • No \$/Sqft data •
Built in 1945

Listing ID: 240017870SD

Turn off Washington onto Lincoln Ave and stay left to end of street. CrossStreet: Vermont



Discover tranquility in this charming University Heights home with serene canyon views from every window. The top floor unit exudes character with hardwood flooring, coved ceilings, built-ins, a fireplace, and a private deck perfect for savoring canyon vistas and gentle breezes. This 2BR, 1BA home features a remodeled kitchen and an additional butler's prep area, ideal for culinary enthusiasts. The downstairs unit, remodeled in 2023, offers flexibility as a guest suite or income-generating unit. Featuring one bedroom, one bathroom, a well-appointed kitchen, a workspace with canyon views, and a private deck, it provides a comfortable and versatile living space. Located just across the bridge, residents can enjoy shopping options in Hillcrest and Uptown Plaza, including Ralphs, Trader Joe's, boutique shops, and diverse dining experiences. Both units have their own washer/dryer and off street parking. Embrace the peaceful ambiance and the convenience of nearby amenities in this delightful University Heights/Hillcrest home. Sellers have invested \$100k in improvements in the past 5 years as well as major remodel in 2016 which was more than \$180K in improvements.

Facts & Features

- Sold On 09/13/2024
- Original List Price of \$1,349,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: See Remarks
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02059822
- 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		\$2,500
2:		2	1	0		\$0		\$3,650
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

- Buyer Agency Compensation: 2.500%

- 92103 - Mission Hills area
- San Diego County
- Parcel # 4443732500

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: 240017870SD

Printed: 09/15/2024 9:29:11 AM

Closed •

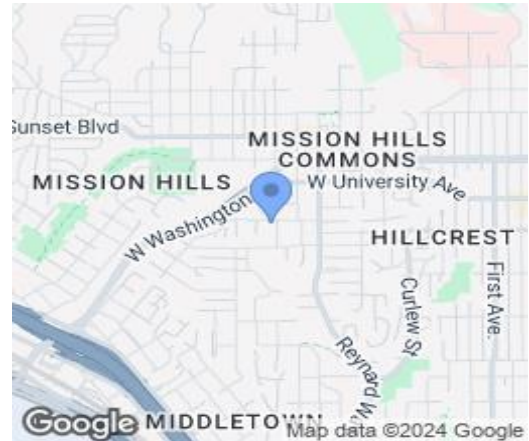
List / Sold:

\$1,590,000/\$1,547,000 ↓

5 days on the market

Listing ID: 240015982SD

1117 19 Bush St. • San Diego 92103
2 units • **\$795,000/unit** • **sqft** • **5,340 sqft lot** • **No \$/Sqft data** •
Built in 1952
GPS CrossStreet: Ibis St.



BEAUTIFUL DUPLEX IN THE HEART OF MISSION HILLS! There are endless possibilities with this single story, easy living duplex. Within walking distance of all the fun and excitement of Mission Hills including award winning restaurants, shopping, nightlife and entertainment! Just up the hill from beautiful Little Italy, downtown and San Diego Bay. This duplex sits on a large level lot with a rare full size 2 car garage with convenient laundry hook ups for each unit. The units are large and well set up with expansive bedrooms and living rooms. You'll love the private patio through the french doors that expands to outdoor living space. The large windows in these units brings in an abundance of natural light. The original hardwood floors & retro kitchens and baths give them that "Old World Charm." Great income producer! Live in one and receive income from the other. The possibilities are endless! Sits in a very family friendly neighborhood surrounded by beautiful Craftsman, Spanish and artesian style homes. First time on the market for over 60 years. This one is worth checking out! BEAUTIFUL DUPLEX IN THE HEART OF MISSION HILLS! There are endless possibilities with this single story, easy living duplex. Within walking distance of all the fun and excitement of Mission Hills including award winning restaurants, shopping, nightlife and entertainment! Just up the hill from beautiful Little Italy, downtown and San Diego Bay. This duplex sits on a large level lot with a rare full size 2 car garage with convenient laundry hook ups for each unit. The units are large and well set up with expansive bedrooms and living rooms. You'll love the private patio through the french doors that expands to outdoor living space. The large windows in these units brings in an abundance of natural light. The original hardwood floors & retro kitchens and baths give them that "Old World Charm." Great income producer! Live in one and receive income from the other. The possibilities are endless! Sits in a very family friendly neighborhood surrounded by beautiful Craftsman, Spanish and artesian style homes. First time on the market for over 60 years. This one is worth checking out!

Facts & Features

- Sold On 09/12/2024
- Original List Price of \$1,590,000
- 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: 01365478
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1		\$0		\$3,400
2:		1	1	1		\$0		\$2,600
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: 2.500%
- 92103 - Mission Hills area
- San Diego County
- Parcel # 4510501500

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos











Closed •

List / Sold:

\$1,265,000/\$1,350,000 ↑

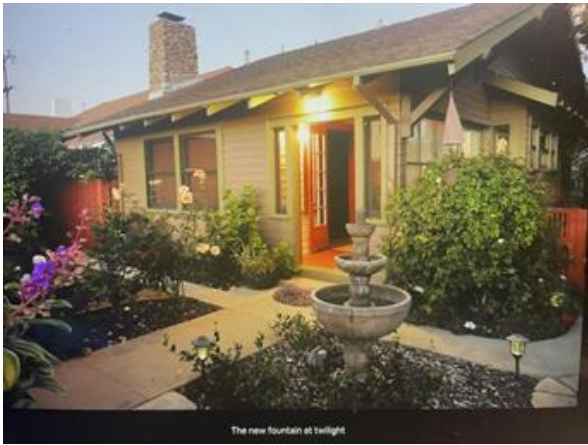
3583 3585 Texas • San Diego 92104

2 units • \$632,500/unit • sqft • 6,850 sqft lot • No \$/Sqft data •
Built in 1928

Upas St to Texas. CrossStreet: Dwight

7 days on the market

Listing ID: 240019730SD



Exceptional, charming property on large, beautifully landscaped lot located in the coveted Morley Field community of North Park. Just a short walk to Balboa Park and the Morley Field Sports Complex and Balboa Golf Course. 2 separate houses, guest quarters, 3 electric meters and a 4 CAR GARAGE with alley access. This property has been successfully operating as a short-term rental for more than 12 years. Lovely Craftsman home approx. 800 sf., and, a charming "Coronado Beach House" approx. 400 sf. NOTE: the owner has commissioned a recent SITE STUDY by an well-known architectural firm to assess the viability of converting the garages into an *additional* 2 to 4 units. Site Study available upon request. Exceptional investment opportunity with 2 charming homes on one lot, 3 electric meters and 4 garages - located just steps from Balboa Park in the coveted Morley Field community of North Park. Architectural Site Study has been completed to assess viability of converting the garages to up to 4 *additional* units. Available upon request.

Facts & Features

- Sold On 09/12/2024
- Original List Price of \$1,265,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Heat Pump
- Heating: See Remarks
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01767484
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

- 92104 - North Park area
- San Diego County
- Parcel # 4533124100

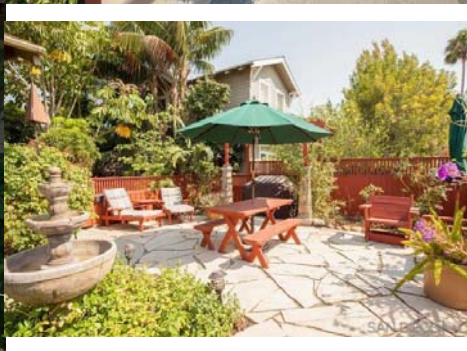
Michael Lembeck

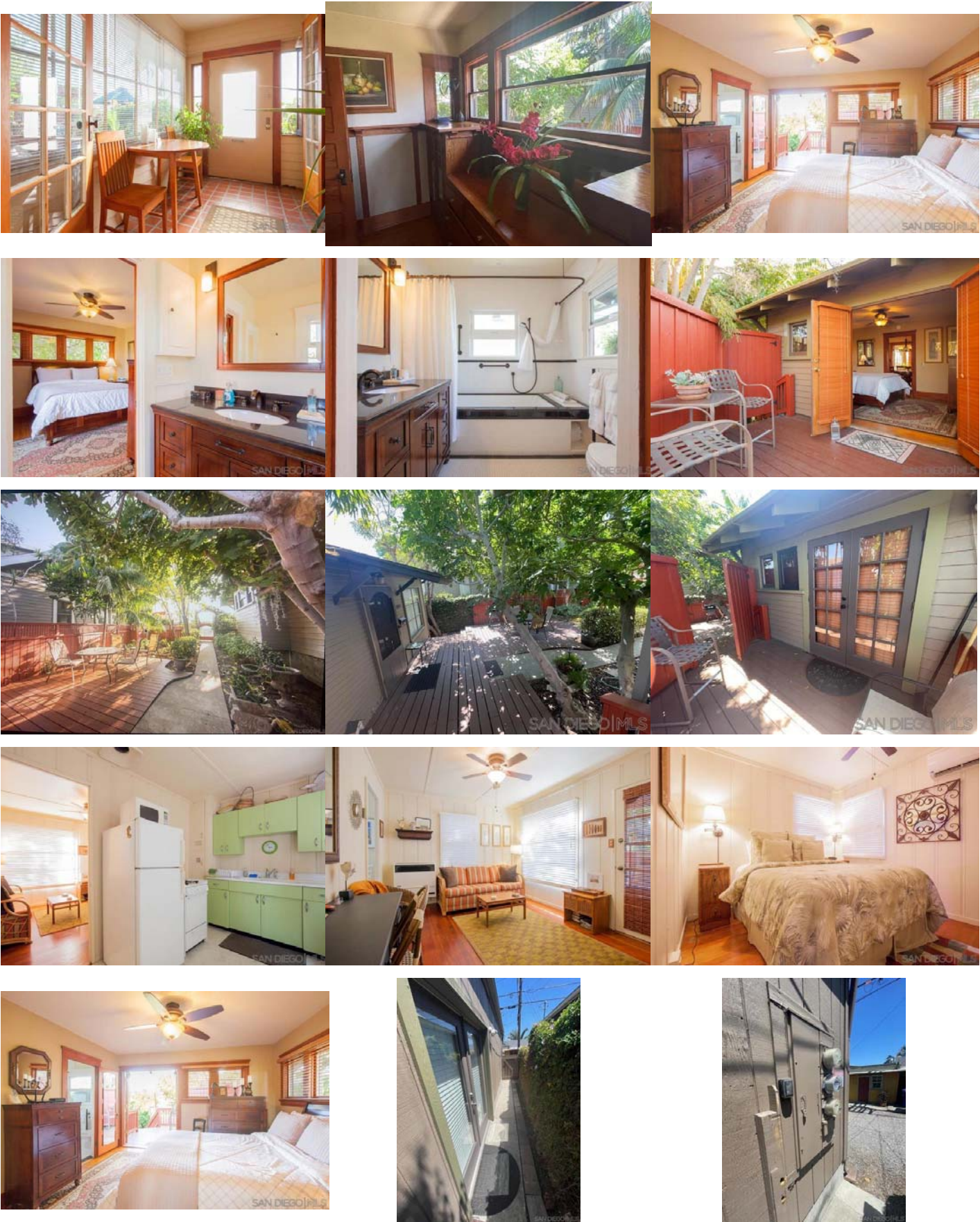
State License #: 01019397
Cell Phone: 714-742-3700

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: 240019730SD

Printed: 09/15/2024 9:29:37 AM

Closed •

List / Sold:

\$1,695,000/\$1,855,000 ↑

12 days on the market

Listing ID: 240017776SD

5064 Long Branch Ave • San Diego 92107

2 units • \$847,500/unit • sqft • 3,568 sqft lot • No \$/Sqft data •
Built in 1998

Sunset cliffs to Long Branch go west! CrossStreet: Bacon



This turnkey 3 bedroom, 2 bath two story beach house, just 1.5 blocks to the sandy beach and ocean! Plus a 2 bedroom separate cottage each with their own yards. Front house was completely remodeled and second story was added in 2017. Quaint fenced front yard, off street parking two private back yards, both with laundry hookups. Front house has hardwood floors, skylite, eat in kitchen, master retreat with oversized deck and sunset views! Back house has Saltillo tile floors, vaulted wood beam ceilings, open airy floorplan. Front has was recently used for an air bnb, the back house is a long term tenant.

Facts & Features

- Sold On 09/12/2024
- Original List Price of \$1,695,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Electric, Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 4.81
- \$93600 Gross Scheduled Income
- \$81600 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		\$5,200		\$5,700
2:		2	1	0		\$2,600		\$3,000
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- Buyer Agency Compensation: 2.000%

- 92107 - Ocean Beach area
- San Diego County
- Parcel # 4481110600

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: 240017776SD

Printed: 09/15/2024 9:29:53 AM

Closed •

2302 04 W Jewett St • San Diego 92111

2 units • \$500,000/unit • sqft • 5,565 sqft lot • No \$/Sqft data •

Built in 1950

List / Sold: \$1,000,000/\$838,000 ↓

58 days on the market

Listing ID: 240014670SD

Turn off Linda Vista Rd onto Comstock take Morley to W Jewett CrossStreet: Comstock



Prime Location with Excellent Potential! This two-unit property is situated in an ideal location, just a mile and a half from USD and in close proximity to the Linda Vista Shopping Center. Located within the City of San Diego's Sustainable Development area, buyers to investigate addition of ADUs with higher density allowed. The front unit features a long-term tenant and retains its original charm with carpet flooring, while the back unit has hardwood flooring, a remodeled kitchen and newer finishes. Additionally, the back unit offers access to one parking space via the alley, providing convenience and practicality for residents. Both units have washer/ dryer hook ups.

Facts & Features

- Sold On 09/11/2024
 - Original List Price of \$1,250,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: See Remarks
 - Heating: Natural Gas
 - SellerConsiderConcessionYN:
- Cap Rate: 0
 - \$46020 Gross Scheduled Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02054166
 - 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			\$2,190		
2:		2	1			\$1,645		
3:			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

- 92111 - Linda Vista area
- San Diego County
- Parcel # 4313431400

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



Closed •

List / Sold: **\$776,000/\$776,000**

334 S Pardee St • San Diego 92113

12 days on the market

2 units • \$388,000/unit • sqft • 5,144 sqft lot • No \$/Sqft data •
Built in 1936

Listing ID: 240018316SD

CrossStreet: Franklin ave



two houses on one lot. each private, ie; the back house is accessed from they alley. each house has parking. the back house has 3 parking spaces to the south of the house. the back house has 3 car covered carport alley access parking. front house is ready for immediate occupancy, good for owner occ. back house is tenant occ.. Back house is newer construction. Front house has recently been remodeled & upgraded. both permitted and legal.

Facts & Features

- Sold On 09/10/2024
- Original List Price of \$776,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: See Remarks
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

Exterior

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		\$2,500
2:		2	1			\$2,278		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92113 - Logan Heights area

- San Diego County
- Parcel # 5461711100

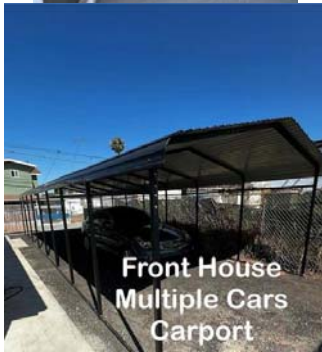
Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





Closed •

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

3871 75 37th St • San Diego 92105

0 days on the market

3 units • **\$316,667/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 2021

Listing ID: 240021795SD

CrossStreet: 37th St & University Ave



Sold prior to MLS input.

Facts & Features

- Sold On 09/12/2024
- Original List Price of \$950,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

Exterior

- Fencing: None

Annual Expenses

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

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 0
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- 92105 - East San Diego area
- San Diego County
- Parcel # 4474810300

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: 240021795SD

Printed: 09/15/2024 9:29:59 AM

Closed •

List / Sold:

\$2,995,000/\$2,500,000 ↓

55 days on the market

Listing ID: 240016480SD

1076 82 Gardena Rd • Encinitas 92024

4 units • \$748,750/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1965

CrossStreet: Gardena Rd & Santa Fe Dr



This Coastal North County 4-Unit Property has it all! Offering large units, ocean views, 20% upside in rent, four (4) garages, extra off-street parking (8 spots), private yards/patios, and potential for three (3) ADU's; this property allows an investor the opportunity to utilize attractive residential financing and add value in one of San Diego's most sought after coastal markets. The property consists of four (4) 2Bedroom / 1Bathroom Units averaging 816sf on a large 12,353sf lot. Located off I-5 and Santa Fe Dr, tenants are walking distance to San Dieguito High School and just down the street from the Self-Realization Fellowship Gardens. This well-maintained and pride of ownership asset is truly a one of a kind opportunity for the coastal value-add investor.

Facts & Features

- Sold On 09/09/2024
- Original List Price of \$2,995,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 2.7
- \$140280 Gross Scheduled Income
- \$80843 Net Operating Income

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01352336
- 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			\$3,295		\$3,750
2:		2	1			\$2,650		\$3,300
3:		2	1			\$3,295		\$3,750
4:		2	1			\$2,450		\$3,300

Of Units With:

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

- Dishwasher: 4
- Disposal:

- Wall AC:

Additional Information

- 92024 - Encinitas area
- San Diego County
- Parcel # 2582722100

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: 240016480SD

Printed: 09/15/2024 9:30:08 AM

Closed •

List / Sold:

\$1,999,900/\$1,750,000 ↓

42 days on the market

4113 Alabama St • San Diego 92104

4 units • \$499,975/unit • sqft • 6,994 sqft lot • No \$/Sqft data •
Built in 1955

CrossStreet: Polk Avenue

Listing ID: 240006862SD



Main house is 3 bed 1 bath and 2 garage space. Unit A is 2 bed, 1 bath and 1 car garage. Unit B is 2 bed, 1 bath, no garage. Unit C is 2 bed, 1 bath and 1 car garage. Centrally located near downtown (Gaslamp District). Will not last on the market low inventory.

Facts & Features

- Sold On 09/10/2024
- Original List Price of \$1,999,900
- 1 Buildings
- Levels: Two
- 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: 02113791
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4455121700

Michael Lembeck

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

Citivist 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: 240006862SD

Printed: 09/15/2024 9:30:09 AM

Closed •

List / Sold:

\$1,999,900/\$1,750,000 ↓

4113 Alabama St • San Diego 92104

170 days on the market

4 units • \$499,975/unit • sqft • 6,996 sqft lot • \$531.61/sqft • Built in 1955 Listing ID: 219107195DA

Gps and google maps.



Subject to cancellation of the current escrow. Main house is 3 bed 1 bath and 2 garage space. Unit A is 2 bed, 1 bath and 1 car garage. Unit B is 2bed, 1 bath no garage. Unit C is 2 bed, 1 bath and 1 car garage. Centrally located near down town (Gas Lamp District) Will not last on the market low inventory. Do not disturb the tenants. Call agent for any other details.

Facts & Features

- Sold On 09/10/2024
- Original List Price of \$1,999,900
- 2 Buildings
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling:
- Heating:
- SellerConsiderConcessionYN:
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: Carpet

Exterior

- Sewer: Unknown

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

Of Units With:

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

Additional Information

- Standard sale
- 92104 - North Park area
- San Diego County

• Parcel # 4455121700

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: 219107195DA

Printed: 09/15/2024 9:30:09 AM

Closed •

List / Sold:

\$1,995,000/\$2,275,000 ↓

26 days on the market

Listing ID: 240015186SD

3401 3407 Jemez Dr • San Diego 92117

4 units • \$498,750/unit • sqft • 7,462 sqft lot • No \$/Sqft data •
Built in 1954

CrossStreet: Moraga Avenue



REDUCED TO SELL! IN BAY HO OPPORTUNITY KNOCKS with this fabulous corner lot FOURPLEX. Two ADU units NEW CONSTRUCTION, identical, Each with 2 Master suites, Minisplit AC/Heat in all rooms and Laundry inside With it's own Patios and Parking. High ceiling, recessed lighting and Tankless Water Heater. Another completely remodeled 2 bed/1bath And 1Bed/1Bath with it's own Laundry and Patios. ALL with new stainless still appliances, New wooden fence and Turf all around. Large Driveway can fit 3/4 cars. Close to UCSD All completed and remodeled. Very large patio to each unit with a new expensive wooden fence for privacy. All with it's own full size Washer&Dryer. Access to the low maintenance common area from Driveway and street.

Facts & Features

- Sold On 09/10/2024
- Original List Price of \$2,495,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 7

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:		2	2	0		\$0		\$4,000
2:		2	2	0		\$0		\$4,000
3:		2	1	0		\$0		\$3,500
4:		1	1	0		\$0		\$2,500

Of Units With:

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

- Dishwasher: 4
- Disposal:

- Wall AC:

Additional Information

- Buyer Agency Compensation: 2.000%

- 92117 - Clairemont Mesa area
- San Diego County
- Parcel # 3593620100

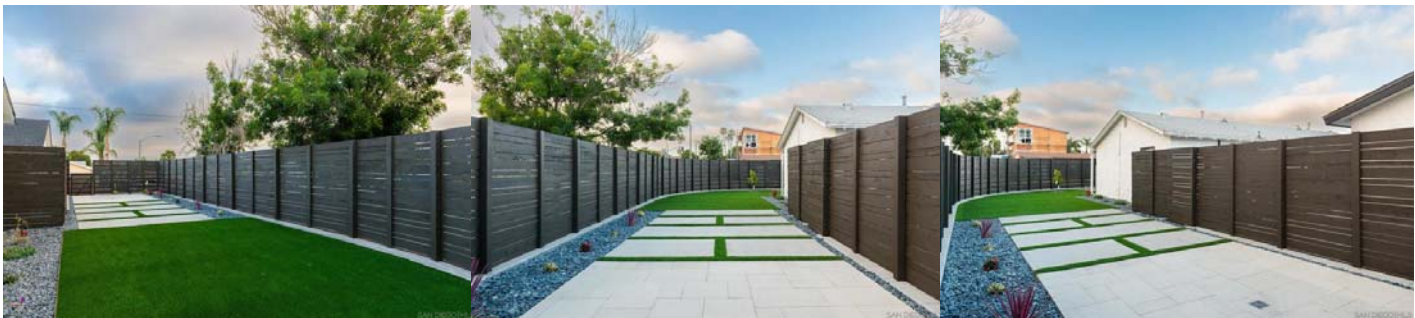
Michael Lembeck

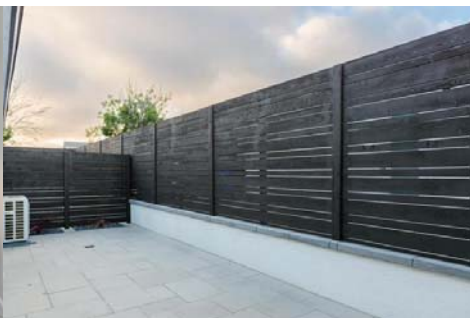
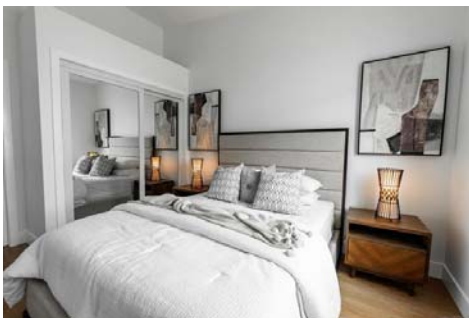
State License #: 01019397
Cell Phone: 714-742-3700

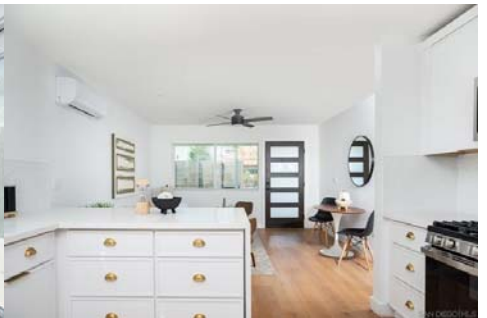
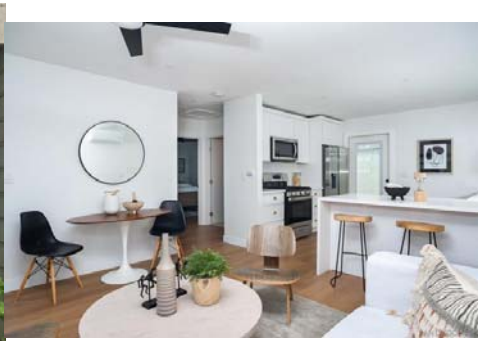
Citivest Realty Services, Inc

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

Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: 240015186SD

Printed: 09/15/2024 9:30:15 AM

Closed •

List / Sold:

\$7,500,000/\$7,500,000 ↓

409, 417-423 4th Street • Encinitas 92024

43 days on the market

**10 units • \$750,000/unit • 11,194 sqft • .33 acre(s) lot • \$670.00/sqft •
Built in 1972**

Listing ID: NDP2406350

Exit 5 Freeway onto Encinitas Blvd., and go West. Go left / South at 3rd Street to top of hill. Go right / West at C street and the properties sit on your left at the North East Corner of 4th and C Streets.



Facts & Features

- Sold On 09/10/2024
- Original List Price of \$8,250,000
- 3 Buildings
- 19 Total parking spaces
- \$3,090 (Public Records)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Community, Dryer Included, Inside, See Remarks, Washer Included
- Cap Rate: 3.53
- \$459600 Gross Scheduled Income
- \$291132 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 26-30 Units/Acre, Back Yard, Corner Lot, Front Yard, Near Public Transit, Park Nearby, Utilities - Overhead, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$151,762
- Electric: \$4,475.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,984
- Cable TV: 01273425
- Gardener:
- Licenses: 250
- Insurance: \$6,967
- Maintenance: \$15,000
- Workman's Comp:
- Professional Management: 19854
- Water/Sewer: \$3,454
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 0
- Carpet:
- Dishwasher: 10
- Disposal:
- Drapes:
- Patio: 10
- Ranges: 10
- Refrigerator: 10
- Wall AC: 0

Additional Information

- Trust sale
- 92024 - Encinitas area
- San Diego County
- Parcel # 2590711400

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

