



Siemienowski & Associates
 5+ Income Property Listings - San Diego County
List - FEB 8

Siemienowski & Associates offers a personalized, team approach to your Investment Goals - 858-866-0750

Data is from the Sandicor MLS - PARAGON Report w/ Addresses is For Office Use Only (Solds except'

* - Status: **A - Active, C - Contingent, P - Pending, S - Sold**

Totals ~ 158 (Active ~ 86, Contingent ~ 0, Pending ~ 64, Sold ~ 8 (since 1/15/16)

#U - Total Units / Apartments on the Property, LP/SP - List or Sold Price, GRM - Gross Rent Multiplier, CAP - Capitalization Rate (%),

PGRM / PCAP - Projected GRM/CAP, \$ per SF - Price per Square Foot of Improvements, Map - Thomas Guide, DOM - Days on Market

	Area	Zip	*	#U	LP or SP	\$/U	Address	GRM	CAP	PGRM	PCAP	\$/SF	Lot SF	Unit Mix-Notes s-studio, g-garage, L-Laundry	Map	Age/Yr	DOM	COE
	Grand Average				2,631,348	213,410		13.8	4.5	12.2	5.6	280						
	Alpine Average				2,512,500	195,729		11.9	--	--	--	288						
1	Alpine	91901	A	5	1,150,000	230,000	1460-1464 Marshall Rd.					288		3-1br,2-2br,	-			New
2	Alpine	91901	P	24	3,875,000	161,458	1319 Marshall Road	11.9					36,155	24-2br,L	-	22/1986	183	
	Carlsbad Average				5,710,000	339,107		15.1	--	--	--	373						
3	Carlsbad	92008	P	7	2,000,000	285,714	2683 Roosevelt Street						20,541		1106-D5		329	
4	Carlsbad	92009	P	24	9,420,000	392,500	7504-7514 Gibraltar Street	15.1				373			-		94	
	Chula Vista Average				1,088,333	156,493		13.5	--	11.0	--	281						
5	Chula Vista	91910	A	5	875,000	175,000	178 Garrett	15.0		10.4			8,712	4-s,	-			New
6	Chula Vista	91910	A	8	975,000	121,875	233 Church	12.5				414	6,250	6-s,2-1br,	-			New
7	Chula Vista	91910	A	6	1,250,000	208,333	290 Second Avenue	17.3							-			New
8	Chula Vista	91911	A	8	1,350,000	168,750	1180-1190 Trenton Ave	14.9		11.6		208	13,068	8-2br,	-	43/1965		New
9	Chula Vista	91911	S	12	980,000	81,667	1075 3Rd	9.1				220		1-s,9-1br,2-2br,	1330-D2		94	1/15
10	Chula Vista	91910	S	6	1,100,000	183,333	557-561 Casselman St	12.0					13,939	L	-		127	2/2
	Clairemont Average				3,875,000	245,962		14.7	5.3	15.0	4.4	326						
11	Clairemont	92117	A	26	6,550,000	251,923	4290 Mount Abernathy Av	15.7	4.0	15.0	4.4	352	28,750	25-1br,1-2br,	-	28/1980	127	
12	Clairemont	92117	P	5	1,200,000	240,000	4421-4423 Clairemont Dr	13.7	6.5			301		5-2br,	-		35	
	College/Tal Average				2,968,500	196,552		13.9	4.3	11.9	5.3	276						
13	College/Tal	92115	A	5	1,095,000	219,000	4481-5 48Th Street	14.8	4.6	13.1	5.0	331	6,098	1-s,2-1br,1-2br,1-3br,1-g,	1269-J4	60/1948	35	
14	College/Tal	92115	A	6	1,200,999	200,167	4222 44Th Street						5,696	6-2br,2-g,	-	36/1972		New
15	College/Tal	92115	A	8	2,050,000	256,250	6025 Adams Avenue	17.2	3.9			422	7,532	4-1br,2-2br,2-3br,4-g,	-	58/1950		New
16	College/Tal	92115	A	15	2,250,000	150,000	4405 Menlo Avenue	13.7	3.0	11.6	5.1	251		12-1br,3-2br,L	-	38/1970		New
17	College/Tal	92115	A	35	5,500,000	157,143	4333 College Avenue	13.6	4.1	10.1	6.5	292	30,056	33-1br,1-2br,1-3br,2-g,	-	43/1965	44	
18	College/Tal	92115	A	57	10,600,000	185,965	4349 46Th Street	12.5				224			-		70	
19	College/Tal	92115	P	5	795,000	159,000	4540 56Th Street	12.1	5.2	11.2	5.3	266	11,252	3-1br,2-2br,	1111-A1			New
20	College/Tal	92115	P	6	1,295,000	215,833	4471 51St Street		4.6	13.0	5.1	192	6,125	6-g,L	-	16/1992		New
21	College/Tal	92115	P	6	1,350,000	225,000	6707 Amherst	12.2	5.2			270			-		427	

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22	College/Tal	92115	P	18	3,549,000	197,167	4471 44Th Street	14.8	3.7	12.1	5.2	235	10,202	9-1br,9-2br,L	-	46/1962	60	
	Coronado Average				2,850,000	511,667		--	--	--	--	--						
23	Coronado	92118	P	5	2,200,000	440,000	1014-1026 5Th St							4-1br,1-2br,1-g,L	1288-H6			New
24	Coronado	92118	S	6	3,500,000	583,333	708-718 E Avenue						10,500		-		125	1/15
	El Cajon Average				2,476,667	161,664		13.2	4.4	11.1	6.0	193						
25	El Cajon	92021	A	8	1,800,000	225,000	1851 Pepper Valley Lane	14.4	4.0			182		8-3br,	-	23/1985		New
26	El Cajon	92021	A	20	2,990,000	149,500	340 Orlando Street	12.9	4.4	10.8	5.8	225	24,829	18-1br,2-2br,11-g,L	-	31/1977	78	
27	El Cajon	92020	P	6	1,015,000	169,167	321 Roanoke Rd	13.6	4.8	11.3	6.3	211	17,424	6-2br,	-	33/1975	83	
28	El Cajon	92020	P	18	3,000,000	166,667	1076 S Magnolia Avenue	12.9				180	33,541	18-2br,	-	29/1979		New
29	El Cajon	92020	P	37	5,500,000	148,649	330-340 N First Street	12.3				203			-		56	
30	El Cajon	92020	S	5	555,000	111,000	237 Avocado	12.8				156			-			New 2/2
	Encanto Average				1,706,000	229,500		13.5	5.6	--	--	251						
31	Encanto	92114	A	6	780,000	130,000	5160 Imperial	12.9				236			-			New
32	Encanto	92114	A	8	2,632,000	329,000	6364 Akins Ave	14.1	5.6			266		8-g,	-		32	
	Escondido Average				4,859,500	187,519		13.7	4.2	--	--	223						
33	Escondido	92027	A	56	9,250,000	165,179	250 S Rose Street	13.2				234			-	36/1972		New
34	Escondido	92025	P	6	1,249,000	208,167	410 E Washington	14.5				231	13,647	4-2br,2-3br,L	-	47/1961		New
35	Escondido	92025	P	10	2,099,000	209,900	410, 412, 450 E Washing	15.1				224	23,400	8-2br,2-3br,L	-	46/1962		New
36	Escondido	92027	P	41	6,840,000	166,829	1960 E Grand Avenue	11.9	4.2			201			-		75	
	Fallbrook Average				799,000	133,167		10.5	5.8	--	--	178						
37	Fallbrook	92028	P	6	799,000	133,167	1210 S Vine	10.5	5.8			178	10,454	6-2br,L	-		206	
	Imperial Beach Average				1,279,429	202,194		14.2	5.0	13.5	4.9	253						
38	Imperial Beach	91932	A	5	929,000	185,800	1337-43 Holly Avenue	14.6	4.1	13.9	4.3	251		4-1br,2-2br,1-g,	-		86	
39	Imperial Beach	91932	A	5	1,125,000	225,000	1491 14Th	15.0	4.3	13.4	5.0	281	6,098	5-2br,5-g,	1349-J2	17/1991	327	
40	Imperial Beach	91932	A	5	1,150,000	230,000	527 Delaware	15.5	4.4	13.5	5.3	236	11,325	5-2br,L	1329-G6	21/1987	328	
41	Imperial Beach	91932	A	6	1,250,000	208,333	1457 Holly Avenue	15.5				275	8,065	6-2br,L	-	27/1981		New
42	Imperial Beach	91932	P	7	1,100,000	157,143	1306 14Th	11.3	7.2			214	21,344		-	49/1959		New
43	Imperial Beach	91932	P	6	1,507,000	251,167	1151 Grove Ave.	14.5	4.7	13.2		287	18,755	6-2br,6-g,	-	34/1974	48	
44	Imperial Beach	91932	P	12	1,895,000	157,917	1193 Florence Street	13.1				228	8,999	12-s,L	-			New
	La Jolla Average				1,295,000	92,500		--	--	--	--	142						
45	La Jolla	92037	P	14	1,295,000	92,500	7556 Herschel Ave					142			-			New
	La Mesa Average				2,249,975	200,415		13.1	6.2	10.5	7.4	229						
46	La Mesa	91942	P	10	1,550,000	155,000	4879 Parks Avenue	12.2	6.2	10.5	7.4	205	11,326	7-1br,1-2br,2-3br,L	1270-G2	44/1964		New
47	La Mesa	91942	P	12	2,949,950	245,829	5015 Comanche Dr	13.9				253	41,818	12-3br,	-		43	
	Lakeside Average				2,195,000	219,500		--	--	13.4	5.4	261						

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48	Lakeside	92040	P	10	2,195,000	219,500	12719 Laurel			13.4	5.4	261	18,090	10-2br,	-	-7/2015	89	
	Lemon Grove Average				987,500	132,292		11.7	--	--	6.5	237						
49	Lemon Grove	91945	A	12	775,000	64,583	3195 Buena Vista Ave.	9.1				237	8,100	L	1270-G6	66/1942	165	
50	Lemon Grove	91945	A	6	1,200,000	200,000	7968-7970 Broadway	14.3			6.5		22,216	2-g,	1270-H6	65/1943	373	
	Logan Hgts Average				2,333,278	176,002		12.3	5.7	10.2	6.9	266						
51	Logan Hgts	92113	A	6	750,000	125,000	2005 Vesta	15.6					7,000	6-2br,	-			New
52	Logan Hgts	92113	A	9	1,495,000	166,111	3326-30 Logan Avenue					266	21,780		-	62/1946	43	
53	Logan Hgts	92113	A	12	1,800,000	150,000	4170 National Avenue	10.9	6.0	10.2	6.5	310	23,522	10-1br,1-2br,1-3br,	-	56/1952	New	
54	Logan Hgts	92113	A	6	2,400,000	400,000	5311 Santa Margarita St	11.6	5.8	11.1	6.5	223	31,363	2-2br,L	-	50/1958	New	
55	Logan Hgts	92113	A	58	8,900,000	153,448	201-314 Willie James Jor	11.9	6.0	9.7	7.8	232	70,131	58-2br,28-g,	-	20/1988	121	
56	Logan Hgts	92113	P	5	695,000	139,000	3751-59 National Ave	11.9	5.7	10.1	7.2		7,100	4-2br,	-	75/1933	New	
57	Logan Hgts	92113	P	5	749,500	149,900	2111-15 Oceanview Blvd	11.9	5.0	10.0	6.5		7,035	4-2br,1-3br,L	-		New	
58	Logan Hgts	92113	P	9	1,200,000	133,333	3626 Newton	13.3				325	3,720	2-s,	-		New	
59	Logan Hgts	92113	S	18	3,010,000	167,222	4396 Delta St.	10.8				239	18,766	18-2br,L	-	48/1960	66	1/25
	Mira Mesa Average				1,399,000	174,875		13.4	4.7	--	--	333						
60	Mira Mesa	92126	P	8	1,399,000	174,875	8815 Mira Mesa Blvd	13.4	4.7			333	8,464	L	-15	31/1977	40	
	Mission Hills Average				2,560,000	263,397		16.2	4.4	15.3	4.2	455						
61	Mission Hills	92103	A	5	1,500,000	300,000	2607 First Avenue	16.1	4.3			455	5,998		-		166	
62	Mission Hills	92103	A	5	1,700,000	340,000	4008-4016 Georgia St.		3.3		3.9		6,996	1-g,	-		113	
63	Mission Hills	92103	A	7	2,100,000	300,000	3977 Georgia Street	16.0	5.0				6,996	6-s,1-1br,	1269-c5		123	
64	Mission Hills	92103	A	21	5,000,000	238,095	4260 Campus	16.6	4.8	15.3	4.4			11-s,7-1br,2-2br,	-		52	
65	Mission Hills	92103	P	18	2,500,000	138,889	1299 Lincoln Avenue					455	6,194	17-s,1-1br,	1263-B5	51/1957	927	
	National City Average				1,365,800	196,998		12.7	5.6	10.7	6.9	263						
66	National City	91950	A	6	925,000	154,167	1810 L	12.0				335	9,147	5-1br,1-2br,	-			New
67	National City	91950	A	6	945,000	157,500	1202-1214 E 7Th								-		71	
68	National City	91950	A	9	1,750,000	194,444	2130 I	13.2		11.7		285	13,504	1-s,3-1br,4-2br,1-3br,	-		36	
69	National City	91950	A	7	2,350,000	335,714	3102 E 16Th Street	14.2				210	18,147	7-g,	-	-1/2009	36	
70	National City	91950	P	6	859,000	143,167	2701 Highland Avenue	11.3	5.6	9.7	6.9	223	14,604	1-s,1-1br,1-2br,3-3br,1-g,	-	70/1938	88	
	Normal Hgts Average				2,325,675	212,839		15.2	3.7	12.0	5.9	311						
71	Normal Hgts	92116	A	6	1,350,000	225,000	4638 Iowa Street	17.9	3.2			333	6,747	5-1br,1-2br,1-g,	-	34/1974	127	
72	Normal Hgts	92116	A	8	1,995,000	249,375	4657 Oregon St	15.0				285			1269-d3			New
73	Normal Hgts	92116	A	16	2,200,000	137,500	3185 Madison Avenue	13.6	4.6	11.4	6.0			16-s,L	-	54/1954	146	
74	Normal Hgts	92116	A	12	3,500,000	291,667	4138 Hilldale Road		3.2	16.0	4.2	408	12,240	1-s,5-1br,6-2br,8-g,L	-	58/1950	New	
75	Normal Hgts	92116	A	20	3,690,000	184,500	3265 Adams Ave	17.2	3.3	12.0	5.7	307	12,632	10-s,6-1br,4-2br,L	-	50/1958	113	
76	Normal Hgts	92116	P	7	1,550,000	221,429	4532 Felton Street		2.9	11.0	6.7	289	6,652	1-1br,6-2br,4-g,	-	22/1986	43	

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77	Normal Hgts	92116	P	8	1,600,000	200,000	4663 33Rd	14.2				281			-		New	
78	Normal Hgts	92116	P	9	2,189,000	243,222	4578-4586 Illinois St.	15.7				321	8,751	4-1br,5-2br,5-g,L	-	30/1978	91	
79	Normal Hgts	92116	P	21	4,100,000	195,238	3207-3211 Meade Ave	14.0	4.2	11.8	5.5	291	25,264	L	1269-e4	28/1980	New	
80	Normal Hgts	92116	S	6	1,082,750	180,458	4608-10 Felton Street	14.0	4.5	9.8	7.4	282	3,998	2-1br,4-2br,	-	58/1950	177	2/8
North Park Average					2,099,985	218,158		14.4	3.9	13.2	5.1	336						
81	North Park	92104	A	5	890,000	178,000	3607 Wightman	13.2	5.1	12.2	6.0	297	7,000	1-s,2-1br,1-2br,2-3br,4-g,	-		New	
82	North Park	92104	A	5	1,500,000	300,000	3225-3233 30Th Street	15.2	4.4	12.9	5.5	476	6,372	2-s,4-1br,1-2br,4-g,	-		131	
83	North Park	92104	A	7	1,600,000	228,571	4184 32Nd Street	16.0	3.7	12.3	5.5	255		4-1br,2-2br,1-3br,1-g,	-		New	
84	North Park	92104	A	8	1,795,000	224,375	4046 W Florida Street		2.9	14.4	4.8	460	7,497	8-1br,L	1269-C4	38/1970	158	
85	North Park	92104	A	18	4,600,000	255,556	3936 Texas	13.9				381			-		36	
86	North Park	92104	A	26	4,600,000	176,923	4024 32Nd Street	16.8	3.8	13.2	4.5	329	10,498	1-s,17-1br,8-2br,	-	23/1985	205	
87	North Park	92104	P	7	1,369,900	195,700	4230 Cherokee Avenue	11.4				278	6,251	1-1br,5-2br,1-3br,5-g,	-	20/1988	91	
88	North Park	92104	P	7	1,369,900	195,700	4238 Cherokee Avenue	12.6				277	6,251	1-1br,5-2br,1-3br,5-g,	-	19/1989	97	
89	North Park	92104	P	8	1,450,000	181,250	3866 36Th Street		3.0			259	7,000	8-2br,	-A3	58/1950	40	
90	North Park	92104	P	7	1,550,000	221,429	4261-4271 33Rd Street	14.5	4.3	12.8	5.1	410	9,369	2-s,3-1br,1-2br,1-3br,1-g,l	-	83/1925	31	
91	North Park	92104	P	9	1,895,000	210,556	4185 Texas Street	16.3	3.9	14.3	4.7	321	7,000	6-1br,3-2br,L	1269-D5	40/1968	New	
92	North Park	92104	P	10	2,195,000	219,500	4151 Arizona					285		L	-		New	
93	North Park	92104	P	10	2,485,000	248,500	3965-71 Hamilton Street				4.9		7,000		-	75/1933	New	
Ocean Beach Average					2,229,167	245,647		14.1	3.8	16.1	4.4	369						
94	Ocean Beach	92107	A	5	1,800,000	360,000	4433 Montalvo St.			17.5		362	6,050	1-1br,4-2br,3-g,	-		85	
95	Ocean Beach	92107	A	8	2,250,000	281,250	4774 W Point Loma Blvd					321	6,721	2-1br,6-2br,L	-	50/1958	New	
96	Ocean Beach	92107	A	8	2,725,000	340,625	4865 Brighton Avenue		3.7	15.1	4.5	422	7,000	1-1br,7-2br,L	-	40/1968	401	
97	Ocean Beach	92107	A	13	2,850,000	219,231	4712 & 4718 Voltaire Stre		2.7	15.7	4.2		10,000	11-s,1-1br,1-2br,1-g,L	-		97	
98	Ocean Beach	92107	P	10	1,450,000	145,000	4876 Voltaire St	14.7	4.0				5,001	10-s,	-		33	
99	Ocean Beach	92107	P	18	2,300,000	127,778	3612 Kemper Ct	13.5	4.6					16-s,1-1br,1-2br,L	-	29/1979	33	
Oceanside Average					5,439,833	237,191		14.3	4.9	12.3	5.7	283						
100	Oceanside	92054	A	5	1,099,000	219,800	118 S Tremont	14.8	3.7	12.4	5.0	440	5,000	5-1br,4-g,	-	57/1951	70	
101	Oceanside	92058	A	6	1,200,000	200,000	2126 Poplar Rd.	12.7	5.5	12.1	6.0	270	5,533	6-2br,L	-	48/1960	154	
102	Oceanside	92054	A	6	1,990,000	331,667	708-716 Neptune Way	17.8					36,500		-		30	
103	Oceanside	92054	A	10	3,350,000	335,000	560 Greenbrier Drive	11.8				194			-		New	
104	Oceanside	92054	A	84	14,500,000	172,619	415 Grant Street		5.5		6.2	274		83-1br,1-2br,	-		68	
105	Oceanside	92058	P	64	10,500,000	164,063	700 Carey Road					235		1-s,23-1br,40-2br,	-		132	
Old Town Average					1,775,000	177,500		--	1.8	11.0	5.2	--						
106	Old Town	92110	P	10	1,775,000	177,500	1849-1867 Morena Boule		1.8	11.0	5.2		10,861	10-1br,	-	57/1951	New	
Otay Mesa Average					6,300,000	165,789		15.1	4.7	12.6	5.2	348						

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Siemienowski & Associates
 5+ Income Property Listings - San Diego County
List - FEB 8

	Area	Zip	*	#U	LP or SP	\$/U	Address	GRM	CAP	PGRM	PCAP	\$/SF	Lot SF	Unit Mix-Notes s-studio, g-garage, L-Laundry	Map	Age/Yr	DOM	COE
107	Otay Mesa	92154	P	38	6,300,000	165,789	1479 Elder Ave	15.1	4.7	12.6	5.2	348	44,867		-	39/1969	New	
	Pacific Beach Average				2,058,800	316,942		15.7	2.5	17.0	--	362						
108	Pacific Beach	92109	A	8	2,399,000	299,875	2886 Mission Blvd	15.4						5-s,1-1br,L	1267-j3		New	
109	Pacific Beach	92109	A	8	2,900,000	362,500	3540 Mission Boulevard		2.5				5,040	7-g,	1267-H1		1,021	
110	Pacific Beach	92109	P	5	1,195,000	239,000	2664 Magnolia Ave	16.1				362	4,260	2-1br,3-2br,L	1248-c5		New	
111	Pacific Beach	92109	P	5	1,500,000	300,000	3920-3928 Kendall Street			17.0			7,501	4-1br,1-2br,2-g,	-	48/1960	94	
112	Pacific Beach	92109	P	6	2,300,000	383,333	3847-3863 Sequoia Street								-		New	
	Point Loma Average				3,700,000	246,667		--	--	--	--	--						
113	Point Loma	92106	A	15	3,700,000	246,667	3020-3028-3036 Jarvis St								-		New	
	Ramona Average				2,795,000	139,750		11.1	4.8	10.0	5.8	169						
114	Ramona	92065	P	20	2,795,000	139,750	1528 Montecito Rd.	11.1	4.8	10.0	5.8	169	67,082	6-1br,14-2br,L	1152-F6	29/1979	156	
	Rancho Santa Fe Average				3,595,000	719,000		17.5	3.0	--	--	--						
115	Rancho Santa Fe	92067	A	5	3,595,000	719,000	6177 El Tordo	17.5	3.0				10,454	5-2br,	1168-D3		348	
	San Marcos Average				1,150,000	191,667		12.3	5.0	--	--	286						
116	San Marcos	92069	P	6	1,150,000	191,667	3421 Polley Drive	12.3	5.0			286	10,102	1-s,2-1br,4-2br,6-g,L	-	22/1986	162	
	SD Downtown Average				4,850,556	280,782		14.8	4.1	13.1	5.0	384						
117	SD Downtown	92101	A	5	2,250,000	450,000	320 W Cedar Street	11.7							1289-A2		54	
118	SD Downtown	92101	A	6	2,380,000	396,667	151 W Kalmia St	17.1	4.0				5,000	1-s,3-1br,2-2br,	-	1/2007	54	
119	SD Downtown	92101	A	12	2,475,000	206,250	854 10Th Avenue	17.3					5,001	12-s,	-		117	
120	SD Downtown	92101	A	29	2,900,000	100,000	1130 11Th Avenue	11.3				350	7,496	29-s,	-	67/1941	64	
121	SD Downtown	92101	A	29	5,000,000	172,414	2121 1St Avenue	14.7				417			1289-A1		87	
122	SD Downtown	92101	A	24	6,000,000	250,000	2408 2Nd Avenue	16.8							-		36	
123	SD Downtown	92101	A	33	18,000,000	545,455	712 Cedar St								-		148	
124	SD Downtown	92101	P	8	1,850,000	231,250	2119-2131 Albatross Street	16.6	3.5	13.1	5.0				1289-A1		128	
125	SD Downtown	92101	P	16	2,800,000	175,000	1479 J Street	12.9	4.8				4,552		-		65	
	SD East Average				1,463,615	151,228		13.5	5.1	11.3	5.7	261						
126	SD East	92105	A	5	665,000	133,000	4035-39 Chamoune Avenue	13.9				229	6,251	4-1br,1-2br,	-		113	
127	SD East	92105	A	5	769,000	153,800	3777-3781 37Th Street	15.3	5.3			350	7,000	2-s,2-1br,1-2br,	1269-E5	61/1947	151	
128	SD East	92105	A	8	1,225,000	153,125	5273 Wightman	12.5	4.8			206	9,975	8-2br,	-	51/1957	132	
129	SD East	92105	A	8	1,385,000	173,125	3867 50Th St.	12.2	7.1	11.1		229	11,000	8-2br,	-	49/1959	55	
130	SD East	92105	A	10	1,495,000	149,500	4165 Euclid Avenue	13.3	5.2	12.5	5.7	283	12,502	8-1br,2-2br,4-g,	-	75/1933	179	
131	SD East	92105	A	16	1,499,000	93,688	3526 Fairmount Avenue	10.7	5.1	10.7	5.2	231		8-s,8-1br,L	-	31/1977	New	
132	SD East	92105	A	18	4,600,000	255,556	4102 Marlborough Ave	15.0	4.0				17,498	1-1br,16-2br,1-3br,	1269-H5	27/1981	New	
133	SD East	92105	P	5	589,000	117,800	4109 Winona Avenue	12.3		10.7		267	6,251	5-1br,	-	56/1952	88	
134	SD East	92105	P	6	1,000,000	166,667	4079 37Th Street	17.8	3.0	10.7	6.5	269		1-1br,4-2br,	-	30/1978	New	

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135	SD East	92105	P	8	1,150,000	143,750	4110-4114 Van Dyke Ave	13.1	5.0	12.3	5.5			2-s,4-1br,2-2br,	-	56/1952	New	
136	SD East	92105	P	22	2,600,000	118,182	3845-3851 Chamoune Av	11.7	5.0	11.3	5.5	263		22-1br,L	-	37/1971	80	
137	SD East	92105	S	5	900,000	180,000	4356-60 39Th Street	11.5	6.0			343	5,624	5-1br,L	-	-6/2014	102	1/15
138	SD East	92105	S	9	1,150,000	127,778	4133 48Th St	15.7				203	6,251	2-s,4-1br,2-2br,1-3br,4-g,l	-		New	2/5
SD SE Average					2,703,500	195,389		13.9	5.0	11.4	6.2	281						
139	SD SE	92102	A	11	595,000	54,091	3095 J Street	7.9	7.6			206	7,000	1-s,1-1br,	-	90/1918	186	
140	SD SE	92102	A	5	695,000	139,000	2969 E Street	15.8					7,000	1-1br,	1289-E3		95	
141	SD SE	92102	A	7	1,100,000	157,143	2263-2271 L Street	14.8		12.5	5.5	327	10,498		-		New	
142	SD SE	92102	A	9	1,695,000	188,333	225-241 50Th Street	9.4	6.1	9.1	6.4	238		9-3br,9-g,	-		141	
143	SD SE	92102	A	6	1,799,000	299,833	667 21St	14.8	5.3	12.9	5.4		7,501	3-1br,2-2br,1-3br,1-g,L	-	108/1900	152	
144	SD SE	92102	A	8	2,050,000	256,250	3030 C Street	15.3	4.1				7,000	8-1br,	-	28/1980	88	
145	SD SE	92102	A	12	2,400,000	200,000	836 26Th Street	17.0	3.4				5,502	12-s,	-	49/1959	88	
146	SD SE	92102	A	11	2,900,000	263,636	3087 A Street	15.2	4.1				7,000	7-1br,4-2br,11-g,	-	20/1988	88	
147	SD SE	92102	A	14	4,150,000	296,429	2743-2745 B Street	15.1	4.2			393	14,000	4-1br,10-2br,	-	23/1985	88	
148	SD SE	92102	A	18	4,500,000	250,000	3073 & 3075 B Street	15.2	4.1			401	11,194	9-1br,9-2br,	-	20/1988	88	
149	SD SE	92102	A	27	5,400,000	200,000	470 20Th Street	16.1	4.5	14.5	5.1		5,001	15-s,12-1br,	-	100/1908	166	
150	SD SE	92102	A	58	8,900,000	153,448	201-207 & 314 Willie Jam	11.9	5.9	10.4	7.1	232	70,131	58-2br,	-	22/1986	140	
151	SD SE	92102	P	5	690,000	138,000	2757-2761 K Street	12.5				230			-		New	
152	SD SE	92102	P	7	975,000	139,286	2458-2462 K St	13.2	5.2	9.3	7.7	225	7,000	2-1br,3-2br,3-3br,	-		189	
Spring Valley Average					3,091,667	154,627		11.9	--	10.8	--	185						
153	Spring Valley	91977	P	7	1,000,000	142,857	3626 S Barcelona	12.9				187	10,019	7-2br,L	1271-D5		New	
154	Spring Valley	91977	P	8	1,300,000	162,500	919 - 925 Grand Avenue	11.8		10.8		184	14,190	4-2br,4-3br,L	-		105	
155	Spring Valley	91977	P	44	6,975,000	158,523	3827 Conrad Drive	11.2							-		New	
Vista Average					4,733,333	228,192		12.1	4.6	10.9	5.3	229						
156	Vista	92084	P	7	1,210,000	172,857	238-308 Washington Stre	12.3	4.4	10.3	5.5	187	10,311	7-2br,7-g,	-	27/1981	53	
157	Vista	92083	P	20	5,995,000	299,750	415 N Emerald Drive					280		20-g,	-	20/1988	136	
158	Vista	92083	P	33	6,995,000	211,970	415 Plymouth Drive	11.8	4.8	11.5	5.0	221	66,210	1-2br,32-3br,L	-	30/1978	71	

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