

Serra Mesa | Mission Village | Kearny Mesa | Stonecrest

# Community 92123

July 2022

LOCAL BUSINESS SPOTLIGHT:

**San Diego Meat Market** *(See pg 14)*

Mallel Rios

Adan Rios

Sons of Jerry and  
Lupita Rios

**Serra Mesa Local  
Business Coupons**

*See Pages 14 & 26*

***Serra Mesa Events***

Details pg 8-9



@LISTEDBYDAVID

**BIGBLOCK**  
REALTY



**DAVID HUSSAIN**

858.215.3512

COMMUNITY92123.COM

# Dear Neighbors, Friends and Clients,



We've officially made it through June gloom and can confidently enjoy the July summer days that San Diego is most famous for! I'm certainly excited for summer and all of its many activities...the BBQ's outside, afternoons spent poolside, and the many trips to the beach. Speaking of activities, we're looking forward to seeing you and your family at our monthly Food Truck Friday on Friday July 15th from 5pm - 7pm at our lovely Cabrillo Heights Park. It's a great opportunity to meet your neighbors, try out new foods in our neighborhood, and enjoy the warm summer evenings in the grass. For more information see page 8.

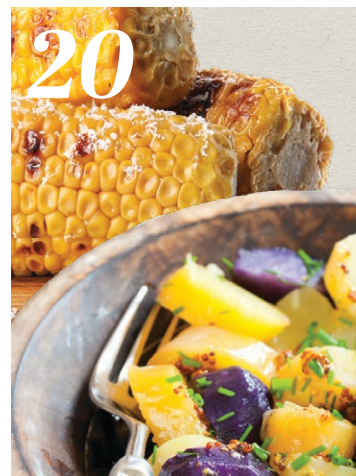
In other news, July also marks the middle of the summer selling season. Despite rapidly rising interest rates and a rise in inventory, it still remains an amazing time to sell your home for top dollar. As interest rates have doubled from a few months ago, it has decreased the buyer pool. There can be challenges if you work with a Real Estate Professional who is unaware of daily market trends and upcoming shifts. Furthermore - incorrectly pricing and marketing your home could lead to significant losses in time and money.

My team and I remain committed to earning our clients top dollar for their homes and strive to be at the forefront of adapting to market conditions to better serve you. As your partner, strategist, and trusted advisors, we are here to help you navigate changing tides no matter the circumstances.

Whether you're toying with the idea of putting your home on the market or dreaming of purchasing one, our team of specialists are here to let you know your options, answer your questions, and serve as a resource for you! Please reach out anytime for a confidential conversation about your unique real estate goals and needs. Looking forward to chatting!

Warmly,

*David Hussain*



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## Buyers in my network might be a match for your home!



Jobin & Jestishia

3 Bed, 2 Bath, Up to \$1.1m  
Detached home with 2 car garage



Condo/Townhome  
Up to 800k max



Minimum 2 Bed 2 Bath,  
Townhome/Detached  
Home Minimum 1,000SF  
\$800k max



Rachel & Zane

4 Bed, 2 Bath, 1,300 SF Min  
up to 750k Detached



Elliot

2 Bed, 2 Bath, up to 800k,  
Condo or Townhome



Faryal & John

3 Bed, 2 bath, up to 1m,  
Detached home with garage

**Call me if you know anyone looking to sell their  
home that fits the criteria above!**

**David Hussain**

**Cell: 858.215.3512**

**Big Block Realty DRE #020008317**

**Realtor | Investor**

MARKET REPORT | JULY 2022

# 92123

\* Detached homes only

Don't trust tech companies like Zillow and RedFin with your most important asset, call a professional instead. It's easy - Call or Text David today for an accurate valuation on your home... 858.215.3512

Average Sold Price  \$996,909

% Change in  
Average Price from  
May 2021  +17%

Sales to List Price %  106%

Active Listings  
% Change from  
May 2021  +87%

Average Days  
on Market  11

Homes Sold  
% Change from  
May 2021  -31%

Information provided by the San Diego Association of Realtors as of May 2021. This information has not been verified by the broker. All information should be independently reviewed and verified for accuracy. Properties represent a compilation of listings from various brokerages and may or may not have been listed or sold by David Hussain of Big Block Realty.




# 92123

\*Condos/Townhomes only

Average Sold Price  \$688,605

% Change in  
Average Price from  
May 2021  +16%

Sales to List Price %  110%

Active Listings  
% Change from  
May 2021  3  
-63%

Average Days  
on Market  10  
(+25% from  
May 2021)

Homes Sold  
% Change from  
May 2021  19  
0%

Don't trust tech companies like Zillow and RedFin with your most important asset, call a professional instead. It's easy - Call or Text David today for an accurate valuation on your home... 858.215.3512

Information provided by the San Diego Association of Realtors as of May 2021. This information has not been verified by the broker. All information should be independently reviewed and verified for accuracy. Properties represent a compilation of listings from various brokerages and may or may not have been listed or sold by David Hussain of Big Block Realty.

## As your neighborhood specialist, I want to help you sell your home.



- Free Market Analysis and Detailed Property Valuation
- Access to Revive Concierge (Revive prepay the costs with no fees/interest, for the upgrades/repairs so your home sells faster & at a higher price)
- Professional Photography with Aerial Photography, Video walkthrough, 3D Matterport Virtual Tour (Paid for by David)
- Full house cleaning and window cleaning (Paid by David)
- Interior Designer/Stager Consultation in preparation for showings (paid for by David)
- Contractor & Handyman referrals for every issue you need completed
- Pre-listing home inspection so your escrow stays on track and you don't lose a buyer over unexpected repairs. (paid by David)

## Free and Easy Real Estate Consultations



Scan to send a text:

**Booking an appointment with me is easy**

Go to  
[listedbydaoud.com/bookacallwithdaoud](https://listedbydaoud.com/bookacallwithdaoud)

**You may not be ready to move or sell your home today, many of my client's are like you. However it doesn't hurt to plan and educate yourself on what you can expect and who you can call.**

**When life happens, we're a phone call away.....858-215-3512**



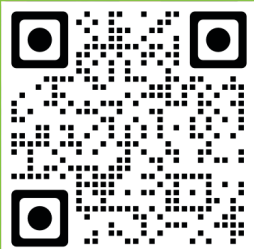
**Thursday Morning  
Coffee w/ David  
Bear Buns Bakery**  
8:30am - 9:30am (Every  
Thursday Morning)

See Pg 12 for Details



**Food Truck Friday at  
Cabrillo Heights Park**  
July 15th 5pm - 8pm

Scan to RSVP



**JULY FTF**

Featuring Naamino  
Food Truck (Authentic  
Persian Cuisine)



**September  
Community 92123  
Garage Sale**

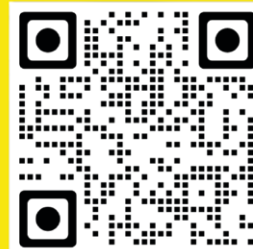
9-24/25

See Pg 27



**Food Truck Friday at  
Cabrillo Heights Park**  
August 19th 5 - 7pm

Scan to RSVP



**August FTF**

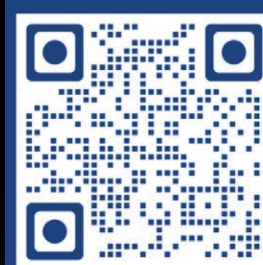
Featuring Baby's Bad  
Ass Burgers



**Find out about  
local Community  
92123 events:**

Join the Community 92123  
Facebook Group

Search "Community  
92123" on Facebook or  
Scan here:



**SCAN ME**





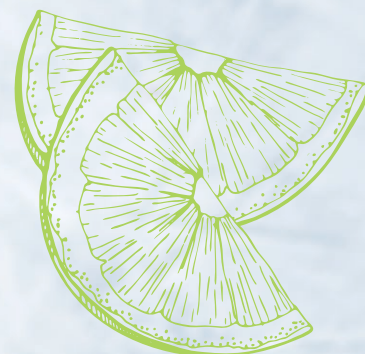


# No Hassle Fruit Punch

This easy punch is delicious and takes no time. It can be enjoyed spiked or virgin, so it is the perfect drink to make for any occasion.

## Ingredients

8-10 strawberries, halved or sliced  
1/2 orange, sliced  
1/2 lemon, sliced  
1 handful of mint leaves  
1 large handful of ice  
500ml pineapple juice  
300ml orange juice  
300ml lemonade



The only prep needed is to simply slice or half the fruits. After that, simply mix all the ingredients together in a large jug and serve! To make it spiked, simply pour a shot of your favorite liquor into your glass before adding the punch.





# David's Local Office Hours



I am inside Bear Buns Bakery every Thursday from 8:30am - 9:30am. You can find me working on my laptop at a table near the window. I would love to chat with you about Serra Mesa, the local community and how we can improve it, or answer any of your real estate related questions.



**What:** Coffee w/ David  
**When:** Thursday 8:30-9:30am  
**Where:** Bear Buns Bakery



**David Hussain**  
858.215.3512  
David@community92123.com  
Community92123.com

Coffee and Pastry is my treat if you bring this magazine with you





## LOCAL BUSINESS SPOTLIGHT

# San Diego Meat Market

San Diego Meat Market is open daily. On Tuesdays and Thursdays - you can get a fresh Torta. On Saturdays, fresh shrimp ceviche. They even have a custom Michelada mixes.



April 02, 2022, a soft opening day for Lupita and Jerry Rios. Their hobby and passion goes from dream to reality. Through years of persistence and hard work, the doors finally opened to Serra Mesa's first Carniceria/Butcher Shop. At San Diego Meat Market, Jerry has been kind enough to share with us his family recipes of pollo asado, carne asada, lemon pepper chicken, and over 20 options of different cuts and meats. Lupita adds in her touch through fresh shrimp ceviches, fresh guacamole, salsas and even Mexican desserts. When you enter you are greeted with a smile and a "Welcome" as if you're entering one's home. If you don't know what to get, they guide you, and if you know what you'd like, they make sure you get the best cuts at the best prices. It's truly a family business as their son's, Mallel & Adan, are at the store nearly everyday until they head off full-time to college. They do get busy, especially around holidays like 4th of July - call a few days ahead and get your order in. Their pollo and carne will make you the hero of the party!

**EXCLUSIVE OFFER**  
**SPEND \$40 AND GET ½ LB OF REGULAR GROUND BEEF FOR FREE**

Bring in this magazine to redeem. Offer expires August 31st, 2022

Hours  
Mon-Fri 8am - 7pm  
Sat - Sun 8am - 6pm

3246 Greyling Dr 92123  
@sdmeatmarket | 858.737.4183  
sdmeatmarket@gmail.com





# David Hussain's Local Market Update

## Homes Sold in the Last 30 Days Current Market Report | May/June 2022

Full Address	Bedrooms Total	Bath Totals	ListPrice	Sold Price
8630 Al Ct	3	1	\$675,000	\$835,000
3511 Pomeroy St	4	2	\$799,900	\$875,000
2815 Chalar St	3	2	\$825,000	\$840,000
8854 Gramercy Dr	3	2	\$860,000	\$840,000
2388 Chenault St	3	2	\$899,000	\$910,000
2649 Marathon Dr	3	2	\$899,000	\$920,000
8767 Cairo Court	4	2	\$899,000	\$922,000
2053 Cardinal Dr	4	3	\$900,000	\$695,000
2220 Finch Ln	3	3	\$925,000	\$952,000
2895 W Canyon Ave	3	3	\$949,000	\$945,000
9755 Stonecrest Blvd	3	3	\$949,000	\$950,000
8944 Sovereign Rd	4	2	\$949,000	\$955,000
8426 Fireside Ave	3	2	\$995,000	\$1,075,000
3480 Dorchester Dr	4	2	\$899,000 - \$1,050,000	\$960,000
2962 W Canyon Ave	3	3	\$1,195,000	\$1,300,000

Listing taken from SDMLS since 4/21/22 and may represent listings from other brokerages.  
Information is deemed reliable but not guaranteed.

## Have you heard of Homebot?

Trusted by millions of homeowners nationwide, homebot is a free, monthly, property net worth report specific to you. Homebot shows you real-time property value data. Build more wealth with your home. Understand your property's true potential. Scan the QR Code below with your phone's camera to get started or go to [community92123.com](https://community92123.com) to sign up!



## Take control with smart decisions

### Track your home wealth

Take control. Keep an eye on your home value, loans, equity, market trends & more.

### Save more money

See the power of extra principal payments or refinancing at the right time.

### Build wealth faster

Know exactly when to buy, sell, rent, or remodel to maximize your investment.



# **Sell your home off-market**

- No open houses
- No sign
- No hidden fees
- No nonsense
- All cash

**Call Dave:**  
**858-215-3512**  
Scan Code To Get Started







# SUMMER :: BBQ

AS THE HEAT OF SUMMER BEGINS, SO DO THE BBQS AND POOL PARTIES, AND NO SUMMER PARTY IS COMPLETE WITHOUT SOME CLASSIC DISHES MADE ON A BBQ GRILL. HERE ARE RECIPES THAT MAKE FOR THE QUINTESSENTIAL SUMMER PARTY PLATTER.



## :: *Simply* GRILLED CORN

- WHOLE COBS OF CORN
- BUTTER
- SEASONINGS

Before grilling the corn, you must first prepare it. First, pull the husk back without removing completely so that you can rewrap the corn later. Then remove the silk completely. Now cover the exposed corn with butter and your preferred seasoning. Salt and pepper work, but Tony Chachere's Creole Seasoning is a great way to get plenty of salty flavor along with some nice spice. Once seasoned, put the husks back over the cob and wrap the cob in aluminum foil. Cook these on a high heat grill for 30 minutes, then enjoy!

## :: *Classic* POTATO SALAD

- 2½ POUNDS OF RED POTATOES, CHOPPED
- 1½ CUPS MAYONNAISE
- 1 C. FINELY CHOPPED PICKLES
- 2½ HARD-BOILED EGGS, CHOPPED
- ¼ C. CHOPPED RED ONION
- ¼ C. CHOPPED CELERY
- 1½ TABLESPOONS PREPARED MUSTARD
- ½ TABLESPOON APPLE CIDER VINEGAR
- ½ TEASPOON SALT, OR TO TASTE
- ¼ TEASPOON GROUND BLACK PEPPER

First place potatoes in a large pot with salted water. Bring to boil, then reduce heat to medium-low and cover. Cook for 10 minutes. Once done, drain the water and return the potatoes to the empty pot. Sprinkle with salt and set aside. To make the dressing, stir mayonnaise, pickles, hard-cooked eggs, red onion, celery, mustard, cider vinegar, 1 teaspoon salt, and pepper together in a large bowl. Combine the dressing and the cooked potatoes in a large bowl. Chill the mixture for at least 6 hours, or preferably overnight, then serve.



## *Beautiful* BBQ RIBS ::

2 RACK PORK SPARE RIBS

### For Dry Rub

- ½ C. BARBECUE SEASONING (LIKE MCCORMICK GRILL MATES)
- 2 TBSP. BROWN SUGAR
- 2 TSP. GROUND CUMIN
- ½ TSP. GROUND CINNAMON

### For Sauce

- 1 C. BARBECUE SAUCE
- 1 C. APRICOT ALL-FRUIT SPREAD
- ¼ C. HONEY
- 2 TBSP. GRATED ONION
- 1 TBSP. LOWER-SODIUM SOY SAUCE
- 2 TSP. YELLOW MUSTARD
- FRESHLY GROUND BLACK PEPPER

Heat oven to 350°F. Line a broiler-pan bottom with foil. Whisk Dry Rub ingredients in a small bowl; rub on both sides of ribs. Transfer to prepared broiler-pan rack; cover tightly with heavy-duty foil. Roast ribs 1½ hours until meat between ribs is fork-tender. (If making ahead, let cool to room temperature, then transfer ribs to a 2-gallon zip top bag, seal and refrigerate up to 2 days.) Combine ingredients in a 2-qt saucepan; bring to a boil. Reduce heat to low and simmer 10 minutes, until the sauce has reduced slightly and thickened; cool. (If making ahead, transfer to a bowl, cover and refrigerate up to 3 days.) If chilled, bring ribs and sauce to room temperature. Heat outdoor grill to medium-high heat. Grill ribs, mopping them with sauce and turning until slightly charred and glazed, 10 to 12 minutes. Transfer ribs to a cutting board. Cut into single or double rib portions.



# JUST SOLD



## 294 ORCHARD RD, ORINDA, CA

4 BED | 3 BATH | 3,375 SQ FT | \$2,300,000

### SoCal to NorCal - a client success story.

Due to family needs, our clients needed to find a multi-generational home in Northern California and with our team's assistance they were able to secure the perfect home in Orinda, CA. We assisted them with a 1031 Exchange to defer capital gains taxes from their investment home to secure this property where they

can comfortably live once they are able to. We battled against multiple cash offers that were nearly 600k over asking price, yet we succeeded and our clients can now enjoy this home for years to come.

Beat multiple cash offers  
soaring nearly  
**\$600,000**  
over asking!

**Who you work with  
matters!**



# Is the Market **COOLING DOWN?** Now's the time to sell.



Home prices remaining high? **CHECK.**  
Perfect time to sell? **CHECK.**  
But for how long?

Indications show that the market is trending towards cooling down. However, the urge to sell for homeowners has been on the decline. There's a fear that even though now's a great time to sell, the cost of buying a comparable or better home may be more than they're willing to settle on. The fear of missing the peak time to sell their homes is the decision that a lot of homeowners are struggling with. There's solid evidence that now is the prime time to sell your home.

Analysts expect the current inflated pricing to peak in the early summer months. Then, price appreciation will begin to decelerate. A major indicator is the recent interest rate increases. Mortgage rates have increased at a rapid pace that

hasn't been seen in decades. Due to the cost of borrowing rising, homebuyers have less purchasing power which will lessen competition. This will be a slow process as it will take some time for sellers to realize that potential buyers cannot afford a severely overpriced home and, in turn, lower their prices.

The decision to stay put or quick sale boils down to two key factors, having found an alternative living situation and being able to sell at an appealing price. In short, now's the time to sell if you're wanting to take advantage of the market before it returns to its pre-pandemic normality.

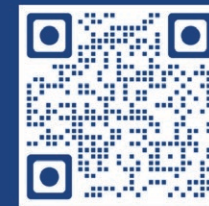
For more information on your local housing market, speak to your neighborhood specialist today!



## *Join the Neighborhood FB Group!*

**Stay up to date with local activities,  
community news, local businesses to  
support and get to know your neighbors!**

**Or search  
"Community 92123"  
in FB Groups**



SCAN ME





# Afternoon Family Special Coupon



**Buy 3 Sandwiches and  
get the 4th **FREE****

**(Valid after 3pm)**

**Must Bring in this magazine to redeem**

4th sandwich to be equal or lesser value of any of the 3 sandwiches.

Expires August 31st, 2022



## *Serra Mesa September Community Garage Sale*

**Saturday & Sunday 9/24 - 9/25**

Time to clean out the shed and the garage as we get ready for our second community garage sale here in Serra Mesa. We will be providing a yard sign and posterboard/sharpeners for street signs. We will also be advertising the garage sale locations online to get some good coverage.

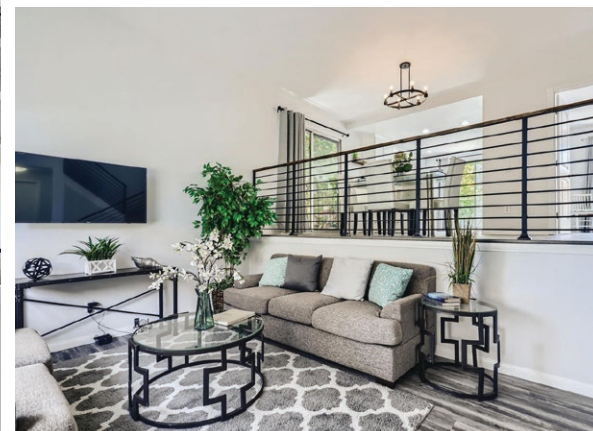
**Scan the QR code below  
if you'd like to participate  
or text 858-215-3512.**





# JUST SOLD

# JUST SOLD



## 7787 STARLING DR, BIRDLAND

3 BD | 2.5 BA | \$770,000

Long time friends of ours, Rutger and Nicole reached out and asked us to help find them a starter home that was central, updated, and maintained well. Once pre-approved we toured homes throughout Metro San Diego. Due to rising interest rates, buyers were submitting high offers to secure a property while rates were still under 5%. Of the homes we toured, two stood out but 7787 Starling was the true gem. Meticulously maintained, upgraded through and through,

and just the right size. We were up against multiple, no-limit offers but the narrative we provided to the seller's agent and the rapport we built ensured our success. The seller's needs were a solid buyer and a fast close of escrow. Luckily our lending team can close in as little as 10 days! Today Rutger, Nicole, and their fur baby Kovu are Birdland's newest homeowners.

**Welcome to the neighborhood!**



# Meet YOUR Team!



**David Hussain**  
Team Member & Broker  
Associate

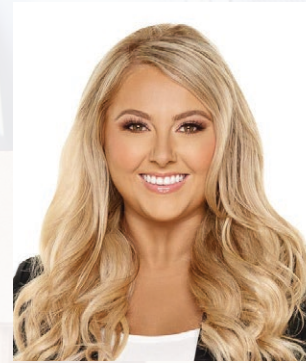
David Hussain hails from a strong project management background in the IT and Software industry. He developed a keen interest in real estate from an early age through his father's tenure as a Realtor in Temecula. David started his real estate career as an assistant and later an agent in the commercial real estate world in 2015 at Lee & Associates in Temecula. Today as a Broker Associate, David prides himself on serving his clients as a Real Estate Professional, not only guiding them through sales and purchases but making sure their interests and investments are protected. You can find David often hosting community events in his favorite neighborhood of Serra Mesa, meeting clients at local businesses, or enjoying a bonfire at one of our amazing local beaches. For more follow David on Instagram @listedbydavid



**Andrew Greer**  
Team Lead

Local San Carlos Realtor and Developer, Andrew has spent the last 11 years working in Real Estate in several capacities. From flipping houses, short term rentals, new construction homes, multi family apartment construction, commercial real estate transactions to property management he has experience in all areas of real estate. A huge part of his success and ability to manage all these areas of the business is his team. Below are a few of the team members working with Andrew on transactions and if you are looking to buy or sell we can help you too with our experience and network to help you get the most out of your investment.

@realtientrepreneur



**Krista Graham**  
Team Member

Krista Graham has served San Diego homeowners for over 5 years and specializes in East San Diego. She found her passion as a Real Estate Professional in her younger years when accompanying her father at job sites and studying interior design in college. Krista places importance on her client's experience and is known in the industry as the "white-glove" service Agent. As a native San Diegan, Krista can be found spending free time at Dog Beach with her husband Tony and her pups Hunter and Bailey. Awarded as a "30 under 30" Realtor by San Diego Real Producers, Krista intends to extend her reach to even more families with buying, selling, and investing.

Instagram @Kristagraham.realtor\_\_



**Guillermo Miranda**  
Team Member

Having owned and operated a metro by T-Mobile (metropcs) store for five years, Guillermo Miranda has now started his career in real estate. After acquiring his first investment property in 2021, he is now in the process of his first multi unit ground up development. If you ask Guillermo what his mission is in real estate, "it's to normalize buying your first investment property before your personal home. You can simply buy a duplex, live in one unit, rent out the other unit and use it to offset your mortgage. This can set you up to purchase another property as early as the following year. I am happy to explore with first time home buyers and seasoned investors. We can all learn and grow from one another". Guillermo believes in hard work and taking mini vacations on a quarterly basis and visiting one new country every year- if possible. You can see more of Guillermo on his Instagram @soldbygm.





**THE NEIGHBORHOOD  
CONNECTION**

**David Hussain**  
The Neighborhood Connection  
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San Diego, CA 92198

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# Let's Stay Connected



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