

Serra Mesa | Mission Village | Stonecrest

# Community 92123

March 2023

## LOCAL BUSINESS SPOTLIGHT : Java Garden

PG 18 - 19

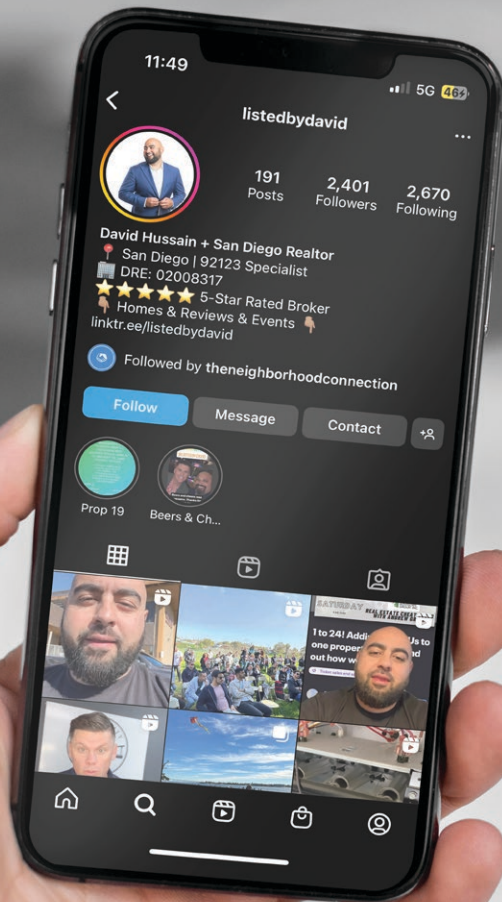


**DAVID HUSSAIN**  
858.215.3512  
[COMMUNITY92123.COM](http://COMMUNITY92123.COM)



(David Leyton & Alena Leyton)





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along on Instagram



ListedbyDavid

## Let's Stay Connected

Instagram: @listedbydavid

Facebook: [www.facebook.com/listedbydavid](https://www.facebook.com/listedbydavid)

Website: [community92123.com](https://community92123.com)

## Dear Neighbors, Friends and Clients,



Spring is fast approaching so we have put together some great events for you this upcoming month. We hope you are ready!

Our Food Truck Fridays have returned with our first being held this St. Patrick's Day at Murray Ridge Park. We are featuring The Groovy Greek and San Diego Mobile Pizza. Details can be found on page 8 or 28.

On our last weekend of March, the 25th and 26th, we will be hosting the first spring community garage sale allowing you to free up some space in the garage. Signs will be available to pick up at Bear Buns Bakery and Java Garden on Tuesday, March 21st. More Details can be found on page 8 or 28.

We are also hosting our first ever, 1031 exchange and Prop 19/Property Tax Class at our new office on Clairemont Mesa Blvd. We are reviewing how you are able to utilize the 1031 Exchange Tax Strategy to transfer and defer your capital gains taxes on your investment homes. Furthermore, our in-house tax appeal expert will be reviewing prop 19 and how homeowners 55+ are able to transfer their tax basis into another home. More details can be found on page 8 or 28.

Finally, If you've had any thoughts of buying or selling a home in 2023, we'd love to be the next phone call you make. Our team and I are here to serve you in every way we can as a resource for anything and everything real estate related. We're your Real Estate Pros!

We would love to learn your story, understand your needs and wants, and deliver the results you desire.

If you have any questions or concerns about buying or selling a home, we are here to help and look forward to connecting.

Warmly,

*David Hussain* 858-215-3512



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  \$886,375

% Change in  
Average Price from  
January 2022  -6.2%

Sales to List Price %  
% Change from  
January 2022  93%  
-10%

Active Listings  
% Change from  
January 2022  12  
+100%

Average Days  
on Market  42  
% Change from  
January 2022  +147%

Homes Sold  
% Change from  
January 2022  8  
-20%

92123

\* Condos/Townhomes only

Average Sold Price  \$555,000

% Change in  
Average Price from  
January 2022  -2.3%

Sales to List Price %  
% Change from  
January 2022  101%  
-2.2%

Active Listings  
% Change from  
January 2022  4  
0%

Average Days  
on Market  7  
% Change from  
January 2022  -59%

Homes Sold  
% Change from  
January 2022  1  
-88%

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



**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)



**Booking an appointment with me is easy**

1. Go to [www.listedbydavid.com](http://www.listedbydavid.com)
2. Call 858.215.3512
3. Scan for a meeting

# Sick of your



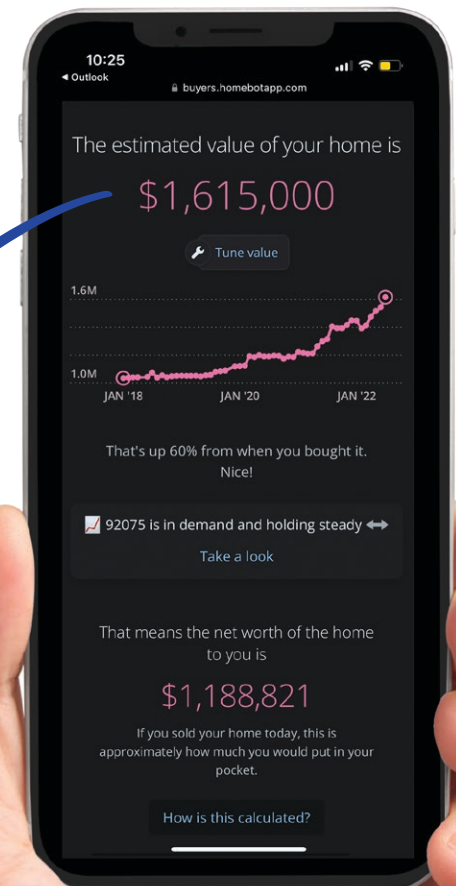
## GET YOUR HOME'S TRUE VALUE FROM YOUR NEIGHBORHOOD'S #1 AGENT



**SCAN THIS QR CODE NOW**  
**For Your Instant Home Value Estimate.**



With your phone's camera scan the code above.





**Thursday Morning  
Coffee w/ David  
Bear Buns Bakery**

8:30am - 9:30am

(Every Thursday Morning)

See Page 12 for details



**Food Truck Friday**

Friday, March 17th

4:00-7:00pm

Murray Ridge Park

(2559 Escondido Ave, 92123)

Featuring the Groovy  
Greek & SD Mobile Bar  
& Pizza!

(Bring Blankets & Chairs)



**Community Garage Sale**

March 25th & 26th

(Saturday & Sunday)

Community 92123 Spring Garage Sale

March 25 - 25 Saturday & Sunday

-Sign Pick Up Tuesday 3/21 at Bear  
Buns Bakery or Java Garden.

-Bear Buns Bakery - 3251 Greyling Dr

-Java Garden - 2699 Mission Village Dr



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

Join the Community  
92123

Facebook Group

Search "Community  
92123" on Facebook or  
Scan here:



SCAN ME

**1031 Exchange & Prop  
19 Tax Transfer Class**

Thursday, March 30th

5:00-7:00pm

1st 1031/Prop 19 exchange  
class 8322 Clairemont Mesa  
Blvd Suite 206, San Diego,  
CA 92111

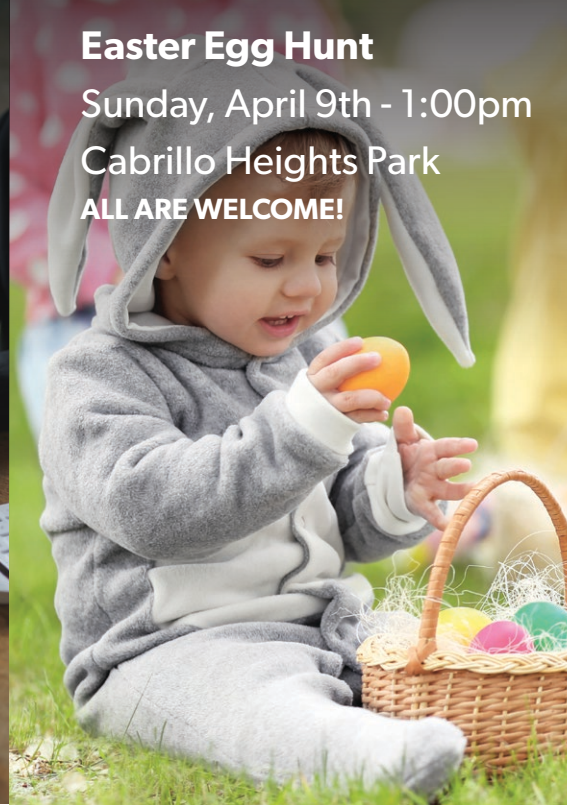


**Easter Egg Hunt**

Sunday, April 9th - 1:00pm

Cabrillo Heights Park

ALL ARE WELCOME!





# David Hussain's Local Market Update



HOMES SOLD IN THE LAST 30 DAYS:  
CURRENT MARKET REPORT | JAN/FEB 2023

FULL ADDRESS	BR	BA	SQ. FT.	DOMLS	LIST PRICE	SOLD PRICE
2522 Murray Ridge Rd	3	2	1,914	82	\$850,000	\$827,500
8944 Laddie Ln	3	2	1,360	2	\$899,000	\$899,000
2622 Sprig Pl	3	2	1,608	67	\$899,900	\$750,000
8281 Kaplan Dr	4	3	2,016	16	\$849,900 - \$899,900	\$825,000
2684 Meadow Lark Dr	3	2	1,410	95	\$904,995	\$895,000
9517 Ronda Ave	3	2	1,108	34	\$899,900 - \$929,900	\$930,000
7633 Teebird Ln	4	3	1,735	7	\$955,000	\$940,000
2916 Larkin Pl	4	3	1,824	2	\$980,000	\$1,000,000
8501 Pinecrest Ave	3	2	1,134	0	\$1,029,000	\$1,024,500
3065 Greyling Dr	3	2	1,631	18	\$1,060,000	\$1,060,000
9178 Irvington Ave	4	3	1,827	30	\$1,115,000	\$1,140,000

Bear Buns Bakery

## Irish Soda Bread

### Ingredients

14 Cups AP Flour  
2 Tsp Sea Salt  
3 Tsp Baking Soda  
6 Cups Buttermilk

### Recipe

1. Preheat Oven to 400 Degrees
2. Sift Dry, create well and add Buttermilk. Fold in, then knead until incorporated.
3. Form into round, scones and bake for 15 min. Reduce Temp to 350 degrees, and bake for 30 mins.



### Bear Buns Bakery

3251 Greyling Dr  
bearbunssd.com  
858-573-2327  
IG: bearbunsbakerysd



# 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  
3251 Greyling Dr



**David Hussain**  
Call or text: 858.215.3512  
David@ListedbyDavid.com  
Community92123.com

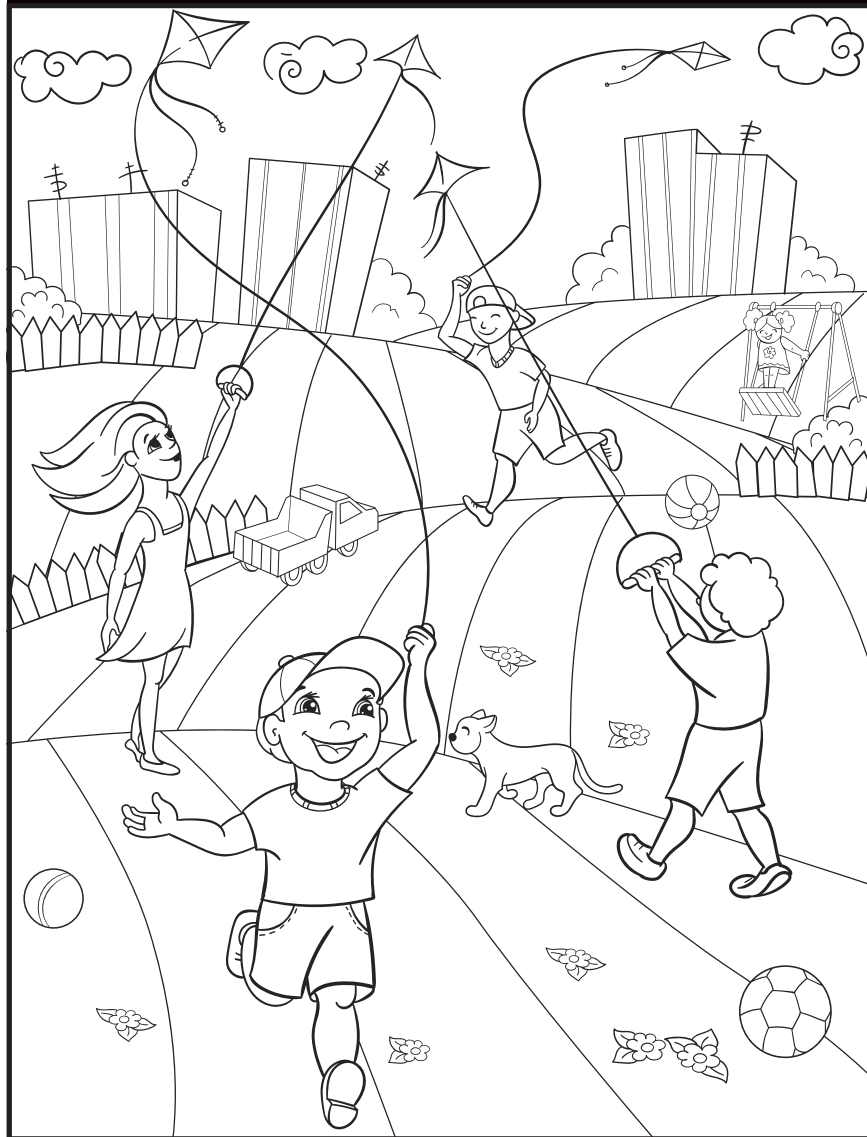
**Coffee and Pastry is my treat  
if you bring this magazine with you**





# March Coloring Page

For Adults And Children To Enjoy



## March WORD SEARCH

d r a z z i l b e f b e s i d  
e o a t e s n o w e a r a i n  
w r e h m n i y c a r u c c a  
o d y d u o l c a z o t r w i  
b t y s u i s l e c m a s r d  
n o i t a t i p i c e r p r s  
i v n e i i i m h f t e c r u  
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r r m i z n i r l i r m i y d  
e c s a h o e m m a s e c z e  
t a a e d c r r u d o t h e g  
n s a t a a e f h h u r u e r  
i t h s w s o w e a t h e r e  
w u t i e c o l d i f c z b e  
i s r z h l z n n l r l c l p

Accuracy	Celsius	Fahrenheit	Ice	Season
Altitude	Cloudy	Forecast	Moisture	Snow
Atmosphere	Cold	Frozen	Overcast	Temperature
Barometer	Conditions	Hail	Precipitation	Warm
Blizzard	Degree	Heat	Rain	Weather
Breezy	Dew	Humidity	Rainbow	Winter



# Spring

## CLEANING CHECKLIST

Supplies: Vacuum, Steam Cleaner, Mop, Dusting Materials, Paper Towels, Broom, Boxes, New Furnace Filter



### ALL ROOMS

- ☐ Wipe down baseboards
- ☐ Clean air vents
- ☐ Dust blinds and windows
- ☐ De-clutter any drawers/messy areas
- ☐ Clean windows
- ☐ Vacuum/mop floors
- ☐ Replace HVAC/furnace filter

### LIVING ROOM

- ☐ Dust around and behind TV
- ☐ Clean fireplace
- ☐ Clean window treatments/furniture
- ☐ Wash, vacuum, or replace dog beds
- ☐ Polish hard wood floors

### KITCHEN

- ☐ Get rid of outdated spices and food
- ☐ Defrost and clean fridge and freezer
- ☐ Steam clean grout and appliances
- ☐ Polish silverware
- ☐ Clean inside of cabinets and drawers
- ☐ Dust top of cabinets and above fridge
- ☐ De-clutter junk drawer
- ☐ Clean oven
- ☐ Clean pantry shelves and around trash

### LAUNDRY ROOM

- ☐ Move washer/dryer and clean behind
- ☐ Check dryer vent
- ☐ Clean out cabinets and drawers

### BEDROOM

- ☐ Dust ceiling fan
- ☐ Clean or replace sheets
- ☐ Vacuum mattress
- ☐ Clean and vacuum under bed
- ☐ Wash pillows

### BATHROOMS

- ☐ Throw away expired cosmetics
- ☐ Steam clean mirrors, countertops, sink
- ☐ Change shower curtain
- ☐ Steam clean floors, bath tub, and toys
- ☐ Clean in, around, and behind toilet
- ☐ Unclog drains

### CLOSETS

- ☐ Donate or toss old clothes and shoes
- ☐ Pack up winter clothes
- ☐ Wash/hang up spring clothes
- ☐ Dust/wipe down shelves
- ☐ Clean or replace laundry basket

### OUTSIDE

- ☐ Clean light fixtures
- ☐ Wash outdoor furniture
- ☐ Clean sliding glass door tracks
- ☐ Steam clean cement/cracks
- ☐ Plant flowers
- ☐ Clean/repair gutters
- ☐ Clean and organize garage





## Local Business Spotlight

# JAVA GARDEN

Located at the top of hill, overlooking Snapdragon Stadium, a small coffee shop run by Alena and David Leyton serves our local residents of Mission Village and Serra Mesa. For over 10 years, David has been roasting coffee through micro batches and honing his craft. As time went on, Alena's desire for opening a coffee shop grew and finally came to fruition less than a few blocks from their home in Mission Village.

As you enter, you're greeted by a massive hand-painted mural full of greens, plants, foliage, and pops of color. "Garden" is an understatement as a plethora of healthy, jovial, and mature plants decorate the store. But most importantly, a cheerful smile behind the counter welcomes you. A master of her craft, Alena, has curated a menu of coffees, teas, smoothies, and even lemonade! Our personal favorite menu items are the paninis that are served warm and are perfect for those on the go.

Whether you're in the mood for a smoothie, a java buzz, or something as unique as their Blue Paradise Sorbet, Java Garden is a must try gem in our local community of 92123.



2699 Mission Village Dr  
858-276-7045  
javagardensd@gmail.com  
Instagram:  
@Javagardensd  
@Davidsroasting



# TRIPLE BERRY CRISP



## CRUMBLE INGREDIENTS

- |                                 |                       |
|---------------------------------|-----------------------|
| ¾ cup all-purpose flour         | ½ cup unsalted butter |
| ½ cup light brown sugar         | ¼ teaspoon salt       |
| ½ cup old fashioned rolled oats | ¼ teaspoon cinnamon   |
| ¼ cup granulated sugar          |                       |

## FILLING INGREDIENTS

- 2 ½ cups fresh raspberries
- 2 ¼ cups fresh blueberries
- ¾ cup fresh cherries
- 1/3 cup granulated sugar
- 1 ½ tablespoons cornstarch

## DIRECTIONS

- |  |  |  |
|--|--|--|
| • Preheat oven to 375 degrees Fahrenheit.  | coarse crumbs. Place bowl in refrigerator to keep cool.  | • Take crumble mixture from fridge and evenly sprinkle over the top of berries.          |
| • Begin by preparing crumble. Mix together flour, brown sugar, oats, granulated sugar, salt and cinnamon.                                    | • Next, begin preparing the filling. Rinse and drain all berries then transfer to a buttered baking dish.                    | • Bake for about 30-35 minutes or until filling is bubbling and crumble is golden brown. |
| • Dice butter into small pieces and add to crumble mixture. Cut into mixture by using a fork or rubbing with fingers until mixture resembles | • Whisk together granulated sugar and cornstarch in a small bowl. Once well mixed pour over berries and toss to evenly coat. | • Remove and serve with vanilla ice cream or whipped cream.                              |

This fruit crisp is made up of bright, fresh berries, and paired with the most delicious crispy, sweet, and buttery topping. Served warm and perfectly finished with a scoop of vanilla ice cream!



## INGREDIENTS



- |  |  |                     |
|--|--|---------------------|
| • club soda                              | • 1.5 ounces Torani raspberry flavored syrup | • ice               |
| • 1.5 ounces Torani peach flavored syrup | • 1 ounce half-and-half                      | • fresh raspberries |
|  |  | • whipped cream     |

## DIRECTIONS

1. Fill a glass with ice and club soda about 2/3 full.
2. Add in both raspberry and peach flavor syrups, followed by half-and-half.
3. Swirl together and garnish with raspberries and whipped cream.





# Here Are Ways for You to Close the Deal

The days of guaranteed buyers and raging bidding wars are no more. The market has noticeably changed since the height of the pandemic where sellers were at an overwhelming advantage. One of the main factors causing potential buyers to back out of deals is a fear of a recession. As a seller, it's important to know how to vet potential buyers to ensure they're prepared for any unforeseen hiccups during the closing process. Here are a few different scenarios that you can plan for that could cause a buyer to back out at the last minute.

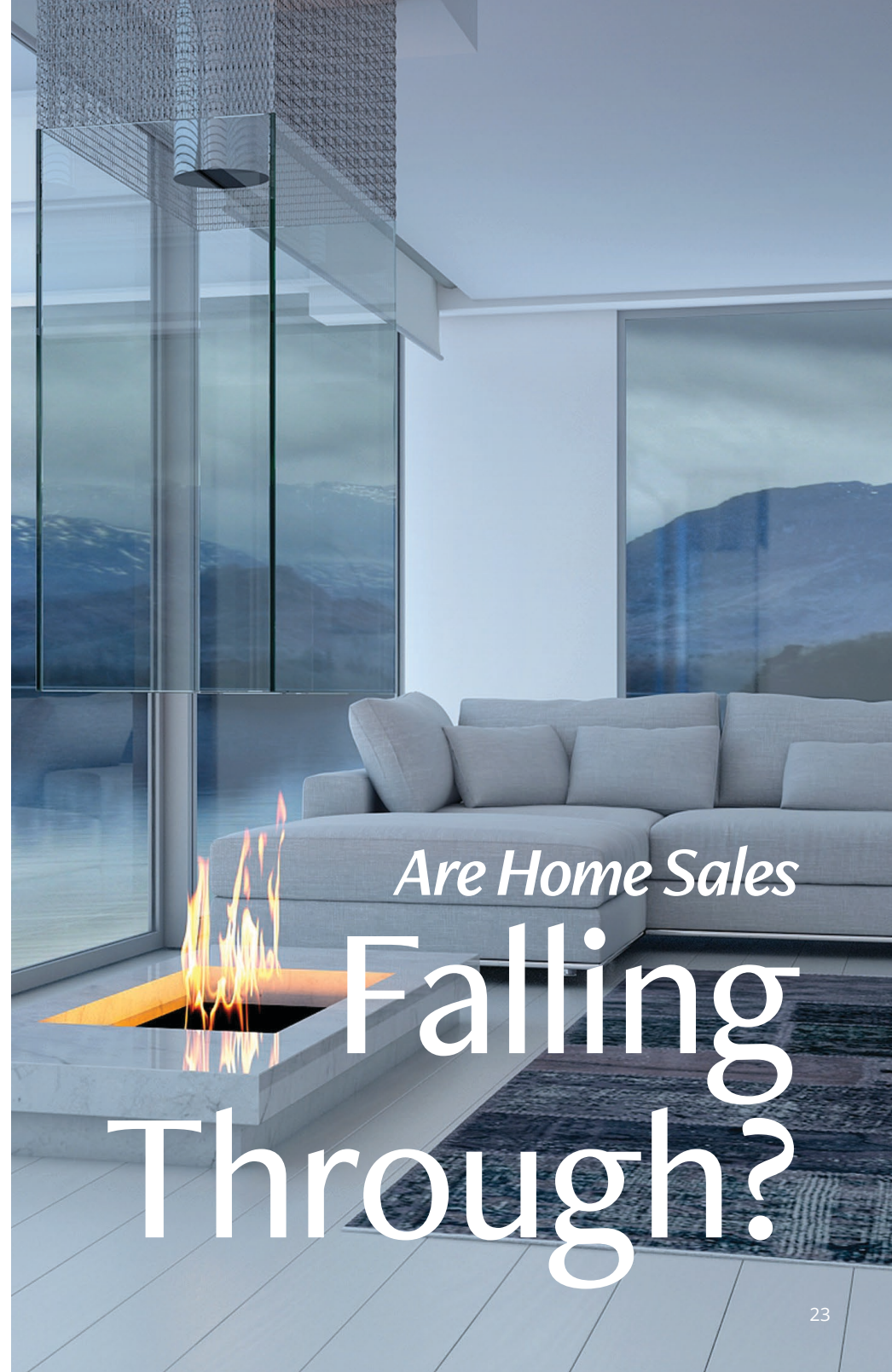
**1 Interest rates are high and they're only continuing to increase.** Due to this, affordability is harder to come by for buyers. For a seller, it's best to require a pre-approval letter from the last 30 days. It would also be beneficial to ask buyers to lock their interest rate, which can eliminate the risk of fluctuation during this time of rapidly rising interest rates.

**2 There may be an appraisal gap that can open the door for negotiations that favor the buyer.** If your home is appraised significantly lower than the buyers offer then concessions will need to be made for the deal not to fall through. As a seller, it's best to check in your area for similar listings that've been appraised within the past three months. As a general rule, your home should be priced within 10% of these numbers. Another thing to consider is that the market is cooling so if you're unwilling to be flexible in your pricing then you may be chasing a declining market.

**3 Contingencies are back,** expect buyers to no longer be pushovers when trying to purchase your home. When rates were low, buyers were waiving the need for home inspections, appraisals, and financing. The main contingency that is back in full swing is home inspections. If any problems do arise then you'll most likely have to make repairs or other compromises to ensure that the deal doesn't fall through. The best piece of advice is to work with the buyer. You want to sell your home and they want to buy it, be open to renegotiate if any issues surface. That doesn't mean you need to concede to all of their demands but as long as their requests are fair for both parties, you will still come out of the sale elated.

**For more information on how to list your home and navigate the market please contact your Neighborhood Expert today!**

Brought to you by:



*Are Home Sales*  
**Falling  
Through?**





# 5-Star Mortgage Solutions AT YOUR FINGERTIPS

Your go-to solution for Home Loans. Next Level Lender is a San Diego family owned Mortgage Brokerage with over 100 5-star reviews on Google. They pride themselves on providing their clients with white-glove, end to end service. Below you can find examples of just some of the lending products available to you from the Next Level Team:

**Conventional Home Loans**

**VA Home Loans**

**Home Equity Lines of Credit**

**Cash-out Refinancing**

**FHA Home Loans**

**Self-Employed Home Financing**

**Reverse Mortgages**

Here's what everyone is saying about the Next Level Team:



"The Next Level Lender team helped me figure out the right options for me to reach my goals. They put together a great plan for me to be able to get the cash I needed out of my home so that I take advantage of other investments. No one else was able to help me and creatively find a solution that would work but here I am now with our loan funded and my next transaction on the way! I am so happy I was able to work with them and looking forward to working with them on all of my future transactions."

Jean Nguyen



"I am truly grateful for Shyam! He was extremely helpful during the whole house buying process! I was extremely stressed dealing with selling our current home while buying a new home for our upcoming assignment change to Cali. Shyam has been working with my husband from the start, ensuring the process went smoothly - which in turn lessened my stress, I'm happy he was able to help me and my husband get a new home!"

Jackyy Estrada



"Working with Next Level Lender was beyond my expectations. They work as a team so no one is left with unanswered questions or waiting around for answers. Their team goes above and beyond. Whenever I had a problem with something, they offered their assistance to help me out, even if it wasn't their job. All my questions were answered within literally minutes, even after hours. There is not one bad thing I can say. All I can say their customer service is amazing!!!! I definitely recommend them for lending, you won't be disappointed."

Celeste Silva



Akshay Patel

Loan Originator/CEO

[www.nextlevellender.com](http://www.nextlevellender.com)

858.207.8436

[ak@nextlevellender.com](mailto:ak@nextlevellender.com)





# Join the Neighborhood Facebook 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 Facebook Groups



# Neighbors!

**What do YOU want to see more of in our community?**

**What do YOU want to see more of in this magazine?**

Have a business, organization, or person you'd like featured in this magazine?

Contact David Hussain

Call or Text: 858-215-3512

David@ListedbyDavid.com

You can also meet David at his Local Coffee hours every Thursday morning inside Bear Buns Bakery from 8:30 am - 9:30 am.



92123



# Food Truck Friday

March 17th 4:00pm - 7:00pm

Murray Ridge Park, 2559 Escondido Ave,  
San Diego, CA 92123

Bring Blankets & Chairs! Featuring The Groovy  
Greek & SD Mobile Pizza

Community 92123

# Spring Garage Sale

March 25 - 25 Saturday & Sunday

Sign Pick Up Tuesday 3/21 at Bear Buns Bakery  
or Java Garden.

Bear Buns Bakery - 3251 Greyling Dr

Java Garden - 2699 Mission Village Dr

Call or Text David Hussain with any questions  
858-215-3512



SCAN ME



Community92123.com

1031



# Exchange & Prop 19 Tax Transfer Class

March 30th - 1st 1031/Prop 19 exchange class

Learn how to defer capital gains taxes on your investment or  
rental properties

Learn how to transfer your property tax basis on your primary  
home when you sell

Learn how to appeal your property tax assessment and  
potentially save thousands in property taxes

March 30th - Thursday 5-7pm

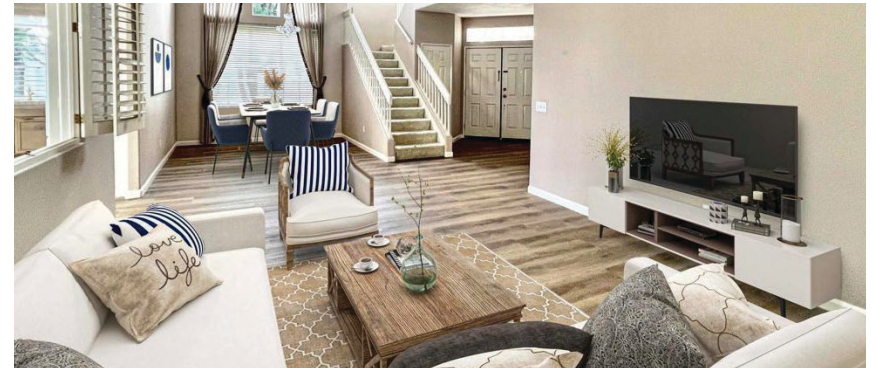
8322 Clairemont Mesa Blvd Suite 206,  
San Diego, CA 92111

Call David Hussain to sign up or RSVP 858-215-3512



# NO CAPITAL GAINS TAX PLUS PROP 19 TAX SAVINGS

**JUST SOLD**



## 4794 VIA COLORADO

4 BED | 3 BATH | \$813,000

The Kiyam Family sold their home in La Mesa in early 2020 and moved in with their son in Vista. Their goal was to downsize and also take advantage of the capital gains tax benefits all taxpayers receive on their primary residence which is a forgiveness of up to \$500,000 in on capital gains against your primary home for married couples.

They had purchased a home 20 years ago in La Mesa for \$300,000, sold in 2020 at \$800,000, paid \$0 in taxes on the gain and transferred their tax basis on their La Mesa Home using Prop 19 into their new home in Oceanside. Being over 55 allowed them to transfer their assessment of \$380,000 over to their new home and had to only add the difference between their sales price of La Mesa plus their purchase price of Oceanside which was \$13,000. Their new tax assessment on their \$813,000 Oceanside home is \$393,000 utilizing Prop 19.

**If you'd like to learn how you can do this too, please call us today! David Hussain, 858-215-3512.**

**We specialize in Prop 19, Prop 60/90, Family Trust Sales, Probate Sales, Retirement planning, Real Estate Investment Strategies and 1031 Exchanges!**





**THE NEIGHBORHOOD  
CONNECTION**

**David Hussain**

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## David Hussain, Publisher & Real Estate Pro

Community 92123 is a labor of love and an effort I have personally put together in an effort to help connect neighbors, businesses, and organizations here in 92123. My goal was and always will be that our community uses this magazine and brand, as a medium where we can all connect and get to know one another.

The magazine and events are completely self funded and produced. If you appreciate our mission, please don't hesitate to reach out to us or refer us to your friends and family for our Real Estate Services.

Warmly,

**David Hussain**

858.215.3512

David@listedbydavid.com

www.community92123.com

**real**

Real Broker

