

Serra Mesa | Mission Village | Kearny Mesa | Stonecrest

Community 92123

October 2022



Bear Buns Bakery: Ashli & MiChi

SERRA MESA EVENTS: DETAILS PG 8-9



DAVID HUSSAIN

858.215.3512

COMMUNITY92123.COM

Dear Neighbors, Friends and Clients,



I'm going to get a ton of flak for this, but my favorite time of the year is Fall. Even though I'm a diehard San Diego Summer fan here! October marks the official start to the Fall season, it starts with my birthday and ends with the best holiday - Halloween! Plus the weather becomes so much more pleasant and tolerable. I'm personally looking forward to the flavors of fall and all of the Halloween parties!

In September we hosted and helped advertise a plethora of events. Among them, San Diego Sandwich Co's 47th Bday was an absolute bash! They had over 200 people attend their celebration and were overwhelmed with the turnout of support and love for them! Thank You Serra Mesa!!

We also hosted our biggest Food Truck Friday yet! September's FTF had 2 Food Trucks and Mahalo Shaved Ice. Over 200 RSVPs on our Facebook event and the turn out was so impressive. We're so happy to see the neighborhood come out and meet one another, picnic at our local Murray Ridge Park, and enjoy the last few remnants of our Summer evenings. Food Truck Events will be back this next Spring and we'll be sure to have options for all diets, carnivores, vegetarians, omnivores and vegans! Stay tuned via magazine or our Community 92123 Facebook group for details.

Finally, September wrapped up with over 48 homes participating in our end-of-summer Community Garage Sale. The overwhelming participation ran us out of signs midway! But we were prepared as there was a back up shipment in the mail. We hope that you were able to get rid of the clutter and also find some treasures through the event.

Bringing the community together is our number one goal. We want to bring back the "Know your neighbor" tradition and see events like Food Truck Fridays, the garage sales, and this magazine as our gateway to getting back that tradition in 92123.

If you've had any thoughts of buying or selling a home in 2022, 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



In This Issue

- 4** Homebot
- 5** Market Update
- 8** What's Happening in 92123
- 10** Coloring Page/Word Search
- 12** David's Office Hours @ Bear Buns
- 14** Local Business Spotlight
- 16** Homes sold in 92123
- 17** Weekend Home Projects
- 18** Sell your home off market
- 20** Pumpkin Butter Bread Recipes
- 22** Just Sold, Menifee, CA
- 24** Apple Whiskey Cocktail Recipe
- 26** RecoverMe
- 28** For Sale, Santee, CA
- 30** Meet your Team

Sick of your



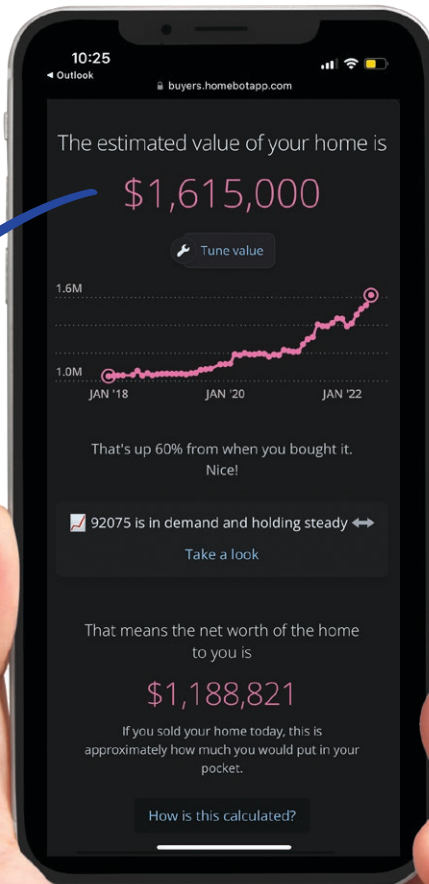
GET YOUR HOME'S TRUE VALUE FROM YOUR NEIGHBORHOOD'S #1 AGENT



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



With your phone's camera scan
the code above.



MARKET REPORT | OCTOBER 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  \$905,900

% Change in
Average Price from
August 2021  +12%

Sales to List Price %  96%

Active Listings
% Change from
August 2021  +50%

Average Days
on Market  26

Homes Sold
% Change from
August 2021  -50%


Information provided by the San Diego Association of Realtors as of Aug 2022. 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  \$565,778

% Change in
Average Price from
August 2021  +21%

Sales to List Price %  99.6%

Active Listings
% Change from
July 2021  7
0%

Average Days
on Market  15
(+25% from
August 2021)

Homes Sold
% Change from
July 2021  9
-10%

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 Aug 2022. 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

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



Neighborhood Trick or Treating! Let's bring back the fun!

October 31st
Monday 3-8pm



Homeowners: buy candy
and hand out to kids in the
neighborhood knocking on
your doors.

Decorate your house! Bring
out the skeletons and
cobwebs!

Parents: Take your kids out
and ring those doorbells!

Food Truck Fridays

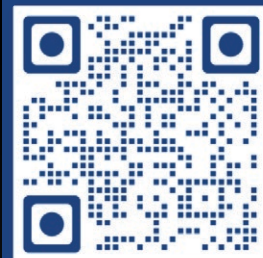
Return Spring of 2023!



Find out about local Community 92123 events:

Join the Community
92123
Facebook Group

Search "Community
92123" on Facebook or
Scan here:



SCAN ME



WORD SEARCH

OCTOBER 2022

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

Autumn	Crops	Hiking	Picnic	School
Baseball	Equinox	Leaves	Pine	Seasonal
Chilly	Falling	Maize	Pumpkins	Squirrels
Climate	Grasshopper	Nature	Raincoats	Thanksgiving
Columbus	Halloween	October	Quilts	Turkey
Corn	Harvest	Orchard	Scarecrows	Weather

October Coloring Page

For Adults And Children To Enjoy



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@community92123.com
Community92123.com

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



LOCAL BUSINESS SPOTLIGHT

Bear Buns Bakery

For the past 5 years, Ashli and Michi have been filling the air in Serra Mesa with the aroma of fresh baked goods, sugar, and doughy goodness. They originally worked at Bear Buns together and later had the opportunity to buy it. Everything is made from scratch from the muffins to the sticky buns. Baking starts as early as 5am!

Ashli and Michi absolutely love Serra Mesa and Bear Buns. They hope to pass down the bakery to their kids and ensure Serra Mesa continues to have a safe haven of fresh baked goods for many years to come.

Ashli's favorite item to bake is a Vanilla Cake with sliced bananas, a custard filling, caramel drizzle and salted caramel buttercreme while Michi's favorite item to bake is anything with Ube (sweet purple yam) and my personal favorite thing she makes is the Ube Rice Krispy treats!!

Their message to 92123 is simple. "We love you, our regulars, our fans, our neighbors. For two years we couldn't have anyone inside so just come in, say hello, ask us what to try if you don't know."

PIE SEASON IS UPON US AND THE LAST DAY TO ORDER IS 11/19

So call now to place your orders!

Mixed Berry • Honey Bourbon Pecan • Classic Pumpkin

858-573-2327 | Pick up is November 23rd 7am-1pm

Hours

Sat - Sun 8am - 2pm

Tue - Fri 7am - 1pm

3246 Greyling Dr 92123

IG @bearbunsbakery | 858.573.2327

bearbunsbakery18@gmail.com



Homes Sold in the Last 30 Days

CURRENT MARKET REPORT | SEP 2022

FULL ADDRESS	BR	BA	SQ. FT.	DOMLS	LIST PRICE	SOLD PRICE
3284 Mobley St	3	2	1,056	47	\$749,900	\$710,000
8541 Fireside Ave	3	1	897	5	\$750,000	\$727,000
9178 Irvington Ave	3	2	1,827	11	\$775,000	\$775,000
8983 Gowdy Ave	4	2	1,364	5	\$800,000	\$879,750
9168 Hector	3	2	1,200	11	\$899,000	\$899,000
8818 Halsted St	3	2	1,381	2	\$915,000	\$915,000
8859 Armors Ave	3	2	1,757	34	\$924,000	\$890,000
3436 Angwin Dr	3	2	1,200	6	\$899,000 - \$949,000	\$907,000
2664 Meadow Lark Dr	2	2	1,435	20	\$999,000	\$966,400
2839 Mission Village Dr	3	2	1,670	14	\$999,900	\$1,000,000
3064 Marathon Dr	3	2	1,056	21	\$1,024,400	\$1,024,400
8767 Cairo Ct	4	2	1,402	4	\$1,150,000	\$1,118,000



TO DO OVER THE WEEKEND IN OCTOBER HOME PROJECTS

SAVE ENERGY BY FIXING AIR LEAKS

First things first, save money on your energy bill by sealing any crack and gaps around your home. For the interior, check doors and windows for drafts. If you find a leak around the frame of a window or door, use a paintable latex caulk sealant or another similar product. This should be done to the exterior of your home as well. An important task to complete is to reach out to your heating provider and set an appointment for seasonal maintenance.



Make sure to remove any hoses from your outdoor faucets, turn off water flow and drain any remaining water to avoid accidentally freezing your pipes. Another task that often gets ignored is properly cleaning and storing outdoor furniture. If you don't have a shed or something similar, protecting your furnishings with a weather proof tarp would be beneficial.

DECORATING FOR HALLOWEEN

Setting up Halloween decorations is a great time to check on overlooked maintenance needs while having some fun! Checking all of your lighting and walkways are important steps to not only make sure your house is the spookiest this October but also prepared for the upcoming Winter weather. Make sure to identify any loose or uneven sections of your walkway and make the appropriate repairs. Also, trimming any tree branches or shrubs that impede these areas may be needed as well. In regards to lighting, low voltage or motion sensor lights are two great options if you're looking to update your exterior lighting.



SPRUCE UP THE OUTDOORS

The task that everyone dreads is clearing out their gutters and downspouts but its need to be cleaned is essential. This will help prevent potential water build up when it rains or snows.



CHECK YOUR DETECTORS

Remember to check the batteries in your homes carbon monoxide and smoke detectors. Make sure to test them to ensure that they're in working order and dust them just to be safe. You should have both detectors on all levels of your home. If you do not, it'd be wise to install them, especially in the rooms of the elderly or kids.

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





FALL & PUMPKINS GO TOGETHER LIKE BREAD & BUTTER!

That's why with this combination of recipes, your plates are sure to satisfy any get-together this fall. The pumpkin bread and pumpkin butter are the perfect matches, not only in flavor but also since they share many of the same ingredients, making them together should be a breeze!

PUMPKIN *Butter*

2 15 OZ cans pumpkin puree
3/4 cup apple juice
2 teaspoons ground ginger
1/2 teaspoon ground cloves
1.5 cups white sugar
2 teaspoons ground cinnamon
1 teaspoon ground nutmeg

Simply stir to combine all ingredients in a large saucepan and bring to a boil. Once boiling, reduce heat and simmer until thickened, approximately 30 minutes, being sure to stir frequently.

PUMPKIN *Bread*

1 15 OZ can pumpkin puree
4 eggs
1 cup vegetable oil
3/4 cup water
3 cups white sugar
3.5 cups all-purpose flour
1/2 tablespoon and 1/2 teaspoon baking soda
1/2 tablespoon salt
1 teaspoon ground cinnamon
1 teaspoon ground nutmeg
1/2 teaspoon ground cloves
1/4 teaspoon ground ginger

First, Preheat the oven to 350 degrees Fahrenheit, then grease and flour two 9x5 inch loaf pans.

Mix in a large bowl the pumpkin, eggs, oil, water, and sugar until well blended. In a separate bowl, whisk together the flour, baking soda, salt, cinnamon, nutmeg, cloves, and ginger. Pour the dry ingredients out of their bowl into the bowl with the wet ingredients. Stir until just combined. Pour the mixture into the greased pans.

In your preheated oven, bake for about 50 mins. Once time is up, stick a toothpick into the center of the loaf. If the toothpick comes out clean, you are ready to remove the bread from the oven. If the toothpick has batter or very wet crumbs on it, it may need more time in the oven.

JUST SOLD



JUST SOLD

28619 HEATHER GREEN WAY, MENIFEE, CA

5 BED | 3 BATH | 2,904 SQ FT | \$629,000

Menifee to San Diego

Our clients bought this home 20 years ago to settle down in a quiet and growing community. Now in their twilight years, the home is 3 times the size they need. Our clients called us for help with the goal of selling and moving closer to their children in San Diego. With our clients, we put together a plan for finding their next home, finding a reliable painter and plumber to address some issues, and staging the

home to extract as much value as possible. Our clients are now living in San Diego with their kids while we sell their home. Solutions like this are what set us apart from other Realtors.

**You may not need to move today,
or tomorrow, but when you're
ready, we're a phone call away...
858-215-3512**

**Who you work
with matters!**



APPLE CIDER BOURBON COCKTAIL

2 OZ BOURBON
1 OZ SWEET VERMOUTH
1 OZ APPLE CIDER
½ OZ LEMON JUICE
1 DASH OF ORANGE BITTERS

Combine the alcohols and lemon juice into a mixing glass and stir with ice. Strain it into a long-stemmed cocktail glass for fancier occasions, or a simple serving glass for basic get-togethers.

To garnish, add a dash of orange bitters on top of the drink and stick apple slices onto the rim of the cup.

Apple cider is one of the most iconic drinks of Fall and Winter. Celebrate the start of cooler weather and changing leaves with these perfect apple drinks. One cocktail for the grownups that is perfect for get-togethers, or just a sweet drink to pair with dessert. The second is a fun and easy drink great for the kiddos that will please all and help your home smell wonderful.

KID FRIENDLY MOCK CIDER

1 64 OZ BOTTLE OF APPLE JUICE
(100% JUICE BRAND FOR BEST RESULTS)
3 CINNAMON STICKS
(OPTIONAL GARNISH)
2 WHOLE ORANGES
(INCLUDING THE PEEL)
10 CLOVES

Wash oranges then chop into fourths. Add all ingredients into a large saucepan. On a low heat stovetop, simmer for 10 minutes. (Be sure not to let the mixture boil) Take off the heat and remove the oranges. Let the cider cool for about 5 minutes, or cool enough to serve.

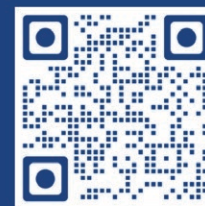
Serve in your favorite mug!
Optionally, add a cinnamon stick to each mug for a cute and tasty garnish.



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

RecoverMe

SERRA MESA'S VERY OWN FULL BODY RECOVERY CENTER



RED LIGHT THERAPY

- Increases Collagen Production
- Reduces Joint Pain & Inflammation
- Improves Sleep
- Increases Testosterone
- Better Physical Performance

COMPRESSION THERAPY

- Improves Blood Circulation
- Helps Remove Lactic Acid
- Reduces Inflammation
- Reduce Soreness
- Improves Flexibility

WHOLE BODY CRYOTHERAPY

- Reduces Inflammation
- Flushes Toxins
- Releases Endorphins
- Increases metabolism

INFRARED SAUNA

- Detoxification
- Immune System Support
- Improves Skin Condition
- Increases Metabolism & Circulation

EXCLUSIVE OFFER

**20% OFF THE FIRST
MONTH'S MEMBERSHIP**

and/or the the first session of any of the 4 treatments for free.

Offer Expires at the end of the month.

3270 Greyling Dr 92123 (located inside Crunch Fitness Serra Mesa)
Insta: recovermesandiego • Recovermesandiego.com

FOR SALE

FOR SALE



3534 MARLESTA DR | 92111

5 BED | 3 BATH | \$1,199,000

We helped our client Simon Purchase this home from a distressed seller who inherited this home. Due to foundation issues, the home could not be sold on the open market to a conventional buyer. Simon specializes in purchasing homes that cannot sell conventionally and rehabilitates them with modern touches. We put a lot of focus on stabilizing the home, opening up some walls, and even adding a separate guest quarters with its own private entrance!

3534 Marlesta Dr is now available on the market and has been getting quite a lot of activity! see more photos and videos at www.3534marlesta.com

If your home has issues and you would like to sell it for cash, please don't hesitate to call us - No Banks, No Inspections, just fast escrow and a cash deposit! - Call Us, David Hussain 858-215-3512.



Meet YOUR Team!



David Hussain
Team Member & Broker
Associate

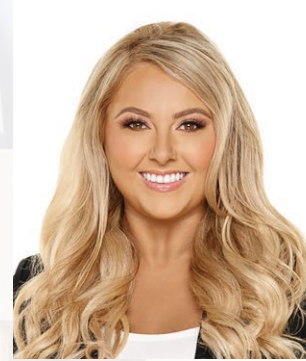
David Hussain hails from a strong project management background in the IT and Software industry. He developed a keen interest in real estate from an early age through his father's tenure as a Realtor in Temecula. David started his real estate career as an assistant and later an agent in the commercial 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.

@realtyentrepreneur



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

PRSRT STD
US Postage
PAID
PERMIT NO. 2336

Let's Stay Connected



@LISTEDBYDAVID



DAVID HUSSAIN

858.215.3512

community92123.com

