

Serra Mesa | Mission Village | Kearny Mesa | Stonecrest

# Community 92123

September 2022

**CELEBRATING 47 YEARS IN 92123**

SAN DIEGO SANDWICH CO  
WE'RE HAVING A PARTY AND YOU'RE INVITED!



**DAVID HUSSAIN**  
858.215.3512  
COMMUNITY92123.COM

# Dear Neighbors, Friends and Clients,



August came and went so fast! It's amazing how quickly summer in San Diego just whizzes by. But I'll be the first to say, this August was way more muggy and humid than normal and I'm looking forward to more stable and less humid weather this September.

We moved our monthly Food Truck Friday to Murray Ridge Park at the end of Chantilly and Escondido Ave and we had an amazing turn out of over 85 92123 residents. Since we had such a huge turn out, we are now considering adding more food trucks and even dessert trucks!

September's Food Truck Friday is featuring Artesano Taco Truck (back by popular demand!) and we are planning on having 2 surprise trucks. More details on this event on page 8.

Don't forget to sign up for the September Community Garage Sale happening on September 24-25. All you have to do is call David at 858-215-3512 to sign up and get your free signs and on the online ads!

Finally, and most importantly, San Diego Sandwich Company is celebrating 47 years in Serra Mesa. One of the oldest businesses in our little community, operated the last 27 years by Cindy Kunz. Horizon Fellowship Church is sponsoring a celebration at San Diego Sandwich Co on Sept 17th 11am-1:30pm by paying for 100 sandwich combo meals, Carnival Games, Raffles, face painting, and more! For further details see page 14 and we hope to see you there!

Warmly,

*David Hussain*



## In This Issue

- 4** Our Buyers
- 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
- 18** Sell your home off market
- 20** Fall Apple Recipes
- 22** Just Sold, Santee, CA
- 24** Beer Boiled Bratwurst Recipe
- 26** Just Sold, San Diego, CA
- 27** Community Garage Sale
- 30** Meet your Team



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



**FOUND A HOME!**

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



**FOUND A HOME!**

Condo/Townhome,  
Up to 800k max



**FOUND A HOME!**

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



Rachel & Zane

4 Bed, 2 Bath, 1,700 SF Min up  
to 850k Detached



Elliot

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



Ahmad G

2 Bed, 1 Bath, up  
to 1m, Detached  
Home with ADU



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**


# 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  \$1,075,000

% Change in Average Price from July 2021  +30%

Sales to List Price %  106.5%

Active Listings % Change from July 2021  +65%

Average Days on Market  12

Homes Sold % Change from July 2021  -59%

Information provided by the San Diego Association of Realtors as of July 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  \$586,000

% Change in Average Price from July 2021  +2%

Sales to List Price %  101.5%

Active Listings % Change from July 2021  14  
+600%

Average Days on Market  12  
(+75% from June 2021)

Homes Sold % Change from July 2021  6  
-33%

**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**

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 July 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.



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

8:30am - 9:30am  
(Every Thursday Morning)

See Pg 12 for Details



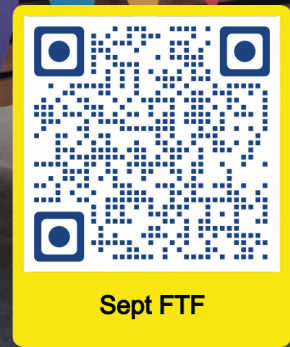
**Summer's last Food  
Truck Friday at  
Murray Ridge Park**

September 23rd  
5-8pm



Featuring Artesano  
Taco Truck, San  
Diego Meat Market TJ  
Hotdogs, Ice Cream  
Truck, and more!!

**2549 Escondido Ave,  
San Diego, CA 92123**



Sept FTF

**September  
Community 92123  
Garage Sale**

9-24/25

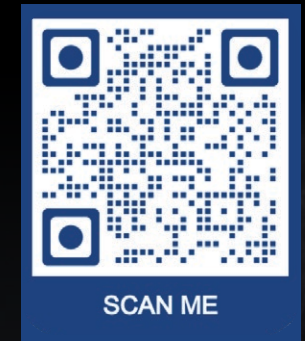
Call or Text David at  
858-215-3512 to sign  
up or see pg 27 for more  
details



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

Join the Community  
92123  
Facebook Group

Search "Community  
92123" on Facebook or  
Scan here:



SCAN ME







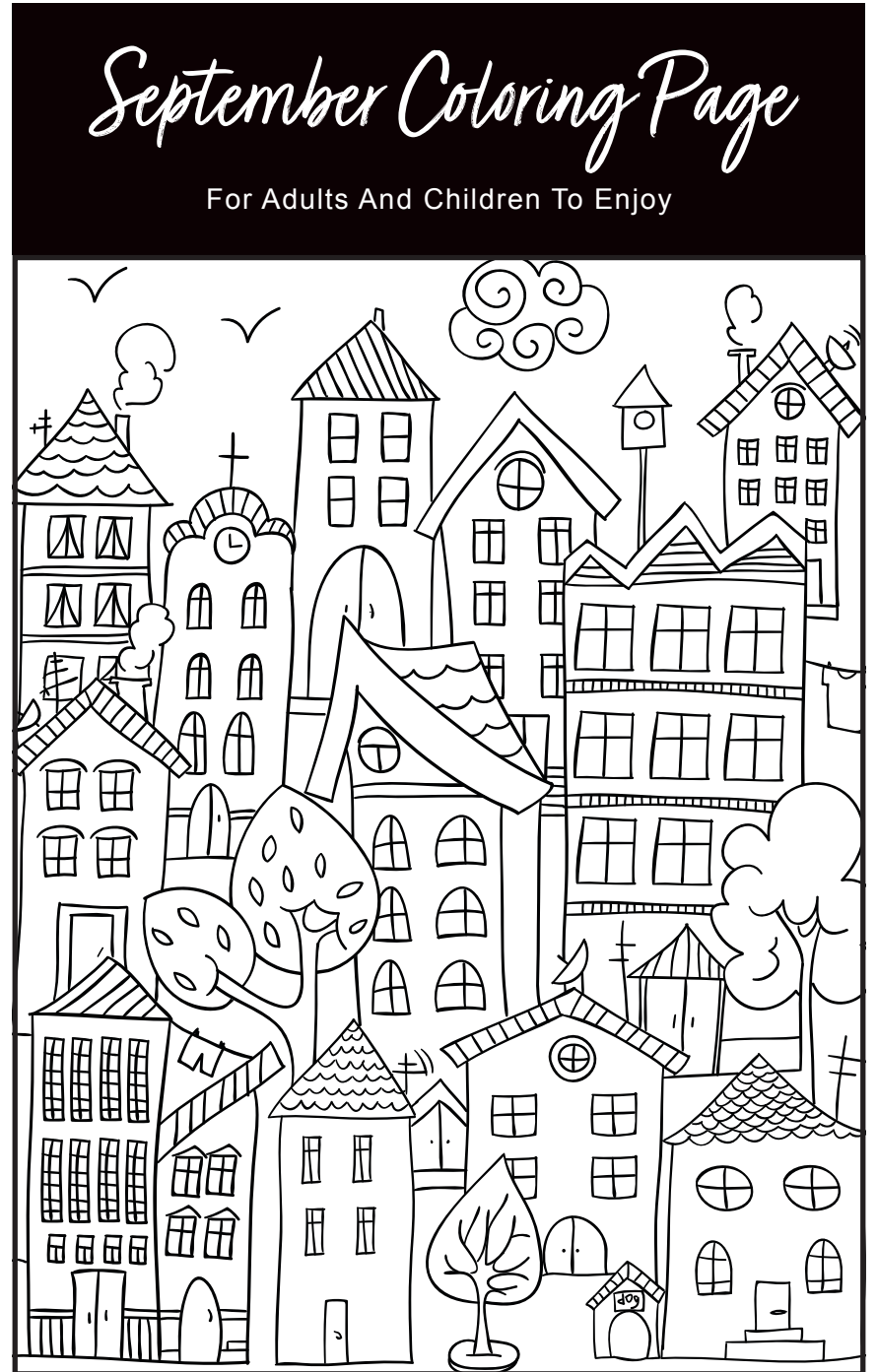
# WORD SEARCH

## SEPTEMBER 2022

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



- |            |             |               |           |             |
|------------|-------------|---------------|-----------|-------------|
| Ale        | Bratwurst   | Dancing       | German    | Oktoberfest |
| Attendance | Brewery     | Entertainment | Heritage  | Pilsner     |
| Bavaria    | Celebration | Fairgrounds   | Lager     | Pretzels    |
| Beer       | Community   | Festbier      | Microbrew | Sauerkraut  |
| Biergarten | Costumes    | Festival      | Munich    | Schwarzbier |
| Bock       | Culture     | Food          | Music     | Stein       |



# September 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



# CELEBRATING 47 YEARS

in Serra Mesa

San Diego Sandwich Company Est 1975



**San Diego Sandwich is one of Serra Mesa's oldest establishments still serving our community.** Sandwich Queen, Cindy Kunz has owned the shop for 27 years this September. She's looking forward to celebrating with all of her community and neighbors. As the neighborhood has changed, she's appreciative to everyone who has helped her through the COVID-19 Shutdowns, the change in the economy, and now for her store's 47th birthday.

Horizon Christian Fellowship has paid for the first 100 sandwich combos to be given away free on the celebration day – Sept 17th from 11:00am - 1:30pm at 3373 Sandrock Rd.

**Who:** You're all invited!

**Where:** San Diego Sandwich Company  
3373 Sandrock Rd

**What:** First 100 Sandwich Combos Free (sponsored by Horizon Christian Fellowship)

**When** Saturday Sept 17th from 11:00am - 1:30pm

**Also** Carnival Games, Inflatables, Bounce Houses, Face Painting, Raffles, & More!

**Sponsored by Horizon Church**



# David Hussain's Local Market Update

## Homes Sold in the Last 30 Days Current Market Report | July/August 2022

FULL ADDRESS	BEDS TOTAL	BATH TOTALS	EST SQ. FT.	DOMLS	LIST PRICE	SOLD PRICE
3031 Murray Ridge Rd	3	2	1,134	33	\$715,000 - \$745,000	\$715,000
9517 Ronda Ave	3	2	1,108	23	\$749,900	\$690,000
2837 W Canyon Ave	3	3	1,512	13	\$895,000	\$900,000
8601 Harjoan Ave	4	2	1,426	19	\$899,000	\$900,000
2932 Sego Pl	3	2	1,200	7	\$995,000	\$995,000
7629 Hornbill Ave	4	3	1,735	7	\$999,900	\$1,100,000

Listing taken from SDMLS since 07/21/2022 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







# Easy Caramel Apples

## Ingredients:

- 8 Granny Smith apples (or any other variety)
- 4 (4.51-oz.) bags soft caramels
- 3 Tablespoons heavy cream
- Assorted toppings, such as chopped nuts, sprinkles or melted chocolate for drizzling

## Equipment:

- 8 lollipop sticks or popsicle sticks



## Instructions:

1. Wash and thoroughly dry the apples then press a lollipop stick firmly into the top of each apple. Line a baking sheet with wax paper.
2. Unwrap the caramels then place them in a medium saucepan set over medium-low heat. Add the heavy cream and cook the caramels, stirring occasionally, until they melt and the mixture is a smooth consistency. Reduce the heat to low.
3. Dip each of the apples into the caramel mixture, shaking off any excess and scraping any caramel off the bottoms of the apples. Roll the apples in your preferred toppings then place them on the lined baking sheet. Refrigerate the apples for 15 minutes or until the caramel has firmed up. Serve the apples immediately or store them in the fridge until ready to serve.

## Remember:

Any store-bought soft caramels will work in this recipe, but the preferred brand is Werther's Original Soft Caramel for this recipe.

# FRIED APPLES

## INGREDIENTS

- 2 ½ C Apple Juice
- 1 ½ Tbsp Cornstarch
- 3 Tbsp Granulated Sugar
- 1 Tbsp Light Brown Sugar
- 3 Tbsp Unsalted Butter
- 1 Tsp Apple Pie Spice
- 4 Large Golden Apples

- 1 In a blender mix apple juice, cornstarch, and sugars. Place off to the side till step 5.
- 2 Slice the apples into wedges, and add them to the pan along with butter, apple juice, and spice mixture.
- 3 Cook over medium-high heat until the apples are fork-tender.
- 4 Remove the apples and place them in a serving dish using a slotted spoon.
- 5 Pour the remaining apple juice and cornstarch mixture into the empty pan.
- 6 Cook the mixture while whisking constantly until it thickens.
- 7 Pour the sauce over the fork-tender apples.
- 8 Toss apples and sauce together until the apples are evenly coated. Serve.



# FOR SALE

FOR SALE



## 28619 HEATHER GREEN WAY, MENIFEE, CA

5 BED | 3 BATH | 2,904 SQ FT | \$629,999

### 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!**

---



With Oktoberfest just around the corner, and with the temperature finally falling, now is the perfect time to heat up the grill and make some beautiful, juicy bratwursts.

This recipe really dives deep into the German roots with a beer boil before it reaches the grill. While these sausages are amazing as a stand-alone protein, our suggestion to perfect this recipe is to go out and buy some pretzel buns and sour kraut and serve this as a sandwich.

## INGREDIENTS

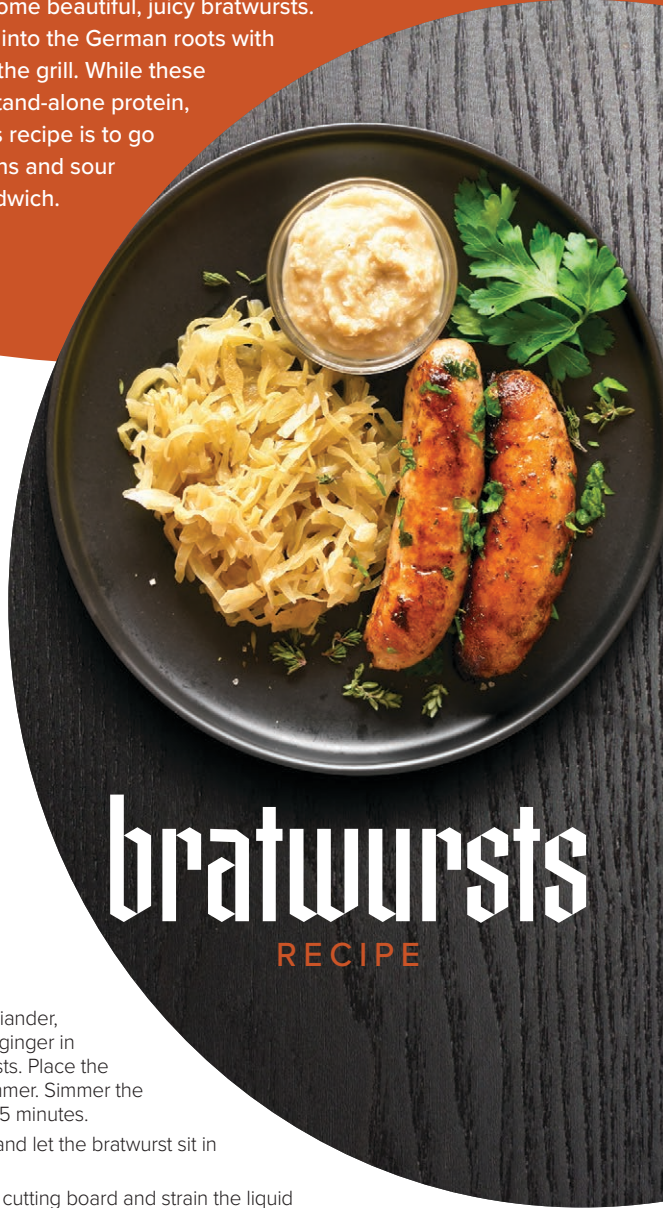
- 6 cups German light ale
- 1 tablespoon caraway seeds
- 1 tablespoon coriander seeds
- 1 tablespoon mustard seeds
- 3 large onions, unpeeled, roughly chopped
- 2 whole cloves garlic, smashed
- One 3-inch piece fresh ginger, peeled and chopped
- 3 pounds precooked bratwurst, pricked with a fork
- 2 tablespoons canola oil

## INSTRUCTIONS

1. Preheat the grill at high heat.
2. Combine the beer, caraway, coriander, mustard seeds, onions, garlic and ginger in a large pot along with the bratwursts. Place the pot on the grill and bring it to a simmer. Simmer the sausages until half-cooked, about 5 minutes.
3. Remove the pan from the heat and let the bratwurst sit in the liquid for 30 minutes.
4. Transfer the brats to a platter or cutting board and strain the liquid into a bowl, discard the solids.
5. Brush the sausages with canola oil and grill until the casings are crisp and golden brown and the sausages are cooked through, 4 to 6 minutes per side. Keep warm until serving.

# bratwursts

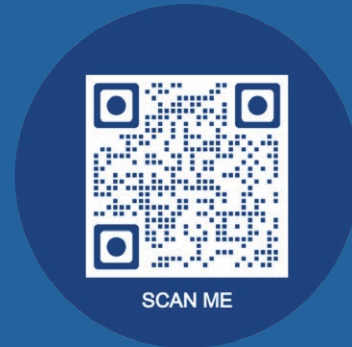
RECIPE



## 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





# IN ESCROW



## 3620 RESERVOIR DRIVE, SAN DIEGO, CA 91935

Jamul Rural View property. This private escape is located just minutes from San Diego in the community of Jamul. With panoramic views from all rooms to the infinity pool overlooking the countryside, this property has a lot to offer. Designed with 5 bedrooms and 4 baths, this property is either great for a large family or as an investment property for short-term rentals. This home moved very quickly and was in escrow within 2 weeks, which is incredibly fast for Jamul. We marketed the property on multiple platforms and held several open houses to drive buyer interest in this shifting market. If you need to sell, reach out today and see what we can do for you!

**Team Listing- Andrew Greer & Krista Graham**



## 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  
if you'd like to  
participate**

**call or text  
858-215-3512**

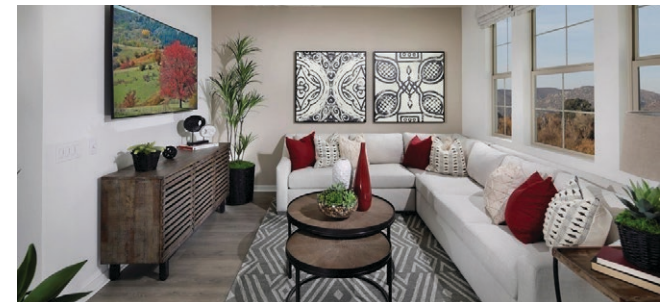


**Sign Up**



# JUST SOLD

JUST SOLD



## 313 CANOE CT. | 92071

3 BD | 2.5 BA | \$763,520

Our clients Dr. Q and his wife, Jasmine reached out to us after moving to San Diego and renting for several years. They began their search late 2021 and the buyer's market was extremely competitive. So much so, that the time commitment for Dr. Q was actually costing him money! With such low inventory, most of the houses we viewed were unsuitable to raise a family, in rough shape, or flipped by an un reputable company. We came across these new built townhomes and they were exactly along the criteria for our

clients. With the climate of the real estate market, the time commitment, and a baby on the way, we helped our clients secure a new construction home in the Riverview Santee Community and less than 3 months later they were moved in! Welcome home!

Whether you are looking for a home on the market or a new construction, always call us first! We'll advocate for you every step of the way.  
David Hussain 858-215-3512





# Meet YOUR Team!



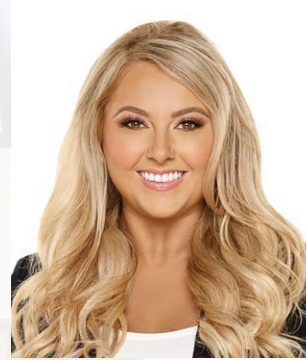
David Hussain  
Team Member & Broker  
Associate

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.  
@realtorentrepreneur



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**

PRSR STD  
US Postage  
PAID  
PERMIT NO. 2336

# Let's Stay Connected



@LISTEDBYDAVID



**DAVID HUSSAIN**

858.215.3512

community92123.com