



Ocean Beach MainStreet Association October 2016 Newsletter & Annual Report



OBMA Mission Statement: To promote and support local business and economic vitality in the Ocean Beach community.

BOARD OF DIRECTORS

- Barbara Iacometti, President**
Details SalonSpa - Executive Comm. Chair
- Julie Klein, 1st Vice President**
Julie Designs - Public Safety Co-Chair
- Michael Akey, 2nd Vice President**
Pacific View Real Estate - Design Chair
- Mike Stifano, Treasurer**
Winstons - Finance Chair
- Mary Orem, Secretary**
Villa de Loma Apartments - Public Safety Co-Chair
- Gary Gilmore**
Gilmore Family Jewelers - EV Chair
- Dave Martin**
Clever San Diego, Inc.
- Craig Gerwig**
Newport Avenue Antique Center
- Matt Kalla**
Matt Kalla Insurance Agency
- Tevia Oskin**
Active Visitation - Promotion Chair
- Chris Wilmot**
Christopher W. Wilmot, CPA
- Ron Marcotte**
Sign Diego
- Kyle Jaworski**
Raglan Public House
- Alicia Shapiro**
Aliro Marketing

STAFF

- Denny Knox, Executive Director**
- Claudia Jack, Office Assistant**
- Isabel Clark, Programs Director**
- Susan James, Project Director**
- Tracy Wagner, Project Manager**

FARMERS MARKET STAFF

- David Klamann & Community Crops**
Market Managers
- Tony, Richee, Kyle, & Evelyn**

October Meeting Schedule

- | | | |
|---------|--------|---|
| Oct. 4 | Tues. | 8:30am Design Meeting |
| Oct. 7 | Fri. | 8:30am Promo Meeting |
| Oct. 11 | Tues. | 10am North OB Ocean Villa Inn, 5142 W. Pt. Loma Blvd. |
| Oct. 12 | Wed. | Noon Economic Vitality |
| Oct. 13 | Thurs. | Noon Board Meeting |
| Oct. 18 | Tues. | Public Safety Meeting Belching Beaver, 4836 Newport Ave. |
| Oct. 27 | Thurs. | 5:30pm Sundowner at The Chameleon Hair Lounge, 4728 Voltaire St. |

Note: All meetings at the OBMA office unless otherwise noted.

Have an announcement or an event you'd like in the newsletter?
Send it to: info@oceanbeachsandiego.com or call 619-224-4906.



Join us for the October 2016 OBMA
SPOOKY SUNDOWNER
at the
Chameleon Hair Lounge
4728 Voltaire St. | Ocean Beach

Prize for the 1st 15 that show up!

Thursday - Oct. 27, 2016 - 5:30pm - 7:30pm

| | | |
|------------------------------|---------------------|----------------------------------|
| Lots of Fun Raffle Prizes | Costume Optional | Yummy Delicious Food & Drinks |
|------------------------------|---------------------|----------------------------------|

Free Drawing: Bring your business card . . . get to know your neighboring businesses and have some delicious munchies and drinks!
Open to all OBMA members & their employees









A message from OBMA President Barb Iacometti

This month's newsletter contains our organization's Annual Report – an opportunity for us to reflect on what we have accomplished together over the past year. The Ocean Beach MainStreet Association's mission is to promote and support local business and economic vitality in the Ocean Beach community; under the leadership of the all-volunteer Board of Directors, our volunteer committee members and special event volunteers work in concert towards that mission. Volunteer efforts truly make the OBMA's work possible. To all our wonderful volunteers, I extend a hearty thanks on behalf of the

entire organization.

If you aren't yet actively participating in our work, please consider becoming involved by joining a committee and/or supporting one of our many worthy projects, programs, or events. You can learn more about each committee's scope of work and our various programs in the pages of the Annual Report.

I appreciate the opportunity to continue as President of the Board of Directors. Thank you for another terrific year of supporting local business in Ocean Beach!

Barb Iacometti, OBMA President
Annual Report continued on page 2



\$5 Beer Garden Entry



Friday
October 7th
4:20pm - 11pm

October 7th & 8th
Newport Avenue & Abbott Street

Saturday
October 8th
9am - 11pm



Live Music Contests

Beer Garden

Oktoberfest Beer Tasting

**For Bands,
Schedules & More**

www.OBoktoberfest.com



Brat Trot Beach Run

Saturday

2K Family Fun Run

5K Beach Run

OBBratTrot.org

OCEAN BEACH



MAINSTREET ASSOCIATION

ANNUAL REPORT

2015/2016

ABOUT OCEAN BEACH MAINSTREET ASSOCIATION

The Ocean Beach MainStreet Association includes over 500 BID and Associate Members governed by 14 volunteer Board of Directors members (elected from the general membership), including 5 volunteer Executive Committee positions. The OBMA is a member of the San Diego Business Improvement District Council and is designated as a National Mainstreet Program by the National Trust for Historic Preservation and the California Main Street Alliance. OBMA manages the Ocean Beach Business Improvement District and the Newport Avenue Maintenance Assessment District.

OUR COMMUNITY PARTNERS

We want to acknowledge our community partners, all of whom make valuable contributions to Ocean Beach and make living here even more fun. Thank you to Ocean Beach Town Council, Ocean Beach Community Foundation, Ocean Beach Planning Board, Ocean Beach Historical Society, Ocean Beach Community Development Corporation, Ocean Beach Scholarship Fund, Sunset Cliffs Surfing Association, Ocean Beach Woman's Club, Peninsula Lions Club, Surfrider SD, Ocean Beach Kiwanis, Friends of Dog Beach, Point Loma Masonic Center, Cabrillo National Monument Foundation, OB Sunset Cleanup Crew, CSI-OB, Friends of the Ocean Beach Library, and Peninsula Chamber of Commerce. Thank you all for working with OBMA on community issues, special events, and projects. We are proud to partner with you.

OBMA BOARD OF DIRECTORS

Meets the 2nd Thursday of each month at noon at the OBMA office.

- Provided direction and vision for the OBMA.
- Managed 5 employees in the office and 5 employees for OB Farmers Market.
- Hosted 75 regularly scheduled meetings and 10 additional special event meetings.
- Directed staff to attend 25 meetings with groups including the BID Council and City of San Diego staff members.
- Completed all requirements to remain a member in good standing with California Main Street Alliance and National Trust for Historic Preservation (National Mainstreet Program).
- Managed the Annual OBMA Awards Celebration and Annual Meeting.
- Managed the OB Business Improvement District and the Newport Avenue MAD.

Ocean Beach MainStreet Association STATEMENT OF FINANCIAL POSITION As of June 30, 2016

| | |
|---|-------------------|
| CURRENT ASSETS | |
| Cash | 80,638 |
| Cash - Board Designated | 71,543 |
| Accounts & Grants Receivable | 71,149 |
| Inventory Asset | 16,184 |
| Prepays & Undeposited Funds | 12,320 |
| TOTAL CURRENT ASSETS | 251,834 |
| PROPERTY & EQUIPMENT | |
| Equipment & Furniture | 38,487 |
| Website | 5,300 |
| Leasehold Improvements | 13,692 |
| Accumulated Depreciation | -35,237 |
| TOTAL PROPERTY & EQUIPMENT | 22,242 |
| OTHER ASSETS | |
| Security Deposits | 800 |
| TOTAL ASSETS | \$ 274,876 |
| LIABILITY AND NET ASSETS | |
| Accounts Payable | 32,389 |
| Credit Card Payable | 3,500 |
| Deferred Income & Sales Tax Payable | 834 |
| Accrued PTO | 4,784 |
| TOTAL CURRENT LIABILITIES | 41,507 |
| EQUITY | |
| Unrestricted net assets | 138,018 |
| Temporarily restricted net assets | 80,899 |
| Net Income | 14,452 |
| TOTAL NET ASSETS | 233,369 |
| TOTAL LIABILITIES & NET ASSETS | \$274,876 |

Draft pending annual audit

Ocean Beach MainStreet Association STATEMENT OF ACTIVITIES July 2015 – June 2016

| | |
|-----------------------------|-------------------|
| INCOME | |
| BID Assessments | 25,456 |
| Grant Income | 86,427 |
| MAD Assessments | 78,465 |
| Contributions | 7,441 |
| Special Events Income | 560,358 |
| Memberships, PROW | 17,350 |
| Promo/Marketing | 38,455 |
| Interest Income | 36 |
| TOTAL REVENUE | \$813,988 |
| EXPENSES | |
| Organization | 106,798 |
| Capital Imp/Repair/Projects | 48,932 |
| Public Safety | 68,385 |
| Promotion | 161,919 |
| MAD Expenses | 78,465 |
| Farmers Market | 123,740 |
| Fireworks | 30,431 |
| Street Fair | 151,680 |
| Other Events | 25,105 |
| TOTAL EXPENSES | \$ 795,456 |
| NET ORDINARY INCOME | 18,532 |
| OTHER EXPENSES | |
| Depreciation | -4,080 |
| NET INCOME | \$ 14,452 |

Draft pending annual audit

- Managed special events – 51 Farmers Markets, OB Street Fair & Chili Cook-Off Festival, and OB Oktoberfest – with a determined effort to hire and use local services and products for all of our events.
- Directed staff to maintain accurate records of all members and to educate non-members.
- 12 Board Members and 3 staff members attended the California Main Street Alliance conference in Oceanside for networking and educational sessions.
- Authorized financial contributions to Cabrillo National Monument Foundation, OB Scholarship Fund, Friends of the OB Library, and Archtoberfest.
- Authorized funds to remove stump at Ocean Beach Elementary School after a tree was damaged by winter storms.
- Worked with OBCDC, OBTC, OBPB, Friends of the OB Library, and OB Woman's Club to improve Ocean Beach.
- Articulated an updated mission statement: To promote and support local business and economic vitality in the Ocean Beach community.

COMMITTEES

EXECUTIVE COMMITTEE (Organization Committee)

Chair: Barbara Iacometti, Details SalonSpa – President, OBMA Board

Meets as needed.

The Executive Committee oversees all the work done by the full Board of Directors, the Committees, and the employees.

FINANCE COMMITTEE

To ensure financial viability for OBMA.

Chair: Mike Stifano, Winstons – Treasurer, OBMA Board

Meets the Wednesday before the Board meeting at 8:30 a.m. at the OBMA office

- Reviewed all the financials each month prior to the full OBMA Board meeting.
- Assisted staff with unexpected expenditures/challenges and other financial issues.
- Provided guidance to the full Board for all financial/accounting goals.
- Directed staff to keep reserves for emergencies.
- Participated in developing and maintaining an adequate, fiscally sound budget.
- Compared Profit and Loss statements to budget estimates on a quarterly basis.
- Reviewed the annual audit.

PROMOTION COMMITTEE

To improve consumer, merchant, and resident confidence in Ocean Beach through a unified image created by an exciting variety of activities. This committee is dedicated to creating advertising campaigns, implementing special events, and promoting the business districts.

Chair: Tevia Oskin, Active Visitation – OBMA Board Member

Meets the 1st Friday of each month at 8:30 a.m. at the OBMA office

- Continued to promote sales of the very successful Ocean Beach-opoly game, OB Pier puzzles, OB Pier 50th Anniversary merchandise, and OB 125th Anniversary merchandise.
- Promoted Ocean Beach shopping, dining, and lodging.
- Assembled and distributed over 600 visitor packets with local information, maps, and brochures.
- Continued to distribute OB Local Business Directories.
- Co-hosted 9 OBMA Sundowners with local businesses and restaurants/caterers for the benefit of those businesses and the opportunity for our OBMA members to network.
- Upgraded and continued to financially support the web camera, OB Web Cam, located atop the OB Hotel.
- Produced and hosted two successful Business Development Series workshops, including the Annual OBMA Marketing Breakfast.

- Communicated consistently through e-blasts to over 4000 subscribers.
- Designed and produced marketing items to sell year-round to raise additional funds for beautification projects and maintenance repairs in the commercial areas of Ocean Beach.
- Hosted holiday Storefront Decorating Contest to encourage festive décor at participating businesses.
- Contracted with Josh Utley, Intrepid Network, to manage and continue to upgrade our website.
- Wrote and published approximately 145 special interest stories about local merchants during the year.
- Posted to multiple forms of social media to promote local businesses and activities in the community, including our special events.
- Stuffed and mailed 20 member inserts in monthly newsletters.
- Produced, printed, and distributed 375 OBMA newsletters monthly. Emailed an additional 475 newsletters and posted all newsletters on the OBMA website.
- Placed dozens of ads in a variety of publications both online and in print including the UT, CityBeat, Peninsula Beacon, San Diego Visitor's Guide, SanDiegan, and others. Negotiated for discounted or free advertising space for participating merchants.
- Hired Brown Marketing Strategies to organize OBMA's marketing efforts and assist in promoting programs, special events, and unique occurrences through all types of media.
- Collaborated with KyXy for 4th of July fireworks simulcast.
- Celebrated the OB Pier's 50th Anniversary with a special website section for digital memorabilia and community-submitted media, an oral history video with footage of the pier's opening celebration and interviews with key individuals involved in the pier's creation, a gallery show of pier-inspired artwork and opening reception, and a festive celebration marking the pier's birthday with a Special Pictorial Cancellation executed by USPS and a ceremony with elected officials.
- Purchased and assembled new holiday bows and garlands and installed street light decorations throughout the downtown business district; removed and stored all decorations after the holiday season with Design Committee.
- Managed the holiday decoration swags refurbishing and installation with Design Committee.

ECONOMIC VITALITY COMMITTEE

To promote the best use of existing building, natural, and human resources to ensure the economic viability of Ocean Beach. This committee's focus is the economic well-being of the Ocean Beach business district, including business retention, business recruitment, and cost-analysis studies.

Chair: Gary Gilmore, Gilmore Family Jewelers – OBMA Board Member

Meets the 2nd Wednesday of each month at noon at the OBMA Office

- Managed 44 PROW permits, which allow for certain business uses in the public right-of-way.
- Discussed, reviewed, and notified our representatives about issues that concerned small businesses.
- Made recommendations to the OBMA Board about issues pertaining to small business survival and growth.
- Promoted the Storefront Improvement Program from the City of San Diego.
- Produced the Annual OBMA Awards Celebration and Annual Meeting.
- Assisted in all the groundwork for the OB Town Council's Ocean Beach Restaurant Walk in November.
- Managed issues related to the Newport Avenue Maintenance Assessment District.
- Hosted the MAD (Newport Avenue Maintenance Assessment District) annual meeting with property owners of Newport Avenue properties.
- Updated the name of the committee to reflect the scope of its work and adhere to recent National Mainstreet Program recommendations.

PUBLIC SAFETY COMMITTEE

To educate merchants and promote a safe and clean environment throughout the Ocean Beach business districts.

Co-chairs: Julie Klein, Julie Designs – 1st VP, OBMA Board, & Mary Orem, Morland Properties – Secretary, OBMA Board.

Meets the 3rd Tuesday of each month at 8:30 a.m. at various locations around OB.

- Firmly established the OB Security Program and raised enough funds for the program to continue for six-month intervals.
- Continued to work with local SDPD and City Attorney's office to resolve issues of specific criminal behavior.
- Provided a forum for merchants and interested parties to discuss issues related to crimes and the prevention of crimes in Ocean Beach.
- Worked with OB Town Council, OBCDC, OBPB, and OB Woman's Club on the successful Mallow Out Campaign.
- Distributed over 500 Police Authorization forms to local businesses.
- Reported hundreds of incidents of graffiti throughout the community.
- Cleaned up areas in the commercial districts that were particularly nasty.
- Updated the name of the committee to reflect the scope of its work.

MAD – Newport Avenue Maintenance Assessment District

Property owners agreed to be assessed annually to specifically ensure that the Newport Avenue corridor is maintained.

Our MAD is managed by the office staff and is represented by the Economic Vitality Committee. Meets annually with stakeholders at the OBMA office in May.

- Replaced 3 damaged trash can lids.
- Moved 4 trash cans to new locations.
- Disposed of 2 smashed trash receptacles.
- Added additional community trash receptacles for summer holidays.
- Steam-cleaned 3600 linear feet of sidewalks once per month, 12 times per year.
- Emptied trash cans approximately 5500 times and cigarette butt cylinders 4000 times; replaced 20 galvanized trash can inserts.
- Cleaned out planters and heavily trimmed back foliage once a year.
- Replaced 18 plants in planters; repaired multiple leaks in irrigation system.
- Broom swept around planters and in gutters each block twice weekly.
- Cleaned areas around trash cans with special cleaner to remove odors and stains weekly.
- Added 21 new silver-toned cribs around palm trees.

NORTH OB COMMITTEE

Focus on the continued improvement of the North Ocean Beach corridor. This new committee has only recently started to hold meetings and define goals and projects.

Chair: TBD

Meets the 2nd Tuesday of each month at 10:00 a.m. at various locations in North Ocean Beach

- Formed committee to define goals and projects.
- Working to develop interest in committee activities.

DESIGN COMMITTEE

To identify and develop programs needed for public and private improvements throughout the business community. To assist business and property owners with design education and technical assistance as requested.

Chair: Mike Akey, Pacific View Real Estate – 2nd VP, OBMA Board

Meets the 1st Tuesday of each month at 8:30 a.m. at the OBMA office

- Managed the OB Tile project along Newport Ave., adding 61 new tiles and replacing 109 damaged tiles.
- Purchased and assembled new holiday bows and garlands and installed street light decorations throughout the downtown business district; removed and stored all decorations after the holiday season with Promotion Committee.
- Managed the holiday decoration swags refurbishing and installation with Promotion Committee.
- Managed the design elements of the MAD (Newport Avenue Maintenance Assessment District).
- Hired out tree trimming on Newport & planting along the side streets as needed.
- Assisted Pt. Loma High School fundraising by collecting old cell phones and ink cartridges.
- Donated funds to refurbish urns outside OB Library for the library's centennial celebration.
- Managed painting of 7 utility boxes throughout Ocean Beach.
- Worked with local graphic designer to produce new colorful street banners, which were installed along Sunset Cliffs Blvd. and Newport Ave., celebrating the OB Pier's 50th Anniversary.
- Managed the installation of three 2016 community murals and refurbished existing murals.
- Managed Business Improvement District sign at Newport Ave. and Sunset Cliffs Blvd.
- Financed the refurbishment of the original OB Pier dedication plaque at the pier's entrance.



Community & Business News



Annual Report continued from page 4

Dear OBMA Members & Friends,

We've had a great year! From our weekly Farmers Market to our biggest and best Street Fair yet, the last 12 months have been full of fun and success for the Ocean Beach MainStreet Association. In addition to our weekly and annual special events, 2016 has also marked the OB Pier's 50th Anniversary – a milestone we celebrated with a number of new products and special occasions. Special thanks to our many volunteers, especially our Board of Directors, Executive Committee, Committee Chairs, committee members, and event volunteers. Thanks also to the OBMA office staff (Claudia, Isabel, Tracy, and Susan) and Farmers Market staff (manager David and staff members Tony, Richee, Kyle, and Evelyn). As always, we're very proud of our community partner organizations; working together, we all help make Ocean Beach a fantastic place to work, live, and visit.

As you know, the Ocean Beach MainStreet Association exists to support businesses in our community and help them to thrive. Our projects, events, and programs drive customers to OB and ensure resources are available to help business owners comply with regulations, participate in marketing opportunities, and network with the business community. We welcome any of our member businesses to get involved in our committees and projects. We're here to help, so if there is anything we can do to support you and your business, please get in touch.

Here's to another excellent year. Thanks again for all your support!

Denny Knox, Executive Director



OCEAN BEACH
MAINSTREET
ASSOCIATION



Dr. Tanner J Schulze, DC & Dr. Kayla Ambert, DC, RD are Chiropractors that have joined the 37 year established practice of **Dr. Jon B. Ambert, DC**. They are located halfway down Santa Monica between Sunset Cliffs & Cable. Dr. Tanner has an extensive background in exercise physiology and sports performance, as well as provides Home Visits for patients. Dr. Kayla focuses her care on perinatal & pediatric care and provides functional nutrition care. The pair are excited to be in Ocean Beach and feel humbled to serve this beautiful community. They provide exceptional & gentle care at affordable cash fees. The couple also founded a local Non-profit Organization, Hands For Life Ocean Beach to serve the under-served population or those individuals with financial hardship. Their goal is to provide natural and sustainable healthcare for everyone, to help build a healthier community.

4856 Santa Monica Ave., Ocean Beach 619-224-2041

O C E A N B E A C H !

We are currently accepting orders for Phase 26 of the Ocean Beach Tile Project (the engraved tiles along the Newport Avenue sidewalk west of Sunset Cliffs Boulevard). **This will be the last installation of 2016. Please submit your order by Friday, November 11, to be included in this installation.** Tiles make a wonderful holiday gift! Orders received after November 11 will be scheduled for installation in Phase 27 (most likely in early Spring 2017). Call or stop by — Ocean Beach MainStreet Association, 619-224-4906, 1868 Bacon Street, Suite A.

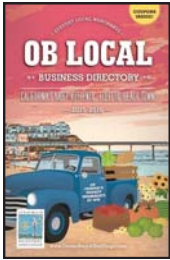
September Sundowner at the OB Brewery (photos by Troy Orem)





Ocean Beach MainStreet Association
 PO Box 7990, San Diego, CA 92167
Office: 1868 Bacon Street, Suite A
 San Diego, CA 92107
 619-224-4906, Fax 619-224-4976

www.OceanBeachSanDiego.com
 Email: info@OceanBeachSanDiego.com
 Ocean Beach MainStreet Association is partially funded by
 the City of San Diego Small Business Enhancement Program



What's Inside this Edition?

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Inserts: Erin Jaszczak, Berkshire Hathaway Home Services, and Chameleon Hair Lounge & Boutique



Do you have an announcement, sale or a special event you want the other merchants to know about? Or do you just want to let them know what you do? Put an insert in our newsletter! We mail/email over 500 copies out each month. Contact the office at 619-224-4906 to find out more.

The OBMA awards dinner will be Jan. 26, 2017. Mark your calendars!

OceanBeachSanDiego.com

New Members/Member Changes

Belching Beaver - New

4836 Newport Ave. 92107
 www.belchingbeaver.com
Tasting Room

Velvet Hair Lounge - New

619-343-1088 4885 Newport Ave. 92107
 www.velvethairloungeob.com
Hair Salon, Hair Stylist, Health & Beauty

OB Shuttle - New

262-237-4664 bymclay@gmail.com
Shuttle Service

G-MAN

Custom Woodworking & Fabrication - New

619-200-9840 4728 Voltaire St. 92107
Carpenter/Woodwork, Design, Woodworking

Bartercard /San Diego West - New

714-422-7722 www.bartercardusa.com
Specialty, Business Development

Pasas Properties, Inc. - New

619-607-7560 1991 Sunset Cliffs Blvd.
 92107 www.pasasproperties.com
Real Estate Sales, Property Management, Real Estate Rentals

It's Raw Poke Shop - New

619-564-8421 4991 Newport Ave., Ste. A
 www.itsrawpokeshop.com
Poke, Food To Go, Restaurant

Oil Stain Cleaning Company - New Website

619-894-6645 www.OSCCO.net
Cleaning Services, Construction, Maintenance, & Repairs, Auto, Motorcycles & Boats

AJ George & Associates - New Address

619-438-0869
 3065 Rosecrans Place, Ste. 200 92110
 www.ajgeorge.com
Real Estate, Real Estate Services, Real Estate Management

Let us know when you have any changes. Email
 susan@oceanbeachsandiego.com
 or call 619-224-4906.



LOTS OF
TRICK
OR
TREATS

LOTS OF
FUN RAFFLE
PRIZES



YUMMY DELICIOUS
FOOD & DRINKS



PLEASE JOIN US FOR A
SPOOKY SUNDOWNER

at the **Chameleon Hair Lounge**
October 27th - 5:30 till 7:30

4728 Voltaire Street in Ocean Beach
619.223.7006



**COSTUME
OPTIONAL**

wait till you see
amanda though!

don't be scared



Delicious Food Provided By



Ocean Beach
PEOPLE'S
Organic Food Market
A CALIFORNIA COOPERATIVE

Ghostly Grog From



Lovely Hospitality By



G-MAN

Custom
Woodworking
& Fabrication



Anya Feldman, LMT
Licensed Massage Therapist



The **Chameleon**
Hair Lounge & Boutique
619.223.7006

\$45

Hair Cut
& Blow Dry

\$15

Deep
Conditioning
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when added to
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619.200.9840

Lic # 935598
4728 Voltaire Street, Ocean Beach, CA 92107



Anya Feldman, Licensed Massage Therapist

This coupon entitles OBMA members **\$10 OFF**
their first massage or craniosacral session.

Please call or text for appointment scheduling.

310.729.9213



Thank you **Trevor Watson** for our **FABULOUS** flyer. trevordesigns1@gmail.com trevor.viewbook.com

schucks, you are too kind Yvette! • printed by BK printing in the heart of OB

NEW PRICE



Offered by



Erin Jaszczak

Realtor

BRE# 01928389

ejaszczak@bhhsca.com

619-990-9628

www.berkshirehathawayhs.com

4444 Del Mar Avenue Ocean Beach, San Diego CA 92107

Highly desirable location with sweeping views from the top of the hill in South Ocean Beach. Enjoy ocean breezes and endless sunsets! First time on the market, this is a mid-century modern, well cared for home that has great potential. Open and spacious interior with 3 bedrooms 2 bathrooms and a covered greenhouse/patio. Large windows provide natural light throughout the home. Option to build a second story which would have 360 degree views! Take advantage of this rare opportunity to live the beach life!

Bedrooms: 3 | Bathrooms: 2

Square Feet: 1540 | Year Built: 1952

\$1,115,000

MLS# 160046591

1221 Rosecrans Street, Ste. A & C San Diego, CA 92106

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TOP REASONS

to list with me.



Erin Jaszczak

I know you have a choice of real estate agents and brokerages to choose from, however, here are the top reasons to list or buy with Berkshire Hathaway HomeServices with me as your Realtor...

You belong with the best in real estate.

Berkshire Hathaway HomeServices has been nationally recognized with awards and accolades from leading business and industry organizations. As your local Ocean Beach/Point Loma agent, I will put you and your home first!

You value your home.

Your house is the place where you've made lasting memories. Give your home the respect it deserves by adorning it with a Berkshire Hathaway HomeServices yard sign, and all the top-quality service this sign represents.

We have the resources needed to succeed.

When you list your home with me as your agent, you not only align yourself with America's finest brokerage, you also work with an agent who has access to some of the most powerful consumer tools available in real estate today.

There's an app for that.

Berkshire Hathaway HomeServices' Homesearch mobile app will ensure the search for your new home—or the sale of your existing one—can happen from anywhere.

We're well liked.

Berkshire Hathaway HomeServices uses its national social media pages to let others know about the great work the brand and its agents are doing around the country. This ever-growing social presence means our network attracts prospective buyers and sellers from the place where they spend most of their time ... online.

Reliable. Resourceful. Local.

I am a great negotiator, amicable and well liked. I love helping my clients find the perfect home for their families and assisting sellers in getting the maximum amount for their property.

Call me today and I would be happy to put together a Comparative Market Analysis on your home.

Good to know.®

Erin Jaszczak


Realtor

BRE# 01928389

619-990-9628

ejaszczak@bhhsca.com

<http://www.berkshirehathawayhs.com>

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**BERKSHIRE
HATHAWAY**
HomeServices

California Properties