Closed • **Duplex**

List / Sold:
$2,995,000/$2,600,000

119 2nd St • Seal Beach 90740

16 days active in MLS

2 units • $1,497,500/unit • 3,175 sqft • 4,406 sqft lot • $818.90/sqft • Built in 1954

Listing ID: PW26177898

Cross Streets : Ocean Ave and 2nd Street





119 2nd street in the quaint seaside town of Seal Beach, Orange County. Where the day begins with salt air and sunshine and ends with ocean views and sunsets on the inviting upper deck. .....This is the rhythm of life just four doors from the sand in Old Town Seal Beach. Set on a nearly double lot (4456 Sq ft), this two unit property gives you the freedom to spread out, entertain with ease, and enjoy the extra space throughout everyday life. The two story owner's residence spans approximately 2,365 square feet with three bedrooms, three baths, three private balconies, a family room, 2 fireplaces and an upper deck where panoramic Pacific Ocean views become part of the daily backdrop. The first floor main-level two-bedroom, two-bath residence creates flexibility for family, guests, or rental income and includes a private front yard, formal living room, gas fireplace and approximately 1000 sq ft of living space. This space lives like a separate home with only 1 attached wall-to the garage. This expansive property has the incredible potential to add additional living space. (buyer to verify with the city planning dept). Two separate two-car garages (4 total garage spaces, 1 includes a bathroom with a shower) and two to three additional off-street parking spaces make it easy to host family and friends and with your own guest parking or simply come and go with ease. Other features of the property include updated kitchen in the owners unit, new flooring throughout, new quartz counter tops, new stove top, new oven and dishwasher, unique and custom windows throughout the owners unit, soaring ceilings in both units with an abundance of natural light. Plenty of space to spread out on this unusually large lot. Whether you are looking for a property to call home, income property, portfolio property or an investment property with potential for added income this location is truly amazing! Life here unfolds at a different pace. Morning walks along the shoreline, fresh ocean air, bicycle rides through town, time on the water, and evenings watching the sun disappear into the Pacific Ocean become part of everyday life. Enjoy viewing the added video of the property as well.

Facts & Features

- Sold On 09/18/2026
- Original List Price of $2,995,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Central
- $844 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Inside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom, Separate Family Room
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Electric Oven, Electric Cooktop, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Refrigerator, Water Heater
- Other Interior Features: Balcony, High Ceilings, Living Room Balcony, Quartz Counters, Tile Counters, Two Story Ceilings

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Block
- Sewer: Public Sewer
- Other Exterior Features: Awning(s), Balcony

Annual Expenses

- Total Operating Expense: $0
- Insurance: $0

- Electric:
- Gas:
- Furniture Replacement:
- Trash: $0
- Cable TV: 00931171
- Gardener:
- Licenses:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: $0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	$0	$0	$8,500
2:	1	2	2	2	Unfurnished	$0	$0	$5,500

 # Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- 1A - Seal Beach area
- Orange County
- Parcel # 19914513

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos



Closed • **Single Family Residence**

List / Sold:
$1,295,000/$1,294,000

1050 W Chestnut Ave • Santa Ana 92703

26 days active in MLS

2 units • $647,500/unit • 2,016 sqft • 8,432 sqft lot • $641.87/sqft • Built in 2026

Listing ID: PW26163745

From 1st St, go south on Flower, then right on Chestnut





INCREDIBLE OPPORTUNITY TO OWN 2 HOMES ON ONE EXPANSIVE 8,400+ SQ. FT. LOT IN SANTA ANA - LIVE IN ONE AND RENT THE OTHER! Featuring RV access and parking for up to 10 vehicles, this exceptional property includes a completely rebuilt and remodeled front residence, plus a brand-new, ground-up 2026 ADU. With estimated combined monthly rental income of approximately $8,000, this is an outstanding opportunity for investors, 1031 exchange buyers, multi-generational households, extended families or buyers seeking additional income. The front residence offers 3 bedrooms, 2 bathrooms, approximately 1,016 sq. ft. of living space, and impressive 9-foot ceilings. Completely gutted and rebuilt from the inside out, it features modern finishes, updated systems, ductless heating and air conditioning and the comfort and functionality of a beautifully renovated home. The brand-new rear ADU features 2 generously sized bedrooms, 1 bathroom, approximately 1,000 sq. ft. of living space and dramatic ceilings exceeding 10 feet, creating a bright, open, and spacious living environment. The open-concept interior showcases abundant natural light, recessed lighting, contemporary flooring and a stylish kitchen with quartz countertops, shaker cabinetry, stainless steel appliances and a large center island. Each residence enjoys its own private outdoor space, providing valuable separation, privacy and flexibility. The rare oversized lot also offers an expansive backyard, RV access, and parking for up to 10 vehicles - exceptional features for a two-home property. Additional highlights include fully paid-off solar panels serving the rear residence, ductless heating and air conditioning in both homes, low-maintenance desert landscaping, and integrated Ring security systems for added convenience and peace of mind. With approximately 2,016 sq. ft. of combined living space, a total of 5 bedrooms and 3 bathrooms, this distinctive property offers two move-in-ready homes, excellent rental potential, and multiple living possibilities - all conveniently located near schools, shopping, dining, parks and major transportation routes. A rare opportunity to own two exceptional homes on one large lot in the heart of Santa Ana!

Facts & Features

- Sold On 09/10/2026
- Original List Price of $1,295,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Ductless, Electric
- Heating: Ductless, Electric
- $556 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Electric Dryer Hookup, Inside
- Cap Rate: 5.65
- $96000 Gross Scheduled Income
- $78000 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Primary Bathroom, Walk-In Closet
- Floor: Vinyl
- Appliances: Dishwasher, Electric Range, Microwave
- Other Interior Features: High Ceilings, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Back Yard, Lot 6500-9999
- Security Features: Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $18,000
- Electric: $0.00
- Insurance: $4,000
- Maintenance:

- Gas: $0
- Furniture Replacement:
- Trash: $0
- Cable TV: 01242076
- Gardener:
- Licenses:
- Workman's Comp:
- Professional Management:
- Water/Sewer: $0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished			$4,200
2:	1	2	1		Unfurnished			$3,800

 # Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal: 2
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 1
- Wall AC:

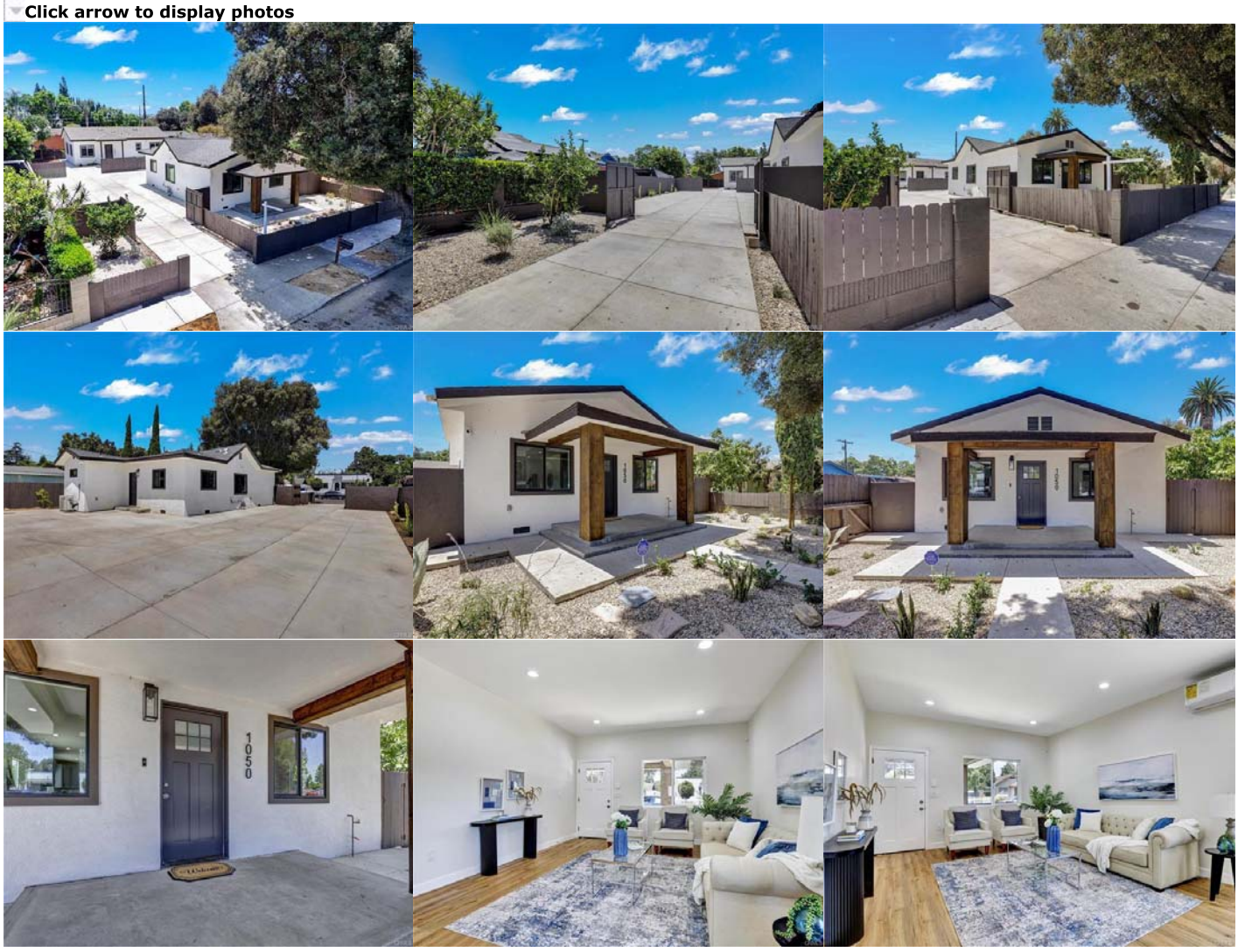
Additional Information

- Standard sale
- Rent Controlled
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 00824102

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos





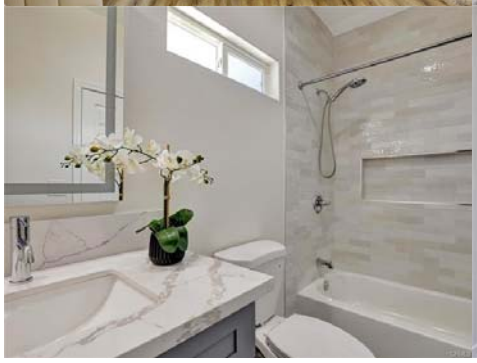
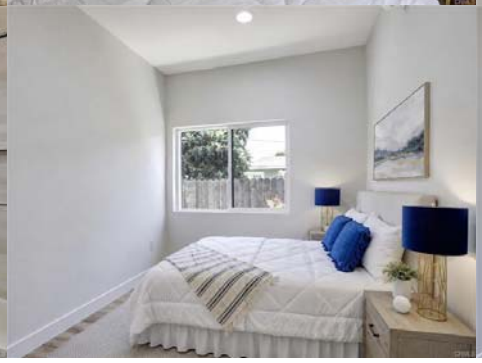






















Closed • **Duplex**

List / Sold:
$1,375,000/$1,250,000

2715 N Dell St • Orange 92865

17 days active in MLS

2 units • $687,500/unit • 2,924 sqft • 7,997 sqft lot • $427.50/sqft • Built in 1966

Listing ID: PW26153478

From Lincoln Ave., go South on Dell. Duplex is on you left.





Incredible value! Don't miss this single-story duplex located in a highly desirable neighborhood in Orange. It features two spacious single-level units, each offering almost 1,500 square feet of living space with 3 bedrooms, 2 bathrooms, and large private patios. Each unit has a large primary bedroom with an en-suite bathroom and two more large bedrooms. The front unit includes central air conditioning and forced-air heating, a cozy fireplace, a two-car garage, plus two additional driveway parking spaces. The remodeled rear unit features luxury vinyl plank flooring, dual-pane windows, a one-car garage, plus one additional driveway parking space. In addition to the three-car garage and a driveway that fits three more cars, there is ample street parking. The property is occupied by long-term, stable tenants. The front unit's rent is significantly below market, presenting an excellent future value-add opportunity for investors. Ideally situated near parks, restaurants, shopping, the Santa Ana River Trail, and highly regarded schools such as Villa Park High. This property is located less than 2 miles from the Village at Orange with its many restaurants and shopping, and approximately 4 miles from Angel Stadium, the Honda Center, and the exciting new OCVIBE entertainment district.

Facts & Features

- Sold On 09/02/2026
- Original List Price of $1,200,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Forced Air
- $564 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Gas Dryer Hookup, In Kitchen, Inside, Washer Hookup
- $70200 Gross Scheduled Income
- $50769 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Attic, Entry, Kitchen, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom
- Floor: Carpet, Tile, Vinyl
- Appliances: Dishwasher, Gas Oven, Gas Range, Range Hood, Vented Exhaust Fan
- Other Interior Features: Ceiling Fan(s), Unfurnished

Exterior

- Lot Features: Front Yard, Lawn, Level with Street, Level, Near Public Transit, Park Nearby, Paved, Sprinkler System, Sprinklers In Front, Sprinklers On Side, Sprinklers Timer, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Brick
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: $24,689
- Electric: $0.00
- Gas: $0
- Furniture Replacement: $0
- Trash: $604
- Cable TV: 01521930
- Insurance: $2,240
- Maintenance: $290
- Workman's Comp: $0
- Professional Management:
- Water/Sewer: $1,292
- Other Expense: $96

- Gardener:
- Licenses: 0
- Other Expense Description: Bank Fee

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	$2,630	$2,630	$3,500
2:	1	3	2	1	Unfurnished	$3,220	$3,220	$3,400

 # Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet: 1
- Dishwasher: 2
- Disposal: 2
- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard, Trust sale
- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 37427312

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos

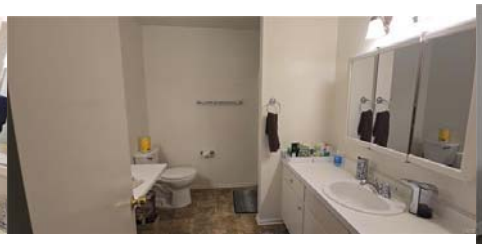






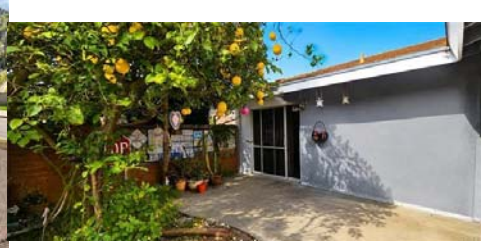
















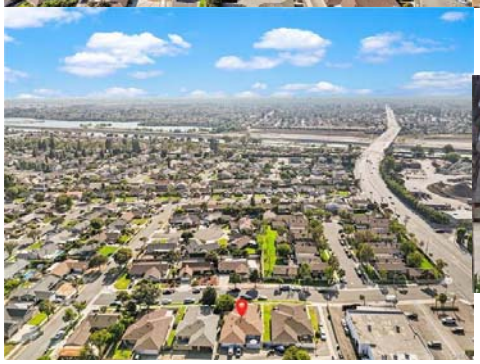





Steve Ambriz
Memorial Park


OC Vibe &
Anaheim Stadium






STEVE AMBRIZ
MEMORIAL PARK












Olive Park




HONDA
Center
HONDA CENTER


OCVIBE
KATELLA GARAGE





Closed • **Duplex**

List / Sold:
$1,425,000/$1,435,000

402 E Glendale Drive • Orange 92865

13 days active in MLS

2 units • $712,500/unit • 2,162 sqft • 9,148 sqft lot • $663.74/sqft • Built in 1972

Listing ID: OC26149678

Cross streets: Glendale and N Shaffer St





Investor Opportunity! Immediate cash flow with two quality tenants already in place. Unit 402 is leased at $3,500/month and Unit 404 is leased at $3,850/month, generating $7,350/month ($88,200 annually) in gross rental income. Both tenants are on one-year lease agreements and have expressed interest in remaining long-term, providing a stable, turnkey investment from day one. 402 & 404 E Glendale Drive presents an exceptional opportunity to acquire a beautifully renovated duplex in one of North Orange's most desirable and rarely available neighborhoods. Located along the highly sought-after Glendale Drive duplex row, this single-story property features two spacious 3-bedroom, 2-bathroom units with mirror-image floor plans. Each residence offers a private entrance, attached garage, enclosed side patio, rear patio, brand new laundry units, and a comfortable, functional layout that appeals to long-term tenants. Both units have been extensively renovated with quality upgrades designed to minimize future maintenance and maximize rental appeal. Improvements include luxury vinyl plank flooring, remodeled kitchens and bathrooms with modern granite countertops and updated cabinetry, brand-new ranges and vent hoods, electric fireplaces, LED recessed lighting throughout, brand-new central heating and air conditioning systems, upgraded electrical panels, new water heaters, a brand-new roof and gutters, new garage doors with automatic openers, and numerous additional improvements. Whether you're looking to expand your real estate portfolio with a turnkey, income-generating asset or secure a long-term investment in a strong rental market, this property checks every box. With two tenants already in place, extensive recent renovations, and a highly desirable location surrounded primarily by single-family homes, this is a rare opportunity to acquire a low-maintenance duplex with immediate cash flow and excellent long-term appreciation potential. Investment opportunities like this rarely become available, don't miss your chance to own one of Glendale Drive's premier duplex properties.

Facts & Features

- Sold On 09/04/2026
- Original List Price of $1,425,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- $26 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, In Garage, Washer Included
- $88200 Gross Scheduled Income
- $88700 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $2,040
- Electric: $0.00
- Gas: $0
- Furniture Replacement:
- Trash: $0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: $1,440
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: $0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Furnished	$3,850	$3,850	$3,850
2:	1	3	2	1	Furnished	$3,500	$3,500	$3,500

 # Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

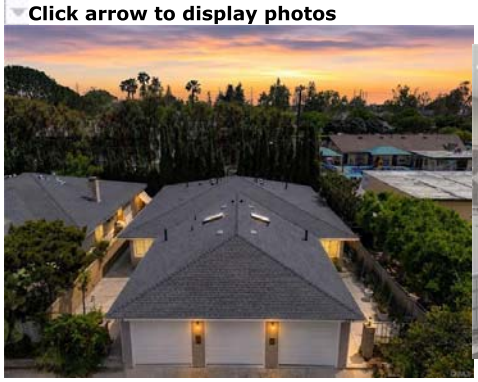
Additional Information

- Standard sale
- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 37442229

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos






































































PRIMARY BEDROOM
BEDROOM
HALL
BATH
BEDROOM
DINING AREA
LIVING ROOM
KITCHEN

BEDROOM
PRIMARY BEDROOM
HALL
BATH
BEDROOM
BATH
DINING AREA
LIVING ROOM
KITCHEN






Closed • **Duplex**

List / Sold:
$1,250,000/$1,200,000

885 N Kathleen • Orange 92867

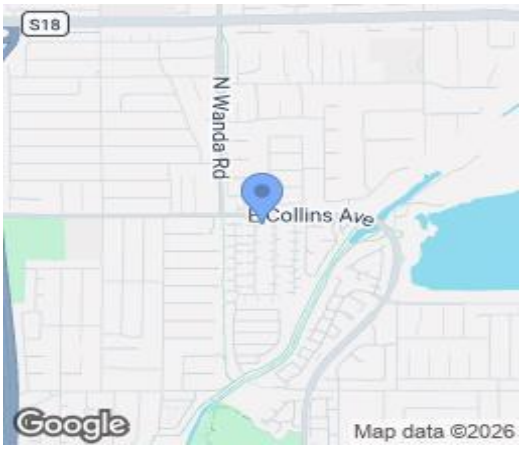
30 days active in MLS

2 units • $625,000/unit • 3,058 sqft • 6,098 sqft lot • $392.41/sqft • Built in 1972

Listing ID: PW26153954

Wanda to E Collins to Kathleen





Great duplex to live in one side and rent the other. Each home has a garage with it's own laundry hook ups. The smaller unit is 2 bedrooms and 2 baths. It has some nice updates-smooth ceilings, Luxury Vinyl floors and an updated kitchen. The dining room opens to the small private back yard. There is a real main bedroom with attached bath. this unit has a one car garage. The larger 3 bedroom home on the left side has a private entrance and a fireplace in the living room. The white kitchen has newer quartz counters. This home has a full size 2 car garage.The third bedroom has a sliding glass door to the back yard. Both units are in clean condition and are currently rented to tenants who would like to stay. Currently rents are under market rate. Great location next to Villa Park east of the 55 freeway and north of Chapman.

Facts & Features

- Sold On 09/14/2026
- Original List Price of $1,250,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- $564 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- $49200 Gross Scheduled Income
- $49200 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Primary Bedroom
- Floor: Laminate, Tile, Vinyl
- Appliances: Water Heater Central
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Rectangular Lot
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $0
- Electric: $0.00
- Gas: $0
- Furniture Replacement:
- Trash: $0
- Cable TV: 01778230
- Gardener:
- Licenses:
- Insurance: $0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: $0
- Other Expense:
- Other Expense Description: unknown

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	$2,400	$28,800	$3,400
2:	1	2	2	1	Unfurnished	$1,700	$20,400	$2,700

 # Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal: 2
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled
- 75 - Orange, Orange Park Acres E of 55 area
- Orange County
- Parcel # 38317335

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos





















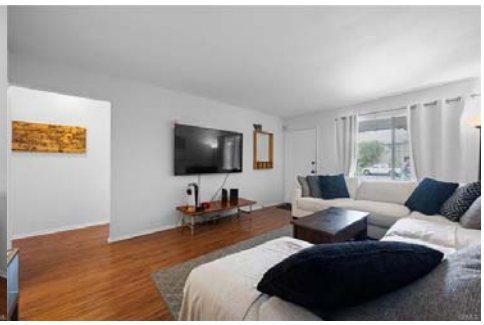





LOWKEY!





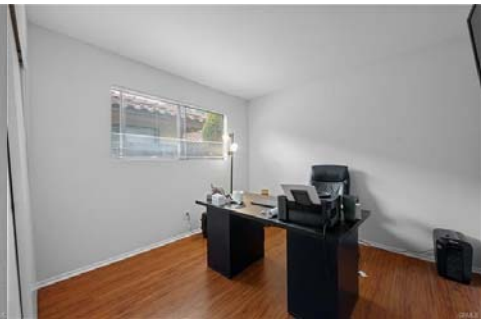








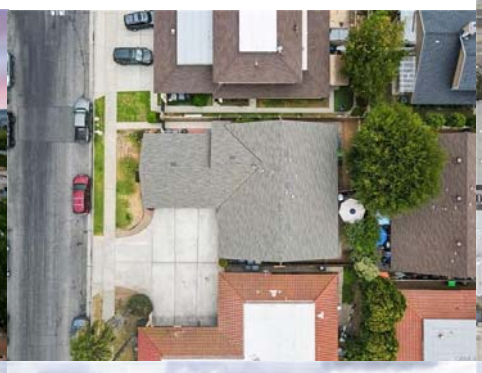


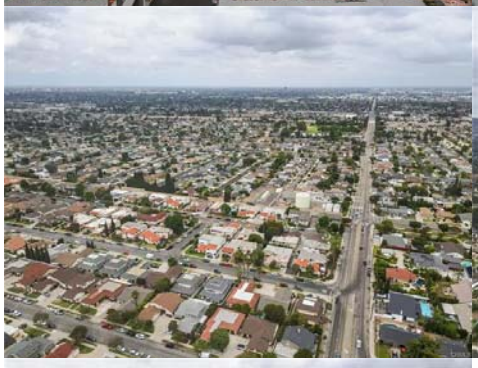
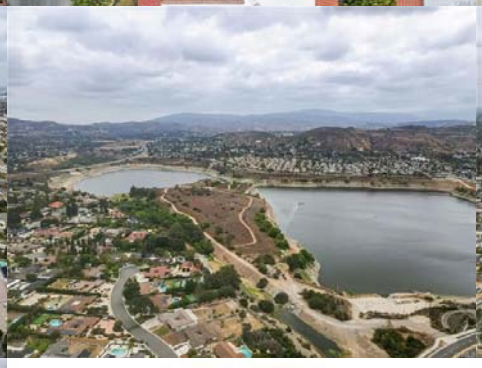
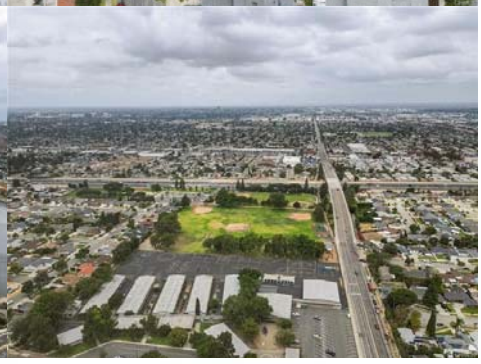











Closed •

List / Sold: **$899,999/$925,000**

513 Williamson Ave • Fullerton 92832

2 days active in MLS

2 units • $450,000/unit • 2,050 sqft • 7,658 sqft lot • $451.22/sqft • Built in

Listing ID: 26875315

Waze.com





This is the one you've been waiting for! A perfect opportunity to own two detached single-family homes on one lot, just minutes from Downtown Fullerton.This income-producing duplex features a 4-bedroom, 2-bath home with a 2-car garage and a 2-bedroom, 1-bath home with a detached 1-car garage. Both units are currently tenant occupied, providing rental income from day one.Each unit is separately metered for gas and electricity, with tenants responsible for all their utilities, helping keep operating expenses low for the owner.Ideally located near Downtown Fullerton's restaurants and entertainment, as well as Costco, theaters, shopping, and major conveniences. Whether you're looking to expand your real estate portfolio or secure a long-term investment, this duplex presents an excellent opportunity in one of Fullerton's most desirable and high-demand rental areas.Two detached homes. Strong rental demand. Prime Fullerton location. Strong CAP RATE. An opportunity you don't want to miss!

Facts & Features

- Sold On 09/29/2026
- Original List Price of $899,999
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- SellerConsiderConcessionYN: Yes
- Cap Rate: 7.57
- $71050 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: $12,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	$3,175	$3,175	$3,500
2:	1	4	2		Unfurnished	$3,850	$3,850	$4,000

 # Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 83 - Fullerton area
- Orange County
- Parcel # 03208217

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos







Closed • **Duplex**

List / Sold:
$1,395,000/$1,070,000

753 Scott Pl • Costa Mesa 92627

62 days active in MLS

2 units • $697,500/unit • 1,853 sqft • 4,792 sqft lot • $577.44/sqft • Built in 1960

Listing ID: PW26120647

From Placentia turn onto Scott Place





This is a great opportunity to own a duplex in Costa Mesa. This duplex features 2 bedrooms and 1 bathroom in each unit, ideal for an investor looking to build their portfolio or a buyer looking to offset their mortgage with rental income. Centrally located with easy access to shopping, dining, freeways, and everything Costa Mesa has to offer. With some personal touches, this property has real potential.

Facts & Features

- Sold On 09/10/2026
- Original List Price of $1,499,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- $1,975 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile

Exterior

- Lot Features: Back Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: $0
- Electric: $0.00
- Gas: $0
- Furniture Replacement:
- Trash: $0
- Cable TV: 00878443
- Gardener:
- Licenses:
- Insurance: $0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: $0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	$0	$0	$0
2:	1	2	1	1	Unfurnished	$0	$0	$0

 # Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C2 - Southwest Costa Mesa area
- Orange County
- Parcel # 42417208

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos



Closed • **Duplex**

List / Sold:
$2,050,000/$2,050,000

193 Virginia Pl • **Costa Mesa 92627**

0 days active in MLS

2 units • **$1,025,000/unit** • **2,116 sqft** • **8,276 sqft lot** • **$968.81/sqft** • **Built in 1981**

Listing ID: LG26207377

From Orange Avenue North, left turn onto Virginia Place





Inputted to help others in our industry.....Price is reflective of current rents being well under market rents....

Facts & Features

- Sold On 09/24/2026
- Original List Price of $2,050,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Forced Air
- $1,668 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- $77220 Gross Scheduled Income
- $77220 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Lawn, Level with Street, Lot 6500-9999, Rectangular Lot, Near Public Transit, Park Nearby, Sprinkler System, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Vinyl, Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: $1
- Electric:
- Gas:
- Furniture Replacement:
- Trash: $1
- Cable TV: 01912352
- Gardener:
- Licenses:
- Insurance: $1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: $1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	$2,885	$2,885	$4,500
2:	1	3	2	2	Unfurnished	$3,550	$3,550	$4,500

 # Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- C5 - East Costa Mesa area
- Orange County
- Parcel # 42606110

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos



Closed • **Single Family Residence**

List / Sold:
$3,250,000/$3,400,000

247 23rd St • Costa Mesa 92627

4 days active in MLS

2 units • $1,625,000/unit • 3,856 sqft • 13,501 sqft lot • $881.74/sqft • Built in 1958

Listing ID: OC26175895

From Newport Blvd, head east on 23rd St. Continue to 247 23rd St; property will be on 23rd St before Santa Ana Ave.





Rare Eastside Costa Mesa opportunity with two fully detached homes on a double lot directly across from Lindbergh Park. The Cape Cod-inspired main residence offers approximately 2,569 sq ft with 3 bedrooms and 2 baths, highlighted by vaulted ceilings, a first-floor primary suite, a wood-burning fireplace, indoor laundry, and a 2 car garage. Recent improvements include fresh interior paint, updated kitchen with new kitchen countertops, sink and faucet, luxury vinyl plank flooring and new carpet. Built in 2015, the separate second residence/ADU offers approximately 1,200 sq ft of single-level living with 3 bedrooms and 2 baths, its own central air and heat, EV-charger, a new refrigerator, and a private backyard with fruit trees and a vegetable garden. With true separation between residences, the property offers exceptional flexibility for multigenerational living, guests, a home office, or potential rental income. Just moments from the Back Bay, 17th Street dining and shopping, and Newport Beach, 247 23rd Street combines space, versatility, and location in one of Costa Mesa's most desirable neighborhoods.

Facts & Features

- Sold On 09/17/2026
- Original List Price of $3,250,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Fireplace(s), Forced Air
- $1,550 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Individual Room, Inside, Washer Included
- $168000 Gross Scheduled Income
- $155479 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry, Living Room, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom
- Floor: Carpet, Tile, Vinyl
- Appliances: Dishwasher, Double Oven, Disposal, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s), Crown Molding

Exterior

- Lot Features: 0-1 Unit/Acre, Garden, Lawn, Lot 10000-19999 Sqft, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: $12,521
- Electric: $3,645.00
- Gas: $1,072
- Furniture Replacement:
- Trash: $500
- Cable TV: 01960328
- Gardener:
- Licenses:
- Insurance: $5,054
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: $1,050
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	$5,750	$5,750	$6,000
2:	1	3	3	2	Unfurnished	$0	$0	$8,000

 # Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet: 2
- Dishwasher: 2
- Disposal: 2
- Drapes: 1
- Patio: 2
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale
- C5 - East Costa Mesa area
- Orange County
- Parcel # 42607410

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos

















































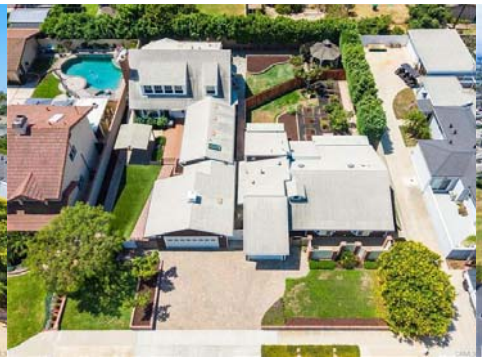











Closed • **Duplex**

List / Sold:
$2,499,000/$2,449,000

34582 Camino Capistrano # A & B • Dana Point 92624

3 days active in MLS

2 units • $1,249,500/unit • 3,000 sqft • 6,077 sqft lot • $816.33/sqft • Built in 1980

Listing ID: OC26168160

Niguel Road to PCH turn right at the parking





Experience the best of coastal living in this beautifully updated duplex offering two distinct units, each designed for comfort, privacy, and relaxed beachside living. Both residences showcase breathtaking panoramic ocean views and inviting indoor-outdoor living spaces ideal for enjoying the coastal lifestyle.Each unit features a spacious great room that opens to a private balcony overlooking Dana Point Harbor, creating the perfect setting for relaxing, grilling, or entertaining while taking in spectacular sunsets. The open-concept layouts seamlessly connect the living, dining, and kitchen areas, filling each home with abundant natural light and refreshing ocean breezes. Both Unit A and Unit B include cozy fireplaces, new flooring, fresh interior paint, and updated blinds throughout. The well-appointed kitchens offer ample cabinetry, breakfast bars, and modern finishes designed for everyday convenience and style. Each residence includes a private primary suite with its own ocean-view balcony and en-suite bathroom, along with well-sized secondary bedrooms featuring generous closet space and easy access to additional full baths. Ideally located in the highly desirable Capistrano Beach community, this duplex is just minutes from Doheny State Beach, Dana Point Harbor, waterfront dining, shopping, and coastal recreation. With convenient access to Pacific Coast Highway and the I-5 freeway, residents enjoy effortless commuting while embracing the very best of Southern California's beach lifestyle.

Facts & Features

- Sold On 09/30/2026
- Original List Price of $2,499,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Forced Air
- $0 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Dryer Included, Individual Room, Washer Included
- $112200 Gross Scheduled Income
- $8132 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Foyer, Kitchen, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom
- Floor: Wood
- Appliances: Built-In Range, Dishwasher, Electric Oven, Electric Cooktop, Microwave, Refrigerator, Self Cleaning Oven, Water Line to Refrigerator
- Other Interior Features: Balcony, Ceiling Fan(s), High Ceilings, Living Room Balcony, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: None
- Sewer: Public Sewer
- Other Exterior Features: Balcony

Annual Expenses

- Total Operating Expense: $3,056
- Electric: $0.00
- Gas: $0
- Furniture Replacement:
- Trash: $424
- Cable TV: 01526370
- Insurance: $1,857
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: $335
- Other Expense:

- Gardener:
- Licenses:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	$4,750	$4,750	$4,800
2:	1	2	2	1	Unfurnished	$4,600	$4,600	$4,800

 # Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal: 2
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- CB - Capistrano Beach area
- Orange County
- Parcel # 69138209

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos









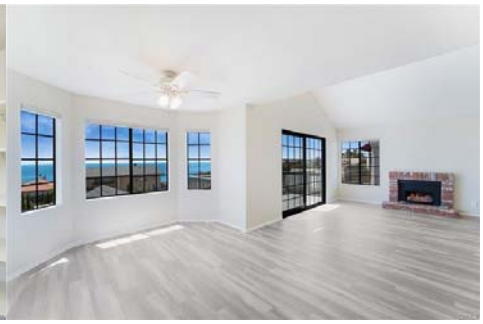






















































Closed • **Duplex**

List / Sold:
$1,899,000/$1,899,000

32112 Via De Olivia • **San Juan Capistrano 92675**

5 days active in MLS

2 units • **$949,500/unit** • **2,224 sqft** • **8,712 sqft lot** • **$853.87/sqft** • **Built in 1973**

Listing ID: OC26178602

From Del Obispo St take Calle Aspero (SE) to Via De Aguila (R) to Via De Toledo (L) to Via De Oliva (L).





Welcome to a rare coastal sanctuary in the highly coveted Saddleback Capistrano enclave of San Juan Capistrano. This exceptional single-level duplex represents a premier real estate opportunity, perfectly positioned in an ultra-desirable location just minutes from the pristine shores and world-class recreation of Doheny State Beach. Nestled within a peaceful neighborhood renowned for its extreme stability and exceptionally limited turnover, this property offers an enviable coastal lifestyle that is truly second to none. Every square inch of both residences has undergone a complete, top-to-bottom renovation. Meticulously upgraded with sophisticated, high-end finishes, each unit blends modern luxury with everyday functionality. Sharing only one common wall, the homes are designed to maximize acoustic isolation and personal space. Each residence welcomes you through its own secure, fenced front entry courtyard, which opens into a spacious, light-filled dual-suite layout featuring two bedrooms and two bathrooms. Beyond the interior living spaces, each unit boasts a generous, secluded backyard—offering a private outdoor sanctuary perfect for relaxing or entertaining. The thoughtful design extends to premium convenience and independent infrastructure. Each home features an attached two-car garage with dedicated laundry hookups and direct interior access, ensuring absolute privacy and ease. For seamless property management or independent living, the units are completely separately metered for gas and electricity. Residents also enjoy exclusive access to pristine, centrally located community tennis courts. An investor's dream, one unit is newly rented at a premium market rate of $4,495 per month, demonstrating the possibilities for combined rental income. This turnkey asset offers immediate, reliable cash flow from day one with zero remaining capital expenditures required. Whether you are looking for a high-performing investment or a multi-generational estate by the sea, this fully modernized duplex delivers unparalleled luxury in a generational location.

Facts & Features

- Sold On 09/23/2026
- Original List Price of $1,899,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Central Air, Electric
- Heating: Central, Natural Gas
- $26 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: In Garage
- $4495 Gross Scheduled Income
- $4495 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Entry, Kitchen, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom
- Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Gas Range, Microwave, Range Hood, Refrigerator, Vented Exhaust Fan, Water Heater
- Other Interior Features: Built-in Features, Quartz Counters, Recessed Lighting, Unfurnished

Exterior

- Lot Features: Back Yard, Corners Marked, Front Yard, Landscaped, Lawn, Near Public Transit, Park Nearby, Paved, Secluded, Sprinkler System, Sprinklers In Front, Sprinklers In Rear
- Waterfront Features: Ocean Side of Freeway
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: $0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: $0
- Cable TV: 02064497
- Gardener:
- Licenses:
- Insurance: $0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	$4,495	$4,495	$4,495
2:	1	2	2	2	Unfurnished	$4,495	$4,495	$4,495

 # Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher: 2
- Disposal: 2
- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale
- $240 HOA dues Annually
- DO - Del Obispo area
- Orange County
- Parcel # 66817220

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

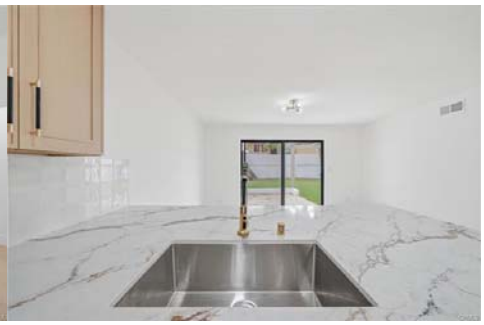
Click arrow to display photos















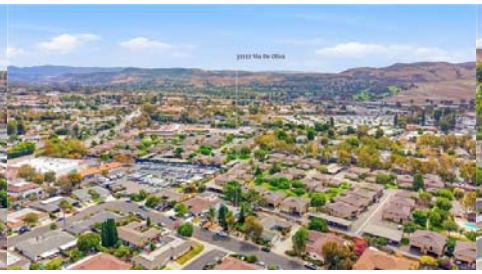




















MONARCH BEACH
GOLF LINKS









Closed • **Duplex**

List / Sold:
$3,100,000/$3,235,000

2212 Laurel • Newport Beach 92663

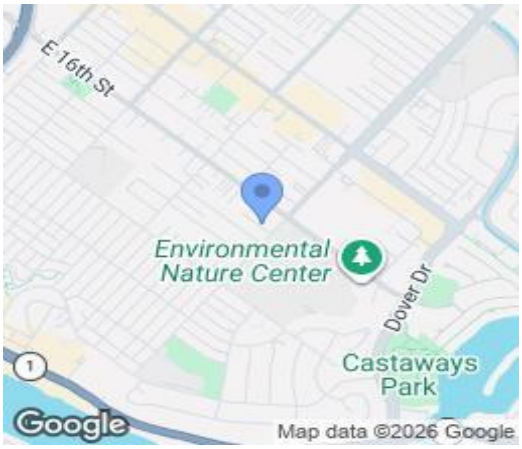
6 days active in MLS

2 units • $1,550,000/unit • 2,000 sqft • 9,165 sqft lot • $1617.50/sqft • Built in 1945

Listing ID: OC26179496

Irvine to Laurel Place





Two homes for the price of one, 3 bedrooms, 3 bathrooms rear home, plus 1 bedroom, 1 bathroom "Casita, mother-in-law, or rental apartment. Both are single level with separate entrances and a security gate for both. On a large 9,165 lot with sizable RV access. This is an exceptional property with potential to build up or expand outward. Can be rented for income purposes. The main home in the back of the property has 3 bedrooms and 1 full, 1 3/4 and 1 1/2 baths (3 total bathrooms), a fireplace with stone hearth and mantel. This home is well maintained with new kitchen cabinets and granite counter tops. The outdoor features include a brick patio and yard/lawn area between the homes. The front home has 1 bedroom and 1 bathroom, a generous kitchen, dining area and patio doors that extend out to its own patio area from the bedroom. Light and airy kitchen with dining area. In the center of these 2 fine homes, you'll find a tropical style landscaped yard with lawn, many palm trees and a professionally manicured garden patch. There are 2 garages and a circular driveway with ample parking. Laurel place is a cul-de-sac. And it is close to parks, the beach, restaurants, shopping and schools. (You can see Newport Harbor High School from the front of the property)

Facts & Features

- Sold On 09/03/2026
- Original List Price of $3,100,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Central
- $679 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- $91740 Gross Scheduled Income
- $91740 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: $0
- Electric: $0.00
- Gas: $0
- Furniture Replacement:
- Trash: $0
- Cable TV: 01767484
- Gardener:
- Licenses:
- Insurance: $0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: $0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	1	Unfurnished	$4,095	$4,095	$6,000
2:	1	1	1	1	Unfurnished	$3,550	$3,550	$4,200

 # Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Drapes:
- Patio:

- Water Meters: 0
- Carpet:
- Dishwasher: 2
- Disposal: 2
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- N6 - Newport Heights area
- Orange County
- Parcel # 42530320

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

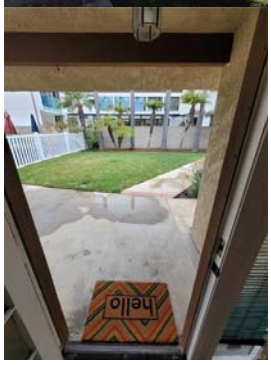
Click arrow to display photos


















Closed • **Duplex**

List / Sold:
$2,365,000/$2,200,000

3709 W Balboa • Newport Beach 92663

40 days active in MLS

2 units • $1,182,500/unit • 1,330 sqft • 2,250 sqft lot • $1654.14/sqft • Built in 1947

Listing ID: NP26160585

Balboa Blvd between Superior & 32nd St





Original duplex on R-2 lot 25 X 90. Each unit 1 bed 1 bath with detached garage. Property sold "as is" seller will do no repairs. Trust sale and agent is related to Trustee. Priced to sell. Please have all buyers confirm with the City of Newport Beach Building to determine what can be done prior to writing an offer. Prime Peninsula location with strong future potential for building or redevelopment. Small 6 gallon view of ocean from the back.

Facts & Features

- Sold On 09/14/2026
- Original List Price of $2,365,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- 0 Total carport spaces
- $565 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: $0
- Electric: $75.00
- Gas: $0
- Furniture Replacement:
- Trash: $0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: $0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: $0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	$0	$0	$2,500
2:	1	1	1	1	Unfurnished	$0	$0	$2,500

 # Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled

- N8 - West Newport - Lido area
- Orange County
- Parcel # 42332304

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

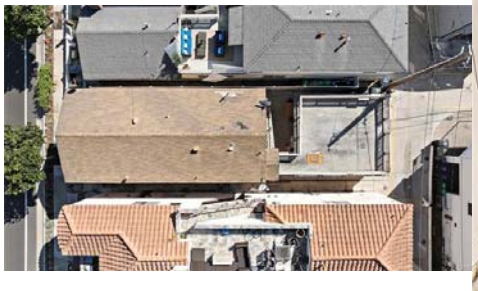
Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

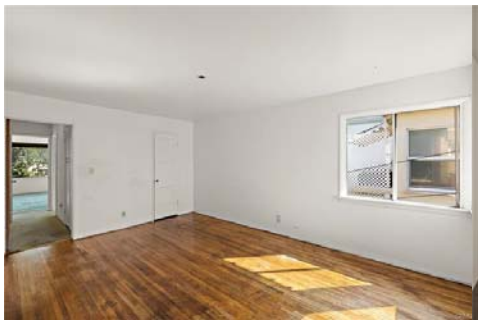
Click arrow to display photos













Closed • **Duplex**

List / Sold:
$1,599,000/$1,600,000

127 Avenida Del Poniente • San Clemente 92672

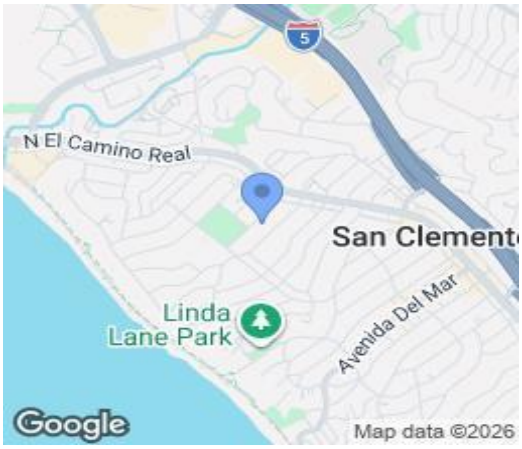
8 days active in MLS

2 units • $799,500/unit • 1,433 sqft • 4,000 sqft lot • $1116.54/sqft • Built in 1959

Listing ID: OC26168965

West off N El Camino Real





Just steps from the sand and the San Clemente Beach Trail, this exceptional coastal property offers a rare opportunity to own two separate living spaces in one of San Clemente's most desirable beach-close neighborhoods. Behind the classic white picket fence and welcoming Dutch front door, the front residence features 2 bedrooms, 1 beautifully appointed bathroom, and an inviting living room centered around a cozy fireplace. The thoughtfully remodeled kitchen is filled with timeless character, showcasing a farmhouse sink, subway tile backsplash, stainless steel appliances, glass-front cabinetry, and a bright, airy aesthetic. Additional conveniences include stackable laundry and central air conditioning. A long gated driveway leads to a detached two-car garage and a completely separate, beautifully remodeled studio, offering excellent income potential, multigenerational living, or owner-occupant flexibility. The back unit features a stylish kitchenette, a modern full bathroom with a spacious walk-in shower accented by striking blue tile, its own split-system heating and cooling, and laundry hookups located in the garage. Between the two residences, a spacious private patio provides an inviting outdoor space to relax or entertain while maintaining separation between the units. Ideally located within walking distance of the beach, the San Clemente Beach Trail, Max Berg Park, and Las Palmas Elementary, this turnkey duplex presents an outstanding opportunity for investors or those seeking the flexibility of a beach-close property with additional income potential.

Facts & Features

- Sold On 09/23/2026
- Original List Price of $1,679,000
- 2 Buildings
- 6 Total parking spaces
- Cooling: Central Air, See Remarks
- $23 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage, Stackable
- $76200 Gross Scheduled Income
- $55650 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom
- Other Interior Features: Ceiling Fan(s), Stone Counters

Exterior

- Lot Features: Landscaped, Rectangular Lot, Park Nearby
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: $20,550
- Electric: $0.00
- Gas: $0
- Furniture Replacement:
- Trash: $600
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: $2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: $950
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	$3,850	$3,850	$3,850
2:	1	0	1	1	Unfurnished	$2,500	$2,500	$2,500

 # Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

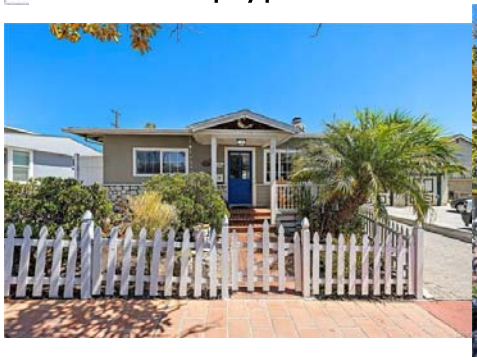
Additional Information

- Standard sale
- SC - San Clemente Central area
- Orange County
- Parcel # 69239513

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos



















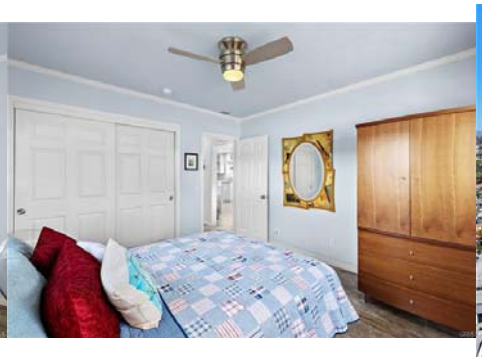
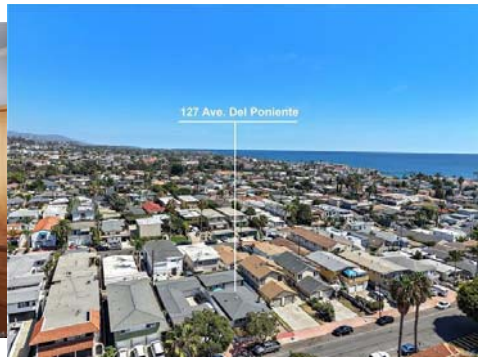










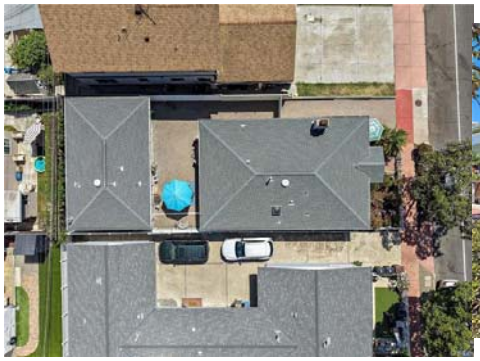


127 Ave. Del Poniente














SAN CLEMENTE









Closed • **Triplex**

List / Sold:
$1,999,000/$1,800,000

4981 Pearce • Huntington Beach 92649

30 days active in MLS

3 units • $666,333/unit • 3,098 sqft • 7,351 sqft lot • $581.02/sqft • Built in 1974

Listing ID: OC26160325

At the corner of Pearce Drive and Bolsa Chica St





Facts & Features

- Sold On 09/28/2026
- Original List Price of $2,099,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: Central Air, Electric, Heat Pump
- Heating: Central, Electric, Heat Pump
- $564 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Dryer Included, Inside, Washer Included
- Cap Rate: 4.66
- $117600 Gross Scheduled Income
- $93120 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Main Floor Bedroom, Main Floor Primary Bedroom
- Floor: Vinyl
- Appliances: Dishwasher, Gas Range, Refrigerator

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $24,480
- Electric: $0.00
- Gas: $0
- Furniture Replacement:
- Trash: $780
- Cable TV: 01304079
- Gardener:
- Licenses:
- Insurance: $2,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	1	Unfurnished	$0	$0	$4,000
2:	1	2	2	0	Unfurnished	$0	$0	$3,400
3:	1	2	1	0	Unfurnished	$0	$0	$2,400

 # Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Dishwasher: 3
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale
- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 17822214

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos



Closed • **Duplex**

List / Sold:
$2,050,000/$1,812,000

12812 Louise • Garden Grove 92841

0 days active in MLS

3 units • $683,333/unit • 3,150 sqft • 6,098 sqft lot • $575.24/sqft • Built in 1958

Listing ID: DW26158737

From the 22 Freeway (Garden Grove Fwy), exit at Euclid Street and head north. Turn left on Chapman Avenue, then right on Louise Street. The property will be on your left-hand side.





Welcome to this beautifully remodeled income-producing property 12812, 12814, & 12816 Louise. Featuring a duplex plus a newly added ADU, offering an exceptional opportunity for investors or owner occupants seeking additional rental income. Every unit has been thoughtfully renovated with modern finishes, creating stylish, comfortable, and move in ready living spaces. The property showcases updated kitchens with contemporary cabinetry, quartz countertops, upgraded appliances, remodeled bathrooms, new flooring, fresh interior and exterior paint, updated lighting, and numerous system improvements throughout. The newly constructed ADU provides added flexibility for multigenerational living, long-term rental income, or guest accommodations. Situated in a desirable Garden Grove neighborhood with convenient access to shopping, dining, schools, parks, and major freeways, this turnkey property is a rare opportunity to own a fully remodeled multi unit asset with three separate living spaces. Whether you're looking to expand your investment portfolio or offset your mortgage with rental income, this exceptional property offers endless possibilities.

Facts & Features

- Sold On 09/16/2026
- Original List Price of $2,050,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- $870 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- $7000 Gross Scheduled Income
- $7000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $0
- Electric: $0.00
- Gas: $0
- Furniture Replacement:
- Trash: $0
- Cable TV: 014884370
- Gardener:
- Licenses:
- Insurance: $0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: $0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	$3,500	$3,500	$3,500
2:	1	3	2	1	Unfurnished	$3,500	$3,500	$3,500
3:	1	1	1	0	Unfurnished	$0	$0	$2,900

 # Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 62 - Garden Grove N of Chapman, W of Euclid area
- Orange County
- Parcel # 13347129

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos



Closed • Single Family Residence

List / Sold:
$1,690,000/$1,620,000

2 Firecrest • Aliso Viejo 92656

39 days active in MLS

3 units • $563,333/unit • 2,226 sqft • 4,726 sqft lot • $727.76/sqft • Built in 1989

Listing ID: OC26150191

From Aliso Creek Road, turn onto Hummingbird, left onto Goldfinch, quick left onto Woodswallow to Firecrest





SELLER WILLING TO CONSIDER ONE YEAR LEASE BACK AT $5,000 PER MONTH FOR THE MAIN HOUSE AND THE J-ADU / ONE BEDROOM APARTMENT CAN RENT FOR $3,000 TO $3,100 PER MONTH! SPECTACULAR LOCATION WITH PANORAMIC VIEWS AND UNPARALLELED PRIVACY, LARGE PIE SHAPED LOT WITH DEEP FRONT SET BACK AND A DRIVEWAY FOR 4 CARS, AMAZING RESORT STYLE BACKYARD WITH PEBBLE TECH SALTWATER POOL AND SPA, LARGE BBQ ISLAND WITH BAR SEATING, FIRE PIT WITH SEATING WALL, LOTS OF PATIO AREAS AND PLENTY OF SPACE FOR YOUR OUTDOOR ENJOYMENT AND ENTERTAINMENT! This amazing property offers a large living room with two-story ceilings and a large loft, stunning kitchen with designer style Quartz countertops, Viking stainless steel range, 48" refrigerator/freezer, near new JennAir dishwasher, upgraded fixtures, and dining area with buffet and upgraded glass doors leading to the inviting backyard! Oversized family room with 2nd fireplace, floor to ceiling ledger stone accent wall, custom built-in cabinets and shelves and double sliding glass doors to the backyard. Primary suite with remodeled bathroom, Large 2nd bedroom and 3rd bedroom with Jack & Jill bathroom. WiFi/Alexa enabled smart light switches, Rinnai Tankless Water heater (1 year old), Tesla charger, 200 AMP main panel, reverse osmosis water filter system in the kitchen, Moen Weymouth Brass faucets, brass designer accents and upgraded bathrooms, built in TVs with cables inside the walls. The backyard features include pebble tech abalone pool and spa with advance light effects, multiple spillways with cascading waterfalls, Pentair remote pool and spa WIFI enabled and app controlled with newer heater, filter and salt system, 2 gas fire places plus two outdoor fire pits, large storage shed plus workshop with storage, huge fruitless olive tree and mature plumeria around the property. All this plus nearby hiking and biking trails, easy toll road (73), beach and freeway access (via 133) and highly sought after Laguna Beach School District AND A PROPER J-ADU with separate entrance and address perfect as mother in law quarters, or it would rent for about $3k per month as a one bedroom apartment and features large living and dining area, upgraded wood flooring, designer style kitchen with Shaker style cabinets, Quartz countertops and KitchenAid designer appliances, bedroom and bathroom featuring vanity with Quartz countertop, tub and shower with glass enclosure, upgraded fixtures, backlit mirror and upgraded lighting fixtures. A 10+ property!

Facts & Features

- Sold On 09/16/2026
- Original List Price of $1,690,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air, Dual
- Heating: Central, Forced Air
- $21 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Washer Hookup, Washer Included
- Cap Rate: 8.67
- $96000 Gross Scheduled Income
- $87000 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Entry, Family Room, Jack & Jill, Kitchen, Living Room, Loft, Main Floor Bedroom, Primary Bathroom, Primary Bedroom, Primary Suite, Separate Family Room, Two Primaries
- Floor: Wood
- Appliances: Dishwasher, Freezer, Disposal, Gas & Electric Range, Microwave, Refrigerator, Tankless Water Heater
- Other Interior Features: Cathedral Ceiling(s), High Ceilings, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard, Park Nearby, Sprinkler System, Yard
- Fencing: Block, Glass
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $9,000
- Electric: $4,560.00
- Gas: $120
- Furniture Replacement:
- Trash: $240
- Cable TV: 02073643
- Gardener:
- Licenses:
- Insurance: $2,160
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: $720
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3		Unfurnished	$60,000	$60,000	
2:	2	1	1		Unfurnished	$3,000	$3,000	

 # Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- $78 HOA dues Monthly plus $48 Monthly
- AV - Aliso Viejo area
- Orange County
- Parcel # 62317409

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos










































MATIAS
FIVE
MINUTES










Closed • Triplex

List / Sold:
$3,595,000/$3,550,000

1805 Clay St • Newport Beach 92663

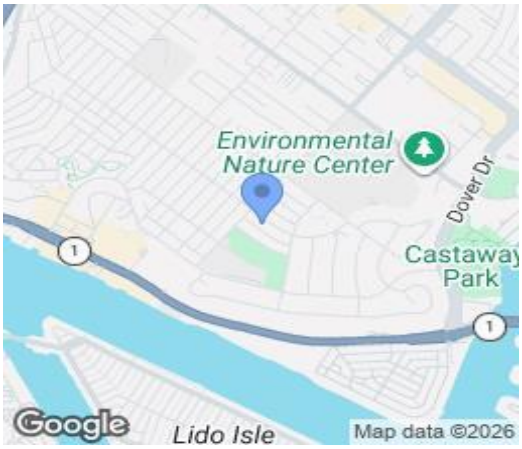
479 days active in MLS

3 units • $1,198,333/unit • 2,445 sqft • 7,266 sqft lot • $1451.94/sqft • Built in 1955

Listing ID: NP25088084

Irvine and Clay





PRICE REDUCED!! We are pleased to present the sale of 1805 Clay Street, a turnkey 3-unit multifamily property situated in the prestigious Newport Heights neighborhood, located in Newport Beach. The property consists of (3) recently renovated 2 bedroom / 1 bathroom units. Two (2) units are currently leased at market rent. Each unit has been highly remodeled boasting a bright modern living space with white shaker cabinets, quartz countertops, vinyl flooring, stainless steel appliances, spa like bathrooms, and large private patios. Each unit has central AC, in-unit laundry, dual pane windows, tankless water heaters, recessed lighting, Ring doorbells, private single car epoxy coated garage space and are conveniently separately metered for gas and electricity. This asset is located in one of the most desirable rental markets in Orange County and offers tenants close proximity to parks, top rated schools, beaches, and all the amenities 17th street has to offer!

Facts & Features

- Sold On 09/28/2026
- Original List Price of $4,250,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- $0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Inside
- $164880 Gross Scheduled Income
- $108157 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Vinyl
- Appliances: Built-In Range, Dishwasher, Gas Cooktop, Refrigerator

Exterior

- Lot Features: Patio Home, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $47,998
- Electric: $1,200.00
- Gas: $0
- Furniture Replacement:
- Trash: $0
- Cable TV: 01934115
- Gardener:
- Licenses:
- Insurance: $3,500
- Maintenance: $2,250
- Workman's Comp:
- Professional Management:
- Water/Sewer: $1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	$0	$0	$4,995
2:	1	2	1	1	Unfurnished	$4,495	$4,495	$4,495

3:	1	2	1	1	Unfurnished	$4,295	$4,295	$4,295

 # Of Units With:

- Separate Electric: 4
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

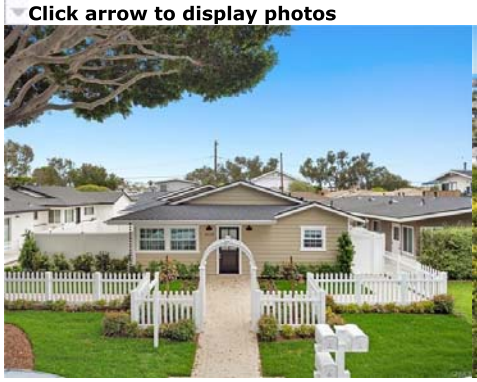
Additional Information

- Standard sale
- N6 - Newport Heights area
- Orange County
- Parcel # 42524117

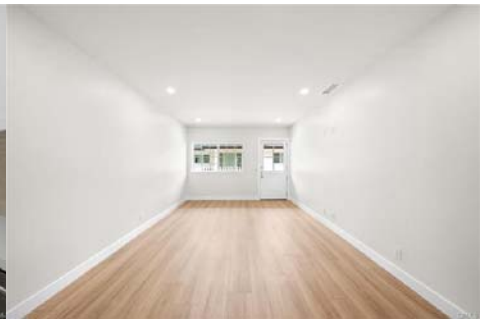
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos













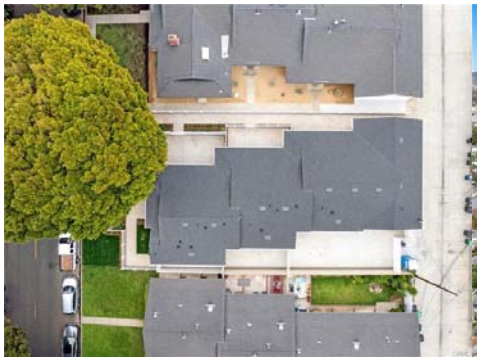














Closed • **Triplex**

List / Sold:
$2,049,000/$2,049,000

226 W Mariposa • **San Clemente 92672**

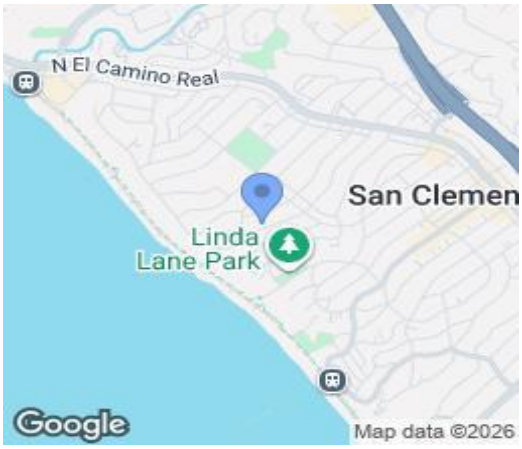
3 days active in MLS

3 units • **$683,000/unit** • **2,280 sqft** • **3,920 sqft lot** • **$898.68/sqft** • **Built in 1956**

Listing ID: OC26160075

W off Calle Puente





Walk to the beach, San Clemente Pier, San Clemente Beach Trail, and the vibrant shops and restaurants of Avenida Del Mar from this exceptional coastal triplex in the heart of San Clemente. Offering an ideal blend of owner-occupancy and investment potential, this property features a spacious townhome-style owner's unit plus two additional income-producing units. The front residence offers 3 bedrooms, 2 bathrooms, a private 2-car garage, in-unit laundry, and a spectacular rooftop deck showcasing panoramic 360-degree views, including a beautiful ocean view. Thoughtfully updated, the owner's unit features a remodeled kitchen with a large center island, subway tile backsplash, stainless steel appliances and updated flooring. One bedroom and bathroom are conveniently located on the main level, while two bedrooms are upstairs. The primary suite enjoys vaulted ceilings, French doors opening to a private ocean-view balcony, and abundant natural light. The rear units include a 1-bedroom, 1-bath unit and a studio, both served by a shared coin-operated laundry room. Six additional uncovered parking spaces provide excellent convenience. Whether you're looking for a prime investment property or the opportunity to live just blocks from the sand while generating rental income, this rare coastal triplex offers an unbeatable location in the heart of San Clemente with easy access to everything that makes this beach town so desirable.

Facts & Features

- Sold On 09/08/2026
- Original List Price of $2,049,000
- 1 Buildings
- 8 Total parking spaces
- $28 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- Cap Rate: 5.02
- $140400 Gross Scheduled Income
- $102492 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Balcony

Exterior

- Lot Features: Rectangular Lot, Park Nearby
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $37,908
- Electric: $1,200.00
- Gas: $0
- Furniture Replacement:
- Trash: $1,200
- Cable TV: 00530584
- Gardener:
- Licenses:
- Insurance: $5,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: $1,800
- Other Expense:
- Other Expense Description: ESTIMATE

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	$5,300	$0	$6,500

2:	1	1	1	0	Unfurnished	$2,750	$0	$2,950
3:	1	0	1	0	Unfurnished	$0	$0	$2,250

 # Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 3
- Disposal: 3
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- SC - San Clemente Central area
- Orange County
- Parcel # 69207312

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos














LIFE IS GOOD
AT THE BEACH
































SAN CLEMENTE





Closed • Quadruplex

List / Sold:
$2,425,000/$2,300,000 ↓

5571 Reno Cir • Huntington Beach 92649

19 days active in MLS

Listing ID: PW26176967

4 units • $606,250/unit • 4,274 sqft • 7,675 sqft lot • $538.14/sqft • Built in 1972

405N, Exit Bolsa West, L on Graham, L on Taft, L on Cross, Cross becomes Reno.





STRONG INVESTMENT OPPORTUNITY- Strong Rents, Value Add Opportunity and Owner Occupancy Opportunity. This fourplex in North Huntington Beach is located in the highly desirable Marina High School neighborhood on a secluded cul-de-sac with a local community park and Marina High School less than one block away, ensuring reliable and consistent long term residents. Historical vacancy rate is less than 3% per year. The property includes a comprehensive list of amenities for each unit, including a private patio, garage space with laundry hookups, and additional dedicated off street parking . The unit mix includes a 3 bedroom, and a 2 bedroom unit on the ground floor, and two, 2 bedroom units on the second floor. Landscaping is easily managed, and each unit has its own electricity and gas meter, which ensures low Ownership expenses. Over the last 24 months the current Ownership has made significant investments in capital items, including thorough renovations of the two upstairs units, a new roof with architectural composite shingles, new dual pane windows in Units 1 and 4, and numerous other upkeep items. The two unit renovations included shakar cabinets and quartz countertops in the kitchens, new carpet and fresh paint throughout, and a new bathroom vanity with quartz countertop (in Unit 4 only). Total Owner investment in capital items exceeded $90,000.00 - strong evidence of positive Ownership involvement and a strong foundation for this fantastic opportunity next Owner. Leases include a mix of month to month tenancies, and term leases, each of which expires in April of 2027. The flexible sales timeline and current month to month leases provide a unique opportunity for a future Owner Occupant.

Facts & Features

- Sold On 09/28/2026
- Original List Price of $2,425,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air, Wall Furnace
- $0 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, In Garage, Washer Hookup
- Cap Rate: 3.9
- $136884 Gross Scheduled Income
- $94405 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Attic, Family Room, Kitchen, Primary Bathroom, Primary Bedroom
- Floor: Carpet, Tile, Vinyl
- Appliances: Dishwasher, Disposal, Gas Range, Microwave, Range Hood
- Other Interior Features: Balcony, Ceiling Fan(s), Quartz Counters

Exterior

- Lot Features: Cul-De-Sac, Lot 6500-9999
- Fencing: Average Condition
- Sewer: Public Sewer
- Other Exterior Features: Balcony, Rain Gutters

Annual Expenses

- Total Operating Expense: $38,234
- Electric:
- Gas:
- Furniture Replacement:
- Trash: $0
- Insurance: $5,588
- Maintenance: $3,000
- Workman's Comp:
- Professional Management: 8760
- Water/Sewer: $6,540

- Cable TV: 02022092
- Gardener:
- Licenses: 42
- Other Expense: $12,864
- Other Expense Description: Prop Tax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	$3,032	$3,032	$4,200
2:	1	2	2	1	Unfurnished	$2,449	$2,449	$3,000
3:	1	2	2	1	Unfurnished	$2,900	$2,900	$2,900
4:	1	2	1	1	Unfurnished	$2,850	$2,850	$2,850

 # Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet: 4
- Dishwasher: 4
- Disposal: 4
- Drapes: 4
- Patio: 4
- Ranges: 4
- Refrigerator: 1
- Wall AC:

Additional Information

- Standard sale
- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 14544106

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos















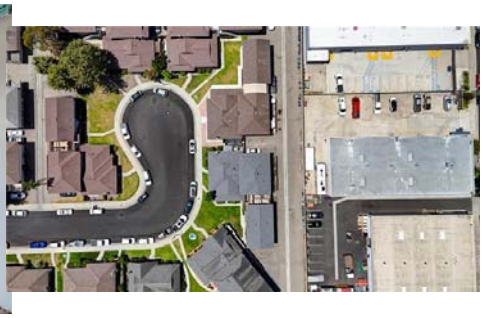


















Closed • **Quadruplex**

List / Sold:
$2,050,000/$1,975,000

13561 Arizona • Westminster 92683

35 days active in MLS

Listing ID: NP26152609

4 units • $512,500/unit • 4,215 sqft • 7,405 sqft lot • $468.56/sqft • Built in 1961

Southeast block of Trask and Hoover





Located in a high-demand Westminster neighborhood, this pride-of-ownership fourplex features a rare and versatile unit mix, including a massive three-bedroom, two-bathroom front unit alongside two spacious two-bedroom units and one one-bedroom unit. The entire property has been meticulously renovated and is fully leased at current market rates, offering an immediate turnkey investment with strong "bread and butter" stability. Residents benefit from exceptional amenities such as on-site laundry facilities and a superior parking ratio of nine total spaces, consisting of four private garages and five open surface spots. The asset is strategically positioned within a mile of the Walmart Supercenter and major retail hubs, providing a "walkable" lifestyle that appeals to long-term tenants. With separate meters for gas and electricity, the property maintains low owner expenses while sitting in a tight inventory market with a high 8/10 GreatSchools rated high school nearby. This offering represents a premier opportunity to acquire a renovated, income-producing asset in a sub-market known for its consistent rental demand and proximity to the I-405 and CA-22 freeways.

Facts & Features

- Sold On 09/11/2026
- Original List Price of $2,050,000
- 1 Buildings
- 9 Total parking spaces
- $2,368 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 4.84
- $141922 Gross Scheduled Income
- $98909 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $38,932
- Electric: $630.00
- Gas: $1,000
- Furniture Replacement:
- Trash: $2,000
- Cable TV: 01355160
- Gardener:
- Licenses:
- Insurance: $3,794
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: $3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	$3,795	$3,795	$3,800
2:	1	2	2	1	Unfurnished	$2,795	$2,795	$3,800
3:	1	2	1	1	Unfurnished	$2,695	$2,695	$2,700
4:	1	1	1	1	Unfurnished	$2,050	$2,050	$2,100

 # Of Units With:

- Separate Electric: 5
- Drapes:

- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 59 - Westminster North of 405 & Westminster area
- Orange County
- Parcel # 09626213

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos


























Closed • Quadruplex

List / Sold:
$1,250,000/$1,175,000

1621 Cedar • Santa Ana 92707

20 days active in MLS

4 units • $312,500/unit • 3,279 sqft • 6,970 sqft lot • $358.34/sqft • Built in 1961

Listing ID: PW26155728

Edinger to Cedar





We are pleased to present 1621 S. Cedar Street, a four-unit investment opportunity located in the heart of Central Santa Ana. The property features an attractive unit mix of four two-bedroom/one-bath homes, including three single-story units and one large two bedroom unit over garage — offering tenants the feel of individual home living rarely found in multi-family housing. Each unit includes its own private garage, in-unit laundry hookups, and all units are separately metered for gas and electric — resulting in zero utility expense for the owner. Three of the four units feature large fenced private patios. Additional street and alley parking provides tenants convenience beyond their individual garages. The alley has recently been repaved in concrete, reducing future maintenance costs. The property is ideally situated in Central Santa Ana's supply-constrained rental market, offering investors stable long-term demand fundamentals. Tenants enjoy convenient access to numerous recreational parks within two miles, top-rated schools nearby, and some of Southern California's premier shopping, dining, and entertainment at South Coast Plaza — just minutes away. Commuters benefit from immediate proximity to the 55 Freeway and are just five miles from John Wayne Airport, providing seamless connectivity throughout the Southern California region and beyond.

Facts & Features

- Sold On 09/16/2026
- Original List Price of $1,250,000
- 1 Buildings
- 4 Total parking spaces
- $1,113 (Estimated)
- SellerConsiderConcessionYN:
- $86544 Gross Scheduled Income
- $59584 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $9,960
- Electric:
- Gas:
- Furniture Replacement:
- Trash: $3,000
- Cable TV: 01767158
- Gardener:
- Licenses:
- Insurance: $3,000
- Maintenance:
- Workman's Comp:
- Professional Management: 3000
- Water/Sewer: $3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	3	Unfurnished	$1,889	$5,667	$7,785
2:	1	1	1	1	Unfurnished	$1,545	$1,545	$2,395

 # Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01424227

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos





Closed • Quadruplex

List / Sold:
$1,275,000/$1,200,000

626 E 3rd • Santa Ana 92701

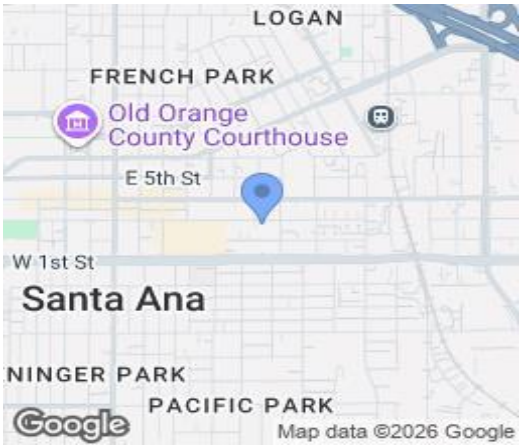
84 days active in MLS

4 units • $318,750/unit • 1,740 sqft • 6,141 sqft lot • $689.66/sqft • Built in 1920

Listing ID: PW26115970

Exit 5 Freeway on 1st St. Head West on 1st St. Take a right on North Lacy St. Take Left on East 3rd St.





We are pleased to present the opportunity to acquire a turnkey investment property located at 626 E. 3rd St. in Santa Ana. The property consists of four (4) fully updated one-bedroom one-bathroom units that have undergone significant interior and exterior renovations by the current owner. Property upgrades include new appliances, flooring, kitchens, bathrooms, doors, double-pane windows, paint, and A/C units, all of which have been completed to code. A new owner will benefit from all units currently achieving market rents in addition to a recent rental increase for two units, allowing for ease of management and future annual rental increases in accordance with the City of Santa Ana rent control guidelines. There is an ability to further enhance yield with the implementation of a RUBS system to minimize the expense for water and trash. The property exudes pride of ownership and is ideally situated within walking distance of Downtown Santa Ana. The asset also benefits from a large ±6,141 SF lot and is zoned SD-84, which may allow for the addition of more units to the site - buyer to verify with the City of Santa Ana. Additionally, the property is conveniently located near public transportation, including Amtrak and Metrolink stations nearby. Residents are within walking distance to numerous downtown amenities, including 4th Street Market, The Copper Door, The Yost Theater, The Frida Cinema, Santa Ana Zoo, Main Place Mall, Riverview Golf Course, along with a variety of restaurants, entertainment, and nightlife destinations. The property also offers convenient access to the 5, 55, and 22 freeways, providing an easy commute throughout Orange County and surrounding areas.

Facts & Features

- Sold On 09/28/2026
- Original List Price of $1,300,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- $1,109 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 5.55
- $93600 Gross Scheduled Income
- $70815 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped, Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $19,977
- Electric: $110.00
- Gas: $614
- Furniture Replacement:
- Trash: $629
- Cable TV: 01984315
- Gardener:
- Licenses:
- Insurance: $2,175
- Maintenance: $1,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: $975
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	$1,950	$1,950	$2,000
2:	1	1	1	0	Unfurnished	$1,950	$1,950	$2,000

3:	1	1	1	0	Unfurnished	$1,950	$1,950	$2,000
4:	1	1	1	0	Unfurnished	$1,950	$1,950	$2,000

 # Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC:

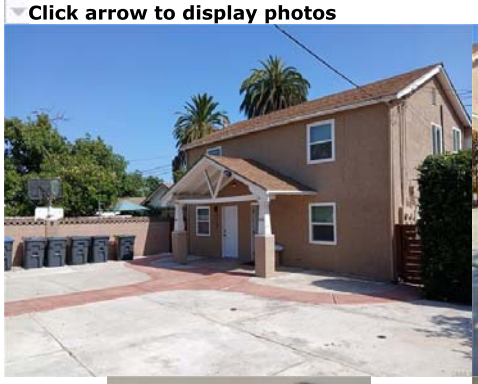
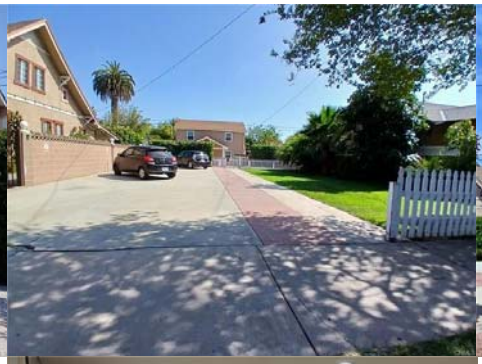
Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Orange County
- Parcel # 39848210

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

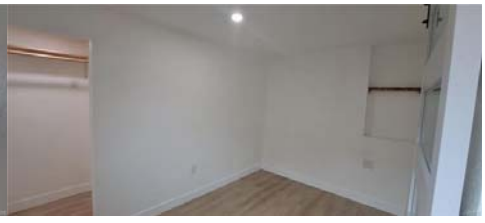
Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos






















Closed • Quadruplex

List / Sold:
$1,475,000/$1,500,000

3160 Garnet • Fullerton 92831

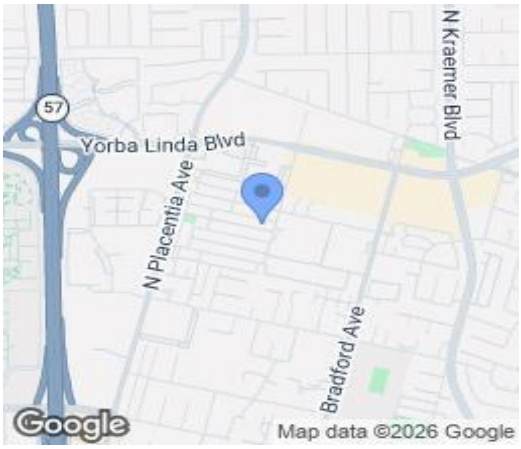
65 days active in MLS

4 units • $368,750/unit • 3,258 sqft • 7,405 sqft lot • $460.41/sqft • Built in 1964

Listing ID: OC26133079

Off 57 Freeway East on Yorba Linda Blvd South on Placentia Ave





Fell Out of Escrow – Their Loss, Your Gain! --- GREAT INVESTMENT OPPORTUNITY! Strong Rents, Stable Tenants & Priced to Sell! Rare opportunity to acquire a well-maintained 4-unit apartment property in the heart of Fullerton, one of Orange County's most desirable and high-demand rental markets. This single-story multifamily asset consists of four 2-bedroom, 1-bathroom units and is 100% occupied by long-term tenants with a strong history of on-time rent payments, providing immediate and reliable cash flow. The property currently generates approximately $9,060 per month in rental income, with potential for future rent growth. Each unit offers a functional floor plan, dual-pane windows, private patio space, and is individually metered for gas and electricity. Owner expenses are limited, with tenants responsible for their own gas and electric service, while ownership pays water, trash, and common area utilities. Recent capital improvements include exterior painting, exterior wood repair and treatment, and replacement of exterior windows and sliding glass doors, enhancing both curb appeal and long-term value. Additional amenities include an on-site coin-operated laundry facility and three detached two-car garages providing a total of six parking spaces. Ideally located near the 57 and 91 freeways, Cal State Fullerton, public transportation, shopping, dining, and entertainment, this property benefits from strong rental demand and low vacancy rates. Perfect for investors seeking a turnkey income property or buyers completing a 1031 exchange.

Facts & Features

- Sold On 09/24/2026
- Original List Price of $1,475,000
- 1 Buildings
- 6 Total parking spaces
- $1,111 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 5.45
- $108720 Gross Scheduled Income
- $80346 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $29,190
- Electric: $1,724.00
- Gas: $4,460
- Furniture Replacement:
- Trash: $2,271
- Cable TV: 01834942
- Gardener:
- Licenses:
- Insurance: $3,431
- Maintenance: $7,265
- Workman's Comp:
- Professional Management:
- Water/Sewer: $7,263
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	$2,295	$2,295	$2,295
2:	1	2	1	1	Unfurnished	$2,295	$2,295	$2,295
3:	1	2	1	1	Unfurnished	$2,295	$2,295	$2,295

4:	1	2	1	1	Unfurnished	$2,175	$2,175	$2,175

 # Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 5
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Orange County
- Parcel # 33922511

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos













Closed • Quadruplex

List / Sold:
$1,550,000/$1,500,000

2127 E Almont Ave • Anaheim 92806

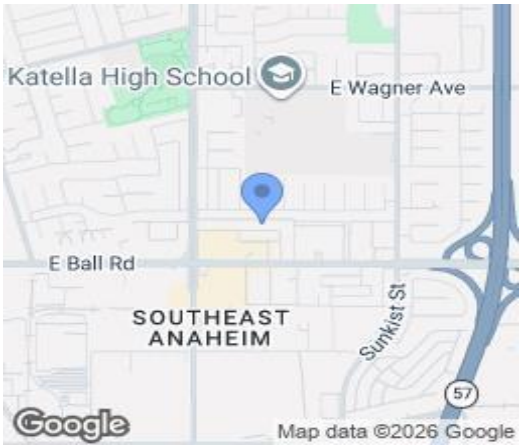
28 days active in MLS

4 units • $387,500/unit • 3,891 sqft • .2 acre(s) lot • $385.51/sqft • Built in 1964

Listing ID: OC26163781

Cross Streets of East Almont Avenue & South Belhaven Street





2127 East Almont Avenue is a 4-unit multifamily property located in Southeast Anaheim, California. Built in 1964, 2127 East Almont Avenue includes two 1-bed/1-bath units, one 2-bed/1-bath unit, and one 3-bed/2-bath unit. The property features three 2-car garages, providing six garage parking spaces, and an on-site laundry facility that is currently being used for storage. A spacious courtyard is shared with the adjacent 4-unit property at 2133 East Almont Avenue. The property has also benefited from recent capital improvements, including a roof replacements completed in 2021/2022, a new sewer line in 2017, and the renovation of Unit 2127 C in 2026. Utilities are partially separated, with electricity, gas, and trash billed separately, while water and sewer remain master metered. The adjacent 4-unit property at 2133 East Almont Avenue is also available for purchase. Buyers may acquire either property individually or both properties together, totaling 8 units across a combined 0.42-acre site.

Facts & Features

- Sold On 09/29/2026
- Original List Price of $1,550,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- $1,109 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 5.08
- $114240 Gross Scheduled Income
- $78808 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $32,005
- Electric: $820.00
- Gas: $823
- Furniture Replacement:
- Trash: $820
- Cable TV: 02026783
- Gardener:
- Licenses:
- Insurance: $4,000
- Maintenance: $3,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: $820
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	2	Unfurnished	$4,250	$4,250	$4,300
2:	1	2	1	2	Unfurnished	$2,300	$2,300	$2,600
3:	1	3	2	2	Unfurnished	$2,970	$2,970	$3,150

 # Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 25321112

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

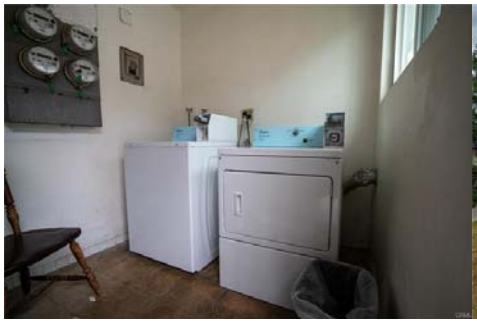
Click arrow to display photos













Closed • Quadruplex

List / Sold:
$1,499,000/$1,510,000

2318 Franzen • Santa Ana 92705

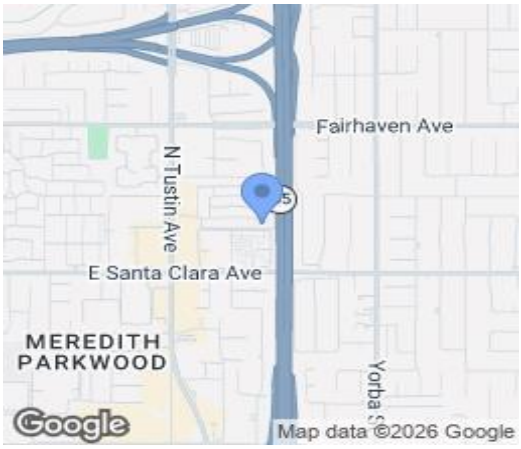
62 days active in MLS

4 units • $374,750/unit • 4,180 sqft • 7,841 sqft lot • $361.24/sqft • Built in 1969

Listing ID: PW26126999

East of Tustin Ave on Franzen





Great opportunity to own a well-maintained 4-plex. The property consists of 1 3-bedroom 2-bath unit, 2 2-bedroom 2-bath units and a spacious 1-bedroom 1-bath unit. The 3-bedroom unit was just vacated, and the seller used the opportunity to fully refresh the space with a new kitchen, updated bathrooms, mirrored wardrobe closets, a new sliding door, and new flooring throughout thus positioning a new owner to maximize the unit's rental potential. Other recent improvements include new dual pane vinyl windows throughout and the recently painted exterior. PLEASE DO NOT DISTURB TENANTS. UNITS TO BE TOURED WITH ACCEPTED OFFER.

Facts & Features

- Sold On 09/10/2026
- Original List Price of $1,625,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Central
- $1,109 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- $113143 Gross Scheduled Income
- $76909 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile, Vinyl
- Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater, Vented Exhaust Fan

Exterior

- Lot Features: Front Yard, Lawn, Level, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $36,234
- Electric: $232.00
- Gas: $1,413
- Furniture Replacement:
- Trash: $4,100
- Cable TV: 02167673
- Gardener:
- Licenses: 400
- Insurance: $2,520
- Maintenance: $5,057
- Workman's Comp:
- Professional Management:
- Water/Sewer: $2,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	$3,450	$3,450	$3,450
2:	1	2	2	1	Unfurnished	$2,066	$2,066	$2,850
3:	1	2	2	1	Unfurnished	$1,994	$1,994	$2,850
4:	1	1	1	1	Unfurnished	$1,754	$1,754	$2,100

 # Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 4
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled
- 70 - Santa Ana North of First area
- Orange County
- Parcel # 39613139

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos













Closed • Quadruplex

List / Sold:
$1,399,999/$1,420,000

2360 W Greenacre Ave • Anaheim 92801

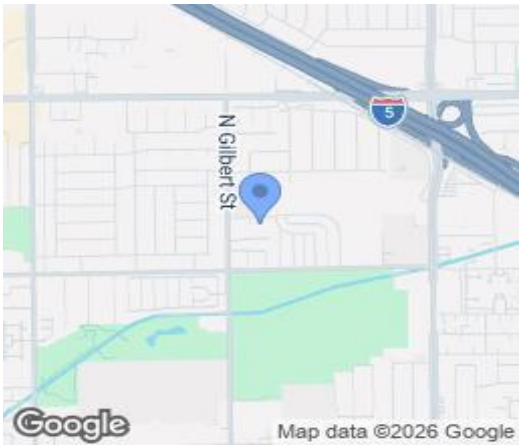
5 days active in MLS

4 units • $350,000/unit • 3,820 sqft • 10,019 sqft lot • $371.73/sqft • Built in 1964

Listing ID: PW26171789

from Gilbert, East on Greenacre





Fantastic investment opportunity in the heart of Anaheim! This well-maintained fourplex features four spacious 2-bedroom, 2-bath units, each offering a functional floor plan with a large living room, dining area, and wall A/C. Three of the units have been tastefully updated with remodeled kitchens and bathrooms featuring granite countertops. Located directly across the street from a neighborhood park, the property offers an attractive setting for tenants while being conveniently close to shopping, dining, schools, and freeways. The property includes five enclosed garages, additional parking, and an on-site laundry room. With one unit currently vacant, there's immediate upside for an owner-occupant or investor. The detached garages also provide additional income potential by renting them separately, and buyers may wish to explore the possibility of adding an ADU or additional unit above the garage structure, subject to city approval. Major improvements include brand-new electrical panels installed in 2025 and compliance with the City of Anaheim's Quality Rental Housing Program. This is a rare opportunity to own a solid income property with both current cash flow and future upside.

Facts & Features

- Sold On 09/14/2026
- Original List Price of $1,399,999
- 1 Buildings
- 5 Total parking spaces
- $1,109 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- $106980 Gross Scheduled Income
- $100176 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Greenbelt
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $6,807
- Electric: $2,484.00
- Gas: $0
- Furniture Replacement: $0
- Trash: $0
- Cable TV: 02168919
- Gardener:
- Licenses:
- Insurance: $2,763
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: $0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	$2,200	$2,200	$2,500
2:	1	2	2	0	Unfurnished	$2,215	$2,215	$2,500
3:	1	2	2	0	Unfurnished	$2,200	$2,200	$2,500
4:	1	2	2	0	Unfurnished	$2,500	$2,500	$2,500

 # Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 07145141

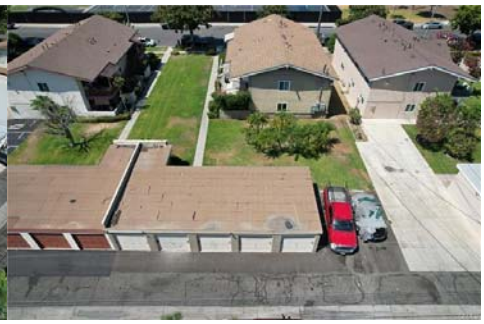
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

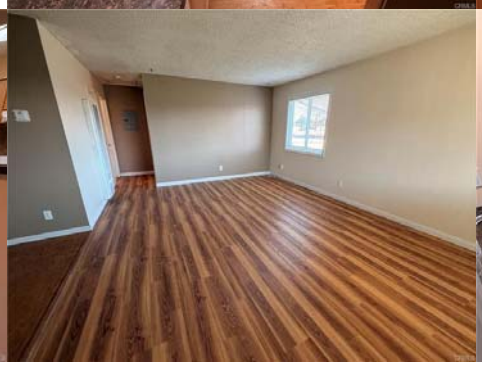
Click arrow to display photos




























Closed • Quadruplex

List / Sold:
$1,595,000/$1,484,000

3227 W Cabot Dr • Anaheim 92804

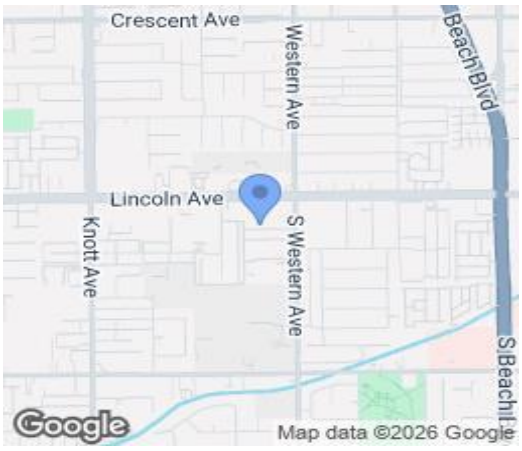
92 days active in MLS

Listing ID: PW26092458

4 units • $398,750/unit • 4,587 sqft • 8,715 sqft lot • $323.52/sqft • Built in 1964

West of Beach Blvd / North of Lincoln Ave. Enter via Danbrook Ave to Cabot Dr. Property located in cul-de-sac area.





Rare opportunity to acquire a well-located 4-unit apartment property with strong value-add potential. Offered by an ownership group that recently inherited the asset and does not wish to continue operations, creating an excellent opportunity for investors. Attractively priced for an efficient sale, the property offers the ability to increase value through renovations, unit turnover, and rental growth. Desirable unit mix with spacious floor plans and strong rental demand fundamentals. Current rents are below market, presenting immediate upside potential through interior improvements and operational efficiencies. Situated on a residential street among similar multifamily properties, the asset benefits from close proximity to employment centers, shopping, dining, and major transportation corridors. Nearby renovated comparable properties have recently sold, further supporting the repositioning opportunity.

Facts & Features

- Sold On 09/11/2026
- Original List Price of $1,750,000
- 1 Buildings
- 5 Total parking spaces
- Heating: Wall Furnace
- $0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 3.81
- $112800 Gross Scheduled Income
- $66723 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $43,257
- Electric: $1,128.00
- Gas: $1,128
- Furniture Replacement:
- Trash: $1,692
- Cable TV: 00616310
- Gardener:
- Licenses: 113
- Insurance: $5,734
- Maintenance: $7,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: $2,820
- Other Expense: $113
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	$2,550	$2,550	$3,200
2:	1	2	2	1	Unfurnished	$2,275	$2,275	$2,500
3:	1	2	2	1	Unfurnished	$2,300	$2,300	$2,300
4:	1	2	2	2	Unfurnished	$2,275	$2,275	$2,600

 # Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Ranges:
- Refrigerator:
- Wall AC:

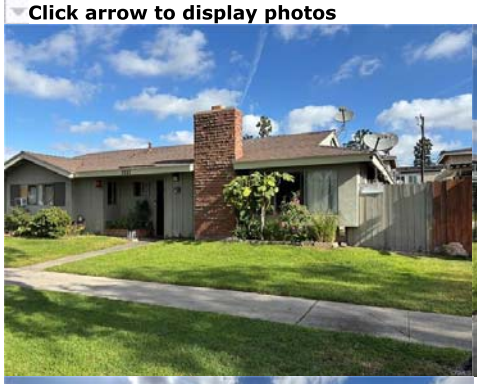
Additional Information

- Standard sale
- Rent Controlled
- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 13530208

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos






Closed •

List / Sold:
$1,750,000/$1,725,000

6022 Lime Ave • Cypress 90630

44 days active in MLS

4 units • $437,500/unit • 3,846 sqft • 6,847 sqft lot • $448.52/sqft • Built in 1964

Listing ID: 26862995

West on Orange Ave, then North onto Valley View St, Turn right on Lemon





We are pleased to offer the opportunity to acquire 6022 Lime Ave, a 4-unit Covington style apartment building located in a highly desirable neighborhood in Cypress. Built in 1964, this 3,846 SqFt property on a 6,847 SqFt lot offers strong fundamentals and an attractive unit mix consisting of one (1) three-bed, two-bath townhome unit and three (3) two-bed, one-bath units. The parking consists of four (4) single carport spaces. The building itself features a brand new roof installed in June 2026, along with three of the four units having undergone extensive structural and cosmetic renovations, including modernized bathrooms and vinyl plank and ceramic tile flooring. The apartments feature individual electric water heaters, with tenants responsible for their own hot water usage. The property is individually metered for electricity, with the landlord responsible only for water and trash. This provides convenience for residents and low operating expenses for ownership. 6022 Lime Ave presents a rare opportunity to acquire a turnkey asset, offering rental upside at 11%. This provides investors with the chance to increase cash flow through interior renovations, rental repositioning, or expansion potential. With its close proximity to Cypress College, easy access to the 91, 605, 22, and 405 freeways, and strong rental demand, this property represents an exceptional investment in one of Cypress's most sought-after neighborhoods.

Facts & Features

- Sold On 09/04/2026
- Original List Price of $1,750,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 4 Total carport spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN: Yes
- Laundry: Community, Dryer Included, Washer Included
- Cap Rate: 4.73
- $82691 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: $35,358
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	$2,897	$2,897	$3,400
2:	1	2	1		Unfurnished	$2,337	$2,337	$2,600
3:	1	2	1		Unfurnished	$2,395	$2,395	$2,600

4:	1	2	1	Unfurnished	$2,450	$2,450	$2,600

 # Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 80 - Cypress North of Katella area
- Orange County
- Parcel # 13414310

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos












Closed • Quadruplex

List / Sold:
$2,275,000/$2,170,000

3102 Ginger Ave • Costa Mesa 92626

5 days active in MLS

4 units • $568,750/unit • 0 sqft • 8,276 sqft lot • No $/Sqft data • Built in 1969

Listing ID: OC26167308

From Harbor BLVD, turn onto Date Place, to Ginger





3102 Ginger Street | Rare Mesa Verde Fourplex | Significant Rental & NOI Upside** Rarely available Mesa Verde fourplex with significant upside potential!** Ideally located in one of Costa Mesa's most desirable neighborhoods, 3102 Ginger Street offers an exceptional combination of **below-market rents, an attractive unit mix, substantial parking, strong tenant appeal, and long-term value-add potential.**The property features **one spacious 3-bedroom residence and three 2-bedroom residences**, with larger-than-typical floor plans designed for comfortable residential living. **Seven on-site parking spaces** include a 2-car garage for the 3-bedroom unit and a 1-car garage for each 2-bedroom unit—an exceptional amenity in Costa Mesa. Three units are single-level, with two located upstairs, creating a desirable residential setting uncommon among four-unit properties. **The investment opportunity is compelling:** current rents are below market, providing a clear path for future rent increases, **NOI growth, and improved cash flow** as units naturally turn over. An investor can further enhance value through strategic rent adjustments and targeted property improvements while benefiting from the property's highly desirable location and long-term appreciation potential. The generous lot features a spacious front lawn and landscaped grounds, reinforcing the property's residential character. Located approximately **five miles from the coast**, with convenient access to South Coast Plaza, Orange Coast College, OC Fairgrounds, Triangle Square, major employment centers, shopping, dining, and entertainment.**A true value-add opportunity in one of Orange County's premier rental markets—3102 Ginger Street offers the rare combination of four spacious residences, exceptional parking, below-market rents, and multiple avenues for future income and value growth.

Facts & Features

- Sold On 09/11/2026
- Original List Price of $2,275,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central, Fireplace(s)
- $1,778 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Community, Individual Room
- Cap Rate: 4.69
- $131850 Gross Scheduled Income
- $106600 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Kitchen, Living Room
- Appliances: Dishwasher

Exterior

- Lot Features: Front Yard, Landscaped, Sprinklers In Front
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Brick, Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: $20,691
- Electric: $231.48
- Gas: $1,194
- Furniture Replacement:
- Trash: $11,921
- Cable TV: 01460053
- Gardener:
- Insurance: $0
- Maintenance: $2,412
- Workman's Comp:
- Professional Management:
- Water/Sewer: $2,669
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	$3,400	$3,400	$4,000
2:	1	2	2	1	Unfurnished	$2,550	$2,550	$3,100
3:	1	2	2	1	Unfurnished	$2,485	$2,485	$3,100
4:	1	2	2	1	Unfurnished	$2,485	$2,485	$3,100

 # Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Dishwasher:
- Disposal: 4
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C1 - Mesa Verde area
- Orange County
- Parcel # 13956402

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos


























Closed • Quadruplex

List / Sold:
$2,099,000/$2,173,000

312 Avenida Del Mar • San Clemente 92672

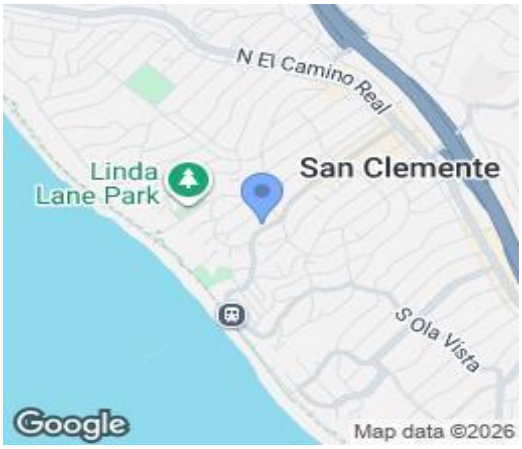
7 days active in MLS

Listing ID: OC26165420

4 units • $524,750/unit • 2,174 sqft • 3,920 sqft lot • $999.54/sqft • Built in 1951

W off El Camino Real





Perfectly positioned in the heart of iconic downtown San Clemente, this exceptional four-unit property presents a rare investment opportunity in one of Southern California's most desirable coastal locations! Just steps from the beach, San Clemente Pier, the San Clemente Beach Trail, and the restaurants, boutiques, and cafés lining Avenida Del Mar, the location is truly second to none. This legacy asset is being offered for sale for the first time in decades. The property consists of three 1-bedroom, 1-bath units and one studio unit. Thoughtful updates have been completed throughout the property over the last 5 years. Three garage spaces and community laundry included. With an irreplaceable location by the beach this is a rare opportunity to acquire a trophy coastal fourplex with long-term investment potential.

Facts & Features

- Sold On 09/22/2026
- Original List Price of $2,099,000
- 1 Buildings
- 5 Total parking spaces
- $37 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Community
- Cap Rate: 4.82
- $135000 Gross Scheduled Income
- $101250 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Balcony

Exterior

- Lot Features: Park Nearby
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $33,750
- Electric: $0.00
- Gas: $0
- Furniture Replacement:
- Trash: $0
- Cable TV: 01517369
- Gardener:
- Licenses:
- Insurance: $3,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: $1,800
- Other Expense: $5,650
- Other Expense Description: MISC

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	$2,700	$2,700	$3,200
2:	1	1	1	1	Unfurnished	$3,150	$3,150	$3,150
3:	1	1	1	0	Unfurnished	$2,650	$2,650	$3,150
4:	1	0	1	0	Unfurnished	$1,550	$1,550	$1,750

 # Of Units With:

- Separate Electric: 3
- Drapes:

- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

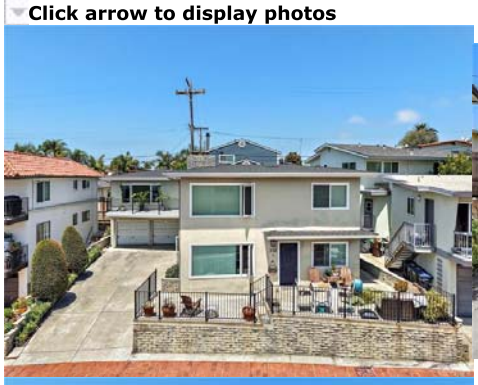
Additional Information

- Standard sale
- SC - San Clemente Central area
- Orange County
- Parcel # 69205426

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos









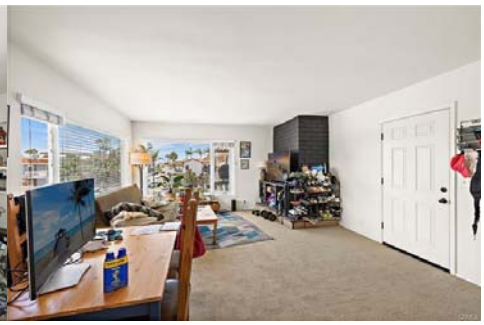




















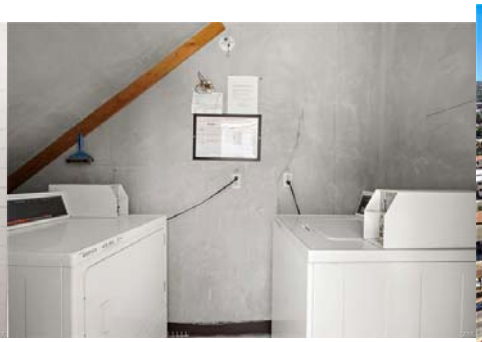


HALLOWEEN

HALLOWEEN



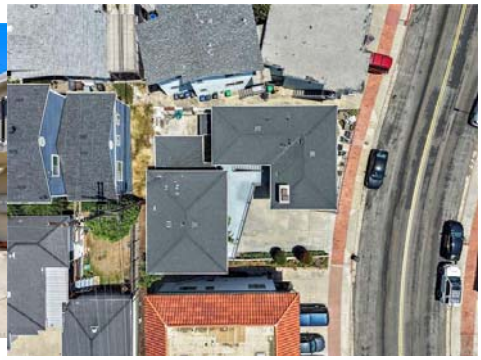


312 Avenida Del Mar



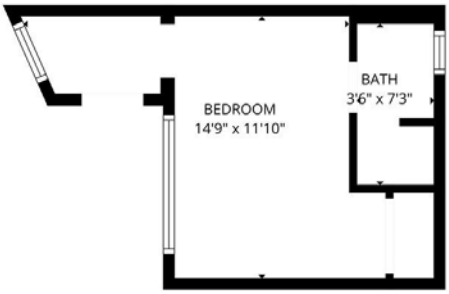




BEDROOM
13'3" x 14'9"
LIVING ROOM
18'0" x 15'7"
KITCHEN
8'10" x 12'2"

KITCHEN
8'7" x 12'4"
DINING AREA
7'1" x 15'2"
LIVING ROOM
11'1" x 15'2"
BATH
9'8" x 6'2"
BEDROOM
13'1" x 14'8"

BEDROOM
14'7" x 9'8"
BATH
9'0" x 6'2"
HALL
5'11" x 4'5"
EAT-IN KITCHEN
8'8" x 9'4"
LIVING ROOM
18'1" x 10'3"


BEDROOM
14'9" x 11'10"
BATH
3'6" x 7'3"


SAN CLEMENTE









Closed •

List / Sold:
$1,300,000/$1,300,000

7712 10th St • **Buena Park 90621**

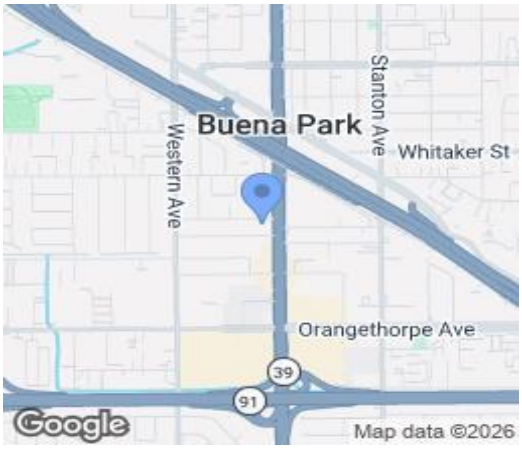
0 days active in MLS

5 units • **$260,000/unit** • **3,238 sqft** • **6,129 sqft lot** • **$401.48/sqft** • **Built in**

Listing ID: 26993285

Waze.com





Sold Off market. MLS purposes .

Facts & Features

- Sold On 09/29/2026
- Original List Price of $1,300,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

- Total Operating Expense: $0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	$0	$0	$0
2:	1	2	1		Unfurnished	$0	$0	$0
3:	1	1	1		Unfurnished	$0	$0	$0
4:	1	1	1		Unfurnished	$0	$0	$0
5:	1	1	1		Unfurnished	$0	$0	$0

 # Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 82 - Buena Park area

- Orange County
- Parcel # 27629120

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos



Closed •

List / Sold:
$3,450,000/$3,625,000

384 1/2 E 16th Street • Costa Mesa 92627

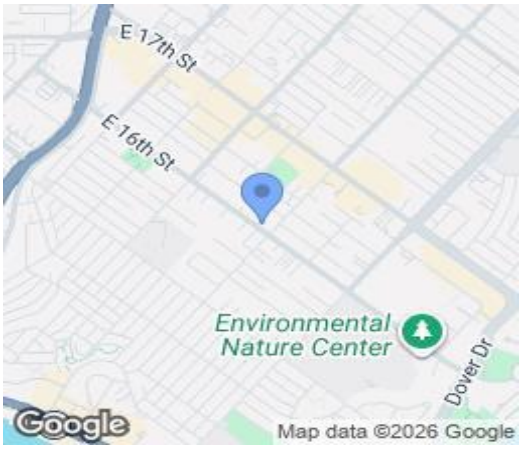
21 days active in MLS

5 units • $690,000/unit • 5,009 sqft • 18,876 sqft lot • $723.70/sqft • Built in 1953

Listing ID: 26872211

From CA-55 S, Use the 2nd from the right lane to take exit 3 toward 22nd St/Victoria St, Use the left lane to merge onto Newport Blvd, Turn left onto 22nd St/Victoria St, Turn right onto Santa Ana Ave, Turn left onto E 16th St, Property will be on the left





Tucked into one of Costa Mesa's most walkable neighborhoods, this rare single-story multifamily offering features five bungalow-style units - three detached homes and a duplex. Spacious two- and three-bedroom floorplans average 1,002 SF, each with a private patio/yard and in-unit washer/dryer. The property is well-parked with six garages and open space parking. Recent upgrades completed. Walk to the 17th Street Promenade, minutes to the beach.

Facts & Features

- Sold On 09/08/2026
- Original List Price of $3,450,000
- 4 Buildings
- Levels: One
- 11 Total parking spaces
- SellerConsiderConcessionYN:
- $120673 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: $63,768
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1		Unfurnished	$3,110	$6,220	$8,000
2:	2	2	1		Unfurnished	$3,125	$6,250	$8,000
3:	1	3	2		Unfurnished	$3,095	$3,095	$4,800

 # Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C5 - East Costa Mesa area
- Orange County
- Parcel # UNAVAILABLE

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos



Closed • **Apartment**

List / Sold:
$1,450,000/$1,400,000

8641 Cerritos • Stanton 90680

0 days active in MLS

6 units • $241,667/unit • 3,906 sqft • 7,405 sqft lot • $358.42/sqft • Built in 1959

Listing ID: PW26160830

MAGNOLIA AND CERRITOS





Excellent investment opportunity in the heart of Stanton! This well-maintained 6-unit apartment property offers strong rental income potential in a highly desirable rental market. Situated on a 7,405 SF lot with approximately 3,906 SF of living space, the property has been thoughtfully upgraded over the years. Improvements include fresh paint, updated lighting, and renovated kitchens, bathrooms, and flooring in select units. The property also features five garage parking spaces and a community laundry room, providing additional income potential. Conveniently located near shopping, restaurants, schools, parks, and major freeways, this turnkey investment offers a combination of stable cash flow, low-maintenance ownership, and long-term appreciation potential. A rare opportunity for investors seeking a quality multi-family asset in Orange County.

Facts & Features

- Sold On 09/30/2026
- Original List Price of $1,450,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- $2,237 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Community
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $0
- Electric: $0.00
- Gas: $0
- Furniture Replacement:
- Trash: $0
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: $0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: $0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	$1,502	$1,502	$1,700
2:	1	1	1	1	Unfurnished	$0	$1,800	$1,800
3:	1	1	1	1	Unfurnished	$1,700	$1,700	$1,800
4:	1	1	1	1	Unfurnished	$1,502	$1,502	$1,700
5:	1	1	1	1	Unfurnished	$0	$1,700	$1,700
6:	1	1	1	0	Unfurnished	$1,650	$1,650	$1,700

 # Of Units With:

- Separate Electric: 7
- Drapes:

- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 61 - N of Gar Grv, S Of Ball, E of Knott, W of Dal area
- Orange County
- Parcel # 12637231

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos

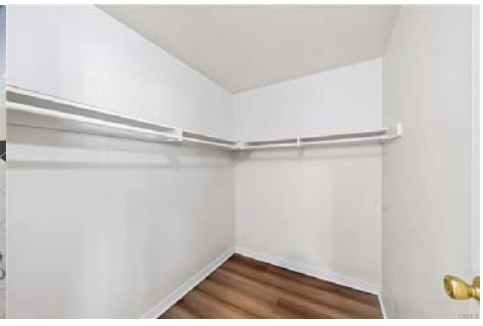














Closed • **Apartment**

List / Sold:
$1,599,000/$1,495,000

1300 W Valencia • Fullerton 92833

89 days active in MLS

Listing ID: PW26108958

6 units • $266,500/unit • 3,652 sqft • 7,275 sqft lot • $409.36/sqft • Built in 1956

91 Fwy to Brookhurst North to Valencia





Significant Price Improvement - 4.95 in place cap rate/ 5.37 market rent cap rate!!!! Real Investor Cash Flow 6 Units. We are proud to present the Valencia Apartments - a prime investment opportunity in Fullerton, CA! This multifamily garden style complex offers a 3,652 SF building with 6 well-maintained units (see complete list of capital improvements in expense section), each separately metered for gas and electric, and with RUBS in place, providing for low landlord operating expenses. There is also exceptional ADU possibilities with garage conversion, or new ADU over the garage, or ADU ground up - buyer to consult with the City for options. The subject property also includes a common laundry room for additional landlord income and 6 enclosed garage spaces. The Valencia Apartments are ideally situated near major transportation hubs, freeways and within close proximity to universities and colleges, providing exceptional access to freeways and employment centers. The subject property presents an excellent, stable investment opportunity for the savvy multifamily investor. **See attached marketing brochure in supplements**

Facts & Features

- Sold On 09/16/2026
- Original List Price of $1,775,000
- 1 Buildings
- 6 Total parking spaces
- $0 (Assessor)
- SellerConsiderConcessionYN: Yes
- Laundry: Common Area
- Cap Rate: 4.95
- $122220 Gross Scheduled Income
- $79081 Net Operating Income
- 6 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $44,599
- Electric: $0.00
- Gas: $0
- Furniture Replacement:
- Trash: $0
- Cable TV: 00833875
- Gardener:
- Licenses:
- Insurance: $0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: $0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	$1,615	$1,615	$1,795
2:	1	1	1	1	Unfurnished	$1,775	$1,775	$1,795
3:	1	1	1	1	Unfurnished	$1,675	$1,675	$1,795
4:	1	1	1	1	Unfurnished	$1,575	$1,575	$1,795
5:	1	1	1	1	Unfurnished	$1,775	$1,775	$1,795
6:	1	1	1	1	Unfurnished	$1,770	$1,770	$1,795

 # Of Units With:

- Separate Electric: 6
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

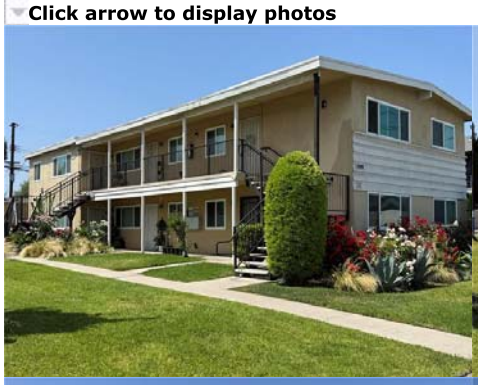
Additional Information

- Trust sale
- 699 - Not Defined area
- Orange County
- Parcel # 03133103

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos











Closed • Apartment

List / Sold:
$1,797,500/$1,700,000

1126 W Broadway • Anaheim 92805

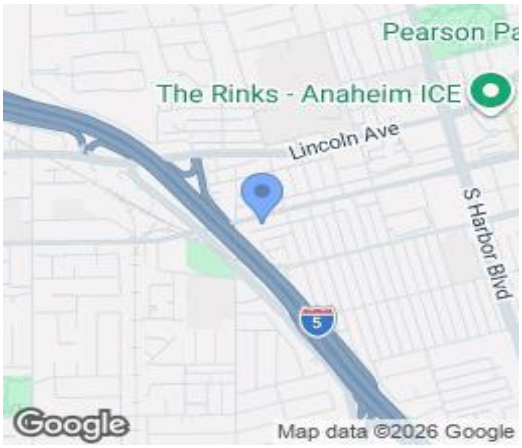
128 days active in MLS

6 units • $299,583/unit • 4,208 sqft • 8,276 sqft lot • $403.99/sqft • Built in 1956

Listing ID: OC26008957

Take Broadway West of Harbor Blvd.





SHARP 6 UNIT MULTIFAMILY IN DESIRABLE LOCATION NEAR DOWNTOWN ANAHEIM! Front unit two bedrooms, one bathroom with Fireplace and Private Patio. (5) units are one bedroom, one bathroom each, mostly lower units with private patios. Tenants pay Gas & Electric. 6 Garages. Next door 1122 W. Broadway also available....identical 6 apartments. Will sell individually or together.

Facts & Features

- Sold On 09/15/2026
- Original List Price of $1,797,500
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- $0 (Other)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Individual Room
- $140040 Gross Scheduled Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $0
- Electric: $0.00
- Gas: $1,428
- Furniture Replacement:
- Trash: $0
- Cable TV: 01886242
- Gardener:
- Licenses: 112
- Insurance: $4,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: $1,596
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	$2,420	$2,420	$2,420
2:	1	1	1	1	Unfurnished	$1,850	$1,850	$1,850
3:	1	1	1	1	Unfurnished	$1,850	$1,850	$1,850
4:	1	1	1	1	Unfurnished	$1,850	$1,850	$1,850
5:	1	1	1	1	Unfurnished	$1,800	$1,800	$1,800
6:	1	1	1	1	Unfurnished	$1,800	$1,800	$1,800

 # Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 03608204

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos





Closed • **Apartment**

List / Sold:
$1,797,500/$1,700,000

1122 W Broadway • Anaheim 92805

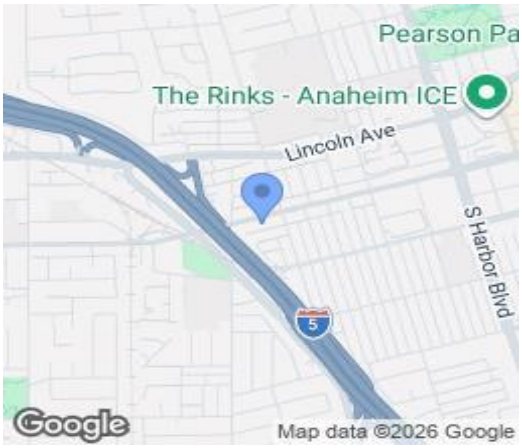
128 days active in MLS

6 units • $299,583/unit • 4,208 sqft • 8,276 sqft lot • $403.99/sqft • Built in 1956

Listing ID: OC26007918

Take Broadway West of Harbor Blvd.





SHARP 6 UNIT MULTIFAMILY IN DESIRABLE LOCATION NEAR DOWNTOWN ANAHEIM! Front unit two bedrooms, one bathroom with Fireplace and Private Patio. (5) units are one bedroom, one bathroom each, mostly lower units with private patios. Tenants pay Gas & Electric. 6 Garages. Laundry machines are owned for additional income. Next door 1126 W. Broadway also available....identical 6 apartments. Will sell individually or together.

Facts & Features

- Sold On 09/15/2026
- Original List Price of $1,797,500
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- $0 (Other)
- SellerConsiderConcessionYN:
- Laundry: Community, Individual Room
- $141240 Gross Scheduled Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $0
- Electric: $0.00
- Gas: $1,788
- Furniture Replacement:
- Trash: $0
- Cable TV: 01886242
- Gardener:
- Licenses: 113
- Insurance: $4,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: $2,105
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	$2,420	$2,420	$2,420
2:	1	1	1	1	Unfurnished	$1,850	$1,850	$1,850
3:	1	1	1	1	Unfurnished	$1,850	$1,850	$1,850
4:	1	1	1	1	Unfurnished	$1,850	$1,850	$1,850
5:	1	1	1	1	Unfurnished	$1,850	$1,850	$1,850
6:	1	1	1	1	Unfurnished	$1,850	$1,850	$1,850

 # Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 03608205

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos





Closed • Apartment

List / Sold:
$2,690,000/$2,480,000

5941 Kingman Ave • Buena Park 90621

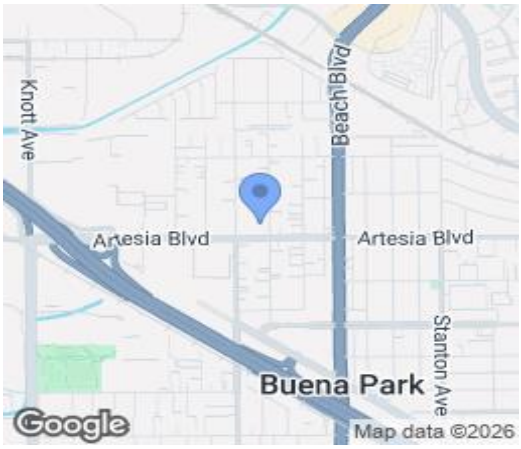
181 days active in MLS

Listing ID: OC25193169

8 units • $336,250/unit • 8,721 sqft • .43 acre(s) lot • $284.37/sqft • Built in 1966

Cross Streets of Kingman Avenue & Artesia Boulevard





5941 Kingman Avenue is an 8-unit multifamily investment property ideally situated in Buena Park, California. Constructed in 1966, the 8,721-square-foot property offers a compelling unit mix of six two-bedroom units and two three-bedroom units, each averaging more than 1,000 square feet. This desirable configuration caters to families and long-term renters, providing spacious floor plans rarely found in assets of this size. Residents enjoy a range of on-site amenities including covered and surface parking, two laundry facilities, and a landscaped central courtyard that enhances livability and community appeal. The property's combination of larger unit layouts and attractive amenities creates strong tenant demand and long-term income stability. 5941 Kingman Avenue also benefits from a prime Buena Park location near key employment centers, shopping destinations, and entertainment. Tenants have convenient access to Knott's Berry Farm, Buena Park Downtown Mall, The Source OC, Cypress College, and numerous neighborhood schools, along with excellent connectivity via the nearby Interstate 5 and State Route 91 freeways. This accessibility makes the property attractive to a wide renter base commuting throughout Orange and Los Angeles Counties. Offering a blend of large floorplans, stable tenant demand, and strategic location, 5941 Kingman Avenue represents a rare opportunity for investors to acquire a quality multifamily asset in one of North Orange County's established rental markets.

Facts & Features

- Sold On 09/30/2026
- Original List Price of $2,950,000
- 2 Buildings
- 12 Total parking spaces
- 8 Total carport spaces
- $2,205 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.8
- $197880 Gross Scheduled Income
- $129249 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $66,895
- Electric:
- Gas:
- Furniture Replacement:
- Trash: $6,025
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: $8,667
- Maintenance: $6,400
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: $3,445
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	2	0	Unfurnished	$12,290	$12,290	$15,000
2:	2	3	2	0	Unfurnished	$4,200	$4,200	$6,500

 # Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

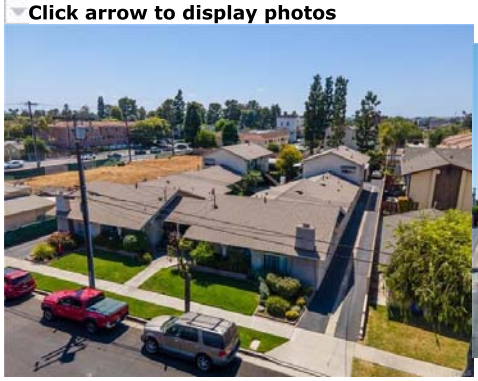
Additional Information

- Standard sale
- 82 - Buena Park area
- Orange County
- Parcel # 27710215

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos

















BUENA PARK DOWNTOWN
KNOTT'S BERRY FARM & SOAK CITY
GEORGE BELLIS PARK
THE SOURCE OC
Artesia Boulevard
Kingman Avenue
5941 KINGMAN AVENUE


FULLERTON MUNICIPAL AIRPORT
BUENA PARK HIGH SCHOOL
Beach Boulevard
Artesia Boulevard
Kingman Avenue
5941 KINGMAN AVENUE

Closed • Quadruplex

List / Sold:
$3,190,000/$3,055,000

219 S Oak St • Orange 92866

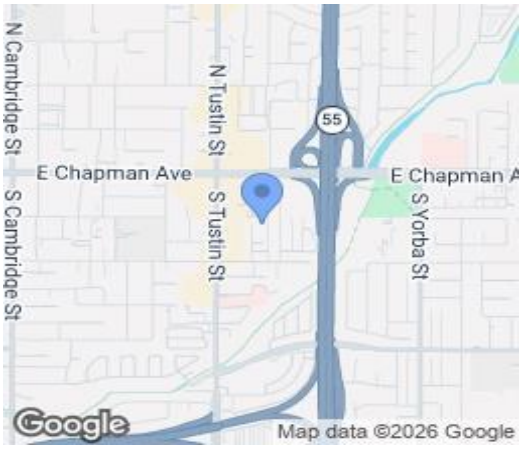
15 days active in MLS

8 units • $398,750/unit • 5,476 sqft • 21,168 sqft lot • $557.89/sqft • Built in 1967

Listing ID: OC26168756

E Chapman Ave and S Tustin St





Rare Opportunity: Two Orange Fourplexes on Two Expansive Separate Lots - Conventional Residential Financing Available – No Commercial Loan Required! 219 & 229 S. Oak Street present an exceptionally rare opportunity to acquire two contiguous fourplexes being sold together. 219 Oak was built in 1967 and 229 Oak was built in 1957. Each property consists of only four residential units, each building qualifies for its own conventional conforming residential financing, eliminating the need for commercial financing and providing investors with more attractive lending options. Together, the properties comprise 8 apartment units situated on two separate parcels totaling approximately 21,168 square feet. This unique offering allows an investor to benefit from the economies of scale associated with a larger apartment investment while maintaining the flexibility and financing advantages of owning two separate four-unit properties. Each fourplex consists of three 1-bedroom/1-bathroom units and one 2-bedroom/1-bathroom unit, with approximately 2,738 square feet of living space per building. Located at the end of a cul-de-sac, the two buildings face one another across a beautifully landscaped shared courtyard enclosed by a classic white picket fence. This charming cottage-style setting creates exceptional curb appeal and provides residents with an inviting community atmosphere rarely found in apartment properties. Situated in one of Orange County's most desirable rental markets, this offering combines strong tenant appeal, long-term investment stability, and outstanding upside potential. Residents enjoy amenities that have become increasingly difficult to find in today's rental market: Private enclosed garages with metal roll-up doors and automatic openers One dedicated parking space directly in front of each garage In-unit washer/dryer hookups and Individual water heaters in each unit Private concrete patios and enclosed yard areas accessed through sliding glass doors From an ownership perspective, the properties offer an efficient expense structure. Residents pay for their own natural gas service, there are no house gas or house electric meters, and owner-paid expenses are generally limited to water, trash, and landscaping. In addition, new electrical subpanels have recently been installed, providing a valuable capital improvement. Opportunities to acquire adjacent fourplexes of this quality and scale in such a prime Orange location are exceptionally rare.

Facts & Features

- Sold On 09/14/2026
- Original List Price of $3,190,000
- 2 Buildings
- Levels: One
- 16 Total parking spaces
- Heating: Wall Furnace
- $1,111 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 4.45
- $222420 Gross Scheduled Income
- $141964 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Cul-De-Sac, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $73,783
- Electric: $0.00
- Gas: $0
- Furniture Replacement:
- Trash: $3,660
- Insurance: $6,864
- Maintenance:
- Workman's Comp:
- Professional Management: 12945
- Water/Sewer: $3,722

- Cable TV: 00986477
- Gardener:
- Licenses:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	$1,950	$1,950	$2,195
2:	1	1	1	1	Unfurnished	$2,150	$2,150	$2,195
3:	1	1	1	1	Unfurnished	$2,195	$2,195	$2,195
4:	2	1	1	1	Unfurnished	$4,500	$4,500	$4,390
5:	1	1	1	1	Unfurnished	$2,250	$2,250	$2,195
6:	1	2	1	1	Unfurnished	$2,495	$2,495	$2,995
7:	1	2	1	1	Unfurnished	$2,995	$2,995	$2,995

 # Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- OTO - Old Towne Orange area
- Orange County
- Parcel # 39049109

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos





































Closed • Commercial/Residential

List / Sold:
$2,960,000/$2,845,000

12221 Peacock Ct • Garden Grove 92841

72 days active in MLS

10 units • $296,000/unit • 6,018 sqft • 11,326 sqft lot • $472.75/sqft • Built in 1961

Listing ID: NP26125682

Northeast Block of Gilbert and Lampson





Rare Investment Opportunity in Garden Grove! Situated on a prime corner lot in a low-density residential neighborhood, this 10-unit multifamily asset features exceptional curb appeal and a strong mix of studios and one-bedroom units. The property is in exceptional condition, boasting brand-new dual-pane vinyl windows across all units, with three units comprehensively renovated in 2026 to include new flooring, scraped ceilings, and updated kitchens and bathrooms. Investors will benefit from immediate stability alongside massive value-add potential, including an immediate 25% upside in current rental income. Additionally, the city has verbally approved the development of an 8-unit ADU structure within the current parking lot area, offering a clear path to adding significant value. Located in a highly desirable, high-demand rental submarket, tenants are just minutes away from popular local dining, shopping centers like the Outlets at Orange, and convenient commuter access to the 22 Freeway. Do not miss out on this turnkey Orange County asset with unmatched equity-building potential!

Facts & Features

- Sold On 09/29/2026
- Original List Price of $2,960,000
- 1 Buildings
- 10 Total parking spaces
- 4 Total carport spaces
- $3,033 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- $228876 Gross Scheduled Income
- $156822 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $65,589
- Electric: $1,000.00
- Gas: $3,814
- Furniture Replacement:
- Trash: $5,772
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: $5,416
- Maintenance: $5,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: $3,599
- Other Expense: $412
- Other Expense Description: Rubs

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	$1,845	$1,845	$1,850
2:	1	0	1	0	Unfurnished	$1,204	$1,204	$1,850
3:	1	1	1	0	Unfurnished	$2,195	$2,195	$2,195
4:	1	1	1	0	Unfurnished	$1,999	$1,999	$2,195
5:	1	1	1	0	Unfurnished	$1,871	$1,871	$2,195
6:	1	1	1	0	Unfurnished	$1,735	$1,735	$2,195
7:	1	1	1	0	Unfurnished	$1,800	$1,800	$2,195
8:	1	1	1	0	Unfurnished	$1,925	$1,925	$2,195

9:	1	1	1	0	Unfurnished	$1,703	$1,703	$2,195
10:	1	1	1	0	Unfurnished	$1,680	$1,680	$2,195

 # Of Units With:

- Separate Electric: 11
- Gas Meters: 11
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Orange County
- Parcel # 13310249

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos









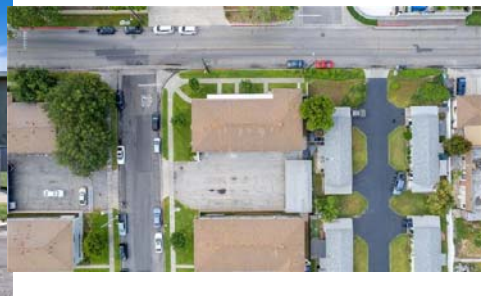





















Closed • **Apartment**

List / Sold:
$3,295,000/$3,170,000

12571 Kensington Ln • Garden Grove 92840

180 days active in MLS

10 units • $329,500/unit • 6,492 sqft • 6,882 sqft lot • $488.29/sqft • Built in 1960

Listing ID: OC26020095

North of 22 Fwy, East of Brookhurst





$600K Price Reduction, 6.0% Day One Cap Rate & current 12.4 GRM. 12571, 12575 & 12577 Kensington Lane are ten turnkey apartment units located in Garden Grove, California. Located near multiple retail and recreation options. 100% pride of ownership with over $750,000 in capital improvements completed in 2025. Freshly painted & new stucco. New electrical panels and wiring. Tastefully and exquisitely interior renovations. Walk score of 65 & strategically located just north of the 22 freeway between the 405 & 5 freeways. Two newly constructed 2-bedroom ADU's (2025). New exterior painting on existing 8-unit building, including concrete and stucco repairs. New landscaping and irrigation. Upgraded tandem parking in rear of building with new parking striping (16 total spaces). New cluster mailbox center. Upgraded property lighting with energy-efficient LED fixtures. Full remodeled kitchens in all units. All new stainless-steel appliances, new white shaker cabinetry throughout, premium quartz countertops. New sinks, faucets, and modern plumbing fixtures. New luxury vinyl plank flooring throughout (LVP). Fresh interior paint throughout all units & new trim and baseboards. New lighting and fans throughout & mini split systems installed in each unit. Stacked private washer/dryer units installed in each unit with upgraded plumbing lines (supply and/or drain).

Facts & Features

- Sold On 09/30/2026
- Original List Price of $3,895,000
- 3 Buildings
- Levels: One, Two
- 16 Total parking spaces
- Cooling: Dual
- Heating: ENERGY STAR Qualified Equipment
- $685 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside, Stackable, Washer Hookup, Washer Included
- Cap Rate: 6
- $272625 Gross Scheduled Income
- $197611 Net Operating Income
- 10 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Vinyl
- Appliances: Dishwasher

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $67,076
- Electric: $407.00
- Gas: $0
- Furniture Replacement:
- Trash: $5,906
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance: $7,000
- Maintenance: $5,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: $3,076
- Other Expense: $4,780
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	$2,475	$4,950	$5,590

2:	8	1	1	0	Unfurnished	$2,138	$17,104	$18,000

 # Of Units With:

- Separate Electric: 10
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher: 10
- Disposal: 10
- Drapes:
- Patio:
- Ranges: 10
- Refrigerator: 10
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Orange County
- Parcel # 08906307

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

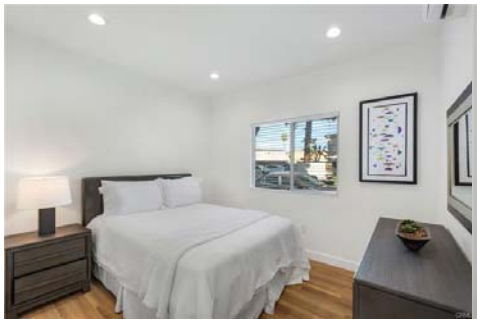
Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos






















Closed • **Apartment**

List / Sold:
$9,595,000/$9,440,000

291 293 Avocado St • Costa Mesa 92627

116 days active in MLS

24 units • $399,792/unit • 18,012 sqft • .85 acre(s) lot • $524.10/sqft • Built in 1965

Listing ID: OC26091598

Cross Streets of Avocado Street & Fairview Road



291 - 293 Avocado Street is a 24-unit multifamily property in Costa Mesa, California. The asset consists of two 12-unit buildings situated on contiguous parcels and arranged around a shared central courtyard. Built in 1965, the gated property offers approximately 18,012 rentable square feet and features a unit mix of 20 one-bed/one-bath units and 4 two-bed/one-bath units. The property provides 45 parking spaces (approximately 1.9 per unit), including a mix of surface, carport, and garage parking, along with an on-site laundry room. Ownership has completed several capital improvements, including a roof replacement, copper plumbing, and upgraded electrical subpanels. The property has also completed its SB-721 inspection with no required corrective work. 19 of the 24 units have been renovated, and rents are currently near market, supporting stable in-place income. The installation of in-unit washer/dryer hookups presents a potential enhancement, as this feature remains relatively uncommon among comparable properties yet is highly desirable to renters. The property also includes underutilized common area space that could be repositioned into amenities or, subject to city approval, may offer ADU potential. The property is located in a desirable Westside Costa Mesa setting with convenient access to nearby retail, dining, and major transportation corridors.

Facts & Features

- Sold On 09/14/2026
- Original List Price of $9,595,000
- 2 Buildings
- Levels: Two
- 45 Total parking spaces
- 15 Total carport spaces
- $12,039 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.66
- $701640 Gross Scheduled Income
- $447442 Net Operating Income
- 24 electric meters available
- 24 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $270,029
- Electric: $13,584.00
- Gas: $13,584
- Furniture Replacement:
- Trash: $13,584
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: $24,000
- Maintenance: $24,000
- Workman's Comp:
- Professional Management: 21524
- Water/Sewer: $13,584
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	20	1	1	5	Unfurnished	$46,441	$46,441	$47,900
2:	4	2	1	4	Unfurnished	$12,029	$12,029	$12,380

 # Of Units With:

- Separate Electric: 24
- Gas Meters: 24
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 41907119

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos















Newport Back Bay
Newport Center & Fashion Island
Stater Bros. Markets
Balboa Peninsula

Closed • **Apartment**

List / Sold:
$7,200,000/$7,100,000

918 W Romneya Dr • Anaheim 92801

39 days active in MLS

32 units • $225,000/unit • 25,007 sqft • .87 acre(s) lot • $283.92/sqft • Built in 1975

Listing ID: OC26172834

Cross Streets of West Romneya Drive & North West Street



Nine-Eighteen Apartments is a 32-unit multifamily investment opportunity strategically located in the heart of Anaheim, California. Constructed in 1975, the property consists of 32 apartment homes situated on a ±0.87-acre parcel encompassing ±25,007 rentable square feet. The community benefits from a low-density site plan and an average unit size that exceeds many competing assets within the surrounding submarket. Nine-Eighteen Apartments offers select residences featuring desirable townhome-style layouts with vaulted ceilings, while community amenities include gated access, covered parking, a relaxing spa area, landscaped common areas, and on-site laundry facilities. These features contribute to long-term tenant retention and support the property's competitive position within the Anaheim rental market. The property is positioned within one of Orange County's most established multifamily corridors, benefiting from proximity to major employment centers, transportation infrastructure, healthcare facilities, educational institutions, and regional entertainment destinations. Investors are afforded the opportunity to capitalize on continued rental growth while preserving the stability associated with a well-located Anaheim apartment community. Nine-Eighteen Apartments represents a rare opportunity to acquire a scale multifamily asset in a supply-constrained Orange County market offering durable cash flow, operational upside, and long-term appreciation potential.

Facts & Features

- Sold On 09/16/2026
- Original List Price of $7,200,000
- 1 Buildings
- Levels: Two
- 47 Total parking spaces
- 42 Total carport spaces
- $8,722 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.3
- $574385 Gross Scheduled Income
- $309572 Net Operating Income
- 32 electric meters available
- 32 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: $259,141
- Electric: $7,413.00
- Gas: $7,413
- Furniture Replacement:
- Trash: $7,413
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: $32,000
- Maintenance: $32,000
- Workman's Comp:
- Professional Management: 22749
- Water/Sewer: $7,413
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	15	1	1	2	Unfurnished	$22,065	$22,065	$29,250
2:	16	1	1	2	Unfurnished	$23,965	$23,965	$33,600

3:	1	2	1	1	Unfurnished	$1,835	$1,835	$2,500

 # Of Units With:

- Separate Electric: 32
- Gas Meters: 32
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 27101207

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos




















25








ARTIC
Anaheim High School
Disneyland
Honda Center
Angel Stadium
Anaheim Convention Center
Anaheim Regional Medical Center
Manzanita Park
Patrick Henry Elementary School
91 - Riverside Freeway