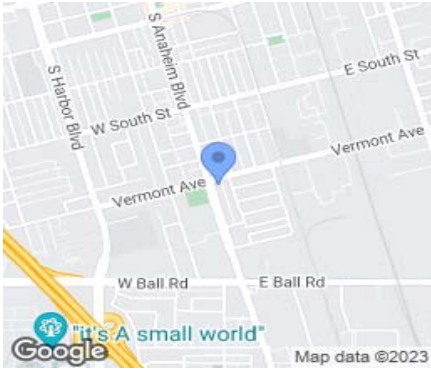


Cross Property Customer 1 Line																		
	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grp Spcs	Date	DOM/CDOM
1	NP22237547	S	908 S Anaheim BLVD	ANA	79	STD	3	\$62,100	4	\$1,095,000	\$469.15	2334	1953/ASR	7,841/0.18	N	3	01/02/23	10/10
2	22184340	S	2239 E Joana DR	SA	70	STD	4		3	\$1,735,000↓	\$422.24	4109/A	1969	7,410/0.17		4	01/06/23	105/105

Closed • Triplex

908 S Anaheim Blvd • Anaheim 92805
3 units • \$365,000/unit • 2,334 sqft • 7,841 sqft lot • \$469.15/sqft •
Built in 1953
North Block of Ball & Anaheim Blvd

List / Sold:
\$1,095,000/\$1,095,000
10 days on the market
Listing ID: NP22237547



SUPER CLEAN SINGLE-STORY TRIPLEX IN A EXCELLENT LOCATION NEAR DISNEYLAND AND A FEW BLOCKS FROM THE PACKING HOUSE DISTRICT! BRAND NEW EXTERIOR PAINT, WINDOWS, LANDSCAPE, FENCING AND MORE. UNITS A AND B ARE LARGE CLENAN SINGLE STORY 1 BEDROOM WITH NEW FLOORS, 1 CAR GARAGE, AND A PATIO, UNIT C IS A LARGE 2BR+1BA TOTALLY REMODELED WITH NEW FLOORS, KITCHEN CABINETS, PAINT, FIXTURES, AND A HUGE GATED PAVED YARD FOR 2 CARS. ALL UNITS HAVE W/D HOOKUPS, INDIVIDUAL GAS, AND ELECTRIC METERS AND INDIVIDUAL HOT WATER HEATERS. YOU MUST SEE THIS ONE! CAN BE SOLD TOGETHER WITH 912 ANAHEIM BLVD OR SEPERATE.

Facts & Features

- Sold On 01/02/2023
- Original List Price of \$1,095,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$748 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 3.8
- \$62100 Gross Scheduled Income
- \$43172 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,928
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01273285
- 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	\$1,281	\$1,281	\$1,900

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					Matrix			
2:	1	1	1	1	Unfurnished	\$1,644	\$1,644	\$1,900
3:	1	2	1	1	Unfurnished	\$2,250	\$2,250	\$2,250

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 79 - Anaheim West of Harbor area
 - Orange County
 - Parcel # 23413102

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: NP22237547

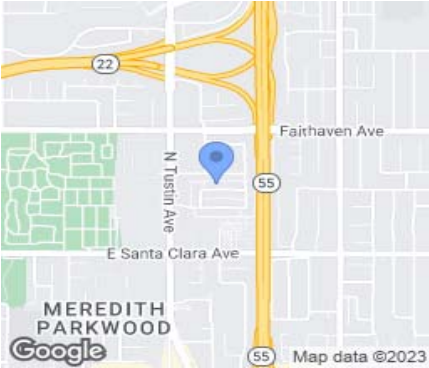
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Closed •

2239 E Joana Dr • Santa Ana 92705
4 units • \$462,500/unit • 4,109 sqft • 7,410 sqft lot • \$422.24/sqft •
Built in 1969

From 55 N, exit 17th St, turn left, turn right on Old Tustin Ave, right on Franzen Ave, left on Ponderosa St (becomes Joana Dr), property will be on the right.

List / Sold:
\$1,850,000/\$1,735,000 ↓
105 days on the market
Listing ID: 22184340



2239 E. Joana Drive is a highly sought-after covington style fourplex investment opportunity.

Facts & Features

- Sold On 01/06/2023
 - Original List Price of \$1,850,000
 - 1 Buildings
 - 6 Total parking spaces
- Cap Rate: 3.05
 - \$56451 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$36,108
 - 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	\$2,625	\$2,625	\$2,700
2:	2	2	2		Unfurnished	\$1,863	\$3,725	\$4,050
3:	1	1	1		Unfurnished	\$1,540	\$1,540	\$1,700
4:								
5:								
6:								
7:								
8:								
9:								
10:								

11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 70 - Santa Ana North of First area
 - Orange County
 - Parcel # 39613111

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 22184340

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