

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	Grg	Spes	Date	DOM/CDOM
1	NP22253181	S	34464	Via Verde	DP	CB	STD	2	\$56,640		\$1,717,750 	\$572.39	3001	1988/PUB	10,581/0.2429	N		5	01/19/23	2/2
2	OC22224639	S	1361	Koopmans WAY	LH	699	STD	3	\$61,260		\$1,290,000 	\$341.09	3782	1957/PUB	9,583/0.22	N		3	01/16/23	57/57
3	NP22246229	S	3049	Jeffrey DR	CM	C3	STD	3	\$74,100		\$1,495,000	\$494.54	3023	1977/ASR	6,098/0.14	N		4	01/20/23	9/9
4	OC22241517	S	111	14th ST	SLB	1A	TRUS	6	\$124,740		\$3,000,000 	\$1,132.08	2650	1951/PUB	8,908/0.2045	N		2	01/17/23	3/3
5	OC22197300	S	16972	Lynn LN	HB	15	STD	6	\$122,400		\$2,375,000 	\$521.06	4558	1976/ASR	8,276/0.19	N		6	01/17/23	37/37

Closed • Duplex

List / Sold:

\$1,699,900/\$1,717,750 ↑

7 days on the market

Listing ID: NP22253181

34464 Via Verde • Dana Point 92624

2 units • \$849,950/unit • 3,001 sqft • 10,581 sqft lot • \$572.39/sqft • Built in 1988

PCH & Coast Hwy



Pride of Ownership Duplex. An outstanding and rare investment opportunity in a desirable Dana Point, Beach close location. Excellent floor plan offering features for a investor or owner/user to live in one and rent out the other. Both Units, A and B are model matches at 1,400sf each offering functional & open floorplans, although unit A has Vaulted ceilings and Unit B was recently renovated. Both interiors have been beautifully and respectfully maintained by the current solid tenants, maintaining perfect records of timely payments. Each unit hosts 3 bedrooms, 2 bathrooms, living room with a fireplace, interior laundry, central A/C & heating, no interior steps, ample natural lighting throughout private patio each offering night light views, and a two car enclosed garage for each unit, one garage offers taller front door car access. There is a fifth enclosed garage. Fresh exterior paint. Easy access to Freeways.

Facts & Features

- Sold On 01/19/2023
- Original List Price of \$1,699,900
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Estimated)
- Laundry: Inside
- \$56640 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Entry, Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom
- Floor: Carpet, Vinyl
- Appliances: Dishwasher, Gas Range, Microwave, Range Hood, Water Heater
- Other Interior Features: Cathedral Ceiling(s), Open Floorplan

Exterior

- Lot Features: Front Yard, Landscaped, Lot 10000-19999 Sqft, Yard
- Waterfront Features: Ocean Side of Freeway
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Good Condition
- Sewer: Public Sewer
- Other Exterior Features: Sump Pump

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01394449
- 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	3	Unfurnished	\$2,900	\$2,900	\$3,500
2:	1	3	2	2	Unfurnished	\$1,820	\$1,820	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- CB - Capistrano Beach area
 - Orange County
 - Parcel # 69140109

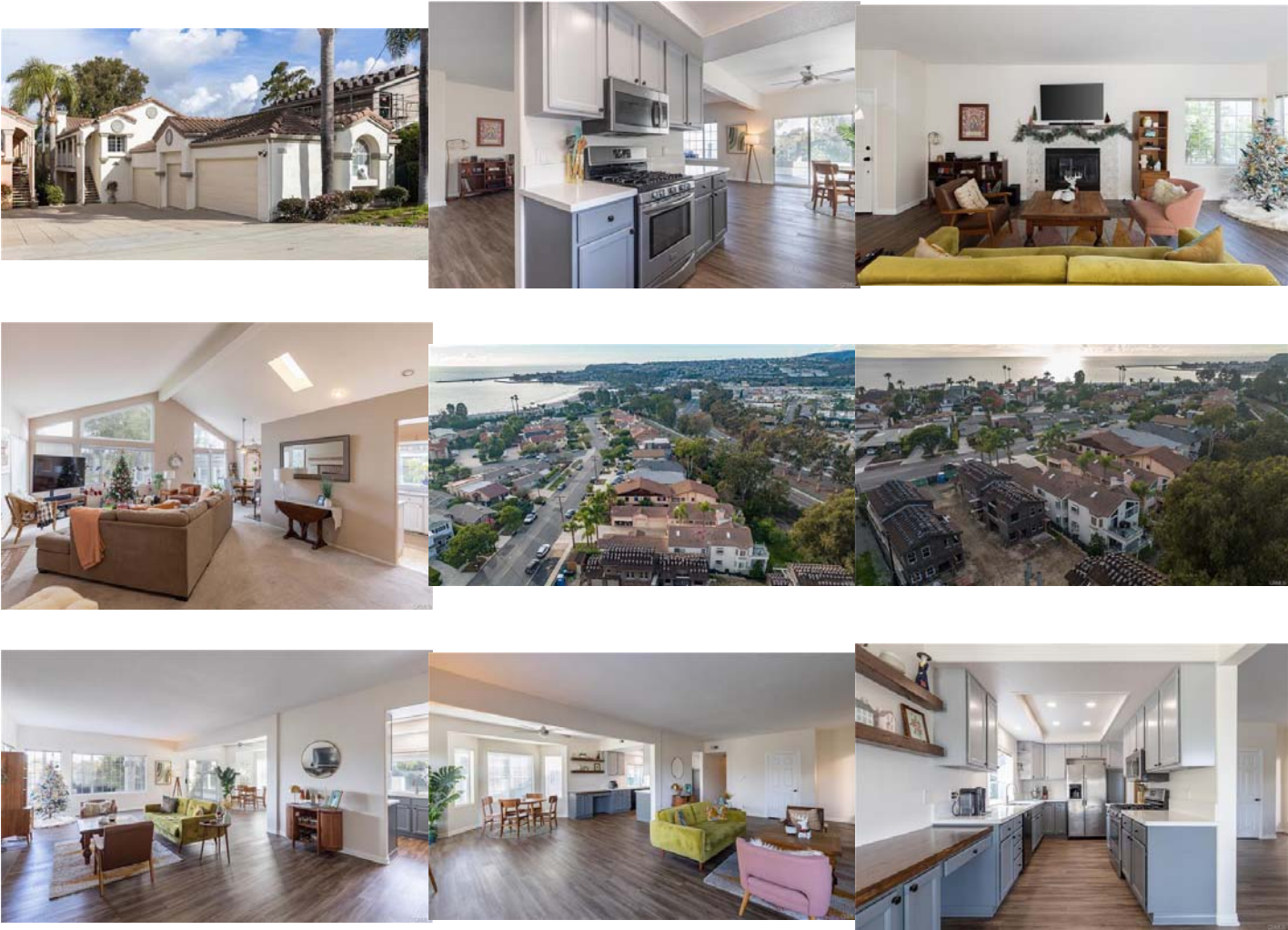
Michael Lembeck

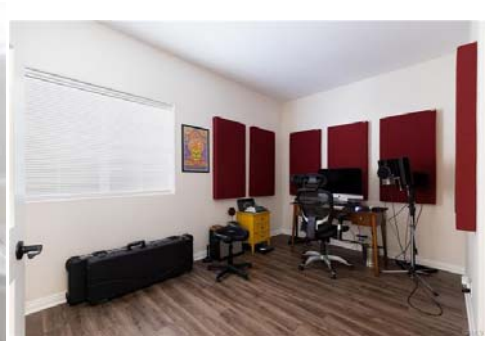
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos









Author's address: Department of Mathematics,
University of Illinois at Chicago, Chicago, IL 60607,
USA.
E-mail: shen@uic.edu



© 2004 Blackwell Publishing Ltd
Journal of Internal Medicine 255: 105–112
DOI: 10.1111/j.1365-2796.2003.01811.x



Printed: 01/22/2023 6:02:40 AM

Closed • **Triplex**

List / Sold:

\$1,395,000/\$1,290,000 ↓

57 days on the market

Listing ID: OC22224639

1361 Koopmans Way • La Habra 90631

3 units • **\$465,000/unit** • **3,782 sqft** • **9,583 sqft lot** • **\$341.09/sqft** •
Built in 1957

5 N to 39 N L on W Whittier Blvd R on Koopmans Way



This is an attractive, low-barrier-to-entry investment property, ideally located in a coveted area of North Orange County. The asset is located on a street with nearly all single family residences. All three units provide individual single-car garages, and there is a nice amount of private outdoor space. The street consists of only two multi-unit properties (this and one other). With charming curb-appeal up and down the streets, all single-story construction, and laundry connections inside each of the units, tenant turnovers are minimal and rental upside is higher than average. Market rents to produce more than \$80,000 GSI.

Facts & Features

- Sold On 01/16/2023
- Original List Price of \$1,395,000
- 2 Buildings
- 3 Total parking spaces
- \$29 (Estimated)
- Laundry: Inside
- \$61260 Gross Scheduled Income
- \$36636 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$2,940
- Electric: \$435.00
- Gas: \$435
- Furniture Replacement:
- Trash: \$435
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance: \$3,100
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$435
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	0	3	Unfurnished	\$5,105	\$5,105	\$6,750

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
- 699 - Not Defined area

- Orange County
- Parcel # 01703317

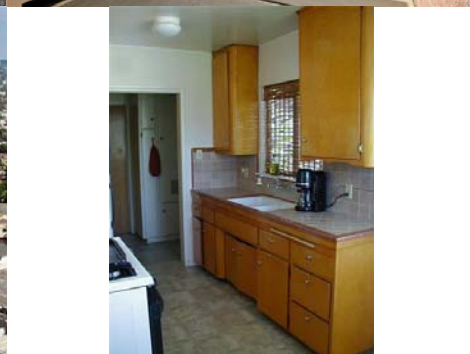
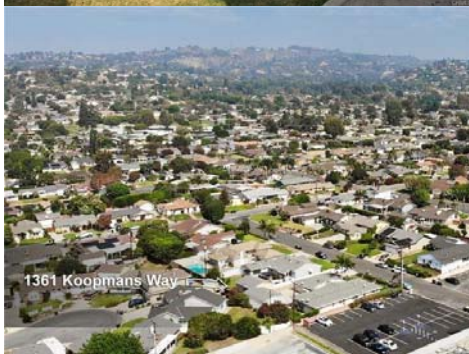
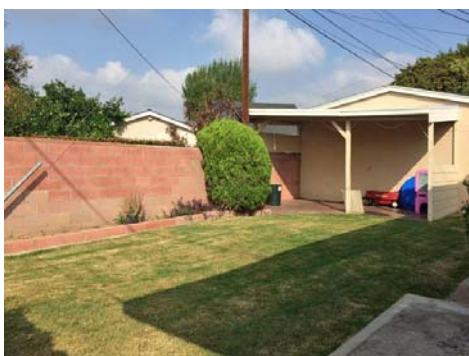
Michael Lembeck

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



Closed • **Triplex**

List / Sold: **\$1,495,000/\$1,495,000**

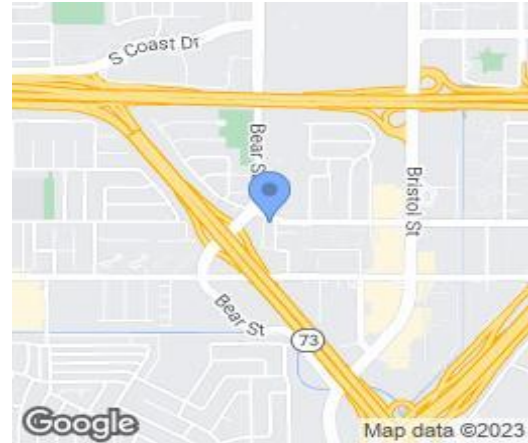
3049 Jeffrey Dr • **Costa Mesa 92626**

9 days on the market

3 units • **\$498,333/unit** • **3,023 sqft** • **6,098 sqft lot** • **\$494.54/sqft** •
Built in 1977

Listing ID: NP22246229

corner of Paularino and Jeffrey



Welcome to 3049 Jeffrey. Original owner! The property has been well maintained throughout the years. the rents are well behind market! HUGE upside! This property could use some updating to maximize the rents. Perfect for a fix and flip, someone handy, contractor or long term hold with sweat equity built in. Drive by only, please don't disturb tenants.

Facts & Features

- Sold On 01/20/2023
- Original List Price of \$1,495,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Forced Air
- \$1,684 (Estimated)
- Laundry: In Garage
- \$74100 Gross Scheduled Income
- \$68200 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,900
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01767484
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,000	\$2,000	\$4,500
2:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$2,500
3:	1	2	1	1	Unfurnished	\$2,375	\$2,375	\$2,500

Of Units With:

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

Additional Information

- Standard sale

- C3 - South Coast Metro area
- Orange County
- Parcel # 41812201

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: NP22246229

Printed: 01/22/2023 6:02:40 AM

Closed • **Quadruplex**

List / Sold:

\$2,500,000/\$3,000,000 ↑

3 days on the market

Listing ID: OC22241517

111 14th St • Seal Beach 90740

**6 units • \$416,667/unit • 2,650 sqft • 8,908 sqft lot • \$1132.08/sqft •
Built in 1951**

Electric Avenue to 14th Street



One of a kind, TRIPLE LOT, single-sided to the West and alley access to the North, located in the best area of Old Town and just steps from the ocean waves! The 3 lots combine to offer one Single Family Residence, one Triplex, and one Duplex. Totalling 6 Income Units, 7 Bedrooms, 2 Single Car Attached Garages and 8 Uncovered Assigned Parking Spaces. Long-term tenants are on month-to-month rental agreements and additional income is available through private garage rental and community laundry service fees. This rare opportunity to own a TRIPLE LOT provides UNLIMITED OPPORTUNITIES and is the perfect location to walk to the sand, Seal Beach Pier and Main Street where you will find great restaurants, boutiques, surf shops and cafes. Also conveniently located within the highly coveted and nationally award-winning, Los Alamitos School District and 3 freeways are just a five-minute drive away! Don't let this opportunity pass! This property hasn't been on the market in 51 years! Please do not disturb occupants.

Facts & Features

- Sold On 01/17/2023
- Original List Price of \$2,500,000
- 3 Buildings
- Levels: Multi/Split
- 10 Total parking spaces
- Heating: Wall Furnace
- \$2,480 (Estimated)
- Laundry: Community
- \$124740 Gross Scheduled Income
- \$102749 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 0 water meters available

Interior

- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,991
- Electric: \$81.00
- Gas: \$1,349
- Furniture Replacement:
- Trash: \$336
- Cable TV: 01767484
- Gardener:
- Licenses:
- Insurance: \$3,026
- Maintenance: \$7,499
- Workman's Comp:
- Professional Management: 6230
- Water/Sewer: \$1,820
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,475	\$1,475	\$2,800
2:	1	1	1	0	Unfurnished	\$1,750	\$1,750	\$2,300
3:	1	1	1	1	Unfurnished	\$1,550	\$1,725	\$2,500
4:	1	1	1	0	Unfurnished	\$1,795	\$1,795	\$2,300
5:	1	1	1	1	Unfurnished	\$1,625	\$1,800	\$2,500
6:	1	1	1	0	Unfurnished	\$1,850	\$1,850	\$2,300

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges: 6
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale

- 1A - Seal Beach area
- Orange County
- Parcel # 19908126

Michael Lembeck

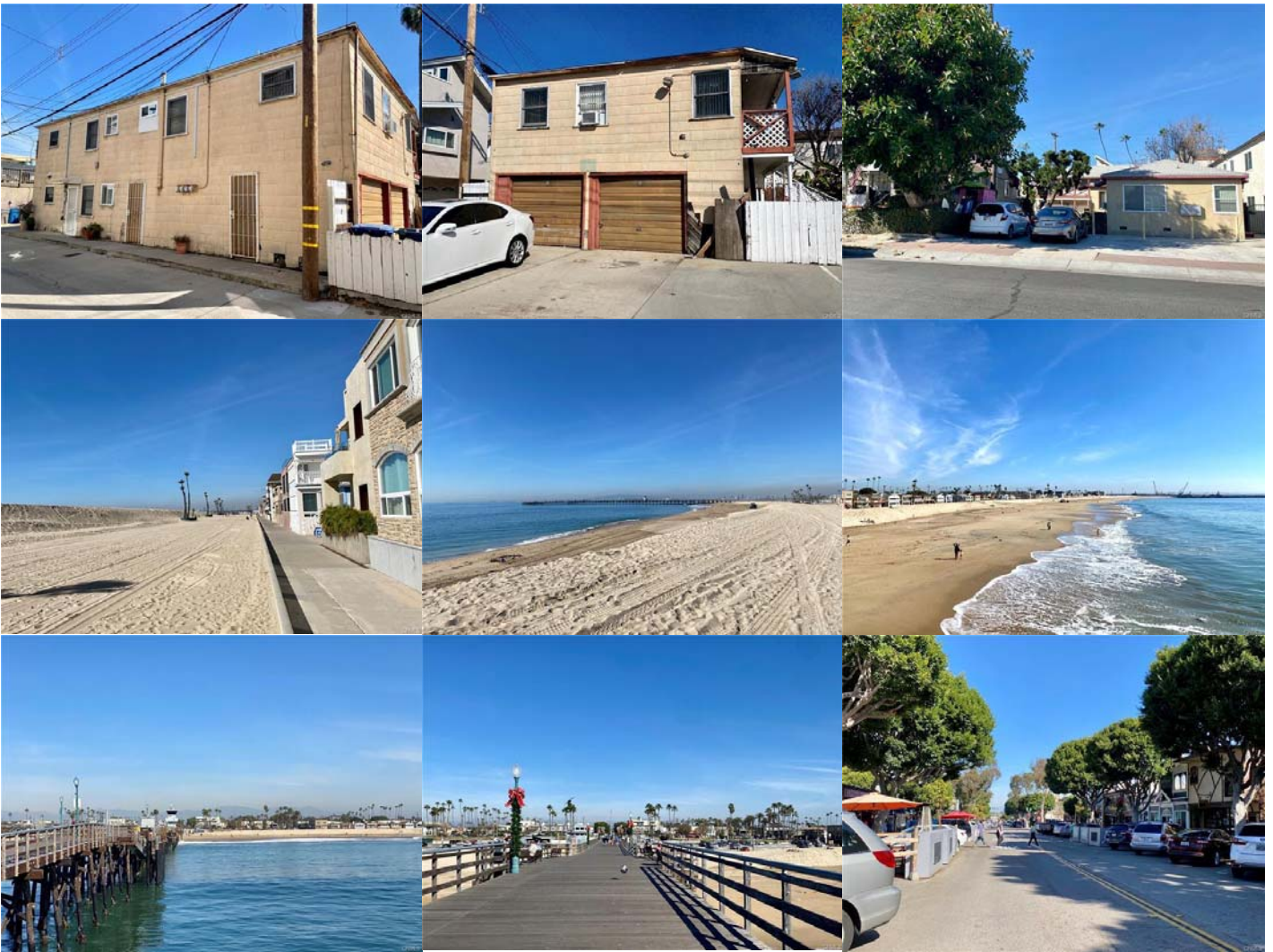
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

▼ Click arrow to display photos





Closed •

List / Sold:

\$2,595,000/\$2,375,000 ↓

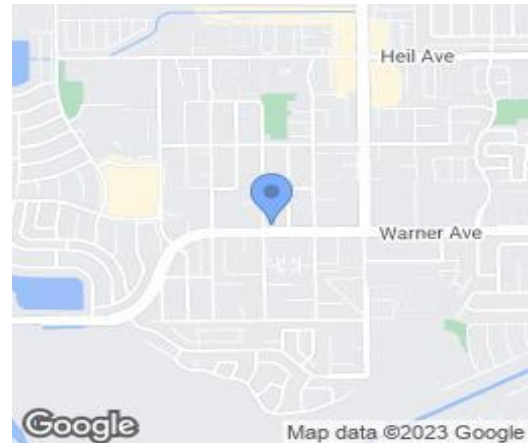
37 days on the market

Listing ID: OC22197300

16972 Lynn Ln • Huntington Beach 92649

**6 units • \$432,500/unit • 4,558 sqft • .19 acre(s) lot • \$521.06/sqft •
Built in 1976**

E Pacific Coast Hwy, Right on Warner Ave, Left on Lynn Lane



Built in 1976, this garden style two story walkup is well-located in a desirable coastal location. The asset has great curb appeal with nice landscaping, including well-maintained trees and other greenery. The property has an good unit mix of one 3 bed / 2 bath and five 1 bed / 1 bath units. Units 1, 3, 4 and 5 have all been renovated with new hardwood floors, new kitchen cabinets, new bathroom tile flooring, and new interior paint. Additional building upgrades include a new roof installed in February 2020, and new windows in Unit 4. The property has ample parking, including six secure single car garages, six assigned on-site spaces, and additional open street parking. The tenants enjoy a clean, on-site community laundry room, and each unit is separately metered for gas and electric. This asset is in a prime Huntington Beach coastal location, just a mile away from the beach. Within 0.25 miles of the asset includes a Trader Joe's, Bank of America, Chase Bank, and the Huntington Harbor Medical Center. The property is also conveniently located a mile from Huntington Harbor, Bolsa Chica State Beach, Sunset Beach, and Pacific Coast Highway.

Facts & Features

- Sold On 01/17/2023
- Original List Price of \$2,595,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- \$1,481 (Assessor)
- Laundry: Community
- \$122400 Gross Scheduled Income
- \$78321 Net Operating Income
- 7 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$42,303
- Electric: \$315.00
- Gas: \$453
- Furniture Replacement:
- Trash: \$2,485
- Cable TV: 01316702
- Gardener:
- Licenses:
- Insurance: \$2,100
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,638
- Other Expense: \$1,500
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,600	\$2,600	\$3,595
2:	5	1	1	5	Unfurnished	\$7,600	\$7,600	\$9,975

Of Units With:

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

- Disposal: 6

Additional Information

- Standard sale
- 15 - West Huntington Beach area
- Orange County
- Parcel # 17826108

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

