

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 Spcs	Date	DOM/CDOM
1	OC21248478	S	8172	Michael DR #A & B	HB	16	STD	2	\$49,200		\$1,122,000	\$584.38	1920	1963/ASR	6,970/0.16	N	2	01/04/22	8/8
2	21101338	S	612 S	Van Ness AVE	SA	69	STD	2			\$750,000	\$600.96	1248	1929	6,970/0.16	N		01/06/22	34/34
3	PW21179582	S	940 & 942	Fair WAY	SA	70	STD	2	\$44,400		\$830,000	\$415.00	2000	1956/PUB	5,998/0.1377	N	2	01/07/22	108/108
4	OC21220766	S	914 N	Olive ST #2	ANA	78	STD	2	\$12,000		\$761,000	\$471.21	1615	1952/ASR	5,471/0.1256	N	2	01/04/22	15/15
5	PW21241875	S	2200 -	2202 S. Lewis ST	ANA	78	STD	2	\$46,800		\$860,000	\$360.44	2386	1979/ASR	6,534/0.15	N	2	01/05/22	7/7
6	RS21216634	S	229 S	Main ST	PLA	84	STD	2	\$84,000	4	\$1,415,000	\$378.95	3734	2020/BLD	5,663/0.13	N	4	01/05/22	55/55
7	NP21252326	S	129	Clearbrook LN	CM	C4	STD	2	\$54,348		\$1,285,000	\$693.47	1853	1964/PUB	7,841/0.18	N	3	01/03/22	8/8
8	SW21261782	S	26571	Via Sacramento	DP	CB	STD	2	\$80,400		\$1,829,000	\$674.66	2711	1974/ASR	5,663/0.13	N	3	01/06/22	4/4
9	NP21225379	S	114	42nd ST	NB	N8	STD	2	\$192,000		\$2,995,000	\$1,741.28	1720	1957/EST	2,335/0.0536	N	2	01/04/22	14/14
10	OC21252397	S	113	Avenida Del Poniente	SC	SC	STD	2	\$58,200		\$1,199,000	\$805.78	1488	1953/ASR	4,000/0.0918	N	1	01/07/22	4/4
11	OC21262718	S	2723 S	El Camino Real	SC	SE	STD	2	\$91,200		\$2,000,000	\$622.28	3214	2015/BLD	4,000/0.0918	N	4	01/08/22	3/3
12	PW21059099	S	1992	Anaheim AVE #A,B,C	CM	C2	STD	3	\$98,400		\$2,100,000	\$481.65	4360	2006/ASR	11,021/0.253	N	5	01/06/22	246/246
13	NP21251803	S	131	Clearbrook LN	CM	C4	STD	3	\$61,740		\$1,580,000	\$625.00	2528	1964/PUB	8,276/0.19	N	3	01/03/22	8/8
14	TR21220893	S	1811 W	Gramercy AVE	ANA	79	STD	4	\$85,200		\$1,495,000	\$337.93	4424	1968/PUB	7,841/0.18	N	5	01/05/22	24/24
15	OC21251888	S	8656	La Salle ST	CYP	80	STD	4	\$89,880		\$1,900,000	\$455.09	4175	1994/BLD	10,086/0.2315	N	8	01/04/22	19/19
16	OC21256366	S	3148	Pearl DR	FUL	699	STD	4	\$80,700		\$1,550,000	\$405.76	3820	1965/ASR	8,712/0.2	N	6	01/07/22	7/7
17	PW21242376	S	2109	Obarr PL	SA	699	STD	4	\$101,780	4	\$1,612,500	\$396.58	4066	1977/ASR	8,379/0.1924	N	7	01/06/22	55/55
18	PW21242331	S	2110	Obarr PL	SA	699	STD	4	\$97,464	4	\$1,612,500	\$396.58	4066	1977/ASR	8,276/0.19	N	7	01/06/22	55/55
19	OC21217618	S	256	Avenida Lobeiro	SC	SW	STD	5	\$151,200		\$4,180,000	\$667.09	6266	1969/ASR	6,098/0.14	N	5	01/07/22	32/32
20	PW21228760	S	13131	Magnolia ST	GG	63	STD	6	\$145,200		\$2,440,000	\$368.97	6613	1964/ASR	10,454/0.24	N	0	01/04/22	14/14
21	LG21206072	S	2031 W	Palmyra AVE W	ORG	72	STD	6	\$85,800		\$2,400,000	\$485.44	4944	1964/ASR	14,810/0.34	N	6	01/05/22	75/75
22	OC21223040	S	1401 S	Standard AVE	SA	699	STD	9	\$138,360		\$1,900,000	\$288.40	6588	1961/ASR	9,583/0.22	N	0	01/04/22	19/19

Closed • Duplex

List / Sold:

\$1,049,000/\$1,122,000 ↑

8 days on the market

Listing ID: OC21248478

8172 Michael Dr # A & B • Huntington Beach 92647

2 units • \$524,500/unit • 1,920 sqft • 6,970 sqft lot • \$584.38/sqft • Built in 1963

Cross Streets: Beach Blvd & Slater Ave



What a rare opportunity of a lifetime to own a great investment in Huntington Beach! Beautiful pride-of-ownership duplex is in great condition and located in a fantastic rental area. First unit (Unit A) has 3 bedrooms with 1 3/4 baths - ready to be occupied. Unit A's kitchen has been fully remodeled with new quartz countertops, ample cabinet spaces, GE stainless steel stove and gorgeous island hood vent. The interior is freshly painted along with new carpet in the bedrooms. The bathrooms also have new vanity & lighting. Second unit (Unit B) has 2 bedrooms with 1 bath - currently has good long-term tenants that are clean & pay on time. Each unit has its own fenced cozy backyard for privacy, relaxation & BBQing with laundry hookups conveniently in the kitchen. Both units have a detached enclosed single garage with a long paved driveway for additional parking. Prime location that's close to Bella Terra shopping/entertainment centers, restaurants, award-winning schools, and just minutes from 405 Fwy, Mile Square Park & Huntington Beach Pier.

Facts & Features

- Sold On 01/04/2022
- Original List Price of \$1,049,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$499 (Assessor)
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- \$49200 Gross Scheduled Income
- \$34527 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Master Bathroom
- Floor: Carpet, Tile

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,673
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$548
- Cable TV: 02148068
- Gardener:
- Licenses:
- Insurance: \$947
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,042
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$3,000
2:	1	2	1	1	Unfurnished	\$1,675	\$1,675	\$2,000

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 16 - Fountain Valley / Northeast HB area
- Orange County
- Parcel # 16748320

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

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CUSTOMER FULL: Residential Income LISTING ID: OC21248478

Printed: 01/09/2022 1:12:57 PM

Closed •

List / Sold: **\$775,000/\$750,000** ↓

612 S Van Ness Ave • Santa Ana 92701

34 days on the market

2 units • **\$387,500/unit** • **1,248 sqft** • **6,970 sqft lot** • **\$600.96/sqft** •
Built in 1929

Listing ID: 21101338

Open House Sunday November 7th 1-4PM.



An amazing opportunity to own an investment property near the historic city center of Santa Ana. This Spanish Style duplex in Orange County is located on an approximate 6,790 square foot lot with plenty of space to create this income generating sanctuary. One side of the duplex has been newly renovated with a stone counter tops, center island, chef's sink, and gas stove. It also has newer flooring, recessed lighting, hot water tank and an a/c unit. The other unit, also 1 bed and 1 bath, has a similar floorplan and is currently tenant occupied with a month to month lease. The home is completed with a large two car garage, long driveway and drought resistant front yard plantings.

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$775,000
- 1 Buildings
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- 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	1	1		Unfurnished	\$1,300	\$1,300	\$1,300
2:	2	1	1		Unfurnished	\$1,750	\$1,750	\$1,750
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01016310

Michael Lembeck

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

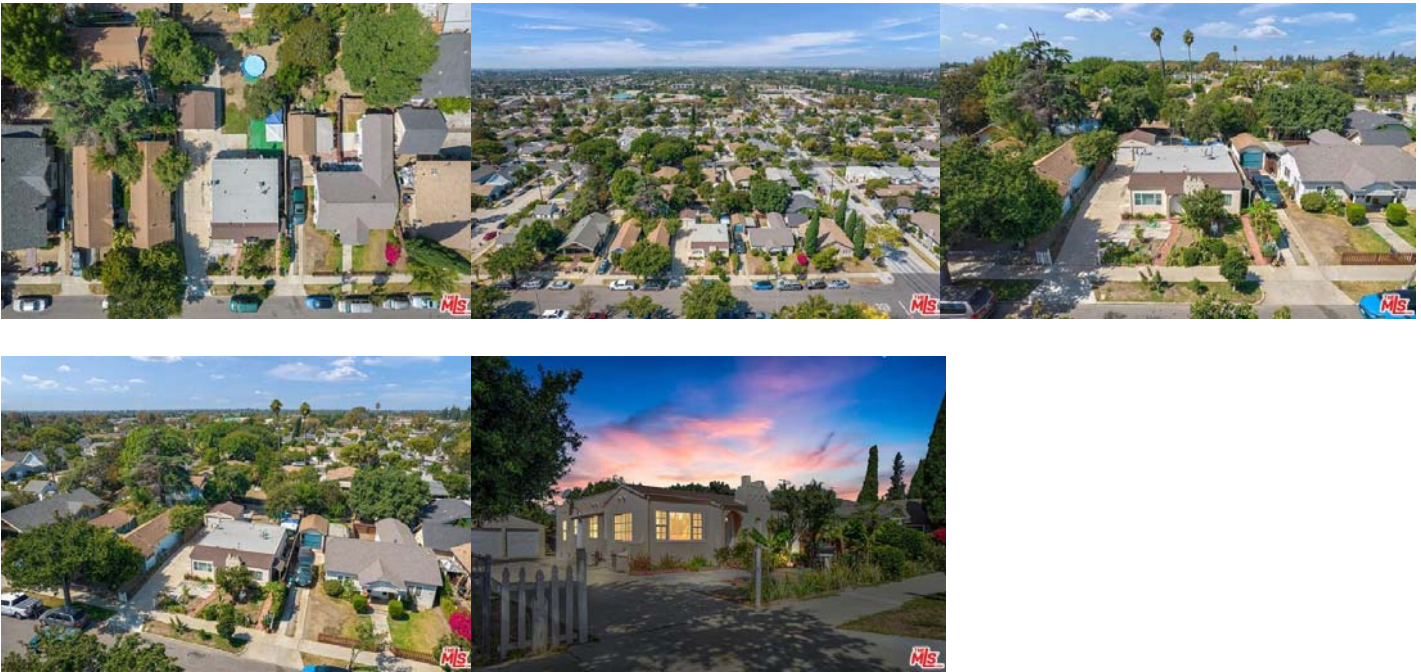
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 21101338

Printed: 01/09/2022 1:13:01 PM

Closed • Duplex

List / Sold: **\$849,990/\$830,000** ↓

940 & 942 N Fair Way • Santa Ana 92703

108 days on the market

2 units • **\$424,995/unit** • **2,000 sqft** • **5,998 sqft lot** • **\$415.00/sqft** •
Built in 1956

Listing ID: PW21179582

Fair View to 9th Street



940 & 942 Fair Way, Santa Ana: Recently-renovated turnkey duplex located in Santa Ana's designated opportunity zone. Each unit has three bedrooms with one bathroom and is separately metered for electricity and gas. Many recent improvements within the last five years including new roof, Mitsubishi mini-split air conditioning and heating systems, upgraded electrical service panel, vinyl dual-pane windows, kitchen cabinets and granite countertops, luxury vinyl plank flooring, water heaters and plumbing fixtures, drought tolerant landscaping and repaved driveway. This property is conveniently located within walking distance to the upcoming OC Streetcar station.

Facts & Features

- Sold On 01/07/2022
- Original List Price of \$849,990
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air, Ductless, Zoned
- Heating: Ductless, Zoned
- \$497 (Estimated)
- \$44400 Gross Scheduled Income
- \$30047 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom
- Floor: Tile, Vinyl
- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,353
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$665
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$854
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$990
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,900	\$1,900	\$2,200
2:	1	3	1	1	Unfurnished	\$1,800	\$1,800	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- 70 - Santa Ana North of First area
- Orange County
- Parcel # 40521128

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

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CUSTOMER FULL: Residential Income LISTING ID: PW21179582

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Closed • Duplex

List / Sold: **\$750,000/\$761,000** ↑

914 N Olive St # 2 • Anaheim 92805

15 days on the market

2 units • \$375,000/unit • 1,615 sqft • 5,471 sqft lot • \$471.21/sqft • Built in 1952

Listing ID: OC21220766

S/La Palma Avenue - E/Anaheim Boulevard



This prime location "DUPLEX" gives you the opportunity to live in your own home and rent one home out for extra income OR have a great investment property with great monthly income! 914 N. Olive Street is a 2 bedroom (approximately 915 sqft.) + 1 bath + private interior laundry! 916 N. Olive Street was just completely renovated w/new kitchen, quartz counters, laminate flooring, interior paint, remodeled bathroom and features 1 bedroom (approximately 700 sqft.) + 1 bath + private interior laundry! There is a 2 car garage that is currently shared between units but can be designated any way you want! This is a great lot w/grass yards in front & back! There's plenty of space for additional parking and/or to create larger enclosed yards and patios for each unit! You will really appreciate having private laundry hookups in each of the properties! 916 N. Olive Street is vacant so you can buy to occupy or take advantage of the high rental demand and prices! PLEASE DO NOT DISTURB THE TENANTS!

Facts & Features

- Sold On 01/04/2022
- Original List Price of \$750,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- \$493 (Assessor)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$12000 Gross Scheduled Income
- \$6006 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Main Floor Bedroom
- Floor: Laminate, Vinyl
- Appliances: Dishwasher, Free-Standing Range
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,994
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$261
- Cable TV: 01925726
- Gardener:
- Licenses:
- Insurance: \$1,119
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$782
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,001	\$1,001	\$2,250
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,700

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03514103

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

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Closed •

List / Sold: **\$859,000/\$860,000** ↑

2200 - 2202 S. Lewis St • Anaheim 92802

7 days on the market

**2 units • \$429,500/unit • 2,386 sqft • 6,534 sqft lot • \$360.44/sqft •
Built in 1979**

Listing ID: PW21241875

Go East of Orangewood Ave., turn left on Lewis St and the property is on the left.



INVESTMENT OPPORTUNITY WITH LONG-TERM TENANTS IN PLACE! GREAT DUPLEX IN ANAHEIM OFFERS A 3 BEDROOM AND 2.5 BATH UNIT AND A 2 BEDROOM AND 2 BATH UNIT WITH 2,386 SF OF TOTAL LIVING SPACE ON A 6,536 SF LOT. EACH UNIT HAS ITS OWN GAS & ELECTRIC METER BUT SHARE A SINGLE WATER METER. BOTH UNITS NEED UPGRADING. 2 OF THE TWO-CAR ATTACHED GARAGES ARE CURRENTLY BEING USED AS STORAGE. SHARE DRIVEWAY FOR OFF-STREET PARKING. ALL TENANTS ARE LONG-TERM AND ON MONTH-TO-MONTH LEASES. RENTS ARE BELOW MARKET VALUE. SHORT WALK TO CHRIST CATHEDRAL CHURCH, RESTAURANTS, CLOSE PROXIMITY TO THE OUTLETS AT ORANGE SHOPPING, DISNEYLAND AND OTHER AMENITIES.

Facts & Features

- Sold On 01/05/2022
- Original List Price of \$799,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Unknown)
- \$46800 Gross Scheduled Income
- \$40450 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,350
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$1,150
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$2,100	\$2,100	\$2,400
2:	1	2	2	2	Unfurnished	\$1,800	\$1,800	\$2,100

Of Units With:

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

Additional Information

- Standard sale

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 13745129

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State License #: 01019397
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Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW21241875

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Closed • Duplex

List / Sold:

\$1,490,000/\$1,415,000 ↓

55 days on the market

Listing ID: RS21216634

229 S Main St • Placentia 92870

2 units • \$745,000/unit • 3,734 sqft • 5,663 sqft lot • \$378.95/sqft • Built in 2020

s-chapman e-57 fwy



Rare finding almost brand new Duplex (2020 built) with a phenomenal CAP rate(\$3,500/M x 2units/tenant paid on time, never late) in the heart of Placentia city. Each unit has 1,867 square feet with 5 bedrooms(one bed downstairs with own full bath), 3.5 bathrooms, own laundry room and two car detached garage. Two separate addresses (229 S. Main and 229 ½ S. Main) and separated utility(Water, gas, electric) meters. Side and back yards have their own private patio and BBQ island. These provided perfect privacies for both families and the owner could live in one unit. Close to great schools (Ruby Drive Elem(0.6 mile), middle(0.5 mile) and Valencia high(0.4 mile)), banks, shopping, supermarkets, church, memorial park, HIU, . Located near Cal State Fullerton and downtown Placentia and minutes away from the freeway access(57 & 91 Freeways). Don't miss this exceptional investment or free of living opportunity.

Facts & Features

- Sold On 01/05/2022
- Original List Price of \$1,490,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$837 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside
- Cap Rate: 4.21
- \$84000 Gross Scheduled Income
- \$84000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Bathroom, Master Bedroom
- Floor: Laminate
- Appliances: Dishwasher, Disposal
- Other Interior Features: Block Walls

Exterior

- Lot Features: 16-20 Units/Acre
- Security Features: Fire and Smoke Detection System
- Fencing: Block
- Sewer: Perc Test On File, Public Sewer

Annual Expenses

- Total Operating Expense: \$21,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02014531
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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	5	4	2	Unfurnished	\$3,500	\$3,500	\$3,500
2:	1	5	4	2	Unfurnished	\$3,500	\$3,500	\$3,500

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

- 84 - Placentia area
- Orange County
- Parcel # 33936418

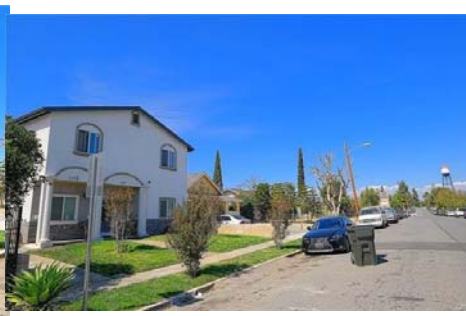
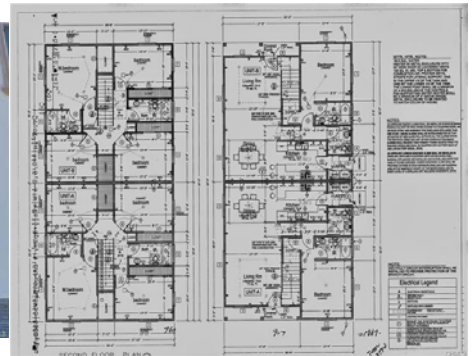
Michael Lembeck

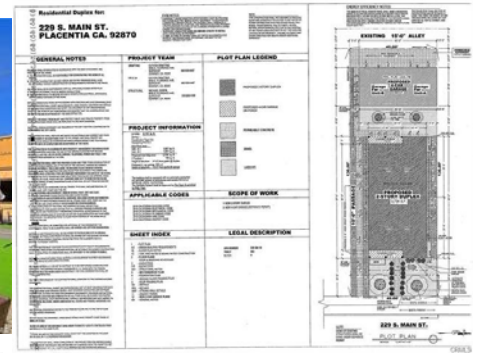
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos





Closed •

List / Sold:

\$1,299,000/\$1,285,000 ↓

8 days on the market

Listing ID: NP21252326

129 Clearbrook Ln • Costa Mesa 92626

**2 units • \$649,500/unit • 1,853 sqft • 7,841 sqft lot • \$693.47/sqft •
Built in 1964**

North on Fair, left on Vanguard Way, right on Clearbrook Lane.



Rare opportunity to acquire a well-maintained, single-level duplex with chic curb appeal in the heart of Costa Mesa. First time on the market in over 43 years. These bungalow-style units consist of one 2-Bedroom unit and one 1-Bedroom unit. Located at the end of a cul-de-sac on a tree-lined street, the property exudes character and charm. Each unit offers exposed wood beam ceilings, large living rooms, spacious master bedrooms and sizable private patios. The two-bedroom unit also enjoys a cozy fireplace, walk-in closet, dual vanities and laundry. There are three garages that can be rented out separately to generate additional income, along with ample off-street private parking at the rear of the property. Excellent long-time tenants are currently month-to-month and would like to renew their leases. Current rents are below market with upswing potential. Great opportunity for an owner/user or for an investor to add value and increase GSI. Tenant demand is very strong due to the location and the uniqueness of the property. Stroll to OCC, Vanguard University, Orange County Fairgrounds, and Costa Mesa City Hall. Just minutes from local beaches, Triangle Square, 17th Street shops & restaurants, South Coast Plaza and UC Irvine. Easy Freeway access to the 405, 55, and 73. Drive by and see the potential. Please do not disturb tenants. The adjacent Triplex located at 131 Clearbrook is also available for purchase.

Facts & Features

- Sold On 01/03/2022
- Original List Price of \$1,299,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air, Wall Furnace
- \$1,089 (Estimated)
- Laundry: In Garage
- \$54348 Gross Scheduled Income
- \$35568 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Walk-In Closet
- Appliances: Dishwasher, Electric Range
- Other Interior Features: Beamed Ceilings, Ceiling Fan(s)
- Floor: Carpet, Laminate

Exterior

- Lot Features: Cul-De-Sac, Level with Street, Level, Sprinklers In Front, Walkstreet
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,999
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,299
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,600	\$2,600	\$3,000
2:	1	1	1	0	Unfurnished	\$1,629	\$1,629	\$2,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C4 - Central Costa Mesa area
 - Orange County
 - Parcel # 41914114

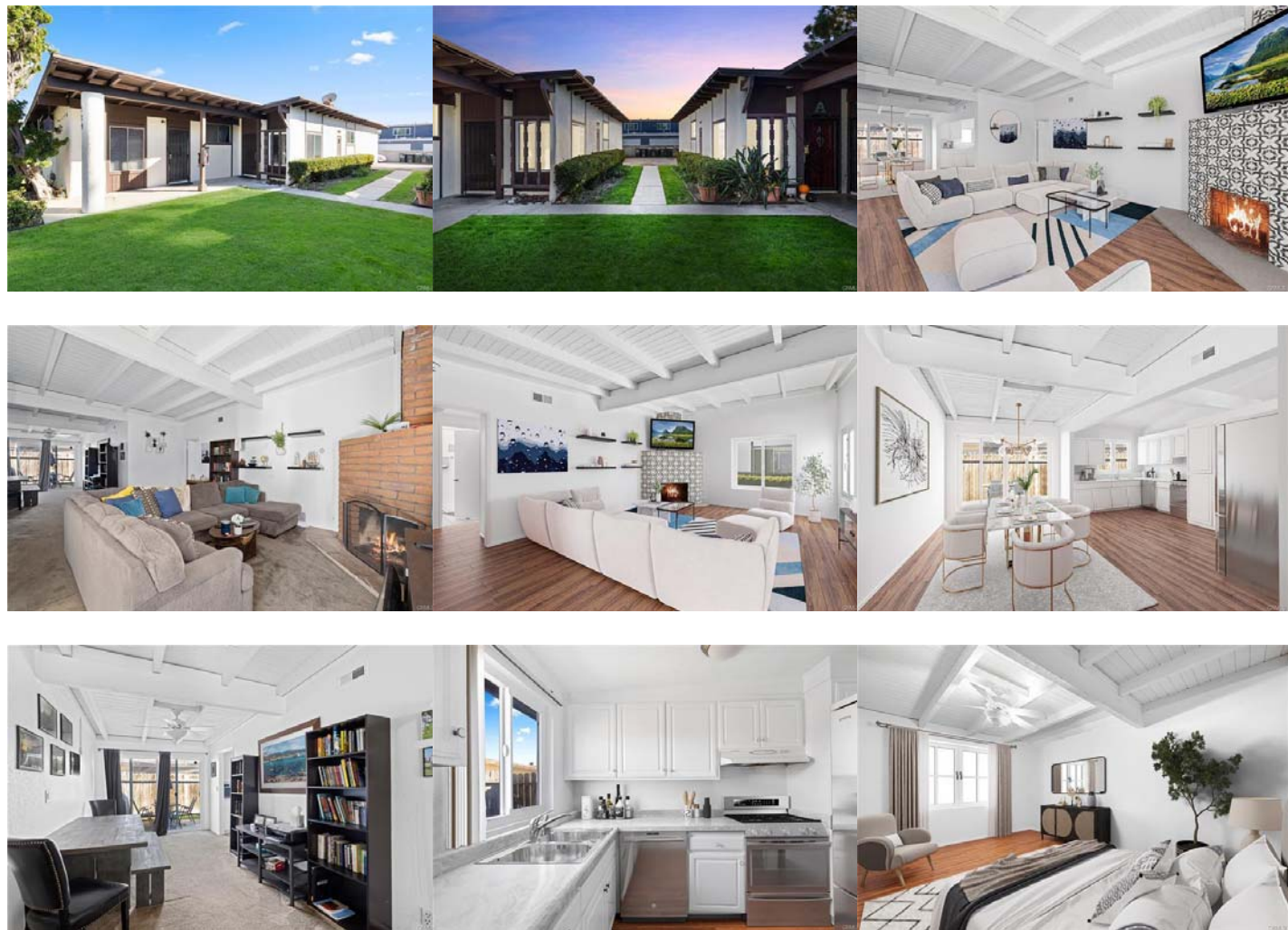
Michael Lembeck

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: **\$1,829,000/\$1,829,000**

26571 Via Sacramento • Dana Point 92624

4 days on the market

**2 units • \$914,500/unit • 2,711 sqft • 5,663 sqft lot • \$674.66/sqft •
Built in 1974**

Listing ID: SW21261782

Via California to Via Lopez then right onto Via Sacramento



Lovely remodeled Capistrano Beach Duplex. Front unit is 2 story 3 bedroom/2 bath with balcony and 2 car direct access garage. Unit has recently remodeled kitchen with granite counters, open to huge kitchen/dining area. Family room with fireplace and decently refinished balcony. Living area along with 1 bedroom & bath upstairs and 2 bedroom & 1 bath downstairs. Second unit in back on unit features 2 bedroom/2 bath, indoor laundry room, totally remodeled kitchen & baths and 1 car detached garage. Back unit features lovely private back yard with beautiful patio, retaining wall and fruit trees. Back unit has all new plumbing including a tankless water heater. Unit is low maintenance with turf grass front and back and new vinyl side fencing. Concrete side yard for trash can storage. Parking in garage, in driveway and on street. Very desirable location amount single family homes. Must see to appreciate this great investment.

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$1,829,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- \$1,339 (Estimated)
- Laundry: In Garage, Laundry Chute
- \$80400 Gross Scheduled Income
- \$75000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Kitchen, Laundry, Main Floor Bedroom, Main Floor Master Bedroom, Walk-In Closet
- Floor: Carpet, Vinyl
- Appliances: Dishwasher, Gas Range, Range Hood
- Other Interior Features: Granite Counters, Living Room Balcony, Open Floorplan

Exterior

- Lot Features: Back Yard, Front Yard, Level with Street, Level, Sprinklers In Rear, Yard
- Security Features: Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)
- Fencing: Vinyl, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,400
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$2,600
- Maintenance:
- 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	3	2	2	Unfurnished	\$0	\$0	\$3,700
2:	1	2	2	1	Unfurnished	\$0	\$0	\$3,400

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- CB - Capistrano Beach area
- Orange County
- Parcel # 12316215

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

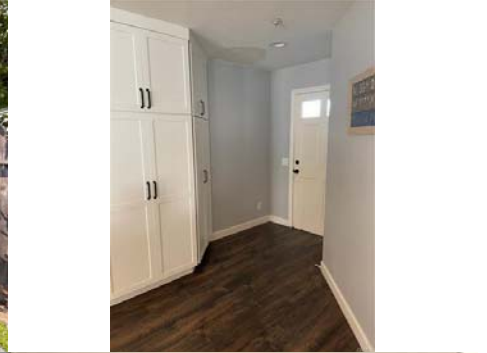
26371 Crown Valley Pkwy, #180

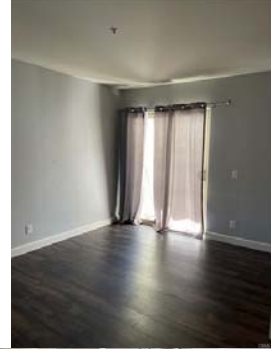
Mission Viejo, 92691

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Closed • Duplex

List / Sold: **\$2,995,000/\$2,995,000**

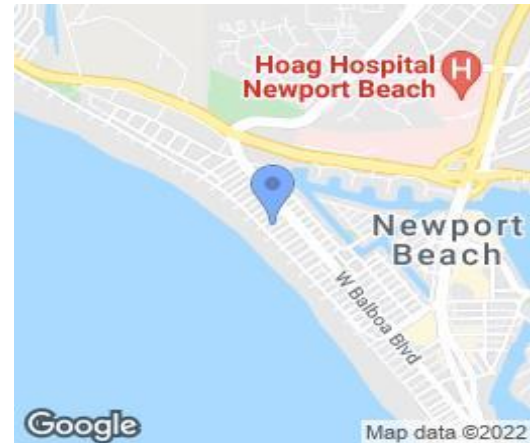
114 42nd St • Newport Beach 92663

14 days on the market

2 units • \$1,497,500/unit • 1,720 sqft • 2,335 sqft lot • \$1741.28/sqft • Built in 1957

Listing ID: NP21225379

West Balboa blvd to 43rd Street turn left and left on 42nd.



Completely renovated in the Summer 2019!! This terrific three-bedroom lower unit and two-bedroom upper unit duplex, has new flooring, kitchen, and bathrooms! Near one of Newport's best surfing beaches and just steps to sand. This is the perfect beach house for a family vacation. Only 4 houses from the sand. It has been professionally decorated and fully furnished with everything you need for your home away from home. Both units have its own stacked laundry unit is right off the kitchen, a convenience not always found in beach homes.

Facts & Features

- Sold On 01/04/2022
- Original List Price of \$2,995,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$505 (Estimated)
- Laundry: Inside
- \$192000 Gross Scheduled Income
- \$164000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Kitchen, Laundry
- Floor: Tile
- Appliances: Dishwasher, Gas Cooktop
- Other Interior Features: Built-in Features, High Ceilings

Exterior

- Lot Features: Level
- Security Features: Carbon Monoxide Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,000
- Electric: \$100.00
- Gas: \$100
- Furniture Replacement:
- Trash: \$100
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Furnished	\$192,000	\$192,000	\$192,000
2:	1	2	1	1	Furnished	\$0	\$0	\$0

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- N8 - West Newport - Lido area
- Orange County
- Parcel # 42331108

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 • Duplex

List / Sold: **\$1,199,000/\$1,199,000**

113 Avenida Del Poniente • San Clemente 92672

4 days on the market

2 units • \$599,500/unit • 1,488 sqft • 4,000 sqft lot • \$805.78/sqft • Built in 1953

Listing ID: OC21252397

West off N El Camino Real



Incredible investment opportunity only a few blocks to the beautiful San Clemente beaches and the San Clemente Beach Trail! Great location on the West side of the freeway and PCH. The front unit is 2bdr/1ba with a front yard space and the back unit is 1bdr/1ba with a garage. The back unit also has vaulted ceilings and an updated kitchen and bath. Vaulted ceilings in the front unit. Property is within walking distance to Las Palmas Elementary and a park. Hurry on this charming property by the beach!

Facts & Features

- Sold On 01/07/2022
- Original List Price of \$1,199,000
- 1 Buildings
- 3 Total parking spaces
- \$26 (Estimated)
- Laundry: Community
- \$58200 Gross Scheduled Income
- \$43100 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Other Interior Features: High Ceilings

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,100
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$600
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,650
2:	1	1	1	1	Unfurnished	\$1,800	\$1,800	\$2,200

Of Units With:

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

Additional Information

- Standard sale

- SC - San Clemente Central area
- Orange County
- Parcel # 69239520

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

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Closed •

List / Sold: **\$2,000,000/\$2,000,000**

2723 S El Camino Real • San Clemente 92672

3 days on the market

**2 units • \$1,000,000/unit • 3,214 sqft • 4,000 sqft lot • \$622.28/sqft •
Built in 2015**

Listing ID: OC21262718

El Camino Real



Surfer's Row Gem Duplex! This highly upgraded 2 unit property was designed to accentuate coastal luxury and optimize both indoor and door space in a beach close location. Unit A totals 1,625 SF and consists of 3 bedrooms, 3 bathrooms, an expansive open floor plan kitchen, living and dining area with 2 ocean view decks and an attached 2 car garage. Unit B totals 1,589 SF and consists of 2 bedrooms, a den/bonus room, open floor plan kitchen, living and dining area, covered lanai, open porch and a tandem 2 car garage. Some of the upgrades include sliding glass doors, mirrored closet, recessed lighting, stainless steel appliances, quartz counter tops and glass/stone back splashes. Both units are furnished with contemporary seaside style. Great investment or for an owner occupier. No HOA. No Mello-Roos. New Construction in 2015. Less than 1 mile to world famous beaches, restaurants, shopping, hiking, biking, golf and much more.

Facts & Features

- Sold On 01/08/2022
- Original List Price of \$2,000,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$54 (Estimated)
- Laundry: Individual Room
- \$91200 Gross Scheduled Income
- \$69800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01767484
- Gardener:
- Licenses:
- Insurance: \$1,400
- 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	Furnished	\$0	\$0	\$4,100
2:	1	2	3	2	Furnished	\$3,100	\$3,100	\$3,500

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
- SE - San Clemente Southeast area
- Orange County
- Parcel # 06007410

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

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CUSTOMER FULL: Residential Income LISTING ID: OC21262718

Printed: 01/09/2022 1:13:05 PM

Closed • **Townhouse**

List / Sold:

\$2,149,000/\$2,100,000 ↓

246 days on the market

Listing ID: PW21059099

1992 Anaheim Ave # A,B,C • Costa Mesa 92627

**3 units • \$716,333/unit • 4,360 sqft • 11,021 sqft lot • \$481.65/sqft •
Built in 2006**

19th Street & Harbor Blvd.



Great Investment Opportunity to own 3 units (2 Level Town Homes) in Costa Mesa Located next to Triangle Shopping Mall. Unit A - 3 Bedrooms/3.5 Baths + a Loft. 1,688 Living Area with 1 Car Garage Attach(Direct Access) + 2 Parking & a Private Back Yard. Unit B - 2 Bedrooms/2.5 Baths + a Loft. 1,336 Living Area with 2 Car Garage Attach(Direct Access) + 2 Parking & a Private Back Yard. Unit C - 2 Bedrooms/2.5 Baths + a Loft. 1,336 Living Area with 2 Car Garage Attach(Direct Access) + 2 Parking & a Private Back Yard. Hurry! It won't last.

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$2,199,000
- 2 Buildings
- Levels: Two
- 11 Total parking spaces
- Cooling: Central Air, Electric
- Heating: Forced Air, Natural Gas
- Laundry: In Garage
- \$98400 Gross Scheduled Income
- \$68253 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 4 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Living Room, Loft, Main Floor Master Bedroom
- Floor: Laminate, Tile
- Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater
- Other Interior Features: Balcony, Copper Plumbing Full, Granite Counters, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: 2-5 Units/Acre, Sprinklers Timer
- Security Features: Fire Sprinkler System
- Fencing: Block
- Sewer: Other, Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$30,147
- Electric: \$140.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$2,295
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$452
- Other Expense: \$60
- Other Expense Description: BackFlow

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	4	1	Unfurnished	\$3,000	\$3,000	\$3,000
2:	1	2	3	2	Unfurnished	\$2,600	\$2,600	\$2,600
3:	1	2	3	2	Unfurnished	\$2,600	\$2,600	\$2,600

Of Units With:

- Separate Electric: 4
- Gas Meters: 3
- Water Meters: 4
- Drapes: 0
- Patio: 0
- Ranges: 3

- Carpet: 0
- Dishwasher: 3
- Disposal: 3

- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale

- C2 - Southwest Costa Mesa area
- Orange County
- Parcel # 93824050

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: PW21059099

Printed: 01/09/2022 1:13:06 PM

Closed • **Triplex**

List / Sold:

\$1,599,000/\$1,580,000 ↓

8 days on the market

Listing ID: NP21251803

131 Clearbrook Ln • Costa Mesa 92626

3 units • \$533,000/unit • 2,528 sqft • 8,276 sqft lot • \$625.00/sqft • Built in 1964

North on Fair, left on Vanguard Way, right on Clearbrook Lane.



Rare opportunity to acquire a well-maintained, single-level triplex with chic curb appeal in the heart of Costa Mesa. First time on the market in over 43 years. These bungalow-style units consist of one 2-Bedroom unit and two 1-Bedroom units. Located at the end of a cul-de-sac on a tree-lined street, the property exudes character and charm. Each unit offers exposed wood beam ceilings, large living rooms, spacious master bedrooms and sizable private patios. The two-bedroom unit also enjoys a cozy fireplace, walk-in closet, dual vanities and laundry. There are three garages that can be rented out separately to generate additional income, along with ample off-street private parking at the rear of the property. Excellent long-time tenants are currently month-to-month and would like to renew their leases. Current rents are below market with upswing potential. Great opportunity for an owner/user or for an investor to add value and increase GSI. Tenant demand is very strong due to the location and the uniqueness of the property. Stroll to OCC, Vanguard University, Orange County Fairgrounds, and Costa Mesa City Hall. Just minutes from local beaches, Triangle Square, 17th Street shops & restaurants, South Coast Plaza and UC Irvine. Easy Freeway access to the 405, 55, and 73. Drive by and see the potential. Please do not disturb tenants. The adjacent duplex located at 129 Clearbrook Lane is also available for purchase.

Facts & Features

- Sold On 01/03/2022
- Original List Price of \$1,599,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air, Wall Furnace
- \$1,625 (Estimated)
- Laundry: In Garage
- \$61740 Gross Scheduled Income
- \$38984 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Main Floor
- Appliances: Dishwasher, Electric Range
- Bedroom, Main Floor Master Bedroom, Walk-In Closet
- Other Interior Features: Beamed Ceilings, Ceiling Fan(s)
- Floor: Carpet

Exterior

- Lot Features: Cul-De-Sac, Front Yard, Level with Street, Level, Sprinkler System, Walkstreet
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,899
- Insurance: \$1,599
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$0
- Water/Sewer: \$1,800
- Cable TV:
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	2	1	1	Unfurnished	\$1,737	\$1,737	\$3,000
2:	1	1	1	0	Unfurnished	\$1,629	\$1,629	\$2,000
3:	1	1	1	0	Unfurnished	\$1,629	\$1,629	\$2,000

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
- C4 - Central Costa Mesa area
- Orange County
- Parcel # 41914113

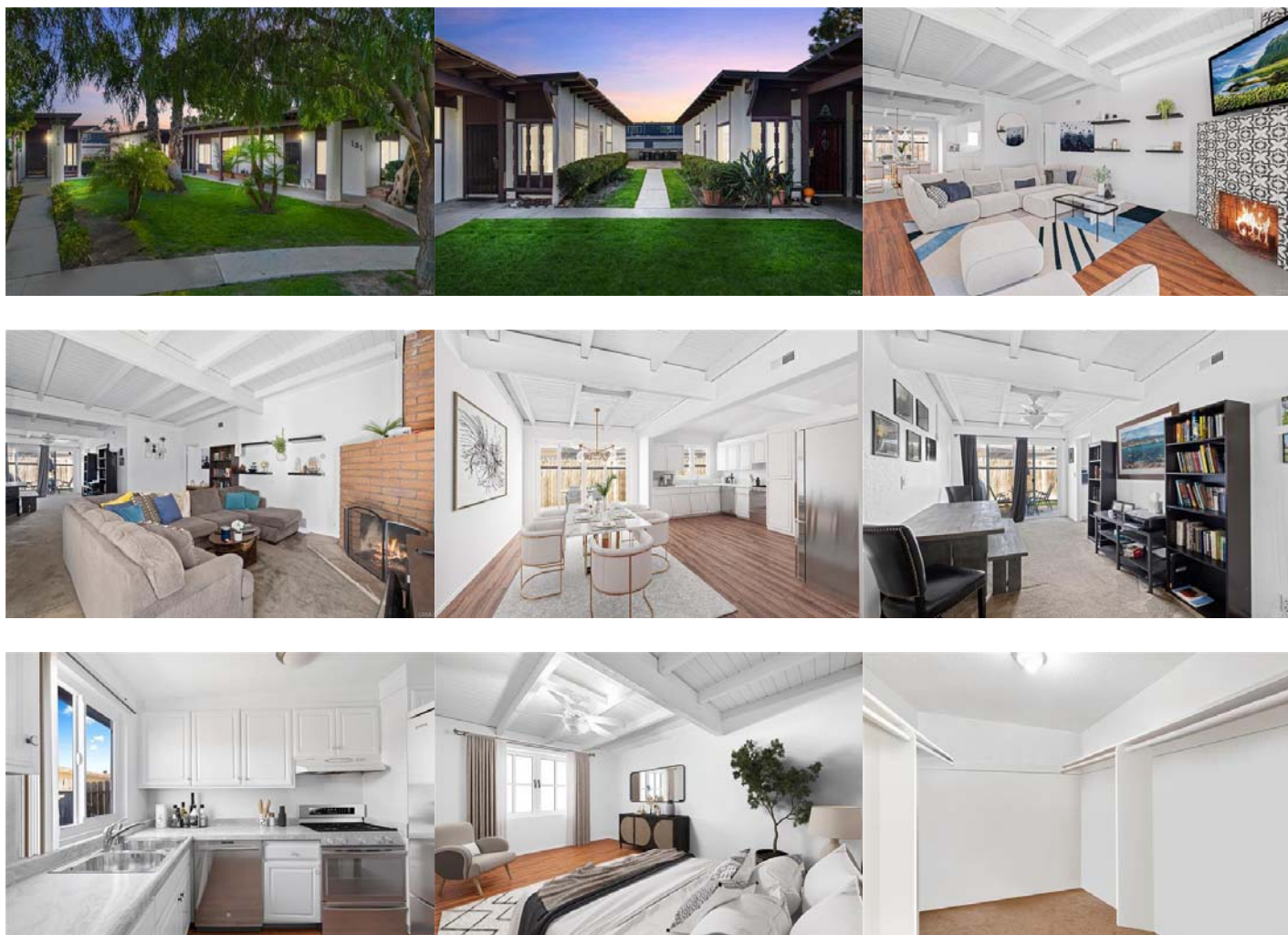
Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Quadruplex**

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

1811 W Gramercy Ave • Anaheim 92801

24 days on the market

**4 units • \$373,750/unit • 4,424 sqft • 7,841 sqft lot • \$337.93/sqft •
Built in 1968**

Listing ID: TR21220893

Take freeway 5, exit Euclid, right on Euclid, left on Crescent, right on Gramercy



INVESTORS! LOOK NO FURTHER. This fully rented 4-plex is an amazing investment opportunity with HIGH CAP RATE. Seller did many upgrades including new roof, new garage doors and new exterior paint. Seller also just remodeled two units early this year. The property has been really well-maintained by seller for many years. There is an onsite laundry room that can be used for additional income. There are total of six parking spots on the property which one of them can be used for guest parking. Each unit has its own electricity and gas meter. The property is located minutes away from freeway 5 & 91. Schools, shopping centers and parks are also just around the corner. You don't want to miss out on this deal. This will move fast!

Facts & Features

- Sold On 01/05/2022
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: One, Two
- 6 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$0 (Unknown)
- Laundry: Common Area, Individual Room
- \$85200 Gross Scheduled Income
- \$77500 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile, Vinyl
- Appliances: Dishwasher, Gas Range, Gas Water Heater

Exterior

- Lot Features: Lot 6500-9999
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Security Lights
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$7,700
- Electric: \$3,600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01884317
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense: \$1,200
- Other Expense Description: Gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,600	\$2,600	\$2,900
2:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,900
3:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,700
4:	1	1	1	1	Unfurnished	\$1,350	\$1,350	\$1,600

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 4

- Carpet:
- Dishwasher: 4
- Disposal: 4

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 27205401

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

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Closed •

List / Sold:

\$1,849,000/\$1,900,000 ↑

19 days on the market

Listing ID: OC21251888

8656 La Salle St • Cypress 90630

**4 units • \$462,250/unit • 4,175 sqft • 10,086 sqft lot • \$455.09/sqft •
Built in 1994**

Lincoln Ave. & Moody Street



First time ever on market, this prime custom -constructed 4-yunit property is located in the City of Cypress. Rarely available in this submarket, all units feature townhome style interiors and a private yard with detached double enclosed garage. Surrounding neighborhoods are continuing to gentrify with smaller and mid-sized attractive condominium and apartment projects. This is a great investment opportunity to acquire a 90's constructed building in a diversified and vibrant submarket. Thoughtfully developed with detached double garages for each unit, forced and and A/C, private yards, (5) water meters, and (5) gas & electric meters. The property has (3) two-bedroom, 1.5 ba townhome units (Units 2-4), and (1) three-bedroom, 2.5 ba floorplan (Unit 1). The three bedroom unit has an in suite bath in the master bedroom,. The upstairs bedroom in all units feature vaulted ceilings. The pitched composition roof was replaced in 2019 along with any dry rotted eaves, and the building was fumigated in 2019 as well. the property boundaries are lined with block walls. There is a concrete motor court with (5) additional off-street spaces, along with the (4) double garages. There is great value-add potential with minimal interior upgrades and the City of Cypress supporting higher overall rents.

Facts & Features

- Sold On 01/04/2022
- Original List Price of \$1,849,000
- 1 Buildings
- Levels: Two
- 13 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$978 (Estimated)
- Laundry: Community
- \$89880 Gross Scheduled Income
- \$54448 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Carpet, Vinyl
- Appliances: Gas Oven, Gas Range
- Other Interior Features: High Ceilings, Open Floorplan, Unfurnished

Exterior

- Lot Features: Landscaped, Level with Street, Sprinkler System, Sprinklers Timer
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,456
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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
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1:	1	3	3	2	Unfurnished	\$2,270	\$2,270	\$2,650
2:	1	2	2	2	Unfurnished	\$1,795	\$1,795	\$1,995
3:	1	2	2	2	Unfurnished	\$1,675	\$1,675	\$1,995
4:	1	2	2	2	Unfurnished	\$1,750	\$1,750	\$1,995

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 80 - Cypress North of Katella area
 - Orange County
 - Parcel # 26232321

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: OC21251888

Printed: 01/09/2022 1:13:06 PM

Closed •

List / Sold: **\$1,550,000/\$1,550,000**

3148 Pearl Dr • Fullerton 92831

7 days on the market

**4 units • \$387,500/unit • 3,820 sqft • .2 acre(s) lot • \$405.76/sqft •
Built in 1965**

Listing ID: OC21256366

Nearby Cross Streets: Pearl Drive & Sapphire Road



3148 Pearl Drive is a 4-unit multifamily investment property located in Fullerton, one of the premier rental markets in Orange County. Situated on a 0.20-acre lot, the property offers an attractive unit mix consisting exclusively of two-bedroom floor plans and amenities including private patios or balconies, on-site laundry, and garage parking. Current ownership has invested significant capital into improvements including new dual pane windows, laminate and tile flooring, cabinetry, quartz countertops, appliances, bathrooms, garage doors, exterior wood, A/C units, and fresh paint. The property benefits from its close proximity to California State University, Fullerton (CSUF), which has an annual enrollment of over 41,000 students. There is significant demand for rental units in close proximity to the university as 94 percent of CSUF students live in off-campus housing. The property is located within walking distance of the Fullerton Crossroads retail center, providing residents with convenient access to their everyday needs. Additionally, the property is situated in close proximity to State Route 57, connecting residents to regional employment hubs.

Facts & Features

- Sold On 01/07/2022
- Original List Price of \$1,550,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$983 (Estimated)
- Laundry: Community
- \$80700 Gross Scheduled Income
- \$52562 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$31,109
- Electric: \$1,744.00
- Gas: \$1,744
- Furniture Replacement:
- Trash: \$1,744
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$1,637
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,744
- Other Expense: \$3,344
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	2	6	Unfurnished	\$6,725	\$6,725	\$8,380

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
- Rent Controlled

- 699 - Not Defined area
- Orange County
- Parcel # 33923309

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:

\$1,650,000/\$1,612,500 ↓

55 days on the market

Listing ID: PW21242376

2109 Obarr Pl • Santa Ana 92705

**4 units • \$412,500/unit • 4,066 sqft • 8,379 sqft lot • \$396.58/sqft •
Built in 1977**

Major cross streets are Grand and 17th St



Pride of ownership Covington style 4-plex in Santa Ana (really city of Orange) north of the 5 freeway. The unit mix includes (1) 3 bedroom 2 bath, (2) 2 bedroom 1 bath and (1) 1 bedroom 1 bath units. This property has approx. 4,066 Sq Ft of living space and is located on a large lot 8,276 Sq Ft with abundant off-street parking. 7 total garage spaces as the front unit has a double car garage and there are 5 single car garages as well (potential for garage income). Tons of amenities for the tenants that include private patios and or balconies, onsite laundry, forced air heating and wall air conditioning, and a fireplace with washer and dryer hook ups in the 3 bedroom unit. Roof has been replaced within the last 5 years and the building was freshly painted as well. The yearly gross scheduled income is excellent at \$101,784 and still room to raise rent. Tenants pay for all utilities (they are billed directly for water and trash). This property has it all. Hard to find a value add deal with a going in cap rate of 4.4+%. Great for Owner Occupant!!!

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- \$980 (Estimated)
- Cap Rate: 4.44
- \$101784 Gross Scheduled Income
- \$73215 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped, Lawn
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$34,088
- Electric:
- Gas: \$2,109
- Furniture Replacement:
- Trash: \$3,742
- Cable TV: 01936346
- Gardener:
- Licenses:
- Insurance: \$2,126
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,526
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,522	\$1,522	\$1,800
2:	2	2	1	4	Unfurnished	\$2,175	\$2,175	\$2,350
3:	1	3	3	2	Unfurnished	\$2,610	\$2,610	\$3,000

Of Units With:

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

- Disposal: 4

Additional Information

- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 39619142

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

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CUSTOMER FULL: Residential Income LISTING ID: PW21242376

Printed: 01/09/2022 1:13:06 PM

Closed • **Quadruplex**

List / Sold:

\$1,650,000/\$1,612,500 ↓

55 days on the market

Listing ID: PW21242331

2110 Obarr Pl • Santa Ana 92705

4 units • **\$412,500/unit** • **4,066 sqft** • **8,276 sqft lot** • **\$396.58/sqft** •
Built in 1977

Major cross streets are Grand and 17th St



Pride of ownership Covington style 4-plex in Santa Ana (really city of Orange) north of the 5 freeway. The unit mix includes (1) 3 bedroom 2 bath, (2) 2 bedroom 1 bath and (1) 1 bedroom 1 bath units. This property has approx. 4,066 Sq Ft of living space and is located on a large lot 8,276 Sq Ft with abundant off-street parking. 7 total garage spaces as the front unit has a double car garage and there are 5 single car garages as well (potential for garage income). Tons of amenities for the tenants that include private patios and or balconies, onsite laundry, forced air heating and wall air conditioning, and a fireplace with washer and dryer hook ups in the 3 bedroom unit. Roof has been replaced within the last 5 years and the building was freshly painted as well. The yearly gross scheduled income is excellent at \$97,464 and still room to raise rent. Tenants pay for all utilities (they are billed directly for water and trash). This property has it all. Hard to find a value add deal with a going in cap rate of 4.2+%. Great for Owner Occupant!!!

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- \$980 (Estimated)
- Laundry: Common Area, Gas Dryer Hookup, Washer Hookup
- Cap Rate: 4.24
- \$97464 Gross Scheduled Income
- \$70031 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped, Lawn
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$31,063
- Electric: \$402.00
- Gas: \$1,230
- Furniture Replacement:
- Trash: \$2,995
- Cable TV: 01936346
- Gardener:
- Licenses:
- Insurance: \$2,019
- Maintenance: \$1,366
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,281
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,522	\$1,522	\$1,800
2:	2	2	1	4	Unfurnished	\$1,900	\$1,900	\$2,350
3:	1	3	4	2	Unfurnished	\$2,800	\$2,800	\$3,000

Of Units With:

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

- Dishwasher:
- Disposal: 4

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Orange County
- Parcel # 39619133

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

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CUSTOMER FULL: Residential Income LISTING ID: PW21242331

Printed: 01/09/2022 1:13:06 PM

Closed • Commercial/Residential

List / Sold:

\$4,375,000/\$4,180,000 ↓

256 Avenida Lobeiro • San Clemente 92672

32 days on the market

5 units • **\$875,000/unit** • **6,266 sqft** • **6,098 sqft lot** • **\$667.09/sqft** •
Built in 1969

Listing ID: OC21217618

South El Camino Real to Avenida Valencia, to Ave Del Presidente to Ave Calafia to Ave Montalvo



Located on the sought after "Loop" just steps to the Calafia Beach Park with it's panoramic ocean view, access to San Clemente Coastal Trail and miles of sandy beach. 5 large 1250 sq ft. plus 2 bed 1-3/4 bath units. Most units have be renovated recently. 1 car garage and 1 spot in the driveway for each unit. Coin op laundry in garage. Located in a very limited geographical area of San Clemente zoned for STLU's, rentals of less than 30 days may be possible with city issued permits. Inquire and confirm with city. One unit may be vacant and able to viewed when the listing is active.

Facts & Features

- Sold On 01/07/2022
- Original List Price of \$4,375,000
- 1 Buildings
- 10 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Common Area, Community, In Garage
- \$151200 Gross Scheduled Income
- \$145117 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Appliances: Disposal

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,083
- Electric: \$2,307.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,588
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,386
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,187
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,250	\$2,250	\$3,200
2:	1	2	2	1	Unfurnished	\$2,550	\$2,550	\$3,200
3:	1	2	2	1	Unfurnished	\$2,550	\$2,550	\$3,200
4:	1	2	2	1	Unfurnished	\$2,700	\$2,700	\$3,600
5:	1	2	2	1	Unfurnished	\$2,550	\$2,550	\$3,200

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet: 5
- Drapes:
- Patio: 2
- Ranges: 5
- Refrigerator: 0

- Dishwasher: 5
- Disposal: 5

- Wall AC:

Additional Information

- Standard sale
- SW - San Clemente Southwest area
- Orange County
- Parcel # 06014116

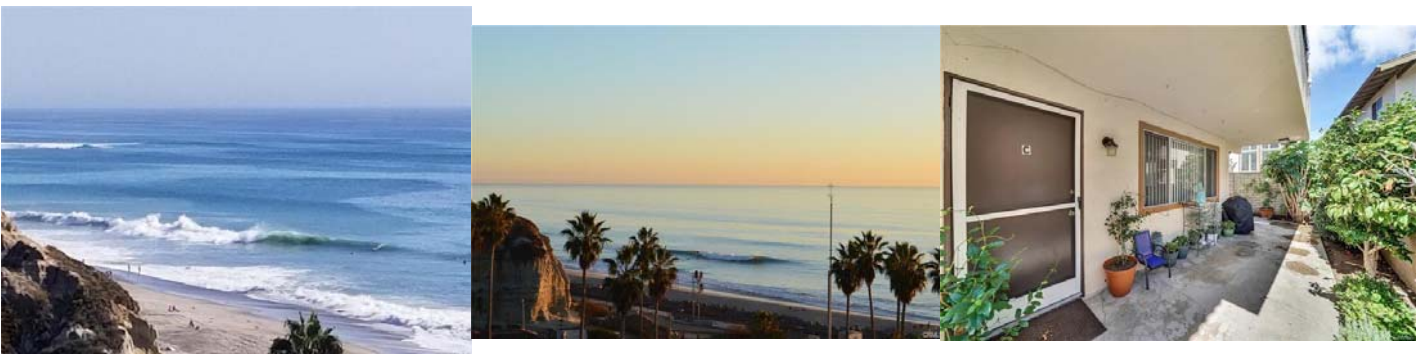
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$2,395,000/\$2,440,000 ↑

14 days on the market

13131 Magnolia St • Garden Grove 92844

6 units • \$399,167/unit • 6,613 sqft • 10,454 sqft lot • \$368.97/sqft • Built in 1964

Listing ID: PW21228760

GARDEN GROVE BLVD AND MAGNOLIA



***SUPER PRIDE OF OWNERSHIP 6 UNITS IN GARDEN GROVE, 3 SEPARATE DUPLEXES ON ONE LARGE LOT, HUGE BUILDING OVER 6,600 SQ FT! 13131 MAGNOLIA IS TWO 3BR+1.5BA TOWNHOME STYLE UNITS WITH 2 LARGE PATIO/YARDS. 13135 MAGNOLIA HAS 2 LARGE 2BR+1.75BA APTS AND THE DOWNSTAIRS UNIT HAS A HUGE WRAP-AROUND YARD/PATIO. 13135 MAGNOLIA ALSO HAS ONE LARGE 2BR+1.75BA SINGLE STORY AND ONE 2BR+1.5BA TOWNHOMES STYLE WITH A LARGE YARD. 4 UNITS ARE IN IMMACULATE RENT-READY CONDITION WITH SOME NEWER FLOORS, NEW PAINT, NEW KITCHEN CABINETS, WINDOWS... AND READY FOR THE BUYER TO HANDPICK THEIR NEW TENANTS! FIRST TIME ON THE MARKET IN OVER 40 YEARS! CALL THE AGENT FOR FULL MARKETING PACKAGE AND VIDEO TOUR!

Facts & Features

- Sold On 01/04/2022
- Original List Price of \$2,395,000
- 3 Buildings
- Levels: Two
- 9 Total parking spaces
- 6 Total carport spaces
- \$1,635 (Estimated)
- Laundry: Community
- \$145200 Gross Scheduled Income
- \$94380 Net Operating Income
- 7 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$55,820
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	3	2	0	Unfurnished	\$2,650	\$2,650	\$2,650
2:	1	3	2	0	Unfurnished	\$1,200	\$1,200	\$2,650
3:	1	2	2	0	Unfurnished	\$2,150	\$2,150	\$2,150
4:	1	2	2	0	Unfurnished	\$2,150	\$2,150	\$2,150
5:	1	2	2	0	Unfurnished	\$2,150	\$2,150	\$2,150
6:	1	2	2	0	Unfurnished	\$1,700	\$1,700	\$2,150

Of Units With:

- Separate Electric: 7
- Gas Meters: 0
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 63 - Garden Grove S of Chapman, W of Euclid area
- Orange County
- Parcel # 09736503

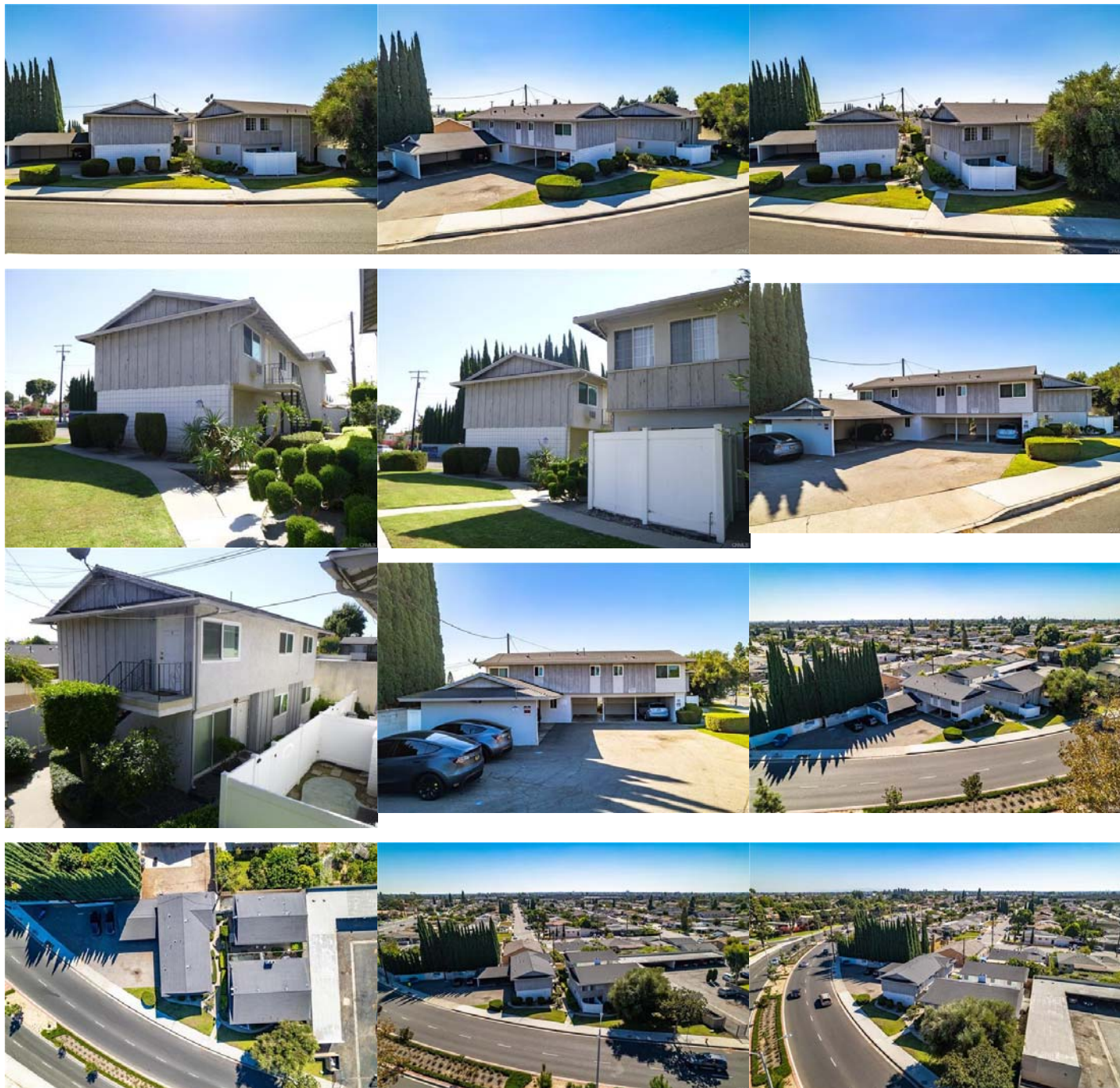
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW21228760

Printed: 01/09/2022 1:13:07 PM

Closed •

List / Sold:

\$2,900,000/\$2,400,000 ↓

75 days on the market

Listing ID: LG21206072

2031 W Palmyra Ave W • Orange 92868

**6 units • \$483,333/unit • 4,944 sqft • 14,810 sqft lot • \$485.44/sqft •
Built in 1964**

North on Main Street to West on Palmyra-From 22 and 5 Freeways



Property is comprised of two Triplexes with two separate APN Numbers. The address is 2031 and 2041 W Palmyra with two buildings. Each triplex can be sold separately for \$1,450,000 each but Owner requires them to close concurrently. Very large units. Each Triplex has one 3 Bedroom, 2 bath single story with fireplace plus two 1 bedroom Townhouse style units. Street comprised mostly of condos. Tax records indicate 4944 Sq ft on 2031 Palmyra and 2564 SF for 2041 Palmyra. Buyer to make their own determination of square footage. Both buildings have the same sized units. Make offer subject to Interior Inspection. Long Term Tenants with no rent increases for years. Convenient to freeways, Chapman University, St Joseph's Hospital and CHOC Hospital. Large Lots total of 14,808 Sq feet per Tax Records. Lots of off street parking plus 6 enclosed garages.

Facts & Features

- Sold On 01/05/2022
- Original List Price of \$2,900,000
- 2 Buildings
- Levels: Two
- 12 Total parking spaces
- \$741 (Estimated)
- Laundry: Community
- \$85800 Gross Scheduled Income
- \$60821 Net Operating Income
- 6 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$44,962
- Electric: \$179.00
- Gas: \$2,433
- Furniture Replacement:
- Trash: \$1,093
- Cable TV: 00626631
- Gardener:
- Licenses: 170
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,821
- Other Expense: \$744,200
- Other Expense Description: Maint

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,600	\$1,600	\$2,800
2:	1	3	2	1	Unfurnished	\$1,800	\$1,800	\$2,800
3:	1	1	1	1	Unfurnished	\$850	\$850	\$1,700
4:	1	1	1	1	Unfurnished	\$950	\$950	\$1,700
5:	1	1	1	1	Unfurnished	\$950	\$950	\$1,700
6:	1	1	1	1	Unfurnished	\$950	\$950	\$1,700

Of Units With:

- Separate Electric: 6
- Gas Meters: 1
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 39022231

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

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CUSTOMER FULL: Residential Income LISTING ID: LG21206072

Printed: 01/09/2022 1:13:08 PM

Closed •

List / Sold:

\$2,100,000/\$1,900,000 ↓

19 days on the market

Listing ID: OC21223040

1401 S Standard Ave • Santa Ana 92707

**9 units • \$233,333/unit • 6,588 sqft • .22 acre(s) lot • \$288.40/sqft •
Built in 1961**

Nearby Cross Streets: South Standard Avenue & East Wilshire Avenue



1401 South Standard Avenue is a 9-unit multifamily investment property located in Santa Ana, CA. Built in 1961, the property consists of one, two, and three-bedroom units and offers open parking, security doors, gated entry, and on-site laundry. 1401 South Standard Avenue has an excellent east Santa Ana location, situated less than 1.50 miles from Downtown Santa Ana and the bustling 4th Street Market. Additionally, the property is situated within a 0.40-mile radius of various educational institutions including Century High School, Madison Elementary School, and Kennedy Elementary School. Furthermore, 1401 South Standard is positioned 1.5 miles from the Interstate 5 and State Route 55 interchange, providing residents with easy access to employment hubs throughout Orange and Los Angeles Counties.

Facts & Features

- Sold On 01/04/2022
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: Two
- 11 Total parking spaces
- \$1,953 (Estimated)
- Laundry: Community
- \$138360 Gross Scheduled Income
- \$90274 Net Operating Income
- 9 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$45,135
- Electric: \$1,878.00
- Gas: \$1,878
- Furniture Replacement:
- Trash: \$1,878
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,951
- Maintenance: \$4,950
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,878
- Other Expense: \$6,993
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	1	1	0	Unfurnished	\$5,850	\$5,850	\$7,150
2:	1	2	1	0	Unfurnished	\$1,240	\$1,240	\$1,500
3:	2	2	1	0	Unfurnished	\$2,860	\$2,860	\$3,800
4:	1	3	2	0	Unfurnished	\$1,580	\$1,580	\$2,150

Of Units With:

- Separate Electric: 9
- Gas Meters: 1
- 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 # 01425216

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: OC21223040

Printed: 01/09/2022 1:13:08 PM

Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 01/02/2022 to 01/08/2022
County Or Parish is 'Orange'
Number Of Units Total is 2+
Selected 22 of 22 results.