

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	NP22202488	S	711 Heliotrope AVE	CDM	CS	STD	2	\$192,000		\$3,000,000.↓	\$1,124.02	2669	1946/ASR	3,777/0.0867	N	4	01/23/23	107/107
2	OC22140966	S	1905 Alabama ST	HB	15	STD,TRUS	3	\$91,080		\$1,725,000.↓	\$428.57	4025	1974/ASR	6,098/0.14	N	3	01/27/23	161/161
3	PW22182541	S	434 N Mcperson ST	LH	87	STD	3	\$40,800		\$1,000,000.↓	\$277.24	3607	1935/PUB	9,148/0.21	N	4	01/23/23	60/60
4	PW22168838	S	1010 W Bishop ST	SA	699	STD	5	\$112,380		\$1,550,000.↓	\$425.36	3644	1959/ASR	10,242/0.2351	N	0	01/27/23	136/136

Closed •

List / Sold:

\$3,275,000/\$3,000,000 ↓

107 days on the market

Listing ID: NP22202488

711 Heliotrope Ave • Corona del Mar 92625

2 units • \$1,637,500/unit • 2,669 sqft • 3,777 sqft lot • \$1124.02/sqft • Built in 1946

Coast Highway to Heliotrope North



This full R2 lot and duplex in the heart of affluent Corona del Mar is perfect for an owner user, investor, or developer! Short half block walk to Harbor View School, a block and a half to all of the shops and restaurants of the Village, and walking distance to the incredible beaches of CDM. The front home is a nicely upgraded 3 bedroom, 2.5 bath property with a relaxing front patio and beautiful gardens. Enjoy dinners with your family and friends prepared in your gourmet kitchen with pantry and served in the formal dining room. Open the French Doors from the spacious living room to the gorgeous front patio for that true indoor/outdoor living we love here at the Coast! Or relax by the cozy fireplace on those rare rainy days! The first floor also includes a secondary living room, a convenient breakfast nook, a powder room for your guests, and an inside laundry. Upstairs you will find 3 spacious bedrooms along with two full baths. The voluminous primary suite has French Doors leading to a large, sunny and breezy balcony and retreat with another relaxing fireplace. The spa like master bath has dual sinks. The rear home sits atop the large 4 car garage and is all on one level. The kitchen opens up to the living room and its large deck for that Great Room feeling. Two generous bedroom and two relaxing bathrooms await you. The washer and dryer for the rear unit are located in the garage. The incredible opportunity to live or develop!

Facts & Features

- Sold On 01/23/2023
- Original List Price of \$3,275,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Fireplace(s), Forced Air
- \$511 (Estimated)
- Laundry: In Garage, Inside, See Remarks
- \$192000 Gross Scheduled Income
- \$190000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom, Master Suite, Retreat
- Appliances: Dishwasher, Disposal, Gas & Electric Range
- Other Interior Features: Balcony, Living Room Deck Attached
- Floor: Carpet, Laminate

Exterior

- Lot Features: Front Yard, Garden, Landscaped, Near Public Transit, Park Nearby, Sprinklers In Front
- Sewer: Sewer Paid
- Waterfront Features: Ocean Side of Freeway

Annual Expenses

- Total Operating Expense: \$2,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$250
- Cable TV: 01912352
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance: \$300
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$250
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$44,400	\$44,400	\$120,000
2:	1	2	2	2	Unfurnished	\$22,200	\$22,200	\$72,000

Of Units With:

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

Additional Information

- Standard sale
- CS - Corona Del Mar - Spyglass area
- Orange County
- Parcel # 45904116

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: NP22202488

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Closed •

List / Sold:

\$1,800,000/\$1,725,000 ↓

161 days on the market

Listing ID: OC22140966

1905 Alabama St • Huntington Beach 92648

**3 units • \$600,000/unit • 4,025 sqft • 6,098 sqft lot • \$428.57/sqft •
Built in 1974**

Take Beach to Adams and go west. Turn right on Alabama. Two blocks on left



Huge PRICE REDUCTION. Seller wants this income producing property sold. Terrific and large two story 3 plex in Downtown Huntington Beach. Check the sq footage at over 4,000 sq ft. The two 3 bedroom, 3 bathroom apartments are larger than many condos. Walking distance to Smith, Dryer, and HBHS schools. Three one car garages with automatic openers, one for each apartment. Two uniquely large 3 bedroom, 3 bath apartments (with fireplaces) and the other a one bedroom, one bath apartment. One of the three bedroom apartments was redone in 2021. Each apartment has a electric and gas meter. The property has a full service laundry and the larger apartments have patios. The beach is just over 1 mile. Seacliff Shopping center is a short bike ride. You can easily bike to downtown shops and restaurants, and Pacific City. The Newland Center shopping and restaurants are less than 1/2 mile. Lake Park is 1/4 mile. Think about using one apartment as an owner's residence, and rent out the other two apartments. Opportunities galore.

Facts & Features

- Sold On 01/27/2023
- Original List Price of \$2,700,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central, Forced Air, Natural Gas
- \$749 (Estimated)
- Laundry: Community
- \$91080 Gross Scheduled Income
- \$54666 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Floor: Laminate, Wood
- Appliances: Dishwasher, Gas & Electric Range, Refrigerator, Water Heater
- Other Interior Features: Cathedral Ceiling(s)

Exterior

- Lot Features: Level with Street
- Waterfront Features: Ocean Side of Freeway
- Fencing: None
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$34,014
- Electric: \$378.00
- Gas: \$279
- Furniture Replacement:
- Trash: \$2,271
- Cable TV: 01764323
- Gardener:
- Licenses: 238
- Insurance: \$1,331
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,049
- Other Expense: \$260
- Other Expense Description: postage

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	1	Unfurnished	\$3,195	\$3,195	\$3,500
2:	1	1	1	1	Unfurnished	\$1,595	\$1,595	\$1,800
3:	1	3	3	1	Unfurnished	\$2,800	\$2,800	\$3,500

Of Units With:

- Separate Electric: 3
 - Gas Meters: 3
 - Water Meters: 0
 - Carpet: 2
 - Dishwasher: 3
 - Disposal: 3
- Drapes:
 - Patio: 2
 - Ranges: 3
 - Refrigerator: 3
 - Wall AC:

Additional Information

- Standard, Trust sale
- 15 - West Huntington Beach area
- Orange County
- Parcel # 02503515

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:

\$1,240,000/\$1,000,000 ↓

60 days on the market

Listing ID: PW22182541

434 N Mcpherson St • La Habra 90631

3 units • \$413,333/unit • 3,607 sqft • 9,148 sqft lot • \$277.24/sqft • Built in 1935

Please use GPS



This property is a fantastic investment opportunity - Essentially it is virtually TWO homes on one lot. The larger is the 5 bedroom 2 bathroom home with a studio ADU with a walk-in shower. The second home is a 3 bedroom, 2 bathroom home. Both homes have attached 2 car garages and central air. It may also be possible to separate the water meters to officially make it 2 homes on one lot; needs to be verified with the County of Orange.

Facts & Features

- Sold On 01/23/2023
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$500 (Estimated)
- Laundry: See Remarks
- \$40800 Gross Scheduled Income
- \$39000 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: \$1,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$400
- Cable TV: 02026783
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished			\$3,300
2:	1	5	3	2	Unfurnished	\$2,450	\$2,450	\$4,000
3:	1	0	1		Unfurnished	\$950	\$950	\$1,100

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

- 87 - La Habra area
- Orange County
- Parcel # 02209035

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:

\$1,595,000/\$1,550,000 ↓

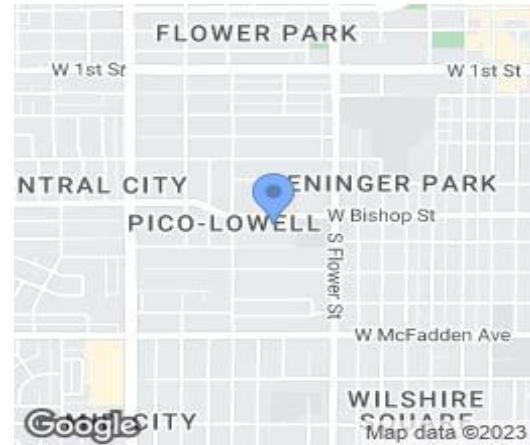
136 days on the market

Listing ID: PW22168838

1010 W Bishop St • Santa Ana 92703

**5 units • \$319,000/unit • 3,644 sqft • 10,242 sqft lot • \$425.36/sqft •
Built in 1959**

West of S Flowers St and North of West McFadden Avenue



1010 W. Bishop Street is a property consisting of (1) 3-bedroom detached house, and (4) single-story 2-bedroom apartments, located in the high demand Santa Ana rental market. The Bishop Street Apartments are within walking distance of elementary schools and Santa Ana High School, and are just one mile from the heart of downtown, with its abundant restaurant and retail offerings. Family owned and operated for 30 years, the property has undergone several more recent upgrades, including new windows (2014), a new roof on the house, new concrete patios, and 4 of the units remodeled (the house, and units A, B, and C). There are individual water heaters for each unit, and the (4) 2-bedroom units are all electric; no gas. there is a laundry room on-site, though it is not currently in use. The next owner may opt to reinstall laundry machines for additional income. Also, there may be the possibility to redevelop the house into multiple townhouse-style units. Buyer to satisfy themselves with regards to city zoning, building requirements, etc.

Facts & Features

- Sold On 01/27/2023
- Original List Price of \$1,675,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Forced Air
- \$980 (Estimated)
- Laundry: Community
- \$112380 Gross Scheduled Income
- \$74472.6 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$34,536
- Electric: \$1,563.20
- Gas: \$1,563
- Furniture Replacement:
- Trash: \$1,563
- Cable TV: 01416432
- Gardener:
- Licenses:
- Insurance: \$1,459
- Maintenance: \$6,541
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,563
- Other Expense: \$500
- Other Expense Description: misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,400	\$2,400	\$2,500
2:	4	2	1	0	Unfurnished	\$6,965	\$6,965	\$1,995

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Orange County
- Parcel # 01017018

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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