

Cross Property Customer 1 Line															
	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sgft	Sgft	YrBuilt	L Sgft/Ac	G
1	OC20245668	S	16472 24th St	SSB	17	STD	2	\$81,600		\$1,712,000	\$778.18	2200	1948/PUB	3,049/0.07	
2	NP20221769	S	421 38th ST	NB	N8	STD	2	\$112,800		\$2,750,000	\$1,018.52	2700	1968/ASR	2,831/0.065	
3	OC20162977	S	106 Avenida Pelayo	SC	SC	STD	2	\$0		\$1,170,000	\$790.54	1480	1948/ASR	4,386/0.1007	
4	OC20157304	S	137 13th ST	SLB	1A	STD	3	\$43,900		\$2,170,000	\$758.21	2862	1969/ASR	3,167/0.0727	
5	PW20257719	S	2322 S Center ST	SA	69	STD	3	\$50,700		\$905,000	\$320.92	2820	1960/ASR	9,148/0.21	
6	OC20062845	S	1409 W Lingan LN	SA	699	STD	11	\$219,050		\$2,885,000	\$337.70	8543	1959/ASR	10,890/0.25	

List / Sold:

Closed •**\$1,775,000/\$1,712,000 ↓****13 days on the market****Listing ID: OC20245668****16472 24th St • Sunset Beach 90742****2 units • \$887,500/unit • 2,200 sqft • 3,049 sqft lot • \$778.18/sqft • Built in 1948****PCH to 24th St**

Sunset Beach duplex with partial ocean views on a corner lot. No shared walls. 3 bedroom, 3 bath, 2 story unit on the left. 2 bedroom, 2 bath, single story unit over the garages is nicely remodeled. Each unit has its own 2 car garage with room for a 5th car garage currently occupied by a storage room. Each unit includes a spacious outdoors deck with partial ocean views. Shared laundry room and abundant guest parking. Total building square footage is an estimate, buyer to verify square footage of lot & residence prior to COE.

Facts & Features

- Sold On 01/28/2021
- Original List Price of \$1,775,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Common Area
- \$81600 Gross Scheduled Income
- \$81600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Corner Lot
- Waterfront Features: Beach Access, Ocean Side of Freeway, Ocean Side Of Highway 1
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,638
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 17851404

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

List / Sold:

Closed**\$2,895,000/\$2,750,000** ↓

69 days on the market

421 38th St • Newport Beach 92663**2 units • \$1,447,500/unit • 2,700 sqft • 2,831 sqft lot • \$1018.52/sqft •****Built in 1968****Listing ID: NP20221769****Balboa Blvd to 38th Street cross over bridge onto Island life**

Exceptionally rare on the peninsula, this luxuriously upgraded and remodeled duplex on Newport Beach's exclusive Newport Island offers gorgeous channel views and a grand total of 7 bedrooms and 4 baths. Channel and bay access is just across the street from the prime interior-corner property, where new double French doors introduce a lower residence with 4 bedrooms, 2 baths, new porcelain woodgrain plank tile flooring, fresh paint, new designer hardware, a new interior laundry space, and complete repiping to the sewer. Upstairs, 3 bedrooms and 2 baths await in a chic setting with a covered patio, and a new Viking refrigerator in the kitchen. Both units are open and bright, with scenic views and fresh sea breezes complementing living areas that showcase elegant fireplaces, remodeled baths, designer kitchens with slab granite countertops, crown molding, upgraded window treatments, and master suites with walk-in closets. Enjoy outdoor relaxation and entertaining on a spacious front patio and a spacious upper terrace, all complemented by classic Cape Cod-inspired architecture. Newport Island Park is just down the block, and miles of beaches, Balboa Island, piers, restaurants, shops and recreation are minutes away.

Facts & Features

- Sold On 01/29/2021
- Original List Price of \$2,995,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Laundry: Inside
- \$112800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Corner Lot
- Waterfront Features: Beach Access, Marina in Community, Ocean Access
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01522411
- 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	4	2	2	Unfurnished	\$0	\$0	\$4,900
2:	1	3	2	1	Unfurnished	\$4,200	\$4,200	\$4,500

Of Units With:

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

Additional Information

- Standard sale
- N8 - West Newport - Lido area
- Orange County
- Parcel # 42307218

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

List / Sold:

Closed • Duplex**\$1,199,000/\$1,170,000 ↓****128 days on the market****Listing ID: OC20162977****106 Avenida Pelayo • San Clemente 92672****2 units • \$599,500/unit • 1,480 sqft • 4,386 sqft lot • \$790.54/sqft • Built in 1948****North on El Camino Real to left on Aragon and right turn on Avenida Pelayo**

Fully remodeled with a modern contemporary architectural style any buyer will love, this San Clemente duplex offers unbeatable views and an ideally flexible layout. Designed by famed coastal architect Chris Abel, this property boasts outstanding curb appeal, ample parking with both front and rear driveways, RV parking, two garages, and outdoor entertaining spaces including a private rooftop patio and spacious front deck running the length of the property. Enter to soaring 12' ceilings in the main upper unit, a light and bright 2-bed, 2-bath residence featuring an open layout with skylights. A charming spiral staircase leads to a roof-top deck with 360-degree views, and all bedrooms feature captivating views as well. The kitchen and bathrooms have been updated with gray shaker cabinets and on-trend tiles. On the lower level, a private studio apartment includes a full kitchen and bathroom, featuring a sliding barn door accent. Beautiful upgrades throughout include quartz kitchen countertops, Carrera marble tiled floors, engineered wood flooring, and new appliances. Ideally located a short distance from downtown San Clemente and the beach, this property can easily produce rental income from the studio apartment, or be used as a primary residence with the second unit utilized as a yoga studio, workshop, home office, or game room. Don't miss this unique opportunity to own an iconic coastal property with rental income potential and serene ocean views.

Facts & Features

- Sold On 01/25/2021
- Original List Price of \$1,249,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Garage
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, See Remarks
- Floor: Laminate
- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator
- Other Interior Features: Balcony, Beamed Ceilings, Ceiling Fan(s), Living Room Deck Attached, Open Floorplan

Exterior

- Lot Features: Front Yard, Landscaped, Rocks, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01947727
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$0	\$0	\$3,500
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,650

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- SC - San Clemente Central area
- Orange County
- Parcel # 69238135

Michael Lembeck**Re/Max Property Connection**

2/1/2021

Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: OC20162977

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List / Sold:

Closed • Triplex**\$2,225,000/\$2,170,000 ↓****118 days on the market****Listing ID: OC20157304****137 13th St • Seal Beach 90740****3 units • \$741,667/unit • 2,862 sqft • 3,167 sqft lot • \$758.21/sqft • Built in 1969****On 13th Street between Electric and Ocean Avenue**

Fabulous Triplex in highly desirable "Old Town" Seal Beach. All units are nicely maintained and have been beautifully remodeled. A short walk to the beach, pier, Seal Beach Main Street, shops and Restaurants. Easy access to the 405, 22 and 605 freeways for commuters and within the highly sought after Los Alamitos School District. There is also an additional room currently used as an extra bedroom on the third floor that is not currently rented out, can be used as an additional bedroom for one of the units or used as an office for some added revenue. Roof can be modified back to a roof top deck. New roof recently installed. Click here for virtual tours: <https://my.matterport.com/show/?m=ox8dMpYRxau&mils=1&ts=2>. <https://my.matterport.com/show/?m=HvGFfmLGQ6z&mils=1&ts=2>

Facts & Features

- Sold On 01/29/2021
- Original List Price of \$2,225,000
- 1 Buildings
- Levels: Three Or More
- 3 Total parking spaces
- Heating: Forced Air
- Laundry: Individual Room
- \$43900 Gross Scheduled Income
- \$41500 Net Operating Income
- 3 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Family Room, Main Floor Bedroom, Walk-In Closet
- Floor: Carpet, Laminate, Tile
- Appliances: 6 Burner Stove, Built-In Range, Dishwasher, Disposal, Microwave, Refrigerator
- Other Interior Features: Granite Counters, Open Floorplan

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,033
- Electric: \$720.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01208606
- Gardener:
- Licenses:
- Insurance: \$0
- 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	2	1	Unfurnished	\$3,200	\$3,200	\$3,200
2:	1	3	2	1	Unfurnished	\$2,800	\$2,800	\$3,200
3:	1	2	2	1	Unfurnished	\$2,700	\$2,700	\$3,000

Of Units With:

- Separate Electric: 3
- Gas Meters: 0
- Water Meters: 0
- Carpet: 1
- Dishwasher: 3
- Disposal: 3
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale
- 1A - Seal Beach area
- Orange County
- Parcel # 19907618

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

Closed •List / Sold: **\$850,000/\$905,000** ↑**2322 S Center St • Santa Ana 92704****3 units • \$283,333/unit • 2,820 sqft • 9,148 sqft lot • \$320.92/sqft • Built in 1960****9 days on the market****Listing ID: PW20257719****WARNER AND FAIRVIEW**

***CLEAN SOUTH SANTA ANA TRIPLEX, LOCATED NEXT TO ADAMS PARK AND NEAR WORLD FAMOUS SOUTH COAST PLAZA, UNITS A AND B ARE HUGE 2 BEDROOM TOWNHOME STYLE APTS WITH A FIREPLACE AND WASHER/DRYER HOOKUPS \$1,475, UNIT C IS A LARGE UPSTAIRS 1 BEDROOM \$1,275, HUGE CORNER LOT OVER 9,000 SQ.FT., LARGE PRIVATE YARD FOR ALL TENANTS TO SHARE, INDIVIDUAL GAS AND ELECTRIC METERS AND INDIVIDUAL HOT WATER HEATERS FOR LOW EXPENSES, ALL TENANTS HAVE BEEN THERE FOR OVER 9 YRS AND LAST RENT INCREASE WAS 7/1/2019.

Facts & Features

- Sold On 01/26/2021
- Original List Price of \$850,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Natural Gas
- Laundry: See Remarks
- \$50700 Gross Scheduled Income
- \$34476 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Corner Lot
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$16,224
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00866406
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,475	\$1,475	\$1,800
2:	1	2	1	1	Unfurnished	\$1,475	\$1,475	\$1,800
3:	1	1	1	1	Unfurnished	\$1,275	\$1,275	\$1,400

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
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 40842316

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

List / Sold:

Closed •**\$2,900,000/\$2,885,000** ↓

220 days on the market

Listing ID: OC20062845

1409 W Lingan Ln • Santa Ana 92704**11 units • \$263,636/unit • 8,543 sqft • .25 acre(s) lot • \$337.70/sqft • Built in 1959****Cross Streets: McFadden Ave / S Bristol Street**

1409 West Lingan Lane is an 11-unit multifamily investment property located in Santa Ana, California. Situated on a 0.25 acre lot, 1409 West Lingan Lane consists of one- and two-bedroom units and includes amenities such as gated entry, a central courtyard, garage parking, and on-site laundry. The Property is situated near schools, parks, and retail centers and is one and one half miles from Downtown Santa Ana.

Facts & Features

- Sold On 01/28/2021
- Original List Price of \$2,900,000
- 1 Buildings
- Levels: Two
- 11 Total parking spaces
- Laundry: Community
- \$219050 Gross Scheduled Income
- \$147145 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$65,377
- Electric: \$3,531.00
- Gas: \$3,531
- Furniture Replacement:
- Trash: \$5,252
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,300
- Maintenance: \$5,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,531
- Other Expense: \$5,340
- Other Expense Description: Other

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	2	Unfurnished	\$2,743	\$2,743	\$2,950
2:	9	2	1	9	Unfurnished	\$15,392	\$15,392	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Orange County
- Parcel # 10907205

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

CUSTOMER FULL: Residential Income LISTING ID: OC20062845

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