

### 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 | <a href="#">IG22246174</a> | S | 721 N <a href="#">Idaho ST</a>     | LH   | 87   | STD  | 2     | \$18,000 |     | \$750,000    | \$435.79 | 1721 | 1958/ASR | 6,534/0.15   | N       | 2        | 02/03/23 | <a href="#">1/29</a>    |
| 2 | <a href="#">LG22177101</a> | S | 825 <a href="#">Park AVE</a>       | LB   | LV   | TRUS | 2     | \$0      |     | \$2,500,000  | \$816.99 | 3060 | 1965/ASR | 6,098/0.14   | N       | 3        | 01/31/23 | <a href="#">112/112</a> |
| 3 | <a href="#">CV22135396</a> | S | 2230 S <a href="#">Center ST</a>   | SA   | 69   | STD  | 3     | \$56,750 |     | \$960,000    | \$340.43 | 2820 | 1960/ASR | 6,970/0.16   | N       | 3        | 01/31/23 | <a href="#">137/137</a> |
| 4 | <a href="#">PW22135068</a> | S | 890 N <a href="#">Grand ST</a>     | ORG  | 72   | STD  | 3     | \$0      |     | \$755,000    | \$375.06 | 2013 | 1905/ASR | 6,662/0.1529 | N       | 0        | 02/01/23 | <a href="#">175/175</a> |
| 5 | <a href="#">DW22255944</a> | S | 133 <a href="#">Malvern AVE</a>    | FUL  | 83   | TRUS | 3     | \$4,350  |     | \$960,000    | \$320.00 | 3000 | 1920/ASR | 7,314/0.1679 | N       | 1        | 02/01/23 | <a href="#">6/6</a>     |
| 6 | <a href="#">PW22234679</a> | S | 407 N <a href="#">Bradford AVE</a> | PLA  | 84   | STD  | 3     | \$0      |     | \$835,000    | \$483.22 | 1728 | 1958/PUB | 8,276/0.19   | N       | 2        | 01/31/23 | <a href="#">54/54</a>   |

**Closed** • Duplex

List / Sold: **\$795,000/\$750,000** ↓

**721 N Idaho St** • La Habra 90631

**1 days on the market**

**2 units** • **\$397,500/unit** • **1,721 sqft** • **6,534 sqft lot** • **\$435.79/sqft** •

**Listing ID: IG22246174**

**Built in 1958**

**Idaho & Whittier**



Wonderful investment opportunity! This unique property features two units, each with 2 bedrooms and 1 bath, as well as a detached garage, making this the perfect place to live, rent out, or all of the above! Each unit features a roomy floorplan, their own laundry rooms, and charming yards to enjoy the weather. Conveniently located across the street from La Habra High School, and easy walking distance to La Bonita Park, restaurants, and local favorite Claro's Italian Market, with easy access to Beach Blvd and Imperial Hwy, this is a conveniently located spot where anyone would be thrilled to live!

### Facts & Features

- Sold On 02/03/2023
- Original List Price of \$795,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- \$505 (Estimated)
- Laundry: Individual Room
- \$18000 Gross Scheduled Income
- \$13000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down
- Other Interior Features: Block Walls, Ceiling Fan(s)

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$5,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01406566
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 0      | Unfurnished | \$700       | \$8,400    | \$2,400   |
| 2: | 1     | 2    | 1     | 2      | Unfurnished | \$800       | \$9,600    | \$2,500   |

### # Of Units With:

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

### Additional Information

- Standard sale

- 87 - La Habra area
- Orange County
- Parcel # 01801004

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**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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▼ Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: IG22246174

Printed: 02/05/2023 5:12:54 AM

**Closed** •

List / Sold:

**\$2,950,000/\$2,500,000** ↓

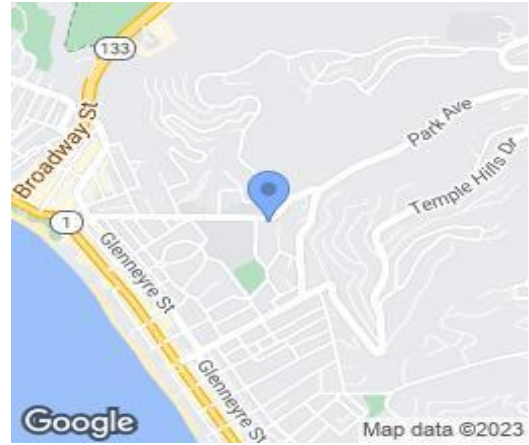
112 days on the market

Listing ID: LG22177101

**825 Park Ave • Laguna Beach 92651**

**2 units • \$1,475,000/unit • 3,060 sqft • 6,098 sqft lot • \$816.99/sqft •  
Built in 1965**

**Coast Hwy to East on Legion to right on Park, Just past the High school on the right, Park in front of the garage on the left or middle garage**



OCEAN VIEWS, WALKING DISTANCE OF RESTAURANTS, SHOPS, LIBRARY. LARGE WOODED LOT, Townhouse style units with no one living above you or below you. 825 Park is a 4 Bedroom 2.5 bath, 835 Park is a 2 bedroom, 1.5 bath. Also, there is a separate Studio with bath. 3 Car Garage plus room to park 3 cars in driveway. Highly desirable location within walking distance of downtown. Large lot with private park like backyard. Lower level is a separate studio with beautiful deck surrounded by lush landscaping. RPR shows property as a Duplex. Gleaming hardwood floors in large unit. Buyers to make their own determination of square footage/permits/condition of property. RPR shows the property is a Duplex.

### Facts & Features

- Sold On 01/31/2023
- Original List Price of \$3,100,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central
- \$1,872 (Estimated)
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: 2-5 Units/Acre, Sprinkler System
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00626631
- 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    | 3     | 2      | Unfurnished | \$0         | \$0        | \$120,000 |
| 2: | 1     | 2    | 2     | 1      | Unfurnished | \$27,600    | \$27,600   | \$48,000  |
| 3: | 1     | 0    | 1     | 0      | Unfurnished |             |            | \$36,000  |

### # Of Units With:

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

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## Additional Information

- Trust sale

- LV - Laguna Village area
  - Orange County
  - Parcel # 64411125
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### Michael Lembeck

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

### Re/Max Property Connection

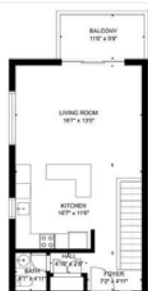
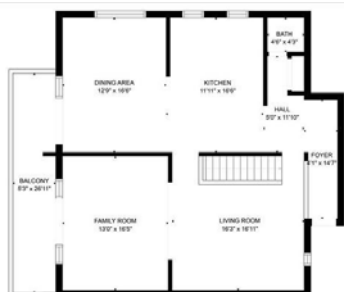
State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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**Closed** •

List / Sold: **\$995,000/\$960,000** ↓

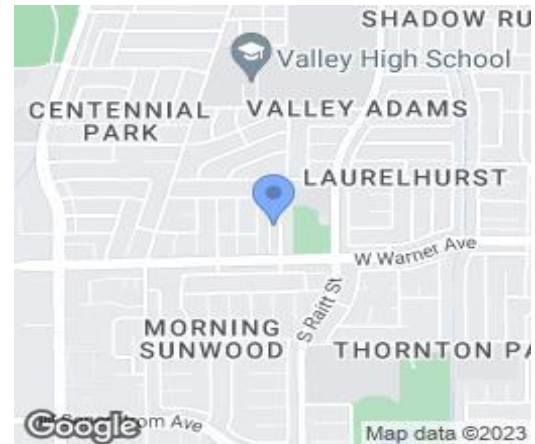
**2230 S Center St • Santa Ana 92704**

**137 days on the market**

**3 units • \$331,667/unit • 2,820 sqft • 6,970 sqft lot • \$340.43/sqft •  
Built in 1960**

**Listing ID: CV22135396**

**Warner and Center**



Great Investment Opportunity!!! 3 units in good condition and nice area of Santa Ana. Not far from South Coast Plaza and Beach. Property is in The Barry P. Kirby Family Trust. NOTE: Buyer to do their due diligence regarding the property lines. One unit is Section 8 Tenants pays the difference. Buyer To Verify City Guidelines regarding rent control and section 8. NOTE: City has approved garages to be converted to ADU.

### Facts & Features

- Sold On 01/31/2023
- Original List Price of \$995,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$747 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$56750 Gross Scheduled Income
- \$50539 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$11,350
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$4,175
- Cable TV: 02105397
- Gardener:
- Licenses:
- Insurance: \$2,036
- 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     | 2    | 1     | 1      | Unfurnished | \$1,760     | \$21,120   | \$26,400  |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$1,781     | \$21,372   | \$26,400  |
| 3: | 1     | 1    | 1     | 1      | Unfurnished | \$1,411     | \$16,932   | \$23,940  |

### # 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

**Michael Lembeck**

State License #: 01019397

Cell Phone: 714-742-3700

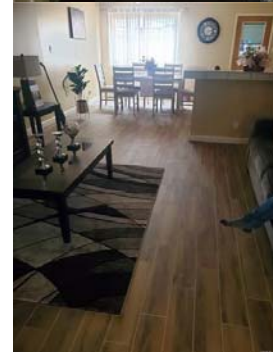
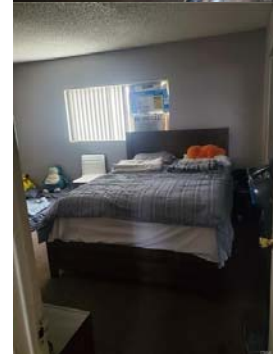
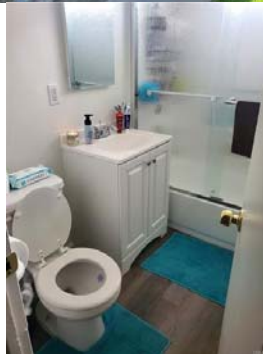
**Re/Max Property Connection**

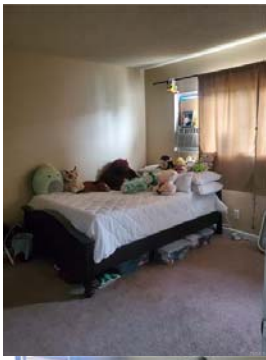
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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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**Closed** • **Single Family Residence**

List / Sold: **\$799,900/\$755,000** ↓

**890 N Grand St • Orange 92867**

**175 days on the market**

**3 units • \$266,633/unit • 2,013 sqft • 6,662 sqft lot • \$375.06/sqft •  
Built in 1905**

**Listing ID: PW22135068**

**From the Plaza, go north on Glassell Street to Collins Avenue and turn right. Make the second right and the home in on the corner of Collins and Grand St. Cross Streets: Collins and Glassell**



This CHARMING 1905 COTTAGE IS LOADED WITH CHARM and has TWO ADDITIONAL STUDIO UNITS (or convert the downstairs unit back to a 2-car garage). It's located just a short distance from the OLD TOWNE NATIONAL REGISTER HISTORIC DISTRICT and CHAPMAN UNIVERSITY! The main house has is 1045 sq. ft. and ORIGINAL HARDWOOD FLOORS, CLASSIC ORIGINAL MOLDINGS and 9-foot ceilings throughout most of the home. Once you pass the picket fence and the WONDERFUL FRONT PORCH, you'll love the COVED LIVING ROOM CEILING, the LARGE, SEPARATE DINING ROOM, A BEAUTIFULLY TILED KITCHEN with GENEROUS BREAKFAST NOOK and breakfast counter and a TASTEFULLY REMODELED BATHROOM. There's also CENTRAL AIR CONDITIONING and DOUBLE PANED WINDOWS. Each studio has it's own nice kitchen and bathroom. The upstairs unit is 396 sq. ft. and the downstairs unit (former 2 car garage) is 572 sq.ft. The corner lot affords loads of OFF-STREET PARKING. The LARGE REAR YARD contains a very nice (12 X 24 feet) workshop/storage shed with extensive electrical outlets and mature shade trees.

### Facts & Features

- Sold On 02/01/2023
- Original List Price of \$1,195,000
- 3 Buildings
- Levels: Three Or More
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$363 (Estimated)
- Laundry: Common Area
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

### Interior

- Rooms: All Bedrooms Down
- Floor: Tile, Wood
- Appliances: Dishwasher
- Other Interior Features: Ceiling Fan(s), Ceramic Counters, High Ceilings

### Exterior

- Lot Features: Sprinklers In Front, Sprinklers Timer
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01518717
- 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     | 0      | Unfurnished | \$0         | \$0        | \$2,850   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$0         | \$0        | \$1,800   |
| 3: | 1     | 1    | 1     | 0      | Unfurnished | \$0         | \$0        | \$1,650   |

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 38659224

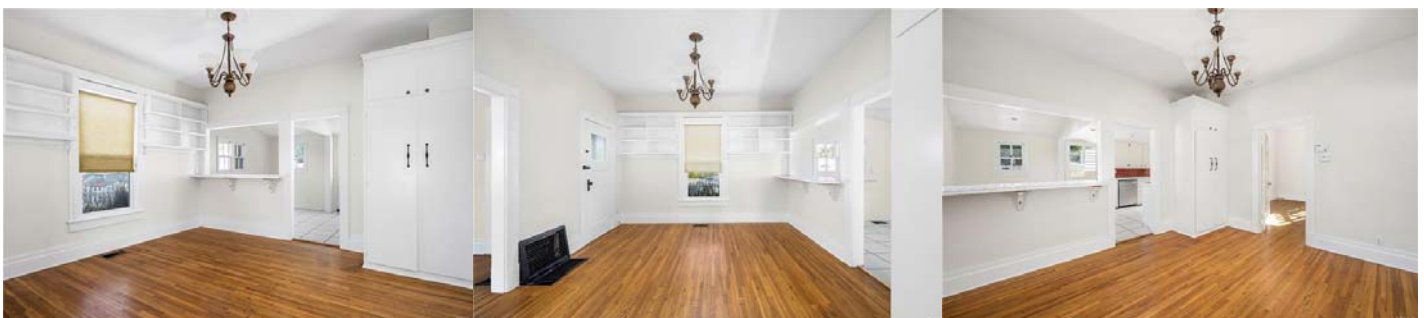
**Michael Lembeck**

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** • **Triplex**

List / Sold: **\$929,000/\$960,000** ↑

**133 Malvern Ave** • Fullerton 92832

**6 days on the market**

**3 units** • **\$309,667/unit** • **3,000 sqft** • **7,314 sqft lot** • **\$320.00/sqft** •  
**Built in 1920**

**Listing ID: DW22255944**

**N. Harbor Blvd & W. Chapman Ave**



**3 UNITS!!!! GREAT INVESTMENT OPPORTUNITY JUST WALKING DISTANCE TO DOWNTOWN FULLERTON!!** Front main house features 3 bedrooms, 2 baths, and inside laundry room. Separate building with its own entrance to the 2 units. Upstairs unit features 2 bedrooms and 1 bath and a downstairs studio unit with separate laundry room for the 2 units. Great income potential to live in main house and rent out the other units!!

### Facts & Features

- Sold On 02/01/2023
- Original List Price of \$929,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$501 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup, Individual Room, See Remarks
- \$4350 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: Family Room, Kitchen, Laundry, Master Bedroom
- Appliances: Dishwasher, Free-Standing Range, Disposal
- Floor: Wood
- Other Interior Features: Built-in Features, Open Floorplan, Pantry

### Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Lot 6500-9999, Near Public Transit, Park Nearby
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01788242
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|------------|-------------|------------|-----------|
| 1: | 1     | 3    | 2     |        |            |             |            | \$3,600   |
| 2: | 1     | 2    | 1     |        |            | \$2,600     |            | \$2,800   |
| 3: | 1     | 0    | 1     |        |            | \$1,750     |            | \$2,200   |

### # Of Units With:

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

- Disposal:

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## Additional Information

- Trust sale
- 83 - Fullerton area
- Orange County
- Parcel # 03220413

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### Michael Lembeck

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

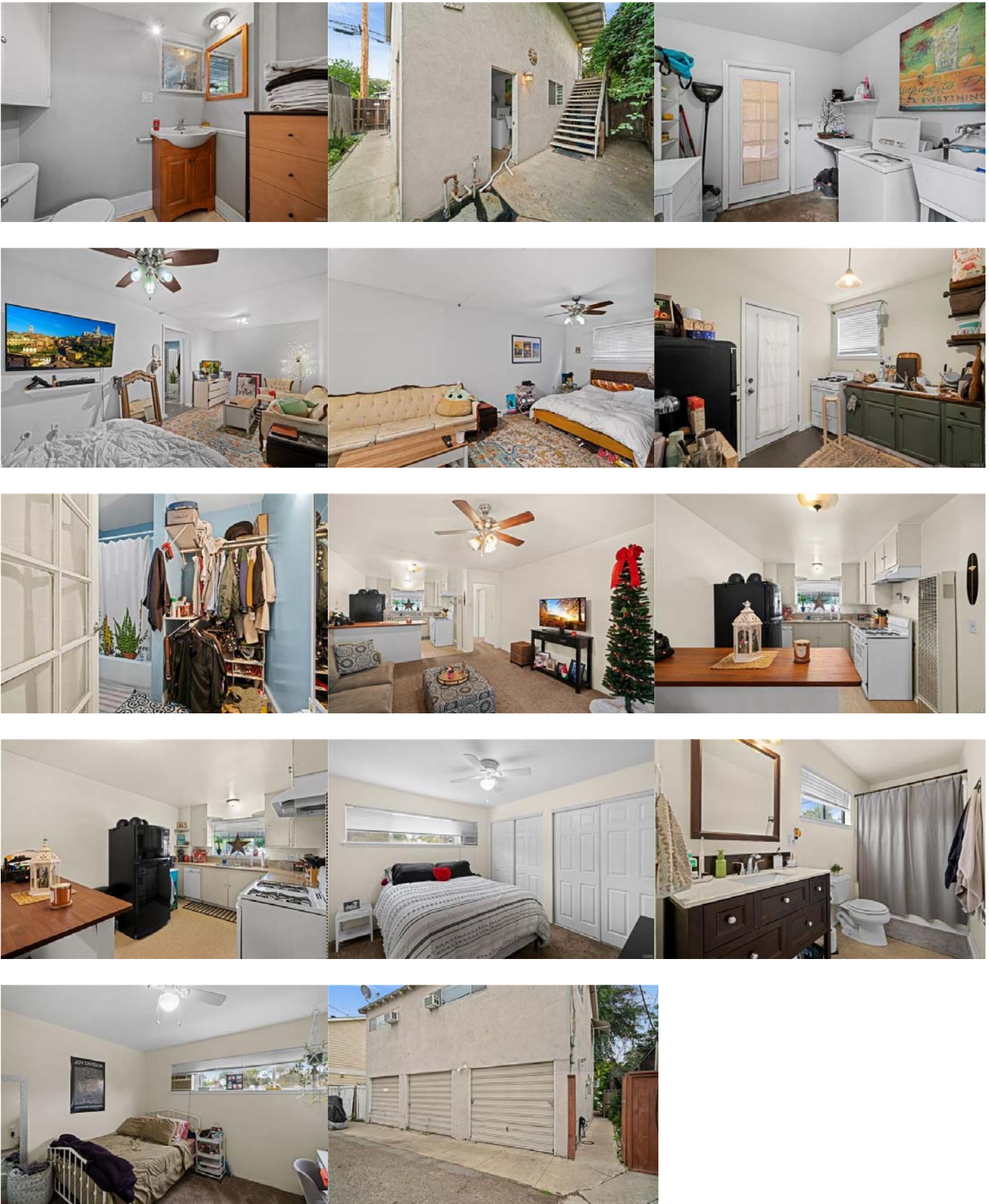
### Re/Max Property Connection

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

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**Closed** • **Triplex**

List / Sold: **\$875,000/\$835,000** ↓

**407 N Bradford Ave** • **Placentia 92870**

**54 days on the market**

**3 units** • **\$291,667/unit** • **1,728 sqft** • **8,276 sqft lot** • **\$483.22/sqft** •  
**Built in 1958**

**Listing ID: PW22234679**

**From the 57 frwy, exit on Chapman and go East. Turn Left on Bradford and property is on Left.**



Escrow fell out due to buyer layoff. Looking for an excellent investment opportunity with huge upside potential? Look no further! This fix and flip triplex located in the heart of Placentia is a wonderful value add opportunity. This R2-zoned property offers endless potential for additions and upgrades and features two 2-bedroom, 1-bath units that share a common wall and a 1-bedroom, 1-bath, which is attached to the two-car garage. Each unit features individual gas, electric, and water meters as well as laundry hookups. A long driveway offers plenty of parking. This property is conveniently located right across the street from Valencia High School and is close to shopping, dining, and freeways, making it the prime location for rental income property. Schedule a showing soon as it won't last long!

### Facts & Features

- Sold On 01/31/2023
- Original List Price of \$875,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,542 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

### Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Vinyl, Wood

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01922671
- Gardener:
- Licenses:
- Insurance: \$0
- 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     | 2    | 1     | 0      | Unfurnished | \$0         | \$0        | \$2,550   |
| 2: | 1     | 2    | 1     | 0      | Unfurnished | \$0         | \$0        | \$2,550   |
| 3: | 1     | 1    | 1     | 2      | Unfurnished | \$0         | \$0        | \$1,800   |

### # Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC: 3

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## Additional Information

- Standard sale

- 84 - Placentia area
- Orange County
- Parcel # 33902208

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## Michael Lembeck

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

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## Re/Max Property Connection

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

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