

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	LG22011937	S	336 Y Place	LB	LV	STD	2	\$0		\$2,900,000.↓	\$876.40	3309	2008/SLR	5,212/0.1197	N	5	01/11/23	317/317
2	OC22240418	S	329 S Grand ST	ORG	OTO	STD	2	\$84,000		\$1,365,000.↓	\$764.71	1785	1908/APP	6,098/0.14	N	2	01/10/23	25/25
3	PW22140551	S	1135 Highland ST	SA	69	STD	3	\$2,850		\$889,000	\$466.91	1904	1961/ASR	7,562/0.1736	N	1	01/12/23	112/112
4	TR22222246	S	1400 Eastpark DR	LH	87	STD	4	\$127,200		\$1,600,000.↓	\$359.39	4452	1972/ASR	8,276/0.19	N	6	01/13/23	27/27

Closed • Duplex

List / Sold:

\$3,295,000/\$2,900,000 ↓

317 days on the market

Listing ID: LG22011937

336 Y Place • Laguna Beach 92651

2 units • \$1,647,500/unit • 3,309 sqft • 5,212 sqft lot • \$876.40/sqft • Built in 2008

Off Forest Ave, onto Loma, right on Loma Terrace, left on Y Place



With ocean views, a host of luxurious amenities and a coveted Village setting in Laguna Beach, this exceptional duplex offers one of the coastal town's best investment opportunities. Newly constructed from the ground up in 2008, both residences measure close to 1,700 square feet and feature three bedrooms and three baths, with the lower unit including a versatile guest room with separate entrance and kitchenette. Vast picture windows and numerous decks welcome ocean and evening-light views in each design, with additional amenities led by vaulted and beamed ceilings, laminate wood flooring, open-concept arrangements, skylights, interior laundry, granite countertops and surrounds throughout, and living rooms with handsome fireplaces. Kitchens feature breakfast bars, abundant wood cabinetry and premium stainless steel appliances. Primary suites are distinguished by private balconies, including an ocean view in the upper unit, walk-in closets and chic baths with dual sinks. Mere moments from the beach, downtown's array of popular restaurants, unique art galleries, and countless shops and boutiques, the duplex makes it easy for residents to schedule a full calendar of fun events thanks to its location near the Laguna Playhouse, Sawdust Festival and Pageant of the Masters. They can easily leave the car parked for the weekend and explore all that Laguna Beach has to offer.

Facts & Features

- Sold On 01/11/2023
 - Original List Price of \$4,249,000
 - 1 Buildings
 - Levels: Three Or More
 - 5 Total parking spaces
 - Heating: Central, Zoned
 - \$0 (Unknown)
 - Laundry: Individual Room, Inside
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available
-

Interior

- Rooms: Bonus Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Bathroom, Master Bedroom, Master Suite, Walk-In Closet
 - Floor: Carpet, Laminate, Tile
 - Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Range Hood, Refrigerator, Self Cleaning Oven, Water Line to Refrigerator
 - Other Interior Features: 2 Staircases, Balcony, Beamed Ceilings, Ceiling Fan(s), Granite Counters, High Ceilings, Living Room Balcony, Living Room Deck Attached, Open Floorplan, Recessed Lighting, Storage
-

Exterior

- Lot Features: Cul-De-Sac, Landscaped, Sprinkler System • Sewer: Public Sewer
-

Annual Expenses

- Total Operating Expense: \$0
 - 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
1:	1	3	3	2	Unfurnished	\$5,200	\$5,200	\$0
2:	1	3	3	2	Unfurnished	\$4,900	\$4,900	\$0

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
- LV - Laguna Village area
 - Orange County
 - Parcel # 64127210

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: LG22011937

Printed: 01/15/2023 5:35:05 AM

Closed • Duplex

List / Sold:

\$1,395,000/\$1,365,000 ↓

25 days on the market

Listing ID: OC22240418

329 S Grand St • Orange 92866

2 units • \$697,500/unit • 1,785 sqft • 6,098 sqft lot • \$764.71/sqft •
Built in 1908

Near Palmyra



Rare two homes on one lot in the heart of The Old Towne National Register Historic District! 329 S. Grand consists of a Classical Revival 2 bedroom and 1.5 bath cottage in Old Towne Orange National Historic District. 331 S. Grand consists of a 2 bedroom and 1 bath detached home off of the alley. The property is on the Mills Act, which transfers to new owner and less property taxes. Completely remodeled with hardwood and tile flooring throughout home, new tiled walk-in shower and tub shower, updated kitchen, indoor laundry room, ceiling fans in bedrooms and living room, high ceilings, great room. Quartz and marble countertops in both homes. New wood windows installed throughout front house with dual pane glass. Walk to Old Town Circle to shop and dine! Chapman University and train station are a few blocks away! Private backyard and side yard with Patio & Pergola. Relax outside on the covered front porch overlooking the front yard. Sprinkler system with timer. A/C units in living room and wall heaters in both homes. Quiet and private detached home. Includes washers, dryers, and refrigerators. Large attic with standing room could be finished. Two car garage is used by front house at 329 S. Grand.

Facts & Features

- Sold On 01/10/2023
- Original List Price of \$1,460,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$500 (Estimated)
- Laundry: Dryer Included, Gas & Electric Dryer Hookup, Inside, Washer Included
- \$84000 Gross Scheduled Income
- \$81020 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile, Vinyl, Wood
- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,980
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$360
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,080
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Furnished	\$0	\$0	\$4,200
2:	1	2	1	0	Unfurnished	\$2,600	\$2,600	\$2,800

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet: 0
- Dishwasher:
- Disposal: 2

- Drapes: 1
- Patio: 2
- Ranges: 2
- Refrigerator: 2
- Wall AC: 2

Additional Information

- Standard sale

- OTO - Old Towne Orange area
- Orange County
- Parcel # 39040302

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: **\$889,000/\$889,000**

1135 Highland St • Santa Ana 92703

112 days on the market

**3 units • \$296,333/unit • 1,904 sqft • 7,562 sqft lot • \$466.91/sqft •
Built in 1961**

Listing ID: PW22140551

West of Bristol & North Of McFadden



Welcome to 1135 Highland St! Three units of income property with a main house of 3 bedrooms & 1 bathroom on front and two single bedroom and bathroom each unit at rear with Palm trees along the large driveway. Conveniently located close to stores, businesses, transportation and much more. Dual Pane Windows, security bars at the rear units, New security doors for all units are some of the upgrades. Long term tenants hoping to stay. Hurry, it won't last!

Facts & Features

- Sold On 01/12/2023
- Original List Price of \$889,000
- 3 Buildings
- 3 Total parking spaces
- 2 Total carport spaces
- Heating: Wall Furnace
- \$511 (Estimated)
- \$2850 Gross Scheduled Income
- \$1800 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Gas Range

Exterior

- Lot Features: Yard
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,300
- Cable TV: 02191300
- Gardener:
- Licenses:
- Insurance: \$750
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$19,800	\$19,800	\$19,800
2:	1	1	1	0	Unfurnished	\$13,200	\$13,200	\$13,200
3:	1	1	1	0	Unfurnished	\$13,200	\$13,200	\$13,200

Of Units With:

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

Additional Information

- Standard sale
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01018327

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:

\$1,650,000/\$1,600,000 ↓

27 days on the market

Listing ID: TR22222246

1400 Eastpark Dr • La Habra 90631

**4 units • \$412,500/unit • 4,452 sqft • 8,276 sqft lot • \$359.39/sqft •
Built in 1972**

La Habra Bl to N. Fonda St.



Desirable North Orange County location! Four plex in a sought-after community next to Descanso Park. The property is a total of 4452 sf., blt 1972, on an 8149 sf lot. There is a front unit 3 bed 2.5 bath home with ground level entry. This home (unit 1) is vacant and faces the street and has no shared walls with the other 3 homes. A double door entry opens to a living room with laminate wood floors and a fireplace. The kitchen is open to the family room and there is a sliding door to a private patio area. Adjacent the family room is a half bath and direct entry to the attached two car garage and laundry hookups. Upstairs are 3 spacious bedrooms with a hallway full bathroom to service the 2 secondary bedrooms. A master suite with a dedicated bathroom and two closets. One is mirrored. There is a separate water closet (toilet) for privacy. This unit will be remodeled in early December with a new rent fetching appx \$3200 per month. There is one 2 bed 1 bath upstairs home (unit 4) that sits above a common breezeway and the garages. It is one level with an open family room and nook to the kitchen and a hallway full bathroom and 2 bedrooms. It has a detached garage below. A longtime tenant pays \$1150 per month. This home will eventually need updating and remodeling. Units 2 and 3 are both 2 bedroom and 1.5 bath 2 story homes that are mirror images and back to back. They share a common wall with one another. Unit 3 is in the middle and vacant, it is nicely remodeled and ready to rent to a new tenant. It should command \$2500 per month or so. Ground level entry with laminate wood floors in the living room, a dining area adjacent the kitchen and a half bath. The kitchen has a gas range and large walk-in pantry. There is a sliding door to a private patio. 2 bedrooms and a full bathroom upstairs. Unit 2 is occupied and a similar floorplan with a longtime tenant paying \$1000 per month. It is in average condition, eventually needing updating. There are a total of 6 garages, 4 of them are single car. 3 of the single car garages have laundry hookups. At the south end of the building is an additional open parking spot. These can be divided between units 2,3, and 4. There will be 4 vacant garages delivered to the new owner. The current two tenants now occupy 2 garages and the one open space at the south end. Additional street parking is first come first serve. No HOA dues.

Facts & Features

- Sold On 01/13/2023
 - Original List Price of \$1,650,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Central, Wall Furnace
 - \$993 (Estimated)
 - Laundry: Gas & Electric Dryer Hookup, In Garage, Washer Hookup
 - \$127200 Gross Scheduled Income
 - \$110000 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available
-

Interior

- Rooms: Family Room, Living Room, Master Bathroom
 - Floor: Carpet, Laminated, Tile
 - Appliances: Dishwasher, Gas Range, Vented Exhaust Fan, Water Line to Refrigerator
 - Other Interior Features: Unfurnished
-

Exterior

- Lot Features: Landscaped, Lawn, Level with Street, Rectangular Lot, Level, Sprinkler System, Sprinklers In Front, Sprinklers Timer
 - Security Features: Carbon Monoxide Detector(s), Fire Rated Drywall, Firewall(s), Smoke Detector(s)
 - Fencing: Average Condition, Wood
 - Sewer: Sewer Paid
-

Annual Expenses

- Total Operating Expense: \$5,900
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$500
- Cable TV: 02190063
- Gardener:
- Licenses:

- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$0	\$38,400	\$3,200
2:	2	2	2	1	Unfurnished	\$1,000	\$60,000	\$5,000
3:	1	2	1	1	Unfurnished	\$1,150	\$28,800	\$2,400

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher: 4
- Disposal: 4
- Drapes:
- Patio: 4
- Ranges: 4
- Refrigerator: 0
- Wall AC: 4

Additional Information

- Standard sale
- 87 - La Habra area
- Orange County
- Parcel # 30301202

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

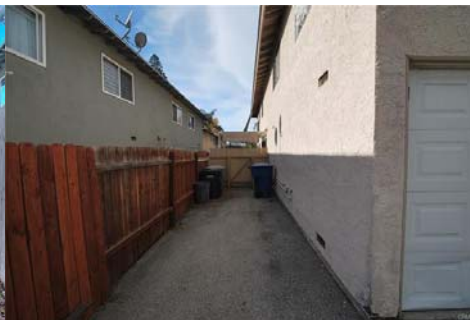
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CUSTOMER FULL: Residential Income LISTING ID: TR22222246

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