

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	RS21222598	S	420 S Madrona AVE	BREA	86	STD	2	\$64,200		\$1,200,000 	\$415.37	2889	1922/ASR	6,970/0.16	N	4	01/10/22	50/50
2	SB21197311	S	7561 Center AVE #32	HB	699	STD	2	\$51,600	4	\$915,000 	\$340.40	2688	1976/ASR	1,579/0.0362	N	1	01/11/22	22/22
3	OC21267567	S	3036 Coolidge AVE	CM	C3	TRUS	3	\$52,200		\$1,350,000 	\$426.41	3166	1962/PUB	6,098/0.14	N	3	01/11/22	6/6
4	PW21246182	S	15592 Pasadena AVE	TUS	699	STD	4	\$73,000		\$1,505,000 	\$333.26	4516	1964/ASR	7,405/0.17	N	4	01/13/22	16/16

Closed •

List / Sold:

\$1,295,000/\$1,200,000 ↓

50 days on the market

Listing ID: RS21222598

420 S Madrona Ave • Brea 92821

**2 units • \$647,500/unit • 2,889 sqft • 6,970 sqft lot • \$415.37/sqft •
Built in 1922**

W of Brea Blvd, S of Imperial



Lovely two-story historic home close to City Hall Park. Main house is completely updated and remodeled with warm natural wood floors, new carpeting, new paint inside and out, new recessed lighting, newer kitchen with sunny nook for eating, separate dining area, newer bathrooms, living room with wood-burning fireplace, central air, two master bedrooms, front porch and brick side patio. There is a detached 4-car garage with a 2 Bedroom unit above. This property shows true pride of ownership. Agent is related to seller.

Facts & Features

- Sold On 01/10/2022
- Original List Price of \$1,395,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$3,076 (Public Records)
- Laundry: Individual Room
- \$64200 Gross Scheduled Income
- \$42100 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite, Office, Two Masters, Walk-In Closet
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator
- Floor: Carpet, Wood

Exterior

- Lot Features: Lot 6500-9999
- Fencing: Vinyl, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,100
- Insurance: \$1,800
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$600
- Water/Sewer: \$1,200
- Cable TV:
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	3	Unfurnished	\$0	\$0	\$42,000
2:	1	2	1	1	Unfurnished	\$1,350	\$16,200	\$22,200

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale

- 86 - Brea area
- Orange County
- Parcel # 28424106

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: **\$895,000/\$915,000** ↑

7561 Center Ave # 32 • Huntington Beach 92647

22 days on the market

**2 units • \$447,500/unit • 2,688 sqft • 1,579 sqft lot • \$340.40/sqft •
Built in 1976**

Listing ID: SB21197311

Goldenwest St & Edinger Ave



Beautiful Live/Workspace in the iconic Old World Village. This turnkey gem will be delivered Completely tenant ready making it an ideal opportunity for an Owner/User play. With 2,688 Sq.Ft of rentable space, it is the largest Condominium in the community. The unit is ideally located directly across from the heart of the Village with tons of Restaurants and Retail. The top floor is a Spacious 3- Bd/2-Ba with over 1,300 Sq.Ft of livable space. Amenities to the top floor include A/C, Dishwasher, Washing Machine, and hook up in place to add in a dryer. In addition to plenty of parking for all condos, the property comes with a single garage that can be used for parking or storage. Market rents for 3-Bed units will rent out around \$2,500 should the owner decide to add monthly income. Current owner pays \$343 a/month for OA fee. The bottom floor is a Commercial space totaling nearly 1,400 Sq.Ft, which offers a Half Bath and separate storage space. At the back of the Commercial space is a quaint, private patio space enclosed greenery. The previous owner used the space as an art gallery but can be used creatively to the choice of the new owner. The Center Ave. Condo has great transit access, being conveniently located right off of the 405 Freeway. It is sandwiched right in between Golden West College and Bella Terra Mall, offering plenty of traffic.

Facts & Features

- Sold On 01/11/2022
- Original List Price of \$895,000
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- \$757 (Estimated)
- Laundry: Inside
- Cap Rate: 4
- \$51600 Gross Scheduled Income
- \$35800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,252
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- 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	1	Unfurnished	\$2,500	\$2,500	\$2,500
2:	1	0	1	0	Unfurnished	\$1,800	\$1,800	\$1,800

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Orange County
- Parcel # 14247432

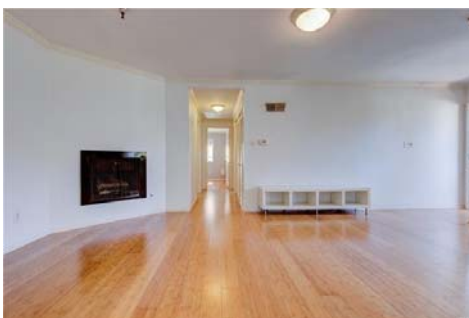
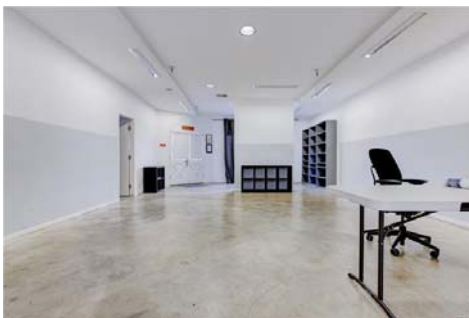
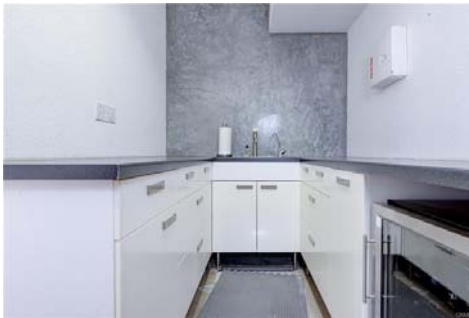
Michael Lembeck

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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Closed •

List / Sold:

\$1,250,000/\$1,350,000 ↑

6 days on the market

Listing ID: OC21267567

3036 Coolidge Ave • Costa Mesa 92626

**3 units • \$416,667/unit • 3,166 sqft • 6,098 sqft lot • \$426.41/sqft •
Built in 1962**

From Fairview and Baker: East on Baker, Left on Coolidge, The Property will be on the Right.



Amazing opportunity to own 3 units in a prime location in Costa Mesa. Walking distance to shopping and restaurants, a short walk to Paularino Elementary School, less than a mile to South Coast Plaza, 2 Miles to John Wayne Airport and minutes to Orange Coast College. This great location is close to three freeways, the 405, the 55, the 73-toll road and a short car ride to the beach. This spacious 3,166 square ft property consists of a front single story 2 bedroom and 1 bath unit and two townhouse style 2 story units with 2 bedrooms and 1.5 baths. There is a 3-car garage at the back of the property and there is additional parking for each unit. All 3 units have their own patio area and indoor laundry space. There is plenty of room for upsizing the rents at this location. This property is fully occupied so please drive by only, do not walk the property or contact any of the tenants. The interior can be inspected with an accepted offer. This property is well priced and is being sold as is.

Facts & Features

- Sold On 01/11/2022
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$1,625 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- \$52200 Gross Scheduled Income
- \$30229 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,971
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02065965
- Gardener:
- Licenses:
- Insurance: \$1,150
- Maintenance: \$3,304
- Workman's Comp:
- Professional Management: 1150
- Water/Sewer: \$1,367
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$2,500
2:	1	2	2	1	Unfurnished	\$1,600	\$1,600	\$2,300
3:	1	2	2	1	Unfurnished	\$1,500	\$1,500	\$2,300

Of Units With:

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

Additional Information

- Trust sale
- C3 - South Coast Metro area
- Orange County
- Parcel # 14114303

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: OC21267567

Printed: 01/16/2022 10:26:41 AM

Closed •

List / Sold:

\$1,495,000/\$1,505,000 ↑

16 days on the market

Listing ID: PW21246182

15592 Pasadena Ave • Tustin 92780

4 units • **\$373,750/unit** • **4,516 sqft** • **7,405 sqft lot** • **\$333.26/sqft** •
Built in 1964

Off Pasadena Avenue



One of the finest apartment building in City of Tustin. It offers 3 units with 2 BD/ 1 Bath and one of them 3 Bd /1 Ba.

Facts & Features

- Sold On 01/13/2022
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,284 (Estimated)
- Laundry: Community
- \$73000 Gross Scheduled Income
- \$45334 Net Operating Income
- 4 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$27,666
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Partially	\$1,470	\$1,470	\$1,650
2:	1	2	1	1	Partially	\$1,443	\$1,443	\$1,650
3:	1	3	1	1	Partially	\$1,680	\$1,680	\$1,800
4:	1	2	1	1	Partially	\$1,422	\$1,422	\$1,650

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 40236108

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:** PW21246182

Printed: 01/16/2022 10:26:41 AM

Search Criteria

Property Type is 'Residential Income'

Standard Status is 'Closed'

Contract Status Change Date is 01/09/2022 to 01/15/2022

County Or Parish is 'Orange'

Number Of Units Total is 2+

Selected 4 of 4 results.