

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	NP23109084	S	208 35th ST	NB	N8	STD	2	\$0		\$2,500,000	\$1,447.60	1727	1959/ASR	2,548/0.0585	N	2	10/03/23	68/175
2	PW23118300	S	569 E Culver AVE	ORG	OTO	STD	2	\$58,800		\$1,360,000	\$755.56	1800	1916/ASR	6,534/0.15	N	2	10/02/23	32/32
3	OC23145539	S	916 Delaware ST	HB	15	STD	3	\$62,700		\$1,650,000	\$567.40	2908	1964/APP	6,534/0.15	N	3	10/06/23	13/13
4	PW23121677	S	217 S Flower AVE	BREA	86	STD	3	\$86,400		\$1,900,000	\$440.63	4312	2001/APP	6,970/0.16	N	6	10/05/23	59/59
5	RS23026369	S	18632 Demion LN	HB	14	STD	4	\$145,056		\$2,450,000	\$563.35	4349	1971/ASR	6,813/0.1564	N	5	10/02/23	207/350
6	OC23047715	S	16682 Blanton LN	HB	17	STD	4	\$101,112		\$2,200,000	\$637.68	3450	1973/ASR	8,276/0.19	N	4	10/06/23	74/74
7	OC23117538	S	2625 W Orion AVE	SA	69	STD	4	\$104,532		\$1,725,000	\$383.33	4500	1970/ASR	7,405/0.17	N	5	10/06/23	78/78
8	NP23115627	S	472 S Pixley ST	ORG	OTO	STD	4	\$166,260	5	\$2,150,000	\$693.55	3100	1961/ASR	6,534/0.15	N	4	10/02/23	49/49
9	PW23082558	S	1188 W Valencia DR	FUL	83	STD	8	\$161,454	4	\$2,250,000	\$412.69	5452	1953/ASR	17,860/0.41	N	8	10/06/23	103/103

Closed • Duplex

List / Sold:

\$2,650,000/\$2,500,000 ↓

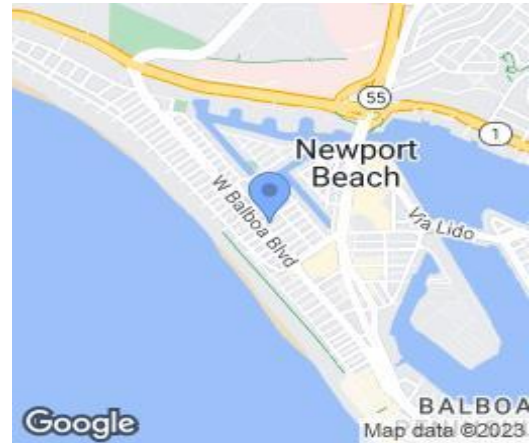
68 days on the market

Listing ID: NP23109084

208 35th St • Newport Beach 92663

2 units • \$1,325,000/unit • 1,727 sqft • 2,548 sqft lot • \$1447.60/sqft • Built in 1959

Take Balboa Blvd., then turn on 35th Street.



Balboa Peninsula's barefoot beach luxury lifestyle comes together perfectly at 208 35th Street with the duplex's mix of a charming beach cottage and new modern luxuries throughout. Located in the heart of the Peninsula, the best surf spots, paddleboarding, boating, and dining are just steps away. This duplex features a first-floor unit with a new, open chef's kitchen, a living room with a corner brick fireplace, and sliding doors that open to the patio with an ocean view. The updated downstairs unit includes a primary bedroom with a large walk-in closet, a flex space with a half bath, and its own exterior entrance that could be an office, home gym, or a second bedroom. Guests are welcomed in the upstairs unit with a four-season covered patio with new windows on all sides, making it a year-round, light-filled entertaining space. The upstairs unit also includes an open, airy living room, an updated kitchen, two bedrooms, and a bath. In addition to the newer kitchens and bathrooms in both units, the entire home has benefited from upgraded windows and flooring. Not only is 208 35th Street just steps away from the Peninsula's bay and beach, but also includes the benefits of being within walking distance to the best restaurants and shopping the Peninsula has to offer. The duplex has a two-car garage with convenient washer and dryer connections. Prior to the recent remodel for owner occupancy, this duplex was a highly profitable investment property.

Facts & Features

- Sold On 10/03/2023
- Original List Price of \$2,650,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$0 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Garage
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Office, Walk-In Closet
- Floor: Vinyl
- Appliances: Built-In Range, Dishwasher, Freezer, Gas Oven, Gas Range, Ice Maker, Microwave, Refrigerator
- Other Interior Features: Brick Walls, Granite Counters, Track Lighting

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer
- Other Exterior Features: Barbecue Private, Lighting, Rain Gutters, Satellite Dish

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01100927
- 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	\$4,200
2:	1	2	1	1	Unfurnished	\$0	\$0	\$3,800

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- N8 - West Newport - Lido area
 - Orange County
 - Parcel # 42335108

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







CUSTOMER FULL: Residential Income LISTING ID: NP23109084

Printed: 10/08/2023 2:29:00 PM

Closed • Duplex

List / Sold:

\$1,499,900/\$1,360,000 ↓

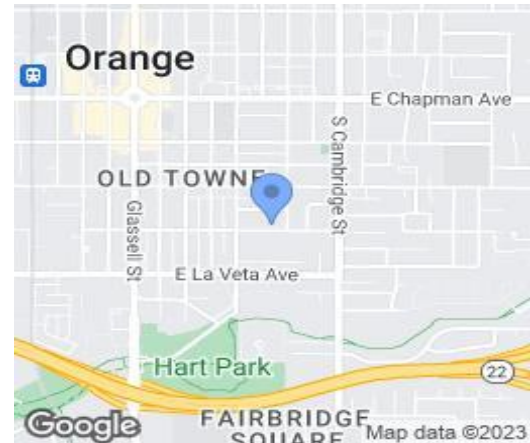
32 days on the market

569 E Culver Ave • Orange 92866

**2 units • \$749,950/unit • 1,800 sqft • 6,534 sqft lot • \$755.56/sqft •
Built in 1916**

Listing ID: PW23118300

Located on the north side of Culver-West of Cambridge



2 on a lot in Old Towne Orange! This classic Craftsman home located within the prestigious Old Towne Orange area features a Porch reminiscent of a bygone era. The front house boasts a two bedroom, two bathroom classic layout with living and dining areas area off of the main kitchen. Wood built in cabinets and classic wood moulding adorn this beautiful home. The kitchen with its custom deep sink, open shelving display and butcher board cabinets. Interior laundry for the front home. In the rear-the upstairs unit boasts a 2 bedroom/1 bath above the individual one car garages. Rear Unit has its own laundry room downstairs as well. Plenty of space as a Long ribbon driveway leads to a cemented area between the two units. Behind the two story duplex is a gated yard area as well. Located near the Orange plaza and Chapman University-this is a must-see home.

Facts & Features

- Sold On 10/02/2023
- Original List Price of \$1,499,900
- 2 Buildings
- Levels: One, Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$506 (Estimated)
- Laundry: Individual Room
- \$58800 Gross Scheduled Income
- \$54680 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,120
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,320
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$3,050	\$3,050	\$3,100
2:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$2,200

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%

- OTO - Old Towne Orange area
- Orange County
- Parcel # 39042216

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: PW23118300

Printed: 10/08/2023 2:29:03 PM

Closed • **Triplex**

List / Sold:

\$1,699,888/\$1,650,000 ↓

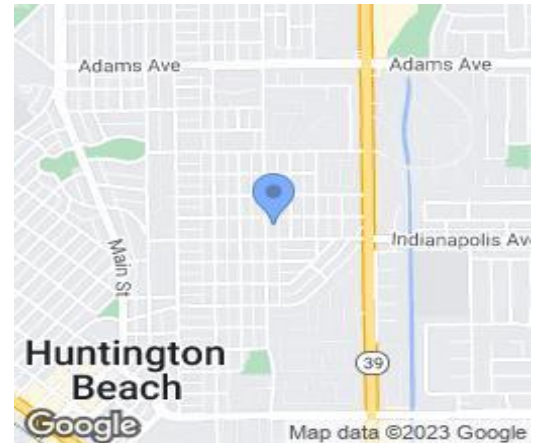
13 days on the market

Listing ID: OC23145539

916 Delaware St • Huntington Beach 92648

**3 units • \$566,629/unit • 2,908 sqft • 6,534 sqft lot • \$567.40/sqft •
Built in 1964**

From Atlanta, north on Delaware



Presenting 916 Delaware, a lucrative triplex residing in the heart of downtown Old Town Huntington Beach. Exuding coastal charm, this property is conveniently nestled within walking distance to the radiant beach, vibrant Main Street, and the bustling shopping and dining precinct of Pacific City. Situated on a unique double lot, this property also offers the potential for subdivision, paving the way for exceptional versatility should you choose to construct two separate tall and skinny homes. The triplex encompasses two spacious 2-bedroom units, each featuring 1.5 bathrooms and an attached single-car garage. Each unit harmoniously blends functionality and comfort, proving to be a delightful haven for prospective tenants. The third unit is a 1-bedroom and 1-bathroom accommodation, perfect for those seeking a smaller, yet equally comfortable living situation. At 916 Delaware, you don't just purchase a property; you acquire the opportunity for a promising real estate investment, the flexibility for future development, and the Huntington Beach lifestyle that many aspire to live. Enjoy the best of Huntington Beach living while reaping investment rewards.

Facts & Features

- Sold On 10/06/2023
- Original List Price of \$1,699,888
- 2 Buildings
- 3 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$758 (Estimated)
- Laundry: In Garage
- \$62700 Gross Scheduled Income
- \$58504 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,196
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$720
- Cable TV: 01359009
- Gardener:
- Licenses: 87
- Insurance: \$1,229
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$2,500
2:	1	2	2	1	Unfurnished	\$1,800	\$1,800	\$3,500
3:	1	2	2	1	Unfurnished	\$2,175	\$2,175	\$3,500

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Drapes:
- Patio:

- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

- Ranges: 3
- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 15 - West Huntington Beach area
- Orange County
- Parcel # 02516807

Michael Lembeck

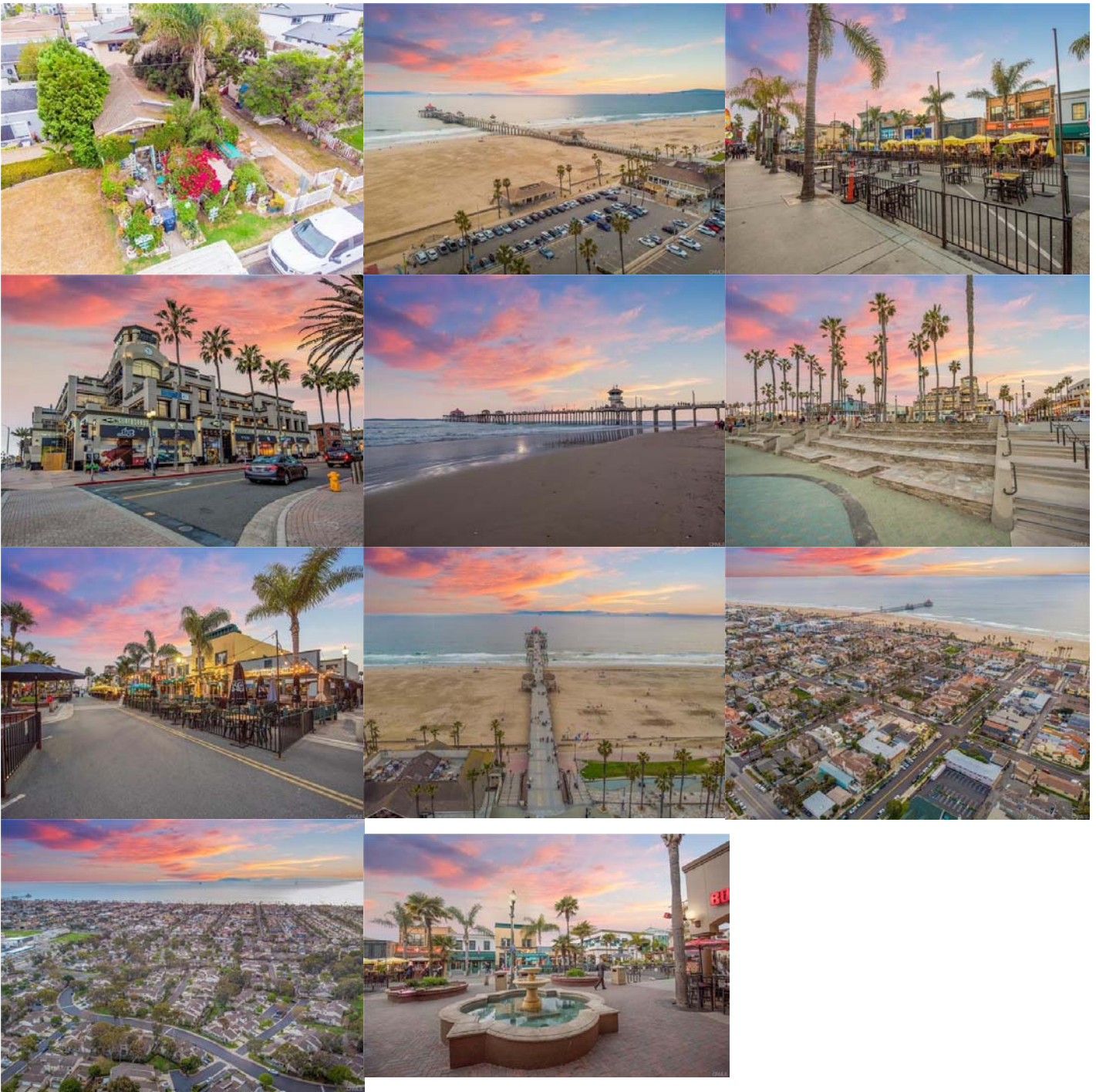
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • **Triplex**

List / Sold:

\$2,100,000/\$1,900,000 ↓

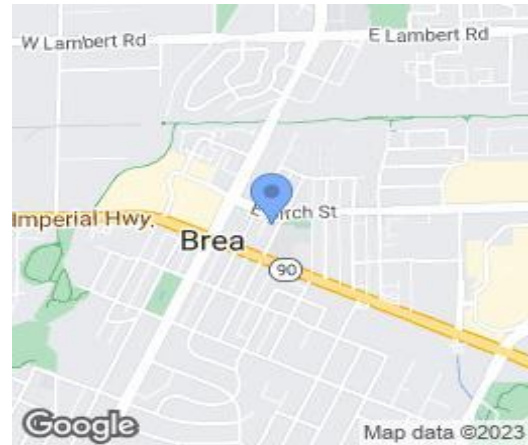
59 days on the market

217 S Flower Ave • Brea 92821

3 units • \$700,000/unit • 4,312 sqft • 6,970 sqft lot • \$440.63/sqft • Built in 2001

Listing ID: PW23121677

South of Birch North of Imperial



Fantastic Triplex near downtown Brea! Each unit has 2 bedrooms plus a loft and 2.5 baths. There are 3, 2 car garages with direct access to each unit and Washer/Dryer hookups. Effective build date is 2001 per appraiser. Each unit is approximately 1404 sq ft, not including garage space. All tenants are on month to month leases. Each unit is equipped with Gas range, disposal, dishwasher and microwaves. There is central air and heat and separate meters. Located close to shopping restaurants, theaters, schools and freeway access.

Facts & Features

- Sold On 10/05/2023
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$776 (Estimated)
- Laundry: In Garage
- \$86400 Gross Scheduled Income
- \$79767 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Disposal, Gas Range, Microwave

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,633
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$833
- Cable TV: 01823521
- Gardener:
- Licenses:
- Insurance: \$4,000
- 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:	3	3	3	2	Unfurnished	\$2,400	\$2,400	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 86 - Brea area
- Orange County
- Parcel # 31929222

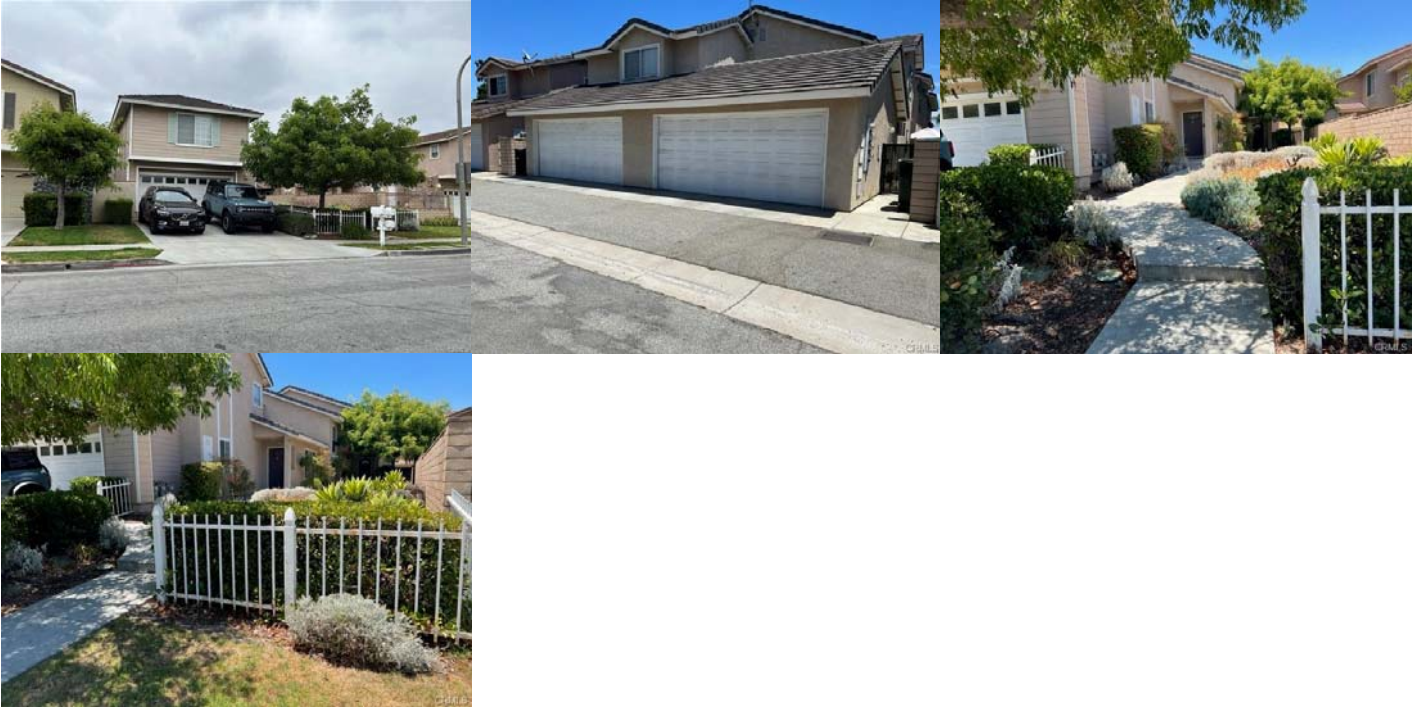
Michael Lembeck

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: PW23121677

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Closed • **Quadruplex**

List / Sold:

\$2,600,000/\$2,450,000 ↓

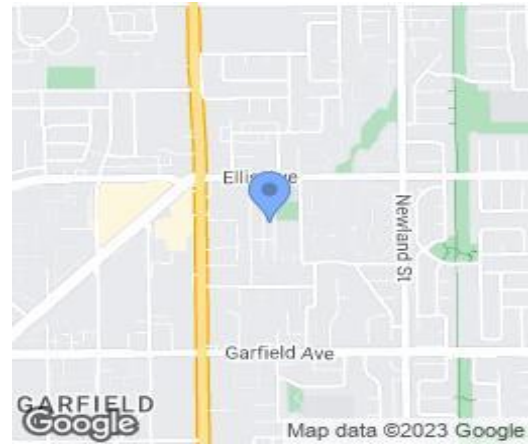
207 days on the market

Listing ID: RS23026369

18632 Demion Ln • Huntington Beach 92646

4 units • \$650,000/unit • 4,349 sqft • 6,813 sqft lot • \$563.35/sqft • Built in 1971

Beach Blvd to Ellis right on Demion, half way down on the left .



Very hard to find BEAUTIFUL COVINGTON 4-PLEX is one of the nicest on an excellent cul-de-sac street in Huntington Beach east of Beach Blvd. and south of Ellis Ave. This property features a 3br.-2ba. single story owner's unit with fireplace and a 2 car enclosed garage. All 2br. units have their own single car enclosed garage. All units have their own washer and dryer hook-ups in the garages and all units have separate water heaters. All units have been recently remodeled. Tenants pay electric and gas. Excellent location close to Beach and shopping. Backs to Helme Park.

Facts & Features

- Sold On 10/02/2023
- Original List Price of \$3,500,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$0 (Unknown)
- Laundry: Common Area, Electric Dryer Hookup, Gas & Electric Dryer Hookup, Gas Dryer Hookup, In Garage, See Remarks, Washer Hookup
- \$145056 Gross Scheduled Income
- \$121418 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac, Front Yard, Landscaped, Lawn, • Sewer: Public Sewer
- Rectangular Lot, Level, Sprinkler System, Sprinklers In Front, Sprinklers On Side, Sprinklers Timer, Yard

Annual Expenses

- Total Operating Expense: \$23,638
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,100
- Cable TV: 01008773
- Gardener:
- Licenses: 123
- Insurance: \$6,050
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$4,250	\$4,025	\$4,100
2:	1	2	2	1	Unfurnished	\$2,513	\$2,513	\$2,900
3:	1	2	2	1	Unfurnished	\$2,700	\$2,700	\$2,900
4:	1	2	1	1	Unfurnished	\$2,850	\$2,850	\$2,850

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio: 4
- Ranges: 4

- Carpet:
- Dishwasher: 4
- Disposal: 4

- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 14 - South Huntington Beach area
- Orange County
- Parcel # 15750115

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: RS23026369

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Closed • **Quadruplex**

List / Sold:

\$2,250,000/\$2,200,000 ↓

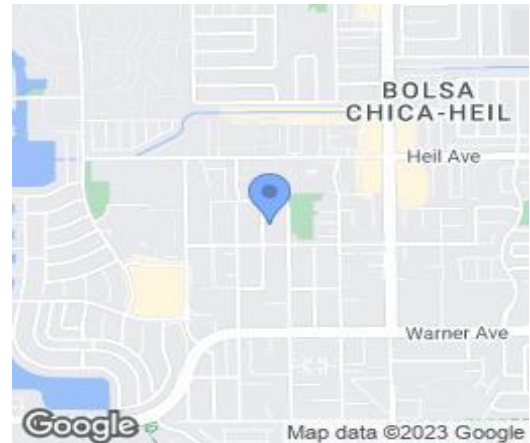
74 days on the market

Listing ID: OC23047715

16682 Blanton Ln • **Huntington Beach 92649**

4 units • **\$562,500/unit** • **3,450 sqft** • **8,276 sqft lot** • **\$637.68/sqft** •
Built in 1973

Major Cross Streets:



Newly renovated fourplex with great income potential for investors or anyone looking to create passive income. All units were upgraded in 2022 and boast quartz counters, new windows, white shaker style cabinets, tile flooring, stainless steel appliances, and more. The front unit (D) presents a 3 bedroom, 1.5 bathroom floorplan, washer/dryer hookups, and private patio. Units A and C feature a 2 bedroom, 1 bathroom floorplan with private patios/decks. Unit B features a 1 bedroom, 1 bathroom floorplan. detached 1 car garages are designated to each unit, and the additional carport parking spaces in the driveway are first come first serve. The community laundry room offers owned and coin operated washer and dryer, providing additional revenue. All tenants pay for their own utilities, while the landlord covers water and trash. Live in one unit and rent the others, or rent all four! Amazing location near a myriad of shopping centers, Meadowlark Golf Club, Bella Terra, and much more! Less than 10 minutes away from Bolsa Chica State Beach.

Facts & Features

- Sold On 10/06/2023
- Original List Price of \$2,250,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: Ductless
- \$0 (Unknown)
- Laundry: Community, Dryer Included, Gas Dryer Hookup, Washer Hookup, Washer Included
- \$101112 Gross Scheduled Income
- \$89132 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,980
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,680
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$1,900
- Maintenance:
- Workman's Comp:
- Professional Management: 4800
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$3,500	\$3,500	\$3,600
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,850
3:	1	1	1	1	Unfurnished	\$2,100	\$2,100	\$2,250
4:	1	2	1	1	Unfurnished	\$2,700	\$2,700	\$2,850

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 17818406

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: OC23047715

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Closed • **Quadruplex**

List / Sold:

\$1,750,000/\$1,725,000 ↓

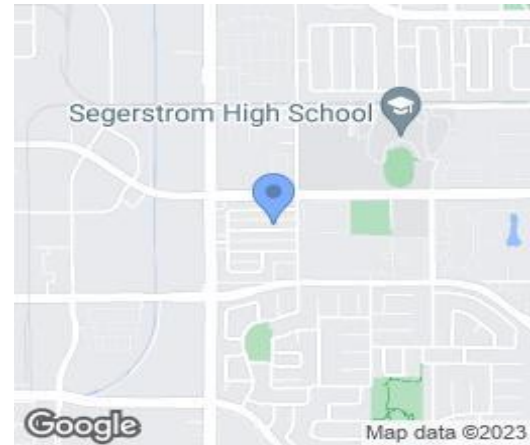
78 days on the market

Listing ID: OC23117538

2625 W Orion Ave • Santa Ana 92704

**4 units • \$437,500/unit • 4,500 sqft • 7,405 sqft lot • \$383.33/sqft •
Built in 1970**

Major Crossroads: MacArthur Ave and Fairview Rd



Welcome to Santa Ana! This fourplex is situated in South Coast Metro on the border of Santa Ana and Costa Mesa. Great unit mix with with one 3 bedroom and three 2 bedroom units. All four units have new dual pane windows, central AC/Heat and all majorly renovated in 2019. Unit 1 offers 3bed/2bath single level floorplan. Unit 2 offers 2bed/2bath floorplan. Unit 3 offers 2 bed/2bath floorplan, while unit 4 offers 2bed/1bath. Great passive income opportunity with low expenses! Live in the front unit and rent the rest. One 2-car garage, three 1-car garages are featured on the property. Convenient location near South Coast Plaza, Metro Pointe Shopping Center, the 405 FWY, and great schools. Separate electric and gas meters for all units. Units have laundry hook ups in their garages as well as a common laundry room that is currently used as a maintenance storage room but can potentially add additional income. Cleanest and most upgraded covington style property in the area at a good price, good income with great upside potential in rents.

Facts & Features

- Sold On 10/06/2023
- Original List Price of \$1,800,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$1,003 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$104532 Gross Scheduled Income
- \$78399 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,804
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,300
- Cable TV: 01198103
- Gardener:
- Licenses:
- Insurance: \$2,604
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,888	\$2,888	\$3,250
2:	1	2	2	1	Unfurnished	\$1,890	\$1,890	\$2,700
3:	1	2	2	1	Unfurnished	\$1,990	\$1,990	\$2,700
4:	1	2	1	1	Unfurnished	\$1,943	\$1,943	\$2,400

Of Units With:

- Separate Electric: 5
- Drapes:

- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 41401318

Michael Lembeck

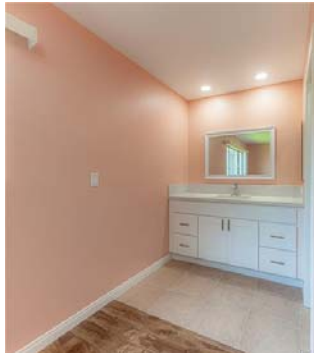
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Cell Phone: 714-742-3700

Re/Max Property Connection

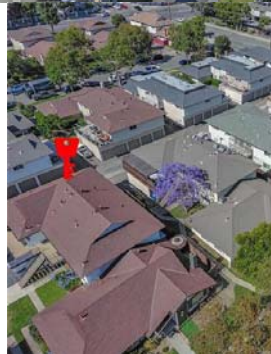
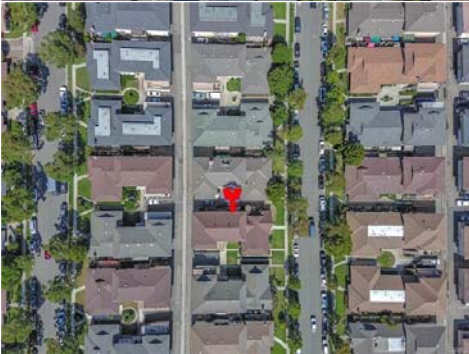
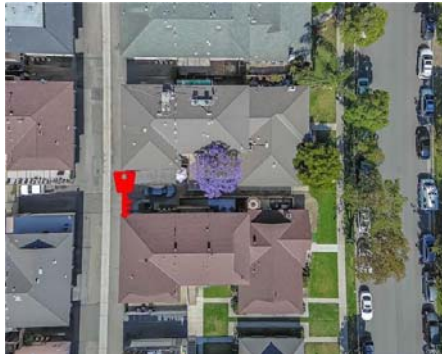
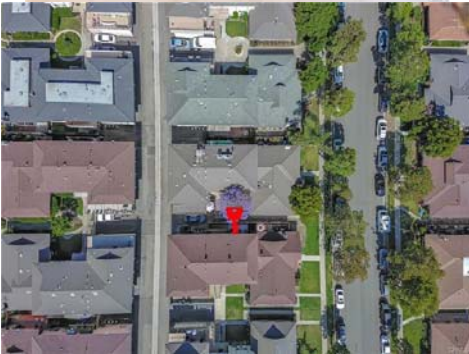
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 Click arrow to display photos









Closed • **Apartment**

List / Sold:

\$2,450,000/\$2,150,000 ↓

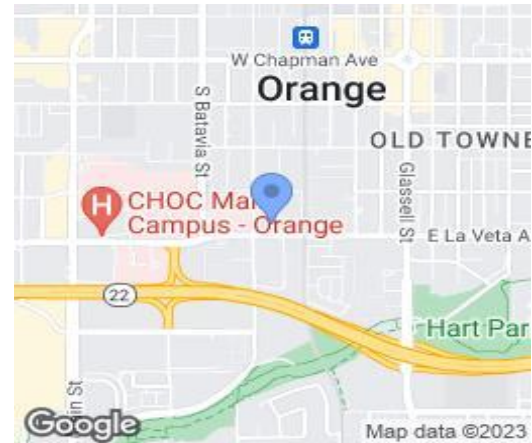
49 days on the market

Listing ID: NP23115627

472 S Pixley St • Orange 92868

4 units • \$612,500/unit • 3,100 sqft • 6,534 sqft lot • \$693.55/sqft • Built in 1961

From the Plaza, West on Chapman to Parker. Left to Palmyra, Left to Pixley, Right 2 Blocks on the Right. Cross Streets: N/La Veta/ E/ Batavia



This Garden-style apartment complex features over \$900,000 in recent ground-up restorations- new plumbing, HVAC, subfloors, insulation, electrical, roof, drywall, stucco, and concrete. Consisting of (2) large 2 Bedroom/2 Bath units and (3) Large 1 Bedroom/1 Bath units. Every tenant appreciates the immaculately upgraded interiors, designated patios, en-suite + designated laundry facility, and modern exterior upgrades. 472 S Pixley is strategically located close to three major hospitals - CHOC Childrens Hospital, St Joseph's Hospital, and UCI Medical Center. Additionally, the property is proximate to shopping and entertainment options at Old Towne Orange and Main Place Mall. Easy access to the I-22 freeway enables hassle-free commuting to core job markets via the I-5, I-55, and I-57 freeways, further enhancing its value proposition. This generational asset offers a rare opportunity to own in one of the most desired neighborhoods in Southern California. A future investor will enjoy long-term upside with this asset, due to a continued shortage of apartment housing and lack of affordability in single-family homes in Southern California.

Facts & Features

- Sold On 10/02/2023
- Original List Price of \$2,450,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air, ENERGY STAR Qualified Equipment
- Heating: ENERGY STAR Qualified Equipment, High Efficiency
- \$1,006 (Estimated)
- Laundry: Individual Room, Inside
- Cap Rate: 5.02
- \$166260 Gross Scheduled Income
- \$122927 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Wood
- Appliances: Built-In Range, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, High Efficiency Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$38,518
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$1,663
- Cable TV: 01991628
- Gardener:
- Licenses: 600
- Insurance: \$1,970
- Maintenance: \$2,250
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,663
- Other Expense: \$1,200
- Other Expense Description: Turnover

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	3	1	1	0	Unfurnished	\$2,200	\$2,200	\$2,375
2:	1	4	4	2	Unfurnished	\$6,775	\$6,775	\$6,775

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- OTO - Old Towne Orange area
 - Orange County
 - Parcel # 04114115

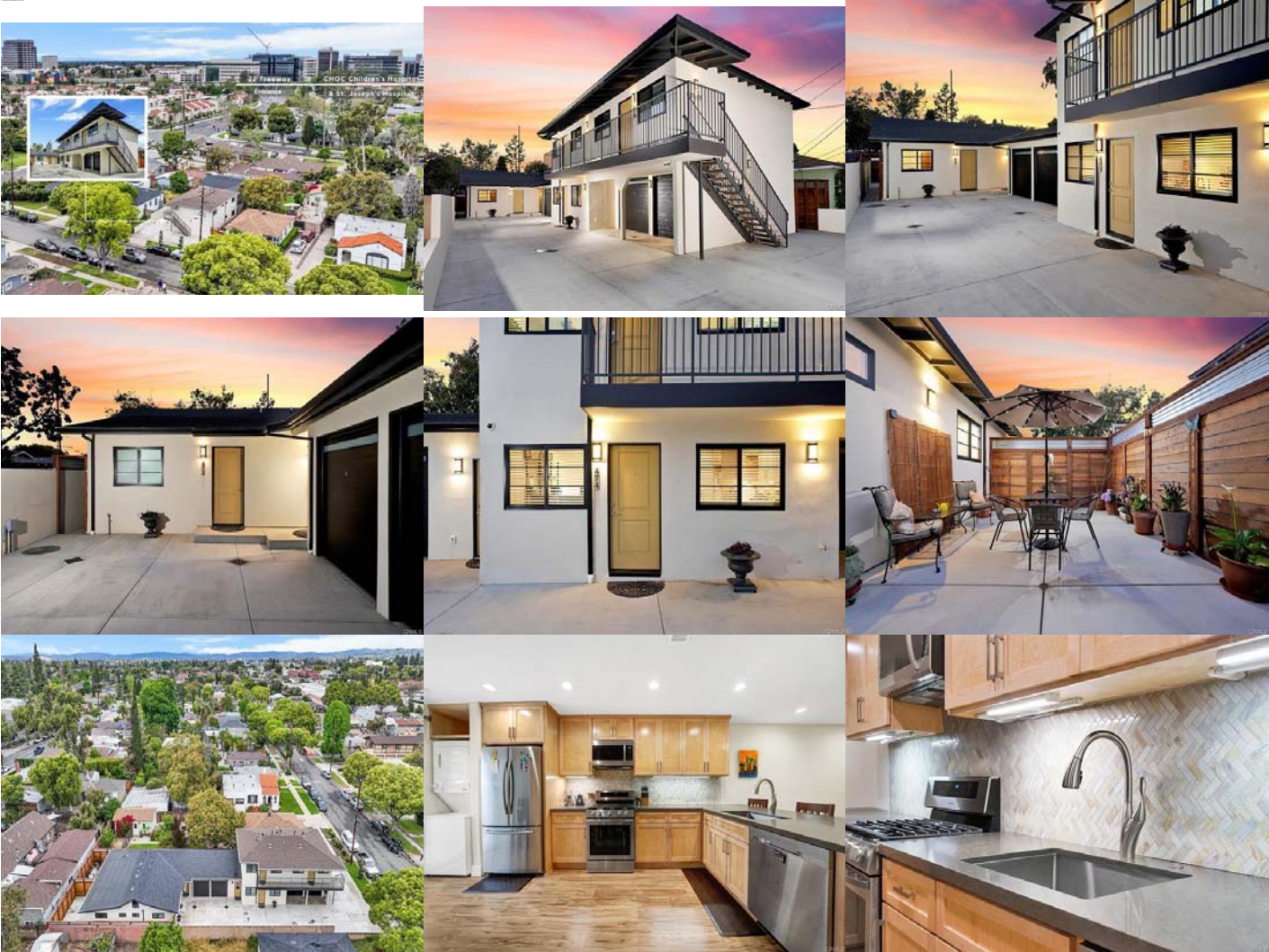
Michael Lembeck

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

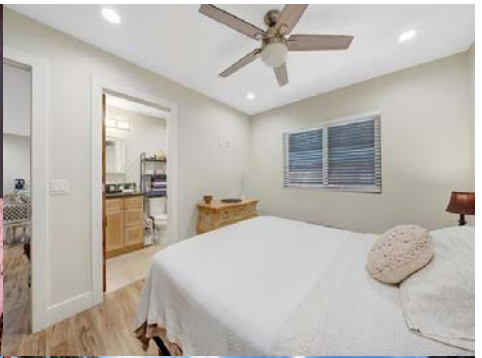
Re/Max Property Connection

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

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Closed • **Commercial/Residential**

List / Sold:

\$2,500,000/\$2,250,000 ↓

103 days on the market

Listing ID: PW23082558

1188 W Valencia Dr • Fullerton 92833

**8 units • \$312,500/unit • 5,452 sqft • 17,860 sqft lot • \$412.69/sqft •
Built in 1953**

Valencia and Euclid



Two single story mid-century modern 4-plex's next to each other being sold as an 8 unit apartment building. The building has a recently replace roof and many upgrades. The building features four 2bed 1bath units and four Studio units. All the units have large back yards and front yards off a paved center courtyard area Two of the 2 bed 1 bath units have fire places. The units all have vaulted ceilings and lots of natural light. There are 10 electric meters and 10 gas meters as well as 2 water meters. Each of the buildings is a mirror image of the other. There are two laundry rooms but only 1 is being used at this time and the other is on site storage. There are 4 single garages directly adjacent to the laundry rooms at the back of each building. Each buildings laundry room and 4 adjacent garages is 777 Sq. Ft and is a perfectly set up to be converted to an ADU for additional income. There are already two extra eclectic and gas meters that are used for the laundry rooms. There is also 12 surface parking spaces at the back of the property. The rents are under market and could be brought up. If the rents were increased to the Proforma market this building would be at a 6.5 Cap. With the additional rent archived from adding 2 ADU units by converting the garages and laundry rooms the building could be at a Proforma 7.8 Cap. This is an amazing opportunity for someone looking for a project on a building with great bones and huge upside potential.

Facts & Features

- Sold On 10/06/2023
- Original List Price of \$2,500,000
- 2 Buildings
- Levels: One
- 20 Total parking spaces
- Heating: Fireplace(s), Wall Furnace
- \$1,006 (Estimated)
- Laundry: Common Area, Community
- Cap Rate: 4.2
- \$161454 Gross Scheduled Income
- \$104746 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Back Yard, Level with Street, Lot 10000-19999 Sqft, Rectangular Lot, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$56,708
- Electric: \$330.61
- Gas: \$254
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 01916221
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management: 8073
- Water/Sewer: \$9,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,906	\$1,906	\$2,800
2:	1	0	1	1	Unfurnished	\$1,425	\$1,425	\$1,800
3:	1	0	1	1	Unfurnished	\$1,200	\$1,200	\$1,800

4:	1	2	1	1	Unfurnished	\$2,079	\$2,079	\$2,800
5:	1	2	1	1	Unfurnished	\$1,847	\$1,847	\$2,800
6:	1	0	1	1	Unfurnished	\$1,320	\$1,320	\$1,800
7:	1	0	1	1	Unfurnished	\$1,425	\$1,425	\$1,800
8:	1	2	1	1	Unfurnished	\$2,200	\$2,200	\$2,800

Of Units With:

- Separate Electric: 10
 - Gas Meters: 10
 - Water Meters: 2
 - Carpet:
 - Dishwasher:
 - Disposal: 8
- Drapes:
 - Patio: 8
 - Ranges: 8
 - Refrigerator: 8
 - Wall AC:

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 83 - Fullerton area
 - Orange County
 - Parcel # 03136303

Michael Lembeck

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

Re/Max Property Connection

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