

# Residential Income Agent 1 Line

|    | Listing ID                 | S | St# St Name                          | City | Area | SLC | Units | GSI       | Cap | L/C Price   | DOM/CDOM                | BAC   | Sqft | YrBuilt  | Ac/LSqft     | LO Phone     | Date     | MLS    |
|----|----------------------------|---|--------------------------------------|------|------|-----|-------|-----------|-----|-------------|-------------------------|-------|------|----------|--------------|--------------|----------|--------|
| 1  | <a href="#">OC21147231</a> | S | 807 <a href="#">Delaware ST</a>      | HB   | 15   | STD | 2     | \$0       |     | \$1,875,000 | <a href="#">17/17</a>   | 2     | 1900 | 1948/PUB | 6,615/0.1519 | 714-791-1102 | 10/12/21 | CRMLSM |
| 2  | <a href="#">OC21170389</a> | S | 455 E <a href="#">Patterson WAY</a>  | FUL  | 83   | STD | 2     | \$62,940  | 4   | \$1,199,000 | <a href="#">42/42</a>   | 2     | 2205 | 1936/APP | 8,154/0.1872 | 714-335-5227 | 10/12/21 | CRMLSM |
| 3  | <a href="#">IV21124230</a> | S | 18542 E <a href="#">Spring ST</a>    | ORG  | 699  | STD | 2     | \$84,000  |     | \$1,395,000 | <a href="#">98/98</a>   | 2     | 2320 | 1971/ASR | 6,275/0.1441 | 323-510-5430 | 10/14/21 | CRMLSM |
| 4  | <a href="#">OC21183543</a> | S | 373 <a href="#">Victoria St.,</a>    | CM   | C4   | STD | 2     | \$66,000  |     | \$1,225,000 | <a href="#">24/393</a>  | 2     | 2500 | 1978/EST | 6,970/0.16   | 714-317-6338 | 10/12/21 | CRMLSM |
| 5  | <a href="#">OC21229048</a> | S | 33855 <a href="#">Olinda DR</a>      | DP   | LT   | STD | 2     | \$0       |     | \$1,350,000 | <a href="#">0/0</a>     | 2     | 1550 | 1962/ASR | 2,614/0.06   | 949-494-3600 | 10/15/21 | CRMLSM |
| 6  | <a href="#">NP21207224</a> | S | 418 <a href="#">Hill ST</a>          | LB   | NL   | STD | 2     | \$0       |     | \$3,595,000 | <a href="#">2/2</a>     | 2.5   | 2505 | 1937/ASR | 5,227/0.12   | 949-717-6000 | 10/14/21 | CRMLSM |
| 7  | <a href="#">OC21192305</a> | S | 311 <a href="#">Avenida Cabrillo</a> | SC   | SC   | STD | 2     | \$78,000  | 3   | \$1,859,000 | <a href="#">8/8</a>     | 1     | 3240 | 1984/ASR | 3,920/0.09   | 949-498-7711 | 10/12/21 | CRMLSM |
| 8  | <a href="#">OC21177005</a> | S | 16841 <a href="#">Green LN</a>       | HB   | 17   | STD | 3     | \$40,800  |     | \$1,100,000 | <a href="#">4/4</a>     | 2.5*  | 2651 | 1969/ASR | 8,276/0.19   | 949-857-2121 | 10/15/21 | CRMLSM |
| 9  | <a href="#">PW21080606</a> | S | 7832 <a href="#">Ronald DR #1-3</a>  | HB   | 699  | STD | 3     | \$57,600  |     | \$1,200,000 | <a href="#">147/147</a> | 2     | 2283 | 1961/ASR | 8,917/0.2047 | 714-489-7025 | 10/12/21 | CRMLSM |
| 10 | <a href="#">NP21129410</a> | S | 264 <a href="#">Cabrillo ST</a>      | CM   | C5   | STD | 3     | \$79,800  |     | \$1,803,750 | <a href="#">57/57</a>   | 2.5   | 3268 | 1958/ASR | 6,717/0.1542 | 949-463-8974 | 10/12/21 | CRMLSM |
| 11 | <a href="#">PW21164314</a> | S | 10562 <a href="#">Torrington CIR</a> | WTM  | 65   | STD | 4     | \$87,600  |     | \$1,550,000 | <a href="#">8/8</a>     | 24750 | 3933 | 1978/ASR | 10,019/0.23  | 714-486-1065 | 10/15/21 | CRMLSM |
| 12 | <a href="#">OC21170431</a> | S | 761 N <a href="#">Claudina ST</a>    | ANA  | 78   | STD | 4     | \$2,500   |     | \$1,260,000 | <a href="#">7/7</a>     | 2     | 4002 | 1962/ASR | 7,841/0.18   | 714-846-3800 | 10/15/21 | CRMLSM |
| 13 | <a href="#">OC21170725</a> | S | 728 N <a href="#">Claudina ST</a>    | ANA  | 78   | STD | 4     | \$0       |     | \$1,275,000 | <a href="#">7/7</a>     | 2     | 4574 | 1965/ASR | 7,841/0.18   | 714-846-3800 | 10/15/21 | CRMLSM |
| 14 | <a href="#">PW21179099</a> | S | 7545 <a href="#">Jackson WAY</a>     | BP   | 82   | STD | 4     | \$71,580  |     | \$1,250,000 | <a href="#">0/0</a>     | 2     | 4400 | 1961/ASR | 7,823/0.1796 | 714-741-8020 | 10/13/21 | CRMLSM |
| 15 | <a href="#">ND21223333</a> | S | 17578 <a href="#">Orange DR</a>      | YL   | 85   | STD | 4     | \$105,600 | 4   | \$1,737,000 | <a href="#">0/57</a>    | 1     | 4054 | 1971/PUB | 11,848/0.272 | 855-342-4739 | 10/12/21 | CRMLSM |

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 | Grp | Spcs | Date     | DOM/CDOM |
|----|------------|---|----------------------|------|------|-----|-------|-----------|-----|-------------|---------|------------|---------|--------------|---------|-----|------|----------|----------|
| 1  | OC21147231 | S | 807 Delaware ST      | HB   | 15   | STD | 2     | \$0       |     | \$1,875,000 | ↓       | 986.84     | 1900    | 6,615/0.1519 | N       |     | 1    | 10/12/21 | 17/17    |
| 2  | OC21170389 | S | 455 E Patterson WAY  | FUL  | 83   | STD | 2     | \$62,940  | 4   | \$1,199,000 | ↓       | \$543.76   | 2205    | 8,154/0.1872 | N       |     | 2    | 10/12/21 | 42/42    |
| 3  | 1V21124230 | S | 18542 E Spring ST    | ORG  | 699  | STD | 2     | \$84,000  |     | \$1,395,000 | ↓       | \$601.29   | 2320    | 6,275/0.1441 | N       |     | 4    | 10/14/21 | 98/98    |
| 4  | OC21183543 | S | 373 Victoria St.,    | CM   | C4   | STD | 2     | \$66,000  |     | \$1,225,000 | ↓       | \$490.00   | 2500    | 6,970/0.16   | N       |     | 2    | 10/12/21 | 24/393   |
| 5  | OC2129048  | S | 33855 Olinda DR      | DP   | LT   | STD | 2     | \$0       |     | \$1,350,000 | ↓       | \$870.97   | 1550    | 2,614/0.06   | N       |     | 3    | 10/15/21 | 0/0      |
| 6  | NP21207224 | S | 418 Hill ST          | LB   | NL   | STD | 2     | \$0       |     | \$3,595,000 |         | \$1,435.13 | 2505    | 5,227/0.12   | N       |     | 1    | 10/14/21 | 2/2      |
| 7  | OC21192305 | S | 311 Avenida Cabrillo | SC   | SC   | STD | 2     | \$78,000  | 3   | \$1,859,000 | ↑       | \$573.77   | 3240    | 3,920/0.09   | N       |     | 2    | 10/12/21 | 8/8      |
| 8  | OC21177005 | S | 16841 Green LN       | HB   | 17   | STD | 3     | \$40,800  |     | \$1,100,000 | ↓       | \$414.94   | 2651    | 8,276/0.19   | N       |     | 2    | 10/15/21 | 4/4      |
| 9  | PW21080606 | S | 7832 Ronald DR #1-3  | HB   | 699  | STD | 3     | \$57,600  |     | \$1,200,000 | ↓       | \$525.62   | 2283    | 8,917/0.2047 | N       |     | 0    | 10/12/21 | 147/147  |
| 10 | NP21129410 | S | 264 Cabrillo ST      | CM   | C5   | STD | 3     | \$79,800  |     | \$1,803,750 | ↓       | \$551.94   | 3268    | 6,717/0.1542 | N       |     | 3    | 10/12/21 | 57/57    |
| 11 | PW21164314 | S | 10562 Torrington CIR | WTM  | 65   | STD | 4     | \$87,600  |     | \$1,550,000 | ↓       | \$394.10   | 3933    | 10,019/0.23  | N       |     | 5    | 10/15/21 | 8/8      |
| 12 | OC21170431 | S | 761 N Claudina ST    | ANA  | 78   | STD | 4     | \$2,500   |     | \$1,260,000 | ↓       | \$314.84   | 4002    | 1962/ASR     | N       |     | 4    | 10/15/21 | 7/7      |
| 13 | OC21170725 | S | 728 N Claudina ST    | ANA  | 78   | STD | 4     | \$0       |     | \$1,275,000 | ↓       | \$278.75   | 4574    | 1965/ASR     | N       |     | 4    | 10/15/21 | 7/7      |
| 14 | PW21179099 | S | 7545 Jackson WAY     | BP   | 82   | STD | 4     | \$71,580  |     | \$1,250,000 | ↓       | \$284.09   | 4400    | 1961/ASR     | N       |     | 5    | 10/13/21 | 0/0      |
| 15 | ND21223333 | S | 17578 Orange DR      | YL   | 85   | STD | 4     | \$105,600 | 4   | \$1,737,000 | ↓       | \$428.47   | 4054    | 11,848/0.272 | N       |     | 0    | 10/12/21 | 0/57     |

**Closed** • Duplex

List / Sold:

**\$1,945,750/\$1,875,000** ↓

17 days on the market

Listing ID: OC21147231

**807 Delaware St** • Huntington Beach 92648

**2 units** • **\$972,875/unit** • **1,900 sqft** • **6,615 sqft lot** • **\$986.84/sqft** •  
**Built in 1948**

**S/Indianapolis W/Delaware**



Attention Developers, Builders, Investors, and Land Bankers this property is for you. This property is located in the Downtown area of Huntington Beach just a short walk to beach, pier, theaters, restaurants and the new Pacific City resort destination. There are two residences and a one car garage presently on the property. There are two 27 wide lots. The property is sold "As-Is" in its present condition.

### Facts & Features

- Sold On 10/12/2021
- Original List Price of \$2,179,750
- 2 Buildings
- Levels: Two
- 1 Total parking spaces
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Rooms: Main Floor Bedroom

### Exterior

- Lot Features: 0-1 Unit/Acre, Lot 6500-9999, Rectangular
- Sewer: Public Sewer, Sewer Paid
- Lot, Level, Value In Land

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01443822
- 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    | 1     | 1      | Unfurnished | \$1,500     | \$1,500    | \$3,500   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$0         | \$0        | \$1,750   |

#### # Of Units With:

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

### Additional Information

- Standard sale
- 15 - West Huntington Beach area

- Orange County
- Parcel # 02421103

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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:** OC21147231

Printed: 10/17/2021 11:12:16 AM

**Closed •**

List / Sold:

**\$1,199,000/\$1,199,000 ↓**

**42 days on the market**

**Listing ID: OC21170389**

**455 E Patterson Way • Fullerton 92832**

**2 units • \$599,500/unit • 2,205 sqft • 8,154 sqft lot • \$543.76/sqft •  
Built in 1936**

**Head North on S Lemon St and Turn Right onto E. Patterson Way**



The subject property is in the strong rental market of South Fullerton near the corner of E Commonwealth Ave. and Lemon St. Tenants of the property can enjoy being centrally located to Downtown Fullerton providing ample shopping, restaurant, and entertainment venues as well as 91/57 freeways allowing for easy access to and from the property. Built in 1954/1936, the subject property consists of two separate single-family homes on one parcel. The front unit of the property (444 E. Truslow) (built in 1954) consists of two-bedrooms and one bathroom to total 889 sq. ft. along with large standalone two-car garage, a backyard and RV Parking. The entire front unit was completely renovated in 2018. The back unit of the property (445 E. Patterson Way) (built in 1936) consists of four-bedrooms, a standalone bonus room (98 sq. ft.), a storage room/shed (with built in shelves), and two-bathrooms to total 1,316 sq. ft. The entire back unit was completely renovated in 2020. Each unit comes equipped with its own water, gas, and electricity meters and the tenant's of the property are currently covering all utility expenses. Please contact Listing Broker for OM.

### Facts & Features

- Sold On 10/12/2021
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: Two
- 9 Total parking spaces
- Cooling: Electric
- Heating: Forced Air
- Laundry: In Garage, Individual Room
- Cap Rate: 3.84
- \$62940 Gross Scheduled Income
- \$46025 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Floor: Wood
- Appliances: Dishwasher, Gas Oven, Microwave, Refrigerator, Water Heater

### Exterior

- Lot Features: Garden
- Fencing: Wrought Iron
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$16,210
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01328888
- Gardener:
- Licenses:
- Insurance: \$882
- Maintenance: \$1,258
- 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     | 2      | Unfurnished | \$2,250     | \$2,250    | \$2,550   |
| 2: | 1     | 4    | 2     | 0      | Unfurnished | \$2,995     | \$2,995    | \$3,250   |

### # Of Units With:

- Separate Electric: 2
- Drapes:

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

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

## Additional Information

- Standard sale

- 83 - Fullerton area
- Orange County
- Parcel # 03314713

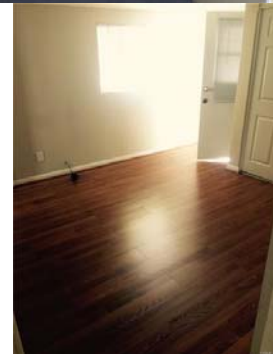
## Michael Lembeck

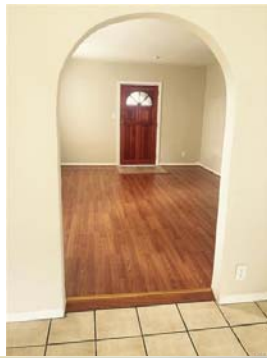
State License #: 01019397  
Cell Phone: 714-742-3700

## 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: OC21170389

Printed: 10/17/2021 11:12:21 AM

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

List / Sold:

**\$1,395,000/\$1,395,000** ↓

**98 days on the market**

**Listing ID: IV21124230**

**18542 E Spring St • Orange 92869**

**2 units • \$697,500/unit • 2,320 sqft • 6,275 sqft lot • \$601.29/sqft •  
Built in 1971**

**South of E. Spring Street, East of S. Esplanade St.**



MAJOR PRICE REDUCTION OF 100K!!! HURRY WILL NOT LAST!!! A fantastic opportunity to own an unique property in the heart of Orange County. The property features a single family home (18542 E. Spring St.) with 3 bedrooms and 2 bathrooms with an attached 2 car garage with direct access AND a brand new permitted 1,200 square foot Accessory Dwelling Unit (ADU) (18544 E. Spring St.) home that also features 3 large bedrooms and 2 full bathrooms. This is very ideal for an expanded family who want to live together on one property (back house recently leased for 1 year), or a new homeowner who wants to live in either home and lease the other, or a seasoned investor who may want to lease both homes for great rental income. This property is situated in a prime location near schools, shopping areas, restaurants, parks and a quick drive to the 22, 55 and 5 freeways. The front house is a single story home recently remodeled from the ground up. The home includes a gourmet kitchen style with a grand island, quartz countertops, white shaker cabinets, and stainless steel appliances. The entire home includes newer tile flooring, interior paint, doors, bathrooms, fixtures, roof, windows, air conditioning system, exterior stucco, newly drywalled 2-car garage, and automatic irrigated landscaping. The second home was just completed and just leased to new tenants. It's a 2-story 3 bedroom 2 bathroom home with solar panels (paid off), a Central A/C and Heating system, a private front yard with crisp new landscaping with automatic irrigation, attached two car garage, and all appliances and features are brand new. Master bedroom occupies the entire first floor with a walk-in closet and large bathroom with the remaining two bedrooms, bathroom, living/dining area, and open kitchen on the second floor. The living/dining area is open to the kitchen, which includes white shaker cabinets and a walk-in pantry for extra storage. Both share access to a large and spacious driveway with a recently installed electrical gate. All utilities are separately metered so both homes will get separate power, gas, water, and refuse service and billing.

### Facts & Features

- Sold On 10/14/2021
- Original List Price of \$1,495,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage
- \$84000 Gross Scheduled Income
- \$65555 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Rooms: Great Room, Kitchen, Main Floor Bedroom, Master Bathroom, Master Bedroom
- Floor: Carpet, Tile
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Water Heater

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$18,445
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

- Licenses:

## Unit Details

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

### # Of Units With:

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

## Additional Information

- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 09310107

## Michael Lembeck

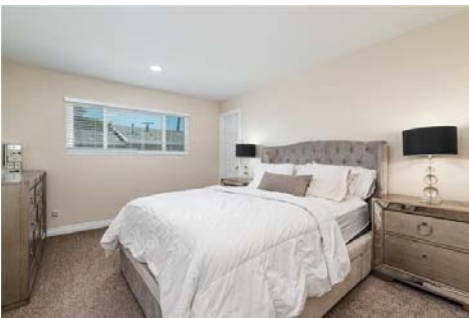
State License #: 01019397  
Cell Phone: 714-742-3700

## Re/Max Property Connection

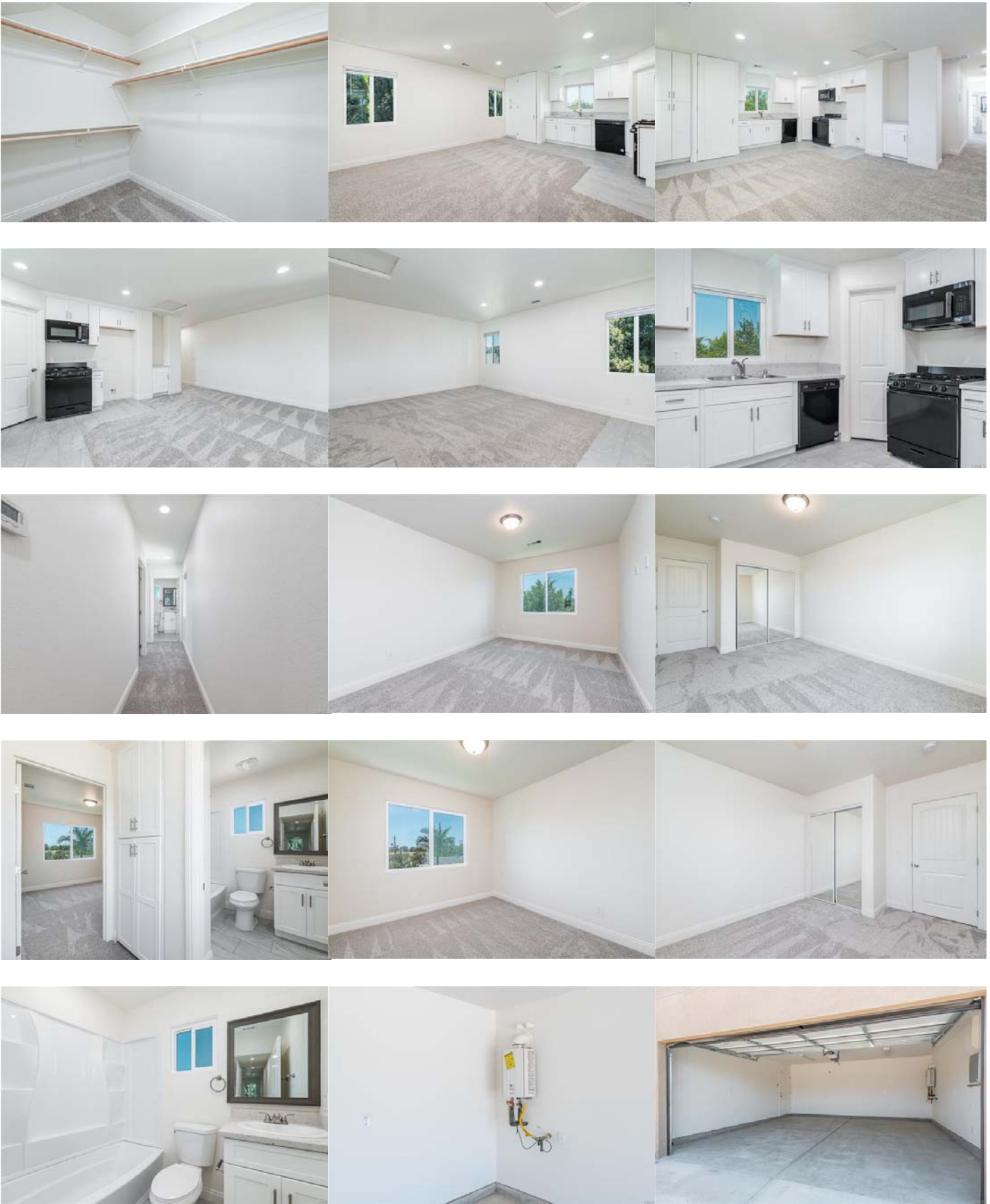
State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

Click arrow to display photos









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

List / Sold:

**\$1,600,000/\$1,225,000** ↓

**24 days on the market**

**Listing ID: OC21183543**

**373 Victoria St., • Costa Mesa 92627**

**2 units • \$800,000/unit • 2,500 sqft • 6,970 sqft lot • \$490.00/sqft •  
Built in 1978**

**Between Harbor and Newport blvd**



Its a Gem Two units on a large lot just a few blocks from Newport beach. WOW motivated owner says,"sell now". Huge price deduction.Make an offer !!! Units can be leased, One of the units rental is \$3500 and the other for \$3000. Great opportunity for rental income and or Owner occupied with income.

### Facts & Features

- Sold On 10/12/2021
- Original List Price of \$1,648,888
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,527 (Assessor)
- Laundry: In Closet
- \$66000 Gross Scheduled Income
- \$1600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Floor: Wood
- Appliances: Water Heater
- Other Interior Features: Two Story Ceilings

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$19,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$50
- Cable TV: 00604541
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$50
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 0     | 2      | Unfurnished | \$0         | \$36,000   | \$36,000  |
| 2: | 1     | 2    | 0     | 1      | Unfurnished | \$0         | \$30,000   | \$30,000  |

### # 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

- C4 - Central Costa Mesa area
- Orange County
- Parcel # 41917207

### Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

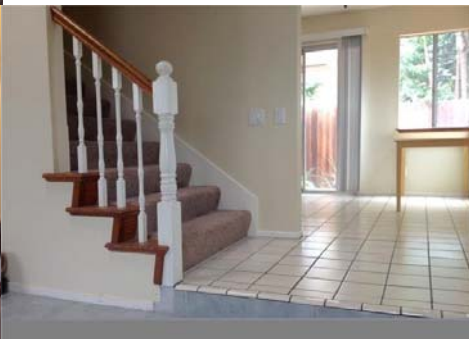
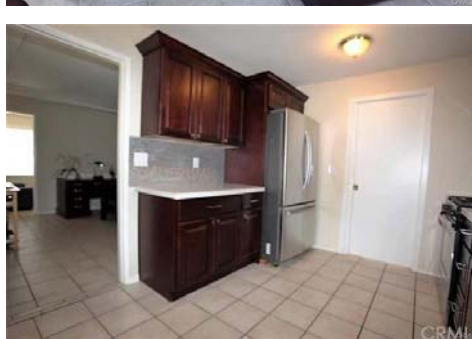
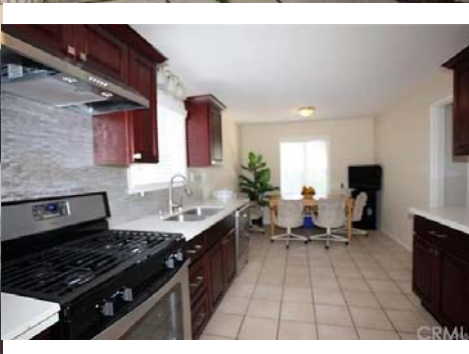
### Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC21183543

Printed: 10/17/2021 11:12:25 AM

**Closed** •

List / Sold: **\$1,350,000/\$1,350,000**

**33855 Olinda Dr • Dana Point 92629**

**0 days on the market**

**2 units • \$675,000/unit • 1,550 sqft • 2,614 sqft lot • \$870.97/sqft •  
Built in 1962**

**Listing ID: OC21229048**

**33855 Oinda Dr, DP**



## Facts & Features

- Sold On 10/15/2021
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$1,550 (Estimated)
- Laundry: Inside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

## Interior

## Exterior

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

## Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01967613
- 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: | 2     | 4    | 0     | 3      | Unfurnished | \$0         | \$0        | \$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
- LT - Lantern Village area
- Orange County
- Parcel # 68211314

**Michael Lembeck**

State License #: 01019397

**Re/Max Property Connection**

State License #: 01891031

**Click arrow to display photos**



**CUSTOMER FULL:** Residential Income **LISTING ID:** OC21229048

Printed: 10/17/2021 11:12:25 AM

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

List / Sold: **\$3,595,000/\$3,595,000**

**418 Hill St** • **Laguna Beach 92651**

**2 days on the market**

**2 units** • **\$1,797,500/unit** • **2,505 sqft** • **5,227 sqft lot** • **\$1435.13/sqft** •  
**Built in 1937**

**Listing ID: NP21207224**

**Cross St. Acacia**



Quintessential Laguna Beach, Two on one lot, plus a small studio. This amazing property has it all. Sweeping ocean and downtown Laguna views. Refined attention to detail is reflected at every turn, the interior, exterior and hardscape. Doors and windows disappear to take in sweeping views from hillside to ocean. Completely renovated with bespoke finishes throughout, it features every modern amenity to live effortlessly. A home that embraces coastal living. Not ending there, behind is a second house-a classic, vintage bungalow set above garage. Comprehensively restored, it is something to behold. Spectacular views-big deck and never ending charm. It also is turn key. Walk to Village, bike to the beach. You don't want to miss this special and emotional home.

### Facts & Features

- Sold On 10/14/2021
- Original List Price of \$3,595,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Estimated)
- Laundry: In Garage, Individual Room
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Rooms: Walk-In Closet
- Floor: Wood
- Appliances: Gas Range, Microwave, Refrigerator, Self Cleaning Oven
- Other Interior Features: Balcony, Beamed Ceilings, Built-in Features, Living Room Balcony, Living Room Deck Attached, Stone Counters

### Exterior

- Lot Features: Gentle Sloping, Sprinkler System
- Security Features: Security System
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01317331
- 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: | 2     | 4    | 0     | 1      | Negotiable | \$0         | \$0        | \$0       |

#### # Of Units With:

- Separate Electric: 2
- Drapes:

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

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

## Additional Information

- Standard sale

- NL - North Laguna area
- Orange County
- Parcel # 49617210

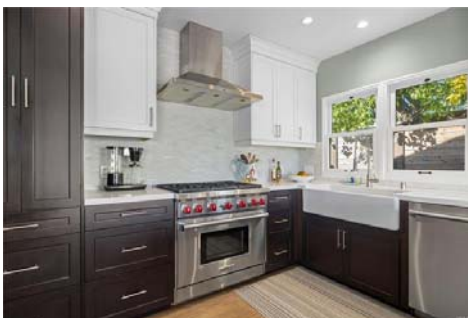
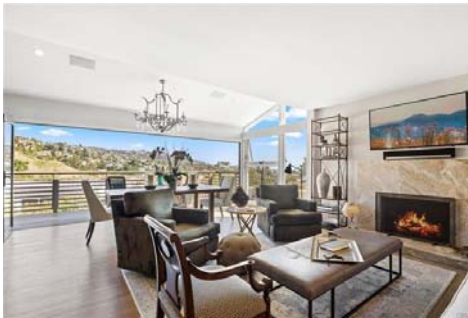
## Michael Lembeck

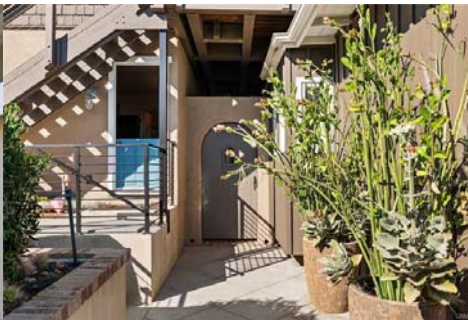
State License #: 01019397  
Cell Phone: 714-742-3700

## Re/Max Property Connection

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

Click arrow to display photos







**Closed** • Duplex

List / Sold:

**\$1,795,000/\$1,859,000**

**8 days on the market**

**Listing ID: OC21192305**

**311 Avenida Cabrillo • San Clemente 92672**

**2 units • \$897,500/unit • 3,240 sqft • 3,920 sqft lot • \$573.77/sqft •  
Built in 1984**

**Head south on El Camino Real, turn right on W Avenida Palizada, left on N Calle Seville, right on Avenida Cabrillo**



Moments from San Clemente's golden beaches, popular pier and inviting downtown shops and restaurants, this upgraded Cape Cod-influenced duplex is completely turnkey. Located on the ocean side of Pacific Coast Highway, the property has curb appeal complete with a manicured yard and a white picket fence. Sitting on a lot at nearly 4,000 square feet, the grounds include a one car garage and large deck with peekaboo ocean views for the upper unit, and an oversized single garage for the lower. On the first level, Unit A features two bedrooms and two baths, including a primary suite. Unit A also has an oversize 1 car garage that's deeper than normal. Upstairs, Unit B is enriched with a spacious deck, three bedrooms complete with a primary suite, and two baths. Residents in each unit will enjoy remodeled kitchens, new vinyl flooring, built-ins, living room fireplaces, open-concept floorplans, private laundry, ceiling fans, and private one-car garages. The property offers versatile possibilities including living in one unit and renting the other, renting both, and more. Located a half block to the beach in downtown San Clemente, the duplex is convenient to Linda Lane, Del Mar, the I-5, excellent schools, Dana Point Harbor, golf, and hiking and biking trails.

## Facts & Features

- Sold On 10/12/2021
- Original List Price of \$1,795,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Fireplace(s), Forced Air
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- Cap Rate: 3.1
- \$78000 Gross Scheduled Income
- \$55350 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

## Interior

- Rooms: Entry, Family Room, Kitchen, Laundry, Main Floor Bedroom
- Floor: Carpet, Tile
- Appliances: Built-In Range, Dishwasher, Electric Oven, Electric Cooktop, Disposal, Gas Range, Microwave, Self Cleaning Oven, Vented Exhaust Fan, Water Line to Refrigerator
- Other Interior Features: Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage

## Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Level with Street, Walkstreet, Yard
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Security Features: Fire and Smoke Detection System, Fire Sprinkler System, Smoke Detector(s)
- Fencing: Vinyl
- Sewer: Public Sewer
- Other Exterior Features: Lighting

## Annual Expenses

- Total Operating Expense: \$22,650
- Electric: \$600.00
- Gas:
- Furniture Replacement:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:

- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

## Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 2     | 1      | Unfurnished | \$3,350     | \$3,350    | \$3,700   |
| 2: | 1     | 2    | 2     | 1      | Unfurnished | \$2,100     | \$2,100    | \$2,800   |

### # Of Units With:

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

## Additional Information

- Standard sale
- SC - San Clemente Central area
- Orange County
- Parcel # 69205405

## Michael Lembeck

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

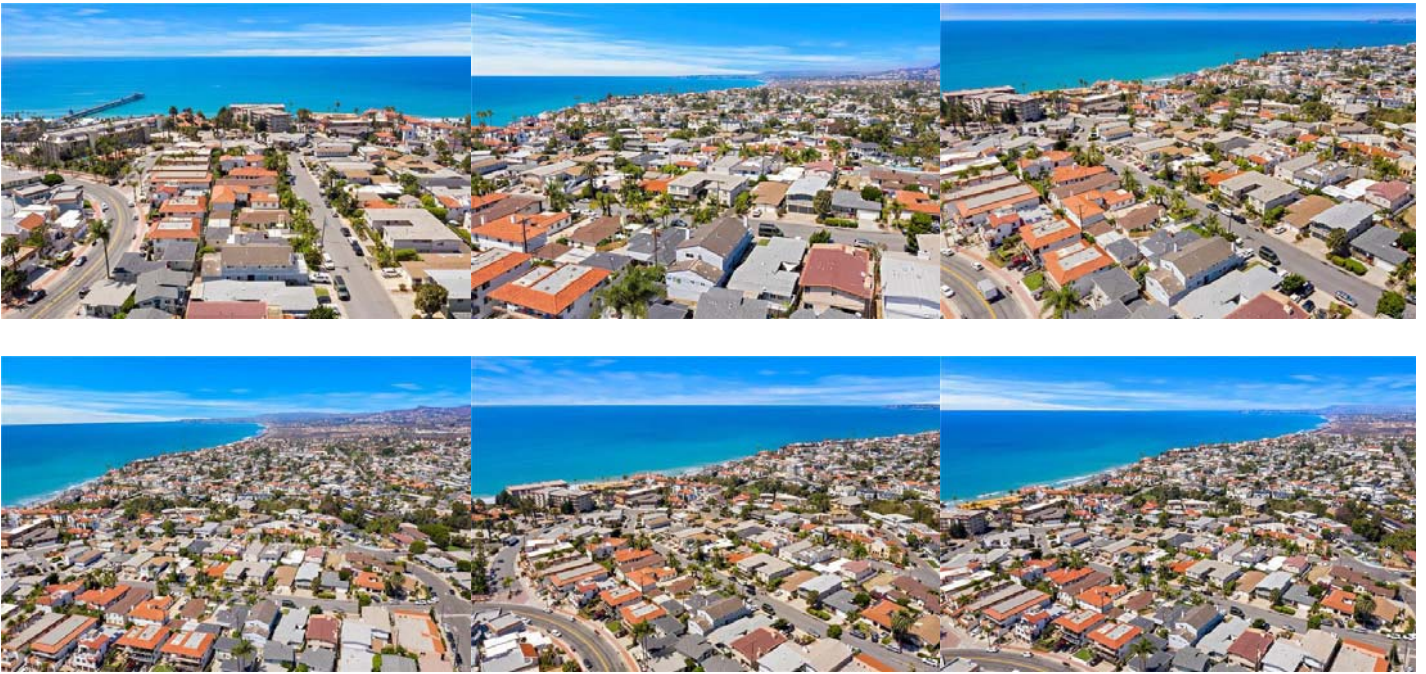
## Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: OC21192305

Printed: 10/17/2021 11:12:28 AM

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

List / Sold:

**\$1,250,000/\$1,100,000** ↓

**4 days on the market**

**Listing ID: OC21177005**

**16841 Green Ln • Huntington Beach 92649**

**3 units • \$416,667/unit • 2,651 sqft • 8,276 sqft lot • \$414.94/sqft • Built in 1969**

**Bolsa Chica St to Warner-to Green Lane.**



Opportunity Knocks.... 3 units on 1 parcel in Popular Huntington Beach neighborhood..... Multiple Family Dwelling.... Near Warner & Bolsa Chica and 1 Mile to the Beach. 8,276 sq ft, LOT....(60'X140') Close to shopping..... 1) Front detached home is 2 bedroom with carpet and 2 baths have tile flooring .... Kitchen has a granite countertop....4 person bar counter....Cook top and double ovens....newer Samsung French door refrigerator...Double Pane Windows.... Tile floor.....Washer & dryer Hook up in a closet near the kitchen....WHEELCHAIR access at the back door.....Forced Air Heating and Air Conditioning.....Steel roof.....solar panels (paid for)...Cable ready.....The primary bedroom has Shower over the tub PLUS a Walk-in Shower.....The secondary bedroom has a walk-in shower....Lots of Closet space....2 car detached garage... 2) Attached to the Garage behind the detached home, a Studio and an Apartment the size of a 3 car garage with 2 bedroom and 1 bath....shower over tub..stove in kitchen.....Wall heater....Cable available..... Block wall fencing & fresh exterior paint in 2018... Many neighboring parcels have been converted to fourplexes... HURRY this will not last.

### Facts & Features

- Sold On 10/15/2021
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One, Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$500 (Public Records)
- Laundry: Electric Dryer Hookup, See Remarks, Washer Hookup
- \$40800 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Converted Bedroom, Kitchen, Laundry, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite, See Remarks
- Appliances: Dishwasher, Double Oven, Electric Oven, Electric Cooktop, Refrigerator
- Other Interior Features: Block Walls, Granite Counters, Unfurnished
- Floor: Carpet, See Remarks, Tile

### Exterior

- Lot Features: 6-10 Units/Acre
- Fencing: Block, See Remarks
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$1,706.00
- Gas: \$1,374
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,837
- Other Expense:
- Other Expense Description:

### Unit Details

| UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-------|------|-------|--------|------------|-------------|------------|-----------|
|-------|------|-------|--------|------------|-------------|------------|-----------|

|    |   |   |   |   |             |         |         |     |
|----|---|---|---|---|-------------|---------|---------|-----|
| 1: | 1 | 2 | 2 | 2 | Unfurnished | \$2,200 | \$2,200 | \$0 |
| 2: | 1 | 2 | 1 | 0 | Unfurnished | \$700   | \$700   | \$0 |
| 3: | 1 | 1 | 1 | 0 | Unfurnished | \$500   | \$500   | \$0 |

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

Additional Information

- Standard sale
  - Rent Controlled
- 17 - Northwest Huntington Beach area
  - Orange County
  - Parcel # 17823212

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: OC21177005

Printed: 10/17/2021 11:12:29 AM

**Closed** • [Triplex](#)

List / Sold:

**\$1,270,000/\$1,200,000** ↓

147 days on the market

Listing ID: PW21080606

**7832 Ronald Dr # 1-3 • Huntington Beach 92647**

**3 units • \$423,333/unit • 2,283 sqft • 8,917 sqft lot • \$525.62/sqft •  
Built in 1961**

**BEACH BLVD & TALBERT AVE, BY THE SONIC BURGER**



Great investment opportunity in a great location. Centrally located in the heart of Huntington Beach near shops, restaurants, and freeway access. Very strong rental market. Clean spacious units in a single story triplex. The property includes with 1 unit with 2 bedrooms and 1 bath and 2 units that both have 1 bedrooms and 1 bath with private patios. All the units are in great condition, the seller just recently remodeled in and outside. It won't last!!! Seller just installed NEW ROOF and NEW PAINT OUTSIDE.

### Facts & Features

- Sold On 10/12/2021
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Outside
- \$57600 Gross Scheduled Income
- \$36100 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: \$21,500
- Electric: \$558.00
- Gas: \$492
- Furniture Replacement:
- Trash: \$1,044
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$852
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 1     | 2      | Unfurnished | \$1,500     | \$1,500    | \$1,650   |
| 2: | 1     | 1    | 1     | 2      | Unfurnished | \$1,800     | \$1,800    | \$1,800   |
| 3: | 1     | 2    | 1     | 2      | Unfurnished | \$1,500     | \$1,500    | \$1,850   |

### # Of Units With:

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

### Additional Information

- Standard sale

- 699 - Not Defined area
- Orange County
- Parcel # 16530210

---

**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:** PW21080606

Printed: 10/17/2021 11:12:29 AM

**Closed** • **Triplex**

List / Sold:

**\$1,950,000/\$1,803,750** ↓

**57 days on the market**

**Listing ID: NP21129410**

**264 Cabrillo St** • Costa Mesa 92627

**3 units** • **\$650,000/unit** • **3,268 sqft** • **6,717 sqft lot** • **\$551.94/sqft** •  
**Built in 1958**

**17th to Santa Ana turn left to Cabrillo**



Amazing Opportunity! EASTSIDE COSTA MESA Pride of Ownership Triplex. Family owned (3 generations) for over 60 years! Excellent location close to the beach, great schools, restaurants and shopping. This mid-century triplex features three large townhouse style 2 Bedroom/1.5 bath units, each with a one car garage, oversized patios and inside washer/dryer hookups. Each unit is approximately 1090 square feet. Very low maintenance building-Roof replaced in 2005. New garage doors and openers in 2021. One unit at market rent \$2650 the other two units well below market with great long term tenants (one tenant for 23 years, one for 4 years.). Please DO NOT disturb current tenants. Located one block from 17th Street but does NOT back to commercial buildings.

### Facts & Features

- Sold On 10/12/2021
- Original List Price of \$1,950,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- \$79800 Gross Scheduled Income
- \$70990 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Up
- Appliances: Electric Oven, Gas Cooktop

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$8,810
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01925726
- Gardener:
- Licenses:
- Insurance: \$1,900
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,700
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 2     | 1      | Unfurnished | \$2,000     | \$2,000    | \$2,650   |
| 2: | 1     | 2    | 2     | 1      | Unfurnished | \$2,000     | \$2,000    | \$2,550   |
| 3: | 1     | 2    | 2     | 1      | Unfurnished | \$2,650     | \$2,650    | \$2,650   |

### # Of Units With:

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

---

## Additional Information

- Standard sale
- Rent Controlled

- C5 - East Costa Mesa area
- Orange County
- Parcel # 42546203

---

## Michael Lembeck

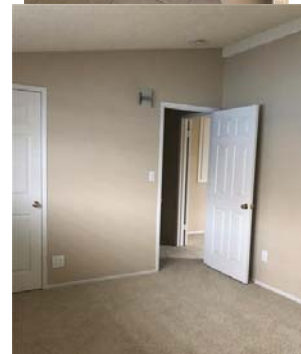
State License #: 01019397  
Cell Phone: 714-742-3700

## 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: NP21129410

Printed: 10/17/2021 11:12:30 AM

**Closed** • **Quadruplex**

List / Sold:

**\$1,699,999/\$1,550,000** ↓

**10562 Torrington Cir • Westminster 92683**

**8 days on the market**

**4 units • \$425,000/unit • 3,933 sqft • 10,019 sqft lot • \$394.10/sqft •  
Built in 1978**

**Listing ID: PW21164314**

**Exit Beach Blvd, turn right on Bolsa, Right on Ward and will see Torrington Cir on the left side**



Great Investment Opportunity 4 plex located in quiet cul-de-sac. Built in 1978, this 2 stories townhouse style building is a gem hide in a sand. Just a new paint and add flowers on the front yard, you can turn it into an incredible living place for Own one and rent out 3. The 3bd front unit has 1.5bath, large front yard and direct 2 car garage access. 2 units with 2bd/ 1.5 bath in the back with good size patio or back yard. The 4th unit with 2bd and 1 bath located in the quiet area of the building. All 2bd units has 1 car garage attached. Each unit has separate metered of Gas and electricity. It fully rent with long term tenants , most on HUD. Close to Public transportation, Supper market, Schools, Shopping centers and easy access to freeways.

### Facts & Features

- Sold On 10/15/2021
- Original List Price of \$1,699,999
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- 1 Total carport spaces
- Cooling: See Remarks
- Heating: Forced Air
- Laundry: Gas & Electric Dryer Hookup, In Garage
- \$87600 Gross Scheduled Income
- \$82800 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Up
- Floor: Laminate, See Remarks
- Appliances: Gas Oven
- Other Interior Features: Ceiling Fan(s)

### Exterior

- Lot Features: 2-5 Units/Acre, Cul-De-Sac, Lot 10000-19999 Sqft
- Security Features: Smoke Detector(s)
- Fencing: Wood
- Sewer: Sewer Paid

### Annual Expenses

- Total Operating Expense: \$6,120
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$960
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,800
- 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    | 1     | 2      | Unfurnished | \$2,200     | \$2,200    | \$2,500   |
| 2: | 2     | 2    | 1     | 1      | Unfurnished | \$1,700     | \$3,400    | \$3,800   |
| 3: | 1     | 2    | 1     | 1      | Unfurnished | \$1,700     | \$1,700    | \$1,900   |

### # Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

---

### Additional Information

- Standard sale

- 65 - N of Blsa, S of GGrv, E of Bch, W of Brookhrs area
- Orange County
- Parcel # 10849268

---

### 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: PW21164314

Printed: 10/17/2021 11:12:30 AM

**Closed** • **Quadruplex**

List / Sold:

**\$1,348,000/\$1,260,000** ↓

**7 days on the market**

**Listing ID: OC21170431**

**761 N Claudina St • Anaheim 92805**

**4 units • \$337,000/unit • 4,002 sqft • 7,841 sqft lot • \$314.84/sqft •  
Built in 1962**

**La Palma and N. Anaheim Blvd**



OPPORTUNITY KNOCKING! GREAT INVESTMENT OPPORTUNITY IN A GREAT LOCATION NEAR DISNEYLAND!!! THIS 4-PLEX OFFERS GREAT INCOME POTENTIAL AND IT FEATURES FOUR 2 BEDROOMS - 1 BATH- 1 CAR GARAGE APARTMENTS. THE RENTS ARE ON THE LOW SIDE WITH LONG TERM STABLE TENANTS. TENANTS ARE ON A MONTH TO MONTH BASIS AND ARE AWARE THAT THE PROPERTY IS FOR SALE. THIS BUILDING IS ONE OF 3 BUILDINGS BEING SOLD IN THE SAME AREA.

### Facts & Features

- Sold On 10/15/2021
- Original List Price of \$1,348,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central, Natural Gas
- Laundry: See Remarks
- \$2500 Gross Scheduled Income
- \$2350 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

### Interior

### Exterior

- Lot Features: Paved
- Sewer: Public Sewer, Sewer Paid

### Annual Expenses

- Total Operating Expense: \$245
- Electric: \$35.00
- Gas: \$60
- Furniture Replacement:
- Trash: \$25
- Cable TV: 01353781
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$25
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Unfurnished | \$710       | \$710      | \$2,000   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$850       | \$850      | \$2,000   |
| 3: | 1     | 2    | 1     | 1      | Unfurnished | \$940       | \$940      | \$2,000   |
| 4: | 1     | 2    | 1     | 1      | Unfurnished | \$0         | \$0        | \$2,000   |

### # 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

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03508328

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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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CUSTOMER FULL: Residential Income LISTING ID: OC21170431

Printed: 10/17/2021 11:12:30 AM

**Closed** • **Quadruplex**

List / Sold:

**\$1,378,000/\$1,275,000** ↓

**7 days on the market**

**Listing ID: OC21170725**

**728 N Claudina St** • **Anaheim 92805**

**4 units** • **\$344,500/unit** • **4,574 sqft** • **7,841 sqft lot** • **\$278.75/sqft** •  
**Built in 1965**

**La Palma and N. Anaheim Blvd**



OPPORTUNITY KNOCKING! GREAT INVESTMENT OPPORTUNITY IN A GREAT LOCATION NEAR DISNEYLAND!!! THIS 4-PLEX OFFERS GREAT INCOME POTENTIAL AND IT FEATURES FOUR 2 BEDROOMS - 1 BATH- 1 CAR GARAGE APARTMENTS. THIS BUILDING IS ONE OF 3 BUILDINGS BEING SOLD IN THE SAME AREA.

### Facts & Features

- Sold On 10/15/2021
- Original List Price of \$1,378,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central, Natural Gas
- Laundry: See Remarks
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

### Interior

### Exterior

- Lot Features: Paved
- Sewer: Public Sewer, Sewer Paid

### Annual Expenses

- Total Operating Expense: \$245
- Electric: \$35.00
- Gas: \$60
- Furniture Replacement:
- Trash: \$25
- Cable TV: 01353781
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$25
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 4     | 2    | 1     | 1      | Unfurnished | \$0         | \$0        | \$8,000   |

#### # 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
- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03508408

**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:** OC21170725

Printed: 10/17/2021 11:12:30 AM

**Closed** • **Apartment**

List / Sold: **\$1,250,000/\$1,250,000**

**7545 Jackson Way** • Buena Park 90620

**0 days on the market**

**4 units** • **\$312,500/unit** • **4,400 sqft** • **7,823 sqft lot** • **\$284.09/sqft** •  
**Built in 1961**

**Listing ID: PW21179099**

**Western & Lincoln**



All 2Br, 1 bath. Enclosed garage Fair condition Excellent rental area One block south Knotts Berry Farm & Shopping

### Facts & Features

- Sold On 10/13/2021
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- \$986 (Estimated)
- Laundry: Community
- \$71580 Gross Scheduled Income
- \$46034 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

### Interior

- Appliances: Free-Standing Range
- Other Interior Features: Balcony, Block Walls

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$24,115
- Electric: \$420.00
- Gas: \$456
- Furniture Replacement:
- Trash: \$1,865
- Cable TV: 00906063
- Gardener:
- Licenses: 25
- Insurance: \$1,400
- Maintenance: \$1,432
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- 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    | \$1,700   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$1,500     | \$1,500    | \$1,700   |
| 3: | 1     | 2    | 1     | 1      | Unfurnished | \$1,440     | \$1,440    | \$1,700   |
| 4: | 1     | 2    | 1     | 1      | Unfurnished | \$1,475     | \$1,475    | \$1,700   |

### # Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 4
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC: 4

## Additional Information

- Standard sale
- Rent Controlled
- 82 - Buena Park area
- Orange County
- Parcel # 13513225

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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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CUSTOMER FULL: Residential Income LISTING ID: PW21179099

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**Closed** • **Quadruplex**

List / Sold:

**\$1,799,000/\$1,737,000** ↓

**0 days on the market**

**Listing ID: ND21223333**

**17578 Orange Dr • Yorba Linda 92886**

**4 units • \$449,750/unit • 4,054 sqft • 11,848 sqft lot • \$428.47/sqft •  
Built in 1971**

**90/Yorba Linda to Valley View to Orange**



Incredible Fourplex on a corner lot with potential to expand in an outstanding Yorba Linda location! One of the best places to live in Orange County, Yorba Linda offers that small town charm with a mix of restaurants, shopping areas, outdoor activities and equestrian facilities. With four separate units with individual addresses, this property is an investor's dream and the only active multi-family in Yorba Linda within the high-demand rental area. Features include stainless steel appliances, small patio space for each property on the ground floor, carport parking, covered communal area with patio. Nearby: The Nixon Library, Veterans Park, Black Gold Golf Course, Carbon Canyon Regional Park, over a 100 miles of trails, Disneyland, Honda Center, and easy access to 90/91 Fwy. 37 miles from downtown Los Angeles.

### Facts & Features

- Sold On 10/12/2021
- Original List Price of \$1,799,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Common Area, Gas Dryer Hookup, Washer Hookup
- Cap Rate: 3.75
- \$105600 Gross Scheduled Income
- \$67515 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

### Interior

- Rooms: Kitchen, Living Room, Master Bathroom, Master Bedroom
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Gas Oven, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s), High Ceilings, Unfurnished

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$38,085
- Electric: \$712.00
- Gas: \$1,320
- Furniture Replacement:
- Trash: \$1,552
- Cable TV: 01994886
- Gardener:
- Licenses:
- Insurance: \$3,318
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,258
- Other Expense: \$9,485
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 1     | 1      | Unfurnished | \$1,600     | \$1,600    | \$1,800   |
| 2: | 2     | 2    | 2     | 2      | Unfurnished | \$2,200     | \$2,200    | \$2,400   |
| 3: | 1     | 3    | 2     | 2      | Unfurnished | \$3,100     | \$3,100    | \$3,100   |

**# 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

- 85 - Yorba Linda area
- Orange County
- Parcel # 33430201

## 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:** ND21223333

Printed: 10/17/2021 11:12:32 AM

#### Search Criteria

Property Type is 'Residential Income'  
 Standard Status is 'Closed'  
 Contract Status Change Date is 10/10/2021 to 10/16/2021  
 County Or Parish is 'Orange'  
 Number Of Units Total is 2+  
 Selected 15 of 15 results.