

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	OC23136988	S	34092 Alcazar DR	DP	LT	STD	2	\$92,400		\$1,695,000	\$690.43	2455	1971/ASR	4,495/0.1032	N	3	10/19/23	38/38
2	PW23167418	S	813 North Minter Street	SA	70	STD,TRUS	3	\$41,304		\$750,000	\$520.11	1442	1922/ASR	5,013/0.1151	N	3	10/16/23	15/15
3	OC23118799	S	8421 Warner AVE	HB	15	STD	4	\$88,800		\$1,515,000	\$420.72	3601	1964/PUB	7,841/0.18	N	4	10/18/23	57/57
4	OC23174956	S	16582 Jib CIR #1-4	HB	17	TRUS	4	\$97,800		\$1,913,500	\$415.80	4602	1977/ASR	7,841/0.18	N	4	10/18/23	5/5
5	PW23162271	S	304 N Muller ST	ANA	79	STD,TRUS	4	\$104,520		\$1,700,000	\$387.69	4385	1966/ASR	8,430/0.1935	N	6	10/16/23	8/8
6	NP23135057	S	2910 Peppertree LN	CM	C1	STD	4	\$76,200		\$1,915,000	\$539.13	3552	1960/ASR	11,326/0.26	N	4	10/20/23	55/55
7	NP23141423	S	8162 La Paz DR	HB	14	STD,TRUS	5	\$159,900	4	\$2,700,000	\$456.16	5919	1967/ASR	9,148/0.21	N	7	10/20/23	14/14
8	OC23027454	S	931 935 S Standard AVE	SA	699	STD	24	\$407,499	5	\$4,525,000	\$306.07	14784	1958/ASR	7,841/0.18	N	0	10/16/23	159/388

Closed • Duplex

List / Sold:

\$1,800,000/\$1,695,000 ↓

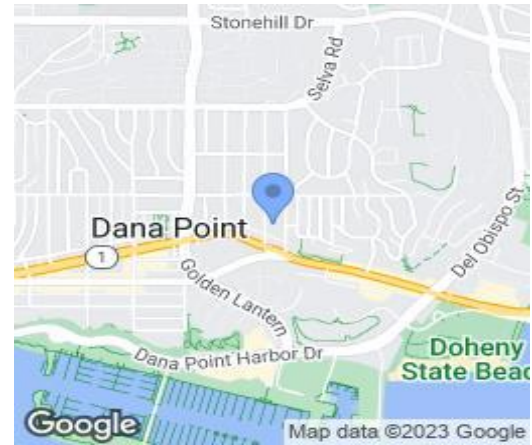
38 days on the market

Listing ID: OC23136988

34092 Alcazar Dr • Dana Point 92629

2 units • \$900,000/unit • 2,455 sqft • 4,495 sqft lot • \$690.43/sqft • Built in 1971

From PCH, turn up Alcazar to 34092.



Nestled in the highly sought-after Lantern District of Dana Point, this captivating duplex at 34092 Alcazar offers an exceptional opportunity for both investors and homeowners seeking dual living spaces with the convenience of city amenities and coastal allure. Property Overview: Total Square Feet: Approx. 2,445 sq ft Unit 1: Approx. 1,400 sq ft | 2 beds | 2 baths | 2-car garage Unit 2: Approx. 1,000 sq ft | 2 beds | 1.5 baths | 1-car garage Unit 1: Elegantly designed, Unit 1 boasts a spacious layout of 1,400 square feet. Upon entering, you're greeted by an inviting ambiance that flows seamlessly from room to room. The well-appointed kitchen is a culinary enthusiast's dream, featuring modern appliances, ample cabinetry, and a convenient breakfast bar. The open-concept living and dining areas create a perfect setting for entertaining guests or relaxing with loved ones. The unit includes two generously-sized bedrooms, each providing a tranquil retreat, and two bathrooms offering both style and functionality. Residents of Unit 1 will also appreciate the convenience of a two-car garage, providing ample space for vehicles and storage. Unit 2: Unit 2 spans 1,000 square feet and exudes a warm and welcoming atmosphere. This unit features two cozy bedrooms that lend themselves perfectly to peaceful nights and lazy weekend mornings. The main bathroom is complemented by an additional half-bath, ensuring comfort and privacy for residents and guests alike. The well-designed kitchen harmonizes functionality with style, while the adjoining living area is a comfortable space to unwind. Additionally, Unit 2 offers a one-car garage, providing secure parking and storage solutions. The duplex is situated on a charming street within the coveted Lantern District, known for its vibrant community and offers a blend of coastal living and urban amenities. Within proximity to world-class beaches, scenic parks, dining establishments, and boutique shopping, this location epitomizes the quintessential Southern California lifestyle. Don't miss the chance to own this remarkable duplex in the heart of Dana Point's Lantern District. Schedule a viewing today and discover the limitless potential and coastal charm this property has to offer.

Facts & Features

- Sold On 10/19/2023
- Original List Price of \$1,800,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- \$1,705 (Estimated)
- Laundry: In Closet, Inside, Stackable
- \$92400 Gross Scheduled Income
- \$68400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,720
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$500
- Cable TV: 01517281
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$0	\$0	\$4,000
2:	1	2	2	1	Unfurnished	\$0	\$0	\$3,700

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 1
 - Carpet: 1
 - Dishwasher: 2
 - Disposal: 2
- Drapes: 2
 - Patio: 1
 - Ranges: 2
 - Refrigerator: 1
 - Wall AC: 0

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- LT - Lantern Village area
 - Orange County
 - Parcel # 68229511

Michael Lembeck

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

Re/Max Property Connection

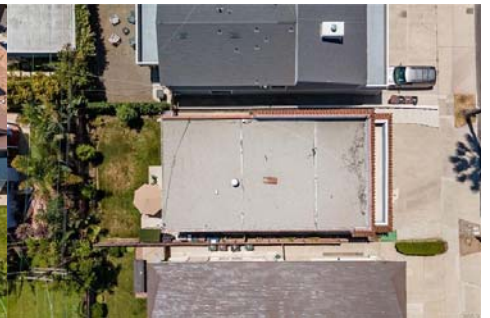
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Click arrow to display photos











CUSTOMER FULL: Residential Income LISTING ID: OC23136988

Printed: 10/22/2023 7:42:03 AM

Closed • **Triplex**

List / Sold: **\$799,000/\$750,000** ↓

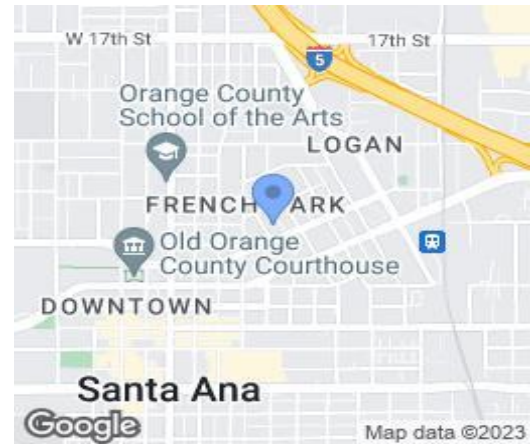
813 North Minter Street • Santa Ana 92701

15 days on the market

3 units • **\$266,333/unit** • **1,442 sqft** • **5,013 sqft lot** • **\$520.11/sqft** •
Built in 1922

Listing ID: PW23167418

Civic Center and Santiago



Nestled in the thriving French Park area of Santa Ana, 813 Minter Street presents an enticing investment opportunity. This property comprises three units: a charming 2-bedroom, 1-bathroom Craftsman-style home at the front and two separate 1-bedroom, 1-bathroom apartments located above a spacious 3-car garage at the rear. Its prime location ensures residents easy access to trendy restaurants, shops, and parks in this up-and-coming neighborhood. While the property does have substantial foundation problems, it is attractively priced to sell, making it an ideal prospect for experienced investors. With the right renovations, this property holds the potential to become a cash-flow powerhouse in a rapidly appreciating market. Don't miss out on this chance to make your mark in one of Santa Ana's most promising areas. Act swiftly because this unique investment won't last long on the market.

Facts & Features

- Sold On 10/16/2023
- Original List Price of \$799,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- \$0 (Assessor)
- Laundry: In Garage
- \$41304 Gross Scheduled Income
- \$26304 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,000
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 02202889
- Gardener:
- Licenses:
- Insurance: \$1,400
- 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	2	1	1	Unfurnished	\$1,390	\$1,390	\$2,750
2:	1	1	1	1	Unfurnished	\$1,026	\$1,026	\$1,500
3:	1	1	1	1	Unfurnished	\$1,026	\$1,026	\$1,500

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 70 - Santa Ana North of First area
- Orange County
- Parcel # 39804107

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • [Quadruplex](#)

List / Sold:

\$1,595,000/\$1,515,000 ↓

8421 Warner Ave • **Huntington Beach 92647**

57 days on the market

4 units • **\$398,750/unit** • **3,601 sqft** • **7,841 sqft lot** • **\$420.72/sqft** •
Built in 1964

Listing ID: OC23118799

On North side of Warner Ave. 3rd property to West of intersection with Newland St.



Newly Painted & Updated Land Scrapping. Each unit has interior washer/dryer hook up in unit. Double-pane Windows. Long Term Tenants. Upside in Rents. 2 Double Garages with 3 off street parking spots. Garage Spaces are Assigned but Off Street Parking is First-Come-First Serve. Close to Freeways & Public Transport. Located in Huntington Beach school district. Buyer to Cooperate with Sellers' 1031 exchange. Seller is Motivated for an Offer.

Facts & Features

- Sold On 10/18/2023
- Original List Price of \$1,745,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- \$1,006 (Estimated)
- Laundry: Inside
- \$88800 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01316702
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,870	\$1,870	\$2,100
2:	1	2	1	1	Unfurnished	\$1,950	\$1,950	\$2,100
3:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$2,100
4:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 15 - West Huntington Beach area
- Orange County
- Parcel # 10766411

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: OC23118799

Printed: 10/22/2023 7:42:05 AM

Closed • **Quadruplex**

List / Sold:

\$1,899,000/\$1,913,500 ↑

5 days on the market

Listing ID: OC23174956

16582 Jib Cir # 1-4 • Huntington Beach 92649

4 units • \$474,750/unit • 4,602 sqft • 7,841 sqft lot • \$415.80/sqft • Built in 1977

Cross Street - Heil & Bolsa Chica



Fourplex in Huntington Beach with great income potential for investors or anyone looking to create passive income. Unit 1 presents a 3 bedroom, 2.5 bathroom floorplan, washer/dryer hookups, and small private yard. Units 2 and 3 feature a 2 bedroom, 2.5 bathroom floorplan, and small private yard. Unit 4 is located above the garages and features a 1 bedroom, 1 bathroom floorplan and no common walls. 1 car garages are designated to each unit and the additional parking spaces in the driveway are first come first serve. The community laundry room offers additional revenue. All tenants pay for their own utilities, while the landlord covers water and trash. The property was completely fumigated in 2022 and a new water heater installed in the laundry room at the beginning of 2023. Amazing location near several shopping centers, Meadowlark Golf Club, Bella Terra, and much more! Less than 10 minutes away from Bolsa Chica State Beach.

Facts & Features

- Sold On 10/18/2023
- Original List Price of \$1,899,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Fireplace(s), Forced Air
- \$0 (Assessor)
- Laundry: Common Area, See Remarks
- \$97800 Gross Scheduled Income
- \$80542 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Living Room
- Floor: Carpet, Laminate
- Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater, Water Heater Central

Exterior

- Lot Features: 0-1 Unit/Acre, Cul-De-Sac, Lot 6500-9999, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$17,258
- Electric: \$271.00
- Gas: \$2,785
- Furniture Replacement: \$0
- Trash: \$3,584
- Cable TV: 00878443
- Gardener:
- Licenses: 92
- Insurance: \$2,900
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 6846
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	1	Unfurnished	\$2,460	\$2,460	\$2,800
2:	1	2	3	1	Unfurnished	\$2,100	\$2,100	\$2,300
3:	1	2	3	1	Unfurnished	\$1,930	\$1,930	\$2,300

4: 1 1 1 1 Unfurnished \$1,660 \$1,660 \$1,900

Of Units With:

- Separate Electric: 5
 - Gas Meters: 5
 - Water Meters: 1
 - Carpet: 4
 - Dishwasher: 4
 - Disposal: 4
- Drapes:
 - Patio: 3
 - Ranges: 4
 - Refrigerator: 0
 - Wall AC:

Additional Information

- Trust sale
 - Buyer Agency Compensation: 2.5%
- 17 - Northwest Huntington Beach area
 - Orange County
 - Parcel # 17822201

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold:

\$1,750,000/\$1,700,000 ↓

8 days on the market

Listing ID: PW23162271

304 N Muller St • Anaheim 92801

4 units • \$437,500/unit • 4,385 sqft • 8,430 sqft lot • \$387.69/sqft • Built in 1966

N/Lincoln & off Muller



This is a Covington style 4Plex. Large Square Footage. Well Maintained Property In The City Of Anaheim. Excellent Property With one 3 Bedrooms/ 2 Baths Unit, Two 2 Bedrooms/ 1 Bath Units and one 2 Bedroom/2 Bath unit. Newer Floors in most units. Always Fully Rented. Great Income. Onsite Laundry Facilities, 5 Garages. All Units Come With Either Patios Or Balconies. Perfect For Owner Occupant Or Ideal For Investors. Very Convenient Location Close To I-5 & 91 Freeways, Shopping Centers, Bus Stops, Eateries, Parks, and Schools. Most units have been upgraded.

Facts & Features

- Sold On 10/16/2023
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central
- \$0 (Estimated)
- Laundry: Community
- \$104520 Gross Scheduled Income
- \$76120 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: Office
- Floor: Carpet, Laminate, Vinyl
- Appliances: Disposal, Gas Oven, Gas Range, Gas Cooktop, Range Hood, Water Heater Central

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Level with Street, Sprinkler System, Walkstreet, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,400
- Electric: \$2,500.00
- Gas: \$1,500
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00482323
- Gardener:
- Licenses: 100
- Insurance: \$2,500
- Maintenance: \$7,000
- 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	\$2,800	\$2,800	\$2,800
2:	1	2	1	1	Unfurnished	\$1,885	\$1,885	\$1,885
3:	1	2	1	1	Unfurnished	\$1,925	\$1,925	\$1,925
4:	1	2	2	1	Unfurnished	\$2,100	\$2,100	\$2,100

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 0
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2%

- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 07259106

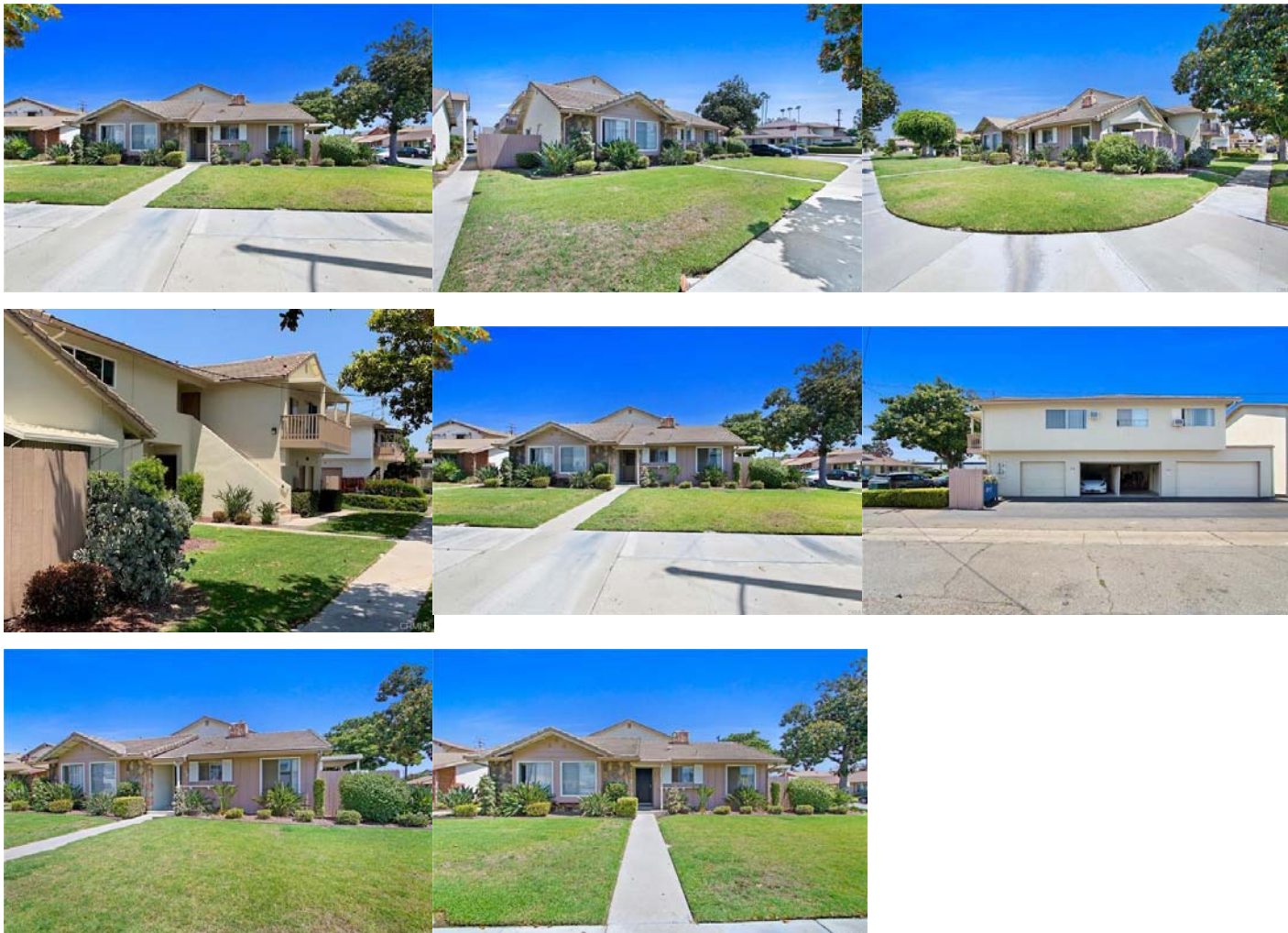
Michael Lembeck

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: PW23162271

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Closed • **Quadruplex**

List / Sold:

\$1,995,000/\$1,915,000 ↓

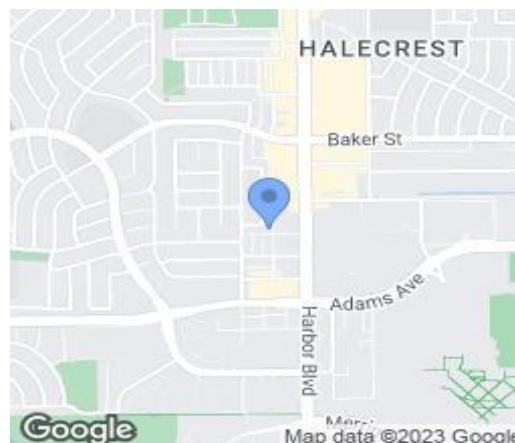
55 days on the market

Listing ID: NP23135057

2910 Peppertree Ln • **Costa Mesa 92626**

4 units • **\$498,750/unit** • **3,552 sqft** • **11,326 sqft lot** • **\$539.13/sqft** •
Built in 1960

Harbor Blvd to Adams to Royal Palm to Peppertree



We are pleased to present the sale of 2910 Peppertree Lane, a 4 unit multifamily property located in the city of Costa Mesa. Each unit features 2 bedrooms, 1 bathroom, and approximately 888 SF of living space. This property sits on one of the largest lots in the area at approximately 11,324 SF which offers numerous possibilities. Other features include washer/dryer hookups in each unit, single car garages with additional parking, dual pane windows throughout, separately metered for gas /electricity, and a newer roof which was installed in 2018. The subject property offers significant rental upside and the opportunity to dramatically increase cash flow. Tenants enjoy close proximity to South Coast Plaza, major freeways, and all the amenities Harbor Blvd has to offer!

Facts & Features

- Sold On 10/20/2023
- Original List Price of \$1,995,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: In Kitchen, Inside
- \$76200 Gross Scheduled Income
- \$43996 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Tile, Wood
- Appliances: Dishwasher, Range Hood
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,948
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01359009
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$2,500
2:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,500
3:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,500
4:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$2,500

Of Units With:

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

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- C1 - Mesa Verde area
- Orange County
- Parcel # 13929608

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 • **Apartment**

List / Sold:

\$2,748,000/\$2,700,000 ↓

14 days on the market

Listing ID: NP23141423

8162 La Paz Dr • Huntington Beach 92647

**5 units • \$549,600/unit • 5,919 sqft • 9,148 sqft lot • \$456.16/sqft •
Built in 1967**

Beach Blvd, left on Stark Dr., Right on Malaga Ln., Left on La Paz Dr.



Don't miss the rare chance to invest in one of the most lucrative real estate markets in all of California with this Beautiful Modern Spanish style 5-unit Multi-Family Property located at the end of a tranquil cul-de-sac in the heart of Huntington Beach. Currently pulling in an impressive GOI of \$159,578 with potential for increased income after close and priced at a high cap rate of 4.08% and only \$549,000 a door, this is one not to be missed! This picturesque property features well maintained grounds and units with private balconies and patios, courtyard and garden views, as well as updated appliances. The front home features an est. 1400 sq. ft., with 3 bed, 2 bath-plus den, which is ideal for owner occupancy or top of market rent and features a bevy of modern updates including a reimagined kitchen with quartz countertops and Shaker cabinetry, newer appliances, modern bathrooms, newer windows, inside laundry room, dining room with ambient lighting, fireplace, as well as two spacious patios perfect for outdoor lounging and refreshments. Additional apartments all offer spacious open floor plans with large bedrooms and ample closet space. There are a total of three 2 car garages, one 1 car garage, and an extra assigned spot for ample parking. A shared laundry room offers additional income and there is an owner's storage room that can be accessed through it. Recent building upgrades include newly installed drought tolerant landscaping, updated exterior paint, recently installed central water heater, newer electrical panels, handsome hardscaping, and Ring camera system. Nestled in a quiet residential area just minutes from fine dining, nightlife, entertainment, Bella Terra outdoor mall, and legendary beaches + surf, this gorgeous building brimming with pride of ownership offers the ideal investment opportunity in one of SoCal's most desirable beachfront communities. Looking for another great income property, please see the owner's other new listing at 7872 Liberty Dr, Huntington Beach. Schedule a tour today to become the new proud owner of this one of a kind Five-Unit low-rise Garden complex.

Facts & Features

- Sold On 10/20/2023
- Original List Price of \$2,748,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Radiant
- \$1,247 (Estimated)
- Laundry: Common Area, Community, Individual Room
- Cap Rate: 4.08
- \$159900 Gross Scheduled Income
- \$112151 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Den, Family Room, Kitchen, Living Room, Primary Bedroom, See Remarks
- Floor: Carpet, Laminate
- Appliances: Dishwasher, Electric Oven, Electric Range, Disposal, Gas Water Heater, Microwave, Water Heater Central
- Other Interior Features: Granite Counters, Living Room Balcony, Open Floorplan, Quartz Counters, Recessed Lighting, Storage

Exterior

- Lot Features: 2-5 Units/Acre, Lot 6500-9999, Sprinkler System
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$47,391
- Electric: \$2,040.00
- Insurance: \$5,809
- Maintenance:

- Gas: \$2,894
- Furniture Replacement:
- Trash: \$2,376
- Cable TV: 01480932
- Gardener:
- Licenses:

- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,629
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2		\$3,750	\$3,750	\$4,000
2:	1	3	2	2		\$2,600	\$2,600	\$2,875
3:	1	2	2	2		\$2,475	\$2,475	\$2,715
4:	1	2	2	1		\$2,350	\$2,350	\$2,590
5:	1	1	1	0		\$0	\$0	\$2,150

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2%
- 14 - South Huntington Beach area
- Orange County
- Parcel # 10777202

Michael Lembeck

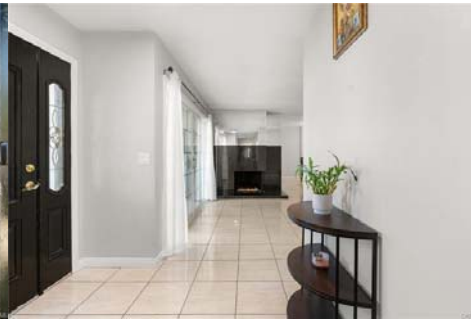
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

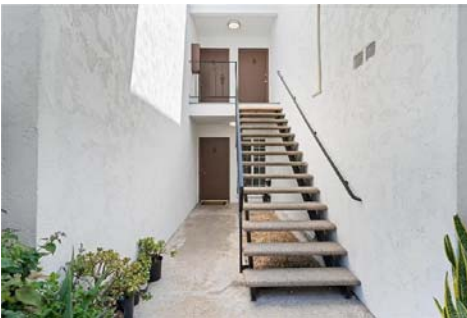
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

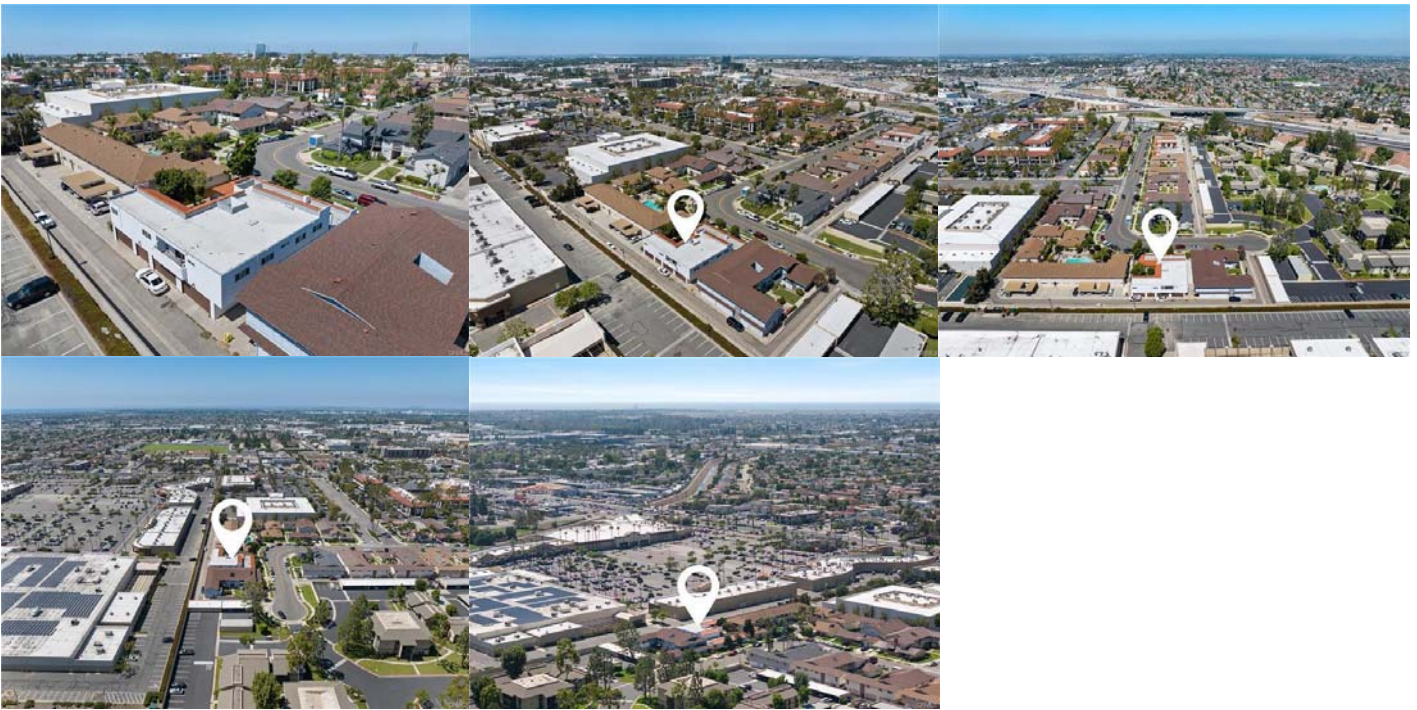
Click arrow to display photos











CUSTOMER FULL: Residential Income LISTING ID: NP23141423

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Closed • **Apartment**

List / Sold:

\$5,180,000/\$4,525,000 ↓

159 days on the market

Listing ID: OC23027454

931 935 S Standard Ave • Santa Ana 92701

24 units • **\$215,833/unit** • **14,784 sqft** • **7,841 sqft lot** • **\$306.07/sqft** •
Built in 1958

McFadden west to Standard North



With a proven market rent upside, including a RUBS program for water, sewer, and trash, this offering provides an attractive "Going In" capitalization rate approaching 5% and a very attractive "Market Rent" capitalization rate. The existing loan of approximately \$3,170,000 can be assumed, at a fixed interest rate of 2.90%, or a new loan can be placed on the property. Rents are effective March 1st, 2023.

Facts & Features

- Sold On 10/16/2023
- Original List Price of \$5,180,000
- 2 Buildings
- Levels: Two
- 24 Total parking spaces
- \$2,981 (Estimated)
- Laundry: Common Area
- Cap Rate: 4.76
- \$407499 Gross Scheduled Income
- \$246656 Net Operating Income
- 25 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 16-20 Units/Acre
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$156,860
- Electric: \$1,375.00
- Gas: \$7,857
- Furniture Replacement:
- Trash: \$11,182
- Cable TV: 00919594
- Gardener:
- Licenses:
- Insurance: \$7,200
- Maintenance: \$5,400
- Workman's Comp:
- Professional Management: 27765
- Water/Sewer: \$23,372
- Other Expense: \$6,083
- Other Expense Description: Misc.

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	24	1	1	0	Unfurnished	\$33,196	\$33,196	\$40,680

Of Units With:

- Separate Electric: 25
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 699 - Not Defined area

- Rent Controlled
- Buyer Agency Compensation: 2%

- Orange County
- Parcel # 01125103

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: OC23027454

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