

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	LG22132048	S	361 Aster ST	LB	NL	STD	2	\$60,000		\$5,100,000.↓	\$1,479.55	3447	1965/ASR	6,098/0.14	N	4	10/19/22	91/91
2	219082038DA	S	1521 Seal Way	SLB	1A	STD	3			\$3,500,000.↓			1962/ASR	2,513/0.05	N	0	10/17/22	67/222
3	OC22184024	S	2148 S Sycamore ST	SA	69	STD	3	\$61,500		\$850,000.↑	\$404.76	2100	1946/ASR	6,098/0.14	N	2	10/17/22	9/9
4	NP22154335	S	3020 Fillmore WAY	CM	C3	STD	3	\$70,344		\$1,450,000	\$350.24	4140	1977/PUB	6,098/0.14	N	3	10/20/22	5/5
5	NP22132137	S	303 Goldenrod AVE	CDM	CS	STD	3	\$119,700		\$3,850,000.↓	\$1,216.05	3166	1965/PUB	4,792/0.11	N	2	10/19/22	106/106
6	OC22143126	S	34102 Amber Lantern ST	DP	LT	STD	3	\$67,200		\$1,850,000.↓	\$889.42	2080	1959/PUB	4,491/0.1031	N	3	10/19/22	85/85
7	OC22198435	S	8132 Forelle DR	HB	14	STD	4	\$7,800		\$1,967,500.↓	\$436.64	4506	1972/ASR	7,841/0.18	N	5	10/19/22	0/0
8	OC22198342	S	8141 Forelle DR	HB	14	TRUS	4	\$7,555		\$1,967,500.↓	\$436.64	4506	1972/ASR	7,841/0.18	N	5	10/19/22	0/0
9	OC22191832	S	8151 Forelle Dr.	HB	14	TRUS	4	\$7,485		\$1,967,500.↓	\$436.74	4505	1972/ASR	7,799/0.179	N	5	10/19/22	0/0
10	PW22148926	S	1808 Cristine PL	FUL	83	STD,TRUS	5	\$85,230		\$1,750,000	\$374.97	4667	1959/ASR	9,583/0.22	Y	5	10/17/22	54/54
11	NP22093521	S	1971 Wallace AVE	CM	C2	TRUS	5	\$121,140		\$2,454,000.↓	\$552.95	4438	1966/ASR	18,757/0.4306	N	5	10/19/22	85/85
12	22178645	S	301 Avocado ST	CM	C4	STD	48		2	\$18,500,000.↓	\$512.30	36112/A	1969	74,375/1.7			10/20/22	15/15

Closed • Duplex

List / Sold:

\$5,295,000/\$5,100,000 ↓

91 days on the market

Listing ID: LG22132048

361 Aster St • Laguna Beach 92651

2 units • \$2,647,500/unit • 3,447 sqft • 6,098 sqft lot • \$1479.55/sqft • Built in 1965

Coast Highway to Aster - Just up the street from Laguna Art Museum & Urth Cafe



Moments from all the best that Laguna Beach has to offer including Heisler Park, renowned art festivals (Sawdust Festival & Pageant of the Masters), cafes and restaurants on the Forest Street Promenade and of course the idyllic coves and stunning beaches, 361 Aster is an unparalleled location while delivering modern luxury without compromise. This versatile property is currently configured as 2 residences – the front main house comprising 3 bedrooms & 3 bathrooms is a perfect display of modern, coastal living. Anchored by the central courtyard through sliding Fleetwood glass doors, seamless indoor/outdoor living is resplendent. The sun-filled great room is truly great! The dynamic chef's kitchen is complete with side-by-side 36" Sub Zero built-in freezer and refrigerator, Wolf cooktop and double ovens, custom rift cut oak cabinetry, and pure white Caesarstone quartz countertops. The luxurious back house comprises 2 bedrooms, 2 bathrooms, a great room and large 475 SqFt view deck. Each residence features Greenguard certified materials from drywall to insulation, Monarch Plank hardwood flooring, and numerous smart home features. The property was designed to be easily converted into a single family 5-bedroom home, or keep the current configuration and use the back house for guests or as rental income. With numerous modern amenities and access to all that is Laguna, your guests may not want to leave. Don't worry there's plenty of parking for everyone - with two, 2-car garages and 4 additional parking spaces, they can stay as long as you'd like. This brilliantly-crafted home took four years to complete and is worth the wait. Come see it while it lasts.

Facts & Features

- Sold On 10/19/2022
 - Original List Price of \$5,295,000
 - 1 Buildings
 - Levels: Two
 - 8 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$0 (Unknown)
 - Laundry: Individual Room, Inside
 - \$60000 Gross Scheduled Income
 - \$60000 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available
-

Interior

- Rooms: Great Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Two Masters, Walk-In Closet
 - Floor: Wood
 - Appliances: Built-In Range, Convection Oven, Dishwasher, Double Oven, Freezer, Disposal, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Water Purifier, Water Softener
 - Other Interior Features: Balcony, Built-in Features, Ceiling Fan(s), Open Floorplan, Quartz Counters, Recessed Lighting, Wired for Data, Wired for Sound
-

Exterior

- Lot Features: Landscaped, Level with Street, Near Public Transit, Park Nearby, Sprinkler System
 - Security Features: Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)
 - Sewer: Public Sewer
 - Other Exterior Features: Lighting, Rain Gutters
-

Annual Expenses

- Total Operating Expense: \$4,800
- Electric:
- Gas:
- Insurance: \$2,800
- Maintenance:
- Workman's Comp:

- Furniture Replacement:
- Trash: \$200
- Cable TV:
- Gardener:
- Licenses:

- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$5,000		\$6,800
2:	1	3	3	2	Unfurnished	\$0		\$12,000

Of Units With:

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

Additional Information

- Standard sale
- NL - North Laguna area
- Orange County
- Parcel # 49609105

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: LG22132048

Printed: 10/23/2022 7:32:53 AM

Closed •

List / Sold:

\$3,999,995/\$3,500,000 ↓

1521 Seal Way • Seal Beach 90740

67 days on the market

**3 units • \$1,333,332/unit • sqft • 2,513 sqft lot • No \$/Sqft data •
Built in 1962**

Listing ID: 219082038DA

Ocean turn west on Neptune and right onto seal way property is on the left side.



Ready to own a piece of paradise in the lovely City of Seal Beach? here is your opportunity to own an income producing triplex with views of the Pacific, the Pier and The Naval Harbor. You are waling distance to main street and the park. Apt A and B are identical with 2 bedrooms 1 bath with ocean views. Apt C is a 3 bedroom 2 bath townhouse. Seller has owned property since 1964. Seller will carry a first with 30% down OAC. Summer is coming with hot days and cool nights.

Facts & Features

- Sold On 10/17/2022
- Original List Price of \$3,999,995
- 1 Buildings
- Levels: Multi/Split
- 3 Total parking spaces
- 2 Total carport spaces
- Heating: Electric, Baseboard
- 3 electric meters available
- 0 gas meters available
- 3 water meters available

Interior

- Rooms: Den
- Floor: Tile, Wood
- Appliances: Water Heater

Exterior

- Lot Features: Park Nearby
- Sewer: Unknown

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02086596
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- 1A - Seal Beach area
- Orange County

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: **\$799,999/\$850,000** ↑

2148 S Sycamore St • Santa Ana 92707

9 days on the market

3 units • \$266,666/unit • 2,100 sqft • 6,098 sqft lot • \$404.76/sqft • Built in 1946

Listing ID: OC22184024

MAIN CROSS STREETS: W. WARNER AVE & MAIN ST



Incredible passive income opportunity in Santa Ana. This property boasts three newly renovated units consisting of a 2 bed/1 bath front house and two studio-like attached ADUs. Quarts counters, white shaker style cabinets, vinyl flooring, glass shower doors, new HVAC, stainless steel appliances, and recessed lighting are some of the upgrades featured throughout all units. 2 separate electric meters, 2 separate gas meters, 2 carport spaces, and a 2 car garage are featured in the property. A shared laundry area is also offered in the garage for all units. This is the perfect property for anyone looking to occupy the front house and rent out the studios. Prime Santa Ana location near South Coast Metro. Shopping, entertainment, and dining in the area include South Coast Plaza, Metro Pointe Plaza, Regal Edwards Theaters, Karl Strauss Brewery, Mile Square Park and much more! Conveniently near the 55/405 FWY.

Facts & Features

- Sold On 10/17/2022
- Original List Price of \$799,999
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$498 (Estimated)
- Laundry: See Remarks
- \$61500 Gross Scheduled Income
- \$57100 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$1,200.00
- Gas: \$360
- Furniture Replacement:
- Trash: \$700
- Cable TV: 00765325
- Gardener:
- Licenses:
- Insurance: \$840
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$700
- Other Expense: \$600
- Other Expense Description: Internet

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1			\$0	\$0	\$2,500
2:	1	0	1			\$1,275	\$1,275	\$1,400
3:	1	0	1			\$1,350	\$1,350	\$1,400

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
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01508324

Michael Lembeck

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

Re/Max Property Connection

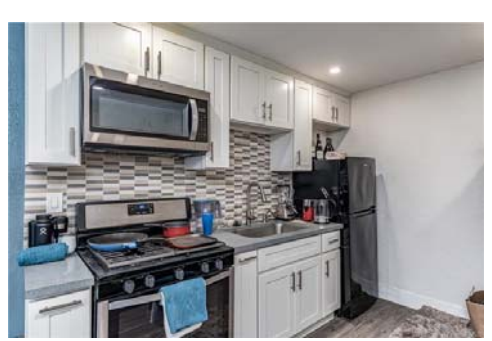
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Triplex**

List / Sold: **\$1,450,000/\$1,450,000**

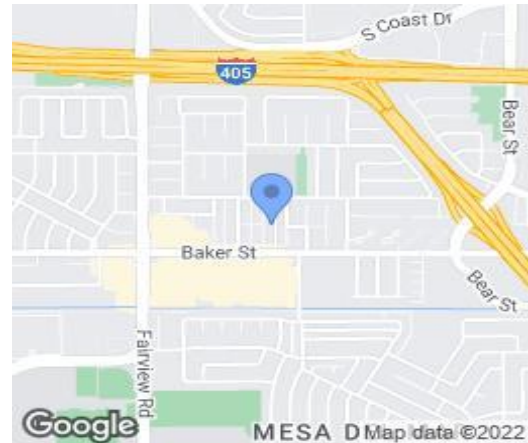
3020 Fillmore Way • Costa Mesa 92626

5 days on the market

3 units • **\$483,333/unit** • **4,140 sqft** • **6,098 sqft lot** • **\$350.24/sqft** •
Built in 1977

Listing ID: NP22154335

Driving E on Baker St., turn North on Coolidge, E on Albany St., to Fillmore Way



This is an amazing opportunity to own 3 units in a great location. The triplex is located 3/4 mile from South Coast Plaza, 2 miles from John Wayne airport, close to Orange Coast College and the 405 / 73 / and 55 freeways. The property consists of a single story, 3 bedroom, 2 full baths unit in the front. Two 2-story townhouse style units with 2 bedrooms, 1 full bath and 1 half bath in the rear with approximately 3,552 total rentable square feet. Each unit has its own patio, garage and interior laundry. Exterior has been newly painted. Newer building than others in the neighborhood. Other triplexes in the tract are not as large (no 3 bedrooms.) Almost never a vacancy, with long term tenants. Please drive by only, do not walk the property or contact any tenants. Interior inspection with accepted offer. Lot size per assessor records.

Facts & Features

- Sold On 10/20/2022
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$912 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$70344 Gross Scheduled Income
- \$51844 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Disposal, Water Heater

Exterior

- Lot Features: Cul-De-Sac, Front Yard, Level
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,251
- Insurance: \$1,858
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management: 4570
- Trash: \$1,601
- Water/Sewer: \$1,568
- Cable TV: 00512430
- Other Expense: \$49
- Gardener:
- Other Expense Description: bus lic.
- Licenses: 49

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,095	\$25,140	\$25,140
2:	1	2	2	1	Unfurnished	\$1,877	\$22,524	\$22,524
3:	1	2	2	1	Unfurnished	\$1,890	\$22,680	\$22,680

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator:

- Dishwasher: 3
- Disposal: 3

- Wall AC:

Additional Information

- Standard sale

- C3 - South Coast Metro area
- Orange County
- Parcel # 14113417

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: NP22154335

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Closed •

List / Sold:

\$4,500,000/\$3,850,000 ↓

106 days on the market

Listing ID: NP22132137

303 Goldenrod Ave • Corona del Mar 92625

**3 units • \$1,500,000/unit • 3,166 sqft • 4,792 sqft lot • \$1216.05/sqft •
Built in 1965**

Goldenrod and Seaview



Located in one of Corona del Mar's favorite streets, South of the Goldenrod foot bridge. 40 foot lot on a culdesac location. One of the last 40 foot lots of this caliber in the entire City, especially in this location. Please don't talk, walk or disturb the tenants in anyway. All offers are subject to a physical inspection.

Facts & Features

- Sold On 10/19/2022
- Original List Price of \$5,500,000
- 2 Buildings
- 3 Total parking spaces
- 1 Total carport spaces
- \$747 (Estimated)
- Laundry: Common Area
- \$119700 Gross Scheduled Income
- \$115300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Level, Park Nearby, Tear Down
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01338815
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$5,200	\$5,200	\$5,500
2:	1	2	2	0	Unfurnished	\$2,975	\$2,975	\$3,200
3:	1	1	1	0	Unfurnished	\$1,800	\$1,800	\$2,200

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
- CS - Corona Del Mar - Spyglass area

- Orange County
- Parcel # 05208115

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: NP22132137

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Closed • **Triplex**

List / Sold:

\$2,000,000/\$1,850,000 ↓

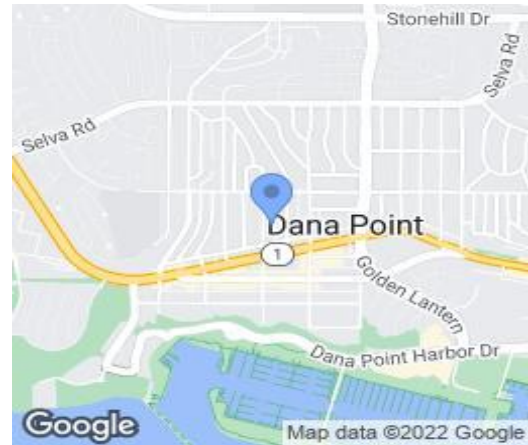
85 days on the market

Listing ID: OC22143126

34102 Amber Lantern St • Dana Point 92629

**3 units • \$666,667/unit • 2,080 sqft • 4,491 sqft lot • \$889.42/sqft •
Built in 1959**

PCH to Amber Lantern



Priced to SELL! Fantastic Investment Opportunity! Remodeled Dana Pt. Triplex in historic and highly desirable Lantern Village, short walk to PCH and newly renovated, downtown Dana Pt. with great restaurants, sidewalk cafes, shopping, Harbor/Marina, and world class hotels and beaches. Three "single level" units as follows: "one" 2B/1B; , "two" separate 1/B/1B units. Each unit has its own interior laundry/washer & dryer. All three units have been upgraded with newer windows, doors, cabinets, appliances, flooring, blinds, bathrooms, and vanities. Front unit "A" includes large enclosed private patio great for outdoor living, entertaining, or possibly a pet. Parking is NOT a problem since each unit has its own detached 1-car garage PLUS oversized driveway effectively providing two parking spaces per unit. Lantern Village rentals are always in very high demand and they lease quickly. Very low maintenance building in a prime beach city location represents a tremendous opportunity as Dana Pt. and Harbor/Marina are in the midst of an extensive renovation/modernization. All three Tenants are currently significantly "below" Fair Market rental rates. Motivated Seller.

Facts & Features

- Sold On 10/19/2022
- Original List Price of \$2,250,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- \$2,209 (Public Records)
- Laundry: Dryer Included, Inside, See Remarks, Stackable, Washer Included
- \$67200 Gross Scheduled Income
- \$47869 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom, See Remarks
- Floor: Laminate, Tile
- Appliances: Free-Standing Range, Disposal, Gas Range, Gas Cooktop, Microwave, Water Heater
- Other Interior Features: Ceiling Fan(s), Crown Molding, Granite Counters

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Brick, Chain Link, Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$30,760
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,700
- 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	1	1	1	Unfurnished	\$1,900	\$1,900	\$2,500

2:	1	1	1	1	Unfurnished	\$1,800	\$1,800	\$2,500
3:	1	2	1	1	Unfurnished	\$1,900	\$1,900	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- LT - Lantern Village area
 - Orange County
 - Parcel # 68228126

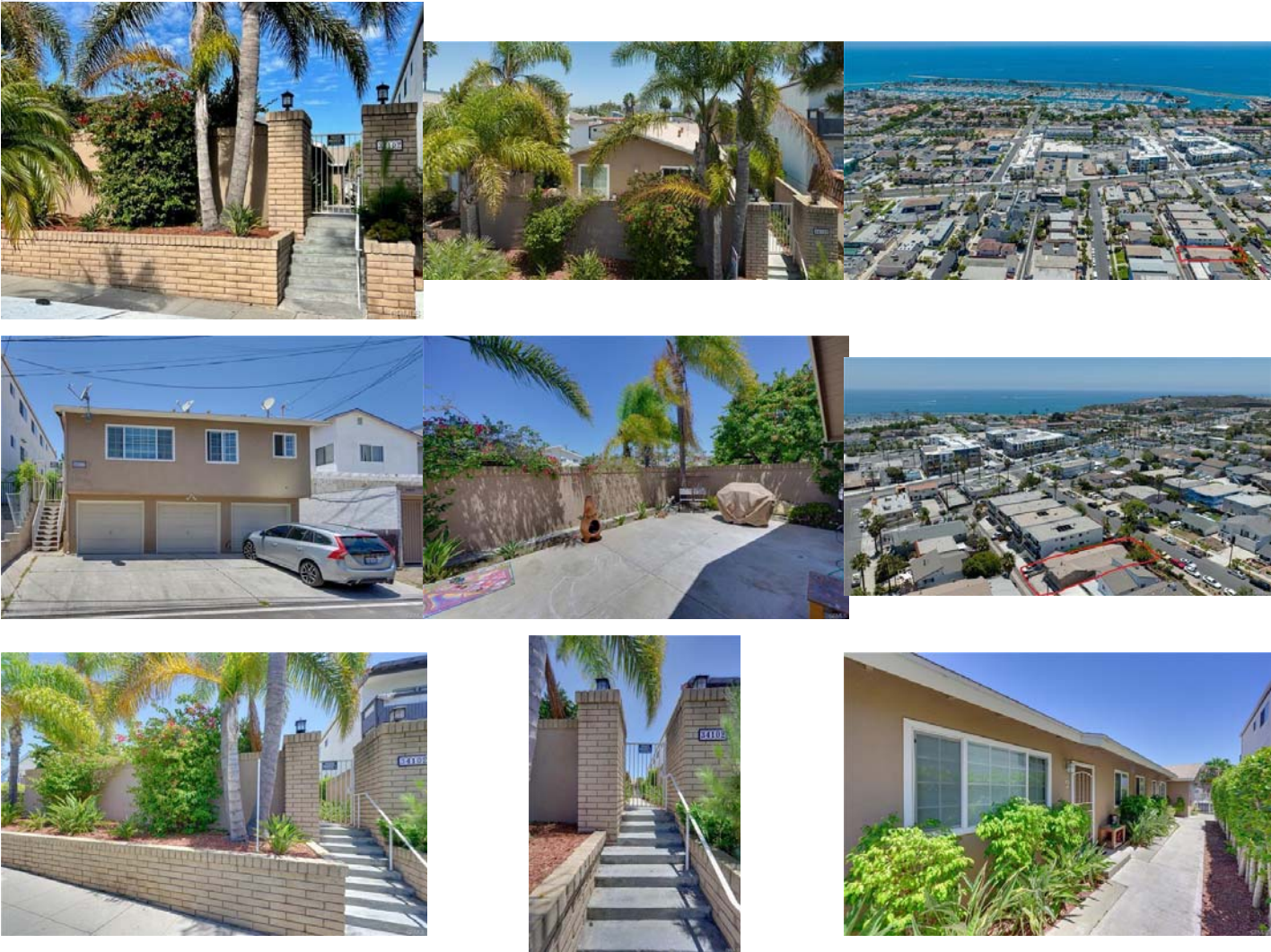
Michael Lembeck

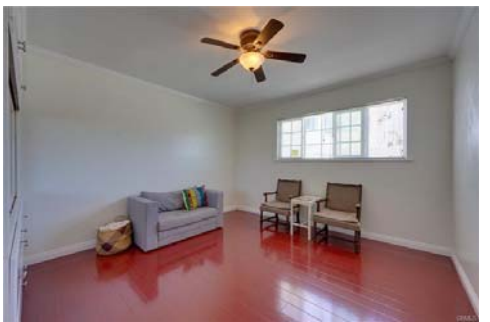
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

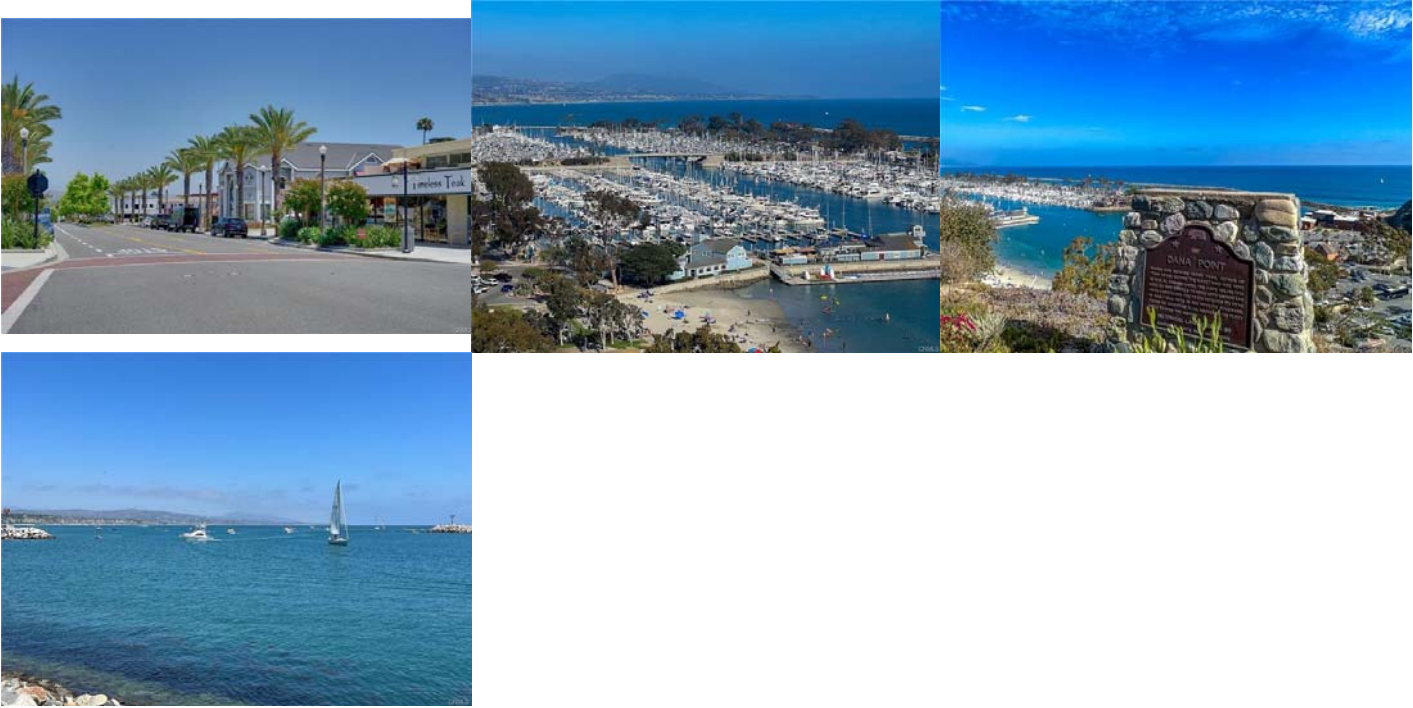
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC22143126

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Closed •

List / Sold:

\$2,099,000/\$1,967,500 ↓

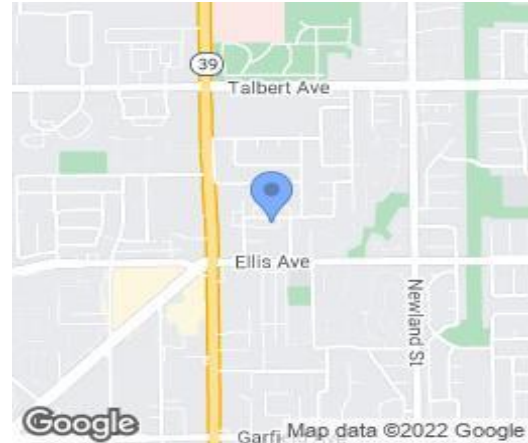
0 days on the market

Listing ID: OC22198435

8132 Forelle Dr • Huntington Beach 92646

**4 units • \$524,750/unit • 4,506 sqft • 7,841 sqft lot • \$436.64/sqft •
Built in 1972**

N/Ellis W/Newland



Sold before processing

Facts & Features

- Sold On 10/19/2022
- Original List Price of \$2,099,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Forced Air
- \$993 (Estimated)
- Laundry: In Garage
- \$7800 Gross Scheduled Income
- \$6077.29 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$70,619
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$3,402
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,542
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,350	\$2,350	\$3,200
2:	1	2	4	1	Unfurnished	\$1,750	\$1,750	\$2,400
3:	1	2	2	1	Unfurnished	\$2,000	\$2,000	\$2,400
4:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$2,200

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
- Rent Controlled
- 14 - South Huntington Beach area
- Orange County

• Parcel # 15734306

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: OC22198435

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Closed • [Quadruplex](#)

List / Sold:

\$2,099,000/\$1,967,500 ↓

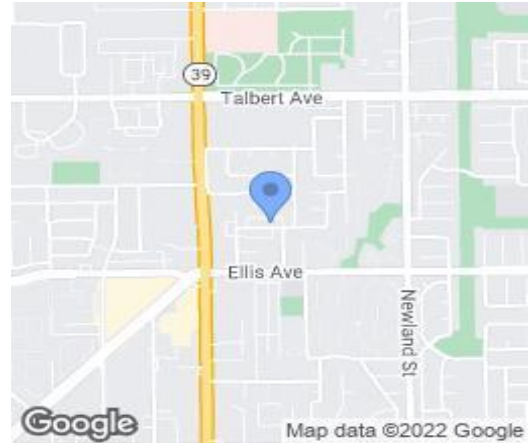
0 days on the market

Listing ID: OC22198342

8141 Forelle Dr • Huntington Beach 92646

**4 units • \$524,750/unit • 4,506 sqft • 7,841 sqft lot • \$436.64/sqft •
Built in 1972**

N/Ellis W/Newland



Sold before processing

Facts & Features

- Sold On 10/19/2022
- Original List Price of \$2,099,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- \$993 (Estimated)
- Laundry: In Garage
- \$7555 Gross Scheduled Income
- \$2649.78 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$37,816
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$40
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$3,518
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$210
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,350	\$2,350	\$3,200
2:	1	2	2	1	Unfurnished	\$1,770	\$1,770	\$2,400
3:	1	2	2	1	Unfurnished	\$1,715	\$1,715	\$2,400
4:	1	2	1	1	Unfurnished	\$1,715	\$1,720	\$2,200

Of Units With:

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

Additional Information

- Trust sale
- 14 - South Huntington Beach area
- Orange County
- Parcel # 15734207

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: OC22198342

Printed: 10/23/2022 7:32:56 AM

Closed •

List / Sold:

\$2,099,000/\$1,967,500 ↓

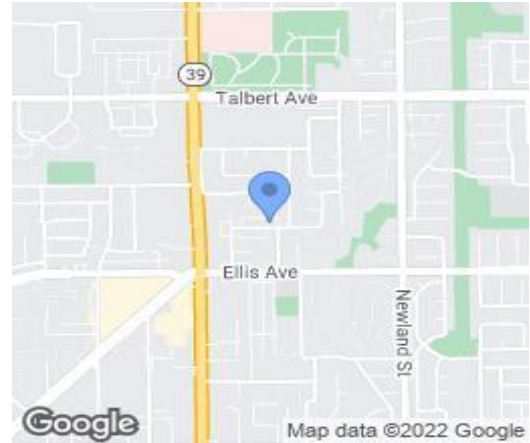
0 days on the market

Listing ID: OC22191832

8151 Forelle Dr. • Huntington Beach 92646

**4 units • \$524,750/unit • 4,505 sqft • 7,799 sqft lot • \$436.74/sqft •
Built in 1972**

N/Ellis W/Newland



Sold before processing

Facts & Features

- Sold On 10/19/2022
- Original List Price of \$2,099,000
- 1 Buildings
- 5 Total parking spaces
- \$0 (Assessor)
- Laundry: In Garage
- \$7485 Gross Scheduled Income
- \$4618.29 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,457
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,482
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$3,968
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,205	\$2,305	\$3,200
2:	1	2	2	1	Unfurnished	\$1,750	\$1,750	\$2,400
3:	1	2	2	1	Unfurnished	\$1,790	\$1,790	\$2,400
4:	1	2	1	1	Unfurnished	\$1,720	\$1,720	\$2,200

Of Units With:

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

Additional Information

- Trust sale
- 14 - South Huntington Beach area
- Orange County
- Parcel # 15734208

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: OC22191832

Printed: 10/23/2022 7:32:56 AM

Closed •

List / Sold: **\$1,750,000/\$1,750,000**

1808 Cristine Pl • Fullerton 92835

54 days on the market

**5 units • \$350,000/unit • 4,667 sqft • 9,583 sqft lot • \$374.97/sqft •
Built in 1959**

Listing ID: PW22148926

North on Harbor, left at W Valencia Mesa Dr.



This 5-unit multifamily investment property located in Fullerton, one of the premier rental markets in Orange County. The property offers an attractive unit mix consisting of (4) two-bedroom floor plans and (1) one-bedroom floor plan, along with amenities including private patios or balconies, on-site laundry, and garage parking. The property benefits from its close proximity to California State University, Fullerton (CSUF) and St Jude Medical Center. The Property is situated in close proximity to State Route 57 and Harbor Blvd, connecting residents to regional employment hubs. Value Add Opportunity. Upside to Market rents approximately 30%-40%. 5 - single car garages. Each unit has private patio. Small private inground pool as a tenant amenity.

Facts & Features

- Sold On 10/17/2022
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- \$1,238 (Estimated)
- Laundry: Common Area
- \$85230 Gross Scheduled Income
- \$53812 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Vinyl

Exterior

- Lot Features: 2-5 Units/Acre, Cul-De-Sac, Lot 6500-9999, Irregular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,948
- Electric: \$2,114.00
- Gas: \$2,312
- Furniture Replacement:
- Trash: \$1,400
- Cable TV: 02128238
- Gardener:
- Licenses:
- Insurance: \$7,901
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,620	\$1,620	\$2,100
2:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$2,100
3:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$2,100
4:	1	2	1	1	Unfurnished	\$1,470	\$1,470	\$2,100
5:	1	1	1	1	Unfurnished	\$1,220	\$1,220	\$1,850

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled

- 83 - Fullerton area
- Orange County
- Parcel # 02833022

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: PW22148926

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Closed • **Commercial/Residential**

List / Sold:

\$2,595,000/\$2,454,000 ↓

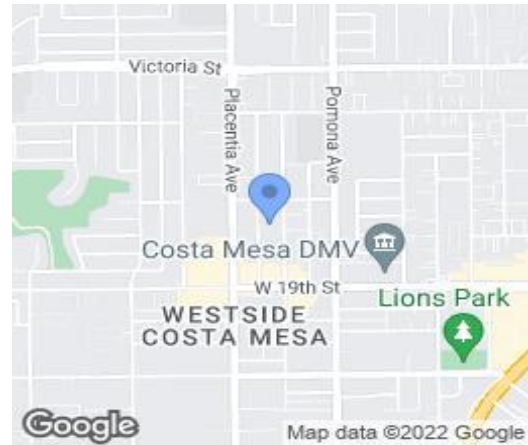
1971 Wallace Ave • Costa Mesa 92627

85 days on the market

5 units • **\$519,000/unit** • **4,438 sqft** • **18,757 sqft lot** • **\$552.95/sqft** •
Built in 1966

Listing ID: NP22093521

Wallace Ave between Placentia and Pomona off of Hamilton



We are pleased to present the sale of 1971 Wallace Ave, a 5 unit multifamily property located in Westside Costa Mesa. Available for the first time in over 45 years, the property consists of (3) 2 bedroom / 1 bath units and (2) 2 bedroom / 1 ½ bathroom units. Situated on an approximate 18,757 square foot lot, each unit boasts private yards, single car garages, washer/dryer hook-ups, and are separately metered for gas and electricity. This asset is located in one of the most desirable rental markets in Orange County and offers tenants close proximity to major freeways, John Wayne Airport, parks, and all the amenities Harbor Blvd has to offer!

Facts & Features

- Sold On 10/19/2022
- Original List Price of \$2,750,000
- 1 Buildings
- 10 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup
- \$121140 Gross Scheduled Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen
- Floor: Laminate, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02114083
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- 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	\$1,980	\$1,980	\$2,300
2:	1	2	1	1	Unfurnished	\$2,065	\$2,065	\$2,300
3:	1	2	1	1	Unfurnished	\$1,980	\$1,980	\$2,300
4:	1	2	2	1	Unfurnished	\$1,980	\$1,980	\$2,400
5:	1	2	2	1	Unfurnished	\$2,090	\$2,090	\$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

- Trust sale

- C2 - Southwest Costa Mesa area
- Orange County
- Parcel # 42227108

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

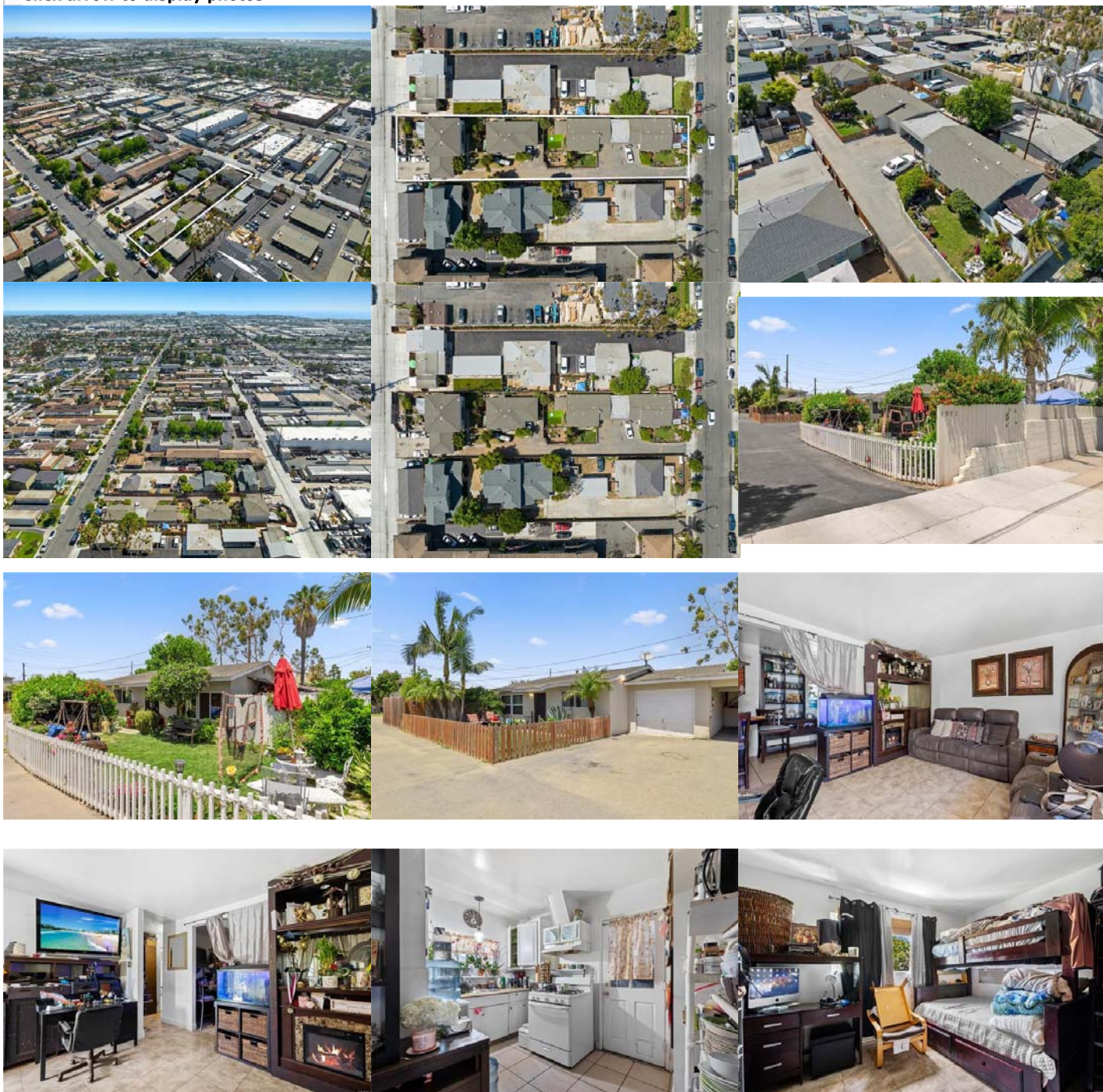
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold:

\$21,000,000/\$18,500,000 ↓

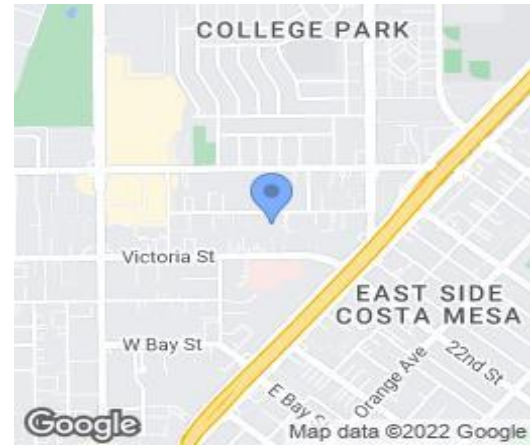
15 days on the market

Listing ID: 22178645

301 Avocado St • Costa Mesa 92627

**48 units • \$437,500/unit • 36,112 sqft • 74,375 sqft lot • \$512.30/sqft •
Built in 1969**

From 55N exit 22nd St, merge onto Newport Blvd, slight left on Fairview Road, left on Avocado Street, will be on left.



Avocado Street Apartments is a 48-unit multifamily investment opportunity situated on 1.7 acres at 301 & 307 Avocado Street in the highly sought-after city of Costa Mesa.

Facts & Features

- Sold On 10/20/2022
- Original List Price of \$21,000,000
- 4 Buildings
- Cap Rate: 2.3
- \$483211 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$503,172
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance:
- 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:	32	1	1		Unfurnished	\$1,618	\$51,775	\$68,800
2:	16	2	1		Unfurnished	\$1,953	\$31,235	\$44,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- C4 - Central Costa Mesa area
- Orange County
- Parcel # 41907117

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: 22178645

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