

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	Spes	Date	DOM/CDOM
1	OC21042934	S	112	14th ST	SLB	1A	PRO	2	\$21,600		\$1,275,000↓	\$832.25	1532	1923/PUB	2,749/0.0631	N		2	10/20/21	43/43
2	OC21150350	S	7421	Hazard AVE	WTM	60	STD	2	\$67,200		\$1,110,000↑	\$504.55	2200	1959/ASR	9,369/0.2151	N		4	10/18/21	42/42
3	PW21014786	S	1077	1079 3rd ST	SA	70	STD	2	\$0		\$599,000↓	\$481.51	1244	1925/ASR	3,920/0.09	N		1	10/20/21	58/58
4	NP21204292	S	26305	Via California	DP	CB	STD	2	\$72,186		\$1,710,000↑	\$521.34	3280	1965/ASR	9,257/0.2125	N		0	10/21/21	6/6
5	OC21149785	S	31442	La Calera ST	SJ	MA	STD	2	\$54,600		\$965,000↓	\$652.03	1480	1948/ASR	5,998/0.1377	N		0	10/22/21	79/79
6	OC21162497	S	1509 W	Balboa BLVD	NB	NP	STD	3	\$0		\$1,850,000↓	\$1,240.78	1491	1948/ASR	2,511/0.0576	N		3	10/18/21	67/67
7	OC21197140	S	111	Avenida De La Grulla	SC	SC	STD	3	\$65,796		\$1,695,000↑	\$626.15	2707	1978/ASR	4,356/0.1	N		3	10/19/21	5/5
8	OC21124646	S	16722	Blanton	HB	17	STD	4	\$90,000		\$1,875,000	\$340.66	5504	1975/PUB	8,132/0.1867	N		4	10/22/21	7/7
9	IV21167970	S	462	Melody LN #4	PLA	84	STD	4	\$86,040		\$1,450,000↑	\$325.40	4456	1970/ASR	7,841/0.18	N		4	10/18/21	12/12
10	PW21192827	S	13154	Cedar ST	WTM	59	PRO	5	\$105,600		\$1,600,000↓	\$400.00	4000	1960/ASR	19,602/0.45	N		0	10/21/21	28/28
11	PW21154134	S	2024	E Whiting Ave	FUL	83	STD	6	\$117,810	4	\$1,820,000↑	\$390.56	4660	1961/PUB	7,075/0.1624	N		6	10/20/21	19/19
12	PW21230541	S	311	Idaho N	LH	87	STD	7	\$82,740	3	\$1,545,000	\$399.84	3864	1955/ASR	20,917/0.4802	N		0	10/18/21	0/0
13	PW21163199	S	2114	Florida ST	HB	14	STD	8	\$137,940		\$3,555,000↑	\$955.39	3721	1961/PUB	8,712/0.2	N		0	10/19/21	26/26

Closed • Duplex

List / Sold:

\$1,395,000/\$1,275,000 ↓

43 days on the market

Listing ID: OC21042934

112 14th St • Seal Beach 90740

2 units • \$697,500/unit • 1,532 sqft • 2,749 sqft lot • \$832.25/sqft • Built in 1923

PCH to 14th St



Location, Location, Location. A rare opportunity to buy & build in the Old Town neighborhood of Seal Beach. Very desirable corner lot, only one block from the beach. Come build your dream home with an expansive ocean view rooftop deck or remodel the duplex and keep as a perfect rental. The Front house is approximately 500 sqft. It is a 2 bedroom, 1 bath with a Galley Kitchen, indoor laundry, cozy fireplace in the living room, and private back patio. The Rear unit is 2 bedrooms, 2 baths, large living room, with open floor plan to the kitchen, Patio and private balcony. Close to Main Street restaurants and shops, and located in the Los Alamitos School District.

Facts & Features

- Sold On 10/20/2021
- Original List Price of \$1,395,000
- 2 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Heating: Heat Pump
- Laundry: Inside
- \$21600 Gross Scheduled Income
- \$20100 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Family Room, Kitchen, Main Floor Bedroom, Master Bathroom
- Floor: Carpet, Tile
- Appliances: Convection Oven, Dishwasher, Gas Range, Microwave, Water Heater
- Other Interior Features: Tile Counters, Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,110
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$960
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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	\$0	\$0	\$2,000
2:	1	2	2	1	Unfurnished	\$1,800	\$1,800	\$3,000

Of Units With:

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

- Disposal:

Additional Information

- Probate Listing sale
- 1A - Seal Beach area
- Orange County
- Parcel # 19908218

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:

\$1,100,000/\$1,110,000 ↑

42 days on the market

Listing ID: OC21150350

7421 Hazard Ave • Westminster 92683

2 units • \$550,000/unit • 2,200 sqft • 9,369 sqft lot • \$504.55/sqft •
Built in 1959

Major Cross Streets: Hazard & Hoover



Wonderful Income Opportunity! This Westminster duplex is the perfect property for either an investor or for someone looking to earn passive income. As you approach the home you will find 2 detached SFR's boasting spacious driveways and attached 2-car garages for both units. The front unit (7421) features 3 bedrooms, 2 bathrooms, and a cozy back patio with lush trees. The back unit (7419) offers 3 bedrooms, 2 bathrooms, and a fully paved back patio. Live in one unit and rent the other! Low maintenance property with zero utilities for the owner. Each unit has its own gas, electric, and water meter. Drive-by and see the potential! Only minutes away from the 405 FWY, Little Saigon, Bella Terra, and so much more!

Facts & Features

- Sold On 10/18/2021
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Laundry: See Remarks
- \$67200 Gross Scheduled Income
- \$55200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00958467
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	Furnished	\$2,200	\$2,200	\$2,600
2:	1	3	2	2	Furnished	\$0	\$0	\$3,000

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

- 60 - Westminster South of Westminster, W of Beach area
- Orange County
- Parcel # 09614221

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: OC21150350

Printed: 10/24/2021 12:14:04 PM

Closed •

List / Sold: **\$599,000/\$599,000** ↓

1077 1079 W 3rd St • Santa Ana 92703

58 days on the market

**2 units • \$299,500/unit • 1,244 sqft • 3,920 sqft lot • \$481.51/sqft •
Built in 1925**

Listing ID: PW21014786

First Street (West) Right on Shelton Property located in the corner of Shelton and 3rd Street



A rare opportunity to own a corner lot duplex in the Flower Park community. The current makeup includes two bedrooms, one bathroom, dining room adjacent to the kitchen, and a separate laundry room, and attached one car garage. Unit to the side of Shelton offers a large one bedroom, one bath. Perfectly manicured front yard with expansive yard space. Both units come with dual pane windows throughout. Each unit comes with separate gas, water, and electric meters. This property's features makes it one of the most unique and desirable offerings in this neighborhood. Make this one YOURS!! Great opportunity for investors to expand their portfolio!!

Facts & Features

- Sold On 10/20/2021
- Original List Price of \$609,900
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Electric
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry
- Floor: Tile
- Appliances: Gas Range, Gas Water Heater, Propane Range

Exterior

- Lot Features: Corner Lot, Front Yard, Garden
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	\$0	\$0	\$2,000
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,600

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
- 70 - Santa Ana North of First area
- Orange County
- Parcel # 40516138

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: PW21014786

Printed: 10/24/2021 12:14:04 PM

Closed •

List / Sold:

\$1,695,000/\$1,710,000 ↑

6 days on the market

Listing ID: NP21204292

26305 Via California • Dana Point 92624

2 units • \$847,500/unit • 3,280 sqft • 9,257 sqft lot • \$521.34/sqft • Built in 1965

Camino Capistrano to Via California



Outstanding investment opportunity to own a large duplex just minutes from Capistrano Beach and Pines Park on a 9,200 square foot street to street bluff lot. The first floor unit was remodeled in 2014 and consists of 3 bedrooms, 3 baths, laundry room and is approximately 1,700 square feet. The large open living area flows out to a spacious backyard and private deck. The second floor unit is 3 bedrooms, 2 bathrooms, washer/dryer hookups and approximately 1,500 square feet. With an abundance of natural light and vaulted white beamed ceilings, you'll enjoy the open concept living space and large outdoor deck. There are 3 carport parking spaces with 3 additional tandem spaces. Perfect for an investor or owner/user looking for a pride-of-ownership coastal Orange County investment.

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$1,695,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 3 Total carport spaces
- \$1,557 (Estimated)
- Laundry: Inside
- \$72186 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Other Interior Features: Balcony, Beamed Ceilings

Exterior

- Lot Features: Bluff
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02088973
- 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	3	0	Unfurnished	\$2,970	\$2,970	\$3,650
2:	1	3	2	0	Unfurnished	\$3,045	\$3,045	\$3,300

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
- Rent Controlled

- CB - Capistrano Beach area
- Orange County
- Parcel # 69140125

Michael Lembeck

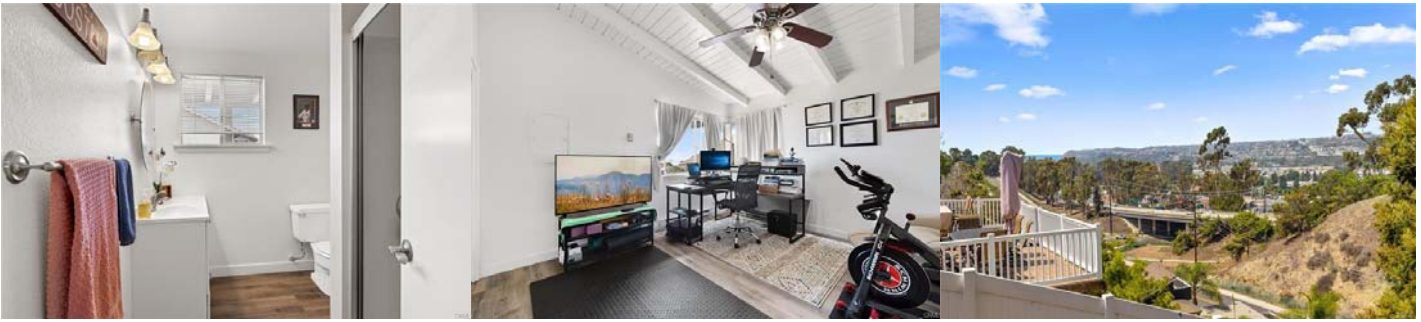
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





Closed • Duplex

List / Sold: **\$995,000/\$965,000** ↓

31442 La Calera St • San Juan Capistrano 92675

79 days on the market

2 units • **\$497,500/unit** • **1,480 sqft** • **5,998 sqft lot** • **\$652.03/sqft** •
Built in 1948

Listing ID: OC21149785

El camino real to Acjachema St to La Calera



Beautiful duplex with great income of 54,600 annually in the quaint and highly sought after historic Mission area of San Juan Capistrano! Both Units have been remodeled with newer appliances, stacked washer/dryer, updated flooring as well as tankless water heaters for each unit. There is a nice sized laundry room (enough space for a small office, etc.) for each unit with a separate entrance from either the carport or from the bedroom. The lot features a large private backyard for each unit, Unit B has a 12' gate opening to a pad measuring approximately 12' x 34' which can easily store a motor home, mobile home, trailer or boat plus a storage shed which all can offer additional income. Additionally, the backyard in Unit B has enough space to add an ADU/ Accessory Dwelling Unit (Buyer/ Agent to verify). Each unit has one covered parking spot, a storage locker and one additional parking place per unit. Walk to Historic Downtown San Juan to catch the train or go dining and shopping. Also nearby is the Dana Point harbor, and Dana Point and San Clemente beaches.

Facts & Features

- Sold On 10/22/2021
- Original List Price of \$1,190,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- Laundry: Dryer Included, Individual Room, Washer Included
- \$54600 Gross Scheduled Income
- \$51600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: See Remarks
- Appliances: Gas Cooktop, Microwave, Tankless Water Heater

Exterior

- Lot Features: Back Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: See Remarks
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,850
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,850
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense: \$812
- Other Expense Description: FloodIns

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$2,150	\$2,150	\$2,250
2:	1	1	1	1	Unfurnished	\$2,400	\$2,400	\$2,500

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 2

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

Additional Information

- Standard sale

- MA - Mission Area area
- Orange County
- Parcel # 12421111

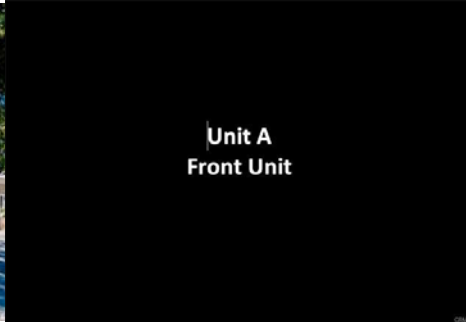
Michael Lembeck

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

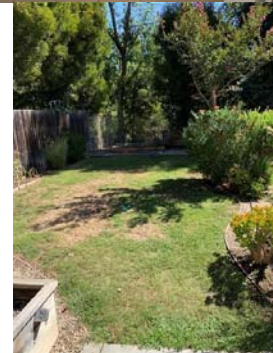
Re/Max Property Connection

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

Click arrow to display photos



Unit B
Back Unit





CUSTOMER FULL: Residential Income LISTING ID: OC21149785

Printed: 10/24/2021 12:14:06 PM

Closed • **Triplex**

List / Sold:

\$1,699,000/\$1,850,000 ↓

67 days on the market

Listing ID: OC21162497

1509 W Balboa Blvd • Newport Beach 92663

3 units • **\$566,333/unit** • **1,491 sqft** • **2,511 sqft lot** • **\$1240.78/sqft** •
Built in 1948

Balboa Blvd and 15th Street



Fantastic triplex investment opportunity located on the Balboa Peninsula, steps to the sand. Comprised of three one bedroom one bath units plus a three car garage on a corner lot. Close to world class beaches, popular restaurants and shopping. Property will be sold in "AS IS" condition. Buyer is advised to meet with the City of Newport Beach Planning and Building Departments to discuss any future improvements and/or possible development of the property prior to submitting an offer. The property is considered a non conforming triplex on a R-2 lot. Per the City, no new single family home nor condo will be permitted to be built. SHOWING WITH ACCEPTED OFFER ONLY! Please do not disturb the residents.

Facts & Features

- Sold On 10/18/2021
- Original List Price of \$1,899,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02075076
- 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	1	1	1	Unfurnished	\$0	\$0	\$1,850
2:	1	1	1	1	Unfurnished	\$1,350	\$1,350	\$1,850
3:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,850

Of Units With:

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

Additional Information

- Standard sale

- NP - Balboa Peninsula area
- Orange County
- Parcel # 04721108

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: OC21162497

Printed: 10/24/2021 12:14:07 PM

Closed •

List / Sold:

\$1,599,990/\$1,695,000 ↑

5 days on the market

Listing ID: OC21197140

111 Avenida De La Grulla • San Clemente 92672

3 units • \$533,330/unit • 2,707 sqft • 4,356 sqft lot • \$626.15/sqft • Built in 1978

Avenida de la Grulla crosses with N El Camino Real between Avenida Palizada and E Avenida Pico



Tri-plex with expansive ocean view that is just blocks away from San Clemente Beach and North Beach!! This great investment opportunity features three separately metered two-bedroom units. The upper front unit has 2 Beds/2 Baths, open beam/vaulted ceilings, master with en-suite bathroom and private access to the massive private deck with ocean view. The two lower units feature 2 Beds/1 Bath with ample living and dining areas. All units have a separate entrance, 1 car covered parking space (can be enclosed with garage doors) plus driveway parking. There is a community laundry room that generates additional revenue. The property is just minutes away from the beach, the Outlets at San Clemente, Downtown San Clemente, and much more! Come experience the San Clemente lifestyle and don't miss this opportunity!

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$1,599,990
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- \$30 (Estimated)
- Laundry: Common Area
- \$65796 Gross Scheduled Income
- \$30884 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Carpet, Laminate, Tile
- Appliances: Electric Oven, Gas Range, Range Hood
- Other Interior Features: Beamed Ceilings

Exterior

- Lot Features: Landscaped
- Security Features: Security Lights, Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,981
- Insurance: \$2,115
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$798
- Water/Sewer:
- Cable TV: 01517139
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,903	\$1,903	\$2,800
2:	1	2	1	1	Unfurnished	\$1,790	\$1,790	\$2,400
3:	1	2	1	1	Unfurnished	\$1,790	\$1,790	\$2,400

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- SC - San Clemente Central area
- Orange County
- Parcel # 69238113

Michael Lembeck

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

Re/Max Property Connection

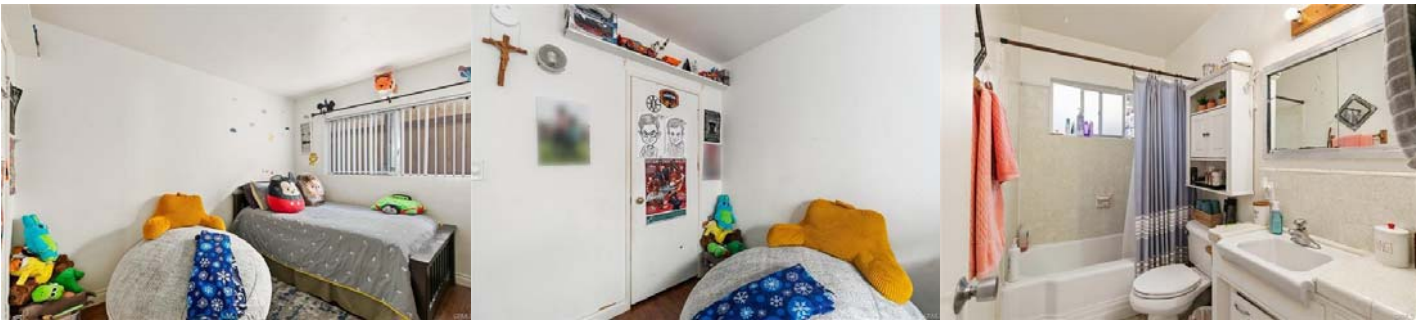
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Click arrow to display photos









Closed •

List / Sold: **\$1,875,000/\$1,875,000**

16722 Blanton • Huntington Beach 92649

7 days on the market

**4 units • \$468,750/unit • 5,504 sqft • 8,132 sqft lot • \$340.66/sqft •
Built in 1975**

Listing ID: OC21124646

North of Warner Ave. & West of Bolsa Chica St.



Location, Location, Location! This 4 unit building was constructed in 1975 and is walking distance to park. Close to Huntington Harbor shopping. This is an ideal area for investment property. The 4 units consist of the following: 1 - 3 bedroom 2 1/2 bath townhouse with 2 fireplaces, a balcony, enclosed patio area and inside laundry room. 2 - 3 bedroom 1 1/2 bath townhouse style units with private patio and inside laundry in each unit. 1 - 2 bedroom 1 bath unit with inside laundry. 4 one car enclosed garages and additional off street parking. Property sold in "AS IS CONDITION". Please do not disturb tenants.

Facts & Features

- Sold On 10/22/2021
- Original List Price of \$1,875,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$90000 Gross Scheduled Income
- \$74543 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,457
- Electric: \$395.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,515
- Cable TV: 01972189
- Gardener:
- Licenses:
- Insurance: \$1,571
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,880
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	1	Unfurnished	\$2,350	\$2,350	\$3,200
2:	1	3	2	1	Unfurnished	\$1,750	\$1,750	\$2,350
3:	1	3	2	1	Unfurnished	\$1,750	\$1,750	\$2,350
4:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$2,150

Of Units With:

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

Additional Information

- Standard sale

- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 17818421

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:** OC21124646

Printed: 10/24/2021 12:14:11 PM

Closed •

List / Sold:

\$1,300,000/\$1,450,000 ↑

12 days on the market

Listing ID: IV21167970

462 Melody Ln # 4 • Placentia 92870

**4 units • \$325,000/unit • 4,456 sqft • 7,841 sqft lot • \$325.40/sqft •
Built in 1970**

from 57 fwy off Chapman, left on Melody



Great investment opportunity in nice area of Placentia, walking distance to the park, and easy access to the 57 and 91 freeway. All units on month to month contracts. The 3/2 and the 3/1 units have fireplaces all have private patios. Each unit has its own garage, common area laundry room. Located in the sought after Placentia/Yorba Linda school district.

Facts & Features

- Sold On 10/18/2021
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Common Area
- \$86040 Gross Scheduled Income
- \$78302 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Sprinklers In Front
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,738
- Electric: \$933.00
- Gas:
- Furniture Replacement:
- Trash: \$2,387
- Cable TV: 01333814
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,535
- Other Expense: \$883
- Other Expense Description: gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	1	Unfurnished	\$1,485	\$2,970	\$1,850
2:	1	3	1	2	Unfurnished	\$1,700	\$1,700	\$2,000
3:	1	3	2	2	Unfurnished	\$2,500	\$2,500	\$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
- 84 - Placentia 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

Click arrow to display photos







Closed • **Apartment**

List / Sold:

\$1,750,000/\$1,600,000 ↓

28 days on the market

Listing ID: PW21192827

13154 Cedar St • Westminster 92683

5 units • \$350,000/unit • 4,000 sqft • 19,602 sqft lot • \$400.00/sqft • Built in 1960

Cross Street: South of Garden Grove Blvd, West of Beach Blvd



Great Investment Opportunity. 5-Unit Income Property in Westminster. Consists of Two duplexes (1600sf each) and one single family home (800sf). Each Unit has:- • 2 Bedrooms and 1 Bath • 1 Carport & Tandem Parking • Each unit has own Big Backyard. One unit has copper plumbing. All one story. Tenant pays electricity & gas. Water and trash paid by the owner. Huge lot. Lot size 19,612sf. Property needs deferred maintenance. Write an offer with probate RPA. Seller has full authority. No repairs of any kind. No termite clearances. Selling AS IS. No negotiation after offer accepted. Close to freeways, shops, and schools. Buyer to do all investigations and due diligence before submitting an offer.

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$1,750,000
- 3 Buildings
- 5 Total parking spaces
- 5 Total carport spaces
- \$2,543 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$105600 Gross Scheduled Income
- \$74160 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$38,217
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,340
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$1,700
2:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$1,700
3:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$1,700
4:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$1,700
5:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,000

Of Units With:

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

Additional Information

- Probate Listing sale

- 59 - Westminster North of 405 & Westminster area
 - Orange County
 - Parcel # 09641321
-

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





CRMLS



CRMLS



CRMLS



CRMLS



CRMLS



CRMLS



CRMLS



CRMLS



CRMLS



CRMLS



CRMLS



CRMLS



CRMLS



CRMLS



CRMLS





CUSTOMER FULL: Residential Income LISTING ID: PW21192827

Printed: 10/24/2021 12:14:15 PM

Closed •

List / Sold:

\$1,810,000/\$1,820,000 ↑

19 days on the market

Listing ID: PW21154134

2024 E Whiting Ave • Fullerton 92831

**6 units • \$301,667/unit • 4,660 sqft • 7,075 sqft lot • \$390.56/sqft •
Built in 1961**

Left on N Mountain View Left on Whiting



2024 E. Whiting Avenue is a rarely available 6 unit apartment complex in the city of Fullerton. The subject property is desirably comprised of majority two bedroom units making this asset in demand to investors and tenants. Additionally, tenants are provided garage parking, on-site laundry, air condition and secured entry with a private courtyard. Renters also benefit from the property's proximity to Downtown Fullerton (approximately 2 miles) and Cal State Fullerton University (approximately 1 mile) as wells it's convenient access to the 57, 91 & 5 Freeways allowing expedient travel throughout Orange & Los Angeles County. The property has been well maintained by the existing ownership with two of the units seeing full interior renovations. Great upside potential will allow the new owner to increase rents quickly while continuing the upgrading of the property and substantially improving the return on investment. All of these attributes attract long term renters at elevated rent levels leading to exceptional returns for the new investor in this complex.

Facts & Features

- Sold On 10/20/2021
- Original List Price of \$1,810,000
- 1 Buildings
- 6 Total parking spaces
- Laundry: Community
- Cap Rate: 4.05
- \$117816 Gross Scheduled Income
- \$73274 Net Operating Income
- 7 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn, Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$41,007
- Electric: \$2,216.00
- Gas: \$2,216
- Furniture Replacement:
- Trash: \$2,216
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,864
- Maintenance: \$6,857
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,216
- Other Expense: \$500
- Other Expense Description: MISC

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	2	Unfurnished	\$1,450	\$2,900	\$1,550
2:	4	2	1	4	Unfurnished	\$1,675	\$6,700	\$1,995

Of Units With:

- Separate Electric: 7
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- 83 - Fullerton area
- Orange County
- Parcel # 26909303

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed •

List / Sold: **\$1,545,000/\$1,545,000**

311 Idaho N • La Habra 90631

0 days on the market

**7 units • \$220,714/unit • 3,864 sqft • 20,917 sqft lot • \$399.84/sqft •
Built in 1955**

Listing ID: PW21230541

Whittier Blvd. & La Habra Blvd.



Drive by only please Do not disturb the Tenants! Near great shopping and La Habra High School.

Facts & Features

- Sold On 10/18/2021
- Original List Price of \$1,545,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- 7 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- \$0 (Other)
- Laundry: Common Area
- Cap Rate: 3.21
- \$82740 Gross Scheduled Income
- \$49644 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Paved
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$16,363
- Electric: \$1,568.00
- Gas: \$1,568
- Furniture Replacement:
- Trash: \$1,568
- Cable TV: 01928561
- Gardener:
- Licenses:
- Insurance: \$2,367
- Maintenance: \$3,099
- Workman's Comp:
- Professional Management: 3516
- Water/Sewer: \$1,568
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,700
2:	1	1	1	0	Unfurnished	\$880	\$880	\$1,700
3:	1	1	1	0	Unfurnished	\$755	\$755	\$1,700
4:	1	1	1	0	Unfurnished	\$900	\$900	\$1,700
5:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,700
6:	2	1	1	0	Unfurnished	\$1,000	\$2,000	\$3,400

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 87 - La Habra area
- Orange County
- Parcel # 01808722

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: PW21230541

Printed: 10/24/2021 12:14:15 PM

Closed • **Commercial/Residential**

List / Sold:

\$3,490,000/\$3,555,000 ↑

26 days on the market

Listing ID: PW21163199

2114 Florida St • **Huntington Beach 92648**

8 units • **\$436,250/unit** • **3,721 sqft** • **8,712 sqft lot** • **\$955.39/sqft** •
Built in 1961

Cross Streets: Beach and Utica



2114 and 2118 Florida St to be sold together. Total of 8 units. Fully remodeled complex interior and exterior. Kitchen with new cabinets and granite counters. Frigidaire appliances include all in one washer & dryer inside each unit. Downstairs units have large secure patios and upstairs units have a court-yard facing deck. Custom BBQ Island with two built in gas ranges in court-yard, storage compartment available for each unit and a tandem carport with space for two vehicles for each unit. Secure gated building with key coded front and rear entry gates, gated parking with remote control entry and building security cameras. Property is located blocks from the beach and pier.

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$3,490,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Laundry: Community
- \$137942 Gross Scheduled Income
- \$86643 Net Operating Income
- 4 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Security Features: Gated Community
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$51,299
- Electric: \$750.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,780
- Cable TV: 00745605
- Gardener:
- Licenses:
- Insurance: \$4,252
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,332
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	\$2,100	\$2,100	\$2,100
2:	1	2	1	0	Unfurnished	\$2,075	\$2,075	\$2,075
3:	2	2	1	0	Unfurnished	\$1,900	\$1,900	\$1,900
4:	1	2	1	0	Unfurnished	\$1,975	\$1,975	\$1,975
5:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,000
6:	1	2	1	0	Unfurnished	\$2,047	\$2,047	\$2,047

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 14 - South Huntington Beach area
- Orange County
- Parcel # 02519147

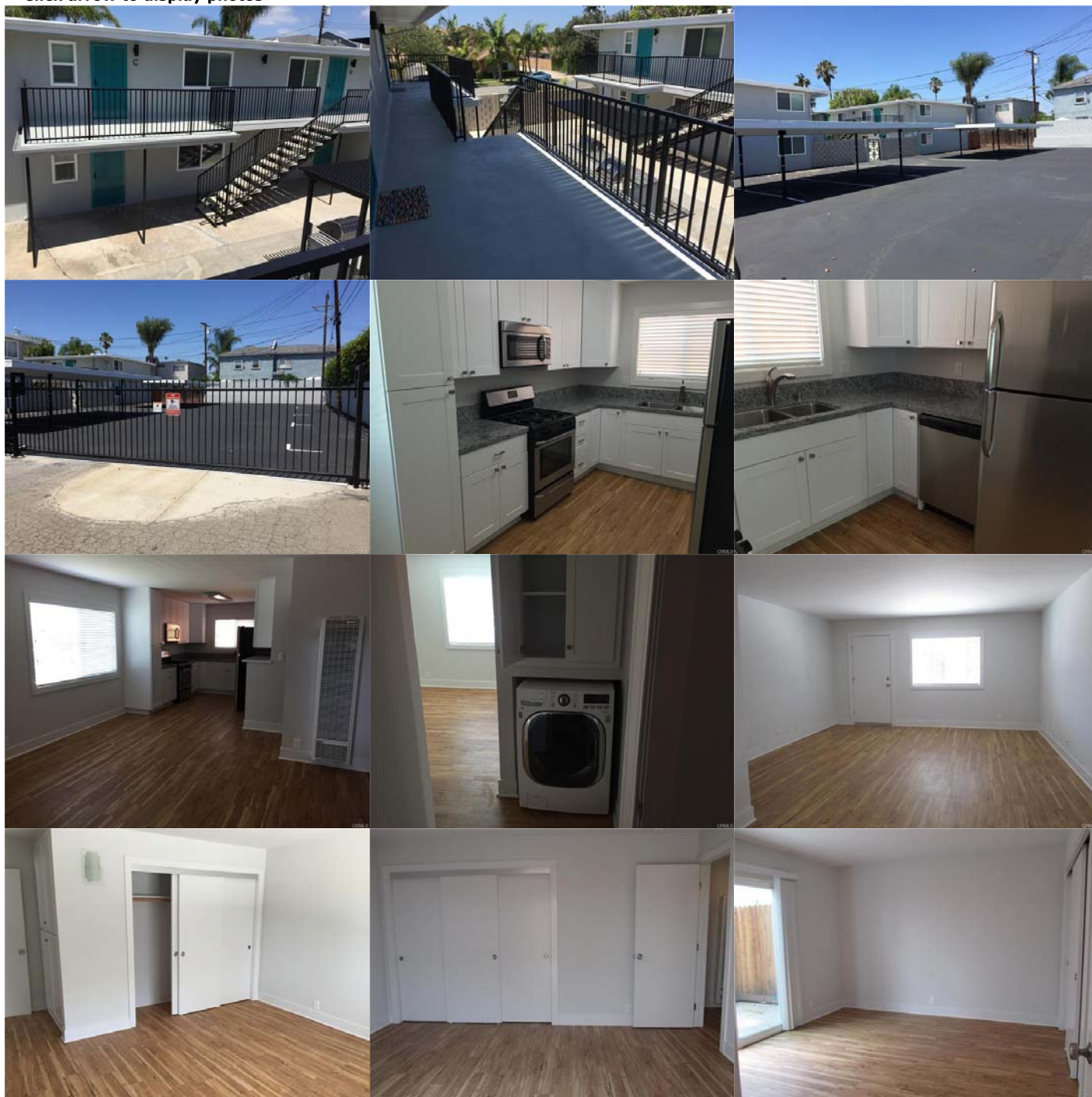
Michael Lembeck

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: PW21163199

Printed: 10/24/2021 12:14:15 PM

Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 10/17/2021 to 10/23/2021
County Or Parish is 'Orange'
Number Of Units Total is 2+
Selected 13 of 13 results.