

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	PW22165160	S	745 N Vine ST #B	ANA	699	STD	2	\$63,600		\$975,000	\$522.23	1867	1954/ASR	6,113/0.1403	N	0	10/03/22	26/26
2	SB22188445	S	14052 Buena ST	GG	699	STD	4	\$91,500		\$1,600,000 	\$431.62	3707	1961/ASR	10,204/0.2343	N	4	10/05/22	14/14
3	OC22111244	S	8080 Bever PL	STAN	699	STD	58	\$1,094,270		\$19,025,000 	\$369.61	51473	1971/ASR	89,734/2.06	N	46	10/05/22	41/41

Closed •

List / Sold: **\$975,000/\$975,000**

745 N Vine St # B • Anaheim 92805

26 days on the market

**2 units • \$487,500/unit • 1,867 sqft • 6,113 sqft lot • \$522.23/sqft •
Built in 1954**

Listing ID: PW22165160

Between North Bush & North Marvis St. Near La Palma Avenue



DONT MISS THIS BEAUTIFUL REMODELED AND NEW ADDITON HOME!!! Existing main house completely remodeled with new 500 SQFT permitted addition to build a new master bedroom, and one bathroom. Currently a 4 Bedroom, 3 bath, extended living room- Total livable space 1867 SQFT. The remodeling consisted of New Roof, New Paint, New Flooring, New bathroom, New Kitchen plus all brand new stainless steel appliances (4 burner stove, refrigerator, dishwasher and microwave) Existing attached garage was converted into a new accessory dwelling studio and one bathroom, kitchen and living room. Studio also includes beautiful stainless steel appliances (4 burner stove, refrigerator, dishwasher and microwave) New A / C Unit. 4 Parking spaces in driveway MUST SEE!!!

Facts & Features

- Sold On 10/03/2022
- Original List Price of \$975,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Dual
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: In Kitchen
- \$63600 Gross Scheduled Income
- \$48312.5 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen
- Floor: Laminate
- Appliances: Dishwasher, Gas Range, Gas Water Heater, Microwave, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,288
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 02191300
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	3	0	Unfurnished	\$3,500	\$42,000	\$42,000
2:	1	0	1	0	Unfurnished	\$1,800	\$21,600	\$21,600

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 2

- Dishwasher: 2
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Orange County
- Parcel # 03520105

Michael Lembeck

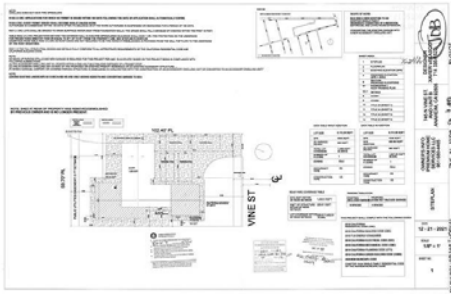
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

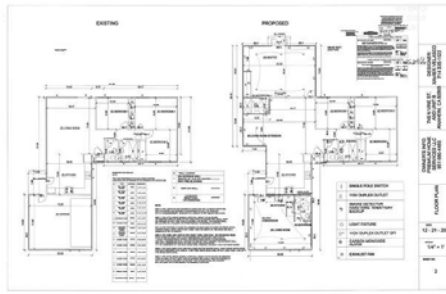
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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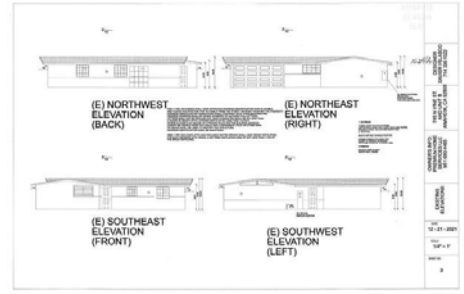




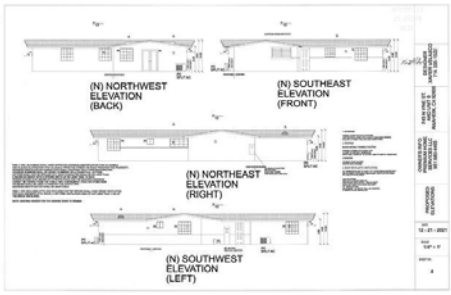
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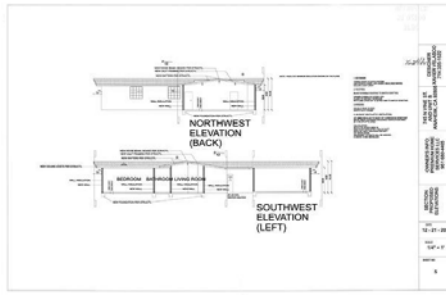
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Closed • **Quadruplex**

List / Sold:

\$1,550,000/\$1,600,000 ↑

14052 Buena St • Garden Grove 92843

14 days on the market

4 units • \$387,500/unit • 3,707 sqft • 10,204 sqft lot • \$431.62/sqft • Built in 1961

Listing ID: SB22188445

22 East exit Harbor Blvd, make a right turn then left on Westminster ave, followed by right on Buena Street



Great Investment Opportunity in the City of Garden Grove!! 4-unit Apartment building near Disneyland, Beaches, John Wayne airport, and Freeways. The property features a great unit mix consisting of (4) 2-bed/1.5bath townhome style units. Two units have their own patio with entrance. Sellers have completed many upgrades to the property including new exterior paint, Roof, and changed 2 central heating units. There are 6 shared parking spots and 4-single car garages in the back of the building that could be potentially converted to an ADU(buyer to verify with city of Garden Grove if possible). Each unit is individual metered for electricity and gas. 2 of the existing tenants lease expires 9/1/2022, the other 2 tenants lease expire 10/1/2022 , and all are current on their rent. Don't miss out on this great investment property with great potential for any investor to add to their portfolio. This one will move fast!!!

Facts & Features

- Sold On 10/05/2022
- Original List Price of \$1,550,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- Heating: Central
- \$1,108 (Estimated)
- Laundry: Community
- \$91500 Gross Scheduled Income
- \$60099 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$28,656
- Electric: \$1,061.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,061
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$2,800
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,061
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,875		\$2,100
2:	1	2	2	1	Unfurnished	\$1,875		\$2,100
3:	1	2	2	1	Unfurnished	\$1,875		\$2,100
4:	1	2	2	1	Unfurnished	\$1,750		\$2,100

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Orange County
- Parcel # 19811202

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: SB22188445

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Closed •

List / Sold:

\$21,300,000/\$19,025,000 ↓

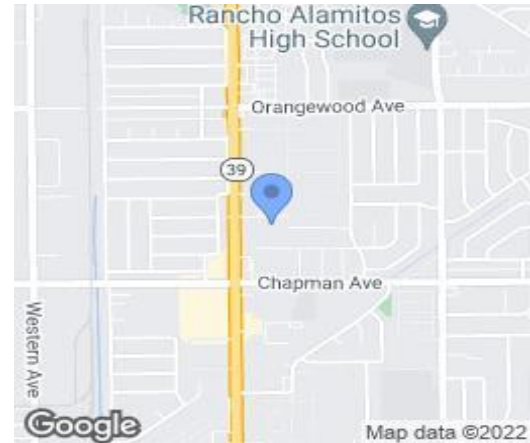
8080 Bever Pl • Stanton 90680

41 days on the market

**58 units • \$367,241/unit • 51,473 sqft • 2.06 acre(s) lot • \$369.61/sqft •
Built in 1971**

Listing ID: OC22111244

Nearby Cross Streets: Bever Place & Beach Boulevard



Village Courtyard Apartments is a 58-unit, value-add multifamily investment property located in Stanton, CA. Built in 1971, Village Courtyard Apartments offers a desirable unit mix consisting of one, two, and three-bedroom floor plans. The property offers amenities including controlled access, a swimming pool, well-maintained landscaping and exterior, surface, garage, and carport parking, and on-site laundry. Additionally, there is ample opportunity for a new owner to begin a comprehensive renovation plan that should generate a substantial increase in rental income. Village Courtyard Apartments has an excellent north Orange County location, placing the property in close proximity to some of Orange County's most popular attractions, such as Knott's Berry Farm and Disneyland. Additionally, the property is within a 0.70-mile radius of all three levels of schooling. The property is located 1.40 miles from The Promenade, providing residents with convenient access to shopping, dining, and entertainment options. Furthermore, the property is located adjacent to Beach Boulevard and just over 1.30 miles from State Route 22, providing residents with easy access to employment hubs throughout Orange County.

Facts & Features

- Sold On 10/05/2022
- Original List Price of \$21,300,000
- 1 Buildings
- Levels: Two
- 90 Total parking spaces
- 12 Total carport spaces
- \$19,012 (Estimated)
- Laundry: Community
- \$1094270 Gross Scheduled Income
- \$602057 Net Operating Income
- 58 electric meters available
- 58 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$553,020
- Electric: \$19,834.00
- Gas: \$19,831
- Furniture Replacement:
- Trash: \$19,831
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$23,200
- Maintenance: \$34,800
- Workman's Comp:
- Professional Management: 40428
- Water/Sewer: \$19,831
- Other Expense: \$139,612
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	13	1	1	15	Unfurnished	\$18,370	\$18,370	\$2,000
2:	44	2	1	16	Unfurnished	\$71,008	\$71,008	\$2,495
3:	1	3	1	15	Unfurnished	\$1,811	\$1,811	\$2,895

Of Units With:

- Separate Electric: 58
- Gas Meters: 58
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Orange County
- Parcel # 13124143

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: OC22111244

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