

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	PW23130628	S	759 S Park Hyde ST	ORG	72	STD	2	\$71,880		\$1,325,000	\$500.57	2647	1978/ASR	6,098/0.14	N	4	10/23/23	78/78
2	PW23159509	S	760 Oceanview DR	FUL	83	STD	2	\$0		\$1,300,000	\$476.19	2730	1930/ASR	7,841/0.18	N	3	10/23/23	35/35
3	QC23182500	S	4201 Howard AVE	LOSA	52	STD	3	\$77,282		\$1,450,000	\$487.89	2972	1953/ASR	9,492/0.2179	N	4	10/25/23	0/0
4	PW23171499	S	5422 Delong ST	CYP	80	TRUS	3	\$61,200		\$980,000	\$439.07	2232	1939/ASR	11,326/0.26	N	5	10/25/23	24/24
5	NP23152043	S	117 Clearbrook Lane	CM	C4	STD	3	\$76,440		\$1,600,000	\$632.91	2528	1964/ASR	7,915/0.1817	N	4	10/23/23	21/21
6	QC23169271	S	17372 San Luis ST	FV	16	STD	4	\$66,300		\$2,295,000	\$528.19	4345	1970/ASR	8,276/0.19	N	6	10/24/23	12/12
7	QC23154384	S	24802 La Paz AVE	DP	LT	STD	4	\$132,384	3	\$2,200,000	\$481.61	4568	1978/ASR	7,492/0.172	N	8	10/24/23	56/56
8	PW23179115	S	616 618 S Van Ness AVE	SA	699	STD	6	\$63,864	3	\$760,000	\$199.79	3804	1924/ASR	6,970/0.16	N	4	10/25/23	15/15

Closed • Duplex

List / Sold:

\$1,349,000/\$1,325,000 ↓

78 days on the market

759 S Park Hyde St • Orange 92868

**2 units • \$674,500/unit • 2,647 sqft • 6,098 sqft lot • \$500.57/sqft •
Built in 1978**

Listing ID: PW23130628

5FWY EXIT STATE COLLEGE BLVD, SOUTH PAST THE BLOCK, RIGHT ON PARK BALBOA, RIGHT ON PARK HYDE



PARK CITY DUPLEXES ARE A PRESTIGIOUS DEVELOPMENT BUILT IN 1978 THAT IS LOCATED BY ALL FREEWAYS, MEDICAL, CIVIC AND "THE BLOCK AT ORANGE". SPACIOUS DUPLEXES WITH PRIVATE REAR YARDS, ATTACHED 2 CAR GARAGES WITH DIRECT ACCESS INTO THE HOMES. THE SINGLE STORY SIDE IS A 2 BEDROOM 2 BATH WITH A FIREPLACE. KITCHEN HAS A DINING AREA THE 3 BEDROOMS 3 BATHS HAVE JUST BEEN REMODELED WITH QUARTZ COUNTERS, STAINLESS APPLIANCES, NEW BLINDS, CARPET, AND PAINT. THE WASHER AND DRYER ARE ALSO INCLUDED. BOTH UNITS HAVE CENTRAL HEATING AND AIR, ARE RECENTLY SERVICED, AND HAVE PRIVATE PATIOS WITH FENCED YARDS.

Facts & Features

- Sold On 10/23/2023
- Original List Price of \$1,395,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air, Natural Gas
- \$511 (Estimated)
- Laundry: Dryer Included, Electric Dryer Hookup, In Garage, Washer Hookup, Washer Included
- \$71880 Gross Scheduled Income
- \$45321 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Kitchen, Living Room, Primary Suite
- Floor: Carpet, Tile
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Water Heater, Range Hood
- Other Interior Features: Ceiling Fan(s), Ceramic Counters, Granite Counters, Open Floorplan

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,403
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01878277
- Gardener:
- Licenses: 88
- Insurance: \$1,450
- Maintenance: \$4,020
- Workman's Comp:
- Professional Management:
- 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	2	2	Unfurnished	\$2,495	\$2,495	\$2,495
2:	1	3	3	2	Unfurnished	\$3,495	\$3,495	\$3,495

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 23128202

Michael Lembeck

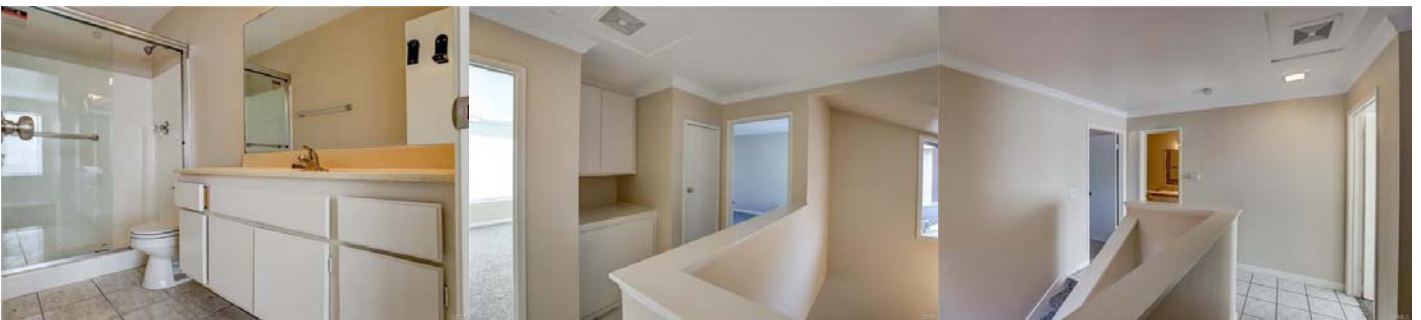
State License #: 01019397
Cell Phone: 714-742-3700

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: PW23130628

Printed: 10/29/2023 7:28:09 AM

Closed • **Single Family Residence**

List / Sold:

\$1,350,000/\$1,300,000 ↓

760 Oceanview Dr • Fullerton 92832

35 days on the market

2 units • **\$675,000/unit** • **2,730 sqft** • **7,841 sqft lot** • **\$476.19/sqft** •
Built in 1930

Listing ID: PW23159509

N. on Woods from Chapman, veer right at Grandview, right at Oceanview.



Charm – style – serenity – all are found in this most charming hillside Golden Hills vintage residence featuring a detached 9 year old ADU – Welcome to 760 and 762 Oceanview Drive. Greeted by a white picket fence and striking yellow front door, the vintage elements of this home are beautifully accented by dual pane windows, a quality dimensional shingle roof and a mature cottage inspired landscape. Step inside to a welcoming and captivating interior, original hardwood floors are just refinished and beautifully compliment the freshly painted interior. A light soaked living room enjoys a custom wood fireplace, beamed ceiling accents and a French door leads to a private deck hidden behind mature hedges, a sliding door leads to the rear deck that runs the length of the home offering peaceful tree top views. An updated and well appointed kitchen features granite counters and newly painted oak cabinetry plus a full suite of appliances including gas range, dishwasher, built-in microwave, the fridge is included too! Yet another sliding door is found in the family room featuring new LVP flooring and a guest ½ bathroom. Downstairs a secondary bedroom, full bathroom with claw foot tub and convenient inside laundry room, washer and dryer are included, are all found – continue down the hall to the primary suite featuring a separate retreat with vintage wood burning fireplace and a large walk in closet, with a built in dresser! The primary bedroom is a peaceful space with a French door to another deck and a beautifully upgraded en-suite bathroom with vintage black and white tile flooring and shower, the vintage dresser now custom vanity and under floor heating complete the bathroom. Ensconced in mature greenery there are many 'secret garden' areas across multiple terraces – fruit trees are found in the yard as well. At the rear of the property is a quality built 640 sq feet ADU featuring 1 Bedroom and 1 Bathroom, a living room with vaulted ceilings and a quality full size kitchen with granite counters and SS appliances. Direct garage access is found in the hallway leading to a remarkable 1,100 sq foot garage with vaulted ceilings and a huge mezzanine loft, another amazing storage space or perhaps a studio, or even a Jr. ADU?? Don't miss out on this special and rare property in an enviable location in Golden Hills. Two 200 AMP electrical panels, 9.9 KWH OWNED solar on main home plus one Tesla power wall. RV parking with hookups - approx. 15x60 feet

Facts & Features

- Sold On 10/23/2023
 - Original List Price of \$1,400,000
 - 2 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - Cooling: Central Air, Dual
 - Heating: Central
 - \$368 (Estimated)
 - Laundry: Individual Room
 - 2 electric meters available
 - 1 gas meters available
 - 1 water meters available
-

Interior

- Rooms: Family Room, Formal Entry, Kitchen, Laundry, Living Room, Primary Suite, Separate Family Room, Walk-In Closet
 - Appliances: Dishwasher, Disposal, Gas Range, Microwave, Refrigerator
 - Floor: Tile, Wood
 - Other Interior Features: Chair Railings, Living Room Deck Attached
-

Exterior

- Lot Features: Sloped Down, Landscaped, Rectangular Lot
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
 - Fencing: Wood
 - Sewer: Public Sewer
-

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01144080
- 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	\$0	\$0	\$4,000
2:	1	1	1	3	Unfurnished	\$0	\$0	\$2,200

Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal: 2
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 3
- Wall AC: 0

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 83 - Fullerton area
- Orange County
- Parcel # 03204302

Michael Lembeck

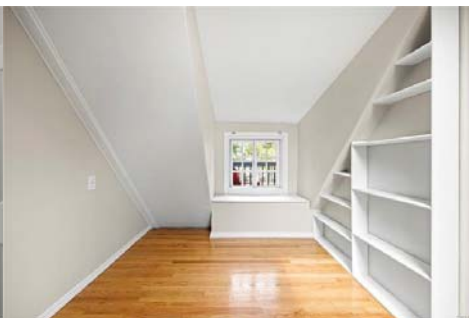
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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TOTAL SQUARE FOOTAGE: 2090





CUSTOMER FULL: Residential Income LISTING ID: PW23159509

Printed: 10/29/2023 7:28:09 AM

Closed • **Triplex**

List / Sold:

\$1,550,000/\$1,450,000 ↓

4201 Howard Ave • Los Alamitos 90720

0 days on the market

3 units • **\$516,667/unit** • **2,972 sqft** • **9,492 sqft lot** • **\$487.89/sqft** •
Built in 1953

Listing ID: OC23182500

Katella to Noel and go South to Howard and turn West on Howard. Property on right



Facts & Features

- Sold On 10/25/2023
- Original List Price of \$1,550,000
- 4 Buildings
- Levels: One
- 7 Total parking spaces
- Heating: Forced Air, Wall Furnace
- \$1,062 (Estimated)
- Laundry: In Garage, Inside
- \$77282 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Dishwasher, Gas Oven, Gas Cooktop
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Front Yard, Lawn, Level with Street, Level, Paved, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01952507
- 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	2	2	Unfurnished	\$2,608	\$2,608	\$2,608
2:	1	2	1	2	Unfurnished	\$1,801	\$1,801	\$1,801
3:	1	2	1	2	Unfurnished	\$2,030	\$2,030	\$2,030

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 52 - Los Alamitos area
 - Orange County
 - Parcel # 22205122

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: **\$1,200,000/\$980,000** ↓

5422 Delong St • Cypress 90630

24 days on the market

3 units • **\$400,000/unit** • **2,232 sqft** • **11,326 sqft lot** • **\$439.07/sqft** •
Built in 1939

Listing ID: PW23171499

North of Lincoln, West of Walker



Back on the market 9/29/23

Facts & Features

- Sold On 10/25/2023
- Original List Price of \$1,200,000
- 5 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air
- \$506 (Estimated)
- Laundry: Individual Room
- \$61200 Gross Scheduled Income
- \$56400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Laundry, Living Room

Exterior

- Lot Features: Back Yard, Lot 10000-19999 Sqft, Rectangular Lot, Level
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01195996
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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	2	1	2	Unfurnished	\$1,320	\$1,320	\$1,950
2:	1	2	1	2	Unfurnished	\$1,079	\$1,079	\$1,950
3:	1	1	1	1	Unfurnished	\$0	\$0	\$1,350

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Buyer Agency Compensation: 2%
- 80 - Cypress North of Katella 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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CUSTOMER FULL: Residential Income LISTING ID: PW23171499

Printed: 10/29/2023 7:28:10 AM

Closed • [Triplex](#)

List / Sold:

\$1,579,000/\$1,600,000 ↑

117 Clearbrook Lane • Costa Mesa 92626

21 days on the market

3 units • **\$526,333/unit** • **2,528 sqft** • **7,915 sqft lot** • **\$632.91/sqft** •
Built in 1964

Listing ID: NP23152043

55 freeway south, Right on Fair Drive, Left on Vanguard, Right on Clearbrook Lane



Well kept triplex located on the middle of the cul de sac in central Costa Mesa. Property consists of one 2-bed/1 bath with 2 car garage and 2-1bed/1bath with each their own 1 car garage. Each unit has a large living room and generous sized bedrooms. All units have enclosed patios to enjoy. Close to Orange Coast College, OC Fairgrounds, Back Bay and numerous restaurants & entertainment at Triangle Square. Beautiful Newport Beach is close by. Quick access to the 55,73 & 405 freeways. Please drive by only and do not disturb the tenants. Good upside to increase rents as rents are low. Please call broker with any questions. Thank you

Facts & Features

- Sold On 10/23/2023
- Original List Price of \$1,579,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- Heating: Forced Air, Wall Furnace
- \$0 (Unknown)
- \$76440 Gross Scheduled Income
- \$51825 Net Operating Income
- 3 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Floor: Vinyl

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$23,086
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$2,086
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$950
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,500	\$2,500	\$3,200
2:	1	1	1	1	Unfurnished	\$1,975	\$1,975	\$2,100
3:	1	1	1	1	Unfurnished	\$1,895	\$1,895	\$2,100

Of Units With:

- Separate Electric: 3
- Gas Meters: 0
- Water Meters: 0
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal: 3

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- C4 - Central Costa Mesa area
- Orange County
- Parcel # 41914119

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:

\$2,339,000/\$2,295,000 ↓

12 days on the market

Listing ID: OC23169271

17372 San Luis St • Fountain Valley 92708

**4 units • \$584,750/unit • 4,345 sqft • 8,276 sqft lot • \$528.19/sqft •
Built in 1970**

North of Slater and East of Brookhurst



Beautifully Upgraded Highly Desired Covington 4-Plex. All 4 Units are Turnkey! The Front Single Story "Owners" Unit has been Completely Rebuilt Less than One Year Ago along with two other units were partially rebuilt within year. The owner unit . It Features 3 Bedrooms, 2 New Bathrooms, Remodeled Granite Kitchen with Stainless Appliances, Custom Self-Closing Cabinetry, Breakfast Bar, Dining Room, Large Living Room with Volume Open Beam Ceiling and Fireplace, All Dual Pane Windows & Sliders, Tile Flooring, Mirrored Closets, Ceiling Fans, Recessed Lighting, and Spacious Patio. The Other 3 Units (2 BD & 2 BA, 2 BD & 2 BA, 2 BD & 1 BA) have been Upgraded within the last 4 years with Wood Laminate and Tile Flooring, Replaced Appliances, Dual Pane Windows & Sliders, and Tile Countertops. The Entire Building also has a 1-Year-New Roof, Manicured Landscaping with Artificial Lawn, 2 Car Garage and Four 1 Car Garages. Each Unit has Separate Electric, Gas, & Washer/Dryer Hook-Ups. Located in a Premier Area of Fountain Valley, Walking Distance to Mile Square Park, Sam's Club, 24 Hour Fitness, the police department, city hall, library and Restaurants. Close to Award-Winning Schools, Easy Access to Freeway, and only 4.5 Miles to the Beach.

Facts & Features

- Sold On 10/24/2023
- Original List Price of \$2,339,000
- 1 Buildings
- Levels: One, Two
- 6 Total parking spaces
- Heating: Central
- \$0 (Unknown)
- Laundry: In Garage
- \$66300 Gross Scheduled Income
- \$65100 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile, Wood

Exterior

- Lot Features: Front Yard, Garden, Landscaped, Level, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,766
- Electric: \$213.96
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,877
- Cable TV: 01857347
- Gardener:
- Licenses:
- Insurance: \$2,280
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,195
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	3	Unfurnished	\$0	\$0	\$3,200
2:	1	2	2	1	Unfurnished	\$1,850	\$22,200	\$2,500
3:	1	2	2	1	Unfurnished	\$1,900	\$22,800	\$2,500

4: 1 2 1 1 Unfurnished \$1,775 \$21,300 \$1,900

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 16 - Fountain Valley / Northeast HB area
- Orange County
- Parcel # 16911313

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 • **Quadruplex**

List / Sold:

\$2,500,000/\$2,200,000 ↓

24802 La Paz Ave • **Dana Point 92629**

56 days on the market

4 units • **\$625,000/unit** • **4,568 sqft** • **7,492 sqft lot** • **\$481.61/sqft** •
Built in 1978

Listing ID: OC23154384

Golden Lantern & La Paz



FOUR, 2 bedroom, 1.5 bath units each with a 2 car garage. Approximately 1,142 sqft per unit. Beach & Harbor close with great upside potential! Unit D has great ocean views! Close to Town Center, beaches, Harbor & Shopping!

Facts & Features

- Sold On 10/24/2023
- Original List Price of \$2,850,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- Heating: Radiant
- \$36 (Estimated)
- Laundry: Dryer Included, In Closet, Inside, Washer Included
- Cap Rate: 3.2
- \$132384 Gross Scheduled Income
- \$127509 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Carpet, Laminate, Tile, Vinyl
- Appliances: Dishwasher, Gas Range

Exterior

- Lot Features: 11-15 Units/Acre, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$38,204
- Electric: \$360.00
- Gas:
- Furniture Replacement:
- Trash: \$1,094
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	2	2	Unfurnished	\$11,032	\$11,032	\$13,400

Of Units With:

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

Additional Information

- Standard sale
- LT - Lantern Village area

• Buyer Agency Compensation: 2.5%

• Orange County
• Parcel # 68225110

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 • Apartment

List / Sold: **\$1,195,000/\$760,000** ↓

616 618 S Van Ness Ave • Santa Ana 92701

15 days on the market

6 units • **\$199,167/unit** • **3,804 sqft** • **6,970 sqft lot** • **\$199.79/sqft** •
Built in 1924

Listing ID: PW23179115

Main Street and Bishop St are the major cross streets.



Pleased to present 616-618 South Van Ness Ave, a property consisting of (1) studio, and (5) single-story 1-bedroom/1-bathroom apartments, located in the high demand Santa Ana rental market. 616-618 South Van Ness is within walking distance of elementary schools and Santa Ana High School, and are just one mile from the heart of downtown, with its abundant restaurant and retail offerings. Also, there may be the possibility to redevelop the units. Buyer to satisfy themselves with regards to city zoning, building requirements, etc.

Facts & Features

- Sold On 10/25/2023
- Original List Price of \$1,195,000
- 3 Buildings
- Levels: Two
- 4 Total parking spaces
- 0 Total carport spaces
- \$1,498 (Estimated)
- Cap Rate: 3
- \$63864 Gross Scheduled Income
- \$36044 Net Operating Income
- 7 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,904
- Electric: \$1,273.00
- Gas: \$1,273
- Furniture Replacement:
- Trash: \$1,273
- Cable TV: 01220368
- Gardener:
- Licenses:
- Insurance: \$1,960
- Maintenance: \$3,717
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,273
- Other Expense: \$250
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$682	\$682	\$1,695
2:	5	1	1	2	Unfurnished	\$928	\$4,640	\$1,795

Of Units With:

- Separate Electric: 7
- Gas Meters: 6
- 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: 3%

- Orange County
- Parcel # 01016311

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: PW23179115

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