

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	RS22142087	S	316 8th ST	SLB	1A	STD	2	\$0		\$2,130,000.↓	\$1,043.61	2041	1977/ASR	2,936/0.0674	N	4	10/24/22	77/77
2	PW22100609	S	114 5th ST	SLB	1A	TRUS	2	\$0		\$2,650,000.↓	\$1,523.86	1739	1940/ASR	5,875/0.1349	N	2	10/27/22	57/57
3	OC22176877	S	446 E Central AVE	SA	69	STD	2	\$56,400		\$819,000.↓	\$431.05	1900	1920/ASR	6,970/0.16	N	2	10/25/22	12/12
4	TR22155528	S	8621 La Homa ST	CYP	699	STD	2	\$0		\$1,355,000.↓	\$515.99	2626	1958/OTH	7,860/0.1804	N	4	10/27/22	13/13
5	PW22189487	S	110 24th ST	NB	N8	STD,TRUS	2	\$102,600		\$3,025,000.↑	\$1,408.29	2148	1965/ASR	2,178/0.05	N	2	10/25/22	12/12
6	22181883	S	1217 Alabama ST	HB	15	STD	3			\$1,650,000.↓	\$478.26	3450/A	1977/ASR	6,098/0.14	N	3	10/24/22	45/45
7	OC22186244	S	16752 Bardon LN	HB	17	STD	4	\$92,100	3	\$1,595,000.↓	\$408.76	3902	1970/ASR	7,841/0.18	N	4	10/26/22	33/33
8	OC22155815	S	16672 Blanton LN	HB	17	STD	4	\$77,100		\$1,925,000.↓	\$430.17	4475	1976/ASR	8,280/0.1901	N	6	10/26/22	58/58
9	PW22192634	S	238 W Wilson AVE	ORG	72	STD	10	\$167,000		\$2,700,000.↑	\$397.82	6787	1961/OTH	9,583/0.22	N	10	10/24/22	28/28

Closed • Duplex

List / Sold:

\$2,365,000/\$2,130,000 ↓

77 days on the market

Listing ID: RS22142087

316 8th St • Seal Beach 90740

2 units • \$1,182,500/unit • 2,041 sqft • 2,936 sqft lot • \$1043.61/sqft • Built in 1977

From PCH turn into 8th Street



This beautifully remodeled home is taking applications for new homeowners. This is noted as a Single Family Residence with 2 units which has been carefully designed and curated for the new lucky owners. The front unit offers 3 bedrooms and 2 bathrooms, while the back unit is 1 bedroom plus office/den/2nd bedroom and 1 bathroom, 2 tandem garages allowing for 3-4 cars (the 4th car space has been sectioned off) . Located within 2 minutes walk to Old Town Main Street with the restaurants, shops, bars, coffee shops, businesses and more. A 7 minute walk to the pier and a short walk to parks, library, beach, surf, the jetty and located within the quaint Old Town Seal Beach. The location is within the acclaimed Los Alamitos School District assigned to schools rated from 8 to 9 out of 10 per GreatSchools.org. This home has been remodeled from top to bottom from a new roof, skylight, stucco, landscape, paint inside and out, gates, windows, trifold sliders, interior & exterior doors, upgraded electrical, garage doors, kitchens, bathrooms, stair banister, HVAC system and more. The house will be without an active renter, live in one unit, rent the other or rent them both for top market rent. Also listed as a Residential SFR.

Facts & Features

- Sold On 10/24/2022
- Original List Price of \$2,450,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Ductless
- Heating: Ductless
- \$739 (Estimated)
- Laundry: In Closet
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Master Suite

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,400
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale
- Rent Controlled

- 1A - Seal Beach area
- Orange County
- Parcel # 04311212

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: RS22142087

Printed: 10/30/2022 8:37:57 AM

Closed • Duplex

List / Sold:

\$3,150,000/\$2,650,000 ↓

57 days on the market

114 5th St • Seal Beach 90740

**2 units • \$1,575,000/unit • 1,739 sqft • 5,875 sqft lot • \$1523.86/sqft •
Built in 1940**

Listing ID: PW22100609

PCH to 5th



RARELY available! A DOUBLE lot in the best area of Old Town just steps from the ocean waves. The lot includes a charming beach cottage that has been lovingly maintained plus an income producing one bedroom unit with parking. Rentals are in huge command in a beach community, this unit could rent for approximately \$2200-2400/month. The huge yard is filled with mature trees and lovely gardens. The spacious living room is warmed by a fireplace vaulted and wood beamed ceilings. Windows fill this home with natural light. The dining area features the same wood ceiling. Three bedrooms have plenty of built-in storage both with closets and drawers, no need for additional furniture. The galley kitchen is mostly original and has been beautifully cared for. There is plenty of storage and counter space. The laundry room is opened to the kitchen and includes a 1/2 bath. A storage room sits adjacent to the garage. There is RV access off the alley. Seal Beach Main St is a throw-back to times gone by with unique shops and restaurants. Los Alamitos schools are award winning schools. Three freeways are just a five-minute drive away.

Facts & Features

- Sold On 10/27/2022
- Original List Price of \$3,490,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- 1 Total carport spaces
- Heating: Central, Wall Furnace
- \$739 (Estimated)
- Laundry: Individual Room, Inside, Washer Hookup, Washer Included
- 1 electric meters available
- 1 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bedroom
- Floor: Carpet
- Appliances: Gas & Electric Range, Gas Cooktop
- Other Interior Features: Cathedral Ceiling(s), Ceiling Fan(s), Storage

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Lawn, Level with Street, Rectangular Lot, Level, Near Public Transit, Sprinkler System, Treed Lot, Yard
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Vinyl, Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00965994
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$6,000
2:	2	1	1	0	Unfurnished	\$0	\$0	\$2,400

Of Units With:

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

Additional Information

- Trust sale
- 1A - Seal Beach area
- Orange County
- Parcel # 19903121

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

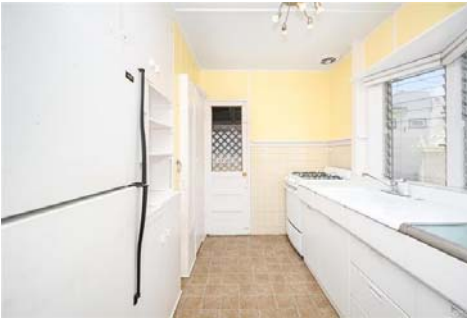
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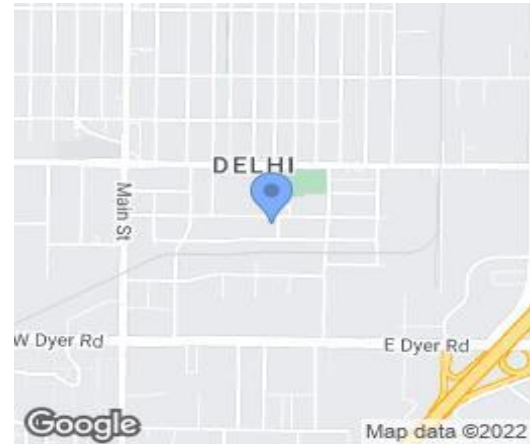






CUSTOMER FULL: Residential Income LISTING ID: PW22100609

Printed: 10/30/2022 8:37:57 AM

Closed • DuplexList / Sold: **\$829,900/\$819,000** ↓**446 E Central Ave** • Santa Ana 92707**12 days on the market****2 units** • **\$414,950/unit** • **1,900 sqft** • **6,970 sqft lot** • **\$431.05/sqft** •
Built in 1920**Listing ID: OC22176877****55 & Dyer Exit**

WOW! 2 separate houses on one APN number. Zoned R2. Owned by same family for over 100 years. Each house has it's own address & own utilities. Separate gas, water & electrical meters. Legal description only list the back house on the APN. The back house is about 75 years old, it was Acquired when the 55 freeway was widened in late 1960s. Purchased at auction & moved, by the city, to the lot. Good condition with living room, eat in kitchen, 3 bedrooms & 1 large bathroom, Small backyard & side yards. Front house was built approx 1920, but remodeled in 1990s. It's in good condition with living room, eat in kitchen, 2 bedrooms & 2 bathrooms. It has a fenced front yard. Each property has an inside laundry room. New stoves in each. Over the years, there's been some updating to some windows, most cabinets/counters/flooring/etc. There's a 2 car detached garage between the 2 houses, over the years, as rentals, this was a shared feature. It can be converted to a JADU for additional rental income. Location on the street is excellent with an elementary school, civic center & church all located directly across the street from the property, providing additional parking. Just off the 55 Freeway. Unique opportunity for investment, rents run between \$2100-\$2600 for the area/per unit. Or great for generational or extended family living. These types of properties rarely come to the market. Don't wait to show them!

Facts & Features

- Sold On 10/25/2022
- Original List Price of \$849,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$498 (Estimated)
- Laundry: Individual Room, Inside
- \$56400 Gross Scheduled Income
- \$45000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Main Floor
- Bedroom, Main Floor Master Bedroom, Walk-In Closet
- Floor: Carpet, Tile
- Appliances: Free-Standing Range
- Other Interior Features: Block Walls, Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: Front Yard, Lot 6500-9999
- Fencing: Average Condition, Block, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01438175
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance: \$2,400
- 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:	2	5	3	2	Unfurnished	\$57,600	\$57,600	\$57,600

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01608143

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 • Duplex

List / Sold:

\$1,390,000/\$1,355,000 ↓

13 days on the market

Listing ID: TR22155528

8621 La Homa St • Cypress 90630

2 units • \$695,000/unit • 2,626 sqft • 7,860 sqft lot • \$515.99/sqft • Built in 1958

Cross street: Walker & Crescent



A must see! A rare opportunity to own a unique corner lot duplex located in a quiet residential neighborhood in the city of Cypress. The charming single story front house has four bedrooms and three baths along with a detached two car garage. It also has a large fenced front yard and a private courtyard in the back by the kitchen. The fourth bedroom/bath has a separate entry and is detached from the main house or can be considered a separate room/bath (only) rental. This room can be accessed through the courtyard by the kitchen of the main house. Located behind the front house is the second private unit recognized as 8621 1/2 La Homa, with an oversized master bedroom, a spacious secondary bedroom and two full baths. This large two bedroom unit has two single car garages and an exclusive gated yard off to the side with plenty of space to enjoy relaxing evenings outside. Both units are very well maintained with granite countertops, tile/laminate flooring throughout and have been tastefully updated. The main house has been recently painted. Both units have washer/dryer hookups that are located in the garage. Each of the units have a private feel since the entrance to the units are on different streets (one off La Homa Street and the second off of Sprague Ave). Additional parking in driveway and also street parking available if needed. Located within close proximity to schools, shopping and restaurants. This property has many wonderful features/potential and will not disappoint.

Facts & Features

- Sold On 10/27/2022
- Original List Price of \$1,390,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01886242
- 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	4	3	2	Unfurnished			\$3,900
2:	1	2	2	2	Unfurnished			\$2,800

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale

- 699 - Not Defined area
- Orange County
- Parcel # 26244401

Michael Lembeck

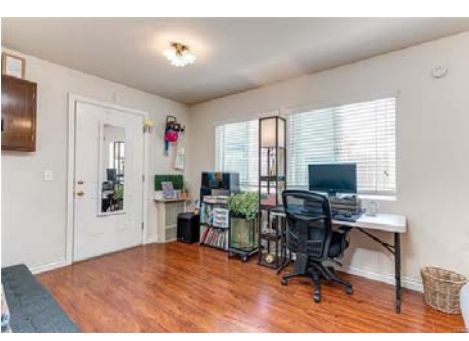
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$3,000,000/\$3,025,000 ↑

12 days on the market

Listing ID: PW22189487

110 24th St • Newport Beach 92663

2 units • \$1,500,000/unit • 2,148 sqft • 2,178 sqft lot • \$1408.29/sqft • Built in 1965

Cross Streets: W. Balboa/24th.



Location, location, location. Rarely available Newport Beach Peninsula Duplex just 3 lots from the sand. Each unit is 3 bedrooms / 2 baths. The top unit has two private sundecks, one with an ocean view. The bottom unit has a private stone patio. You're in walker's paradise with several restaurants, coffee shops, boutiques, grocery stores, and beach activities just steps away. See showing instructions below.

Facts & Features

- Sold On 10/25/2022
- Original List Price of \$3,000,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Central
- \$0 (Estimated)
- Laundry: In Garage
- \$102600 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up
- Floor: Tile
- Appliances: Disposal, Gas Oven, Gas Range, Gas Water Heater, Water Heater
- Other Interior Features: Block Walls, Cathedral Ceiling(s), Ceiling Fan(s), Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01885684
- 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	1	Unfurnished	\$51,000	\$51,000	\$4,500
2:	1	3	2	1	Unfurnished	\$51,600	\$51,600	\$4,500

Of Units With:

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

Additional Information

- Standard, Trust sale
- N8 - West Newport - Lido area
- Orange County
- Parcel # 04714209

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:

\$1,999,000/\$1,650,000 ↓

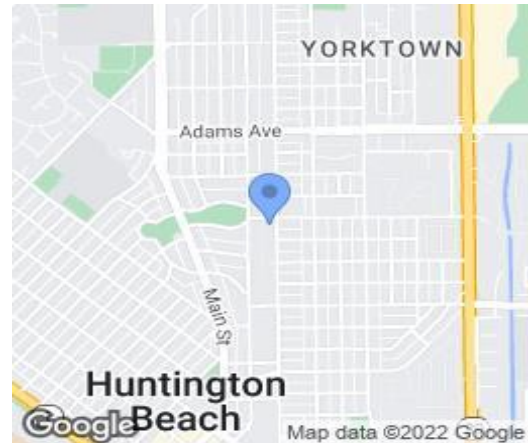
45 days on the market

Listing ID: 22181883

1217 Alabama St • Huntington Beach 92648

**3 units • \$666,333/unit • 3,450 sqft • 6,098 sqft lot • \$478.26/sqft •
Built in 1977**

Beach Blvd. to Indianapolis to Alabama, turn right.



Price reduced, seller motivated, bring your offers! Opportunity knocks with this beachside property in fantastic Huntington Beach. this 3-unit property in a prime westside beach location will be delivered VACANT of ALL 3 Units upon the close of escrow. There is no rent control in this city, so you decide if you want it as an owner occupied or rental property. The front house is a cute 2-bedroom, one bath California style bungalow with a deck but it is a fixer,needs work. Each of the 2 separate back units are a 2 bedroom, 2bath with their own fireplace and washer and dryer hookups inside. each has heir own individual garage. But best of all, LOCATION, LOCATION, LOCATION, walk to the beach!

Facts & Features

- Sold On 10/24/2022
- Original List Price of \$2,200,000
- 3 Buildings
- Levels: Multi/Split
- 3 Total parking spaces
- Heating: Central
- Laundry: Inside
- \$87300 Net Operating Income
- 3 electric meters available
- 3 gas meters available

Interior

- Rooms: Master Bathroom, Living Room, Bonus Room
- Appliances: Dishwasher, Disposal, Built-In, Gas Oven
- Other Interior Features: Ceiling Fan(s)

Exterior

- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$1,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02173137
- 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:	1	2	1		Unfurnished	\$0	\$0	\$2,600
2:	2	2	2		Unfurnished	\$1,475	\$1,450	\$2,600
3:	3	2	2		Unfurnished	\$1,350	\$1,375	\$2,600
4:								
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 15 - West Huntington Beach area
- Orange County
- Parcel # 02505502

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold:

\$1,695,000/\$1,595,000 ↓

33 days on the market

Listing ID: OC22186244

16752 Bardon Ln • Huntington Beach 92647

**4 units • \$423,750/unit • 3,902 sqft • 7,841 sqft lot • \$408.76/sqft •
Built in 1970**

Enter the neighborhood on Corsican off Gothard



This multi-family fourplex in Huntington Beach sitting on a corner lot location is the type of investment opportunity that rarely hits the market. Offering an ideal unit mix of one 3BR/2BA unit, two 2BR/2BA units, and one 1BR/1BA unit, this is an experienced investor's perfect addition to their portfolio or an excellent starting opportunity for a newer investor. The property has been well-maintained and requires minimal oversight and maintenance, and was professionally surveyed in 2019 and there is ample parking with four 1-car garages and additional parking in the back, as well as street parking. Other excellent features include private balconies and patios and an on-site laundry room. This excellent location is just moments away from restaurants, the freeway, schools, and high-end shopping at the Bella Terra shopping center, making it an investment opportunity you won't want to miss.

Facts & Features

- Sold On 10/26/2022
- Original List Price of \$1,895,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Forced Air
- \$1,001 (Estimated)
- Laundry: Individual Room
- Cap Rate: 3.49
- \$92100 Gross Scheduled Income
- \$66106 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom
- Floor: Carpet, Tile
- Appliances: Built-In Range, Gas Range, Gas Cooktop, Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Front Yard, Lawn
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,494
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$600
- Cable TV: 01991628
- Gardener:
- Licenses: 0
- Insurance: \$1,200
- Maintenance: \$2,400
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1		\$2,495	\$2,495	\$2,900
2:	1	2	2	1		\$1,800	\$1,800	\$2,300
3:	1	2	2	1		\$1,795	\$1,795	\$2,300
4:	1	1	1	1		\$1,525	\$1,525	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 14223146

Michael Lembeck

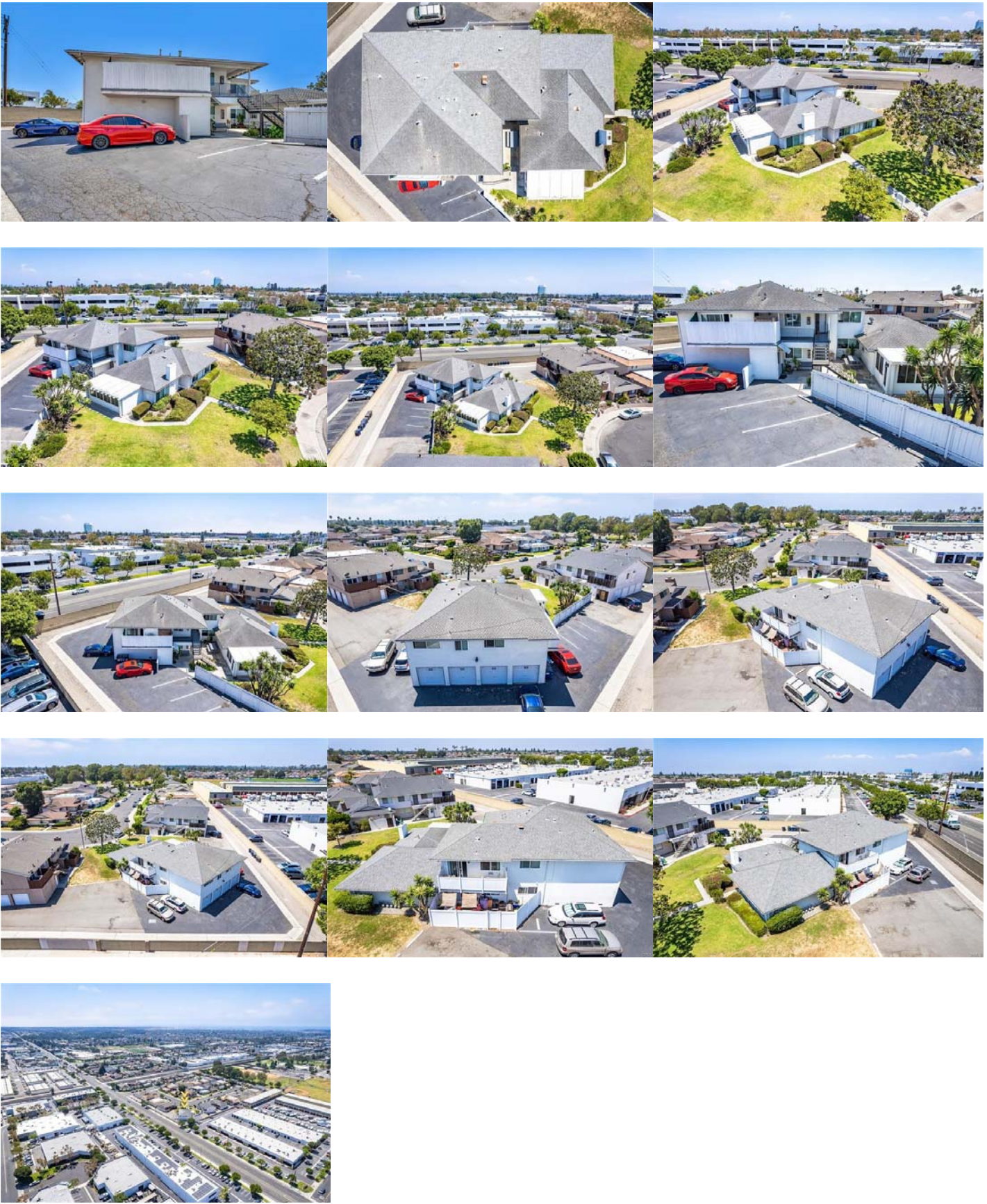
State License #: 01019397
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Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold:

\$1,999,000/\$1,925,000 ↓

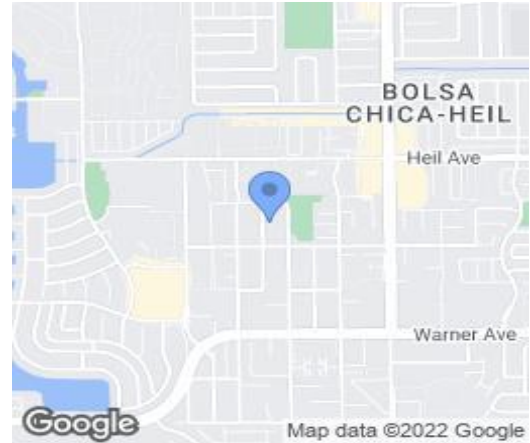
58 days on the market

Listing ID: OC22155815

16672 Blanton Ln • **Huntington Beach 92649**

4 units • **\$499,750/unit** • **4,475 sqft** • **8,280 sqft lot** • **\$430.17/sqft** •
Built in 1976

Bolsa Chica St / Warner Ave



Fantastic 4-unit property located extremely close to Huntington Harbour and the Ocean. You can't ask for better unit mixes than these! These are easy ones to keep rented. Unit 1: 3 bed / 2 bath townhome style 2-story unit. Direct access to the 2-car garage with private laundry. Large patio off of the master bedroom. Also, a huge walk-in closet in the master. Unit 2: 2 bed / 1 bath. Single level - downstairs unit. Unit 3: 2 bed / 2 bath. Upstairs unit. Unit 4: 2 bed / 1 bath. Upstairs unit. Units 2, 3, and 4 all share a washer & dryer located in a dedicated laundry room. There is plenty of garage parking, on-site driveway parking, as well as street parking. Rents are currently very low. What a great location! Easy access to schools, shopping, freeways, airports, beaches, Huntington Harbour, and so much more.

Facts & Features

- Sold On 10/26/2022
- Original List Price of \$2,199,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Community, Individual Room
- \$77100 Gross Scheduled Income
- \$77100 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00817422
- 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	2	Unfurnished	\$1,700	\$1,700	\$3,700
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,500
3:	1	2	2	1	Unfurnished	\$1,600	\$1,600	\$2,600
4:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$2,500

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 17818405

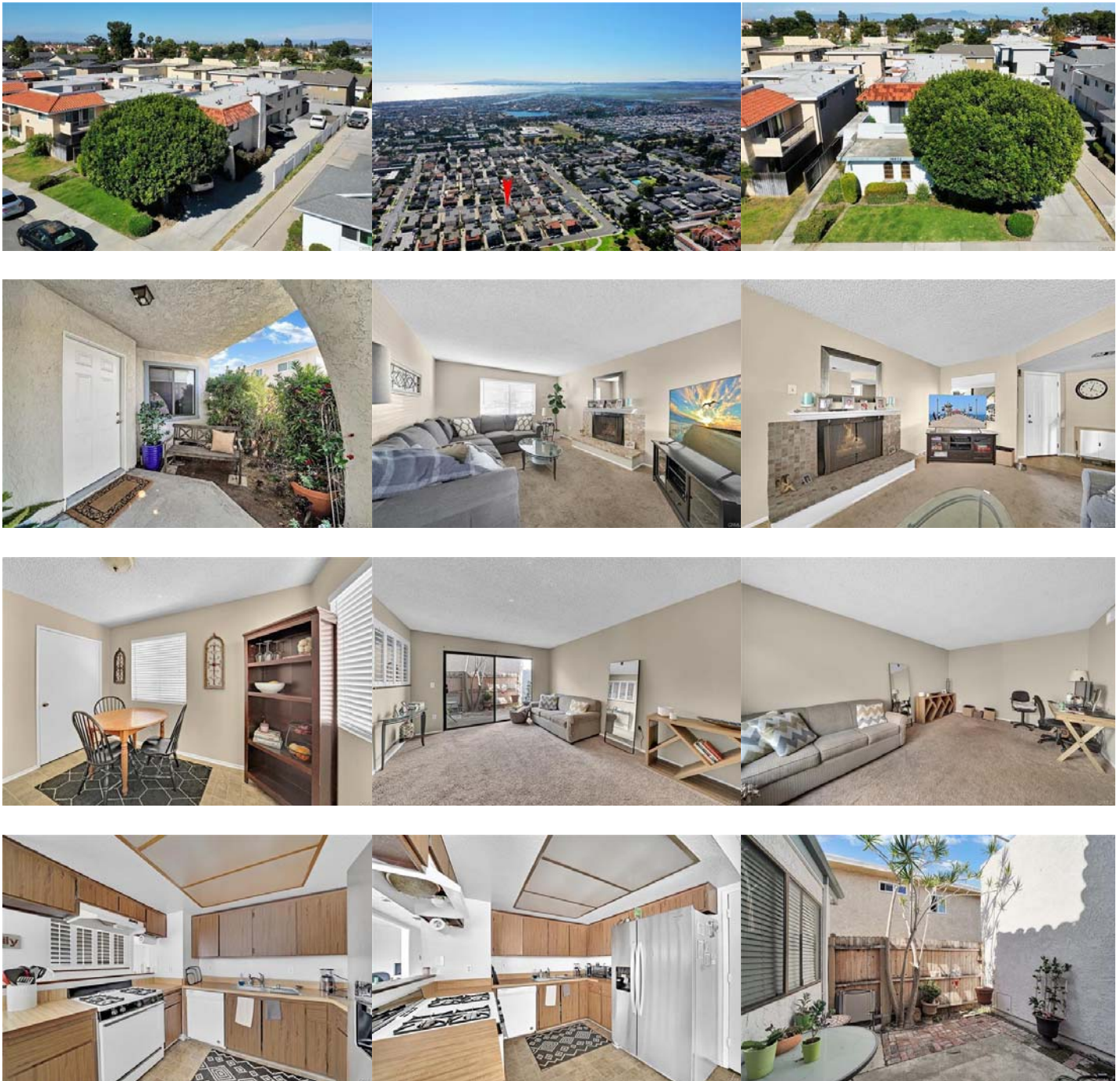
Michael Lembeck

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

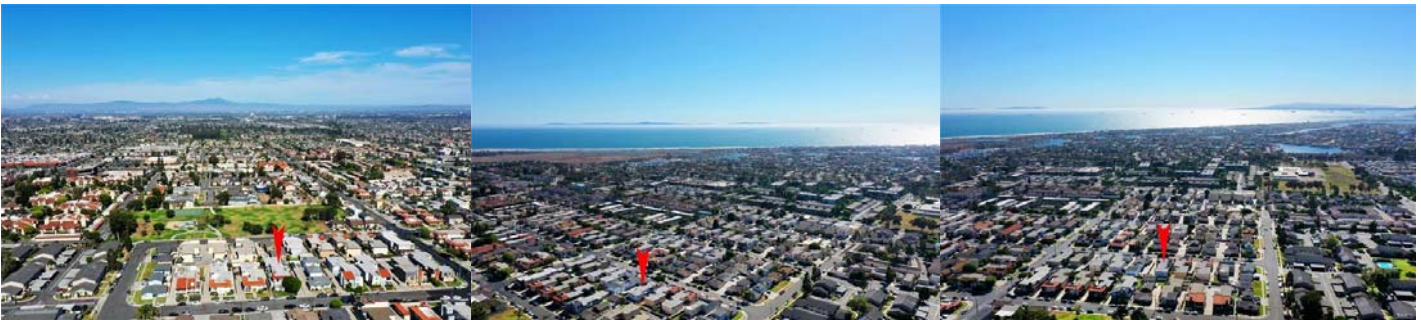
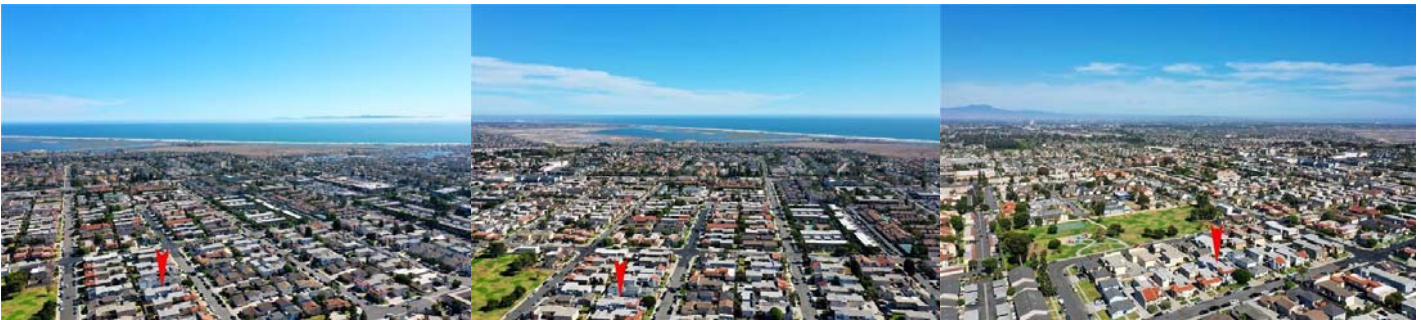
Re/Max Property Connection

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

 Click arrow to display photos







Closed •

List / Sold:

\$2,700,000/\$2,700,000 ↑

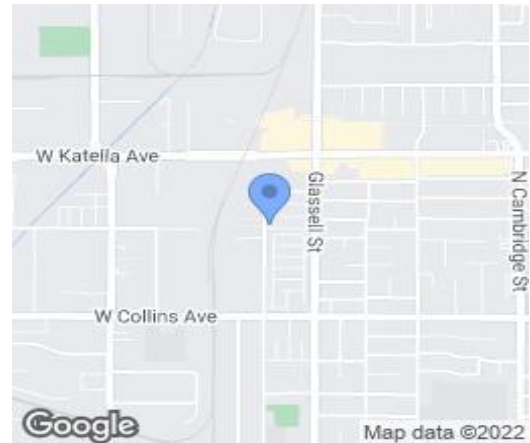
238 W Wilson Ave • Orange 92867

28 days on the market

**10 units • \$270,000/unit • 6,787 sqft • 9,583 sqft lot • \$397.82/sqft •
Built in 1961**

Listing ID: PW22192634

Exit 22 Fwy to northbound Glassell, left on W. Wilson Ave, complex is at end of block on left.



Rarely available 10-unit complex near Old Towne Orange, with long-term tenants and no vacancies for many years. One garage space per apartment and excess parking available. Community laundry room with washer and dryer included to supplement income. Located close to 55, 22, 57, 5, and 91 freeways. Broker has also been the property owner for 34 years, since 1988. Property to be sold as-is.

Facts & Features

- Sold On 10/24/2022
- Original List Price of \$2,550,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- \$0 (Unknown)
- Laundry: Common Area, Dryer Included, Electric Dryer Hookup, Individual Room, Inside, Washer Hookup, Washer Included
- \$167000 Gross Scheduled Income
- \$83878 Net Operating Income
- 10 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$83,122
- Electric: \$615.00
- Gas: \$2,282
- Furniture Replacement:
- Trash: \$1,844
- Cable TV: 01916221
- Gardener:
- Licenses: 195
- Insurance: \$3,312
- Maintenance: \$1,260
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,482
- Other Expense: \$2,282
- Other Expense Description: Gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,375	\$1,375	\$1,500
2:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$1,900
3:	1	1	1	1	Unfurnished	\$1,375	\$1,375	\$1,500
4:	1	1	1	1	Unfurnished	\$1,375	\$1,375	\$1,500
5:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$1,900
6:	1	1	1	1	Unfurnished	\$1,375	\$1,375	\$1,500
7:	1	1	1	1	Unfurnished	\$1,375	\$1,375	\$1,500
8:	1	1	1	1	Unfurnished	\$1,425	\$1,425	\$1,500
9:	1	1	1	1	Unfurnished	\$600	\$600	\$1,500
10:	1	1	1	1	Unfurnished	\$1,430	\$1,425	\$1,500

Of Units With:

- Separate Electric: 10
- Drapes:

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

- Patio:
- Ranges: 10
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 37528201

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: PW22192634

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