

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	OC21164126	S	521 12th ST	HB	15	STD	2	\$58,200		\$2,200,000		0	1947/ASR	5,663/0.13	N	3	10/25/21	74/74
2	PW21158491	S	13102 Nelson ST	GG	63	STD	2	\$48,000		\$815,000	\$509.38	1600	1915/ASR	7,830/0.1798	N	0	10/29/21	70/70
3	DW21162325	S	612 N Gunther PL	SA	70	STD	2	\$49,200		\$740,000	\$382.23	1936	1947/PUB	6,098/0.14	N	2	10/26/21	44/44
4	EV21197816	S	1084 Napa ST	TUS	71	TRUS	2	\$56,400		\$1,250,000	\$549.69	2274	1972/ASR	6,534/0.15	N	3	10/29/21	5/5
5	PW21176731	S	2712 N Berkeley ST	ORG	72	STD	2	\$56,340		\$1,280,000	\$434.49	2946	1966/ASR	7,841/0.18	N	3	10/27/21	39/39
6	PW21201847	S	430 W Wilshire AVE	FUL	83	STD	2	\$57,600		\$840,000	\$466.67	1800	1914/ASR	7,318/0.168	N	0	10/29/21	28/28
7	NP21204295	S	26982 Avenida Las Palmas	DP	CB	STD	2	\$64,740		\$1,350,000	\$703.12	1920	1970/ASR	5,663/0.13	N	2	10/28/21	18/18
8	LG21121609	S	2003 Hidden Valley Canyon RD	LB	LV	STD	2	\$59,880		\$1,235,000	\$1,498.79	824	1928/ASR	5,982/0.1373	N	0	10/25/21	101/101
9	OC21175043	S	302 Avenida Del Mar	SC	SC	STD	3	\$102,600	4	\$2,100,000	\$641.22	3275	1969/ASR	3,920/0.09	N	3	10/25/21	0/0
10	PW21195189	S	12920 Sycamore ST	GG	65	STD	4	\$88,800		\$1,600,000	\$426.44	3752	1975/ASR	9,583/0.22	N	4	10/28/21	42/129
11	OC21092827	S	2740 Brea BLVD #A-D	FUL	83	STD	4	\$97,200		\$1,800,000		1	1966/ASR	9,148/0.21	N	8	10/25/21	61/61
12	OC21077838	S	1544 Miramar DR	NB	NP	STD	4	\$0		\$4,200,000	\$877.19	4788	1951/ASR	4,342/0.0997	N	3	10/26/21	145/145
13	PW21193714	S	133 S Melrose ST	PLA	84	TRUS	11	\$210,000	7	\$2,975,000	\$341.25	8718	1921/ASR	22,651/0.52	N	0	10/28/21	5/5
14	NP21141727	S	332 S Newhope ST	SA	66	STD	12	\$215,280	3	\$3,700,000	\$336.00	11012	1966/ASR	33,977/0.78	N	0	10/26/21	34/34

Closed •

List / Sold:

\$2,395,000/\$2,200,000 ↓

74 days on the market

Listing ID: OC21164126

521 12th St • Huntington Beach 92648

2 units • \$1,197,500/unit • 0 sqft • 5,663 sqft lot • No \$/Sqft data • Built in 1947

PCH to 12th Street property is on the lefthand side before Acacia Ave



***PHENOMENAL DOUBLE LOT DUPLEX INVESTMENT OPPORTUNITY 521 & 523 12th Street *** In the Heart of Downtown Huntington Beach and 5 Blocks from the Beach. The property offers a 2 Bedroom, 1 Bath Single Family Beach Cottage and a 1 Bedroom, 1 bath apartment above the 3 single car garages on oversized double lot in Downtown Huntington Beach! A large backyard common area with tropical landscaping, BBQ area, Firepit and lots of space to entertain. Each unit has a Separate Gas & Electric Meters. Each Home Boasts Lots of Natural Light, Custom Window Blinds, Wood Laminate Flooring, upgraded kitchens, newer appliances, and are Open Light and Bright. The Front Home offers recessed lighting throughout, a Fireplace in the Living Room, an Upgraded Kitchen with a newer appliance package and washer/dryer hook ups, upgraded finishes in the bathroom, and spacious bedrooms. The Cozy and spacious 1 Bedroom and 1 Bathroom home offers high vaulted ceilings and a Fireplace in the Living Room, Updated Kitchen with Dining Area overlooking the oversized lush Backyard, a spacious Master Suite Bedroom, and updated shower/tub Bathroom. Low Operating Expenses. Alley was recently updated by the City of Huntington Beach. Long Term Tenants. Walking Distance to the Beach, Pier, Downtown Huntington Beach Shopping, Dining, Pacific City, Entertainment, and Night Life. Live in One and Rent One, or Rent Both, or Build your Dream Home or 2 Single Family Homes on this Double Lot!

Facts & Features

- Sold On 10/25/2021
- Original List Price of \$2,495,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Central
- Laundry: In Kitchen
- \$58200 Gross Scheduled Income
- \$53304 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, Master Bedroom, Master Suite
- Floor: Carpet, Vinyl
- Appliances: Dishwasher, Gas Oven, Gas Range

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,896
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,124
- Cable TV: 01925726
- Gardener:
- Licenses:
- Insurance: \$1,692
- 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
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1:	1	2	1	1	Unfurnished	\$3,000	\$3,000	\$5,500
2:	1	1	1	1	Unfurnished	\$1,850	\$1,850	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- 15 - West Huntington Beach area
 - Orange County
 - Parcel # 02401707

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: OC21164126

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Closed • **Single Family Residence**

List / Sold: **\$850,000/\$815,000** ↓

13102 Nelson St • Garden Grove 92843

70 days on the market

2 units • **\$425,000/unit** • **1,600 sqft** • **7,830 sqft lot** • **\$509.38/sqft** •
Built in 1915

Listing ID: PW21158491

East on Garden Grove Blvd, Right on Benton, Right on Nelson



Opportunity to own two separate houses on a lot in Garden Grove. R3 Zoning lot with development opportunity to build additional unit. Great potential for owner occupant to live in one and rent out the other unit for additional income. Front Unit is a 4 bed/2 bath. Back Unit is a legal ADU with 2bed/1 bath. Units were totaled remodeled in 2013 with laminate flooring, new kitchen, new window and new bathroom. Both units are fully occupied by long term tenants. Current rent is \$4,000/month. Please DO NOT DISTURB tenants. DRIVE BY ONLY.

Facts & Features

- Sold On 10/29/2021
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Central
- Laundry: Outside
- \$48000 Gross Scheduled Income
- \$46800 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile
- Appliances: Gas Range

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,841
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00794070
- Gardener:
- Licenses:
- Insurance: \$641
- 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	2	0	Unfurnished	\$2,500	\$2,500	\$2,700
2:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$1,700

Of Units With:

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

Additional Information

- Standard sale

- 63 - Garden Grove S of Chapman, W of Euclid area
- Orange County
- Parcel # 09908125

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW21158491

Printed: 10/31/2021 11:34:53 AM

Closed • Duplex

List / Sold: **\$745,000/\$740,000** ↓

612 N Gunther Pl • Santa Ana 92703

44 days on the market

2 units • **\$372,500/unit** • **1,936 sqft** • **6,098 sqft lot** • **\$382.23/sqft** •
Built in 1947

Listing ID: DW21162325

Cross Streets: N Harbor Blvd and Santa Anita



2 units 3/2 + 2/1. Buyer to do investigation and due diligence. Separate gas and electricity meter. Large driveway with detached 2 car garage, centrally located, close to the Santa Ana River Trail, community parks, golf course, freeways and shops. Property needs TLC.

Facts & Features

- Sold On 10/26/2021
- Original List Price of \$745,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup
- \$49200 Gross Scheduled Income
- \$43200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01993356
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,450	\$2,450	\$2,500
2:	1	2	1	0	Unfurnished	\$1,650	\$1,650	\$1,700

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
- 70 - Santa Ana North of First area
- Orange County

Michael Lembeck

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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: DW21162325

Printed: 10/31/2021 11:34:53 AM

Closed • Duplex

List / Sold: **\$1,250,000/\$1,250,000**

1084 Napa St • Tustin 92780

5 days on the market

**2 units • \$625,000/unit • 2,274 sqft • 6,534 sqft lot • \$549.69/sqft •
Built in 1972**

Listing ID: EV21197816

From newport Blvd, go east on La Colina. Take first right on Cay. Cay curves into Napa



Rare duplex in north Tustin on a street of all duplexes. This neighborhood consists of 3 bedroom, 2 bath houses in front, and 2 bedroom, 2 bath houses in the back, only connected by a common wall between garages. Front 3/2 is approximately 1,250 ft. and rear unit is approx 1,000 ft. Both units are updated and have been well maintained by an owner occupant who maintained both units, living in one, and renting the other since they were new. First time on the market since 1972. Both units have a large courtyard, and each has their own garage, a 2 car garage, and a 1 car garage, which are joined by the only common wall. This is a lovely neighborhood in north Tustin, and is east of Newport Blvd. Both units have high ceilings, updated kitchens with corian counters, fireplaces, large living spaces, as well as large master suites, and lovely wood laminate flooring. See also Residential listing EV2117704

Facts & Features

- Sold On 10/29/2021
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$651 (Estimated)
- Laundry: In Garage
- \$56400 Gross Scheduled Income
- \$40100 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Laminate
- Other Interior Features: Corian Counters

Exterior

- Lot Features: Cul-De-Sac
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$800
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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	3	2	2	Unfurnished	\$1,700	\$1,700	\$2,500
2:	1	2	2	1	Unfurnished	\$0	\$0	\$2,200

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Trust sale

- 71 - Tustin area
- Orange County
- Parcel # 50101117

Michael Lembeck

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

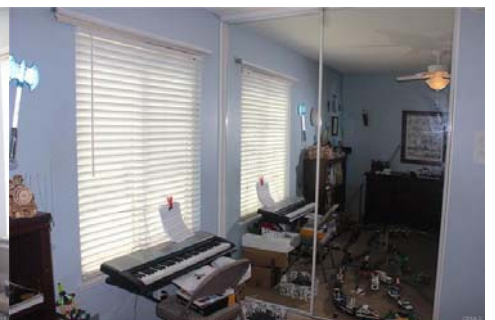
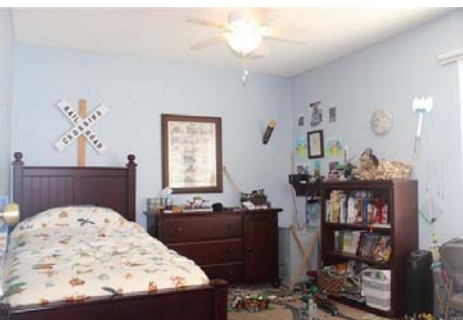
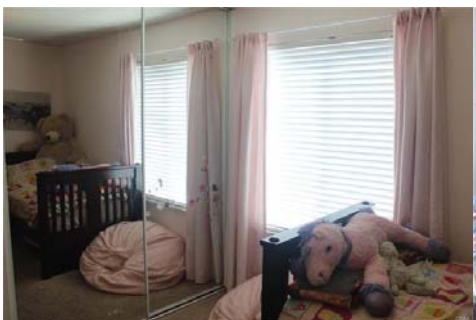
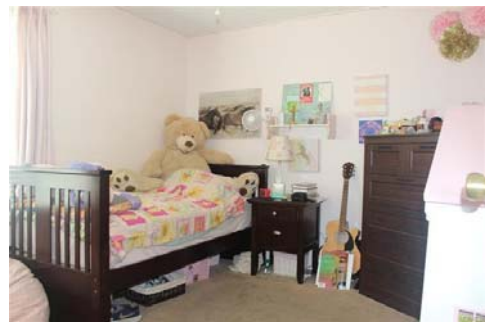
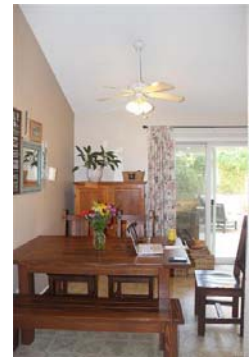
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: EV21197816

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Closed • Duplex

List / Sold:

\$1,200,000/\$1,280,000 ↑

39 days on the market

Listing ID: PW21176731

2712 N Berkeley St • Orange 92865
2 units • \$600,000/unit • 2,946 sqft • 7,841 sqft lot • \$434.49/sqft •
Built in 1966
Lincoln and Glassell



Rarely available single story duplex in Orange. Each unit features 3 large bedrooms and 2 bathrooms. The front unit has a large private side patio, while the rear unit features a large grassy yard and patio. Both homes are well maintained, with mature landscaping and interior upgrades. Inside laundry, as well as a spacious family room, dining area and large kitchen make these highly desirable homes to rent. Ideally situated between Chapman University (3.5 mi) and Cal State Fullerton (4.5 Miles) and a short drive to UCI. Parking is located in the alley behind the home. One unit comes with a 2 car garage, with a 1 car garage available for the second unit. Additional uncovered parking available.

Facts & Features

- Sold On 10/27/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$499 (Estimated)
- Laundry: Inside
- \$56340 Gross Scheduled Income
- \$44819 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Center Hall, Family Room, Main Floor Bedroom, Main Floor Master Bedroom
- Floor: See Remarks
- Other Interior Features: Ceiling Fan(s), Unfurnished

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Level with Street, Rectangular Lot, Sprinklers In Front, Sprinklers In Rear
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,911
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$525
- Cable TV: 01933726
- Gardener:
- Licenses:
- Insurance: \$986
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,415	\$2,415	\$2,750
2:	1	3	2	1	Unfurnished	\$2,280	\$2,280	\$2,750

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 37427308

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: **\$840,000/\$840,000 ↓**

430 W Wilshire Ave • Fullerton 92832

28 days on the market

**2 units • \$420,000/unit • 1,800 sqft • 7,318 sqft lot • \$466.67/sqft •
Built in 1914**

Listing ID: PW21201847

On Wilshire about 3 blocks west of downtown Harbor Blvd



2 ON A LOT!! This is a highly sought after GOLDEN OPPORTUNITY a few blocks from Old Town Fullerton. The TWO(2) HOUSES on this lot have been exceedingly well maintained over the years. The main house in front is comfortably equipped with central air. New flooring and baseboards installed just last week. Electrical switches and plugs have all been newly installed. Brand new front door. New sewer connection from the cottage in the back to the sewer. Live in one of the houses and rent out the other, or rent them both out. Pro forma rents for both houses are about \$4,800 per month. This is a wonderful property and smart investment!! The square footage indicated is the total of both houses: Main house is 1025 sq ft,(3 bedrooms, 1 and 3/4 bath) and back cottage is 750 sq.ft (2 bedroom, 1 full bath). The back cottage has 2 bedrooms/ 1 bath. We are actively working towards buyer access, to the back Cottage.

Facts & Features

- Sold On 10/29/2021
- Original List Price of \$860,000
- 2 Buildings
- 0 Total parking spaces
- \$495 (Estimated)
- Laundry: Inside, Outside
- \$57600 Gross Scheduled Income
- \$54040.67 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,559
- Electric: \$110.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$360
- Cable TV: 01898399
- Gardener:
- Licenses:
- Insurance: \$1,331
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,328
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$2,800
2:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$2,000

Of Units With:

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

Additional Information

- Standard sale

- 83 - Fullerton area
- Orange County
- Parcel # 03215105

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:

\$1,395,000/\$1,350,000 ↓

18 days on the market

Listing ID: NP21204295

26982 Avenida Las Palmas • Dana Point 92624

2 units • \$697,500/unit • 1,920 sqft • 5,663 sqft lot • \$703.12/sqft • Built in 1970

Avenida Las Palmas



Highly desirable duplex with townhouse style units (side-by-side) located on a palm tree lined street within minutes to Capistrano Beach Park. The front unit has two outdoor areas, an enclosed patio at the entry and a spacious side yard with ample room for dining table and bar-b-que. The rear unit has a huge sunny backyard ideal for entertaining. Both units were upgraded in 2018 with engineered flooring, recessed lighting, ceiling fans, appliances and fixtures. Each unit also has its own enclosed personal washer and dryer located in the yard area. The tenants share a 2 car enclosed garage plus have 4 open driveway spaces. This is a great opportunity to own a fully occupied well-maintained beach-close duplex!

Facts & Features

- Sold On 10/28/2021
- Original List Price of \$1,395,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Outside
- \$64740 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Laminate
- Other Interior Features: Ceiling Fan(s), Recessed Lighting

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01206053
- 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	2	1	Unfurnished	\$2,750	\$2,750	\$2,900
2:	1	2	2	1	Unfurnished	\$2,645	\$2,645	\$2,900

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

- CB - Capistrano Beach area
- Orange County
- Parcel # 69120102

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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: NP21204295

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Closed • **Single Family Residence**

List / Sold:

\$1,250,000/\$1,235,000 ↓

101 days on the market

Listing ID: LG21121609

2003 Hidden Valley Canyon Rd • **Laguna Beach 92651**

2 units • **\$625,000/unit** • **824 sqft** • **5,982 sqft lot** • **\$1498.79/sqft** •
Built in 1928

Coast Highway to Park Ave. Just before Thurston Middle School, on the right.



TWO COTTAGES on a single lot in the peaceful and private little gated community of Hidden Valley Canyon, just minutes from downtown. Each cottage is approximately 400 square ft. The original 1 bedroom cottage, built in 1928 was used to house the visiting Olympians. This cozy little home has recently been updated with cherry wood floors, butcher block kitchen counter tops, and lovely tongue and groove ceilings. Bright and sunny, with ample storage and it's own full sized washer and dryer behind the house. There is a carport and space for another car behind it in the driveway. Property has a sweet little front garden and large side yard. THE SECOND COTTAGE, a studio on the west side of the property, was built in 2000. This adorable home has a very large front yard, side yard, and terraced yard behind. There is also private laundry behind the house for this unit. THERE ARE TENANTS LIVING IN BOTH COTTAGES. These properties have been generating income since 2016.

Facts & Features

- Sold On 10/25/2021
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One, Multi/Split
- 3 Total parking spaces
- 1 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Outside
- \$59880 Gross Scheduled Income
- \$17852 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Loft, Main Floor Bedroom
- Floor: Tile, Wood

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Automatic Gate
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,852
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$228
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$851
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$728
- Other Expense: \$1,800
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$2,495	\$2,495	\$2,495
2:	1	1	1	0	Unfurnished	\$2,495	\$2,495	\$2,495

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Drapes: 0
- Patio: 0

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

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

Additional Information

- Standard sale
- \$150 HOA dues Monthly

- LV - Laguna Village area
- Orange County
- Parcel # 64142143

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CRMLS



CRMLS



CRMLS





Closed • **Triplex**

List / Sold: **\$2,100,000/\$2,100,000**

302 Avenida Del Mar • San Clemente 92672

0 days on the market

**3 units • \$700,000/unit • 3,275 sqft • 3,920 sqft lot • \$641.22/sqft •
Built in 1969**

Listing ID: OC21175043

Take Avenida Del Mar towards the Pier



Prime location in the heart of San Clemente downtown on Avenida Del Mar. Steps to the sand/surf, San Clemente Pier and Downtown stores and popular restaurants! Larger building, with almost 3300SF, 3 car garage with storage for each unit. All large 2 bedroom units. Nicely maintained with 2 of the units having newly remodeled kitchens and bathrooms. Ideal for owner-user or investor with 1031.

Facts & Features

- Sold On 10/25/2021
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$0 (Other)
- Laundry: Community
- Cap Rate: 3.67
- \$102600 Gross Scheduled Income
- \$76950 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,650
- Electric: \$1,500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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:	1	2	2	1	Unfurnished	\$2,000	\$2,000	\$2,850
2:	1	2	2	1	Unfurnished	\$2,200	\$2,200	\$2,850
3:	1	2	1	1	Unfurnished	\$2,200	\$2,200	\$2,850

Of Units With:

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

Additional Information

- Standard sale
- SC - San Clemente Central area
- Orange County
- Parcel # 69205431

Michael Lembeck

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Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: OC21175043

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Closed •

List / Sold:

\$1,625,000/\$1,600,000 ↓

42 days on the market

Listing ID: PW21195189

12920 Sycamore St • Garden Grove 92841

**4 units • \$406,250/unit • 3,752 sqft • 9,583 sqft lot • \$426.44/sqft •
Built in 1975**

22 FWY off Beach Blvd/Garden Grove Blvd



Back to market-Beautiful 4 units in a Central of Garden Grove , Great Investment Opportunity with Well care Maintained, all Units upgraded and Long-Term Tenants with section 8, Single Story Front Unit and 3 Units in Back (2 Upstairs and 1 Down). 3 of the Units have Cathedral Ceilings, Designer Tile Flooring, Fireplaces, an Air conditioning units and Granite Counters in the Kitchens. 1 Unit has Tile and Wood Laminate Flooring. All of the Units have Window Coverings, Spacious Living Rooms, Dining Areas, 2 Bedrooms, and 1 and a Half Bathrooms. Front Unit has a Front Courtyard Patio and a Covered Side Patio. The Downstairs Back Unit has an Exceptionally Large Grassy Yard with Patio. 2 Two-Car Shared Garages with Roll-Up Doors, Plus 2 Guest Parking Spaces, Plus Street Parking. The Building has a Shared Driveway, Covered Courtyard, Laundry Room, and Grassy Yard Area. Location! Location! Location! Near Beach Blvd & Garden Grove Blvd. Close to Little Saigon and Korean Town, Close to Freeways, Shopping, Restaurants, Churches, and Schools.

Facts & Features

- Sold On 10/28/2021
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- \$18,575 (Estimated)
- Laundry: Community
- \$88800 Gross Scheduled Income
- \$69300 Net Operating Income
- 5 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,960
- Electric: \$480.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$800
- Cable TV: 01492735
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$780
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	1	Unfurnished	\$1,850	\$1,850	\$2,200
2:	1	2	0	1	Unfurnished	\$1,850	\$1,850	\$2,200
3:	1	2	0	1	Unfurnished	\$1,850	\$1,850	\$2,200
4:	1	2	0	1	Unfurnished	\$1,650	\$1,650	\$2,200

Of Units With:

- Separate Electric: 5
- Gas Meters: 0
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 65 - N of Blsa, S of GGrv, E of Bch, W of Brookhrs area
- Orange County
- Parcel # 13155230

Michael Lembeck

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Re/Max Property Connection

State License #: 01891031

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CUSTOMER FULL: Residential Income LISTING ID: PW21195189

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Closed • **Quadruplex**

List / Sold:

\$1,899,000/\$1,800,000 ↓

61 days on the market

Listing ID: OC21092827

2740 Brea Blvd # A-D • Fullerton 92835

**4 units • \$474,750/unit • 1 sqft • 9,148 sqft lot • No \$/Sqft data •
Built in 1966**

Cross Streets: Bastanchury Rd. /Brea Blvd.



Rare opportunity to own a nearly 5,000 sq ft fourplex in the Villa Santiago tract Fullerton. One single level 3BR/2Ba with a fireplace and two patios, and three 2BR/2Bas. Each unit has central heating and air conditioning, individually metered for both gas and electricity and a 2-car tandem garage. There are plenty of parking, 8 in the garages, 5 open spaces and street parking. The building comes with an onsite coin operated community laundry. This fourplex is located in a prime area near the Coyote Hills Golf course, close to Brea Mall, Cal State Fullerton, easy access to the 57 Fwy, to shopping and restaurants. Enjoy all that downtown Fullerton has to offer.

Facts & Features

- Sold On 10/25/2021
- Original List Price of \$1,899,000
- 1 Buildings
- Levels: Two
- 13 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Dryer Included, Individual Room, Washer Included
- \$97200 Gross Scheduled Income
- \$70963 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,237
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01519318
- 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	\$2,400	\$2,400	\$2,700
2:	1	2	2	2	Unfurnished	\$1,700	\$1,700	\$2,200
3:	1	2	2	2	Unfurnished	\$2,000	\$2,000	\$2,200
4:	1	2	2	2	Unfurnished	\$2,000	\$2,000	\$2,200

Of Units With:

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

Additional Information

- Standard sale

- 83 - Fullerton area
- Orange County
- Parcel # 28404123

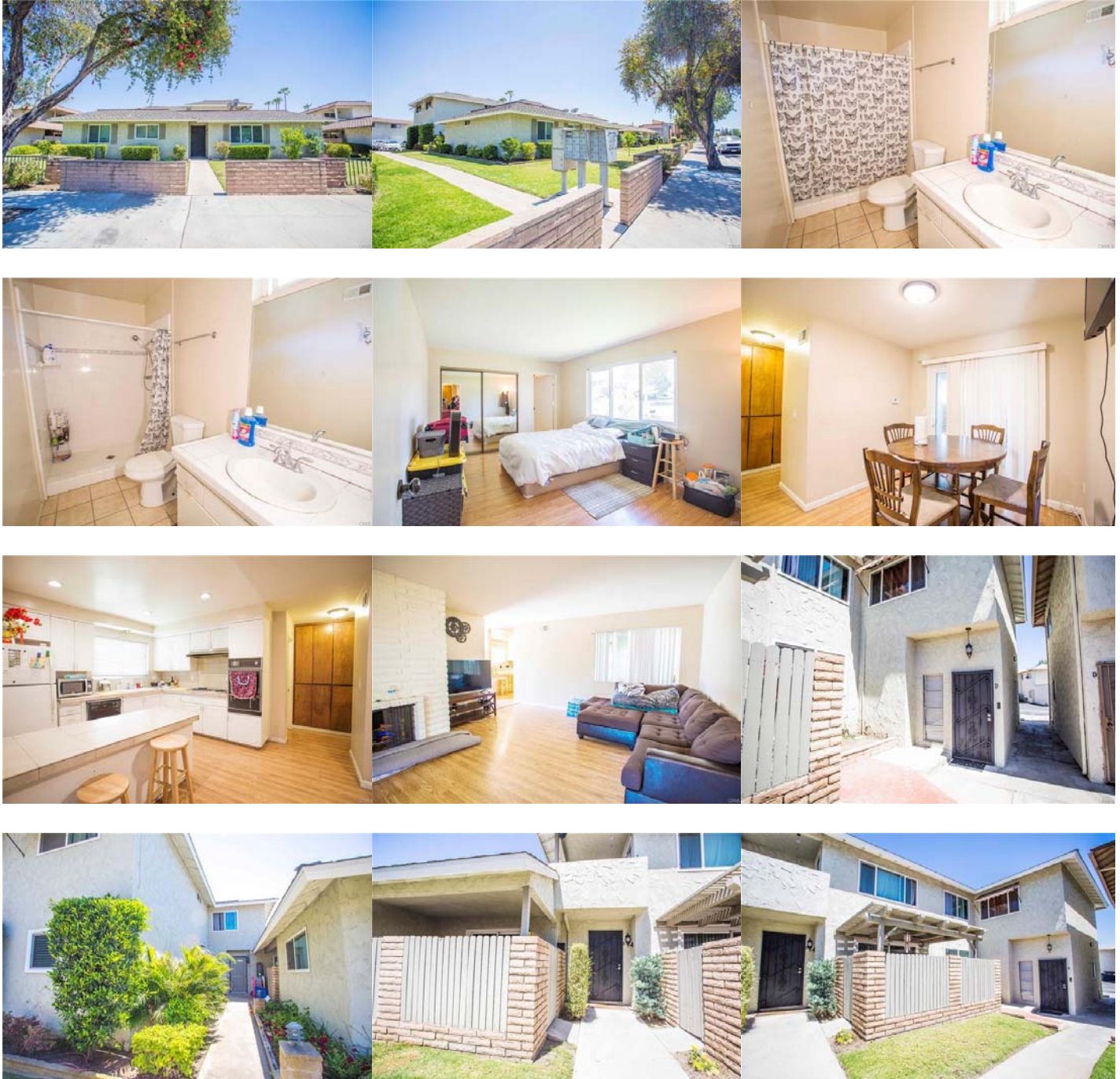
Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC21092827

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Closed •

List / Sold:

\$4,495,000/\$4,200,000 ↓

145 days on the market

Listing ID: OC21077838

1544 Miramar Dr • Newport Beach 92661

**4 units • \$1,123,750/unit • 4,788 sqft • 4,342 sqft lot • \$877.19/sqft •
Built in 1951**

Miramar & E. Balboa Blvd.



BACK ON MARKET! Large 4 plex in great location! Steps to Beach and Bay. Spacious units, lots of windows and natural light. 4788 sq.ft. building, 4342 sq.ft. lot. Units consist of (2) two bedrooms, (1) one bedroom and (1) three bedroom. Total of 6 parking including 3 garages. Recent upgrades include tile flooring, lighting, fixtures, appliances, electrical and plumbing. New roof 2012. Separate electric & gas meters. Steps to world famous Wedge. Solid investment property in prized Peninsula Point area of Newport Beach. See Remarks.

Facts & Features

- Sold On 10/26/2021
- Original List Price of \$5,050,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 3 Total carport spaces
- Laundry: See Remarks
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- 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	2	1	Unfurnished	\$0	\$0	\$3,500
2:	1	2	2	1	Unfurnished	\$0	\$0	\$3,500
3:	1	3	3	1	Unfurnished	\$0	\$0	\$5,500
4:	1	1	1	0	Unfurnished	\$0	\$0	\$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
- Rent Controlled

- NP - Balboa Peninsula area
- Orange County
- Parcel # 04819207

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Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • **Commercial/Residential**

List / Sold:

\$2,800,000/\$2,975,000 ↑

133 S Melrose St • Placentia 92870

5 days on the market

11 units • **\$254,545/unit** • **8,718 sqft** • **22,651 sqft lot** • **\$341.25/sqft** •
Built in 1921

Listing ID: PW21193714

From 57 freeway, go East on W. Chapman, South on Melrose. Property sits on right side of street.



HAVE YOU BEEN LOOKING FOR THE PERFECT INVESTMENT PROPERTY FOR YOUR PORTFOLIO BUT HAVE BEEN COMING UP SHORT? This is the property that you have been looking for! UPSIDE POTENTIAL! This property is looking for the right investor / developer who wants to create and build more revenue sources of opportunity. This 22,681 square foot lot property in North Orange County has not been on the market for sale for many years. Currently, this property offers 8,718 square feet of living space which includes 5 two bedroom units with an average size of 1,000 square feet and 6 one bedroom rental units with an average square feet of 650 square feet that are housed within four apartment buildings. Private and safe tenant parking is on the property as well as an additional also vacant lot that can be used to enhance the property value. Let your creative ideas begin as you work towards increasing your current revenue opportunities while developing new sources of income as well. With long term tenants, partially renovated units, and opportunities for future renovations, this property is waiting for someone to help it reach its true potential. Located in Placentia, California and close to great schools, parks, entertainment, and shopping, this investment opportunity is one of a kind. Located near Cal State Fullerton and downtown Placentia, this wonderful property is easily accessible to multiple freeways, is in the heart of North Orange County, and near great property development projects and city funded projects. This is where you want to own your next investment opportunity.

Facts & Features

- Sold On 10/28/2021
- Original List Price of \$2,800,000
- 4 Buildings
- Levels: Two
- 15 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$2,912 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- Cap Rate: 6.5
- \$210000 Gross Scheduled Income
- \$181300 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

- Rooms: Basement, Converted Bedroom, Kitchen, Laundry, Living Room, Main Floor Bedroom, Multi-Level Bedroom
- Floor: Carpet, Tile, Vinyl
- Appliances: Gas Oven, Water Heater
- Other Interior Features: Balcony, Block Walls, Ceiling Fan(s), Formica Counters, Granite Counters, Laminate Counters, Living Room Deck Attached, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Lawn, Lot 20000-39999 Sqft, Rectangular Lot, Park Nearby, Paved, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Fair Condition
- Sewer: Public Sewer, Sewer Paid
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$18,200
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$1,500
- Cable TV: 01886242
- Insurance: \$3,000
- Maintenance: \$6,000
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$6,000
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$2,100
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,000
3:	1	2	2	0	Unfurnished	\$1,500	\$1,500	\$1,800
4:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,700
5:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$2,000
6:	3	1	1	0	Unfurnished	\$1,550	\$1,550	\$1,700
7:	2	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,700
8:	1	1	1	0	Unfurnished	\$1,800	\$1,800	\$1,900

Of Units With:

- Separate Electric: 11
- Gas Meters: 11
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 0
- Drapes:
- Patio: 8
- Ranges: 12
- Refrigerator: 0
- Wall AC: 11

Additional Information

- Trust sale
- 84 - Placentia area
- Orange County
- Parcel # 33935311

Michael Lembeck

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

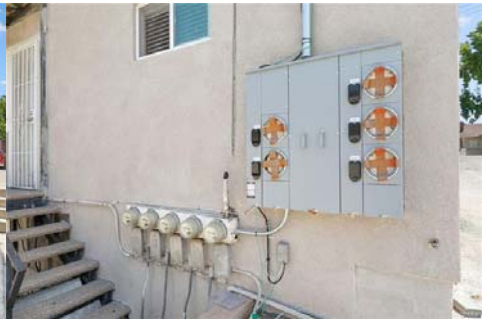
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW21193714

Printed: 10/31/2021 11:35:06 AM

Closed •

List / Sold: **\$3,700,000/\$3,700,000**

332 S Newhope St • Santa Ana 92704

34 days on the market

**12 units • \$308,333/unit • 11,012 sqft • 33,977 sqft lot • \$336.00/sqft •
Built in 1966**

Listing ID: NP21141727

North on S. Newhope just past Mcfadden



The Peppertree Apartments offer a professional investor the opportunity to purchase an income producing property with 30% upside in Rents. There is also potential to build two additional units on the .8 Acre lot. The complex is located off of Newhope St., with great exposure for marketing future vacant units. The parcel is also situated just TWO block from the Fountain Valley northern border. There are four Middle and Elementary schools within walking distance, as well as a multitude of Retail Centers and Parks.

Facts & Features

- Sold On 10/26/2021
- Original List Price of \$3,700,000
- 5 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Natural Gas
- Laundry: Common Area
- Cap Rate: 3.35
- \$215280 Gross Scheduled Income
- \$124019 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Up, Master Bedroom
- Floor: Carpet, Laminate, Vinyl

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$86,958
- Electric: \$600.00
- Gas: \$1,000
- Furniture Replacement:
- Trash: \$6,790
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$18,210
- Maintenance: \$8,500
- Workman's Comp:
- Professional Management: 8500
- Water/Sewer: \$4,150
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$900	\$900	\$1,200
2:	2	1	1	0	Unfurnished	\$1,270	\$2,540	\$1,700
3:	8	2	1	0	Unfurnished	\$1,555	\$12,440	\$2,100
4:	1	2	1	0	Unfurnished	\$2,050	\$2,050	\$2,350

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- 66 - N of Blsa, S of GGrv, E of Brookhrst, W of Ha area
- Orange County
- Parcel # 10811311

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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Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 10/24/2021 to 10/30/2021
County Or Parish is 'Orange'
Number Of Units Total is 2+
Selected 14 of 14 results.