

### 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 | <a href="#">QC23177218</a> | S | 1221 <a href="#">Pine ST</a>            | HB   | 15   | STD      | 2     | \$31,200  |     | \$2,030,000↓ | \$585.52   | 3467 | 2007/OTH | 6,142/0.141 | N       | 3        | 11/01/23 | <a href="#">18/18</a> |
| 2 | <a href="#">IG23154748</a> | S | 211 <a href="#">Avenida Miramar</a>     | SC   | SC   | STD      | 2     | \$84,000  |     | \$1,521,533↓ | \$860.11   | 1769 | 1986/APP | 3,920/0.09  | N       | 2        | 11/03/23 | <a href="#">21/21</a> |
| 3 | <a href="#">QC23160943</a> | S | 394 <a href="#">Aster ST</a>            | LB   | NL   | STD      | 3     | \$52,800  |     | \$3,500,000↓ | \$1,228.07 | 2850 | 1948/ASR | 6,098/0.14  | N       | 3        | 11/03/23 | <a href="#">52/52</a> |
| 4 | <a href="#">QC23158196</a> | S | 2516 S <a href="#">Baker ST</a>         | SA   | 69   | STD      | 4     | \$108,960 | 5   | \$1,535,000↓ | \$438.57   | 3500 | 1958/ASR | 6,098/0.14  | N       | 4        | 11/03/23 | <a href="#">36/36</a> |
| 5 | <a href="#">PW23096101</a> | S | 1912 W <a href="#">Bayport CIR</a>      | ANA  | 79   | STD,TRUS | 4     | \$93,480  |     | \$1,625,000↓ | \$389.97   | 4167 | 1966/ASR | 7,405/0.17  | N       | 6        | 10/31/23 | <a href="#">44/44</a> |
| 6 | <a href="#">LG23148167</a> | S | 688 <a href="#">Camino De Los Mares</a> | SC   | SC   | STD      | 4     | \$133,140 | 4   | \$2,050,000↓ | \$557.07   | 3680 | 1973/ASR | 13,939/0.32 | N       | 4        | 11/02/23 | <a href="#">62/62</a> |
| 7 | <a href="#">PW23150631</a> | S | 7887 <a href="#">10th ST</a>            | WTM  | 60   | STD      | 5     | \$106,800 |     | \$2,150,000↓ | \$363.18   | 5920 | 1978/ASR | 13,504/0.31 | N       | 5        | 10/31/23 | <a href="#">39/43</a> |
| 8 | <a href="#">NP23143031</a> | S | 302 N <a href="#">Batavia ST</a>        | ORG  | OTO  | TRUS     | 8     | \$164,700 |     | \$3,150,000↓ | \$474.25   | 6642 | 1964/ASR | 23,522/0.54 | N       | 8        | 11/01/23 | <a href="#">11/11</a> |

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**Closed** • **Single Family Residence**

List / Sold:

**\$2,050,000/\$2,030,000** ↓

**18 days on the market**

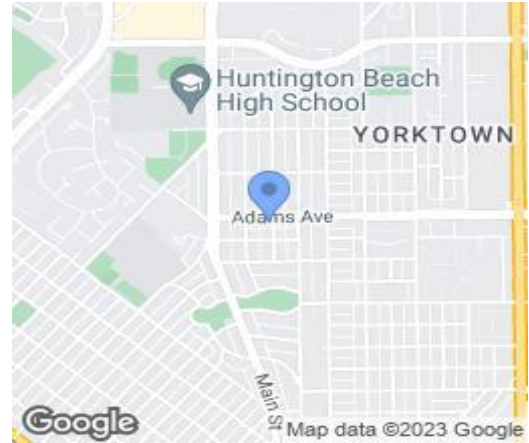
**Listing ID: OC23177218**

**1221 Pine St • Huntington Beach 92648**

**2 units • \$1,025,000/unit • 3,467 sqft • 6,142 sqft lot • \$585.52/sqft • Built in 2007**

**Lake & Adams**

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Located in the highly coveted LAKE PARK neighborhood of Huntington Beach is the home you have been waiting for! This very large home offering close to 3,500 square feet features a cozy cottage in the front with a two story modern beach home in the rear. The single story cottage has 2 bedrooms, 2 bathrooms and indoor laundry. The kitchen features white cabinets, granite counters, stainless steel appliances and a full wall pantry! Other upgrades in the cottage include shutters throughout, mirrored wardrobe doors, ceiling fans, recessed lighting and tile floors throughout! The cottage has access to the main home through a hallway that can be open or closed depending on the occupants use. Makes a great in-law suite or permanent rental as it is now. At the rear of the property, the main home features an open concept kitchen and family room with a beautiful fireplace and wood floors. The wonderfully appointed kitchen include stainless steel appliances including a 6 burner stove, double ovens, under counter microwave, dishwasher, 2 sinks, large corner pantry and a huge center island with plenty of seating! Upstairs the master bedroom has a fireplace, balcony, 2 walk in closets with built ins and spa like bathroom with huge walk in shower, vanity area, dual sinks and an oversized soaking tub that fills from the ceiling! The secondary bedrooms are both en suite and while one has a walk in closet, the other offers a private balcony! Lastly the loft with barn doors is the ultimate flex space for anyone- home gym? guest room? movie room? The options are endless! The well planned tech center features a beautiful built in with room for 2 to work and still have plenty of counter space! Finally, having an upstairs laundry with sink is the ultimate convenience for anyone!

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### Facts & Features

- Sold On 11/01/2023
  - Original List Price of \$2,050,000
  - 1 Buildings
  - Levels: One
  - 3 Total parking spaces
  - Heating: Forced Air
  - \$367 (Estimated)
  - Laundry: Individual Room, Inside, Upper Level
  - \$31200 Gross Scheduled Income
  - \$31200 Net Operating Income
  - 0 electric meters available
  - 0 gas meters available
  - 0 water meters available
- 

### Interior

- Rooms: Bonus Room, Family Room, Great Room, Kitchen, Laundry, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom
  - Floor: Carpet, Wood
  - Appliances: 6 Burner Stove, Disposal, Gas Range, Microwave, Tankless Water Heater
  - Other Interior Features: Cathedral Ceiling(s), High Ceilings, In-Law Floorplan, Pantry, Recessed Lighting
- 

### Exterior

- Lot Features: Corner Lot
  - Sewer: Public Sewer
- 

### Annual Expenses

- Total Operating Expense: \$0
  - Electric: \$0.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$0
  - Cable TV: 01991628
  - 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    | 4     | 3      | Unfurnished | \$0         | \$0        | \$5,500   |
| 2: | 1     | 2    | 2     | 0      | Unfurnished | \$2,600     | \$2,600    | \$3,000   |

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 2.5%
- 15 - West Huntington Beach area
  - Orange County
  - Parcel # 02308209

Michael Lembeck

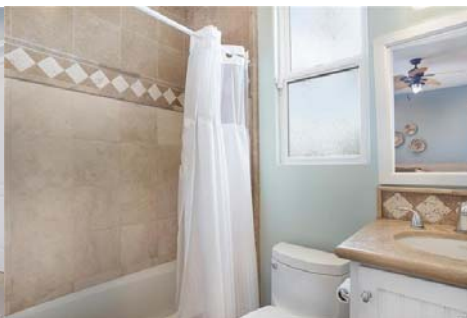
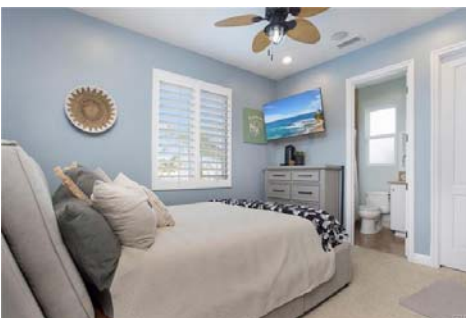
State License #: 01019397  
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos









**Closed** • Duplex

List / Sold:

**\$1,599,000/\$1,521,533** ↓

21 days on the market

Listing ID: IG23154748

**211 Avenida Miramar** • San Clemente 92672

**2 units** • **\$799,500/unit** • **1,769 sqft** • **3,920 sqft lot** • **\$860.11/sqft** •  
**Built in 1986**

**take N El Camino to Avenida Miramar**



It's an amazing opportunity to own income generating units. Each unit is 2 bedroom and two baths. The upstairs balcony has view of the ocean. Each unit has one car garage that includes washer dryer hookup. Very close to the San Clemente pier, beach, and local restaurants and shops.

### Facts & Features

- Sold On 11/03/2023
- Original List Price of \$1,670,000
- 1 Buildings
- 2 Total parking spaces
- \$27 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage
- \$84000 Gross Scheduled Income
- \$80532 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

### Interior

### Exterior

- Lot Features: Garden
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$3,468
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$588
- Cable TV: 00965994
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,680
- Other Expense:
- Other Expense Description:

### Unit Details

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

### # Of Units With:

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

### Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- SC - San Clemente Central area
- Orange County
- Parcel # 05812214

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**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: IG23154748

Printed: 11/05/2023 9:00:51 AM

**Closed** • Triplex

List / Sold:

**\$3,699,000/\$3,500,000** ↓

52 days on the market

Listing ID: OC23160943

**394 Aster St • Laguna Beach 92651**

**3 units • \$1,233,000/unit • 2,850 sqft • 6,098 sqft lot • \$1228.07/sqft • Built in 1948**

**Corner of Aster and Monterey**



Boasting over 40 years of exclusive ownership, this prized triplex in Laguna Beach offers a premium corner homesite, countless improvements, and outstanding investment and income opportunities. With a newly upgraded three-bedroom, two-bath main house; a versatile one-bedroom, one-bath middle unit; and a spacious two-bedroom, one-bath carriage house over a three-car garage, the property makes it easy to live in one and lease the others or rent all three. Introduced by a large front yard with two patios and beautiful landscaping, the main house is bright and open. Enjoy your island kitchen with stainless steel appliances and quartz countertops, contemporary finishes and fixtures, and a back patio with koi pond. All three residences feature parking and private laundry, including the carriage house, which is exceptionally appointed. This desirable triplex offers the sought-after benefits of a North Laguna location near Main Beach, Heisler Park, popular shopping and dining establishments, hiking trails, parks and miles of beaches and coves.

## Facts & Features

- Sold On 11/03/2023
- Original List Price of \$3,750,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Forced Air
- \$2,727 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$52800 Gross Scheduled Income
- \$48634 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 1 water meters available

## Interior

- Rooms: Laundry, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Suite
- Floor: Wood
- Appliances: Gas Cooktop
- Other Interior Features: Ceiling Fan(s), Quartz Counters

## Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Sprinklers In Front
- Security Features: Smoke Detector(s)
- Fencing: Average Condition, Wood
- Sewer: Public Sewer

## Annual Expenses

- Total Operating Expense: \$4,166
- Electric: \$600.00
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01905908
- Gardener:
- Licenses:
- Insurance: \$1,766
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- 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        | \$6,500   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$2,300     | \$2,300    | \$4,000   |

3:1110Unfurnished\$2,100\$2,100\$3,000

# Of Units With:

- Separate Electric: 4
  - Gas Meters: 3
  - Water Meters: 1
  - Carpet:
  - Dishwasher: 1
  - Disposal: 3
- Drapes:
  - Patio: 2
  - Ranges: 3
  - Refrigerator: 3
  - Wall AC: 0

Additional Information

- Standard sale
  - Rent Controlled
  - Buyer Agency Compensation: 2.5%
- NL - North Laguna area
  - Orange County
  - Parcel # 49603411

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: OC23160943

Printed: 11/05/2023 9:00:54 AM

**Closed** • **Quadruplex**

List / Sold:

**\$1,600,000/\$1,535,000** ↓

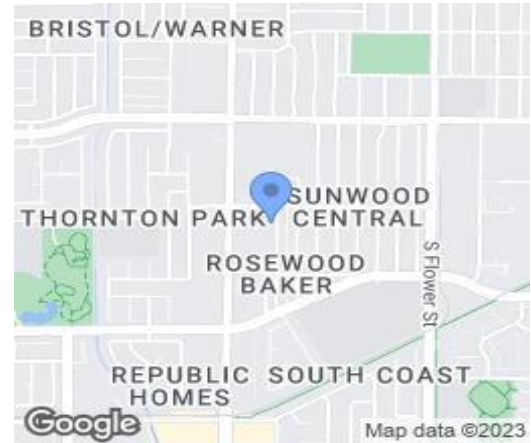
**2516 S Baker St • Santa Ana 92707**

**36 days on the market**

**4 units • \$400,000/unit • 3,500 sqft • 6,098 sqft lot • \$438.57/sqft •  
Built in 1958**

**Listing ID: OC23158196**

**One Block S. of Bristol**



Introducing an extraordinary opportunity: an exclusive 4-unit multi-family investment nestled in the heart of Santa Ana, boasting an attractive 5% Cap rate. Experience a blend of excellence with (4) 2 Bed/1 Bath units, offering a total of 3,500 square feet of rentable space. Enhancing the allure, each tenant enjoys the luxury of a private 1-car garage, while Unit A & B offer their own secluded backyard/patio retreats. Recent light renovations have graced each unit, infusing a touch of modernity and revitalization. Elevating convenience, every unit is individually equipped with gas and electricity meters. Commanding a prime position on an expansive 6098 square foot lot, this property enjoys a coveted location within a mile of South Coast Metro and the central artery of Orange County's freeway network. This facilitates direct routes to Los Angeles, San Diego, and the Inland Empire. Notably, the property's accessibility is exceptional: a mere (5) minutes from John Wayne Airport, (45) minutes from LAX, and just (60) minutes from San Diego.

## Facts & Features

- Sold On 11/03/2023
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,003 (Estimated)
- Laundry: See Remarks
- Cap Rate: 5
- \$108960 Gross Scheduled Income
- \$82930 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

## Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom
- Floor: Tile
- Appliances: Gas Range
- Other Interior Features: Granite Counters, Open Floorplan, Tile Counters

## Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Wrought Iron
- Sewer: Public Sewer

## Annual Expenses

- Total Operating Expense: \$25,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,000
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance: \$4,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$700
- Other Expense:
- Other Expense Description:

## Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Unfurnished | \$2,230     | \$2,230    | \$2,400   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$2,200     | \$2,200    | \$2,400   |

|    |   |   |   |   |             |         |         |         |
|----|---|---|---|---|-------------|---------|---------|---------|
| 3: | 1 | 2 | 1 | 1 | Unfurnished | \$2,100 | \$2,100 | \$2,400 |
| 4: | 1 | 2 | 1 | 1 | Unfurnished | \$2,550 | \$2,550 | \$2,600 |

# Of Units With:

- Separate Electric: 4
  - Gas Meters: 4
  - Water Meters: 1
  - Carpet:
  - Dishwasher:
  - Disposal:
- Drapes:
  - Patio: 2
  - Ranges: 4
  - Refrigerator:
  - Wall AC:

Additional Information

- Standard sale
  - Rent Controlled
  - Buyer Agency Compensation: 2%
- 69 - Santa Ana South of First area
  - Orange County
  - Parcel # 41040104

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: OC23158196

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**Closed** • **Quadruplex**

List / Sold:

**\$1,650,000/\$1,625,000** ↓

44 days on the market

Listing ID: PW23096101

**1912 W Bayport Cir** • **Anaheim 92801**

**4 units** • **\$412,500/unit** • **4,167 sqft** • **7,405 sqft lot** • **\$389.97/sqft** •  
**Built in 1966**

**N/Lincoln & off Muller**



This is a Covington style 4Plex. Large Square Footage. Well Maintained Property In The City Of Anaheim. Excellent Property With one 3 Bedrooms/ 2 Baths Units, Two 2 Bedrooms/ 2 Baths Units and one 1 Bedroom/1 Bath unit. Newer Floors in most units. Always Fully Rented. Great Income. Onsite Laundry Facilities, 3 Garages two car garages. All Units Come With Either Patios Or Balconies. Perfect For Owner Occupant Or Ideal For Investors. Very Convenient Location Close To I-5 & 91 Freeways, Shopping Centers, Bus Stops, Eateries, Parks, and Schools.

### Facts & Features

- Sold On 10/31/2023
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central
- \$1,004 (Estimated)
- Laundry: Community
- \$93480 Gross Scheduled Income
- \$65080 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

### Interior

### Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Level with Street, Sprinkler System, Walkstreet, Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$28,400
- Electric: \$2,500.00
- Gas: \$1,500
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01932401
- Gardener:
- Licenses: 100
- Insurance: \$2,500
- Maintenance: \$7,000
- 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 | \$2,300     | \$2,300    | \$2,800   |
| 2: | 1     | 2    | 2     | 1      | Unfurnished | \$2,090     | \$2,090    | \$2,400   |
| 3: | 1     | 2    | 2     | 1      | Unfurnished | \$2,200     | \$2,200    | \$2,400   |
| 4: | 1     | 1    | 1     | 1      | Unfurnished | \$1,200     | \$1,200    | \$1,200   |

### # Of Units With:

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

- Disposal:

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### Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2%
- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 07259106

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### 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: PW23096101

Printed: 11/05/2023 9:00:54 AM

**Closed** • **Quadruplex**

List / Sold:

**\$2,099,000/\$2,050,000** ↓

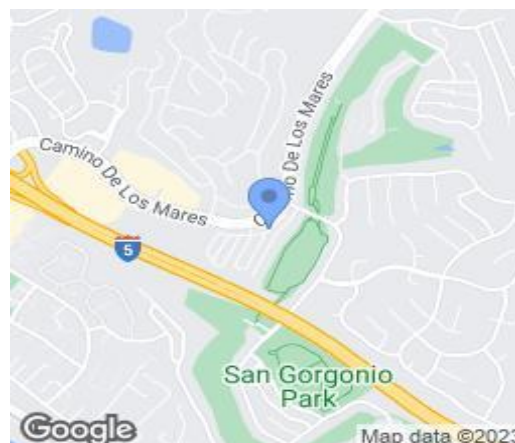
**688 Camino De Los Mares** • San Clemente 92673

62 days on the market

**4 units** • **\$524,750/unit** • **3,680 sqft** • **13,939 sqft lot** • **\$557.07/sqft** •  
**Built in 1973**

**Listing ID: LG23148167**

**I-5 to Camino de Los Mares, right onto Calle Campana, left onto Calle Canasta - access from rear**



Most people know San Clemente is famous for having "The World's Best Climate" but it also has so much more: World-class beaches, outdoor mall, great dining, award-winning schools and that casual, laid-back California lifestyle that is the envy of the world. This property has been mostly updated by the current owners with the three-bedroom unit and one of the two-bed units completely updated with new luxury-vinyl floors, new appliances, recessed lighting, custom tiled baths, new bathroom fixtures and quartz counter tops. The other two-bed unit has been newly refreshed with partial vinyl flooring (kitchen, baths and bedrooms), paint, lighting and other nice touches. Along with the improvements, rents have been brought up to current levels, resulting in an excellent cap rate and not forcing the new owner to wrestle with challenging evictions...the work has already been done.

## Facts & Features

- Sold On 11/02/2023
- Original List Price of \$2,299,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Forced Air
- \$36 (Estimated)
- Laundry: Common Area, Dryer Included, Washer Included
- Cap Rate: 4.3
- \$133140 Gross Scheduled Income
- \$99855 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

## Interior

- Rooms: All Bedrooms Down
- Floor: Vinyl

## Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

## Annual Expenses

- Total Operating Expense: \$33,418
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01116180
- Gardener:
- Licenses:
- Insurance: \$4,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,692
- Other Expense:
- Other Expense Description:

## Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 2     | 1      | Unfurnished | \$3,200     | \$38,400   | \$38,400  |
| 2: | 1     | 3    | 2     | 1      | Unfurnished | \$3,800     | \$45,600   | \$45,600  |
| 3: | 1     | 2    | 2     | 1      | Unfurnished | \$2,500     | \$30,000   | \$30,000  |
| 4: | 1     | 1    | 1     | 1      | Unfurnished | \$1,595     | \$19,140   | \$19,140  |

## # Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher: 4
- Disposal: 4

- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC:

## Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- SC - San Clemente Central area
- Orange County
- Parcel # 67511139

## Michael Lembeck

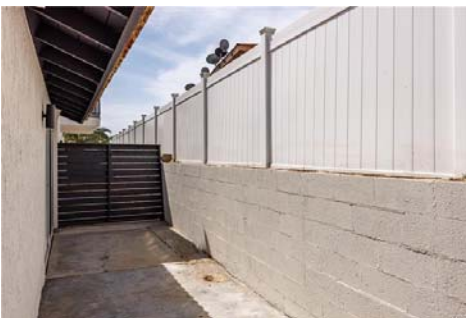
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State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: LG23148167

Printed: 11/05/2023 9:00:54 AM

**Closed** • **Apartment**

List / Sold:

**\$2,199,990/\$2,150,000** ↓

**7887 10th St • Westminster 92683**

**39 days on the market**

**5 units • \$439,998/unit • 5,920 sqft • 13,504 sqft lot • \$363.18/sqft • Built in 1978**

**Listing ID: PW23150631**

**BEACH @ HAZARD**



BACK TO THE MARKET . BUYER DID NOT PERFORM. VERY NICE APPARTMENT IN EXCELLENT NEIGHBORHOOD : CERAMIC TILES ON ALL FLOORS AND BATHROOMS, 6 CAR GARAGES AND 11 OPEN PARKING SPACES IN HUGE LOT. HIGH DEMANDS AREA ALWAYS WITH LONG TERM TENANTS. IT IS CLOSE TO LITTLE SAIGON, SHOPPING CENTERS, BEACHES, ALL MAJOR FREEWAYS AND JOHNWAY AIRPORT... HURRY, IT WON'T LAST !

### Facts & Features

- Sold On 10/31/2023
- Original List Price of \$2,199,990
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Central
- \$2,690 (Estimated)
- Laundry: Common Area, Individual Room
- \$106800 Gross Scheduled Income
- \$85457 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

### Interior

- Rooms: Kitchen, Living Room, Primary Bathroom
- Floor: Tile
- Appliances: Electric Range

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$21,343
- Electric: \$1,776.00
- Gas: \$1,572
- Furniture Replacement:
- Trash: \$1,437
- Cable TV: 02201290
- Gardener:
- Licenses:
- Insurance: \$4,460
- Maintenance:
- Workman's Comp:
- Professional Management: 7440
- Water/Sewer: \$3,158
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 4     | 2    | 2     | 4      | Unfurnished | \$6,600     | \$79,200   | \$120,000 |
| 2: | 1     | 3    | 2     | 1      | Unfurnished | \$2,300     | \$27,600   | \$33,600  |

### # Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

## Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 60 - Westminster South of Westminster, W of Beach area
- Orange County
- Parcel # 09636229

## Michael Lembeck

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

## Re/Max Property Connection

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

 Click arrow to display photos







**Closed** • **Apartment**

List / Sold:

**\$3,495,000/\$3,150,000** ↓

**11 days on the market**

**Listing ID: NP23143031**

**302 N Batavia St** • **Orange 92868**

**8 units** • **\$436,875/unit** • **6,642 sqft** • **23,522 sqft lot** • **\$474.25/sqft** •  
**Built in 1964**

**N. Batavia and W. Palm**



We are pleased to present the sale of 302 N. Batavia Street, an 8 unit multifamily property located in the City of Orange. Each bungalow features 2 bedrooms, 1 bathroom, private yard space, and approximately 830 SF of living space. This rare property sits on a 23,552 square foot lot featuring a community laundry area and separately metered units for gas and electricity. The subject property offers significant rental upside and the ability to dramatically increase cash flow. Tenants enjoy close proximity to Chapman University, Main Place Mall, CHOC, Orange Circle, and El Camino Park.

### Facts & Features

- Sold On 11/01/2023
- Original List Price of \$3,495,000
- 2 Buildings
- Levels: One, Two
- 8 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Community, Inside
- \$164700 Gross Scheduled Income
- \$106061 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

### Interior

- Rooms: Entry, Kitchen, Living Room
- Floor: Tile, Wood

### Exterior

- Lot Features: Back Yard, Lawn, Lot 20000-39999 Sqft, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$54,698
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01220368
- Gardener:
- Licenses:
- Insurance: \$4,000
- Maintenance: \$4,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 8     | 2    | 1     | 1      | Unfurnished | \$13,725    | \$13,725   | \$18,360  |

#### # Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

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## Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%

- OTO - Old Towne Orange area
- Orange County
- Parcel # 03902314

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## Michael Lembeck

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

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