

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	PW22148253	S	818 N Minter ST	SA	69	STD	2	\$38,400		\$725,000 	\$476.35	1522	1917/ASR	4,792/0.11	N	1	11/01/22	71/71
2	HD22113466	S 	26266 Via California	DP	CB	PRO,AUC,TPA	2	\$43,200		\$1,140,000 	\$508.93	2240	1974/ASR	6,399/0.1469	N	2	10/31/22	40/96
3	OC22127153	S	34382 Via San Juan	DP	CB	STD	2	\$0		\$16,310,000 	\$6,611.27	2467	1977/ASR	5,227/0.12	N	2	11/04/22	128/128
4	OC22197237	S	821 S Van Ness AVE	SA	69	STD	3	\$44,880	4	\$760,000 	\$360.36	2109	1921/ASR	6,098/0.14	N	0	11/03/22	11/11
5	PW22158131	S	185 Cecil PL	CM	C5	STD	3	\$73,200		\$1,800,000 	\$587.85	3062	1945/ASR	9,951/0.2284	N	3	11/03/22	71/71
6	NP22214151	S	368 E 15th ST	CM	C5	STD	3	\$134,000		\$2,996,000 	\$843.94	3550	1960/EST	10,454/0.24	N	6	10/31/22	4/4

Closed •

List / Sold: **\$850,000/\$725,000** ↓

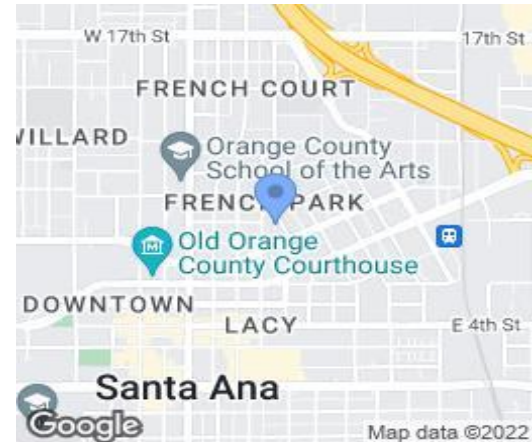
818 N Minter St • Santa Ana 92701

71 days on the market

**2 units • \$425,000/unit • 1,522 sqft • 4,792 sqft lot • \$476.35/sqft •
Built in 1917**

Listing ID: PW22148253

Civic Center Drive and Minter Street



Daisy Duplex" is a Craftsman Duplex located in the desirable French Park area of Santa Ana. The home has two (2) long-term tenants on a month-to-month lease. Each unit is one (1) bedroom, one (1) bathroom, with gas laundry hook-up inside units. Current tenants are paying \$1,600/month per unit. There are beautiful camphor trees that line the street providing shade. The property is located in the National Historic area of Santa Ana, walking distance of the Santa Ana Train Station, minutes from Downtown Santa Ana and the OC Streetcar rail currently in construction. Property is under the Mills Act which may provide a Buyer with a property tax shelter. Driveway is shared with next door neighbor to the left. No parking is allowed in driveway.

Facts & Features

- Sold On 11/01/2022
- Original List Price of \$850,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$503 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen
- \$38400 Gross Scheduled Income
- \$37900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$850
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02024176
- Gardener:
- Licenses:
- Insurance: \$800
- 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	1	1	1	Unfurnished	\$1,600	\$19,200	\$2,100
2:	1	1	1	0	Unfurnished	\$1,600	\$19,200	\$2,100

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

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 39801813

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: PW22148253

Printed: 11/06/2022 11:54:14 AM

Closed • Duplex

List / Sold:

\$1,197,500/\$1,140,000 ↓

40 days on the market

Listing ID: HD22113466

26266 Via California • Dana Point 92624

2 units • **\$598,750/unit** • **2,240 sqft** • **6,399 sqft lot** • **\$508.93/sqft** •
Built in 1974

Highway 1 exit Doheny Park heading north. Keep right and turn right onto Camino Capistrano. Continue right when it dead-end and follow the curve. Turn left on Via California. PIQ is on the right.



Fantastic income-generating opportunity in the premier Capistrano Beach neighborhood of Dana Point! This multi-family dwelling consists of 2 identical spacious units, each 1,120SF with 2 bedrooms and 1.5 bathroom. Both units share a 2-car garage with street access and a concrete driveway. The property features an oversized backyard and laundry access in the garage. Rent for both units is far under average for the area with ability to raise. This property is located close to schools, shopping, entertainment, Doheny Beach and the Lantern District. Start generating income today! This is an auction property; the listing price is the minimum starting bid.

Facts & Features

- Sold On 10/31/2022
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,915 (Estimated)
- Laundry: See Remarks
- \$43200 Gross Scheduled Income
- \$37740 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Level with Street, Rectangular Lot, Level, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,900
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01897784
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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:	2	2	1	1	Unfurnished	\$1,800	\$1,800	\$1,800

Of Units With:

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

Additional Information

- Probate Listing, Auction, Third Party Approval sale

- CB - Capistrano Beach area
- Orange County
- Parcel # 69139203

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:

\$1,710,000/\$16,310,000 ↑

128 days on the market

Listing ID: OC22127153

34382 Via San Juan • Dana Point 92624

2 units • **\$855,000/unit** • **2,467 sqft** • **5,227 sqft lot** • **\$6611.27/sqft** •
Built in 1977

Between Via California and Via Sacramento



Partial ocean view duplex close to beach and Palisades elementary school on the ocean side of the freeway, it the Palisades. Large lot allows for RV parking. Upper 3 bed/2 bath has fireplace and ocean view balcony. Lower unit is a large 2 bed/2 bath. LOW RATE of 1.01077%. NO MELLO ROOS or HOA FEES!

Facts & Features

- Sold On 11/04/2022
- Original List Price of \$1,710,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- 2 Total carport spaces
- Heating: Central, Forced Air, Natural Gas
- \$0 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Individual Room, Inside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom
- Floor: Laminate, Tile
- Appliances: Built-In Range, Dishwasher, Disposal, Gas & Electric Range, Range Hood, Water Heater
- Other Interior Features: Balcony, Ceiling Fan(s), Unfurnished

Exterior

- Lot Features: Back Yard, Rectangular Lot
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00659204
- Gardener:
- Licenses:
- Insurance: \$1,480
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,044
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,700	\$2,700	\$3,300
2:	1	2	2	0	Unfurnished	\$2,350	\$2,350	\$2,700

Of Units With:

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

- Dishwasher: 1
- Disposal: 2

- Wall AC: 0

Additional Information

- Standard sale
- CB - Capistrano Beach area
- Orange County
- Parcel # 12315125

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: OC22127153

Printed: 11/06/2022 11:54:16 AM

Closed • **Triplex**

List / Sold: **\$749,000/\$760,000** ↑

821 S Van Ness Ave • Santa Ana 92701

11 days on the market

3 units • **\$249,667/unit** • **2,109 sqft** • **6,098 sqft lot** • **\$360.36/sqft** •
Built in 1921

Listing ID: OC22197237

Main St to W McFadden Ave, right on W Van Ness Ave



Cash cow triplex in the heart of historic Heninger Park of Santa Ana! The most discerning investor will appreciate three DETACHED units, including a three-bedroom house and two detached one-bedroom units. Large four car driveway, and located on a picturesque tree lined street. Full of long-term tenants, these separately metered units provide an opportunity for an investor looking to "set it and forget it", continue to collect rents OR remodel over time and bring rents to market. Great location close to shopping & dining, close to local schools, and just minutes from downtown Santa Ana Historic District. Get it before it's gone!

Facts & Features

- Sold On 11/03/2022
- Original List Price of \$749,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$738 (Estimated)
- Cap Rate: 4.3
- \$44880 Gross Scheduled Income
- \$32937 Net Operating Income
- 3 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Laminate, Tile
- Appliances: Gas Range
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Block, Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,943
- Electric: \$0.00
- Gas: \$407
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02041452
- Gardener:
- Licenses: 224
- Insurance: \$749
- Maintenance: \$450
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,161
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,035	\$2,035	\$3,000
2:	1	1	1	0	Unfurnished	\$880	\$880	\$1,400
3:	1	1	1	0	Unfurnished	\$825	\$825	\$1,400

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01024405

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: OC22197237

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Closed •

List / Sold:

\$1,995,000/\$1,800,000 ↓

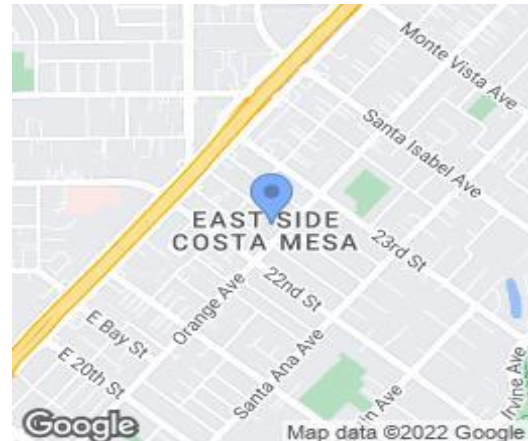
71 days on the market

Listing ID: PW22158131

185 Cecil Pl • Costa Mesa 92627

3 units • **\$665,000/unit** • **3,062 sqft** • **9,951 sqft lot** • **\$587.85/sqft** •
Built in 1945

Exit 22nd St/Victoria Street towards Orange Ave



We are pleased to present 185 Cecil Place, an added value triplex that is extremely well located in Costa Mesa's premier Eastside. The 2-Bedroom/1-Bathroom detached cottage, built-in 1945, at the rear of the property includes an attached 1-car garage and a massive backyard. Each of the units in the duplex comprises a 2-Bedroom/1.5-Bathroom townhouse-style unit built in 1975. Each of the units in the duplex has a single-car garage and an off-street space. The 9,951 sq. ft. lot provides tenants with ample space and a more residential feel. All necessary amenities are within walking distance, including grocery stores, coffee shops, restaurants, and bars. The property will provide a buyer with a massive upside in rents with capital improvements to the interiors and exterior of the units.

Facts & Features

- Sold On 11/03/2022
- Original List Price of \$1,995,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- \$1,681 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$73200 Gross Scheduled Income
- \$38689 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$32,315
- Electric: \$960.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01767484
- Gardener:
- Licenses:
- Insurance: \$2,100
- Maintenance: \$5,124
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$960
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$3,500
2:	2	2	2	1	Unfurnished	\$2,000	\$4,000	\$3,250

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- C5 - East Costa Mesa area
- Orange County
- Parcel # 42606210

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: PW22158131

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Closed • **Triplex**

List / Sold:

\$2,995,000/\$2,996,000 ↑

4 days on the market

Listing ID: NP22214151

368 E 15th St • Costa Mesa 92627

3 units • **\$998,333/unit** • **3,550 sqft** • **10,454 sqft lot** • **\$843.94/sqft** •
Built in 1960

368 E 15th Street, Costa Mesa, CA



Attractive 3-unit property in a premier location in Eastside Heights only blocks from Cliff Drive Park and PCH amenities on Mariners' Mile.

Facts & Features

- Sold On 10/31/2022
- Original List Price of \$2,995,000
- 2 Buildings
- Levels: One, Two
- 6 Total parking spaces
- Heating: Central
- \$0 (Unknown)
- Laundry: Inside
- \$134000 Gross Scheduled Income
- \$98190 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Living Room
- Floor: Carpet, Laminate
- Appliances: Dishwasher, Disposal, Gas Range, Refrigerator
- Other Interior Features: Quartz Counters

Exterior

- Lot Features: Lawn, Level with Street
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Vinyl, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$36,210
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$720
- Cable TV: 01982096
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,560
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$3,500	\$3,500	\$5,000
2:	1	2	2	2	Unfurnished	\$2,700	\$2,700	\$3,500
3:	1	3	3	2	Unfurnished	\$0	\$0	\$5,000

Of Units With:

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

Additional Information

- Standard sale
- C5 - East Costa Mesa area
- Orange County
- Parcel # 42531105

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: NP22214151

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