

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	QC21209633	S	2726 W	Aurora ST	SA	69	STD	4	\$94,584		\$1,795,000	\$412.45	4352	1968/PUB	7,596/0.1744	N	4	11/03/21	13/13
2	PW21178579	S	2685 N	Dell ST	ORG	72	STD	2	\$59,580		\$1,205,000	\$409.03	2946	1966/ASR	7,841/0.18	N	3	11/05/21	39/39
3	PW21186701	S	18952 E	Center AVE	ORG	75	STD	2	\$42,000		\$800,000	\$386.66	2069	1949/ASR	6,970/0.16	N	0	11/04/21	11/11
4	PW21135808	S	820 N	Lido LN	ANA	78	STD	3	\$88,800		\$1,105,000	\$364.93	3028	1962/ASR	7,405/0.17	N	4	11/03/21	34/34
5	DW21203240	S	419 E	Amerige AVE	FUL	83	STD	2	\$64,800		\$1,090,000	\$550.51	1980	1915/PUB	7,392/0.1697	N	2	11/03/21	4/4
6	QC21170011	S	7921	Ronald DR	HB	699	STD	2	\$57,480	3	\$1,195,000	\$796.67	1500	1957/ASR	9,148/0.21	N	0	10/31/21	3/3
7	PW21140056	S	2531 E	Ward	ANA	699	STD,TRUS	4	\$101,964		\$1,525,000	\$384.23	3969	1968/ASR	9,148/0.21	N	5	11/01/21	58/58
8	P1-6873	S	365	La Perle PL	CM	C5	STD	2	\$60,840		\$1,867,500	\$659.43	2832	1950	7,195/0.16	N	4	11/04/21	1/1
9	NP21158197	S	506	Avocado AVE	CDM	CS	STD	2	\$62,400		\$2,625,000	\$1,725.84	1521	1950/ASR	3,485/0.08	N	2	11/02/21	6/6
10	LG20244702	S	1252	Glenneyre ST	LB	LV	TRUS	4	\$118,200		\$2,384,000	\$960.90	2481	1925/ASR	6,098/0.14	N	3	11/02/21	293/293
11	PW21203687	S	3215	Clay ST	NB	N6	TRUS	2	\$84,000	3	\$1,150,000	\$441.97	2602	1977/PUB	5,371/0.1233	N	4	11/01/21	13/13
12	LG21198212	S	333	Apolena AVE	NB	N9	STD	3	\$0		\$3,175,000	\$1,548.03	2051	1946/ASR	4,045/0.0929	N	2	11/03/21	3/3
13	LG21164837	S	489	Jasmine ST	LB	NL	STD	2	\$0		\$2,300,000	\$1,954.12	1177	1922/PUB	6,125/0.1406	N	1	11/02/21	45/45
14	NP21114148	S	254	Chiquita ST	LB	NL	STD	3	\$147,000		\$2,800,000	\$1,398.60	2002	1940/ASR	4,356/0.1	N	4	11/01/21	90/90

Closed •

List / Sold: **\$1,795,000/\$1,795,000**

2726 W Aurora St • Santa Ana 92704

13 days on the market

**4 units • \$448,750/unit • 4,352 sqft • 7,596 sqft lot • \$412.45/sqft •
Built in 1968**

Listing ID: OC21209633

North of Sunflower and East of Fairview



RARE SOUTH COAST METRO COVINGTON 4-PLEX. Walking distance to South Coast Plaza!!! Across from Calvary Chapel and only 2 blocks out of Costa Mesa. Easy Access to the 405 Freeway. Single Story Three bedroom unit was completely remodeled in September 2020 with approximately \$65,000 spent on the remodel. Shows like a model home. Virtually everything is new and beautifully done. It has a beautiful spacious patio completely redone in cement pavers. No Tenants above this 3 bedroom unit. This 3 bedroom unit would be highly desirable for an owner occupant or investor. Each unit has a 1 car enclosed garage and all units have washer and dryer hook-ups in their garages. Also, each unit has it's own separate water heater resulting in lower owner expense because of the tenants paying to heat their water instead of the landlord. The (2) two 2br - 2ba units are large with excellent layouts and large master bedrooms. All units have forced air heaters with the exception of the 2br - 1ba unit above the garages which has a wall heater. In 2020, all decks were replaced and all wood railings around the decks were also replaced. The rents shown for units 2, 3 and 4 are effective as of November 1, 2021. This is truly a rare opportunity to own one of the nicest 4-Plexes in this South Coast Metro tract of 4-Plexes. All tenants are on month to month rental agreements. All units are occupied. All rents are current with good paying tenants. This one won't last long. So hurry with your 4-Plex Buyers!!!

Facts & Features

- Sold On 11/03/2021
- Original List Price of \$1,795,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- 0 Total carport spaces
- Heating: Central, Wall Furnace
- \$0 (Public Records)
- Laundry: Common Area, Gas Dryer Hookup, Washer Hookup
- \$94584 Gross Scheduled Income
- \$60620 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$32,972
- Electric: \$377.00
- Gas: \$277
- Furniture Replacement:
- Trash: \$1,824
- Cable TV: 01008773
- Gardener:
- Licenses: 94
- Insurance: \$1,793
- Maintenance: \$4,629
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,775
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,850	\$2,850	\$3,000
2:	1	2	2	1	Unfurnished	\$1,694	\$1,694	\$1,825

3:	1	2	2	1	Unfurnished	\$1,764	\$1,764	\$1,825
4:	1	2	1	1	Unfurnished	\$1,574	\$1,574	\$1,750

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 69 - Santa Ana South of First area
 - Orange County
 - Parcel # 41402215

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:

\$1,200,000/\$1,205,000 ↑

39 days on the market

2685 N Dell St • Orange 92865

2 units • \$600,000/unit • 2,946 sqft • 7,841 sqft lot • \$409.03/sqft • Built in 1966

Listing ID: PW21178579

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 11/05/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$499 (Estimated)
- Laundry: Inside
- \$59580 Gross Scheduled Income
- \$45737 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: 01934115
- Gardener:
- Licenses:
- Insurance: \$1,063
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,081
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,520	\$2,520	\$2,750
2:	1	3	2	1	Unfurnished	\$2,445	\$2,445	\$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 # 37427314

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: PW21178579

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Closed • Duplex

List / Sold: **\$749,900/\$800,000** ↑

18952 E Center Ave • Orange 92869

11 days on the market

2 units • **\$374,950/unit** • **2,069 sqft** • **6,970 sqft lot** • **\$386.66/sqft** •
Built in 1949

Listing ID: PW21186701

At Chapman and Rancho Santiago



2 Homes on a lot! This property has been loved and maintained by the same family for decades! The front house has two bedrooms, one bath, is approx 629 square feet with private parking, central air and heat, copper plumbing, main water line replaced 15 years ago along with new wiring, new patio, laundry room, windows and new siding. Water heater was replaced in the last 5 years. The back house has three bedrooms, 2 bathrooms and is approx 1,438 square feet and offers central air and heat, copper plumbing, newer main water and gas line and water heater. The house is spacious and welcoming with a fantastic back patio and outdoor kitchen. Also has private, designated parking.

Facts & Features

- Sold On 11/04/2021
- Original List Price of \$749,900
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$646 (Estimated)
- Laundry: Inside
- \$42000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Gas Range

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00958467
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$2,100
2:	1	3	2	0	Unfurnished	\$1,900	\$1,900	\$2,400

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
- Rent Controlled

- 75 - Orange, Orange Park Acres E of 55 area
- Orange County
- Parcel # 38327121

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Triplex**

List / Sold:

\$1,095,000/\$1,105,000 ↑

34 days on the market

820 N Lido Ln • **Anaheim 92801**

3 units • **\$365,000/unit** • **3,028 sqft** • **7,405 sqft lot** • **\$364.93/sqft** •
Built in 1962

Listing ID: PW21135808

E/ Euclid St & S/ La Palma Ave



Wow! Wow! Wow! Three Units in Anaheim, located on a Corner, Property has 3 units, 3/2 bath with Central Air, 2 Bedroom/1 Bath unit with Wall AC units and another 2 Bedroom / 1 Bath with no AC , Owner has Coin operating Machines on Premises, Great for owner to occupy one and rent out rest, All units are currently rented, 4 Garage spaces under 2 Separate Garages Attached to property, Nice Location, Close to Shopping, Restaurants, Entertainment Centers and So Much More...

Facts & Features

- Sold On 11/03/2021
- Original List Price of \$1,095,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace, Forced Air
- Laundry: Community, Outside
- \$88800 Gross Scheduled Income
- \$75769 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Vinyl

Exterior

- Lot Features: Corner Lot, Lot 6500-9999
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,031
- Electric: \$0.00
- Gas: \$731
- Furniture Replacement:
- Trash: \$850
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,600
- Maintenance: \$900
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,231
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$3,200	\$38,400	\$38,800
2:	1	2	1	1	Unfurnished	\$2,100	\$25,200	\$25,350
3:	1	2	1	1	Unfurnished	\$2,100	\$25,200	\$25,350

Of Units With:

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

Additional Information

- Standard sale

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03405331

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: PW21135808

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Closed • Duplex

List / Sold:

\$1,090,000/\$1,090,000 ↑

4 days on the market

Listing ID: DW21203240

419 E Amerige Ave • Fullerton 92832

2 units • \$545,000/unit • 1,980 sqft • 7,392 sqft lot • \$550.51/sqft •
Built in 1915

Major cross streets: Lemon and in between Chapman and Commonwealth



Don't miss this opportunity to own two houses on a lot located in the heart of downtown Fullerton. These two homes do not share walls and each of them has their own private yard! The bright and charming 3 bedroom, 1 bathroom front house is surrounded with fruit trees. Lime, orange, avocado and even a greengage plum tree! Two of the bedrooms have large closets and added upper storage spaces. The third bedroom is ideal for your work-from-home space or children's room. The large kitchen is fitted with plenty of storage and opens to the backyard where its detached single car garage resides. Plus, there is a long driveway that fits up to 4 cars. The rear house has 2 bedrooms and 1 bathroom with a completely separate entrance from the front house. The roof is newer and the windows are double paned. There is an attached single car garage with room to park 2 additional cars in the alley. The rear home is tenant occupied and will be delivered with tenants at close of escrow. Both homes have hardwood flooring, newer water heaters, some copper plumbing and each have washer/dryer hookups in the respective garages. This multifamily property is the perfect investment opportunity!

Facts & Features

- Sold On 11/03/2021
- Original List Price of \$970,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Floor Furnace
- \$495 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$64800 Gross Scheduled Income
- \$52700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01157175
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$0	\$0	\$3,000
2:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$2,400

Of Units With:

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

- Carpet:
- Dishwasher: 2
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 83 - Fullerton area
- Orange County
- Parcel # 03308319

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: **\$1,195,000/\$1,195,000**

7921 Ronald Dr • Huntington Beach 92647

3 days on the market

**2 units • \$597,500/unit • 1,500 sqft • 9,148 sqft lot • \$796.67/sqft •
Built in 1957**

Listing ID: OC21170011

North on Beach Blvd, Left on Ronald Dr



OPPORTUNITY ZONE – a developer's dream investment! Income-producing duplex located on a cul-de-sac street approximately 4 miles to downtown in a fantastic rental area in the heart of Huntington Beach. Two detached homes on a large lot offer redevelopment and value-add opportunities! Unit A features a recently fresh and on-trend remodel with white shaker cabinets, beautiful Quartz counters, Stainless Steel Appliances, and matte black hardware and finishes throughout, including ceiling fans in both bedrooms and luxury vinyl plank flooring. This front unit is outfitted with an en-suite that includes a gorgeous $\frac{3}{4}$ bath and sizeable walk-in closet, a guest bedroom with a full bath across the hall, a spacious living room, a separate dining area, and ample kitchen counters and cabinetry, and a private side yard with vinyl fencing. Unit B is also remodeled and features 2 bedrooms, 1 bath with an enormous back yard with newer back block wall fencing, and a grapefruit tree! Both units additionally feature newer PEX plumbing, LED recessed lighting, in-unit laundry, dual-paned windows, freshly painted exteriors, and two parking spaces in between the units. All appliances including laundry are owned by the seller and included in the sale. Plans available upon request to build a 3rd carriage-style unit featuring an ideal 2 beds/2 bath layout, approximately, 1200 sqft. Situated close to restaurants, shopping, schools, and more.

Facts & Features

- Sold On 10/31/2021
- Original List Price of \$1,195,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Public Records)
- Laundry: Dryer Included, In Kitchen, Washer Included
- Cap Rate: 3.47
- \$57480 Gross Scheduled Income
- \$41480 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Lot 6500-9999, Rectangular Lot, Yard
- Fencing: Block, Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,000
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01344168
- Gardener:
- Licenses:
- Insurance: \$850
- 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	0	Unfurnished	\$2,445	\$2,445	\$2,445
2:	1	2	1	0	Unfurnished	\$2,345	\$2,345	\$2,345

Of Units With:

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

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

Additional Information

- Standard sale

- 699 - Not Defined area
- Orange County
- Parcel # 16530131

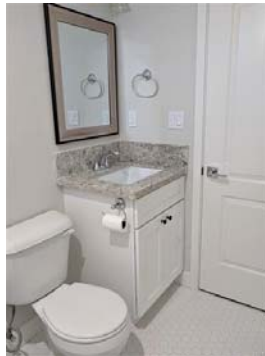
Michael Lembeck

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: OC21170011

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Closed • **Quadruplex**

List / Sold:

\$1,500,000/\$1,525,000 ↑

58 days on the market

2531 E Ward • **Anaheim 92806**

4 units • **\$375,000/unit** • **3,969 sqft** • **9,148 sqft lot** • **\$384.23/sqft** •
Built in 1968

Listing ID: PW21140056

57 to Lincoln go west to first street and turn right and another right at first street(Ward Terrace)



This is one of THREE 4plex' buildings being sold. One is next door to this property, the other is in Orange. Seller would prefer to sell as a single transaction but is open to selling sperately as well. Superb location and condition 4 plex! Both 2523 and 2531 are for sale! The 2 properties share a common plaza and EACH four plex offers 2 two car garages and a single car garage. Each four plex offers 2 one bed, one bath units, 1 two bed, one bath unit and 1 three bed, two bath unit. So total Units are 8, total bedroom count is 14, and total bathroom count is 10. Located in a great area of Anaheim close to Freeways but not too close and in excellent condition.

Facts & Features

- Sold On 11/01/2021
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central, Forced Air, Natural Gas
- Laundry: Common Area, Community
- \$101964 Gross Scheduled Income
- \$91968 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate, Vinyl
- Appliances: Dishwasher, Gas Oven, Gas Cooktop, Range Hood

Exterior

- Lot Features: Sprinklers In Front
- Security Features: Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,560
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01411306
- Gardener:
- Licenses:
- Insurance: \$2,560
- 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:	4	7	5	5	Unfurnished	\$5,465	\$5,465	\$8,300

Of Units With:

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

Additional Information

- Standard, Trust sale
- 699 - Not Defined area
- Orange County
- Parcel # 26810107

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:

\$1,850,000/\$1,867,500 ↑

1 days on the market

Listing ID: P1-6873

365 La Perle Pl • Costa Mesa 92627

2 units • **\$925,000/unit** • **2,832 sqft** • **7,195 sqft lot** • **\$659.43/sqft** •
Built in 1950

West of Tustin Ave., between 15th and 16th.



Fantastic location in Costa Mesa. Two units: 1) 1712 Sq. ft. townhouse style unit with 3 BR/2.5 BA with private patio and yard. Attached garage with Laundry; all bedrooms upstairs. 2) Upstairs 2BR/2Ba unit of 1120 Sq. ft. , 2 car garage with balcony deck and private yard. Both units have fireplaces and cathedral ceilings.

Facts & Features

- Sold On 11/04/2021
- Original List Price of \$1,850,000
- 1 Buildings
- Levels: Multi/Split , One
- 4 Total parking spaces
- Heating: Forced Air
- Laundry: In Garage, In Kitchen
- \$60840 Gross Scheduled Income
- \$44094 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Carpet
- Appliances: None
- Other Interior Features: Balcony, Cathedral Ceiling(s)

Exterior

- Fencing: Good Condition, Masonry
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,746
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01925726
- Gardener:
- Licenses:
- Insurance: \$1,010
- Maintenance: \$555
- Workman's Comp:
- Professional Management: 3042
- Water/Sewer: \$1,497
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2.5	2	Unfurnished	\$2,695	\$2,695	\$4,000
2:		2	2	2	Unfurnished	\$2,375	\$2,375	
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								

13:

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
- Rent Controlled
- C5 - East Costa Mesa area
- Orange County
- Parcel # 42531212

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: P1-6873

Printed: 11/07/2021 1:47:34 PM

Closed • Duplex

List / Sold:

\$2,450,000/\$2,625,000 ↑

6 days on the market

Listing ID: NP21158197

506 Avocado Ave • Corona del Mar 92625

2 units • **\$1,225,000/unit** • **1,521 sqft** • **3,485 sqft lot** • **\$1725.84/sqft** •
Built in 1950

Avocado/2nd Avenue



This quintessential Corona del Mar detached duplex is situated on a 30-foot-wide lot in an ideal alcove of the Village.

Facts & Features

- Sold On 11/02/2021
- Original List Price of \$2,450,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Garage
- \$62400 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Patio Home
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- 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	1	1	Unfurnished	\$2,850	\$2,850	\$2,850
2:	1	1	1	1	Unfurnished	\$2,350	\$2,350	\$2,350

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
- CS - Corona Del Mar - Spyglass area
- Orange County
- Parcel # 45909107

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: NP21158197

Printed: 11/07/2021 1:47:34 PM

Closed • **Quadruplex**

List / Sold:

\$2,572,000/\$2,384,000 ↓

293 days on the market

Listing ID: LG20244702

1252 Glenneyre St • Laguna Beach 92651

4 units • \$643,000/unit • 2,481 sqft • 6,098 sqft lot • \$960.90/sqft • Built in 1925

Inland side of Glenneyre between Cress & Brooks St shows as 1254 from the street 1252-1264



Enjoy Ocean views and Catalina Island sunsets from this custom built property at 1252-1264 Glenneyre St. consisting of 3 sperate buildings, two single family dwellings and one duplex with three single car garages located in Laguna Village on a fully fenced and private street to alley double lot approx. 6,098 sq. ft and fully landscaped; located just two short blocks to the beach. The residences have been renovated throughout with electrical, plumbing, tankless hot water heaters, skylights, new roofs, decks, garage doors and laundry room. Great for entertaining in the large common yard areas of the beautifully landscaped grounds. The bungalow cottages are sided in artificial logs and 1264 Glenneyre has a historic value, circa 1925-1928 construction with 1 bedroom & 1 Bath. 1254 Glenneyre is also a 2 bedroom 1 Bath single family residence. 1252 Glenneyre is a lower level 1 Br. 1Ba duplex residence. 1262 is an upper level 1 bedroom, 1 bath studio with a large ocean view deck. Living areas total 2481 sq. ft. This is a great opportunity to own income property or use as your home with steps to the sand and be close to shops and dining in the heart of Laguna Beach.

Facts & Features

- Sold On 11/02/2021
- Original List Price of \$2,672,000
- 3 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Heating: Fireplace(s), Wood Stove
- Laundry: Common Area, Dryer Included
- \$118200 Gross Scheduled Income
- \$110497 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Main Floor Bedroom, Main Floor Master Bedroom, Utility Room
- Floor: Brick, Wood
- Appliances: Refrigerator, Tankless Water Heater
- Other Interior Features: Balcony, Beamed Ceilings, Cathedral Ceiling(s), Ceiling Fan(s), Copper Plumbing Full, High Ceilings, Partially Furnished, Wet Bar

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,570
- Electric: \$660.00
- Gas: \$132
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01411330
- Gardener:
- Licenses:
- Insurance: \$2,411
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense: \$22,667
- Other Expense Description: prop tax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$3,150	\$3,150	\$3,250
2:	1	1	1	1	Unfurnished	\$2,600	\$2,600	\$2,700
3:	1	1	1	1	Unfurnished	\$2,100	\$2,100	\$2,200
4:	1	1	1	0	Unfurnished	\$2,000	\$2,000	\$2,100

Of Units With:

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

Additional Information

- Trust sale
- LV - Laguna Village area
- Orange County
- Parcel # 64408409

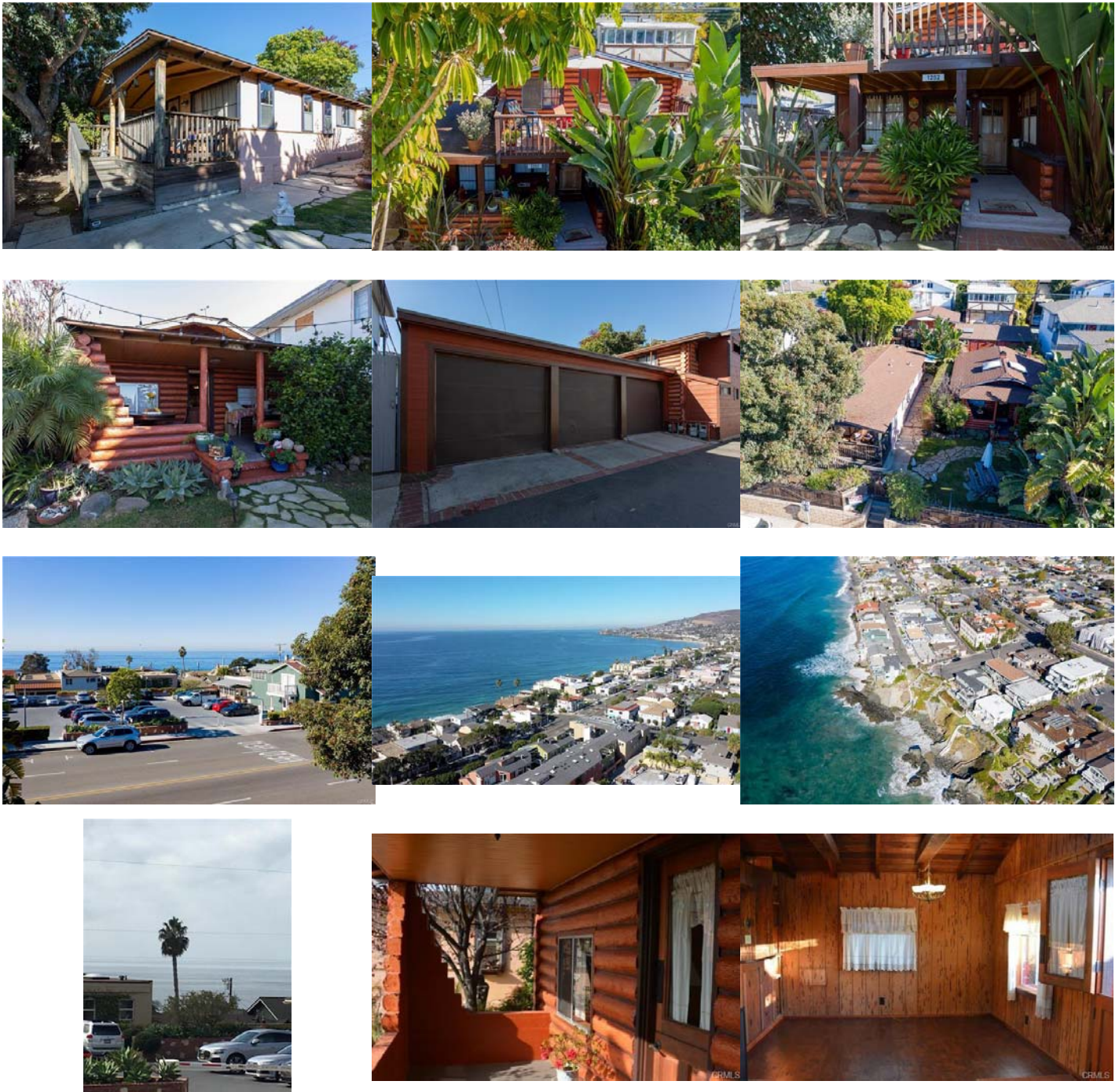
Michael Lembeck

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

Re/Max Property Connection

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

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Closed • Apartment

List / Sold:

\$2,100,000/\$1,150,000 ↓

13 days on the market

3215 Clay St • Newport Beach 92663

**2 units • \$1,050,000/unit • 2,602 sqft • 5,371 sqft lot • \$441.97/sqft •
Built in 1977**

Listing ID: PW21203687

North on Old Newport Blvd, right on Westminster Ave, left on Clay



Great opportunity to own a Duplex in Newport Beach. Located in coveted neighborhood of Newport Heights among luxury homes. This property is a rare find. Both units are 3 Bedrooms 2.5 Baths each with 2 Car garages, direct garage access and good size backyard with patio. Interiors were updated 2 and 3 years ago. Laminate Floors, Granite countertops, Dual Paned Windows and Doors. Each unit has a nice size private backyard and patio. Tenants pay gas & electric, owner pays water and trash & insurance. Both tenants are on month to month agreements and are good tenants. If you have interest in building your dream home you can keep the tenants until you are ready to build. Newport Heights community is within walking distance to the Beach, Markets, a multitude of excellent restaurants, bars, Starbucks, Parks & Hoag Hospital. Newport Heights is an exclusive neighborhood within walking or biking to the Peninsula, Lido Island, The Pier, Boating, Surfing, Paddle Boarding, and every restaurant you could dream of. This is a quiet, friendly neighborhood. The property is located close to great schools, including Newport Heights Elementary, Ensign Middle School & Newport Harbor High School. Rents are well below current market rates of approximately \$4,500. The interior photos are of one of the units, both units are model matches. In the Newport Heights neighborhood title shows there are only 18 duplexes, 1 triplex & 2 4 Plexes. This is really a rare find. Please view the video to show proximity to the beach, click on the 360 above to see everything Newport Beach has to offer. You can also go to the web site attached for Vimeo <https://vimeo.com/user9072077/review/610469717/61c3ee31c9>

Facts & Features

- Sold On 11/01/2021
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Forced Air
- \$609 (Estimated)
- Laundry: Individual Room, Inside
- Cap Rate: 2.69
- \$84000 Gross Scheduled Income
- \$56570 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Up, Laundry, Living Room, Master Bathroom, Master Bedroom
- Appliances: Dishwasher, Disposal, Microwave
- Floor: Laminate

Exterior

- Lot Features: Back Yard, Landscaped, Level with Street, Near Public Transit, Walkstreet
- Sewer: Public Sewer
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$25,750
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$1,200
- Cable TV: 00616212
- Insurance: \$1,300
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$1,200
- Other Expense:

- Gardener:
- Licenses:

- 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	\$4,500
2:	1	3	3	2	Unfurnished	\$3,500	\$3,500	\$4,500

Of Units With:

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

Additional Information

- Trust sale
- N6 - Newport Heights area
- Orange County
- Parcel # 42528105

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

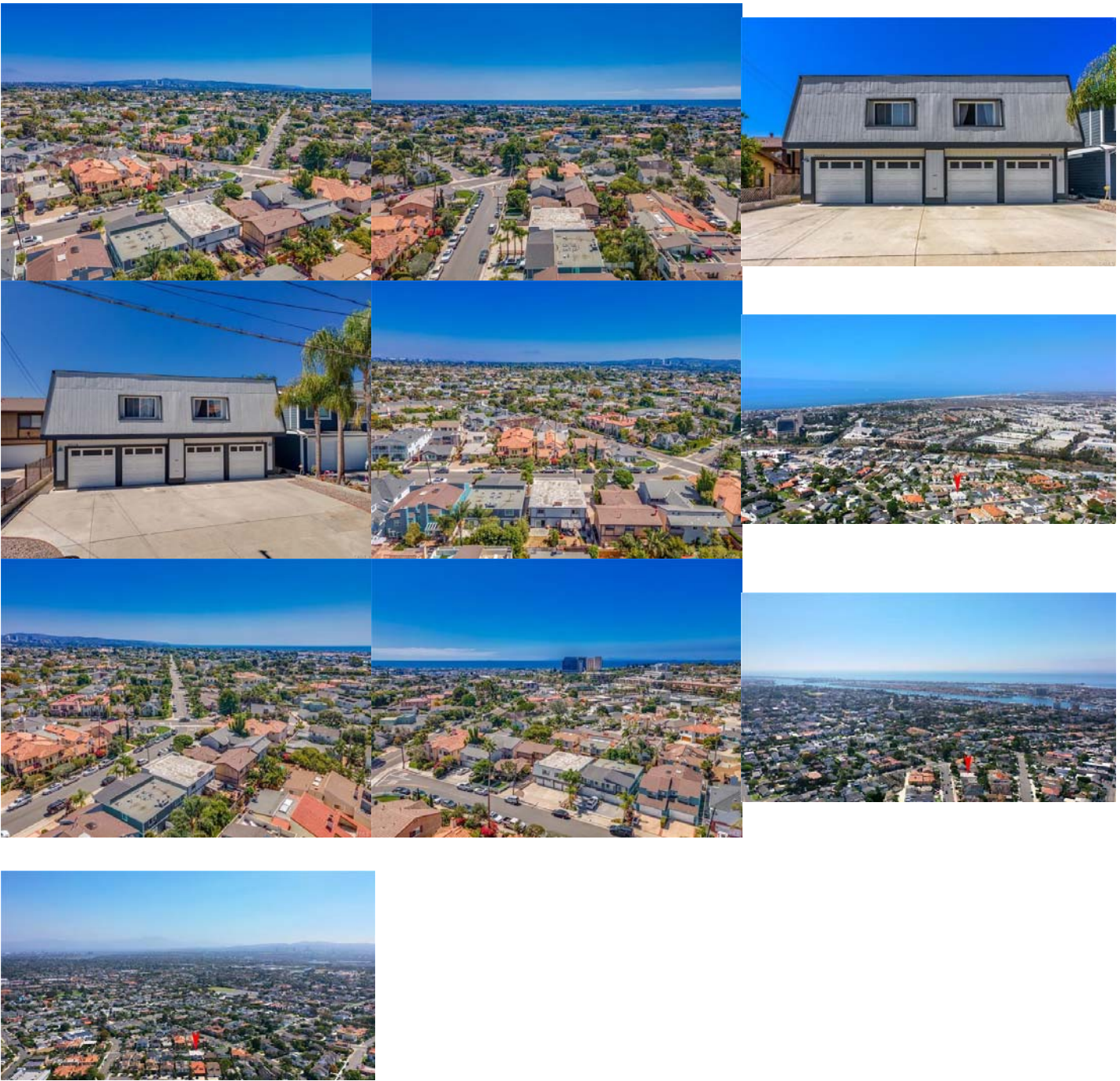
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Closed •

List / Sold:

\$3,150,000/\$3,175,000 ↑

3 days on the market

Listing ID: LG21198212

333 Apolena Ave • Newport Beach 92662

3 units • \$1,050,000/unit • 2,051 sqft • 4,045 sqft lot • \$1548.03/sqft • Built in 1946

Jamboree to Marine, right on Balboa, Right on Apolena.



Located in the heart of Balboa Island less than one block from the beach, this charming multi-unit property sits on an extra wide lot and poses a wonderful opportunity. The front, single level main unit consists of 3 bedrooms and 2 bathrooms, with a living room with soaring wood beamed ceilings and cozy fireplace, dining room with beautiful built-ins, and kitchen with updated appliances and ample storage space. There is a spacious gated front patio and back patio with plenty of room for entertaining, storing surfboards and kayaks, etc. The upper back unit features one bedroom and one bathroom with a large living/dining room, kitchen with vintage banquette, and its own balcony. Additionally, there is a one bedroom one bath Owner's Unit (studio with no kitchen) with the possibility to easily expand the one bedroom unit to two bedrooms. The attached 2-car garage is well-equipped for parking and storing all of your beach toys. Ideal location with close proximity to the beach and famed downtown Balboa Island with shops, restaurants, and more.

Facts & Features

- Sold On 11/03/2021
- Original List Price of \$3,150,000
- 1 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: Community, Individual Room, Outside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Other Interior Features: Beamed Ceilings, Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan

Exterior

- Lot Features: Front Yard, Park Nearby
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Fencing: Block, Brick, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01234323
- 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	Negotiable	\$4,195	\$4,195	\$0
2:	1	1	1	0	Unfurnished	\$2,295	\$2,295	\$0
3:	1	1	1	0	Negotiable	\$0	\$0	\$0

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- N9 - Lower Newport Bay - Balboa Island area
- Orange County
- Parcel # 05013136

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 • **Single Family Residence**

List / Sold:

\$2,495,000/\$2,300,000 ↓

45 days on the market

Listing ID: LG21164837

489 Jasmine St • Laguna Beach 92651

2 units • \$1,247,500/unit • 1,177 sqft • 6,125 sqft lot • \$1954.12/sqft • Built in 1922

Off PCH, onto Jasmine



This pair of luxurious beach cottages presents an outstanding location on one of the most coveted streets in North Laguna's sought-after Tree Streets enclave, which is just a stone's throw from the beaches, shops and galleries for which the area is so well known and desired. While offering bright and open single-level living environments, the two fully remodeled cottages are ideal as a main residence or a second home. The front cottage features 2 bedrooms and 2 baths and the rear cottage hosts 1 bedroom and 1 bath. Both showcase high tongue-and-groove ceilings, wood flooring, outstanding natural light, large outdoor spaces and inviting Dutch doors that welcome refreshing sea breezes. Entertain friends and neighbors and create lasting memories in living areas that open directly to fashionable kitchens with quartz countertops and custom tile backsplashes. The main cottage showcases stainless steel appliances and built-in seating while the smaller one reveals brand-new retro-style appliances in turquoise. Chic baths shine with custom tile surrounds, stone counters and high-end fixtures. Shade trees complement a large front patio, and a spacious deck off each cottage offers a peek at the ocean. Don't miss this delightful and rare opportunity to share the ultimate Laguna Beach lifestyle.

Facts & Features

- Sold On 11/02/2021
- Original List Price of \$2,695,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Closet
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Family Room, Guest/Maid's Quarters, Kitchen, Main Floor Bedroom, Master Suite
- Floor: Tile, Wood
- Appliances: Dishwasher, Gas Range, Range Hood, Refrigerator
- Other Interior Features: Beamed Ceilings, High Ceilings, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Front Yard
- 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	2	2	1	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

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

Additional Information

- Standard sale

- NL - North Laguna area
- Orange County
- Parcel # 49615502

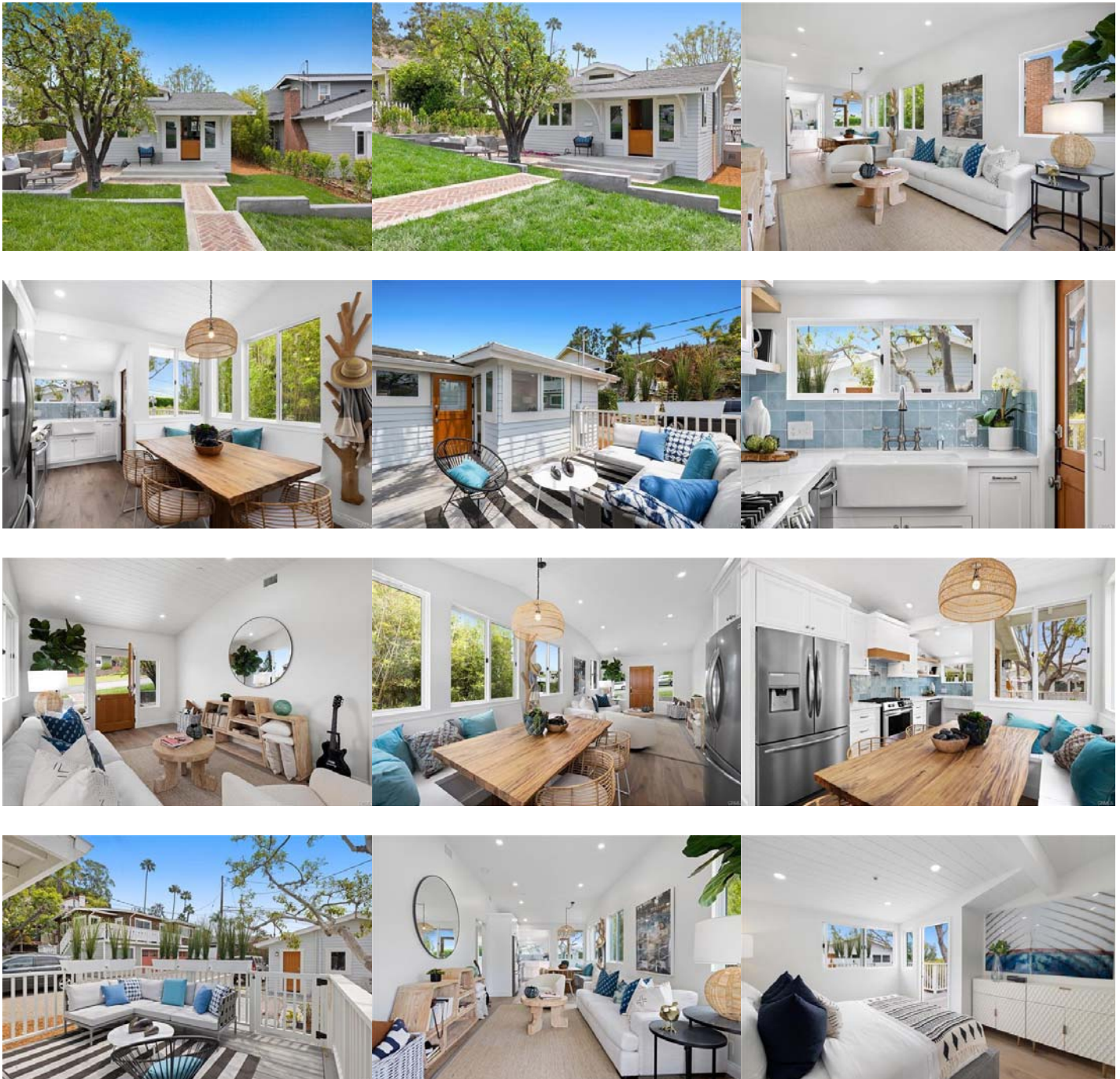
Michael Lembeck

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:

\$2,994,600/\$2,800,000 ↓

90 days on the market

Listing ID: NP21114148

254 Chiquita St • Laguna Beach 92651

3 units • \$998,200/unit • 2,002 sqft • 4,356 sqft lot • \$1398.60/sqft •
Built in 1940

PCH to Chiquita St, home on left side



Incredible Value on this Rare R-2, legal 3 Unit Property, super close to beach and has been Fully Renovated and Upgraded while featuring Panoramic North and South Ocean/Coastal views including a Detached Cottage with a Huge Expansive Front Yard Suitable for Entertaining. Property can generate upwards of \$20K per month during the seasonal months. Property features 4 exterior parking spaces, 3 of which are accessible off a seldom used alley adorned with vegetation, as well as 3 covered spaces. Property is an income bonanza and has additional expansion possibilities. Turnkey. Don't miss this one.

Facts & Features

- Sold On 11/01/2021
- Original List Price of \$3,298,000
- 2 Buildings
- Levels: One, Multi/Split
- 8 Total parking spaces
- Cooling: See Remarks
- Heating: Central, Forced Air, Fireplace(s)
- Laundry: Inside
- \$147000 Gross Scheduled Income
- \$144432 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up
- Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Gas Range, Microwave, Refrigerator
- Other Interior Features: In-Law Floorplan, Balcony, Beamed Ceilings, Ceiling Fan(s), High Ceilings, Living Room Balcony, Open Floorplan, Recessed Lighting, Stone Counters, Tandem, Wood Product Walls

Exterior

- Lot Features: Landscaped, Near Public Transit, Paved, Sprinklers Drip System
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Fire Rated Drywall, Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$214
- Electric: \$150.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$19
- Cable TV: 00804175
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$45
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$3,000	\$36,000	\$48,000
2:	1	2	2	2	Unfurnished	\$0	\$0	\$66,000

3: 1 1 1 0 Unfurnished \$0 \$0 \$33,600

Of Units With:

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

Additional Information

- Standard sale
- NL - North Laguna area
- Orange County
- Parcel # 05312420

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

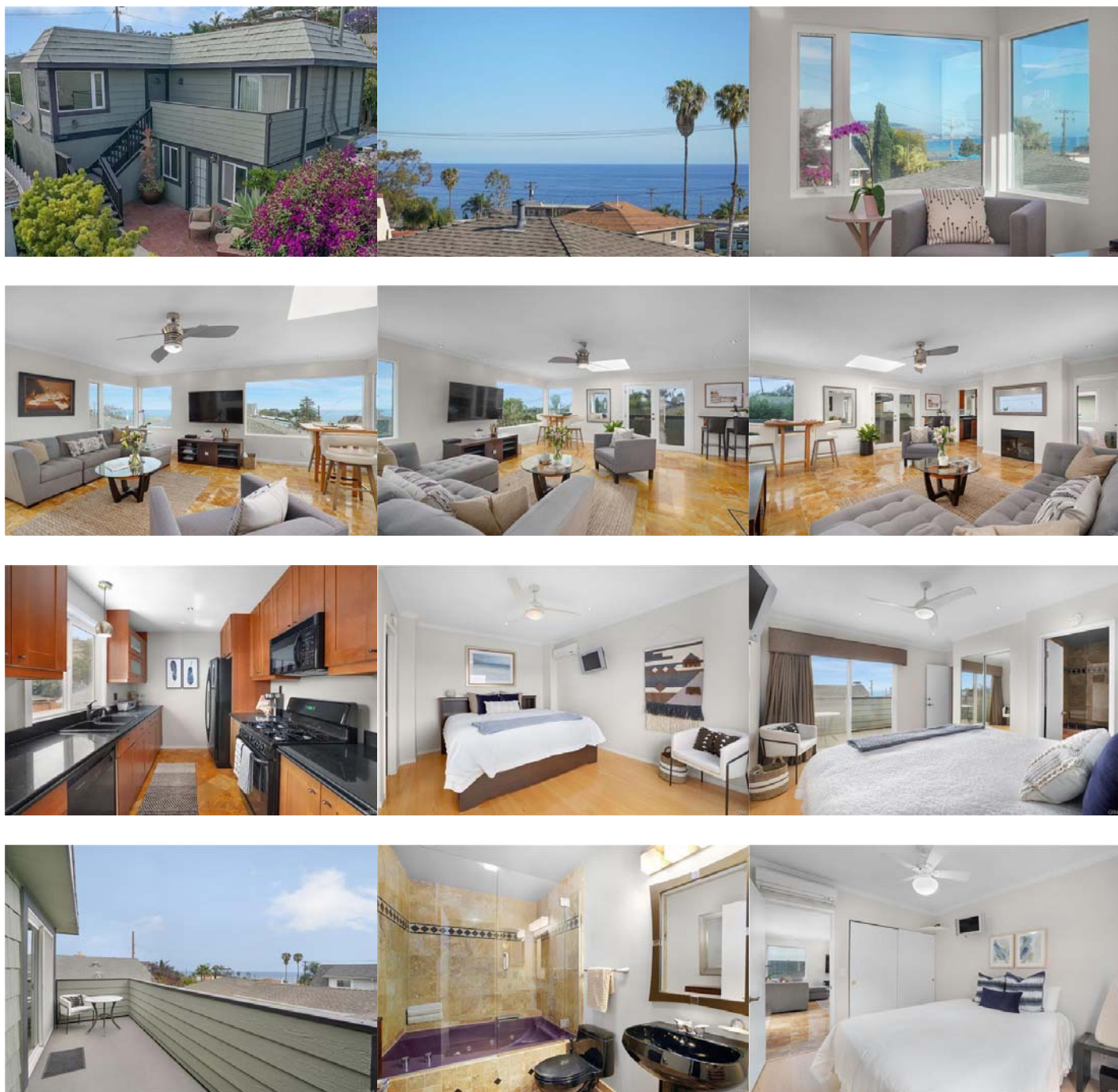
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: NP21114148

Printed: 11/07/2021 1:47:36 PM

Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 10/31/2021 to 11/06/2021
County Or Parish is 'Orange'
Number Of Units Total is 2+
Selected 14 of 14 results.