

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	PW22167553	S	119 13th ST	SLB	1A	STD	2	\$55,800		\$1,650,000.↓	\$839.69	1965	1964/ASR	3,071/0.0705	N	3	10/13/22	45/45
2	PW22186948	S	2519 N Canal	ORG	72	STD	2	\$0		\$1,050,000.↓	\$398.33	2636	1965/ASR	7,405/0.17	N	4	10/11/22	15/15
3	OC22102336	S	26851 Vista Del Mar	DP	CB	TRUS	2	\$99,600		\$1,790,000.↓	\$621.53	2880	1971/ASR	6,534/0.15	N	1	10/11/22	116/116
4	LG22195191	S	239 Fairview ST	LB	NL	STD	2	\$139,200		\$3,500,000.↓	\$1,887.81	1854	1924/ASR	4,356/0.1	N	1	10/11/22	5/5
5	OC22172299	S	231 E 18th	CM	C5	TRUS	3	\$73,200		\$1,750,000.↓	\$865.91	2021	1956/ASR	9,000/0.2066	N	3	10/14/22	7/7
6	SW22192397	S	16581 Delton CIR	HB	17	STD,TRUS	4	\$107,160		\$1,850,000.↓	\$416.48	4442	1968/ASR	7,405/0.17	N	4	10/14/22	11/11
7	PW22201994	S	13112 Sandra PL	GG	62	STD	4	\$79,200		\$1,010,000.↓	\$415.30	2432	1954/APP	8,370/0.1921	Y	2	10/12/22	1/1
8	PW22160444	S	2732 W Aurora ST	SA	69	STD	4	\$109,740		\$1,750,000.↓	\$402.11	4352	1968/ASR	6,970/0.16	N	4	10/14/22	7/7
9	PW22120121	S	430 W La Veta AVE	ORG	72	TRUS	4	\$70,680		\$1,725,000.↓	\$331.48	5204	1965/ASR	7,806/0.1792	N	4	10/14/22	107/107
10	PW22120099	S	418 W La Veta AVE	ORG	72	TRUS	4	\$55,104		\$1,725,000.↓	\$337.97	5104	1965/ASR	7,810/0.1793	N	4	10/14/22	107/107
11	NP22180814	S	1162 S Belhaven ST	ANA	78	PRO	4	\$89,400		\$1,600,000.↑	\$410.26	3900	1964/ASR	12,197/0.28	N	4	10/13/22	13/13
12	OC22157389	S	2932 W Floyd AVE	ANA	79	STD	4	\$77,880		\$1,447,500.↓	\$314.26	4606	1964/ASR	10,019/0.23	N	5	10/13/22	58/58
13	OC22172769	S	1786 Rogers PL	CM	C5	TRUS	6	\$148,800		\$3,500,000.↓	\$866.12	4041	1956/ASR	18,487/0.4244	Y	6	10/14/22	7/7

Closed • Duplex

List / Sold:

\$1,799,000/\$1,650,000 ↓

45 days on the market

119 13th St • Seal Beach 90740

2 units • \$899,500/unit • 1,965 sqft • 3,071 sqft lot • \$839.69/sqft • Built in 1964

Listing ID: PW22167553

Cross street Walnut Ave



119 13th Street is a gorgeous Seal Beach townhouse style duplex, just one block to the beach. The townhouse style 2 units consist of an approx. 1,965 sq. ft. 3 bedroom 1.5 bath front unit and 2 bedroom 1.5 bath back unit plus 3 (1) car garages. The front unit has a patio entry way and balcony with peek-a-boo ocean views. Both units have in unit washer/dryer hookups and each unit gets a 1 car garage and the third garage is rented for additional income. Property is on a quiet street in one of the best locations in Seal Beach. Located in the Award Winning Los Alamitos School District.

Facts & Features

- Sold On 10/13/2022
- Original List Price of \$1,799,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- \$979 (Estimated)
- Laundry: Inside, Stackable
- \$55800 Gross Scheduled Income
- \$55800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: No Landscaping
- 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	3	2	1	Unfurnished	\$2,500	\$2,500	\$4,000
2:	1	2	2	1	Unfurnished	\$2,025	\$2,025	\$3,200

Of Units With:

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

Additional Information

- Standard sale

- 1A - Seal Beach area
- Orange County
- Parcel # 19907611

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: PW22167553

Printed: 10/16/2022 8:33:47 AM

Closed •

List / Sold:

\$1,065,000/\$1,050,000 ↓

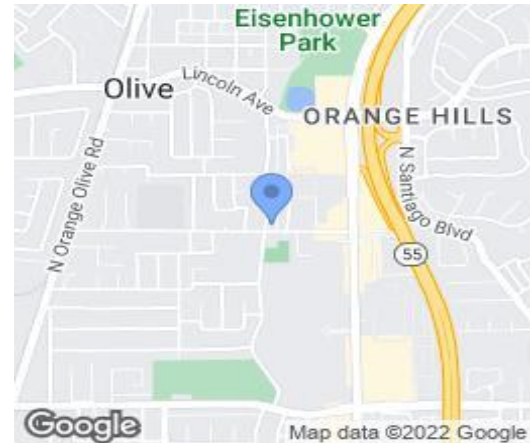
15 days on the market

2519 N Canal • Orange 92865

2 units • \$532,500/unit • 2,636 sqft • 7,405 sqft lot • \$398.33/sqft • Built in 1965

Listing ID: PW22186948

From Heim Ave. turn North on Canal St. it is the 2nd property on your right.



Fantastic investment opportunity! Single story duplex with one 3 bed/2 bath unit and one 2 bed/2bath unit. A total of 2,636 square feet of living space. Each unit has a gas fireplace, central AC, gas water heater and gas cooking. All bedrooms are spacious and each unit has a master bedroom. This property would be excellent for one unit to be owner occupied while having rental income from the other unit. The 2 bedroom unit has a dining room with sliding glass door onto the front patio. The windows have been upgraded to dual-pane vinyl windows. Both units have a separate 2 car garage with direct access across the patios. There is extra parking for 2-3 cars in the alley behind the garages. Great location with Villa Park schools, Cerro Villa Middle School and Villa Park High School. Walking distance to The Village of Orange (Orange Mall) and public transportation. Both units have a well-designed spacious floor plan, large patio, and full size laundry hook-ups in the garage. Nice curb appeal with easy-to-maintain artificial grass. No association associated with this property.

Facts & Features

- Sold On 10/11/2022
- Original List Price of \$1,065,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$8,130 (Assessor)
- Laundry: Gas Dryer Hookup, In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom
- Appliances: Dishwasher, Gas Oven, Gas Cooktop, Gas Water Heater, Water Heater
- Floor: Carpet, Laminate
- Other Interior Features: Beamed Ceilings, Unfurnished

Exterior

- Lot Features: Front Yard, Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Vinyl, Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01198103
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description: No data

Unit Details

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

Of Units With:

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

- Drapes: 0
- Patio: 2
- Ranges: 2
- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale

- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 37446212

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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Closed • Duplex

List / Sold:

\$1,890,000/\$1,790,000 ↓

116 days on the market

Listing ID: OC22102336

26851 Vista Del Mar • Dana Point 92624

2 units • **\$945,000/unit** • **2,880 sqft** • **6,534 sqft lot** • **\$621.53/sqft** •
Built in 1971

Camino de Estrella to Vista Del Mar



Back On Market!!!Fantastic Income Opportunity with Premium Location-Capistrano Beach in the City of Dana Point. Both units have identical functional floorplans and are each approximately 1440 sq ft. living space. Lower and Upper units are both 3 bedrooms/2 bath and enjoy coastal breezes in a private yard space. Unit A-Lower Unit has been beautifully remodeled with newer flooring, paint and updated kitchen. Unit B-Upper Unit has newer flooring. One garage space has been converted to an (unpermitted) Studio Unit with bath, kitchen and a private yard for guests. Studio unit sq. footage is not included in the overall square footage for the property. The Duplex units have been re-piped with PEX. This property is a short walk to Pines Park, and close to the Harbor, beaches, local shops and restaurants. Both units will be unoccupied at Close of Escrow and new buyer will have opportunity at to rent at current market rate.

Facts & Features

- Sold On 10/11/2022
- Original List Price of \$2,150,000
- 1 Buildings
- 1 Total parking spaces
- Heating: Central
- \$1,851 (Estimated)
- Laundry: Inside
- \$99600 Gross Scheduled Income
- \$94480 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,120
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01991227
- Gardener:
- Licenses:
- Insurance: \$1,400
- 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	1	Unfurnished	\$0		\$4,300
2:	1	3	2	0	Unfurnished	\$0		\$4,000

Of Units With:

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

- Disposal:

Additional Information

- Trust sale
- CB - Capistrano Beach area
- Orange County
- Parcel # 12335301

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:

\$3,575,000/\$3,500,000 ↓

5 days on the market

Listing ID: LG22195191

239 Fairview St • Laguna Beach 92651

**2 units • \$1,787,500/unit • 1,854 sqft • 4,356 sqft lot • \$1887.81/sqft •
Built in 1924**

PCH North Laguna



239 & 241 Fairview. This spacious, secluded, private and modern tropical oasis features two homes on one lot. It's fully furnished, featuring open-beamed ceilings, light and bright rooms, and honed concrete flooring throughout. This designer-furnished cottage has an open floor plan that allows for a natural flow out onto the multiple private outdoor patios making for an enchanting indoor/outdoor atmosphere. The gourmet kitchen is fully equipped and perfect for entertaining. The bedroom has large built-in closets and direct access to the rear patio, where you can sunbathe and barbecue in privacy. The bathroom has a large shower, vanity and a separate laundry room with a washer/dryer. The house has all-LED lighting, power-operated shades and a modern HVAC system, all designed to make your lifestyle effortless. The private outdoor shower is completely enclosed. This tropical oasis is complete with tangelos, pineapples, bananas, lemons and limes! Inside the garage a Tesla charging port is already equipped. Regarding the two-story second house, it's modern style and first-class appointments make the two bedroom/one bathroom cottage a true live-in getaway. With two upstairs bedrooms that provide comforting and relaxing views of the Pacific, while the first-floor dining, living and kitchen areas share an open space with concrete-look tiles, a cozy, contemporary fireplace and built-in entertainment center for sight and sound essentials. A zoned HVAC system and energy-efficient lighting enhance the environment, following a full renovation that also includes deluxe appliances and stainless steel backsplashes in the chic and functional galley kitchen, a luxurious bathroom with honed marble-finished shower and ample storage, and a washer/dryer for convenient living. Lush landscaping graces the immediate outdoors, featuring a private patio for quiet moments and get-togethers. Both Fairview St. and the rear alley provide access to this desirable guest home, and the one-car parking area is equipped with a Tesla charging port.

Facts & Features

- Sold On 10/11/2022
- Original List Price of \$3,575,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Ductless, Wall/Window Unit(s)
- Heating: Ductless, Wall Furnace
- \$0 (Unknown)
- Laundry: Inside, Stackable
- \$139200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite
- Floor: Carpet, Stone
- Appliances: 6 Burner Stove, Barbecue, Dishwasher, Free-Standing Range, Freezer, Gas Range, Instant Hot Water, Refrigerator, Water Purifier
- Other Interior Features: Wired for Sound

Exterior

- Lot Features: Walkstreet
- Waterfront Features: Ocean Side of Freeway
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Unknown
- Other Exterior Features: Barbecue Private, Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Insurance: \$0
- Maintenance:
- Workman's Comp:

- Furniture Replacement:
- Trash: \$0
- Cable TV: 01947727
- Gardener:
- Licenses:

- 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	\$3,850	\$3,850	\$5,000
2:	1	1	1	0	Partially	\$7,250	\$7,250	\$8,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- NL - North Laguna area
- Orange County
- Parcel # 05314417

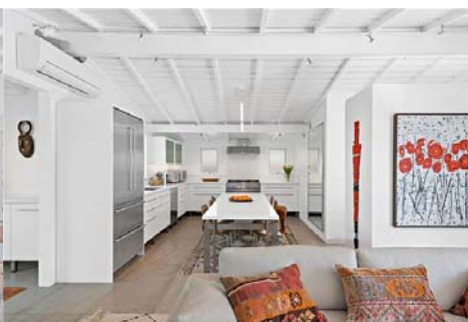
Michael Lembeck

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

Re/Max Property Connection

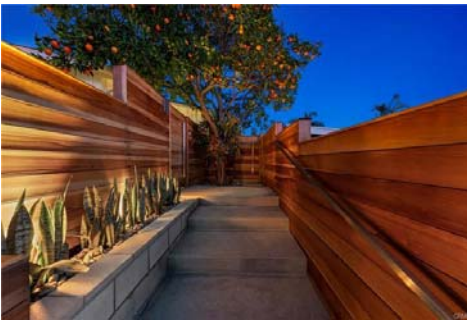
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Closed • **Triplex**

List / Sold:

\$1,800,000/\$1,750,000 ↓

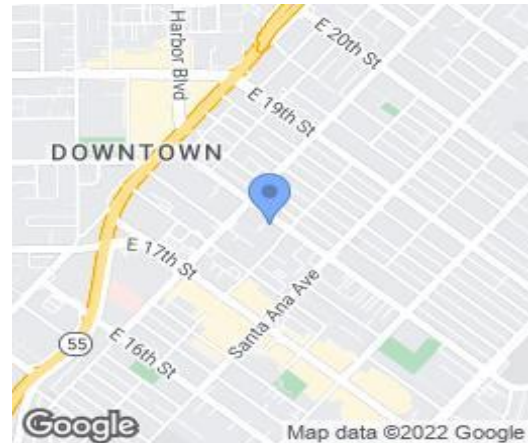
7 days on the market

Listing ID: OC22172299

231 E 18th • **Costa Mesa 92627**

3 units • **\$600,000/unit** • **2,021 sqft** • **9,000 sqft lot** • **\$865.91/sqft** •
Built in 1956

17th Street to Orange Avenue Right on 18th street, Right turn on Rogers Place and PARK.!



Treasure Trove Triplex / EASTSIDE Heights Prime Cul-de-sac / On Giant 9,000 Sq Ft Corner Lot. One Building with 3 UNITS and 3 oversized One Car Enclosed Garage's / Each Unit Identical: 2 Bedroom 1 Bath, Large Kitchen, Each Bedroom has a Walk-in closet. Two hallway Closets. Each home has a Large Private Back Yard with covered Laundry Hook-ups. Units #A & #C have extra Long Term tenants. ~ This Property is being "SOLD" together with the adjoining "6 Plex" parcel at 1786 - 1778 Rogers Place, hosting the "Oasis Pool Community" of Two Triplex Buildings: Offered for sale at \$3,600,000. ~ Development on two contiguous lots, boasting 300' feet of Cul-de-Sac Street Frontage. The Two adjoining parcels together have 27,000 Sq Ft Lot size. ~ Property shows deferred maintenance. Update existing units or Together Possibly Build 7 New Homes.!. ~ DRIVE BY Tour . Do Not Disturb Tenants ~ Eastside Prime Rogers Place Cul de Sac with Beach Close Location.!. ~

Facts & Features

- Sold On 10/14/2022
- Original List Price of \$1,800,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- \$0 (Estimated)
- Laundry: Gas Dryer Hookup, Outside, Washer Hookup
- \$73200 Gross Scheduled Income
- \$49200 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Storage, Unfurnished

Exterior

- Lot Features: Back Yard, Greenbelt, Sprinklers In Front
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$24,000
- Electric: \$900.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 200
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense: \$800
- Other Expense Description: maint

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,725	\$1,725	\$2,800
2:	1	2	1	1	Unfurnished	\$2,650	\$2,650	\$2,800
3:	1	2	1	1	Unfurnished	\$1,725	\$1,725	\$2,800

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Trust sale
- Rent Controlled

- C5 - East Costa Mesa area
- Orange County
- Parcel # 42539227

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold:

\$2,100,000/\$1,850,000 ↓

11 days on the market

16581 Delton Cir • Huntington Beach 92647

4 units • \$525,000/unit • 4,442 sqft • 7,405 sqft lot • \$416.48/sqft • Built in 1968

Listing ID: SW22192397

Off Goldenwest near Murdy Park



DRIVE BY ONLY- DO NOT DISTURB RESIDENTS. Amazing investment opportunity in Huntington Beach with documented history of great residents and stable rental income that is steadily increasing. Cul De Sac and corner location with great curb appeal. There is a single level front unit 3/2 with a private patio and another down unit 2/2 with a private patio. There is a 2/2.5 up/down unit with a private patio and an upstairs 2/1 unit with a balcony/deck. Property has been well maintained by 20 year owner with very low turnover. Excellent location with Murdy Park across the street. There are 2- 2 car garages that residents share 1 car each. Garages have automatic openers. Two units have private washer and dryer and Two units share a common area laundry. Owner pays water, trash and sewer. Residents have their own meters for electric and gas. Residents have their own hot water heaters.

Facts & Features

- Sold On 10/14/2022
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$993 (Assessor)
- Laundry: Common Area, Inside
- \$107160 Gross Scheduled Income
- \$85769 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Landscaped, Level with Street, Park Nearby, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,391
- Electric: \$302.00
- Gas:
- Furniture Replacement:
- Trash: \$1,730
- Cable TV: 00745605
- Gardener:
- Licenses: 168
- Insurance: \$1,853
- Maintenance: \$2,300
- Workman's Comp:
- Professional Management: 7100
- Water/Sewer: \$1,978
- Other Expense: \$5,100
- Other Expense Description: Flood In

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,375	\$2,375	\$2,375
2:	1	2	2	1	Unfurnished	\$2,135	\$2,135	\$2,135
3:	1	2	3	1	Unfurnished	\$2,025	\$2,025	\$2,025
4:	1	2	1	1	Unfurnished	\$2,395	\$2,395	\$2,395

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled

- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 14244113

Michael Lembeck

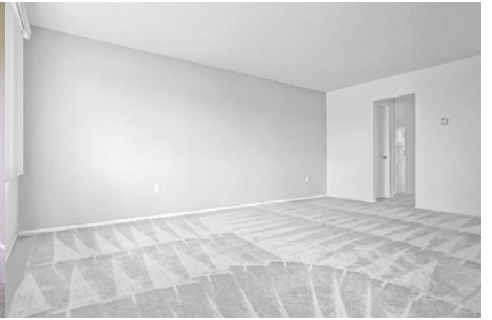
State License #: 01019397
Cell Phone: 714-742-3700

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:

\$1,050,000/\$1,010,000 ↓

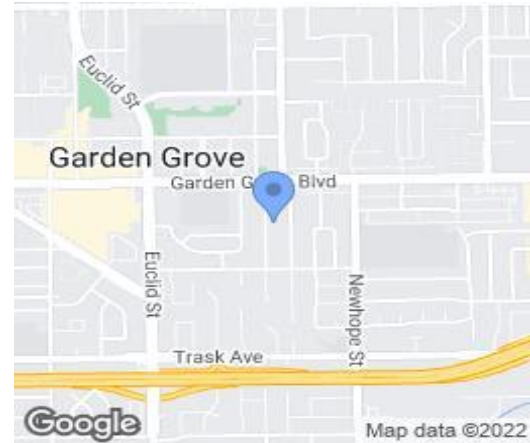
1 days on the market

Listing ID: PW22201994

13112 Sandra Pl • Garden Grove 92843

**4 units • \$262,500/unit • 2,432 sqft • 8,370 sqft lot • \$415.30/sqft •
Built in 1954**

Garden Grove Blvd and Newhope Street



Investors' dream! Located in a safe, serene, highly sought after area thanks to Garden Grove's excellent School District and close proximity to Little Saigon. Recently renovated within 5 years, Main Building has 2 units, (3bd/2ba) and (1bd/1ba), totaling 1605 SF, both with separate entrances and permitted. There is a permitted ADU Unit (1bd/1ba) of 315 SF. The garage has been converted to a (1bd/1ba) Unit of 512 SF. Current rent income is \$6,600/mo with slightly under-market rent. Permits available. The family home with white picket fence, lush landscaping, wide inviting driveway (parks 6+ cars) is situated on a large lot of 8,370 SF. There is a pool for everyone's enjoyment. The brick-accented, cozy front porch, greets as you walk to the front door. As you enter the home, the extended view with the harmony of color will take your eyes pass the spacious living room, kitchen, family room, through the back yard, and a blue swimming pool. The remodeled kitchen boasts of quartz countertops, stainless steel appliances, and a breakfast bar. Adjacent to the kitchen is a huge vaulted ceiling family room, has French doors open into your backyard oasis. There is a mature avocado tree that produces hundreds of supper tasty fruits per season. To the left of the main entry, the First bedroom has an adjacent private bathroom and laundry room. To the right of the main entry there are 3 other bedrooms including a remodeled bathroom and the Master Suite that features oversize closet, a private bath, and a French doors open to backyard. Recess LED lights and laminated wood floor throughout the home. A 315 square foot separate pool house with a fireplace, could be used for den/guest room/granny flat/rental unit. Conveniently located near GG City Hall, Library, PD,FD, Schools, Supermarket, Costco, Home Depot, banks, churches.

Facts & Features

- Sold On 10/12/2022
- Original List Price of \$1,050,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$405 (Estimated)
- Laundry: Inside
- \$79200 Gross Scheduled Income
- \$62195 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Guest/Maid's Quarters
- Floor: Laminate
- Other Interior Features: Beamed Ceilings, Brick Walls, Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,005
- Electric: \$3,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01723715
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Furnished	\$39,600	\$39,600	\$39,600
2:	1	1	1	1	Furnished	\$10,200	\$10,200	\$10,200
3:	1	1	1	1	Furnished	\$14,400	\$14,400	\$14,400
4:	1	1	1	1	Furnished	\$15,000	\$15,000	\$16,800

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
- 62 - Garden Grove N of Chapman, W of Euclid area
- Orange County
- Parcel # 10003131

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 • **Quadruplex**

List / Sold:

\$1,785,000/\$1,750,000 ↓

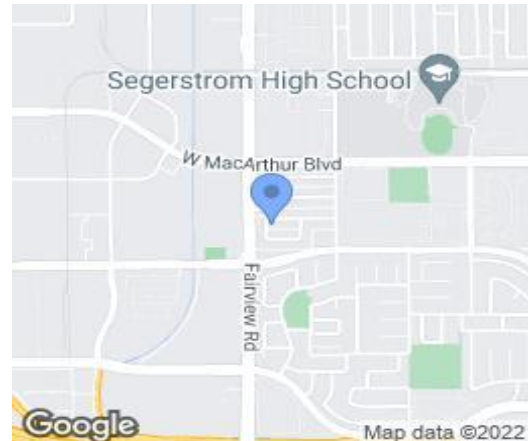
2732 W Aurora St • Santa Ana 92704

7 days on the market

4 units • **\$446,250/unit** • **4,352 sqft** • **6,970 sqft lot** • **\$402.11/sqft** •
Built in 1968

Listing ID: PW22160444

South of Macarthur, East of Fairview



Covington quadplex in Santa Ana located in the South Coast Metro Area. This fully rented fourplex is situated on a desirable corner lot in a charming tree lined neighborhood. The landscape is very low maintenance with a small grass area in front and freshly trimmed mature trees. The remainder of the lot has been updated with new gravel for a clean manicured look with no maintenance required. Each unit comes with its own garage with automatic opener, and each garage has its own laundry hookups. Units 2 and 4 have just been renovated and rented at a premium rate, setting a high bar for the building and the rest of the neighborhood. Unit renovations include quartz counters, new appliances, new stainless steel single basin sink, new fixtures, new LVP flooring, new paint, new windows, new recessed lights, and a new front door.

Facts & Features

- Sold On 10/14/2022
- Original List Price of \$1,785,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$991 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Garage, Washer Hookup
- \$109740 Gross Scheduled Income
- \$103180 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Gas Range, Range Hood

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,462
- Electric: \$960.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,208
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,092
- Other Expense:
- Other Expense Description: estimate

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,575	\$2,575	\$3,000
2:	1	2	2	1	Unfurnished	\$2,550	\$2,550	\$2,550
3:	1	2	2	1	Unfurnished	\$1,620	\$1,620	\$2,400
4:	1	2	1	1	Unfurnished	\$2,400	\$2,400	\$2,400

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 41402301

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 • **Quadruplex**

List / Sold:

\$1,775,000/\$1,725,000 ↓

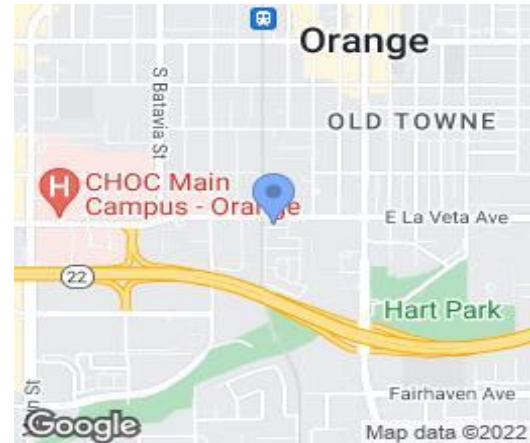
107 days on the market

Listing ID: PW22120121

430 W La Veta Ave • Orange 92866

4 units • \$443,750/unit • 5,204 sqft • 7,806 sqft lot • \$331.48/sqft • Built in 1965

From Glassell, go west on La Veta. 430 W La Veta will be on your left side.



Rarely available fourplex in Orange close to Old Towne, Chapman College, St Joseph's, shopping and freeways. Great opportunity for investor(s). Front unit is a 3 bedroom 1.75 bath two story unit with dining room, living room with fireplace and wall air conditioning unit, inside laundry and patios off both the dining room and living room. Two units are two story townhome style apartments with 2 bedrooms and 1.5 baths and one unit is a two story townhome style apartment with 2 bedrooms and 1.75 baths. Five total parking spaces, four garages and one additional parking space. Community laundry with washer and dryer included to supplement income. Building is all electric.

Facts & Features

- Sold On 10/14/2022
- Original List Price of \$1,950,000
- 1 Buildings
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- \$993 (Estimated)
- Laundry: Community, In Closet
- \$70680 Gross Scheduled Income
- \$34674 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Sprinklers In Front, Sprinklers Timer
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$36,006
- Electric: \$804.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,272
- Cable TV: 01317331
- Gardener:
- Licenses: 110
- Insurance: \$2,110
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,948
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,980	\$1,980	\$3,200
2:	1	2	2	1	Unfurnished	\$1,292	\$1,292	\$2,500
3:	1	2	2	1	Unfurnished	\$1,595	\$1,595	\$2,500
4:	1	2	2	0	Unfurnished	\$1,023	\$1,023	\$2,400

Of Units With:

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

- Disposal: 4

Additional Information

- Trust sale
- Rent Controlled
- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 39063141

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: PW22120121

Printed: 10/16/2022 8:33:57 AM

Closed • **Quadruplex**

List / Sold:

\$1,775,000/\$1,725,000 ↓

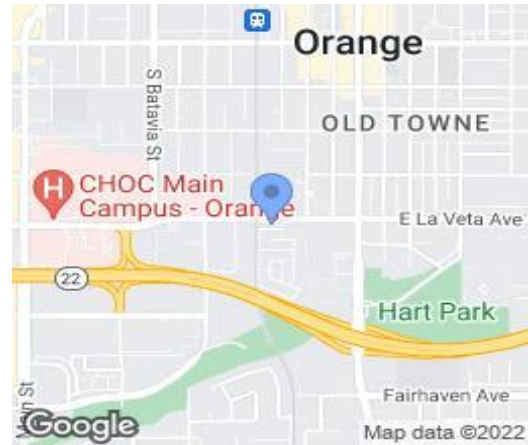
107 days on the market

418 W La Veta Ave • Orange 92866

**4 units • \$443,750/unit • 5,104 sqft • 7,810 sqft lot • \$337.97/sqft •
Built in 1965**

Listing ID: PW22120099

From Glassell go west on La Veta, 418 W La Veta will be on your left hand side.



Rarely available fourplex in Orange close to Old Towne, Chapman College, St Joseph's, shopping and freeways. Great opportunity for investor/owner looking to occupy one of the units. #A is a large 3 bedroom 1.75 bath single story unit with dining room, living room with fireplace & wall air conditioning unit, inside laundry and front/rear patios. Two units are two story townhome style apartments with 2 bedrooms and 1.5 baths and one unit is a two story townhome style apartment with 2 bedrooms and 1.75 baths. Six total parking spaces, four garages and two additional parking spaces. Community laundry room with washer and dryer included to supplement income. Building is all electric.

Facts & Features

- Sold On 10/14/2022
- Original List Price of \$1,950,000
- 1 Buildings
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- \$993 (Estimated)
- Laundry: Community, In Closet
- \$55104 Gross Scheduled Income
- \$19279 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Appliances: Dishwasher, Electric Range, Disposal
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Sprinklers In Front, Sprinklers Timer
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$35,825
- Electric: \$1,104.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$960
- Cable TV: 01317331
- Gardener:
- Licenses: 95
- Insurance: \$2,076
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,228
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	3	Unfurnished	\$0	\$0	\$3,200
2:	1	2	2	0	Unfurnished	\$1,430	\$1,430	\$2,500
3:	1	2	2	0	Unfurnished	\$1,512	\$1,512	\$2,500
4:	1	2	2	1	Unfurnished	\$1,650	\$1,650	\$2,400

Of Units With:

- Separate Electric: 4
- Gas Meters: 0
- Water Meters: 0
- Drapes:
- Patio:
- Ranges: 4

- Carpet:
- Dishwasher: 4
- Disposal: 4

- Refrigerator:
- Wall AC: 4

Additional Information

- Trust sale
- Rent Controlled

- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 39063140

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold:

\$1,550,000/\$1,600,000 ↑

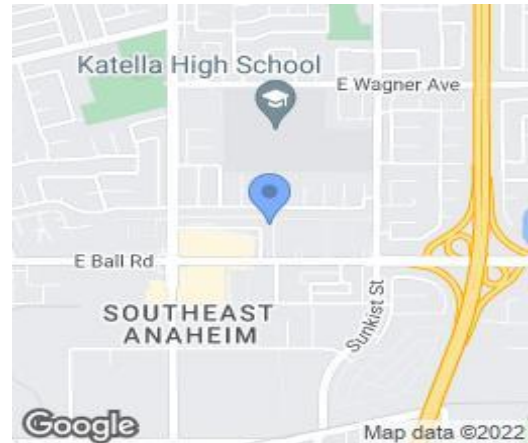
13 days on the market

Listing ID: NP22180814

1162 S Belhaven St • **Anaheim 92806**

4 units • **\$387,500/unit** • **3,900 sqft** • **12,197 sqft lot** • **\$410.26/sqft** •
Built in 1964

Ball and State College



Fantastic opportunity to own a nice single level 4-plex in Anaheim. Unit A-3 bed 2 bath, Unit B-1 bed 1 bath, Unit C - 1 bed 1 bath, Unit D- 2 bedroom 1 bath. Conveniently located near public transportation, shopping, freeways, and more. Front 3 bedroom and back 2 bedroom have been semi remodeled. Exterior paint has been recently completed. Each unit comes with private backyard and garage parking. 100% occupied! Community washer and dryer room generates income as well. Tenants pay for most utilities.

Facts & Features

- Sold On 10/13/2022
- Original List Price of \$1,500,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- \$992 (Estimated)
- Laundry: Community
- \$89400 Gross Scheduled Income
- \$82596 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,304
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	3	2	2	Unfurnished	\$2,900	\$2,900	\$3,200
2:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,400
3:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,600
4:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$1,600

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 25321117

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 • **Quadruplex**

List / Sold:

\$1,475,000/\$1,447,500 ↓

2932 W Floyd Ave • **Anaheim 92804**

58 days on the market

4 units • **\$368,750/unit** • **4,606 sqft** • **10,019 sqft lot** • **\$314.26/sqft** •
Built in 1964

Listing ID: OC22157389

Beach and Lincoln



We are pleased to present 2932 W Floyd Ave, a recently upgraded Covington Style fourplex located in the desirable submarket of southwest Anaheim. Totally 4,606 SF, the average unit size is approximately 1,125 SF which is well about average. The unit mix consists of one - single level 3 Bed/ 2 Bath owners unit, Two - 2 Bed / 2 Bath units, and one 2 Bed / 1 Bath unit. Recent upgrades include dual paned windows, paint, new patio fencing, and tile flooring and kitchen counters. The property is in close proximity to the new developments of the Beach Boulevard Specific Plan and 39 Commons on Lincoln Ave. A new owner will be able to take advantage of +/- 36% upside to the current income.

Facts & Features

- Sold On 10/13/2022
- Original List Price of \$1,475,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- \$992 (Estimated)
- \$77880 Gross Scheduled Income
- \$46239 Net Operating Income
- 5 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$30,083
- Electric: \$0.00
- Gas: \$1,515
- Furniture Replacement:
- Trash: \$639
- Cable TV: 00965994
- Gardener:
- Licenses:
- Insurance: \$1,967
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,597
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,785	\$1,785	\$2,295
2:	2	2	2	1	Unfurnished	\$1,560	\$3,120	\$1,995
3:	1	2	1	1	Unfurnished	\$1,585	\$1,585	\$1,896

Of Units With:

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

Additional Information

- Standard sale
- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 12661112

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: OC22157389

Printed: 10/16/2022 8:33:58 AM

Closed • **Apartment**

List / Sold:

\$3,600,000/\$3,500,000 ↓

7 days on the market

Listing ID: OC22172769

1786 Rogers Pl • Costa Mesa 92627

6 units • **\$600,000/unit** • **4,041 sqft** • **18,487 sqft lot** • **\$866.12/sqft** •
Built in 1956

17th street to Orange Ave to 18th Street Right to Rogers Pl Cul de sac



Treasure Trove 6 Plex / EASTSIDE Heights Prime Cul-de-sac / On Giant 18,000+ Sq Ft Corner Lot. ~ Two Buildings with 3 UNITS wrapped around the "Oasis Pool". Large Driveway parking and 6 oversized One Car Enclosed Garage's / Each Unit Identical: 2 Bedroom 1 Bath, Large Kitchen, Each Bedroom has a Walk-in closet. Two hallway Closets. Each home has a Large Private Back Yard with covered Laundry Hook-ups. Two Units have extra Long Term tenants. ~ Property shows deferred maintenance. ~ This Property is being "SOLD" concurrently with the adjoining lot, "3-Plex" parcel at 231 E 18th Street, Offered for sale at \$1,800,000. Development on two contiguous lots, boasting 300' feet of Cul-de-Sac Street Frontage. The Two adjoining parcels together have 27,000 Sq Ft Lot size. ~ Update existing units or together Possibly Build 7 New Homes.!. ~ DRIVE BY TOUR . Do Not Disturb Tenants ~ Prime Eastside Cul de sac with Beach Close Location.!.

Facts & Features

- Sold On 10/14/2022
- Original List Price of \$3,600,000
- 2 Buildings
- Levels: One
- 12 Total parking spaces
- Heating: Wall Furnace
- \$3,337 (Estimated)
- Laundry: Gas Dryer Hookup, Outside, Washer Hookup
- \$148800 Gross Scheduled Income
- \$97500 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard, Sprinklers In Front
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$51,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 300
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,900
- Other Expense: \$1,200
- Other Expense Description: misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,725	\$1,725	\$2,800
2:	1	2	1	1	Unfurnished	\$1,725	\$1,725	\$2,800
3:	1	2	1	1	Unfurnished	\$1,950	\$1,950	\$2,800
4:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$2,800
5:	1	2	1	1	Unfurnished	\$2,400	\$2,400	\$2,800
6:	1	2	1	1	Unfurnished	\$2,500	\$2,500	\$2,800

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled

- C5 - East Costa Mesa area
- Orange County
- Parcel # 42539228

Michael Lembeck

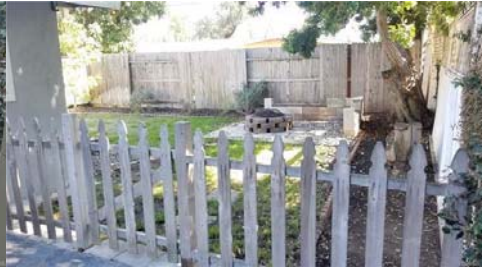
State License #: 01019397
Cell Phone: 714-742-3700

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: OC22172769

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