

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	Spes	Date	DOM/CDOM
1	TR23028994	S	836	N Zeyn ST	ANA	699	STD	2	\$54,600	4	\$880,000↓	\$422.06	2085	1963/ASR	6,007/0.1379	N	1	11/13/23	212/296	
2	PW23180564	S	5122	5124 Almond AVE	ORG	75	TRUS	2	\$0		\$1,500,000↓	\$534.95	2804	1977/ASR	8,712/0.2	N	4	11/16/23	6/24	
3	PW23111842	S		12892 Louise ST	GG	61	STD	3	\$84,000		\$1,825,000↓	\$675.93	2700	1937/ASR	16,553/0.38	N	3	11/16/23	112/112	
4	PW23191437	S		131 S Laxore ST	ANA	79	PRO	4	\$54,000		\$1,450,000	\$359.18	4037	1962/ASR	9,583/0.22	N	5	11/17/23	6/6	
5	PW23166549	S	3504	W Mungall DR	ANA	79	STD	4	\$83,819	4	\$1,500,000	\$404.31	3710	1961/PUB	8,276/0.19	N	5	11/13/23	19/19	
6	23269567	S		3100 Topaz LN	FUL	83	NOD	4			\$1,665,000↓	\$385.51	4319	1964	8,276/0.19		6	11/13/23	158/158	
7	PW23085046	S		151 W. Southgate Ave.	FUL	83	STD	5	\$114,000		\$1,758,000↓	\$585.02	3005	1960/PUB	5,915/0.1358	N	5	11/14/23	112/112	
8	QC23136217	S		7855 2nd ST	STAN	61	STD	8	\$85,200		\$1,825,000↓	\$276.52	6600	1970/ASR	15,246/0.35	N	8	11/15/23	22/22	
9	QC23114811	S	2132	2140 Orange AVE	CM	699	STD	9	\$261,792	3	\$4,700,000↓	\$467.66	10050	1954/ASR	23,522/0.54	Y	15	11/13/23	78/78	

Closed • Duplex

List / Sold: **\$938,000/\$880,000** ↓

836 N Zeyn St • Anaheim 92805

212 days on the market

2 units • **\$469,000/unit** • **2,085 sqft** • **6,007 sqft lot** • **\$422.06/sqft** •

Listing ID: TR23028994

Built in 1963

From La Palma Ave to Zeyn St



This prime location "DUPLEX", two Single Family House on one lot, gives you the opportunity to get a stable great monthly rent income @ \$4550 currently! It is located in the most favored area of Anaheim, near Disneyland Park, and easy to Fwy5, 91, and 57. This is a great lot w/new artificial turf yard in front! The fresh painted front unit (873 sqft.), 836 N. Zeyn St. is a 2 bedrooms + 1 bath + private 1 car garage with laundry! It's built in 1963. The back unit (1212 sqft.), 836 1/2 N. Zeyn St. was completely rebuilt in 2005, w/newer kitchen, quartz counters, tile flooring, features 3 bedrooms + 2 bath + private laundry in enclosed patio! The back unit has a private 2 car parking lot with a gate through the back st. You will really appreciate having a low property tax rate without Mello Roos and HOA! Both units are occupied by long-term tenants until the end of 2023(Always paid rent on time. The rent of front unit is paid upfront every 6 months.) .

Facts & Features

- Sold On 11/13/2023
- Original List Price of \$938,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$498 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- Cap Rate: 4.36
- \$54600 Gross Scheduled Income
- \$40900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,420
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01238581
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance: \$400
- 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	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,250
2:	1	3	2	2	Unfurnished	\$2,550	\$2,550	\$2,950

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 0

- Dishwasher: 1
- Disposal: 2

- Wall AC: 0

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 699 - Not Defined area
- Orange County
- Parcel # 03505214

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: TR23028994

Printed: 11/19/2023 7:51:44 AM

Closed • Duplex

List / Sold:

\$1,579,000/\$1,500,000 ↓

6 days on the market

Listing ID: PW23180564

5122 5124 E Almond Ave • Orange 92869

2 units • \$789,500/unit • 2,804 sqft • 8,712 sqft lot • \$534.95/sqft • Built in 1977

GPS



Welcome to this beautifully remodeled townhouse-style duplex in the desirable area of East Orange! Located on a private cul-de-sac with an amazing canyon view, this home offers the perfect blend of tranquility and convenience, nestled at the base of Nob Hill and on the edge of Orange Park Acres. This well-maintained duplex, offers a unique opportunity for horse enthusiasts seeking a home in a prime location, close to the equestrian area. Each unit spans 1402 sqf. and features 3 bedrooms, 2 baths, enclosed private patios, and spacious fenced yards. The oversized 2-car attached garages provide direct access to a fenced courtyard and the main entrance, making everyday living a breeze. Step inside Unit 5124 to discover a modern kitchen adorned with brand new cabinets, quartz counters, and a beautiful island. New stainless steel appliances add a touch of elegance. Luxury vinyl flooring flows seamlessly from the entry into the kitchen, hallway, family room, and downstairs bath. The vaulted ceilings in the living and family rooms create an airy and open ambiance. The upstairs master suite offers two closets, a full bath, and a French door leading to an upper private deck balcony with breathtaking views. Unit 5122 has undergone a kitchen remodel, complete with new electric and plumbing, granite countertops, white slow-closing cabinets, stainless steel appliances, and stylish lighting. Planked porcelain tile flooring graces the entry, kitchen, hallway, and updated downstairs full bath. The living and family rooms feature vaulted ceilings, a cozy fireplace and master suite Both units have been freshly painted inside and out, showcasing their exemplary condition. The property also boasts new flooring throughout. The exterior has been meticulously landscaped, and new driveways and surface drains have been installed. Just imagine living here... Conveniently located near schools, shopping centers, public transportation, and hiking trails, this property offers the perfect blend of comfort and accessibility. Whether you're looking for a multi-family occupancy, an investment opportunity, or a place to call home while renting out the other unit, this property provides endless possibilities. Don't miss out on this rare gem in a prime location. Schedule your appointment today to experience the pride of ownership and the potential this property holds.

Facts & Features

- Sold On 11/16/2023
- Original List Price of \$1,579,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air, High Efficiency
- Heating: Central
- \$511 (Estimated)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Den, Family Room, Kitchen, Laundry, Living Room, Primary Bathroom, Primary Bedroom, Primary Suite, See Remarks, Separate Family Room, Walk-In Closet, Walk-In Pantry, Workshop
- Floor: Carpet, Laminate, See Remarks, Tile
- Appliances: Dishwasher, Electric Oven, Electric Cooktop, ENERGY STAR Qualified Appliances, Disposal, Microwave, Water Heater
- Other Interior Features: Balcony, Cathedral Ceiling(s), Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry, Partially Furnished, Quartz Counters, Storage

Exterior

- Lot Features: Back Yard, Cul-De-Sac, Sloped Down, Front Yard, Garden, Landscaped, Lawn, Lot 6500-9999, Irregular Lot, Near Public Transit, Park Nearby, Patio Home, Paved, Rocks, Sprinkler System, Yard
- Fencing: Average Condition, Redwood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$25
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$25
- Other Expense:
- Other Expense Description: \$80water

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Partially	\$0	\$0	\$3,500
2:	1	3	2	2	Unfurnished	\$0	\$0	\$3,600

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.75%
- 75 - Orange, Orange Park Acres E of 55 area
- Orange County
- Parcel # 39316147

Michael Lembeck

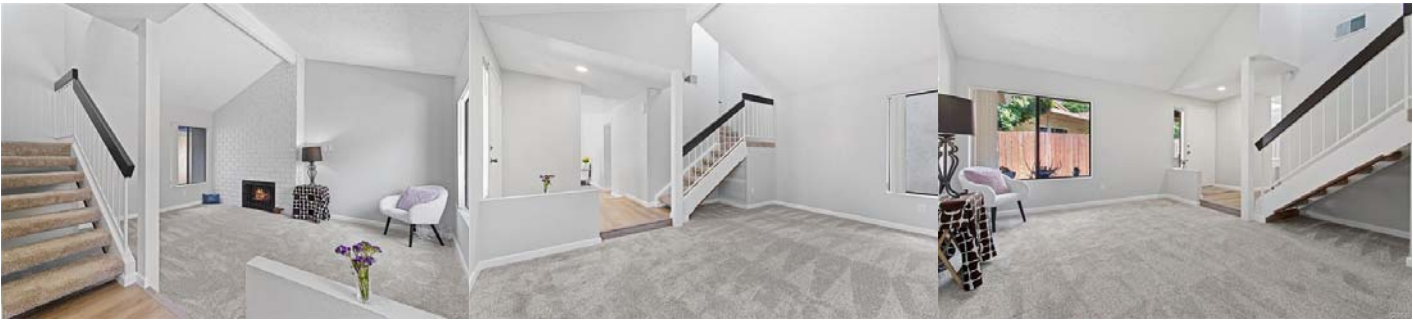
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos











Closed • **Triplex**

List / Sold:

\$1,988,800/\$1,825,000 ↓

112 days on the market

Listing ID: PW23111842

12892 Louise St • Garden Grove 92841

**3 units • \$662,933/unit • 2,700 sqft • 16,553 sqft lot • \$675.93/sqft •
Built in 1937**

Garden Grove Blvd & Dale



This is an amazing opportunity to own a very unique property with a great upside potential. This property is perfect for an investor looking for a solid positive return , a business owner that needs parking for vehicles as well as rental income or a owner that would live in one home and rent out the rest. This property features three detached homes as well as a three car garage. The property break down is as follows Zoning : Garden Grove Boulevard Mixed Use (GGMU) : 12892 Louise St - 2 bedrooms, office, 2 bath built in 1937 : 12902 Louise - 3 bedrooms , 2 baths built in 1950 : 12888 Louise - 3 bedrooms , 2 baths built in 1950 : Garage consisting of 3 separate stalls built 1988. The lot is over 16000 sf and can accommodate an estimated 28 cars for parking. Each home has been meticulously maintained by the same family for generations. The city of Garden Grove is currently implementing a street expansion and sidewalk installation project on the subject street. The pro forma Cap Rate for the property including possible garage rental and other income stands at 5.66 %. This is an amazing opportunity that will not last.

Facts & Features

- Sold On 11/16/2023
- Original List Price of \$1,988,800
- 3 Buildings
- Levels: One
- 15 Total parking spaces
- Cooling: Ductless, Heat Pump
- Heating: Ductless, Heat Pump
- \$774 (Estimated)
- Laundry: Individual Room, Inside
- \$84000 Gross Scheduled Income
- \$74400 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

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

Exterior

- Lot Features: Front Yard, Level with Street, Lot 10000-19999 Sqft
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 00958467
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,350	\$2,350	\$3,200
2:	1	3	2	1	Unfurnished	\$2,250	\$2,250	\$3,200

3:122261\$2,400\$2,400\$3,150

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 61 - N of Gar Grv, S Of Ball, E of Knott, W of Dal area
 - Orange County
 - Parcel # 13347213

Michael Lembeck

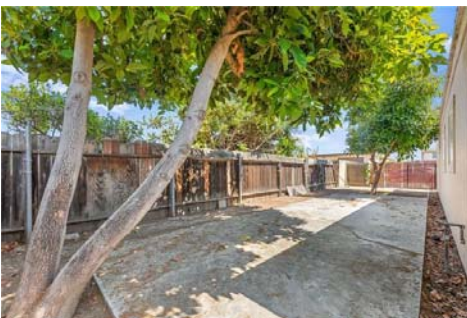
State License #: 01019397
Cell Phone: 714-742-3700

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: PW23111842

Printed: 11/19/2023 7:51:45 AM

Closed • **Quadruplex**

List / Sold:

\$1,450,000/\$1,450,000

6 days on the market

Listing ID: PW23191437

131 S Laxore St • Anaheim 92804

**4 units • \$362,500/unit • 4,037 sqft • 9,583 sqft lot • \$359.18/sqft •
Built in 1962**

S Beach Blvd, left on Lincoln Ave, Right on Laxore St



Elevate your investment portfolio or enhance your family's living experience with this meticulously maintained Anaheim fourplex. This prime property seamlessly combines convenience and robust growth potential, offering two 2-bed, 2-bath units and two 2-bed, 1.5-bath units designed to cater to diverse needs. Beyond the well-crafted units, a charming garden provides the ideal setting for quality family time. In addition to these features, the front unit boasts a cozy fireplace, while all units offer patios or balconies. Furthermore, the property includes five enclosed garages, ensuring ample parking for all residents. The enclosed patios grant residents extra outdoor living space to relish. Whether you're an investor seeking reliable returns or a family in search of an exceptional living space, this property offers the best of both worlds. Additionally, it benefits from excellent connectivity to major transportation hubs, ensuring promising returns for investors. Its close proximity to Knott's Berry Farm, major freeways, and the burgeoning landscape of new residential and commercial developments positions it perfectly for both growth and recreational opportunities.

Facts & Features

- Sold On 11/17/2023
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Forced Air
- \$1,004 (Estimated)
- Laundry: Common Area, Gas Dryer Hookup, Individual Room, See Remarks, Washer Hookup
- \$54000 Gross Scheduled Income
- \$25931 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Garden, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,769
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01385475
- Gardener:
- Licenses:
- Insurance: \$2,613
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$6,156
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,700	\$1,700	\$2,500
2:	1	2	2	1	Unfurnished	\$1,500	\$1,500	\$2,300
3:	1	2	2	1	Unfurnished	\$1,300	\$1,300	\$2,300
4:	1	2	2	1	Unfurnished	\$0	\$0	\$2,500

Of Units With:

- Separate Electric: 4
- Drapes:

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

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

Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 2.5%

- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 12660218

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: PW23191437

Printed: 11/19/2023 7:51:45 AM

Closed • **Quadruplex**

List / Sold:

\$1,499,999/\$1,500,000

19 days on the market

Listing ID: PW23166549

3504 W Mungall Dr • Anaheim 92804

4 units • \$375,000/unit • 3,710 sqft • 8,276 sqft lot • \$404.31/sqft • Built in 1961

Off Knott and West Mungall Dr.



Welcome to this remarkable investment opportunity in the heart of Anaheim, California. Situated in a quiet and desirable neighborhood, this multi-family property offers a unique chance to own a versatile and income-generating real estate asset. With a total of 8 bedrooms and 5 bathrooms spread across 3,709 square feet of living space, this property is ideal for multi-generational living, generating rental income, or both. The property also offers private outdoor space and off-street parking, ensuring comfort and convenience. Its prime location provides easy access to shopping, dining, entertainment, and major freeways, making it convenient for residents and renters alike. Don't miss out on this rare opportunity; whether you're an investor or a homeowner seeking additional space, 3504 West Mungall Drive is the canvas for your real estate goals. Schedule a viewing today to explore its endless potential in the thriving Anaheim real estate market.

Facts & Features

- Sold On 11/13/2023
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Forced Air
- \$1,004 (Estimated)
- Laundry: Community
- Cap Rate: 4.33
- \$83819 Gross Scheduled Income
- \$65034 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,184
- Electric: \$691.80
- Gas: \$2,160
- Furniture Replacement:
- Trash: \$2,522
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$2,884
- Workman's Comp: \$398
- Professional Management: 5658
- Water/Sewer: \$4,244
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1		\$1,654		
2:	1	2	2	1		\$2,100		
3:	1	2	1	1		\$1,795		
4:	1	2	1	1		\$1,436		

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal: 4

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 13446127

Michael Lembeck

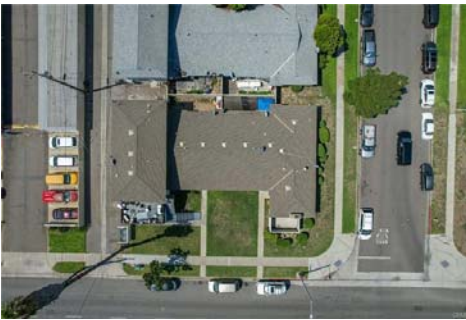
State License #: 01019397
Cell Phone: 714-742-3700

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: PW23166549

Printed: 11/19/2023 7:51:45 AM

Closed •

List / Sold:

\$1,699,988/\$1,665,000 ↓

158 days on the market

Listing ID: 23269567

3100 Topaz Ln • Fullerton 92831

**4 units • \$424,997/unit • 4,319 sqft • 8,276 sqft lot • \$385.51/sqft •
Built in 1964**

Topaz Lane, at the intersection of Cameo Lane



Pride-of-Ownership Fourplex on a Prime Corner Lot in Fullerton! Originally built by famed Covington Builders, each unit has tile flooring in the living areas w/ carpet in the bedrooms. 3 units have patios & 4th unit has a spacious deck. Units are individually metered for electric & gas, w/ water heaters in each unit. Private laundry facility on site. 6 Fully enclosed & garaged parking spaces. Located in a fantastic neighborhood central to the best shopping, dining, & entertainment the area has to offer. All units are currently occupied with paying tenants.

Facts & Features

- Sold On 11/13/2023
- Original List Price of \$1,825,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central
- \$100134 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$5,946
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01273093
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,700	\$2,700	\$2,700
2:	1	2	2		Unfurnished	\$1,990	\$1,990	\$1,990
3:	1	2	2		Unfurnished	\$2,100	\$2,100	\$2,100
4:	1	2	1		Unfurnished	\$2,050	\$2,050	\$2,050

5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

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

Additional Information

- Notice Of Default sale
- Buyer Agency Compensation: 2.5%

- 83 - Fullerton area
- Orange County
- Parcel # 33922301

Michael Lembeck

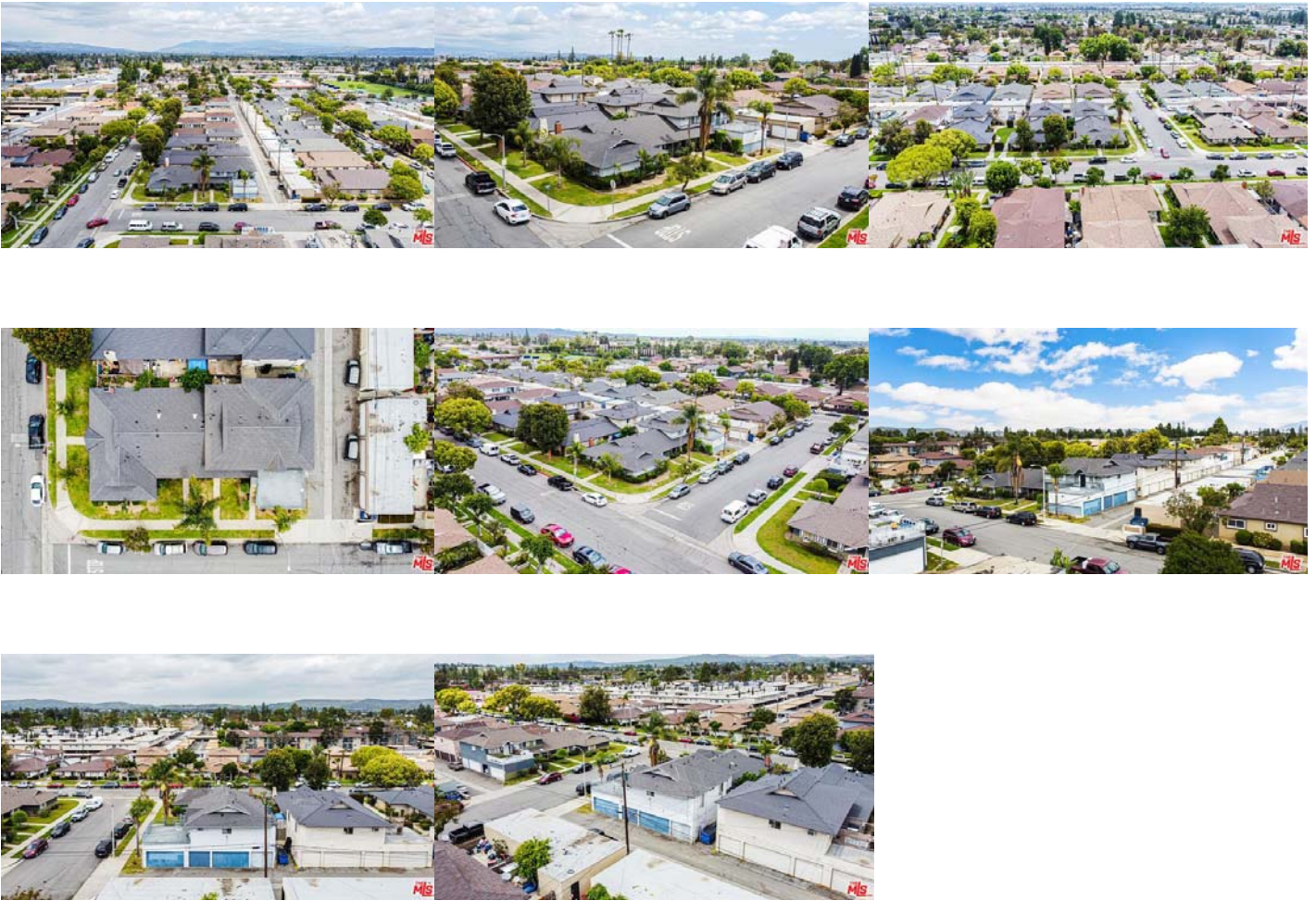
State License #: 01019397
Cell Phone: 714-742-3700

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: 23269567

Printed: 11/19/2023 7:51:46 AM

Closed • [Apartment](#)

List / Sold:

\$1,788,000/\$1,758,000 ↓

112 days on the market

Listing ID: PW23085046

151 W. Southgate Ave. • Fullerton 92832

5 units • **\$357,600/unit** • **3,005 sqft** • **5,915 sqft lot** • **\$585.02/sqft** •
Built in 1960

Contact Agent



We are pleased to present the Southgate Apartments, a turnkey 5-unit apartment complex located in Fullerton, CA. The property offers an easy to manage unit mix of all large 1-bedroom 1-bath units. The building has undergone extensive capital improvements in both the interior and exterior in recent years, giving it a modern appeal. Some of these upgrades include stainless-steel appliances, new laminate wood flooring, quartz countertops, new cabinetry, and upgraded bathrooms. Additional features include garage parking, a shared laundry facility and copper plumbing throughout the property. With strong in-place rents generating a current cap rate of 4.3%, 4.8% with market rents, this asset is easy to manage and is conveniently located near Downtown Fullerton, Fullerton College, and Cal State Fullerton.

Facts & Features

- Sold On 11/14/2023
- Original List Price of \$1,788,000
- 1 Buildings
- 5 Total parking spaces
- \$0 (Unknown)
- Laundry: Common Area
- \$114000 Gross Scheduled Income
- \$76195 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$34,385
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01993104
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- 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	\$2,000	\$2,000	\$2,050
2:	1	1	1	1	Unfurnished	\$1,900	\$1,900	\$2,050
3:	1	1	1	1	Unfurnished	\$1,950	\$1,950	\$2,050
4:	1	1	1	1	Unfurnished	\$1,800	\$1,800	\$2,050
5:	1	1	1	1	Unfurnished	\$1,800	\$1,800	\$2,050

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 83 - Fullerton area
- Orange County
- Parcel # 03228221

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: PW23085046

Printed: 11/19/2023 7:51:47 AM

Closed • **Apartment**

List / Sold:

\$2,040,000/\$1,825,000 ↓

22 days on the market

Listing ID: OC23136217

7855 2nd St • Stanton 90680

**8 units • \$255,000/unit • 6,600 sqft • .35 acre(s) lot • \$276.52/sqft •
Built in 1970**

Beach Blvd North, West on 2nd Street, 7855 2nd Street.



Available together with or separate from 7862 2nd Street (11 Units). Built in 1970, this eight-unit two-story garden-style walk-up consists of one- and two-bedroom units. The center walkway leads to a courtyard in the rear with a BBQ and seating area. The building has a flat roof and is separately metered for electricity. Each unit has wall air-conditioning, small balcony or patio, and a screen door. Tenants have garage parking, and there is no tuck-under parking. There is also an on-site laundry room for convenience. The property is conveniently located off Beach Boulevard and less than 5 miles from Disneyland Resort, Disney California Adventure Park, and less than 3 miles from The Source OC Shopping center, Medieval Times, Knott's Berry Farm, Ralphs, Target, and Whole Foods Market.

Facts & Features

- Sold On 11/15/2023
- Original List Price of \$2,040,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- \$2,587 (Assessor)
- Laundry: Community
- \$85200 Gross Scheduled Income
- \$36617 Net Operating Income
- 9 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$47,227
- Electric: \$1,200.00
- Gas: \$2,100
- Furniture Replacement:
- Trash: \$2,200
- Cable TV: 01382974
- Gardener:
- Licenses:
- Insurance: \$2,800
- Maintenance: \$4,000
- Workman's Comp:
- Professional Management: 3600
- Water/Sewer: \$2,100
- Other Expense: \$2,587
- Other Expense Description: Other Ex

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	1	Unfurnished	\$1,050	\$4,800	\$10,800
2:	2	2	1	1	Unfurnished	\$1,250	\$2,300	\$4,300

Of Units With:

- Separate Electric: 9
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges: 8
- Refrigerator:
- Wall AC: 8

- Disposal: 8

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%

- 61 - N of Gar Grv, S Of Ball, E of Knott, W of Dal area
- Orange County
- Parcel # 07923106

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: OC23136217

Printed: 11/19/2023 7:51:47 AM

Closed • **Apartment**

List / Sold:

\$5,000,000/\$4,700,000 ↓

78 days on the market

Listing ID: OC23114811

2132 2140 Orange Ave • **Costa Mesa 92627**

9 units • **\$555,556/unit** • **10,050 sqft** • **.54 acre(s) lot** • **\$467.66/sqft** •
Built in 1954

Nearby Cross Streets: Merrill Place & Orange Avenue



A superb investment opportunity in the Eastside of Costa Mesa, the Orange Avenue Apartments boasts eight generously sized apartment units and one non-conforming studio, offering immediate potential by converting the existing 3-car garage into one or two ADUs, complete with yards and existing assigned covered parking spaces. Architecturally, it blends single-story cottages at the front with two-story buildings at the rear, and each unit comes equipped with washer and dryer hookups, along with either a balcony or a yard. Consistent care and maintenance are evident throughout the property, from a well-maintained concrete driveway to recent interior unit renovations. Capital expenditures have included essential tasks such as full-tenting, wood repairs, and targeted roof replacements to ensure ongoing quality. Parking convenience is abundant, with a total of 23 spaces, including 15 garages, six surface spaces, and two tuck-under spaces. Each unit also comes with either a double-car garage or an attached single-car garage with an assigned open parking space. Additional surface and covered parking spaces are available for rent, and the property provides a substantial parking ratio of 2.5:1. Among the units, a noteworthy standout is the three-bedroom townhouse, featuring a spacious floor plan, a fireplace, a private pool and spa area, a sizable backyard, and a two-car attached garage. Location-wise, Orange Avenue Apartments enjoy a prime position in Eastside Costa Mesa, offering easy access to coastal destinations, dining establishments, and entertainment venues. The neighborhood also boasts quality schools, proximity to employment centers, and a wealth of recreational activities. For property viewings, please note that they are available via drive-by only, and we kindly request that you refrain from walking the property or disturbing residents. To inquire further or schedule visits, please reach out to our dedicated Listing Agents, we greatly appreciate your respect for resident privacy.

Facts & Features

- Sold On 11/13/2023
- Original List Price of \$5,400,000
- 4 Buildings
- Levels: One, Two
- 23 Total parking spaces
- 2 Total carport spaces
- \$2,637 (Assessor)
- Laundry: In Garage, Washer Hookup
- Cap Rate: 3.32
- \$261792 Gross Scheduled Income
- \$166199 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$88,634
- Electric: \$2,355.00
- Gas: \$1,166
- Furniture Replacement:
- Trash: \$7,440
- Cable TV: 01274709
- Gardener:
- Licenses: 1521
- Insurance: \$6,533
- Maintenance: \$4,800
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,894
- Other Expense: \$7,037
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	1	Unfurnished	\$1,285	\$1,285	\$1,500
2:	4	2	1	7	Unfurnished	\$2,299	\$9,196	\$14,800
3:	3	2	2	6	Unfurnished	\$2,627	\$7,880	\$11,400
4:	1	3	3	1	Unfurnished	\$3,455	\$3,455	\$5,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Orange County
- Parcel # 42614141

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: OC23114811

Printed: 11/19/2023 7:51:48 AM