

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	Grp	Spcs	Date	DOM/CDOM
1	QC22134698	S	14211 Cedarwood ST	WTM	60	STD	2	\$120,000		\$1,450,000,↑	\$290.00	5000	1906/EST	8,834/0.2028	N	4		11/18/22	122/122
2	RS22207465	S	2234 Halladay ST	SA	699	STD	2	\$0		\$750,000,↑	\$346.58	2164	1940/ASR	5,400/0.124	N	0		11/14/22	39/39
3	QC22189816	S	34585 Calle Paloma	DP	CB	STD	2	\$31,200		\$1,350,000,↑	\$825.69	1635	1962/ASR	4,792/0.11	N	1.5		11/15/22	12/12
4	QC22179666	S	32091 Via De Olliva	SJ	DO	TRUS	2	\$86,400		\$1,345,000,↑	\$605.04	2223	1973/PUB	9,148/0.21	N	4		11/15/22	70/70
5	QC22144978	S	33932 Silver Lantern ST	DP	LT	TRUS	2	\$75,600		\$1,400,000,↑	\$540.54	2590	1969/ASR	3,960/0.0909	N	2		11/14/22	104/104
6	NP22145462	S	700 E Oceanfront	NB	NP	STD	2	\$248,134		\$5,000,000,↑	\$2,164.50	2310	1973/PUB	2,614/0.06	N	4		11/17/22	98/98
7	QC22196731	S	14553 Hunter LN	MC	65	STD	3	\$138,000		\$1,975,000,↑	\$292.03	6763	2018/OTH	10,098/0.2318	N	2		11/14/22	13/13
8	PW22181539	S	411 N Vine ST	ANA	78	STD	3	\$0		\$930,000,↑	\$346.63	2683	1956/ASR	9,148/0.21	N	3		11/16/22	30/30
9	PW22166473	S	1201 S Sunburst WAY	ANA	78	STD	3	\$65,465	4	\$1,150,000,↑	\$321.14	3581	1977/ASR	8,712/0.2	N	6		11/15/22	41/41
10	IV22145178	S	210 S Main ST	PLA	84	STD	3	\$76,800		\$1,201,000,↑	\$463.71	2590	1916/ASR	6,240/0.1433	N	0		11/15/22	65/65
11	OC22151813	S	110 Chiquita	SC	SC	STD	3	\$67,200		\$1,300,000,↑	\$722.22	1800	1956/ASR	3,485/0.08	N	2		11/16/22	112/112
12	22179701	S	13628 Estero CIR	TUS	71	STD	4		4	\$1,717,500,↑	\$402.60	4266	1963	9,679/0.22				11/15/22	32/32

Closed • **Single Family Residence**

List / Sold:

\$1,475,000/\$1,450,000 ↓

122 days on the market

Listing ID: OC22134698

14211 Cedarwood St • Westminster 92683

**2 units • \$737,500/unit • 5,000 sqft • 8,834 sqft lot • \$290.00/sqft •
Built in 1906**

Cross Streets: Beach / Hazard



Seller has a letter of intent from a prospective tenant to rent the home for 10k a month. Glorious 6 bedroom true Craftsman home with a separate 2 bedroom, 2 bath updated modern apartment in the back, plus 2 very large garages on an oversized lot with an abundance of parking. Separate electric and gas meters and each have their own water heater. Also separate house numbers. Owner has had offers to rent out for 10k a month. You will love the large wrap around front porch. Open the impressive front door to the beautiful wood floors that were just refinished, rich wood beamed ceilings, plaster walls and striking wood built-ins thru-out the house. A stunning fireplace adds even more warmth to the impressive living room. An elegant formal dining room with built-in china cabinet will inspire you to invite guests for dinner and the cheery, retro kitchen with brand new checkerboard floors, new counters, a six burner stove top, oven, new dishwasher, farmhouse sink and fun breakfast booth will make cooking fun. A spacious laundry room is right next to the kitchen and 2 spacious bedrooms and a full bath adorn the first floor. Walk up the splendid wood staircase to 4 more bedrooms, 3 of which have walk-in closets. An updated bath with large shower is at the top of the stairs. New upscale carpeting in all the bedrooms. On the back of the property is a gorgeous, updated two bedroom spacious apartment with 2 baths. The updated kitchen is amazing with newer appliances. The bedrooms and baths are on opposite ends of the apartment making it perfect for roommates plus you have a nice patio, and A/C. Live in one and rent the other or it's absolutely perfect for that expanded family situation or even perhaps a Retro Rehab Home.

Facts & Features

- Sold On 11/18/2022
 - Original List Price of \$1,650,000
 - 2 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$1,028 (Estimated)
 - Laundry: Individual Room
 - \$120000 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available
-

Interior

- Appliances: 6 Burner Stove, Built-In Range, Dishwasher, Water Heater
 - Other Interior Features: Beamed Ceilings, Ceiling Fan(s), In-Law Floorplan, Unfurnished
-

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01932401
- 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	6	2	2	Unfurnished	\$0	\$0	\$80,000
2:	1	2	2	2	Unfurnished	\$0	\$0	\$3,000
3:	2	0	0		Unfurnished			\$500

Of Units With:

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

Additional Information

- Standard sale
- 60 - Westminster South of Westminster, W of Beach area
 - Orange County
 - Parcel # 09622130

Michael Lembeck

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

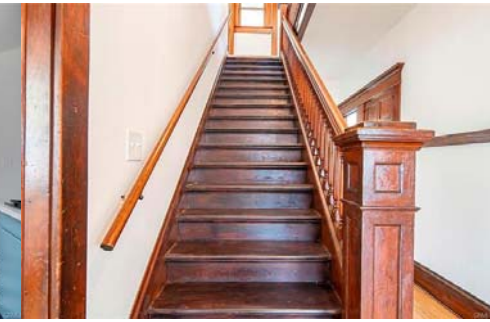
Re/Max Property Connection

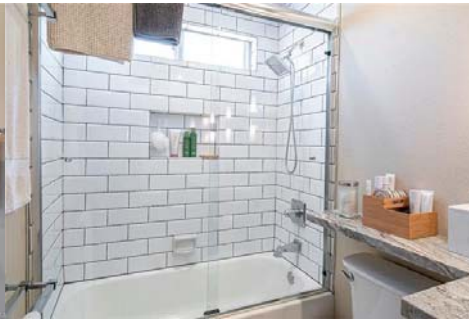
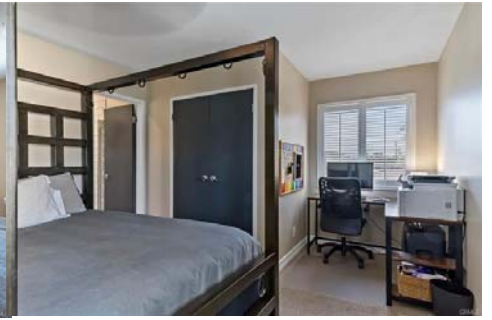
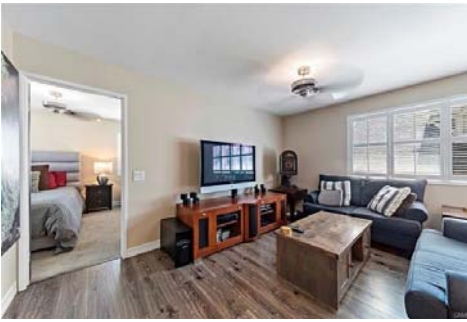
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Single Family Residence**

List / Sold: **\$799,000/\$750,000** ↓

2234 Halladay St • **Santa Ana 92707**

39 days on the market

2 units • **\$399,500/unit** • **2,164 sqft** • **5,400 sqft lot** • **\$346.58/sqft** •
Built in 1940

Listing ID: RS22207465



Great income potential, perfect for short or long-term rental.

Facts & Features

- Sold On 11/14/2022
- Original List Price of \$799,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- \$361 (Estimated)
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Master Bedroom, Master Suite

Exterior

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

Annual Expenses

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

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 01610427

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Re/Max Property Connection
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: RS22207465

Printed: 11/20/2022 4:26:56 AM

Closed • Duplex

List / Sold:

\$1,375,000/\$1,350,000 ↓

12 days on the market

Listing ID: OC22189816

34585 Calle Paloma • Dana Point 92624

2 units • **\$687,500/unit** • **1,635 sqft** • **4,792 sqft lot** • **\$825.69/sqft** •
Built in 1962

Camino De Estrella to Las Palmas (r) on Calle Paloma



Upgraded duplex on a single loaded street in the heart of Capistrano Beach. The upstairs unit is aligned so it does not sit directly above the downstairs (ground level) unit. There is a large fenced yard(block wall) with a 10 x 10 storage shed that could be used as a workshop. The property is convenient to shopping, restaurants, public transportation and Palisades Elementary School. Sprouts, TJ Macks, Home Goods, Sees Candy, Crumbles Cookies and coffee/donut/pastry shops are approximately 3-4 blocks. Shore Cliffs Middle school is approximately 2 miles and San Juan Hills High School is approximately 3.5 miles. San Clemente Commuter Rail is approximately 3.6 miles and San Juan Commuter Rail is approximately 4.6 miles. John Wayne Airport is approximately 24.5 miles. There is a large park directly across the street from the property and beach access is via Avenida Las Palmas to Palisades Dr.

Facts & Features

- Sold On 11/15/2022
- Original List Price of \$1,375,000
- 1 Buildings
- Levels: Two
- 1.5 Total parking spaces
- Heating: Wall Furnace
- \$1,458 (Estimated)
- Laundry: Community
- \$31200 Gross Scheduled Income
- \$27348 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Laminate
- Appliances: Built-In Range, Dishwasher, Disposal, Gas Oven, Gas Range, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Lawn, Rectangular Lot, Sprinkler System, Up Slope from Street
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,852
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$380
- Cable TV: 01897784
- Gardener:
- Licenses:
- Insurance: \$1,792
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$480
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,600	\$2,600	\$2,600
2:	1	2	1	1	Unfurnished	\$0	\$0	\$3,000

Of Units With:

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

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

Additional Information

- Standard sale

- CB - Capistrano Beach area
- Orange County
- Parcel # 12327204

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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:

\$1,400,000/\$1,345,000 ↓

70 days on the market

Listing ID: OC22179666

32091 Via De Oliva • San Juan Capistrano 92675

2 units • **\$700,000/unit** • **2,223 sqft** • **9,148 sqft lot** • **\$605.04/sqft** •
Built in 1973

Del Obispo to Calle Aspero make a left turn into subdivision and go to Via De Oliva in rear.



Rare listing in Saddleback Capistrano Duplex Subdivision with owners unit having 3 bedrooms and 2 bathrooms and remodeled kitchen. New stainless steel kitchen appliances, Calcutta quartz counter tops, Luxury vinyl flooring, vinyl windows, ceiling fans, new cabinets, inside laundry room, 2 car attached garage and fenced rear yard. Rear yard has many fruit trees, covered patio and bird aviary. Oversized rear yard. Second unit at 26272 Via De Gavilan is attached by the garage only and contains 2 bedrooms and 1 1/2 baths, 2 car garage, Large rear yard with grass and fencing. Private location at the rear of the subdivision next to RV storage lot. Great corner lot with each home fronting a different street. Each unit has room for 2 cars in the driveway. The neighborhood has a Tennis Court and park. Walk to downtown San Juan Capistrano, Mission San Juan Capistrano, Doheny Beach and Harbor. Could be owner occupied or investment opportunity.

Facts & Features

- Sold On 11/15/2022
- Original List Price of \$1,499,999
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Forced Air
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, In Garage, Individual Room, Washer Hookup
- \$86400 Gross Scheduled Income
- \$80447 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry
- Floor: Carpet, Vinyl
- Appliances: Built-In Range, Dishwasher, Ice Maker, Microwave, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Corner Lot, Landscaped, Sprinkler System, Sprinklers Timer, Yard
- Waterfront Features: Ocean Side of Freeway
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Vinyl, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,953
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,668
- Cable TV: 01522411
- Gardener:
- Licenses:
- Insurance: \$2,245
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense: \$240
- Other Expense Description: HOA

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$4,000
2:	1	2	2	2	Unfurnished	\$2,640	\$31,680	\$3,200

Of Units With:

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

Additional Information

- Trust sale
- \$20 HOA dues Monthly
- DO - Del Obispo area
- Orange County

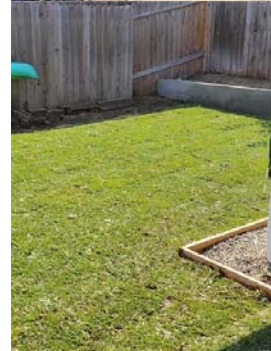
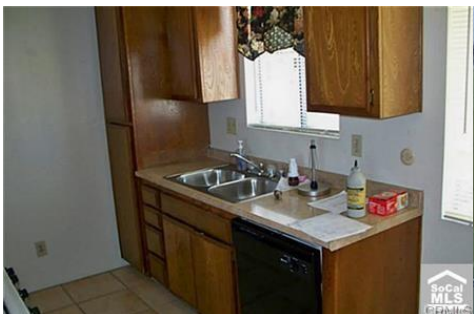
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Re/Max Property Connection

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

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Closed • Duplex

List / Sold:

\$1,550,000/\$1,400,000 ↓

104 days on the market

Listing ID: OC22144978

33932 Silver Lantern St • Dana Point 92629

2 units • \$775,000/unit • 2,590 sqft • 3,960 sqft lot • \$540.54/sqft • Built in 1969

Selva to Silver Lantern,



Duplex located in the desirable Lantern District of Dana Point. The upper unit has been expanded to include a large living room with fireplace and large windows. Downstairs unit has been completely remodeled within the last two years. Kitchen has quartz countertops and new stainless steel appliances. Luxury vinyl floors throughout. Each unit has two bedrooms and two baths. Sliding glass doors off of both Primary bedrooms, downstairs to the yard and upstairs to a large deck. There is a large shared double garage. Separate laundry room is shared by tenants. Downstairs unit gets \$3100 per month and upstairs is leased for \$3200. There is parking on the driveway for 3 cars. Each unit has separate meters for electric and gas landlord pays trash and water.

Facts & Features

- Sold On 11/14/2022
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Central
- \$1,758 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup, Individual Room
- \$75600 Gross Scheduled Income
- \$68740 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Master Bathroom, Master Bedroom
- Appliances: Dishwasher, Electric Oven, Electric Range, Free-Standing Range, Disposal, Microwave, Water Heater
- Other Interior Features: Cathedral Ceiling(s), Ceramic Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,860
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$3,600
- Maintenance:
- Workman's Comp:
- Professional Management: 2400
- Water/Sewer: \$360
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$37,200	\$37,200	\$32,700
2:	1	2	2	1	Unfurnished	\$38,400	\$38,400	\$38,400

Of Units With:

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

- Carpet:
- Dishwasher: 2
- Disposal: 2

- Refrigerator:
- Wall AC:

Additional Information

- Trust sale

- LT - Lantern Village area
- Orange County
- Parcel # 68225208

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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CUSTOMER FULL: Residential Income LISTING ID: OC22144978

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Closed • Duplex

List / Sold:

\$5,300,000/\$5,000,000 ↓

98 days on the market

Listing ID: NP22145462

700 E Oceanfront • Newport Beach 92661

2 units • \$2,650,000/unit • 2,310 sqft • 2,614 sqft lot • \$2164.50/sqft •
Built in 1973

From W Balboa Blvd, turn right right on Adams and turn left at the 1st cross street onto E Oceanfront.
Property is on the right.



700 E Oceanfront presents a fantastic opportunity to own a duplex in the heart of the Balboa Peninsula. All about the location, this property is near all the desirable attractions the area has to offer. Steps away from the sand and ocean, 700 E Oceanfront is sited along the boardwalk and the Peninsula's famous bike path. Walking distance to Balboa Fun Zone, with activities for all and ferry service to Balboa Island as well as Catalina. Featuring two units, this property offers incredible income potential. The lower unit features a bedroom and a bathroom, along with indoor laundry. A large, open living area flows seamlessly into an upgraded kitchen with granite countertops and a breakfast bar. An oversize deck is perfect for enjoying the beach lifestyle and large gatherings. The upstairs unit is smartly divided into two separate sections and encompasses a total of three bedrooms and two bathrooms. The front portion features two of the bedrooms as well as a full bath. Smartly upgraded kitchen and a living area offer ample entertaining space. The large front bedroom features a fireplace and breathtaking views of the ocean and Balboa Pier. The back section of the upstairs features bedroom, a bath and a kitchenette as well as living and dining areas. 700 E Oceanfront is a meticulously maintained property, with air conditioning, double-paned windows and cosmetic updates throughout. A rare oversize garage can accommodate up to four cars. Incredible income potential with short term rental permits in place.

Facts & Features

- Sold On 11/17/2022
- Original List Price of \$5,300,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$507 (Estimated)
- Laundry: Dryer Included, Inside, Washer Included
- \$248134 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: Gas Range

Exterior

- Lot Features: Corner Lot
- Waterfront Features: Beach Access
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01925726
- Gardener:
- Licenses: 97
- Insurance: \$2,000
- Maintenance: \$300
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description: 0

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Negotiable	\$94,230	\$94,230	\$94,230
2:	1	3	2	2	Negotiable	\$153,903	\$153,903	\$153,903

Of Units With:

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

Additional Information

- Standard sale
- NP - Balboa Peninsula area
 - Orange County
 - Parcel # 04813512

Michael Lembeck

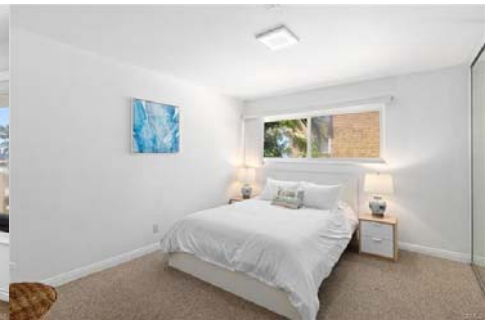
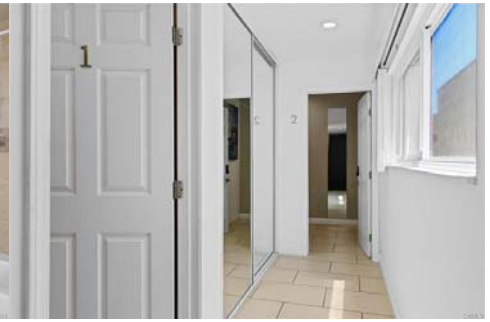
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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed • **Triplex**

List / Sold:

\$1,899,999/\$1,975,000

13 days on the market

Listing ID: OC22196731

14553 Hunter Ln • Midway City 92655

3 units • \$633,333/unit • 6,763 sqft • 10,098 sqft lot • \$292.03/sqft • Built in 2018

MAIN CROSS STREETS: NEWLAND & HAZARD



Expansive 2018-built rental income property situated in a Midway City cul-de-sac. This property boasts 3 units, and can potentially become 4 units. Boasting separate addresses, these units are ideal for anyone looking to create passive income. Unit 14551 features 3 bedrooms, 2.5 bathrooms, central HVAC, a private patio + shared backyard area, and an attached 2-car garage. Next door is unit 14553 offering 8 bedrooms, 6 full bathrooms, 1 3/4 bath, 1 half bath, an island, a private balcony, and central HVAC. This grand unit also has separate kitchen and living areas on each floor, and with a little work and become 2 separate units. Detached from the 14551 and 14553, you will find unit 14555 complete with 1 bed, 1 bath, 2 ductless/mini split AC units, and a cozy kitchen. The community laundry room and storage room are to the left of the same structure. Parking includes a 2 car garage for unit 14551, 2 driveway spaces for unit 14553, and 3 additional carport spaces via the alley entryway. Matching finishes in all units include laminate flooring, carpet flooring in the bedroom, mahogany cabinets, quartz counters, and recess lighting throughout. Pride of ownership can be seen throughout this property. Great location near Little Saigon, Bella Terra Mall, the 22 FWY, 405 FWY, and much more!

Facts & Features

- Sold On 11/14/2022
- Original List Price of \$1,899,999
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- 5 Total carport spaces
- Cooling: Central Air, Ductless
- Heating: Central, Ductless
- \$1,028 (Estimated)
- Laundry: Community, Individual Room, Outside
- \$138000 Gross Scheduled Income
- \$131832 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,168
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,376
- Cable TV: 01932401
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,592
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$3,850	\$3,850	\$4,000
2:	1	8	8	0	Unfurnished	\$0	\$0	\$5,500
3:	1	1	1	0	Unfurnished	\$0	\$0	\$2,000

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

- 65 - N of Blsa, S of GGrv, E of Bch, W of Brookhrs area
- Orange County
- Parcel # 09733313

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: OC22196731

Printed: 11/20/2022 4:27:03 AM

Closed •

List / Sold: **\$1,050,000/\$930,000** ↓

411 N Vine St • Anaheim 92805

30 days on the market

**3 units • \$350,000/unit • 2,683 sqft • 9,148 sqft lot • \$346.63/sqft •
Built in 1956**

Listing ID: PW22181539

From Lincoln, turn West on Cypress Street and then Right on Vine



Nice Triplex in convenient area of Anaheim. These single story units are situated on a large 9,148 sqft lot with plenty of room in the front to relax and enjoy the beautiful summer days as well as large private patios. The back unit has a large private yard. All of the units are occupied by long term tenants who always pay on time! Units are 2 - 2bedroom 1 bath and 1-1bedroom 1 bath. Each unit has its own garage plus plenty of street parking. The 2 bedroom units have washer/dryer hook ups. Each unit has its own gas, electric and water meters. Great location near downtown Anaheim, freeways, Disneyland Park, Honda Center, Anaheim Packing District, Angels Stadium and more

Facts & Features

- Sold On 11/16/2022
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- \$748 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$0
- 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	2	1	1	Unfurnished	\$1,575	\$1,575	\$2,000
2:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,800
3:	1	2	1	1	Unfurnished	\$1,375	\$13,752	\$2,000

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

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03522104

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:

\$1,195,000/\$1,150,000 ↓

41 days on the market

1201 S Sunburst Way • Anaheim 92806

3 units • **\$398,333/unit** • **3,581 sqft** • **8,712 sqft lot** • **\$321.14/sqft** •
Built in 1977

Listing ID: PW22166473

57 Freeway to Ball Rd.; West on Ball Rd. to Sunkist; left on Sunkist to Omega; right on omega to Sunkist; right on Sunkist to property.



VALUE-ADD INVESTORS and OWNER OCCUPANTS! This stand alone tri-plex is your opportunity to enter into one of the strongest rental areas in Orange County. Opportunistically located in the greater Anaheim metro area, 1201 S. Sunburst Way offers both opportunity, and regular income, right out of the gate. Each 2 Bed, 1 Bath, two-story unit, includes a fantastic array of amenities, especially for the area. They include attached, 2-car garages, dedicated off-street parking stalls, washer-dryer hookups, and enclosed patios. Owner expenses are limited as each tenant is responsible for its own electric, gas, trash and cable use, making water the only recurring utility for the Owner. Below market rents provide for a great value-add opportunity for investors and owner occupants alike!

Facts & Features

- Sold On 11/15/2022
- Original List Price of \$1,275,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- \$748 (Estimated)
- Laundry: In Garage
- Cap Rate: 3.6
- \$65465 Gross Scheduled Income
- \$46082 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Master Bathroom
- Floor: Carpet, Tile, Vinyl
- Appliances: Dishwasher, Disposal, Range Hood

Exterior

- Lot Features: Cul-De-Sac, Rectangular Lot
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$19,383
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01875092
- Gardener:
- Licenses:
- Insurance: \$1,615
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,330
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,925	\$1,925	\$1,925
2:	1	2	2	2	Unfurnished	\$1,825	\$1,825	\$1,925
3:	1	2	2	2	Unfurnished	\$1,880	\$1,880	\$1,925

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Drapes: 3
- Patio: 3

- Water Meters: 1
- Carpet: 3
- Dishwasher: 3
- Disposal: 3

- Ranges: 3
- Refrigerator:
- Wall AC: 1

Additional Information

- Standard sale
- Rent Controlled

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 25317234

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:

\$1,300,000/\$1,201,000 ↓

210 S Main St • **Placentia 92870**

65 days on the market

3 units • **\$433,333/unit** • **2,590 sqft** • **6,240 sqft lot** • **\$463.71/sqft** •
Built in 1916

Listing ID: IV22145178

57 North to Chapman Av Right, Right on Melrose, left on Center St and Right on Main ST



BACK ON THE MARKET BUYER COULD NOT PERFORM. GREAT INVESTMENT OPPORTUNITY, for a Triplex Property in the City of Placentia all three Homes were totally rebuilt in 2004 and 2006, the large house in the back 210 ½ S Main St is a 3 Bedroom, 2 Bath, Kitchen, Living Room, Dining Area, with a beautiful and practical Laundry Area, Central AC and Heating, Master Bedroom has a walking closet and a completely remodeled Bathroom with a Jacuzzi, Parking spaces for at least 4 cars, you could live in this House and rent the other 2 homes, This Home will easily rent for 3400 Dollars monthly rent. Homes 210 & 212 S Main St, they have their own entrance, each one is 2 Bedrooms, Living Room, Kitchen, Bathroom, Laundry room, they both have Wall Air Conditioning and Heating, they can easily rent for at least 1600 Dollars each per month. This Properties are in the Heart of Placentia, very close to the 57 and the 91 Freeways, the City of Placentia have been redeveloping and Investing in the area surrounding this Properties such as the soon to come Placentia Metro Link Station, the School district is PYLUSD which is one of the best in Orange County with such great Schools as Valencia HS, El Dorado HS, Kramer Elementary, Ruby Drive, etc. Close to the University of Fullerton, The Brea Mall, many Churches and to some of the Best Restaurants and Shopping Centers in North Orange County. We are also very close to Kraemer Park and to the Tri-City Park. This Properties have been incredibly well maintained and taken care of, ready to move in or to rent, you will not find better looking, practical and clean Properties. If the Buyer is Financing the Purchase please submit Bank Approval Letter.

Facts & Features

- Sold On 11/15/2022
- Original List Price of \$1,399,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,492 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$76800 Gross Scheduled Income
- \$76000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

- Floor: Stone
- Appliances: Dishwasher, Gas Oven, Gas Range, Microwave

Exterior

- Lot Features: Lawn, Sprinkler System, Sprinklers In Front, Sprinklers Timer
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01884917
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	3	2	0	Unfurnished	\$3,200	\$3,200	\$3,200
2:	1	2	1	0	Unfurnished	\$1,600	\$15,600	\$1,600
3:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- 84 - Placentia area
 - Orange County
 - Parcel # 33936503

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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PROPERTY INFORMATION SHEET

Property (Owner/Agent Name): [Redacted] (All Information is for informational use only)

Parcel No: [Redacted] City: [Redacted] State: [Redacted]

Property Type: [Redacted]

Property Address: [Redacted]

Property Description: [Redacted]

Property Features: [Redacted]

Property History: [Redacted]

Property Status: [Redacted]

Property Notes: [Redacted]

Property Date: [Redacted]

SKETCH ADDENDUM

Property: [Redacted]

Parcel No: [Redacted]

City: [Redacted]

State: [Redacted]

Property Address: [Redacted]

Property Description: [Redacted]

Property Features: [Redacted]

Property History: [Redacted]

Property Status: [Redacted]

Property Notes: [Redacted]

Property Date: [Redacted]

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Property Features: [Redacted]

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Property (Owner/Agent Name): [Redacted] (All Information is for informational use only)

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Property Type: [Redacted]

Property Address: [Redacted]

Property Description: [Redacted]

Property Features: [Redacted]

Property History: [Redacted]

Property Status: [Redacted]

Property Notes: [Redacted]

Property Date: [Redacted]





Closed • [Triplex](#)

List / Sold:

\$1,399,000/\$1,300,000 ↓

112 days on the market

Listing ID: OC22151813

110 Chiquita • **San Clemente 92672**

3 units • **\$466,333/unit** • **1,800 sqft** • **3,485 sqft lot** • **\$722.22/sqft** •
Built in 1956

East El Portal Left on La Ronda right on Chiquita



Charming beach cottage triplex located in the North Beach area of San Clemente. The front unit is a studio apartment facing the street. The one- bedroom apartment opens up to a side patio area followed by the two-bedroom unit which also opens up to the patio area. The one-bedroom apartment was the original owner's unit with many built in features including a custom fireplace, open beam ceiling and knotty pine cabinets. The two-bedroom apartment also has an open beam ceiling, custom fireplace and knotty wood cabinets. There is a 2-car garage, 3 additional off-street parking spaces and a separate laundry room.

Facts & Features

- Sold On 11/16/2022
- Original List Price of \$1,399,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- \$30 (Estimated)
- Laundry: Individual Room
- \$67200 Gross Scheduled Income
- \$50800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Built-in Features, Cathedral Ceiling(s)

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01200533
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$500	\$500	\$1,100
2:	1	1	1	1	Unfurnished	\$0	\$0	\$2,000
3:	1	2	1	1	Unfurnished	\$0	\$0	\$2,800

Of Units With:

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

Additional Information

- Standard sale

- SC - San Clemente Central area
- Orange County
- Parcel # 05715306

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

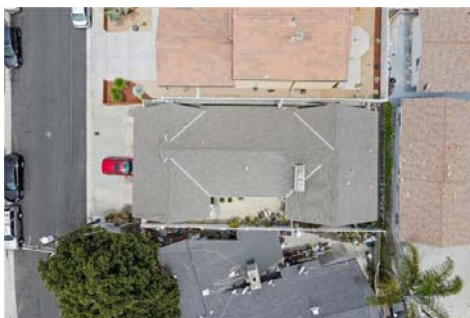
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC22151813

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Closed •

List / Sold:

\$1,699,000/\$1,717,500

32 days on the market

Listing ID: 22179701

13628 Estero Cir • Tustin 92780

**4 units • \$424,750/unit • 4,266 sqft • 9,679 sqft lot • \$402.60/sqft •
Built in 1963**

Newport Avenue & East Main Street



We are pleased to announce our newest listing in Tustin. The property is located at the end of a quiet cul-de-sac and boast four large 2 bedroom 1.5 bathroom townhomes. The property has 4 carport parking spaces for tenants. The property comes with new windows, lush landscaping, and partially renovated units. A new owner can benefit from the rapidly growing market and acquiring a once in a lifetime opportunity. 75% occupied

Facts & Features

- Sold On 11/15/2022
- Original List Price of \$1,699,000
- 1 Buildings
- Heating: Wall Furnace
- Cap Rate: 4.29
- \$72882 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$31,820
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- 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	2	1		Unfurnished	\$2,000	\$2,000	\$2,995
2:	1	2	1		Unfurnished	\$2,995	\$2,995	\$2,995
3:	1	2	1		Unfurnished	\$2,000	\$2,000	\$2,995
4:	1	2	1		Unfurnished	\$2,000	\$2,000	\$2,995

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

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 71 - Tustin area
- Orange County
- Parcel # 50017107

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: 22179701

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