

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	21793732	S	229 W	El Portal	SC	SC	STD	2			\$1,350,000 ↑	\$447.61	3016		4,500/0.1			11/18/21	21/21
2	LG21124420	S	413	Via Lido Soud	NB	N8	STD	3	\$153,216		\$5,950,000 ↓	\$1,517.86	3920	1950/EST	3,602/0.0827	N	3	11/19/21	66/66
3	NP21175359	S	109 E	Balboa BLVD	NB	NP	STD	3			\$2,900,000 ↓	\$1,029.83	2816	1959/PUB	2,139/0.0491	N	0	11/19/21	86/86
4	OC21198374	S	4582	Heil AVE	HB	17	STD,TRUS	4	\$101,940		\$1,955,000 ↑	\$462.83	4224	1968/ASR	7,841/0.18	N	4	11/16/21	5/5
5	OC21170738	S	529 N	Vermont AVE	ANA	79	STD	4	\$1,900		\$1,160,000 ↓	\$357.14	3248	1955/ASR	6,316/0.145	N	4	11/17/21	45/45
6	LG21210313	S	8102	Whitaker ST	BP	82	STD	4	\$62,076		\$985,000 ↓	\$350.78	2808	1924/PUB	13,504/0.31	N	4	11/17/21	25/25
7	OC21227192	S	401	Nobel AVE	SA	699	STD	4	\$87,300		\$1,710,000 ↑	\$405.89	4213	1969/ASR	7,405/0.17	N	4	11/16/21	7/7
8	OC21211884	S	226	Avenida De La Grulla	SC	SC	STD	4	\$147,000	5	\$2,250,000	\$502.91	4474	1977/ASR	7,405/0.17	N	8	11/19/21	0/0
9	21773540	S	7332	20Th ST	WTM	59	STD	6			\$2,640,000	\$447.91	5894	1983	11,070/0.25		9	11/16/21	38/38
10	OC21128647	S	558	Joann ST	CM	699	STD	6	\$96,600		\$2,225,000 ↓	\$373.20	5962	1964/ASR	12,632/0.29	N	0	11/16/21	115/115
11	21725814	S	1018 W	Bishop ST	SA	69	STD	16			\$3,600,000 ↓	\$341.65	10537	1955	21,508/0.49			11/16/21	108/108

Closed •

List / Sold:

\$1,299,000/\$1,350,000 ↑

21 days on the market

Listing ID: 21793732

229 W El Portal • San Clemente 92672

2 units • **\$649,500/unit** • **3,016 sqft** • **4,500 sqft lot** • **\$447.61/sqft** • **Built in**

Start on North El Camino Real, go west on West Canada, right onto Avenida del Poniente, right onto Calle Oso, left onto W El Portal.



Sold Occupied with no access. Occupants not cooperating. Investment opportunity one block to the beach! Amazing location within a short walking distance to the beach and the San Clemente Beach Trail. Each of the two units is consists of 3 beds and 2 baths. Multiple balconies for each unit.

Facts & Features

- Sold On 11/18/2021
- Original List Price of \$1,299,000
- 1 Buildings

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- 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:	2	3	2		Unfurnished	\$0	\$0	\$0
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- SC - San Clemente Central area
- Orange County
- Parcel # 69206339

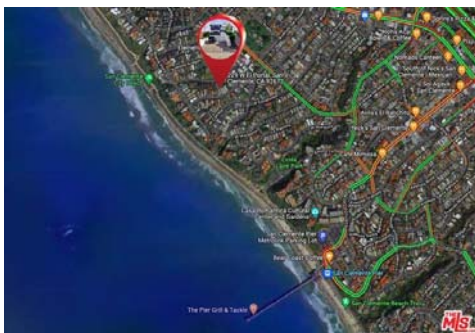
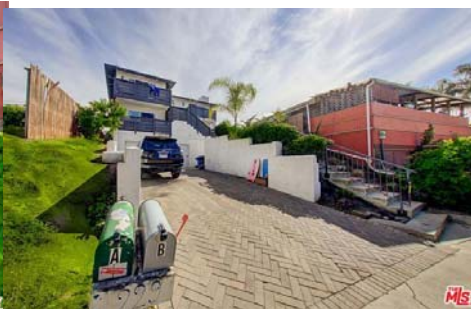
Michael Lembeck

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 •

\$6,195,000/\$5,950,000 ↓

66 days on the market

413 Via Lido Soud • Newport Beach 92663

3 units • \$2,065,000/unit • **3,920 sqft** • **3,602 sqft lot** • **\$1517.86/sqft** • **Built in 1950**

Listing ID: LG21124420

Newport Blvd to Via Lido to Via Lido Soud



Prestigious Lido Isle in Newport Harbor is the location of this rare bayfront triplex property on a 40' wide lot. All of the fun of Newport Beach is out your door, swimming, sailing, bike riding, paddle boarding, and the newly updated Lido Village with its fine dining and high-end retail shops are an easy walk away. Lido Isle is the ultimate waterfront lifestyle community with its private Beach Club, summertime snack bar, parks, tennis courts, stradas and activities for the entire family including sailing and tennis instruction. Offered for sale for the first time in over 45 years, the property has spectacular waterfront vistas of the harbor, sits on a pristine sandy bay beach and all three units are flooded with natural light due to its corner location on the Lido Isle "boat garden" and sunny southern exposure. Unit A is a bayfront three bedroom, three bath, 1,567 sqft, with a waterfront patio and leases at \$5,880 per month, unit B is an upstairs bayfront unit with two bedrooms, two baths, 1,491 sqft, and a waterside deck that leases at \$4,388 per month, and unit C is a two bedroom, one and one-half bath, 862 sqft, unit over the garage that has waterfront vistas and leases at \$2,500 per month. Come enjoy the Lido lifestyle.

Facts & Features

- Sold On 11/19/2021
- Original List Price of \$6,195,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- Laundry: Common Area
- \$153216 Gross Scheduled Income
- \$151216 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Waterfront Features: Bay Front, Beach Access, Beach Front, Marina in Community
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01908774
- 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	3	1	Unfurnished	\$5,880	\$5,880	\$5,880
2:	1	2	2	1	Unfurnished	\$4,388	\$4,388	\$4,388
3:	1	2	1	1	Unfurnished	\$2,500	\$2,500	\$2,500

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- \$1,091 HOA dues Annually
- Rent Controlled

- N8 - West Newport - Lido area
- Orange County
- Parcel # 42317208

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: LG21124420

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Closed •

List / Sold:

\$3,300,000/\$2,900,000 ↓

86 days on the market

Listing ID: NP21175359

109 E Balboa Blvd • Newport Beach 92661

3 units • \$1,100,000/unit • 2,816 sqft • 2,139 sqft lot • \$1029.83/sqft • Built in 1959

E. Balboa Blvd to 109 E Balboa Blvd



Opportunity awaits! Located one house off the boardwalk, this three story TRIPLEX is a great investment opportunity. Designed and built by Svend Nielsen, known for SoCal landmarks such as Discovery Cube and The Forum. Each unit has 2 bedrooms, 1 bath and in unit laundry. All three units have private outdoor space and there are 2 spaces for parking in the carport. A separate, private shower room is located on the ground floor. The carport area includes a custom built bike locker, along with locked storage areas. Equipped with a Tesla solar panel system and a 30 year roof that was replaced in 2016. The automated blinds, thermostats, home and security system can be controlled by the smart home hub. Long term renters are currently in place with stable income and room to increase rents. Don't miss this fantastic opportunity for an investor either looking for solid income now or for an exciting remodel project.

Facts & Features

- Sold On 11/19/2021
• Original List Price of \$3,500,000
• 1 Buildings
• Levels: Three Or More
• 2 Total parking spaces
• Heating: Wall Furnace
• Laundry: Inside
• 3 electric meters available
• 3 gas meters available
• 1 water meters available

Interior

- Floor: Laminate
• Appliances: Electric Oven, Gas Oven, Refrigerator
• Other Interior Features: Balcony, Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre, Near Public Transit
• Waterfront Features: Beach Access, Ocean Access
• Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System
• Fencing: None
• Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
• Insurance: \$0
• Electric:
• Maintenance:
• Gas:
• Workman's Comp:
• Furniture Replacement:
• Professional Management:
• Trash: \$0
• Water/Sewer: \$0
• Cable TV: 01910881
• Other Expense:
• Gardener:
• Other Expense Description:
• Licenses:

Unit Details

Table with 9 columns: UNITS, BEDS, BATHS, GARAGE, FURNISHED?, ACTUAL RENT, TOTAL RENT, PRO FORMA. Rows for units 1, 2, and 3.

Of Units With:

- Separate Electric: 3
• Drapes: 0

- Gas Meters: 3
- Water Meters: 1
- Carpet: 0
- Dishwasher: 3
- Disposal: 3

- Patio: 3
- Ranges: 3
- Refrigerator: 3
- Wall AC: 0

Additional Information

- Standard sale
- NP - Balboa Peninsula area
- Orange County
- Parcel # 04807422

Michael Lembeck

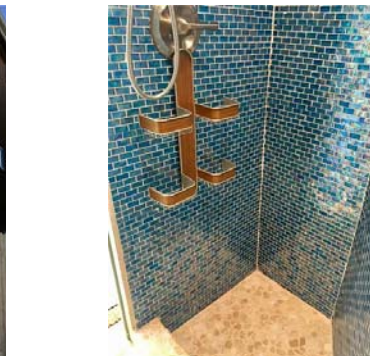
State License #: 01019397
 Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

\$1,949,900/\$1,955,000 ↑

5 days on the market

4582 Heil Ave • Huntington Beach 92649

4 units • **\$487,475/unit** • **4,224 sqft** • **7,841 sqft lot** • **\$462.83/sqft** • **Built in 1968**

Listing ID: OC21198374

Bolsa Chica South to Heil West. East of Algonquin



Outstanding location on quiet residential street near Huntington Shopping Mall w/Trader Joe Store and convenient services. Long term tenants of many years in 3 units. All units have tile entry, kitchen, dining room, halls and baths; carpeting in living rooms and bedrooms only. 2 units have large patios, 2 units with balconies, 4 individual garages. Tile Mansard Roof. Recently obtained Termite Clearance to be accepted by buyer. "As Is, Where IS" condition. Large 3BR 2 BA w/FP, two units of 2 BR & 2 Baths, One unit of 1 BR 1 Ba. All units have enclosed single garages. 2 extra parking spaces belong to building; 1 additional space is shared with neighbor. Trash shared with neighbor sits on their land. Each pays half monthly. Coin operated washer / dryer units on site laundry are included. Listing Agent is 50% owner actively engaged in Real Estate Sales. Owners reserve right to effect 1031 Exchange but acquiring up-leg is not a condition of closing this escrow. Parties to cooperate in exchange at no expense or liability. Seller choice of services. Prelim ready. Call listing agent for any related questions.

Facts & Features

- Sold On 11/16/2021
- Original List Price of \$1,949,900
- 1 Buildings
- Levels: Two
- 6.5 Total parking spaces
- 2.5 Total carport spaces
- \$0 (Unknown)
- Laundry: Common Area, Community, Dryer Included, Gas Dryer Hookup, Washer Included
- \$101940 Gross Scheduled Income
- \$71908 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,532
- Electric: \$642.00
- Gas: \$305
- Furniture Replacement:
- Trash: \$1,679
- Cable TV: 01948243
- Gardener:
- Licenses: 185
- Insurance: \$1,905
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,542
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,650	\$31,800	\$3,000
2:	1	2	2	1	Unfurnished	\$2,025	\$24,300	\$2,400
3:	1	2	2	1	Unfurnished	\$2,025	\$24,300	\$2,400
4:	1	1	1	1	Unfurnished	\$1,795	\$21,540	\$2,000

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Drapes:
- Patio:

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

- Ranges: 4
- Refrigerator: 4
- Wall AC: 0

Additional Information

- Standard, Trust sale

- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 17815106

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Quadruplex**

List / Sold:

\$1,328,000/\$1,160,000 ↓

45 days on the market

Listing ID: OC21170738

529 N Vermont Ave • Anaheim 92805

4 units • **\$332,000/unit** • **3,248 sqft** • **6,316 sqft lot** • **\$357.14/sqft** •
Built in 1955

La Palma and N. Anaheim Blvd



OPPORTUNITY KNOCKING! GREAT INVESTMENT OPPORTUNITY IN A GREAT LOCATION NEAR DISNEYLAND!!! THIS 4-PLEX OFFERS GREAT INCOME POTENTIAL AND IT FEATURES TWO 2 BEDROOMS - 1 BATH- 1 CAR GARAGE AND TWO 1 BEDROOM - 1 BATH - 1 CAR GARAGE APARTMENTS. THE RENTS ARE ON THE LOW SIDE WITH LONG TERM STABLE TENANTS. TENANTS ARE ON A MONTH TO MONTH BASIS AND ARE AWARE THAT THE PROPERTY IS FOR SALE. THIS BUILDING IS ONE OF 3 BUILDINGS BEING SOLD IN THE SAME AREA.

Facts & Features

- Sold On 11/17/2021
- Original List Price of \$1,328,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central, Natural Gas
- Laundry: See Remarks
- \$1900 Gross Scheduled Income
- \$1750 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Paved
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$245
- Electric: \$35.00
- Gas: \$60
- Furniture Replacement:
- Trash: \$25
- Cable TV: 02064239
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$25
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$695	\$695	\$2,000
2:	1	1	1	1	Unfurnished	\$850	\$595	\$1,800
3:	1	1	1	1	Unfurnished	\$940	\$605	\$1,800
4:	1	2	1	1	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale

- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 25112209

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: OC21170738

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Closed •

List / Sold: **\$1,085,000/\$985,000** ↓

8102 Whitaker St • Buena Park 90621

25 days on the market

4 units • \$271,250/unit • 2,808 sqft • 13,504 sqft lot • \$350.78/sqft • Built in 1924

Listing ID: LG21210313

Cross Streets: Staton & Auto Center



Great Value-Add Opportunity! These 4 single-story units each have fenced in front and backyards along with plenty of parking. All units are currently occupied. The location is super convenient with easy access to several shopping and dining venues, as well as the 5 & 91 freeway which is a major plus.

Facts & Features

- Sold On 11/17/2021
- Original List Price of \$1,085,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$982 (Estimated)
- \$62076 Gross Scheduled Income
- \$60000 Net Operating Income
- 5 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,124
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- 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	1	1	0	Unfurnished	\$1,395	\$1,395	\$1,700
2:	1	2	1	0	Unfurnished	\$1,395	\$1,395	\$1,800
3:	1	1	1	0	Unfurnished	\$1,358	\$1,358	\$1,700
4:	1	1	1	0	Unfurnished	\$1,026	\$1,026	\$1,650

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
- 82 - Buena Park area
- Orange County

• Parcel # 07004502

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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: LG21210313

Printed: 11/21/2021 3:21:43 PM

Closed •

List / Sold:

\$1,700,000/\$1,710,000 ↑

7 days on the market

Listing ID: OC21227192

401 Nobel Ave • Santa Ana 92707

4 units • **\$425,000/unit** • **4,213 sqft** • **.17 acre(s) lot** • **\$405.89/sqft** • **Built in 1969**

Nearby Cross Streets: Nobel Avenue & South Ross Street



401 Nobel Avenue is a 4-unit multifamily investment property located in Santa Ana, California. Situated on a 0.17-acre lot, 401 Nobel Avenue consists of one, two, and three-bedroom units and includes amenities such as garage and open parking, security doors, private patios or balconies, and on-site laundry. 401 Nobel Avenue has an excellent south Santa Ana location, situated less than 0.80 miles from South Coast Plaza, one of the largest retail destinations in the United States. Additionally, the bustling retail thoroughfare of Bristol Street is within 10 minutes of the property, which provides residents with convenient access to their everyday needs. Furthermore, 401 Nobel Avenue is 0.45 miles away from the Interstate 405 and State Route 55 interchange, providing residents with easy access to employment hubs throughout Orange and Los Angeles Counties.

Facts & Features

- Sold On 11/16/2021
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- \$980 (Estimated)
- Laundry: Community
- \$87300 Gross Scheduled Income
- \$56332 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$30,749
- Electric: \$915.00
- Gas: \$915
- Furniture Replacement:
- Trash: \$915
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$915
- Other Expense: \$3,780
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,275	\$1,275	\$1,600
2:	2	2	2	2	Unfurnished	\$3,950	\$3,950	\$4,100
3:	1	3	2	1	Unfurnished	\$2,050	\$2,050	\$2,650

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Orange County
- Parcel # 41010241

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC21227192

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Closed • **Quadruplex**

List / Sold: **\$2,250,000/\$2,250,000**

226 Avenida De La Grulla • San Clemente 92672

0 days on the market

4 units • **\$562,500/unit** • **4,474 sqft** • **7,405 sqft lot** • **\$502.91/sqft** •
Built in 1977

Listing ID: OC21211884

Off Avenida Florencia



Incredible income opportunity! 4 townhouse style units within walking distance to the beach and the San Clemente Beach Trail! Large 6,275 sq ft corner lot. Fantastic parking with four 2 car garages attached to each unit with laundry hook ups inside – very rare! This is a one-of-a-kind investment with great income potential!

Facts & Features

- Sold On 11/19/2021
- Original List Price of \$2,250,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Central
- \$34 (Estimated)
- Laundry: In Garage
- Cap Rate: 4.9
- \$147000 Gross Scheduled Income
- \$117000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$30,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00530584
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$2,350	\$2,350	\$4,000
2:	1	1	1	2	Unfurnished	\$1,050	\$1,050	\$2,450
3:	1	2	2	2	Unfurnished	\$0	\$0	\$3,350
4:	1	1	1	2	Unfurnished	\$0	\$0	\$2,450

Of Units With:

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

Additional Information

- Standard sale

- SC - San Clemente Central area
- Orange County
- Parcel # 69236101

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: OC21211884

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Closed •

List / Sold: **\$2,640,000/\$2,640,000**

7332 20Th St • Westminster 92683

38 days on the market

**6 units • \$440,000/unit • 5,894 sqft • 11,070 sqft lot • \$447.91/sqft •
Built in 1983**

Listing ID: 21773540

From CA-22 W, Take exit 7 toward Goldenwest St/Knott St, Turn right onto W Garden Grove Blvd, Turn right onto Hoover St, Turn right onto 21st St, Turn left onto Olive St., Turn right onto 20th St, Property will be on the left



Generational investment opportunity built in 1982 with visibility at the hard corner of 20th Street and Olive Street. This well-maintained property has an exceptional unit mix of 2-bedroom/2.5 bathrooms and is fully leased with tenant base of majority families.

Facts & Features

- Sold On 11/16/2021
- Original List Price of \$2,640,000
- 1 Buildings
- 9 Total parking spaces
- \$97770 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$49,113
- 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:	6	2	2		Unfurnished	\$2,047	\$12,280	\$14,400
2:								
3:								
4:								
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

- 59 - Westminster North of 405 & Westminster area
- Orange County
- Parcel # 09606423

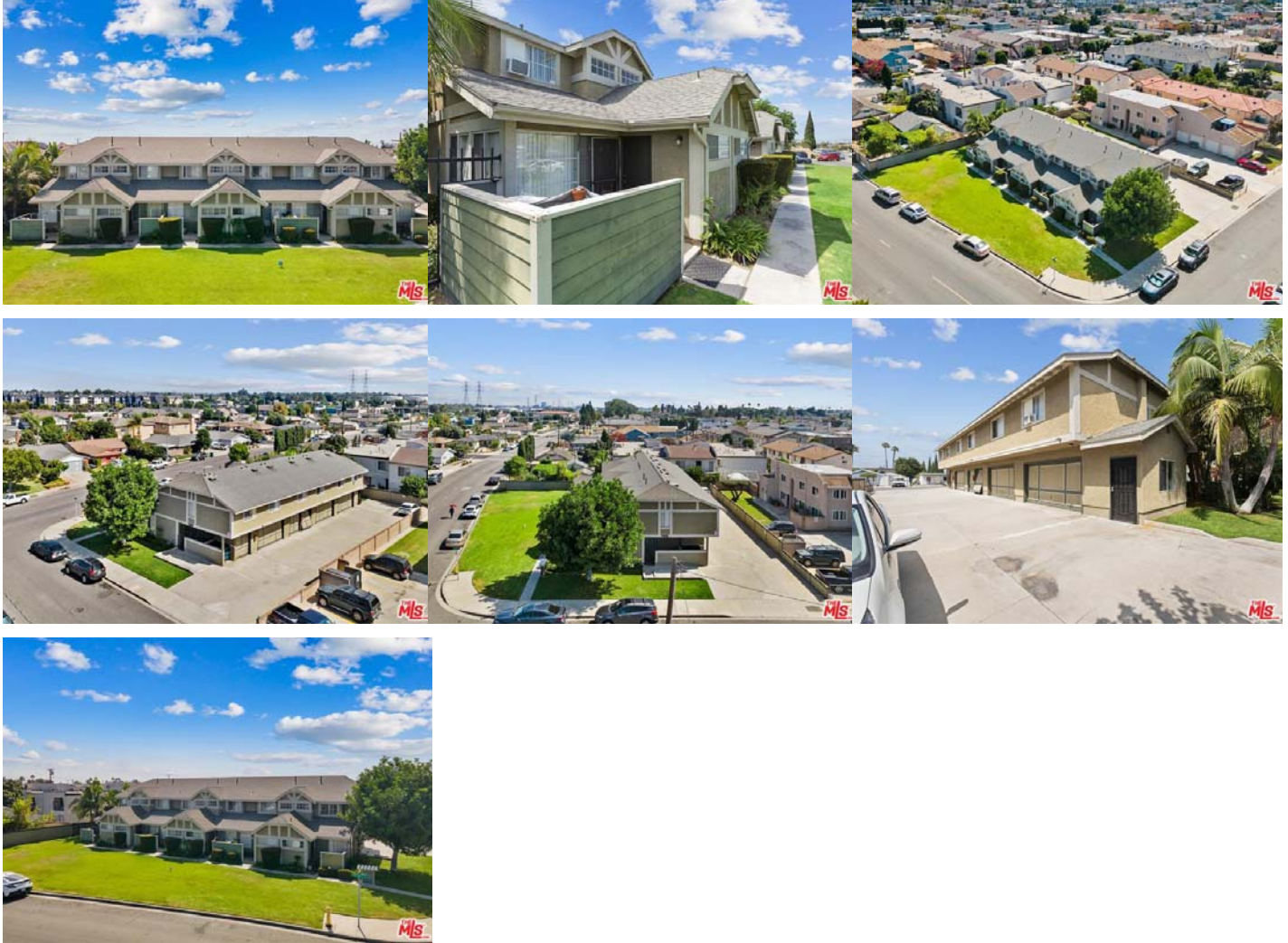
Michael Lembeck

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Re/Max Property Connection

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

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Closed •

\$2,495,000/\$2,225,000 ↓

115 days on the market

558 Joann St • Costa Mesa 92627

6 units • **\$415,833/unit** • **5,962 sqft** • **.29 acre(s) lot** • **\$373.20/sqft** • **Built in 1964**

Listing ID: OC21128647

Nearby Major Cross Streets: Wilson Street & Harbor Boulevard



554 - 558 Joann Street is a 6-unit multifamily investment property located in Costa Mesa, one of the premier coastal housing markets in Southern California. 554 - 558 Joann Street contains an excellent unit mix of 2, 1 bed/1 bath units, 2, 2 bed/1 bath units, 1, 3 bed/1.5 bath unit, and 1, 4 bed/1.5 bath unit, which helps attract a diverse renter pool. Additionally, the property offers amenities including private patios and balconies, carport and uncovered parking, spacious gated front yards, and on-site laundry. Since 554 - 558 Joann Street sits on a large lot, a new owner has the potential to construct additional dwelling units to increase pro forma cash flow. 554 - 558 Joann Street has a fantastic Costa Mesa location, positioned minutes away from world famous beaches and shopping destinations as well as major employment hubs in nearby Newport Beach and Huntington Beach.

Facts & Features

- Sold On 11/16/2021
- Original List Price of \$2,595,000
- 2 Buildings
- Levels: Two
- 11 Total parking spaces
- 8 Total carport spaces
- Laundry: Community
- \$96600 Gross Scheduled Income
- \$52015 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$43,487
- Electric: \$1,750.50
- Gas: \$1,751
- Furniture Replacement:
- Trash: \$1,751
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,325
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,751
- Other Expense: \$4,891
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$2,520	\$2,520	\$3,600
2:	2	2	1	0	Unfurnished	\$2,490	\$2,490	\$4,400
3:	1	3	2	0	Unfurnished	\$1,240	\$1,240	\$2,800
4:	1	4	2	0	Unfurnished	\$1,800	\$1,800	\$3,600

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Orange County
- Parcel # 42216309

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC21128647

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Closed •

List / Sold:

\$3,750,000/\$3,600,000 ↓

108 days on the market

Listing ID: 21725814

1018 W Bishop St • Santa Ana 92703

16 units • **\$234,375/unit** • **10,537 sqft** • **21,508 sqft lot** • **\$341.65/sqft** •
Built in 1955

From I-5 N, Exit First Street, Continue on First Street, Turn Left onto S Flower St, Turn Right onto W Bishop St, Property will be on the left



1018 W. Bishop St. is a 16-unit multifamily investment opportunity located in the geographic center of Orange County, less than a mile from Downtown Santa Ana and Civic Center. Offering a unit mix of one- & two-bedroom units and 50% single-story floor plans, this is the first time the value-add property has been offered for sale in more than 20 years.

Facts & Features

- Sold On 11/16/2021
- Original List Price of \$3,995,000
- 3 Buildings
- \$153641 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$96,099
- 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:	11	1	1		Unfurnished	\$1,286	\$14,140	\$15,950
2:	5	2	1		Unfurnished	\$1,430	\$7,150	\$8,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01017015

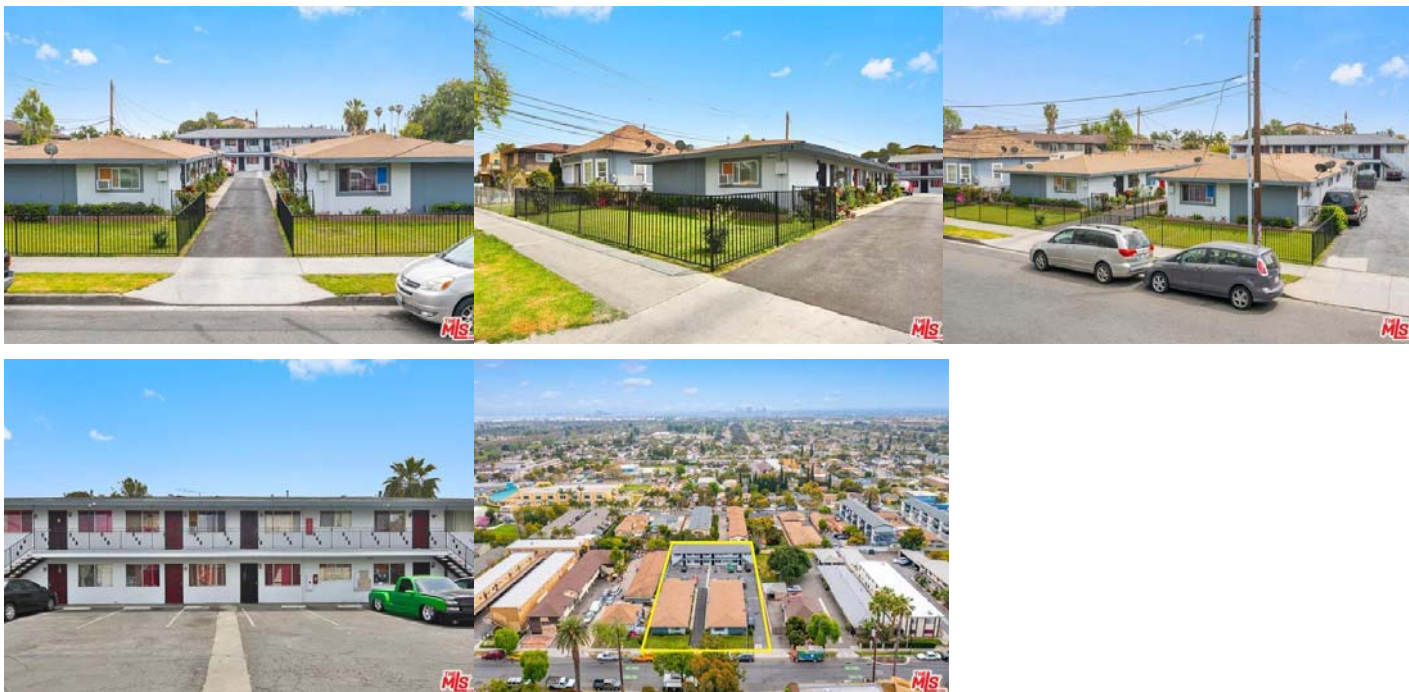
Michael Lembeck

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 21725814

Printed: 11/21/2021 3:21:43 PM

Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 11/14/2021 to 11/20/2021
County Or Parish is 'Orange'
Number Of Units Total is 2+
Selected 11 of 11 results.