

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	PW22187816	S	1022	1022 Broadway	ANA	78	TRUS	2	\$50,400		\$725,000	\$397.48	1824	1922/ASR	5,358/0.123	N		2	11/23/22	38/38
2	OC2215332	S		232 Avenida Granada	SC	SC	STD	2	\$75,600		\$1,700,000	\$1,180.56	1440	1951/ASR	4,356/0.1	N		2	11/22/22	0/0
3	OC22171855	S		101 CLEARBROOK LN	CM	C4	STD	3	\$62,700		\$1,575,000	\$623.02	2528	1964/ASR	8,712/0.2	N		1	11/21/22	85/85
4	TR22192832	S	331	S Idaho ST	LH	87	STD	4	\$92,598		\$1,488,889	\$387.73	3840	1964/ASR	8,276/0.19	N		4	11/21/22	12/12
5	OC22147273	S		233 Avocado ST	CM	C4	STD	17	\$375,900	3	\$7,250,000	\$467.74	15500	1959/ASR	36,412/0.8359	N		22	11/24/22	137/137

Closed • Duplex

List / Sold: **\$771,750/\$725,000** ↓

1022 1022 1/2 W Broadway • Anaheim 92805

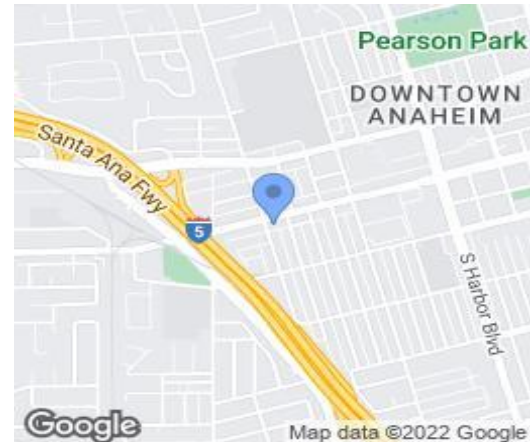
38 days on the market

2 units • \$385,875/unit • 1,824 sqft • 5,358 sqft lot • \$397.48/sqft •

Listing ID: PW22187816

Built in 1922

W Broadway & S West St



"SHOWINGS BY A LICENSED REALTOR ONLY" Great Rental Property Two Units, one 3 Bedroom 1 Bathroom, one 2 Bedroom 1 Bathroom. The property is located in an area with lots of employment just a few minutes from Disneyland. It is also conveniently located near I-5, 91 & 57 Freeways. This is a Prime Rental area in a great location.

Facts & Features

- Sold On 11/23/2022
- Original List Price of \$771,750
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- \$498 (Estimated)
- Laundry: See Remarks
- \$50400 Gross Scheduled Income
- \$45360 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,000
- Electric: \$1,000.00
- Gas: \$1,000
- Furniture Replacement:
- Trash: \$1,000
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$2,365	\$2,365	\$2,350
2:	1	2	1	1	Unfurnished	\$2,255	\$2,255	\$2,250

Of Units With:

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

Additional Information

- Trust sale
- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03612102

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: PW22187816

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Closed • Duplex

List / Sold: **\$1,700,000/\$1,700,000**

232 Avenida Granada • San Clemente 92672

0 days on the market

2 units • **\$850,000/unit** • **1,440 sqft** • **4,356 sqft lot** • **\$1180.56/sqft** •
Built in 1951

Listing ID: OC22215332

W off S El Camino Real



Incredible investment opportunity in an excellent location within walking distance to the beach, the San Clemente Pier and popular Del Mar with all its eclectic shops and restaurants! Both units of this duplex are 2 bedrooms, 1 bathroom. Ocean views from the 2nd story. Large backyard. Two car detached garage. Located in the short term vacation rental zone!

Facts & Features

- Sold On 11/22/2022
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Forced Air
- \$26 (Estimated)
- Laundry: In Garage
- \$75600 Gross Scheduled Income
- \$53400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,500
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,875	\$1,875	\$3,150
2:	1	2	1	1	Unfurnished	\$1,985	\$1,985	\$3,150

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
- SC - San Clemente Central area
- Orange County

• Parcel # 05811245

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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Closed •

List / Sold:

\$1,750,000/\$1,575,000 ↓

85 days on the market

Listing ID: OC22171855

101 CLEARBROOK Ln • Costa Mesa 92626

**3 units • \$583,333/unit • 2,528 sqft • 8,712 sqft lot • \$623.02/sqft •
Built in 1964**

North on Fair, left on Vanguard, right on Clearbrook



This is a Rare Find! Gorgeous Triplex in an amazing Location! It will not last on the market for long. This property consists of 3 attached homes: one 2-bedroom unit and two 1-bedroom units. The owner has maintained the property and it is in excellent condition. All have units have been upgraded throughout, but each has kept it's own character & charm. Some of the many upgrades include kitchen remodels, upgraded bathrooms, upgraded flooring, professionally painted interior & exterior, newer sewer line, upgraded garage doors, some newer vinyl windows & some newer appliances throughout. The owners have taken pride in keeping everything maintained wonderfully—even the beautiful landscaping which includes mature trees, and a park-like front yard setting for each home. No wonder each tenant has asked for their leases to be renewed. All homes have large living rooms and larger bedrooms with most having walk-in closets. Unit A has a lovely white brick fireplace and a two-car garage with easy access to their patio gate. Unite B & C have a one car garage. All have enclosed patios to enjoy. To top it all off this Location is amazing! Close to Orange Coast College, OC Fairgrounds, Beaches, Triangle Square restaurants & entertainment, Costa Mesa City Hall, South Coast Plaza, UCI and much more. Quick access to the 405, 55 & 73 freeways makes life easy. Please do not disturb tenants. Thank you

Facts & Features

- Sold On 11/21/2022
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Forced Air, Wall Furnace
- \$1,684 (Estimated)
- \$62700 Gross Scheduled Income
- \$56550 Net Operating Income
- 3 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Walk-In Closet
- Floor: Vinyl
- Appliances: Electric Range, Electric Cooktop, Disposal, Microwave
- Other Interior Features: Granite Counters, Quartz Counters

Exterior

- Lot Features: Front Yard
- Fencing: Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$6,131
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01995321
- Gardener:
- Licenses: 0
- Insurance: \$3,841
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$850
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,125	\$2,125	\$3,000

2:	1	1	1	1	Unfurnished	\$1,625	\$1,625	\$2,000
3:	1	1	1	1	Unfurnished	\$1,650	\$1,650	\$2,000

Of Units With:

- Separate Electric: 3
 - Gas Meters: 0
 - Water Meters: 0
 - Carpet:
 - Dishwasher:
 - Disposal: 3
- Drapes:
 - Patio: 1
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- C4 - Central Costa Mesa area
 - Orange County
 - Parcel # 41914123

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

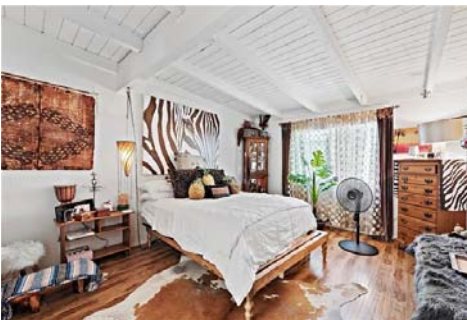
Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed • **Apartment**

List / Sold:

\$1,520,000/\$1,488,889 ↓

12 days on the market

Listing ID: TR22192832

331 S Idaho St • **La Habra 90631**

4 units • **\$380,000/unit** • **3,840 sqft** • **8,276 sqft lot** • **\$387.73/sqft** •
Built in 1964

See Google Map



This is in a corner lot with high visibility 4 Unit with 2bed and 2bath with own laundry hook up in each unit. Parking is a under a carport with 4 spaces plus 1 on the side.

Facts & Features

- Sold On 11/21/2022
- Original List Price of \$1,520,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$993 (Estimated)
- Laundry: In Kitchen
- \$92598 Gross Scheduled Income
- \$86103.85 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,494
- Electric: \$240.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,754
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,817	\$1,817	\$2,150
2:	1	2	2	1	Unfurnished	\$1,875	\$1,875	\$2,050
3:	1	2	2	1	Unfurnished	\$1,980	\$1,980	\$2,150
4:	1	2	2	1	Unfurnished	\$2,050	\$2,050	\$2,050

Of Units With:

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

Additional Information

- Standard sale
- 87 - La Habra area
- Orange County

• Parcel # 01811241

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Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold:

\$8,000,000/\$7,250,000 ↓

137 days on the market

Listing ID: OC22147273

233 Avocado St • Costa Mesa 92627

**17 units • \$470,588/unit • 15,500 sqft • 36,412 sqft lot • \$467.74/sqft •
Built in 1959**

Fairview and Avocado



We are pleased to present 221 1/2 - 233 Avocado Street, a 15 units + 2 Non-conforming unit multifamily community located in Costa Mesa, CA. The asset is built in 1954 and 1986 and situated on two separate parcels totaling 1.14 acres. The property features an excellent unit mix of Four – 2 bed / 2.5 bath townhomes built in 1986 with washer/dryer hookups, two-car garages, and private back patios, Ten - 2 bed / 1 bath single story detached cottages with washer/dryer hookups and one Single family home house split into One – 1 bed / 1 bath and two studios (non-conforming). There is significant income upside of approximately +/- 34%, providing investors an opportunity to increase the yield of a high quality asset located in on of the top rental markets of southern California.

Facts & Features

- Sold On 11/24/2022
- Original List Price of \$8,000,000
- 11 Buildings
- 22 Total parking spaces
- \$6,095 (Estimated)
- Laundry: In Kitchen
- Cap Rate: 2.81
- \$375900 Gross Scheduled Income
- \$224805 Net Operating Income
- 15 electric meters available
- 15 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Lot Over 40000 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$151,310
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$5,525
- Maintenance:
- Workman's Comp:
- Professional Management: 15045
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	3	2	Unfurnished	\$2,013	\$8,050	\$3,250
2:	10	2	1	1	Unfurnished	\$1,799	\$17,988	\$2,795
3:	1	1	1	1	Unfurnished	\$1,325	\$1,325	\$1,600
4:	2	0	1	1	Unfurnished	\$950	\$1,900	\$1,450

Of Units With:

- Separate Electric: 15
- Gas Meters: 15
- Water Meters: 2
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- C4 - Central Costa Mesa area
- Orange County
- Parcel # 41911105

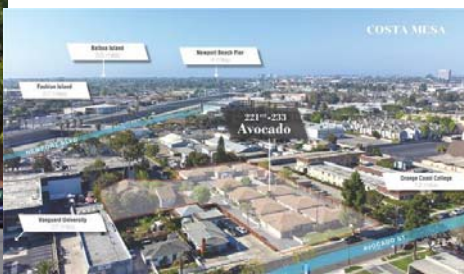
Michael Lembeck

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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