

| Cross Property Customer 1 Line |                            |                   |                                           |                      |                      |                     |                       |                     |                     |                           |                         |                      |                         |                          |                    |
|--------------------------------|----------------------------|-------------------|-------------------------------------------|----------------------|----------------------|---------------------|-----------------------|---------------------|---------------------|---------------------------|-------------------------|----------------------|-------------------------|--------------------------|--------------------|
|                                | <a href="#">Listing ID</a> | <a href="#">S</a> | <a href="#">St# St Name</a>               | <a href="#">City</a> | <a href="#">Area</a> | <a href="#">SLC</a> | <a href="#">Units</a> | <a href="#">GSI</a> | <a href="#">Cap</a> | <a href="#">L/C Price</a> | <a href="#">\$/Sqft</a> | <a href="#">Sqft</a> | <a href="#">YrBuilt</a> | <a href="#">LSqft/Ac</a> | <a href="#">Pr</a> |
| 1                              | <a href="#">PW21144934</a> | S                 | 901 <a href="#">Alabama ST</a>            | HB                   | 15                   | STD                 | 2                     | \$99,600            |                     | \$1,725,000               | \$757.58                | 2277                 | 1949/ASR                | 6,098/0.14               | N                  |
| 2                              | <a href="#">PW21234963</a> | S                 | 9142 <a href="#">Central AVE #A,B</a>     | GG                   | 65                   | TRUS                | 2                     | \$51,000            |                     | \$990,000                 | \$382.83                | 2586                 | 1964/PUB                | 7,841/0.18               | N                  |
| 3                              | <a href="#">QC21036781</a> | S                 | 603 E <a href="#">Balboa BLVD</a>         | NB                   | NP                   | STD                 | 2                     | \$0                 |                     | \$2,885,000               | \$1,163.31              | 2480                 | 1991/PUB                | 2,614/0.06               | N                  |
| 4                              | <a href="#">QC21202421</a> | S                 | 1834 W <a href="#">Gramercy AVE #D</a>    | ANA                  | 79                   | STD                 | 4                     | \$72,000            |                     | \$1,400,000               | \$354.43                | 3950                 | 1960/ASR                | 5,663/0.13               | N                  |
| 5                              | <a href="#">QC21123800</a> | S                 | 239 <a href="#">Avenida Santa Barbara</a> | SC                   | SC                   | STD                 | 4                     | \$107,400           | 4                   | \$1,800,000               | \$475.18                | 3788                 | 1971/PUB                | 4,356/0.1                | N                  |
| 6                              | <a href="#">QC21254235</a> | S                 | 112 E <a href="#">Avenida San Gabriel</a> | SC                   | SE                   | STD                 | 4                     | \$112,800           |                     | \$2,100,000               | \$432.99                | 4850                 | 1970/APP                | 5,000/0.1148             | N                  |

Closed • Duplex

List / Sold:  
**\$1,775,000/\$1,725,000** ↓

**901 Alabama St • Huntington Beach 92648**  
**2 units • \$887,500/unit • 2,277 sqft • 6,098 sqft lot • \$757.58/sqft •**  
**Built in 1949**  
**Corner of Alabama St and Indianapolis**

95 days on the market

Listing ID: PW21144934



TWO well maintained homes on a double wide lot (6098 sf public records) with close proximity to downtown Huntington Beach, Pacific City and other great sites and amenities. This property has potential investor options as well as primary residence options. Each home has been well maintained and updated over the years. Some of the updates include, wood flooring, ceiling fans, recessed lighting, automatic sprinklers, tankless water heater and updated bathrooms. All potential buyers to do their due diligence with the city of Huntington Beach in regards to zoning, permits, planning etc.

Facts & Features

- Sold On 11/23/2021
- Original List Price of \$1,999,999
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- Laundry: Outside
- \$99600 Gross Scheduled Income
- \$88860 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Converted Bedroom, Living Room
- Appliances: Dishwasher, Gas Oven, Microwave
- Other Interior Features: Ceiling Fan(s)
- Floor: Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,140
- Insurance: \$1,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01092304
- Gardener:
- Licenses:
- 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     | 0      | Unfurnished | \$6,000     | \$6,000    | \$3,750   |
| 2: | 1     | 2    | 1     | 0      | Unfurnished | \$2,300     | \$2,300    | \$2,750   |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 15 - West Huntington Beach area
- Orange County
- Parcel # 02505613

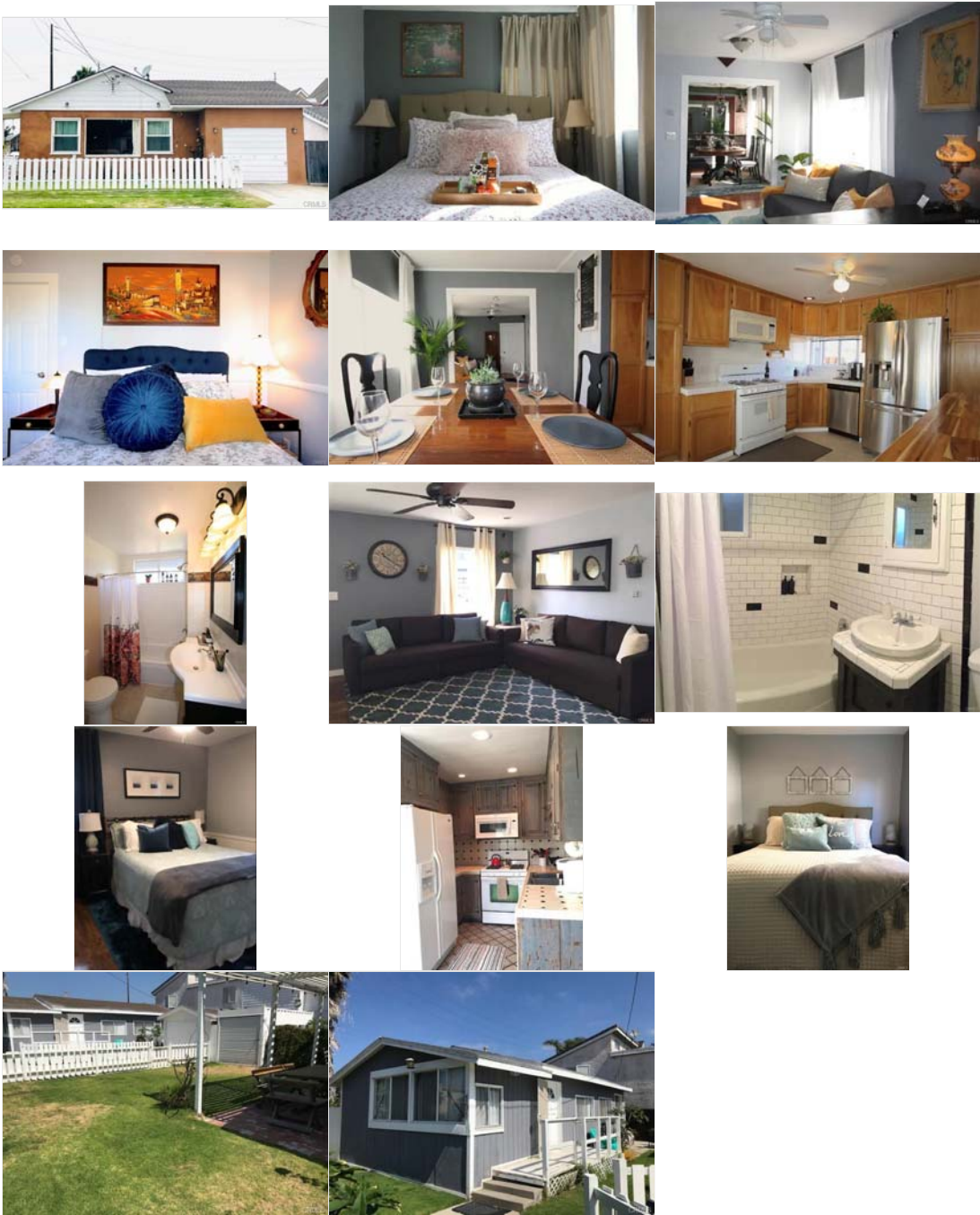
Michael Lembeck

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: PW21144934

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Closed • Duplex

List / Sold: \$954,000/\$990,000 ↑

9142 Central Ave # A,B • Garden Grove 92844

1 days on the market

2 units • \$477,000/unit • 2,586 sqft • 7,841 sqft lot • \$382.83/sqft • Built in 1964

Listing ID: PW21234963

East of magnolia between Trask and GG Blvd



Rare duplex in central Garden Grove. Single level, both units are 2 bedrooms, 2 bathrooms and each has it's own 2 car garage with alley access The front unit is enormous, with living-dining-family room as one great room. Bedrooms are big and closets are too. Each unit has a small private patio off the kitchen, units share a grassy courtyard at front. Front unit has just been refreshed for new tenants. Back unit was refreshed a few years ago and has steady renters. Separate laundry room on site. The front unit was built as an "owner unit" and is larger, with garage at the rear of the property. The smaller rear unit has direct access to its garage. Great total square footage. Properties on this block rarely come on the market.

Facts & Features

- Sold On 11/22/2021
- Original List Price of \$954,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$542 (Estimated)
- Laundry: Individual Room, See Remarks
- \$51000 Gross Scheduled Income
- \$45900 Net Operating Income
- 3 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Rectangular Lot, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,100
- Electric: \$540.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,960
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 2     | 2      | Unfurnished | \$0         | \$2,300    | \$2,300   |
| 2: | 1     | 2    | 2     | 2      | Unfurnished | \$1,950     | \$1,900    | \$2,000   |

# Of Units With:

- Separate Electric: 3
- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 1
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled
- 65 - N of Blsa, S of GGrv, E of Bch, W of Brookhrs area
- Orange County
- Parcel # 09857203

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: PW21234963

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List / Sold:

**Closed** •**\$2,950,000/\$2,885,000** ↓**167 days on the market****Listing ID: OC21036781****603 E Balboa Blvd • Newport Beach 92661****2 units • \$1,475,000/unit • 2,480 sqft • 2,614 sqft lot • \$1163.31/sqft • Built in 1991****East Balboa Blvd and Palm Street**

Situated in Balboa Village, just steps from the sand, this unique mixed-use property won't disappoint. The highly remodeled property encompasses three levels. Including a fully renovated garage with six car parking and retail or office space on the ground level with excellent street frontage exposure. The second level consists of two bedrooms and two baths, both recently renovated and includes new vanities, sinks, hardware & floors. New top of the line vinyl wood plank floors throughout each level and all new HVAC units, 2 A/C units & 2 forced air heaters. The kitchen has been fully remodeled with custom cabinets by Country Cottage Co, all new built-in stainless steel appliances along with custom granite tops. The 2nd & 3rd floor features an open living area complete with a fireplace and multiple view decks consisting of new ceramic wood plank tiles that have been concrete sealed. New Mitercraft interior solid core doors, Milgard exterior doors, windows & coverings throughout. The top level boasts a generous sized, open one bedroom, remodeled bath, along with a new customized interior closet and fireplace. Two viewing decks with stunning ocean, bay and city light views, along with a new custom natural gas fire ring and new Sun Bright outdoor flat screen TV & stereo system. All electrical upgraded with outlets & switches. New 30 year composite roof and Elastameric exterior paint/coating. Welcome home to this one of a kind property on Balboa Peninsula.

**Facts & Features**

- Sold On 11/22/2021
- Original List Price of \$2,950,000
- 1 Buildings
- Levels: Three Or More
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- Laundry: Common Area, Inside, See Remarks
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

- Rooms: All Bedrooms Up, Kitchen, Laundry, Living Room, Walk-In Closet
- Appliances: Dishwasher, Freezer, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator
- Floor: Vinyl
- Other Interior Features: Living Room Deck Attached, Open Floorplan

**Exterior**

- Lot Features: Level with Street
- Waterfront Features: Beach Access, Fishing in Community, Marina in Community, Ocean Access
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01908329
- 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     | 3    | 3     | 4      | Unfurnished | \$0         | \$0        | \$0       |
| 2: | 1     | 0    | 1     | 2      | Unfurnished | \$0         | \$0        | \$0       |

**# Of Units With:**

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

**Additional Information**

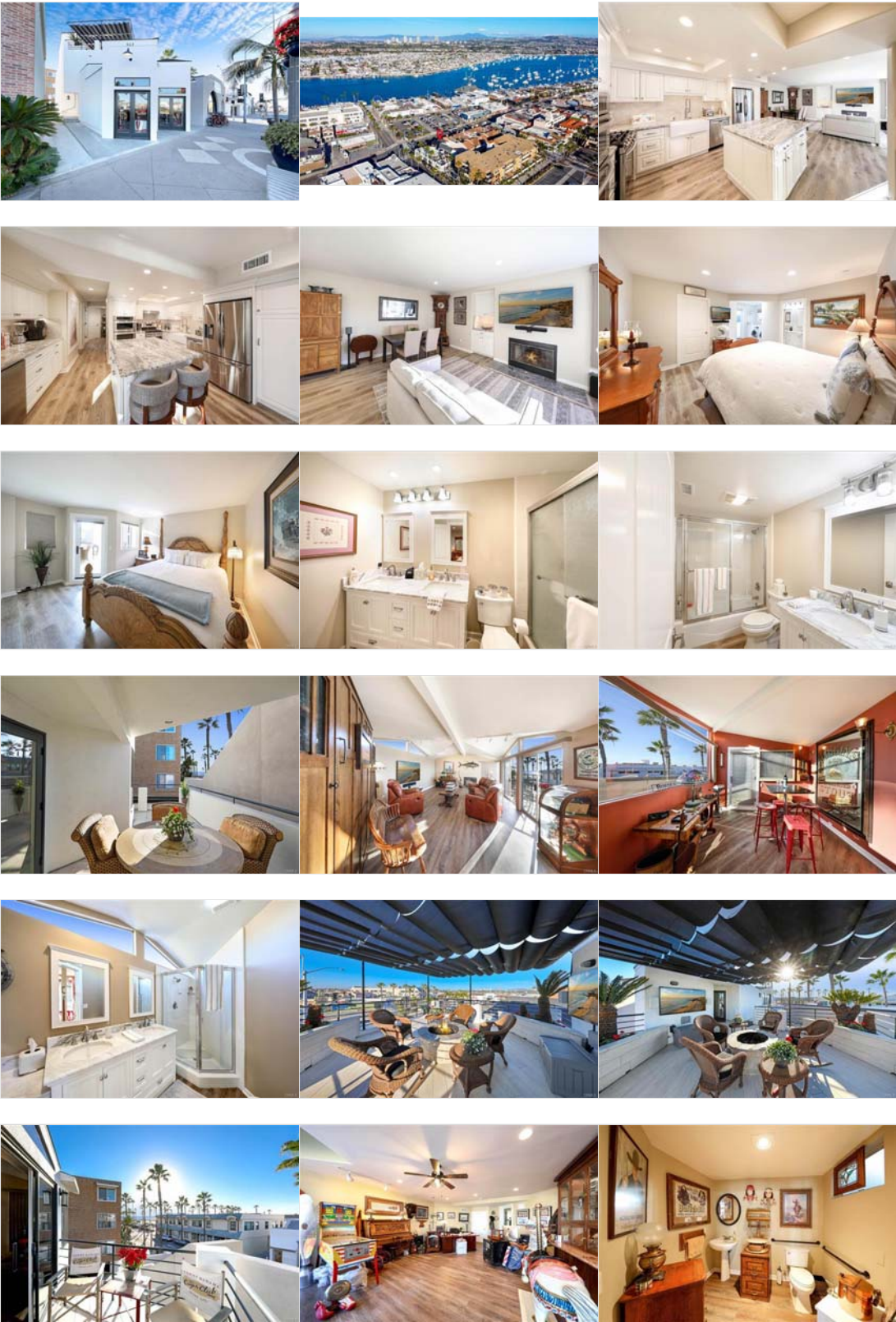
- Standard sale
- NP - Balboa Peninsula area
- Orange County
- Parcel # 04812302



**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: OC21036781

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List / Sold:

**Closed** • **Quadruplex****\$1,395,000/\$1,400,000** ↑

39 days on the market

Listing ID: OC21202421

**1834 W Gramercy Ave # D • Anaheim 92801****4 units • \$348,750/unit • 3,950 sqft • 5,663 sqft lot • \$354.43/sqft • Built in 1960****5 freeway, exit Euclid, right on Euclid, Left on Crescent, right on Gramercy**

This recently updated well-maintained 4-plex is ready for its new owner. An excellent opportunity for investors, fully occupied with long term tenants. It was built in 1960 and sits on large lot of 5,663 sqft. This masterpiece of a quadruplex has a fresh new coat of paint, new water heaters, light fixtures, and more upgrades. Each unit has their own washer/dryer located in the kitchen. This property is located minutes away from Disneyland, schools, parks, and shopping centers.

**Facts & Features**

- Sold On 11/24/2021
- Original List Price of \$1,395,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$980 (Estimated)
- Laundry: In Kitchen
- \$72000 Gross Scheduled Income
- \$66420 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

- Rooms: Kitchen, Laundry, Living Room
- Floor: Tile
- Appliances: Dishwasher
- Other Interior Features: Ceiling Fan(s), Ceramic Counters

**Exterior**

- Lot Features: 2-5 Units/Acre, Cul-De-Sac
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$5,580
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01522411
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,640
- Other Expense:
- Other Expense Description:

**Unit Details**

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Unfurnished | \$1,500     | \$1,500    | \$2,000   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$1,500     | \$1,500    | \$2,000   |
| 3: | 1     | 2    | 1     | 1      | Unfurnished | \$1,500     | \$1,500    | \$2,000   |
| 4: | 1     | 2    | 1     | 1      | Unfurnished | \$1,500     | \$1,500    | \$2,000   |

**# 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
- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 27205505

**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: OC21202421

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Closed • **Quadruplex**

**239 Avenida Santa Barbara** • San Clemente 92672  
**4 units** • **\$474,750/unit** • **3,788 sqft** • **4,356 sqft lot** • **\$475.18/sqft** •  
**Built in 1971**  
**Just off Del Mar on Santa Barbara**

List / Sold:  
**\$1,899,000/\$1,800,000** ↓  
31 days on the market  
Listing ID: OC21123800



San Clemente 4 plex in a great location. Walking distance to both the pier and down Del Mar. 4 units consisting of three 2 bedroom 1.5 bath 1150 sqft 2 level townhome style units and one 400 sq ft studio. Three single car garages for the 2 bedroom units. Patio space on both sides of the units with front and rear entries. Community laundry for an additional income. Extremely well maintained and managed. Almost no vacancy in the 20 years of ownership. Not many options available out there in this price range with rents this strong.

Facts & Features

- Sold On 11/23/2021
- Original List Price of \$1,899,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Zoned
- Laundry: Common Area
- Cap Rate: 4.15
- \$107400 Gross Scheduled Income
- \$78712 Net Operating Income
- 4 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,688
- Electric: \$2,220.00
- Gas: \$1,620
- Furniture Replacement:
- Trash: \$528
- Cable TV: 01767484
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance: \$700
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,520
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 0    | 1     | 0      | Unfurnished | \$1,450     | \$17,400   | \$19,200  |
| 2: | 1     | 2    | 2     | 1      | Unfurnished | \$2,000     | \$24,000   | \$28,800  |
| 3: | 1     | 2    | 2     | 1      | Unfurnished | \$2,150     | \$25,800   | \$28,800  |
| 4: | 1     | 2    | 2     | 1      | Unfurnished | \$2,200     | \$26,400   | \$28,800  |

# Of Units With:

- Separate Electric: 4
- Gas Meters: 1
- Water Meters: 1
- Carpet: 4
- Dishwasher: 4
- Disposal: 4
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC: 0

Additional Information

- Standard sale
- SC - San Clemente Central area
- Orange County
- Parcel # 05810312

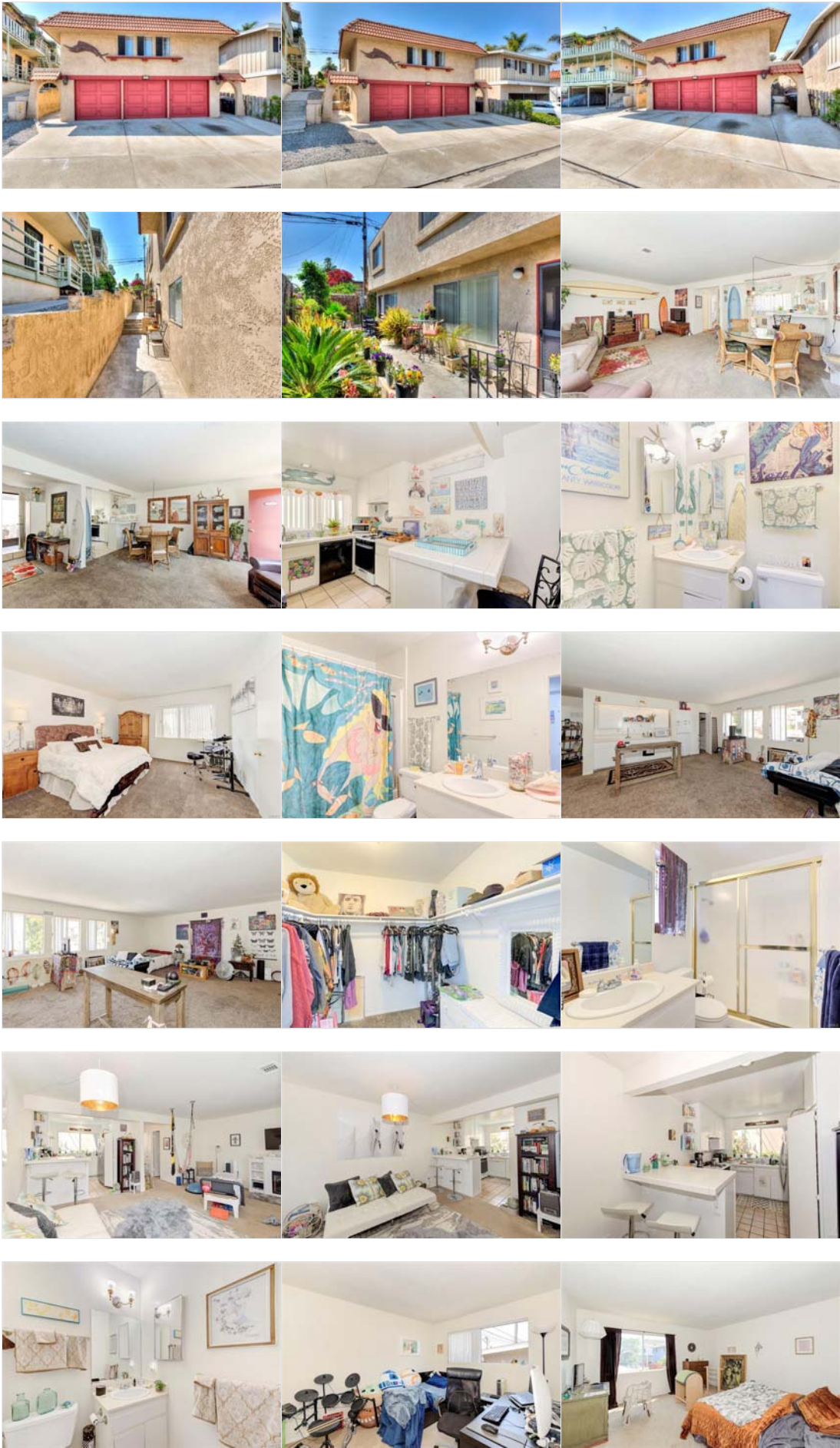
Michael Lembeck

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: OC21123800

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**Closed** • **Quadruplex**List / Sold: **\$2,100,000/\$2,100,000****112 E Avenida San Gabriel • San Clemente 92672****0 days on the market****4 units • \$525,000/unit • 4,850 sqft • 5,000 sqft lot • \$432.99/sqft • Built in 1970****Listing ID: OC21254235****El Camino Real South to E Ave San Gabriel**

Beautifully remodeled large 4-plex building in San Clemente. This is a great investment in a wonderful beach town for an Owner user or investor. Spacious living area. Fully occupied, and nice upside in rent too. Unit count is – 3bdr/2ba, 3bdr/2ba, 2bdr/2ba, and 2bdr/2ba. 4 Garages plus 4 driveway parking spaces. All units have balcony's. Great location close to Beach, World famous surf spots, golf course, State Park, Downtown San Clemente and easy freeway access. Some Ocean and Golf Course views, Bread and Butter rentals and rarely vacant. Tenants pay their own Electric, Gas, and cable. San Clemente's laid back life style makes this a wonderful investment.

**Facts & Features**

- Sold On 11/23/2021
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Baseboard, Radiant
- \$0 (Assessor)
- Laundry: Community, In Garage
- \$112800 Gross Scheduled Income
- \$82600 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

**Interior**

- Rooms: Kitchen, Living Room, Main Floor Bedroom, Master Bathroom, Master Bedroom
- Floor: Carpet, Tile
- Appliances: Dishwasher, Electric Oven, Electric Range, Electric Cooktop, Free-Standing Range, Disposal, Water Heater
- Other Interior Features: Balcony, Laminate Counters, Living Room Balcony

**Exterior**

- Lot Features: Back Yard, Level, No Landscaping
- Fencing: Stucco Wall, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

**Annual Expenses**

- Total Operating Expense: \$30,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$3,200
- Cable TV: 01767484
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

**Unit Details**

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 0     | 1      | Unfurnished | \$1,900     | \$1,900    | \$2,200   |
| 2: | 1     | 2    | 0     | 1      | Unfurnished | \$2,200     | \$2,200    | \$2,200   |
| 3: | 1     | 3    | 0     | 1      | Unfurnished | \$2,300     | \$2,300    | \$2,500   |
| 4: | 1     | 3    | 0     | 1      | Unfurnished | \$2,300     | \$2,300    | \$2,500   |

**# Of Units With:**

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

**Additional Information**

- Standard sale
- SE - San Clemente Southeast area
- Orange County
- Parcel # 06003102

**Michael Lembeck**

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

**Re/Max Property Connection**

State License #: 01891031  
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CUSTOMER FULL: Residential Income    LISTING ID: OC21254235

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Search Criteria

Property Type is 'Residential Income'  
Standard Status is 'Closed'  
Contract Status Change Date is 11/21/2021 to 11/27/2021  
County Or Parish is 'Orange'  
Number Of Units Total is 2+  
Selected 6 of 6 results.