

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	QC23191604	S	14861 Monroe ST	MC	65	STD	2	\$43,200		\$1,100,000	\$836.50	1315	1947/ASR	6,748/0.1549	N	2	11/29/23	5/6
2	PW23186402	S	1942 E Rose AVE	ORG	699	STD	2	\$0		\$1,044,000	\$529.41	1972	1961/ASR	6,720/0.1543	N	2	11/28/23	18/18
3	PW23151371	S	1052 Andrews ST	TUS	71	STD	2	\$42,000		\$1,000,000	\$566.89	1764	1958/ASR	6,907/0.1586	N	2	11/30/23	71/71
4	PW23151393	S	1042 Andrews ST	TUS	71	STD	2	\$43,200		\$1,250,000	\$708.62	1764	1958/ASR	7,775/0.1785	N	1	11/30/23	62/62
5	PW23193409	S	880 S Ponderosa ST	ORG	72	STD	2	\$78,000	6	\$1,160,000	\$458.50	2530	1968/ASR	7,841/0.18	N	2	11/29/23	9/9
6	QC23203744	S	120 E Mariposa	SC	SC	TRUS	2	\$2,500		\$1,080,000	\$625.36	1727	1953/PUB	3,920/0.09	N	2	12/01/23	0/0
7	QC23185692	S	248 Avenida Cabrillo	SC	SC	STD	2	\$77,000		\$1,525,000	\$1,016.67	1500	1959/ASR	3,920/0.09	N	2	11/29/23	20/20
8	QC23209061	S	1205 Florida St	HB	14	STD	3	\$108,000	5	\$1,500,000	\$645.99	2322	1962/ASR	6,970/0.16	N	3	11/28/23	0/0
9	PW23045203	S	13058 Westlake ST	GG	62	STD	3	\$61,800		\$999,900	\$679.28	1472	1942/PUB	10,019/0.23	N	3	11/30/23	120/120
10	PW23176218	S	12792 Hazel AVE #C	GG	63	STD	3	\$44,100	3	\$1,265,000	\$538.07	2351	1961/ASR	10,454/0.24	N	3	11/29/23	39/39
11	QC23086632	S	387 Oak ST	LB	LV	STD	3	\$5,500		\$2,250,000	\$1,441.38	1561	1928/ASR	3,000/0.0689	N	0	11/28/23	162/162
12	PW23203537	S	243 N Grand ST	ORG	OTO	STD	3	\$6,195		\$1,605,000	\$829.89	1934	1921/ASR	6,675/0.1532	N	1	11/28/23	9/9
13	NP23141560	S	7872 Liberty DR	HB	14	STD,TRUS	4	\$144,300	4	\$2,398,000	\$493.52	4859	1979/APP	8,712/0.2	N	6	11/29/23	25/25

Closed • Duplex

List / Sold:

\$1,250,000/\$1,100,000 ↓

6 days on the market

Listing ID: OC23191604

14861 Monroe St • Midway City 92655

2 units • \$625,000/unit • 1,315 sqft • 6,748 sqft lot • \$836.50/sqft • Built in 1947

From Bolsa Ave Turn on Monroe St



Beautiful R-3 CORNER LOT Home With A Detached ADU In The Rear. This Incredibly Maintained Property Has A 17 x 50 RV Garage With Potential Additional Income Opportunity. The FRONT HOUSE Has Approx 855 Sqft, 2 Bedroom & 1 Bathroom With A 2 Car Garage, Brick Fireplace, It Own Private Laundry In The Garage, Front & Rear Private Yards. This Home Was Completely Remodeled in 2017, Which Includes All New Interior Drywall, Pex-Pipe Plumbing Throughout, Dual Pane Windows, Newer Electrical Panel W/Complete Re-Wiring Throughout The House, Tankless Hot Water Heater. Kitchen & Bathroom Was Also Remodeled. Current Rent Is \$2700 Per Month. The REAR UNIT Has Approx 460 Sqft, 1 Bedroom & 1 Bathroom, Private Laundry Room, Brick Fireplace, 2 Car Carport & Covered Patio Area. Current Rent Is \$900 Per Month. Both Tenants Are Month to Month. ***Disclaimer - Interior Photos Are 4 yrs old***Please Do Not Disturb The Tenants.

Facts & Features

- Sold On 11/29/2023
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- 2 Total carport spaces
- Heating: Wall Furnace
- \$655 (Estimated)
- Laundry: In Garage, Individual Room
- \$43200 Gross Scheduled Income
- \$42562 Net Operating Income
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Tile
- Other Interior Features: Block Walls

Exterior

- Lot Features: Corner Lot, Lot 6500-9999
- Fencing: Block
- Sewer: Private Sewer

Annual Expenses

- Total Operating Expense: \$638
- Electric: \$200.00
- Gas:
- Furniture Replacement:
- Trash: \$24
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$150
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$139
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,700	\$2,700	\$3,000
2:	1	1	1	0	Unfurnished	\$900	\$900	\$1,500

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 65 - N of Blsa, S of GGrv, E of Bch, W of Brookhrs area
- Orange County
- Parcel # 09713421

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





Closed • Duplex

List / Sold:

\$1,060,000/\$1,044,000 ↓

18 days on the market

Listing ID: PW23186402

1942 E Rose Ave • Orange 92867

2 units • \$530,000/unit • 1,972 sqft • 6,720 sqft lot • \$529.41/sqft • Built in 1961

E/Tustin St. N/Walnut Ave. W/55 Frwy. S/Collins Ave.



What a wonderful opportunity to own a remodeled single story duplex with no interior steps in the property and a large backyard! The building size is approx. 1,972 square feet with a useable 6,720 square foot lot. The front unit has 3 bedrooms and 1 full bath. The kitchen and bath are completely new; (Cabinets, appliances, sinks, counters, shower/tub). The kitchen overlooks the dining area. The dining area flows into the large living room with fireplace. This unit boasts: NEW interior paint. NEW water heater. NEW flooring. NEW baseboards. NEW thermostat. Some NEW; fixtures, doors and lighting. You have direct access into your single car garage which has a laundry area. The back unit has 2 bedrooms and 1 full bath. The kitchen overlooks the living room. NEW interior paint. NEW carpet in the bedrooms. Laundry in the kitchen. Single car garage. Both units have: Central A/C, Forced air heating, Patios and separate water heaters. Large back yard is a perfect place to add an ADU. Driveway will accommodate 2 cars. ALSO INCLUDED IS TERMITE CLEARANCE. Street address is 1942-1944 East Rose Avenue, Orange. Come on by and take a look today!

Facts & Features

- Sold On 11/28/2023
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$510 (Assessor)
- Laundry: In Garage, In Kitchen
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom, See Remarks
- Floor: Carpet, Vinyl

Exterior

- Lot Features: Back Yard, Front Yard, Lot 6500-9999
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,697
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,476
- Cable TV: 01218499
- Gardener:
- Licenses:
- Insurance: \$1,656
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

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

2: 1 2 1 1 Unfurnished \$0 \$0 \$2,700

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
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Orange County
 - Parcel # 38618213

Michael Lembeck

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

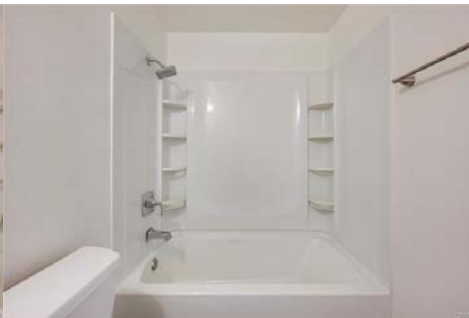
Re/Max Property Connection

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

Click arrow to display photos









Closed • Duplex

List / Sold:

\$1,300,000/\$1,000,000 ↓

71 days on the market

Listing ID: PW23151371

1052 Andrews St • Tustin 92780

2 units • \$650,000/unit • 1,764 sqft • 6,907 sqft lot • \$566.89/sqft • Built in 1958

W/ E. Main St & S/ Newport Ave.



Single story duplex with detached units and a small private yard for each home. Ideal for an owner occupied buyer to live in one and rent the other home for additional income. Upside in rents for an investor, no rent increases in the last 12 months. Each unit has a single car garage plus parking in front of the garage on the driveway. Back unit has been remodeled with a newer kitchen and bath. It also has an enclosed patio for additional living space. Newer roof and vinyl windows throughout. Separate meters for gas and electric. Great central location near shopping, Tustin Civic Center, restaurants, schools, and easy Freeway access.

Facts & Features

- Sold On 11/30/2023
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$657 (Estimated)
- \$42000 Gross Scheduled Income
- \$21630 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$19,110
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$400
- Cable TV: 01930317
- Gardener:
- Licenses: 200
- Insurance: \$1,100
- Maintenance: \$750
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense: \$1,240
- Other Expense Description: Misc.

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,900	\$1,900	\$2,850
2:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,700

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC: 1

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 71 - Tustin area
- Orange County
- Parcel # 50017115

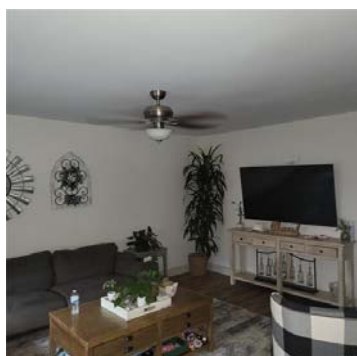
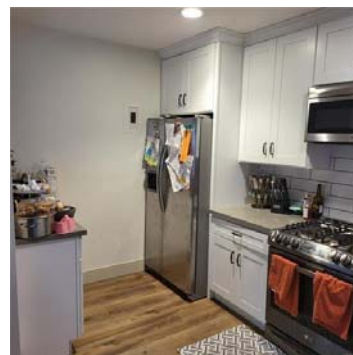
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed • Duplex

List / Sold:

\$1,300,000/\$1,250,000 ↑

1042 Andrews St • Tustin 92780

62 days on the market

2 units • **\$650,000/unit** • **1,764 sqft** • **7,775 sqft lot** • **\$708.62/sqft** •
Built in 1958

Listing ID: PW23151393

West of E. Main st. and South of Newport Ave.



Single story duplex with detached units and a small private yard for each home. Ideal for an owner occupied buyer to live in one and rent the other home for additional income. Upside in rents for an investor, no rent increases in the past 12 months. Each unit has a single car garage plus parking in front of the garage on the driveway. Newer roof and vinyl windows throughout. Separate meters for gas and electric. Great central location near shopping, Tustin Civic Center, restaurants, schools, and easy Freeway access.

Facts & Features

- Sold On 11/30/2023
- Original List Price of \$1,215,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$657 (Estimated)
- \$43200 Gross Scheduled Income
- \$23220 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,684
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$400
- Cable TV: 01814331
- Gardener:
- Licenses: 200
- Insurance: \$1,100
- Maintenance: \$750
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense: \$1,151
- Other Expense Description: Misc.

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$2,700
2:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$2,700

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 71 - Tustin area
- Orange County
- Parcel # 50017116

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: PW23151393

Printed: 12/03/2023 7:11:18 AM

Closed • Duplex

List / Sold:

\$1,195,000/\$1,160,000 ↓

9 days on the market

Listing ID: PW23193409

880 S Ponderosa St • Orange 92866

2 units • \$597,500/unit • 2,530 sqft • 7,841 sqft lot • \$458.50/sqft •
Built in 1968

Ponderosa St and Fairhaven Ave



Nestled in the thriving heart of Orange, this property presents a rare and compelling investment opportunity. With a rich heritage and history, this duplex has been under the same family's ownership for over three decades, showcasing an unmatched sense of pride and meticulous care. The layout of the side-by-side duplex, sharing only one connected wall, creates the impression of distinct single-family homes, enhancing its market desirability. Both units offer private garages, separate driveways, tranquil front patios, and secluded backyards, ensuring an atmosphere of exclusivity and tranquility. The larger unit spans almost 1,500 square feet, featuring three spacious bedrooms, two bathrooms, and ample storage. The highlight is the expansive primary bedroom suite, complete with a generous closet and abundant natural light streaming through sliding doors that open to the private yard. Modern amenities such as a fireplace, private washer and dryer, and contemporary HVAC system further elevate the appeal of the open floor plan. Concurrently, the smaller unit, comprising around 1,100 square feet, maximizes space efficiency with two sizable bedrooms and two bathrooms, including a spacious primary bedroom suite with a large closet. This unit also offers direct access to the private garage. The simplicity of the investment is evident, as the owner covers water, sewer, and trash expenses, while tenants manage their own electric, gas, and cable/internet bills. The larger unit is poised to be delivered vacant, presenting an enticing opportunity for potential owner-occupants or strategic repositioning. Simultaneously, the smaller unit currently houses long-term tenants who have established a strong connection with the property, underscoring the stability and reliability of this investment. Opportunities of this magnitude are seldom available in this highly sought-after neighborhood. Seize this exceptional property now to capitalize on its promising stability and future prospects from the moment of acquisition.

Facts & Features

- Sold On 11/29/2023
 - Original List Price of \$1,195,000
 - 1 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Cooling: Central Air, Wall/Window Unit(s)
 - Heating: Central
 - \$0 (Unknown)
 - Laundry: In Garage
 - Cap Rate: 5.8
 - \$78000 Gross Scheduled Income
 - \$68906 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available
-

Interior

- Rooms: Kitchen, Living Room, Primary Bathroom, Primary Bedroom, Primary Suite
 - Floor: Carpet, Tile
 - Other Interior Features: Ceiling Fan(s), Unfurnished
-

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,094
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$437
- Cable TV: 02022092
- Insurance: \$1,097
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,384
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,635	\$1,635	\$2,750
2:	1	3	2	1	Unfurnished	\$0	\$0	\$3,750

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
- Buyer Agency Compensation: 2%
- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 39019115

Michael Lembeck

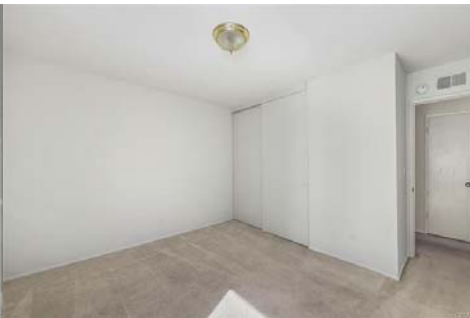
State License #: 01019397
Cell Phone: 714-742-3700

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: PW23193409

Printed: 12/03/2023 7:11:19 AM

Closed • Duplex

List / Sold:

\$1,175,000/\$1,080,000 ↓

0 days on the market

Listing ID: OC23203744

120 E Mariposa • San Clemente 92672

2 units • **\$587,500/unit** • **1,727 sqft** • **3,920 sqft lot** • **\$625.36/sqft** •
Built in 1953

Cross: Camino Estrella



It's all about the location. Single level Duplex located within a short distance to Downtown and the Beach. Perfect for Investors or 'Live in one and rent the other'. Both units will need a bit more than just paint and carpet but have great potentials for the next owner.

Facts & Features

- Sold On 12/01/2023
- Original List Price of \$1,379,999
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$27 (Estimated)
- Laundry: Community
- \$2500 Gross Scheduled Income
- \$2400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room, Main Floor Bedroom
- Floor: Carpet
- Appliances: Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial

Exterior

- Lot Features: Level with Street
- Waterfront Features: Ocean Side of Freeway
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01897290
- Gardener:
- Licenses:
- Insurance: \$75
- 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	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,100
2:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$1,400

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Trust sale
- Buyer Agency Compensation: 2%

- SC - San Clemente Central area
- Orange County
- Parcel # 05714115

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: OC23203744

Printed: 12/03/2023 7:11:19 AM

Closed • Duplex

List / Sold:

\$1,599,000/\$1,525,000 ↓

20 days on the market

Listing ID: OC23185692

248 Avenida Cabrillo • San Clemente 92672

2 units • \$799,500/unit • 1,500 sqft • 3,920 sqft lot • \$1016.67/sqft •
Built in 1959

Avenida De Cabrillo & Calle Seville



This exceptional single-level duplex, perfectly embodies the quintessential California beach lifestyle. Nestled in a prime location, just a stone's throw away from downtown boutiques and dining establishments, and a few blocks from the pier, this Duplex offers the ultimate experience of coastal living in San Clemente. Recently, the entire duplex underwent an extensive renovation, resulting in a delightful transformation. The front unit features two bedrooms and one bathroom, complete with charming wood-beamed ceilings, modern vinyl flooring, a tankless water heater, new cabinets, countertops, and top-of-the-line appliances. Additionally, it boasts a serene front patio, providing an ideal space for enjoying the outdoors, whether it's day or night. The rear unit is a one-bedroom, one-bathroom that also features vinyl flooring, brand new cabinets, countertops, and appliances. Throughout the property, newer dual-pane windows have been installed to enhance energy efficiency and overall comfort. A shared detached two-car garage and an expansive driveway further elevate the property's appeal. This duplex offers a myriad of options to suit your preferences and requirements, showcasing its unique adaptability and versatility. Whether you seek a coastal retreat or an investment opportunity, this property has it all.

Facts & Features

- Sold On 11/29/2023
- Original List Price of \$1,599,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Floor Furnace
- \$27 (Estimated)
- Laundry: Individual Room
- \$77000 Gross Scheduled Income
- \$60000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level, Park Nearby, Sprinklers Drip System, Walkstreet, Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$17,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$750
- Cable TV: 01897784
- Gardener:
- Licenses:
- Insurance: \$2,500
- 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	2	1	1	Unfurnished	\$0	\$0	\$3,500
2:	1	1	1	1	Unfurnished	\$2,350		\$2,900

Of Units With:

- Separate Electric: 1
- Drapes:

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

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%

- SC - San Clemente Central area
- Orange County
- Parcel # 05812351

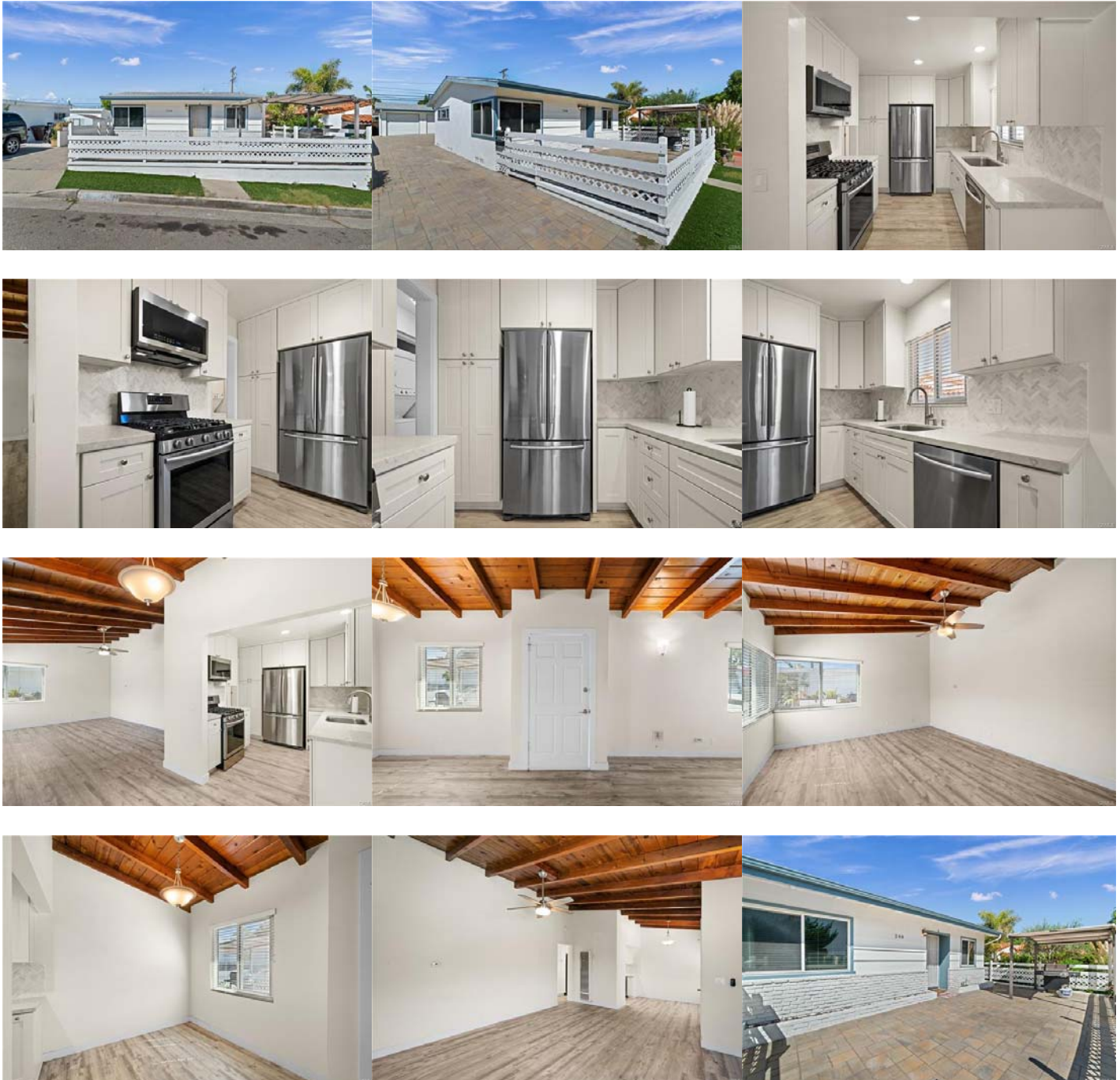
Michael Lembeck

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: OC23185692

Printed: 12/03/2023 7:11:19 AM

Closed • **Triplex**

List / Sold:

\$1,599,000/\$1,500,000 ↓

0 days on the market

Listing ID: OC23209061

1205 Florida St • Huntington Beach 92648

**3 units • \$533,000/unit • 2,322 sqft • 6,970 sqft lot • \$645.99/sqft •
Built in 1962**

Cross Streets: Beach Blvd. & Memphis Ave



Single story, interior tract triplex in the highly sought after area of Downtown Huntington Beach. Big lot, attached three car garage. The triplex was in good condition but needed some TLC. Sold before processing in the MLS.

Facts & Features

- Sold On 11/28/2023
- Original List Price of \$1,599,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: See Remarks, Wall Furnace
- \$0 (Unknown)
- Laundry: Dryer Included, Electric Dryer Hookup, Outside, See Remarks, Washer Hookup, Washer Included
- Cap Rate: 5
- \$108000 Gross Scheduled Income
- \$75300 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Entry, Family Room, Kitchen, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bedroom, Office, See Remarks
- Floor: Carpet, Laminate, See Remarks, Tile
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Water Heater, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Open Floorplan

Exterior

- Lot Features: Back Yard, Lot 6500-9999, Level, Near Public Transit, Park Nearby, Sprinkler System, Sprinklers In Front, Sprinklers On Side
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Good Condition, See Remarks, Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$32,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- 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	2	1	1	Unfurnished	\$1,550	\$1,550	\$2,950
2:	1	2	1	1	Unfurnished	\$1,550	\$1,550	\$2,950
3:	1	2	1	1	Unfurnished	\$1,550	\$1,550	\$2,950

Of Units With:

- Separate Electric: 3
- Drapes:

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

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 3%

- 14 - South Huntington Beach area
- Orange County
- Parcel # 02516117

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: OC23209061

Printed: 12/03/2023 7:11:19 AM

Closed • **Triplex**

List / Sold: **\$1,200,000/\$999,900** ↓

13058 Westlake St • Garden Grove 92843

120 days on the market

3 units • **\$400,000/unit** • **1,472 sqft** • **10,019 sqft lot** • **\$679.28/sqft** •
Built in 1942

Listing ID: PW23045203

CENTURY BLVD / WALNUT / WESTLAKE ST



Diamond in the Rough! Great Opportunity for Investors!! Welcome to 13058 Westlake St, Garden Grove. The property has three (3) existing residential units at 13058 and 13062 Westlake Street, and 10591 Walnut Street, respectively. The units are occupied, and current rent is \$4,200 per month. There is a huge parking lot. The property is in a Prime location with a short drive to Little Saigon, Disneyland, Huntington Beach and John Wayne Airport. Costco and Home Depot are within walking distance. The huge lot size spans over 10,000 sq ft. tremendous income potential for this Garden Grove property. Don't miss this opportunity!

Facts & Features

- Sold On 11/30/2023
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: One
- 10 Total parking spaces
- Heating: Central
- \$791 (Estimated)
- Laundry: Outside
- \$61800 Gross Scheduled Income
- \$57440 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Lot 10000-19999 Sqft, Rectangular Lot, Value In Land
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,360
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$360
- Cable TV: 01954435
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense: \$2,200
- Other Expense Description: 2160

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,800	\$1,350	\$1,350
2:	1	1	1	0	Unfurnished	\$1,800	\$1,350	\$1,350
3:	1	3	2	0	Unfurnished	\$2,500	\$1,500	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%

- 62 - Garden Grove N of Chapman, W of Euclid area
- Orange County
- Parcel # 09909002

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:

\$1,248,800/\$1,265,000 ↑

39 days on the market

Listing ID: PW23176218

12792 Hazel Ave # C • Garden Grove 92841

3 units • \$416,267/unit • 2,351 sqft • 10,454 sqft lot • \$538.07/sqft • Built in 1961

Stanford Ave & Magnolia St



Great investment Opportunity! A very well maintained triplex on a large lot, over 10,000 square feet! This property is great for a seasoned investor or a first-time investor who would like to live in one home and have the other 2 homes help pay the mortgage. All 3 units have been well maintained by the owner and are turn key. Each unit boasts two bedrooms and one bath. Each unit has separate Electric and Gas meters and tenants pay for each separately. The property has onsite laundry for tenants convience. There are three garage spaces , although two of the garages have combined into a double garage. Easily converted back. There is ample parking available for tenants. Current rents are well under market. Tremendous opportunity.

Facts & Features

- Sold On 11/29/2023
- Original List Price of \$1,248,800
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$846 (Estimated)
- Laundry: Individual Room
- Cap Rate: 3
- \$44100 Gross Scheduled Income
- \$36900 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 02029652
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance: \$1,200
- 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	1	1	Unfurnished	\$1,100	\$1,100	\$2,400
2:	1	2	1	1	Unfurnished	\$1,075	\$1,075	\$2,400
3:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$2,400

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 3

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator: 3
- Wall AC: 3

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 63 - Garden Grove S of Chapman, W of Euclid area
- Orange County
- Parcel # 13343133

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:

\$2,295,000/\$2,250,000 ↓

162 days on the market

Listing ID: OC23086632

387 Oak St • Laguna Beach 92651

**3 units • \$765,000/unit • 1,561 sqft • 3,000 sqft lot • \$1441.38/sqft •
Built in 1928**

PCH to Oak St. Cross Streets: Glenneyre & Catalina



Absolutely an exceptional investment/residential opportunity located within 3 blocks to the "sand" and the Pacific Ocean! Significantly under-rented in this location!! ALL tenancies 'month to month'. This Laguna Village residence located within the heart of the "HIP" District, "Historic and Interesting Places"... this 7 block stretch along the Pacific Coast Hwy boasts 24 restaurants, 40 boutique shops as well as 20 art galleries and 5 hotels!! This single family residence currently contains 2 additional "legal, non-conforming" use rental properties that are currently occupied. Situated at approximately the corners of Oak St and Glenneyre, this 1560sqft home affords itself to numerous possibilities for its future use...This property resides on a 3000sqft corner lot which is walking distance to 4 of the top 10 surfing beaches in Laguna Beach and is currently listed on the Historic Property register in the city of Laguna Beach and may be subject to the benefits of the Mills Act for taxation purposes. A property like this rarely comes on the market every 50 years and is an outstanding opportunity for future renovation, remodeling and restoration. This corner lot configuration also offers a 2 car driveway, an enclosed yard area as well as a balcony located off a second floor living unit. Physical floor plan includes a main residence with hardwood floors, fire place, 2 bedrooms/ 2 baths as well as 2 additional studio units containing kitchens, bath, sleeping area and private access. This is absolutely a "lifestyle" property which offers "walkability" to all of the most desirable areas in Laguna Beach! This is truly all about location! Location! Location!

Facts & Features

- Sold On 11/28/2023
 - Original List Price of \$2,695,000
 - 1 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - Heating: Fireplace(s), Wall Furnace, Wood
 - \$20 (Estimated)
 - Laundry: Gas Dryer Hookup, Washer Hookup
 - \$5500 Gross Scheduled Income
 - \$4735 Net Operating Income
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available
-

Interior

- Rooms: Galley Kitchen, Kitchen, Main Floor Bedroom
 - Floor: Carpet, Tile, Wood
 - Appliances: Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Refrigerator, Water Heater
 - Other Interior Features: Balcony, Block Walls, Copper Plumbing Partial, Tile Counters
-

Exterior

- Lot Features: Corner Lot, Front Yard, Rectangular Lot, Level, Paved, Utilities - Overhead, Zero Lot Line
 - Waterfront Features: Ocean Side of Freeway
 - Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Security Lights, Smoke Detector(s)
 - Fencing: Block
 - Sewer: Public Sewer
 - Other Exterior Features: Rain Gutters
-

Annual Expenses

- Total Operating Expense: \$9,792
- Electric: \$4,200.00
- Gas: \$1,080
- Furniture Replacement:
- Trash: \$612
- Insurance: \$1,980
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,920

- Cable TV: 02086579
- Gardener:
- Licenses:

- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$2,600	\$2,600	\$4,850
2:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$2,250
3:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,950

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- LV - Laguna Village area
- Orange County
- Parcel # 64408302

Michael Lembeck

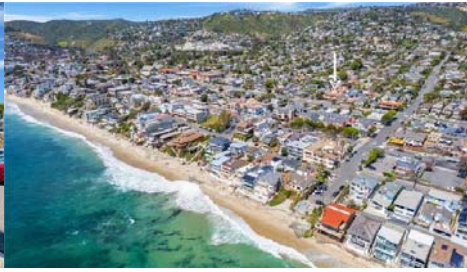
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • **Triplex**

List / Sold:

\$1,550,000/\$1,605,000 ↑

243 N Grand St • **Orange 92866**

9 days on the market

3 units • **\$516,667/unit** • **1,934 sqft** • **6,675 sqft lot** • **\$829.89/sqft** •
Built in 1921

Listing ID: PW23203537

Palm and Grand directly South of Chapman University



An opportunity to own a piece of history! This home was built in 1921 for Louise Bradshaw as a Colonial Revival Bungalow. It's on the National Register of Historic Places. This property is located just 6 houses away from the South end of the esteemed Chapman University. It offers a main home and 2 rentable units. The configuration of the 2 structures works extremely well for multi-generational shared living. The main home is approximately 1,425 sq. ft., with 2 or possibly 3 bedrooms, and 2 bathrooms. Above the main house is Unit 243A, a studio, currently rented. A separate 1-bedroom unit, 243 1/2, is attached to the garage and offers a floorplan with approximately 422 square feet. The garage is a one car Model T style with a pair of architecturally interesting hinged doors. This is a great opportunity for an owner to live in the main house and have rental income from the other 2 units. The main house is in super sharp, move-in condition & features a living room, separate den, formal dining room, updated kitchen with abundant storage and lots of counter space. The kitchen has an eating area and lots of windows that bring in natural light. There are 2 large backyard patio areas, a large grass area and 2 huge fruit bearing avocado trees. Each unit has separate electric meters, separate air conditioning units and separate gas meters. As an additional benefit, the property offers a very long double wide driveway for lots of additional off-street parking. It's located close to Old Towne with all its historic charm and the one-of-a-kind Orange Circle. There are coffee shops, amazing restaurants, entertainment, antique stores, shopping, library and train station. Both public and private schools are conveniently close to this home.

Facts & Features

- Sold On 11/28/2023
- Original List Price of \$1,550,000
- 2 Buildings
- Levels: Two
- 1 Total parking spaces
- \$506 (Estimated)
- Laundry: Common Area, Dryer Included, Gas Dryer Hookup, Outside, Stackable, Washer Hookup, Washer Included
- \$6195 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Lot 6500-9999, Rectangular Lot, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Treed Lot, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,195
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01011606
- 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	2	2	0	Unfurnished	\$3,300	\$3,300	\$0
2:	1	1	1	1	Unfurnished	\$1,695	\$1,695	\$0
3:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$0

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- OTO - Old Towne Orange area
 - Orange County
 - Parcel # 03924307

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 • **Quadruplex**

List / Sold:

\$2,398,000/\$2,398,000

25 days on the market

Listing ID: NP23141560

7872 Liberty Dr • Huntington Beach 92647

**4 units • \$599,500/unit • 4,859 sqft • 8,712 sqft lot • \$493.52/sqft •
Built in 1979**

Beach Blvd, Right on Liberty Dr



Looking for the ultimate investment income opportunity in one of the world's most legendary seaside communities? Well, you found it in this Pride of Ownership cash-flowing Quadruplex situated in the highly sought-after Huntington Beach, CA – Surf City, USA, with an additional 1-bedroom 1-bath income unit with a market rent of \$2100. This attractive Muti-Family Property is located in an ideal rental location close to various dining options, entertainment, shopping, renowned beaches, transportation and the 405 freeway. Currently operating close to market rent with a GOI of \$144,176 with significant potential for increased income and priced at a high cap rate of 4.26% at only \$479,600 a door! This complex features an est. 1500 sq. ft., 3 bedrooms, 2 bath front townhome, which features private inside laundry room, spacious living room fireplace, recessed lighting, open kitchen with bar seating and granite countertops, 2 upstairs balconies, 2 car garage, and large side patio that could be utilized for future owner occupancy. The additional units all have spacious floor plans and are nicely equipped with appliances and first floor 2-bedroom apartment has a spacious enclosed backyard. Recent building upgrades include updated exterior paint, newer central water heater, Ring cameras, and a newly landscaped courtyard. This property has a shared laundry room which generates additional income, 6 total garages, individual unit balconies or patios, owner's storage room, automatic sprinkler system, and a large driveway/carport for additional parking. Located just minutes from fine dining, nightlife, entertainment, Downtown Huntington beach, Bella Terra outdoor mall, and the best surfing and beaches, this property offers an amazing investment opportunity in one of SoCal's most desirable areas. Looking for another great income property, please inquire about the owner's other listing at 8162 La Paz Dr. Huntington Beach. Please call now to schedule a tour today to become the new proud owner of this impressive low-rise garden complex.

Facts & Features

- Sold On 11/29/2023
 - Original List Price of \$2,398,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Forced Air, Wall Furnace
 - \$1,010 (Unknown)
 - Laundry: Common Area, Community, Dryer Included, Washer Included
 - Cap Rate: 4.26
 - \$144300 Gross Scheduled Income
 - \$102129 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 5 water meters available
-

Interior

- Floor: Laminate, Vinyl
 - Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Water Heater Central, Water Heater
 - Other Interior Features: Ceiling Fan(s), Granite Counters, Open Floorplan
-

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Lot 6500-9999, Sprinkler System
 - Sewer: Public Sewer
 - Security Features: Smoke Detector(s)
-

Annual Expenses

- Total Operating Expense: \$42,047
- Electric: \$1,152.00
- Gas: \$3,868
- Furniture Replacement:
- Insurance: \$4,032
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$2,700
- Cable TV: 00409987
- Gardener:
- Licenses:

- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2		\$3,000	\$3,000	\$3,325
2:	1	2	2	1		\$2,575	\$2,575	\$2,710
3:	1	2	2	1		\$2,250	\$2,250	\$2,515
4:	1	2	2	1		\$2,100	\$2,100	\$2,360

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 5
- Carpet:
- Dishwasher: 4
- Disposal:
- Drapes:
- Patio: 4
- Ranges: 5
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2%
- 14 - South Huntington Beach area
- Orange County
- Parcel # 16531213

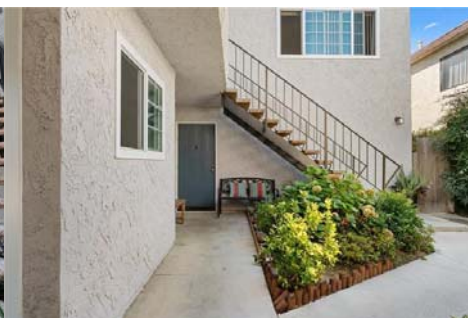
Michael Lembeck

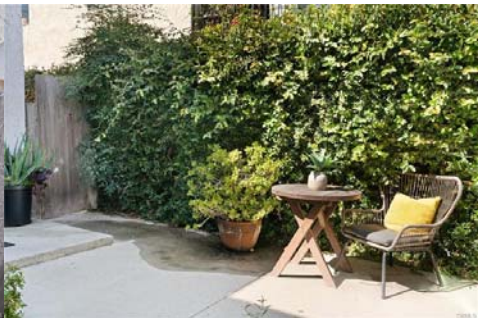
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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