

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	NP22208731	S	378 E 18th ST	CM	C5	STD	2	\$84,000		\$1,900,000.↓	\$892.44	2129	1958/ASR	8,276/0.19	N	2	11/29/22	9/9
2	OC22219511	S	26721 Avenida Las Palmas	DP	CB	STD	2	\$67,800		\$1,195,000.↓	\$615.98	1940	1959/PUB	3,920/0.09	N	2	11/29/22	14/14
3	LG22187755	S	24711 La Cresta DR	DP	LT	STD	2	\$0		\$1,300,000.↓	\$845.80	1537	1960/ASR	3,920/0.09	N	2	11/28/22	21/21
4	LG22191026	S	1121 Glennestre Street	LB	LV	STD	2	\$72,000		\$1,750,000	\$1,620.37	1080	1926/PUB	3,656/0.0839	N	0	11/29/22	0/0
5	LG22218473	S	366 AGATE ST	LB	LV	STD	2	\$0		\$2,106,000.↓	\$1,558.85	1351	1954/ASR	3,920/0.09	N	2	11/28/22	0/0
6	OC22103791	S	905 E Balboa BLVD	NB	NP	STD	2	\$79,200		\$2,291,250.↓	\$863.97	2652	1971/ASR	2,699/0.062	N	2	11/29/22	176/176
7	PW22123683	S	273 N Batavia ST	ORG	OTO	STD	2	\$0		\$885,000.↓	\$431.71	2050	1917/ASR	7,405/0.17	N	0	11/29/22	160/160
8	OC22209580	S	31722 Florence AVE	LB	SL	STD	2	\$0		\$1,625,000.↓	\$1,008.06	1612	1965/ASR	1,742/0.04	N	0	11/29/22	27/27
9	OC22243368	S	10105 Dakota AVE	GG	66	STD,TRUS	3	\$33,948		\$725,000.↓	\$504.52	1437	1959/ASR	5,227/0.12	N	0	11/28/22	0/0
10	IV22229537	S	910 W La Jolla ST #912, 914	PLA	699	STD	3	\$47,595		\$980,000.↑	\$269.60	3635	1957/ASR	10,890/0.25	N	4	11/30/22	11/11
11	NP22223812	S	12762 Haster ST	GG	699	STD	3	\$72,000	4	\$1,180,000.↓	\$408.45	2889	1961/ASR	6,098/0.14	N	3	11/28/22	14/45
12	OC22187232	S	8711 La Salle ST	CYP	699	STD	8	\$212,676		\$4,070,000.↓	\$481.32	8456	1986/ASR	15,246/0.35	N	0	11/28/22	21/21
13	NP22233749	S	6032 Kingman AVE	BP	82	STD	10	\$293,400	4	\$5,315,000.↓	\$418.04	12714	2009/ASR	18,731/0.43	N	18	12/01/22	15/15

Closed • Duplex

List / Sold:

\$1,950,000/\$1,900,000 ↓

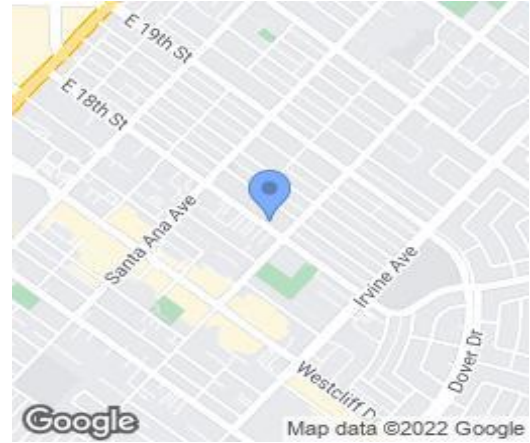
9 days on the market

Listing ID: NP22208731

378 E 18th St • Costa Mesa 92627

2 units • \$975,000/unit • 2,129 sqft • 8,276 sqft lot • \$892.44/sqft • Built in 1958

Between Santa Ana Ave & Tustin Ave on East 18th Street



378 & 380 East 18th Street consists of Two Homes on One Lot. Property is located Mid block and set back from the street. The Front Home consists of 4 Bedrooms, 2 Bathrooms, Kitchen, Living Room, Dining Room, Patio, and Single Car Garage with Laundry. It includes a large front yard area that could be enclosed and captured for privacy. The primary Bedroom has an en-suite Bathroom and separate door to the rear patio, and has strong potential for conversion to an Accessory Dwelling Unit (Buyer to verify process required with City of CM). The Detached Rear Home consists of 2 Bedrooms, 1 Bathroom. Kitchen, Dining Room, Living Room and Single Car Garage with Laundry. The Rear Home also has a large, private, and fully fenced rear yard. Lots of potential here. Property is within the boundaries of Mariners Elementary School. This property represents a tremendous opportunity for a well located Owner plus Income property, or as a pure income property with potential for an ADU addition.

Facts & Features

- Sold On 11/29/2022
- Original List Price of \$1,950,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central, Wall Furnace
- \$1,125 (Estimated)
- Laundry: Dryer Included, Gas Dryer Hookup, In Garage, Washer Hookup, Washer Included
- \$84000 Gross Scheduled Income
- \$80200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Master Suite
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Disposal, Gas Oven, Refrigerator, Water Heater
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Rectangular Lot
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01207777
- 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	1	Unfurnished	\$0	\$4,000	\$4,000
2:	1	2	1	1	Unfurnished	\$0	\$3,000	\$3,000

Of Units With:

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

- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale

- C5 - East Costa Mesa area
- Orange County
- Parcel # 11729128

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:

\$1,350,000/\$1,195,000 ↓

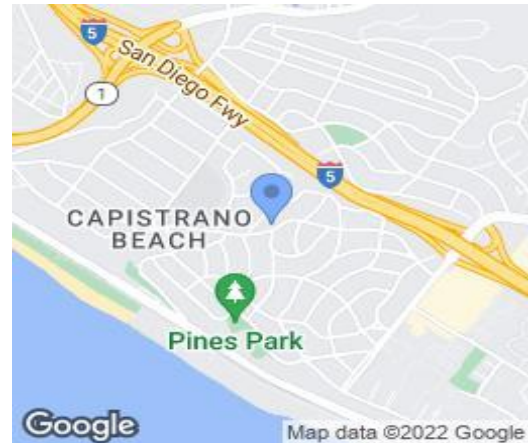
14 days on the market

Listing ID: OC22219511

26721 Avenida Las Palmas • Dana Point 92624

2 units • \$675,000/unit • 1,940 sqft • 3,920 sqft lot • \$615.98/sqft •
Built in 1959

Exit the 5 Fwy from Camino Las Ramblas and turn onto Via California



This outstanding beach-close 2-unit Duplex is in the heart of Capistrano Beach in the vacation destination city of Dana Point. This property features one unit that is located downstairs which is a spacious 2 bedroom, 2 full bath unit with a 2 car garage attached, along with a great entertaining backyard with a wood deck and grass patio. This unit has been remodeled within the last couple of years which includes the kitchen, and both bathrooms and within the last year was upgraded with new flooring and paint. The unit upstairs is an adorable 1 bedroom, 1 bathroom, 2 car garage unit that features a great balcony to sit and enjoy the sunsets that also was recently updated with a new kitchen, bath, floors, windows, and paint. Perfect location to shopping, restaurants, schools, Dana Point Harbor, and Beach. Hurry this one will not last long! Don't forget to click on the video link for pictures of the inside.

Facts & Features

- Sold On 11/29/2022
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two, Multi/Split
- 4 Total parking spaces
- Heating: Central
- \$0 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$67800 Gross Scheduled Income
- \$55800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Vinyl
- Appliances: Dishwasher, Disposal, Gas Cooktop, Microwave, Water Heater

Exterior

- Lot Features: Yard
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01517786
- 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	2	Unfurnished	\$2,250	\$2,250	\$3,400
2:	1	1	1	2	Unfurnished	\$2,250	\$2,250	\$2,250

Of Units With:

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

- Carpet:
- Dishwasher: 2
- Disposal: 2

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- CB - Capistrano Beach area
- Orange County
- Parcel # 12326155

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

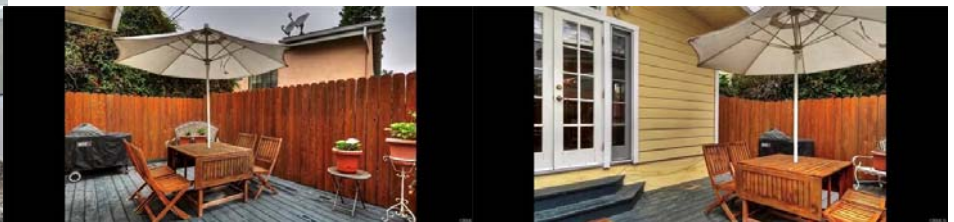
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold:

\$1,350,000/\$1,300,000 ↓

21 days on the market

Listing ID: LG22187755

24711 La Cresta Dr • Dana Point 92629

**2 units • \$675,000/unit • 1,537 sqft • 3,920 sqft lot • \$845.80/sqft •
Built in 1960**

Golden Lantern and La Cresta



Great income property. Fix it up or reimagine it to your own specifications. Keep one as an owner unit and lease the other, or have the perfect income property of both units. Each unit has 2 bedrooms, 1 bathroom, inside laundry and a 1 car garage with another parking place in the driveway. Close to restaurants, shopping, the harbor, the beach and all that beautiful Dana Point has to offer.

Facts & Features

- Sold On 11/28/2022
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$1,781 (Estimated)
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 12 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom
- Appliances: Water Heater
- Floor: Vinyl, Wood

Exterior

- Lot Features: 2-5 Units/Acre, Sloped Down
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,500
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$2,500
2:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$2,500

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 12
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- LT - Lantern Village area
- Orange County
- Parcel # 68211407

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: LG22187755

Printed: 12/04/2022 6:00:41 AM

Closed •

List / Sold: **\$1,750,000/\$1,750,000**

1121 Glenneyre Street • Laguna Beach 92651

0 days on the market

**2 units • \$875,000/unit • 1,080 sqft • 3,656 sqft lot • \$1620.37/sqft •
Built in 1926**

Listing ID: LG22191026

PCH to Oak - turn right onto Glenneyre. Building is located on the corner of Glenneyre and Oak



Charming cottage style building in the heart of the village. Street level has large entry/reception open office area plus two private offices and 1/2 bath. Adjacent to office area is an enclosed and covered rear patio. There is off street parking for the office area on Oak Street side of building. The ground floor of the original residential structure does have a spacious storage area. A compact studio apartment with shower bath and separate kitchen with gas stove and refrigerator is located on the top floor.

Facts & Features

- Sold On 11/29/2022
- Original List Price of \$1,750,000
- 1 Buildings
- 4 Total parking spaces
- 0 Total carport spaces
- Heating: Forced Air
- \$0 (Assessor)
- \$72000 Gross Scheduled Income
- \$67588 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Wood
- Appliances: Gas Range, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,412
- Electric: \$1,654.00
- Gas: \$937
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01778230
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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:	2	1	0	0	Unfurnished	\$72,000	\$72,000	\$87,600

Of Units With:

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

Additional Information

- Standard sale

- LV - Laguna Village area
- Orange County
- Parcel # 64408601

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 • Duplex

List / Sold:

\$2,150,000/\$2,106,000 ↓

0 days on the market

Listing ID: LG22218473

366 AGATE St • Laguna Beach 92651

2 units • \$1,075,000/unit • 1,351 sqft • 3,920 sqft lot • \$1558.85/sqft •
Built in 1954

Pacific Coast Highway to Agate



LAGUNA BEACH | WOODS COVE | An original mid-century designed two-unit property in the Laguna Village within walking distance to Woods Cove and all of the shopping and dining areas of Laguna Beach. The bottom unit is comprised of two bedrooms, one bathroom, a kitchen, and a combined dining and living room area. The living room area is designed with a wall of glass with a sliding door that opens to the large rear and private yard. The upstairs unit is a one-bedroom, one-bath unit with a kitchen and living room area that opens to a sizeable exterior deck with some ocean views. There are two separate one-car garages with the laundry inside one of the garages plus two additional off-street parking spaces on the driveway.

Facts & Features

- Sold On 11/28/2022
- Original List Price of \$2,150,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Forced Air, Wall Furnace
- \$1,100 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Refrigerator
- Other Interior Features: Beamed Ceilings, Living Room Deck Attached, Open Floorplan

Exterior

- Lot Features: Level with Street, Rectangular Lot, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00745605
- 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	\$0	\$0	\$0
2:	1	1	1	1				

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- LV - Laguna Village area
- Orange County
- Parcel # 64426506

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: LG22218473

Printed: 12/04/2022 6:00:41 AM

Closed •

List / Sold:

\$2,650,000/\$2,291,250 ↓

176 days on the market

Listing ID: OC22103791

905 E Balboa Blvd • Newport Beach 92661

2 units • \$1,325,000/unit • 2,652 sqft • 2,699 sqft lot • \$863.97/sqft • Built in 1971

E. Balboa Blvd. at A Street , east of the Balboa Pier



FIRST TIME ON THE MARKET IN 45+ years. Great upside rent potential . This spacious duplex is one building in from the board walk/sand and has superb walkability to the Balboa Pier and local dining establishments. Such an investment is ideal for the investor or the individual looking to live-in one unit and rent out the other. Both units are 3 bedrooms, 1 3/4 bathroom units and are extremely spacious. The master suites accommodate oversized furniture and feature two closets and a generous dressing area. Each unit has a fireplace and large hearth in the main entertaining space adding to the ambiance of the room. The upper three bedroom has soaring ceilings in the living area , which showcase the natural light and airiness of this unit. Balconies / patios are off the main areas extending ones living/entertaining space. Parking is easy with remote access. The garage area does have the ability for washer /dryer hookups, but currently is not being utilized. Come and enjoy the ocean breezes and the fresh air. 901 E. Balboa Blvd is listed for sale for 3,500,000 and can be purchased together with 905 E. balboa Blvd or separately .

Facts & Features

- Sold On 11/29/2022
- Original List Price of \$3,295,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- 0 Total carport spaces
- Heating: Central
- \$507 (Estimated)
- Laundry: In Garage
- \$79200 Gross Scheduled Income
- \$999999 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: No Landscaping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,999,999
- Electric: \$0.00
- Gas:
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01264338
- Gardener:
- Licenses:
- Insurance: \$1,159
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$703
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$3,000	\$3,000	\$3,800
2:	1	3	2	1	Unfurnished	\$3,600	\$3,600	\$3,800

Of Units With:

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

- Carpet:
- Dishwasher: 2
- Disposal: 2

- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- NP - Balboa Peninsula area
- Orange County
- Parcel # 04814325

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 •

List / Sold: **\$929,900/\$885,000** ↓

273 N Batavia St • Orange 92868

160 days on the market

2 units • \$464,950/unit • 2,050 sqft • 7,405 sqft lot • \$431.71/sqft • Built in 1917

Listing ID: PW22123683

Located North of Chapman on East Side of Street



Mills Act eligible. Now a HUGE price reduction! Rare on the market- A Duplex located Near Chapman University. The front house is a Craftsman built in 1917 with large porch and original Wood siding. Original Wood windows and ornate glass on porch entryway. Large living room with original Built in Cabinets and wood flooring. Original moulding in bedrooms. Updated kitchen with Island in the middle. Interior Laundry as well. The attic contains a very high pitch perfect for updating and storage. Rear Unit is a 1 bedroom/1 bath with a cozy kitchenette. Has storage in side unit as well. Long recessed driveway perfect for parking. Additional garden and storage area located behind One bedroom unit. An additional Storage unit as well. Block wall fencing perfect for privacy- This is a must see home that wont last long

Facts & Features

- Sold On 11/29/2022
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$12,500 (Unknown)
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,230
- Electric: \$1,700.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$180
- Cable TV: 01011606
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$0	\$3,195
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,995

Of Units With:

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

Additional Information

- Standard sale

- OTO - Old Towne Orange area
- Orange County
- Parcel # 38645103

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

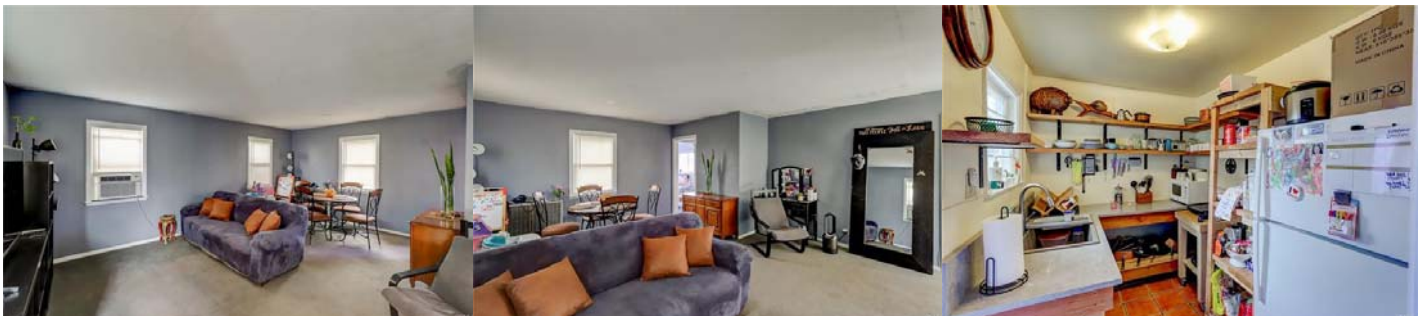
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos







Closed • Duplex

List / Sold:

\$1,650,000/\$1,625,000 ↓

27 days on the market

Listing ID: OC22209580

31722 Florence Ave • Laguna Beach 92651

2 units • \$825,000/unit • 1,612 sqft • 1,742 sqft lot • \$1008.06/sqft •
Built in 1965

PCH & 4th to Florence



Whether you're looking for a seaside primary residence, extra income, or an investment opportunity, this immaculately maintained duplex in the heart of South Laguna checks all the boxes. The upstairs open-floor-plan 2 bed, 1 bath unit features captivating 180 ocean views, panoramic windows, and designer wood and tile flooring throughout. The kitchen has custom cabinetry, stainless steel appliances, stone countertop, breakfast bar, and copper farmhouse sink opens to the bright living room, while 2 spacious bedrooms provide plenty of space and privacy. Indulge in endless coastal sunsets on the wraparound balcony with ocean and island views. Downstairs you'll find a light and bright 2 bed, 1 bath unit with new flooring and an abundance of picture windows. The kitchen opens to the airy living area, and features a new stove and designer cabinetry. Located just minutes from the legendary dining, entertainment, retail, surf, and beaches of South Laguna, this one-of-a-kind duplex offers buyers the ultimate primary, vacation, or investment property in one of the world's most coveted coastal regions.

Facts & Features

- Sold On 11/29/2022
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Forced Air
- \$0 (Assessor)
- Laundry: Common Area, Outside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Wood
- Appliances: Electric Oven, Gas & Electric Range
- Other Interior Features: Balcony, Crown Molding, Open Floorplan, Stone Counters

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: None

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- 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	0	Unfurnished	\$3,300	\$3,300	\$3,600
2:	1	2	1	0	Unfurnished	\$2,750	\$2,750	\$3,000

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

- SL - South Laguna area
- Orange County
- Parcel # 05610343

Michael Lembeck

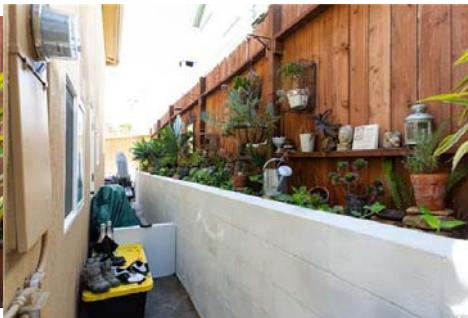
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos







Closed • **Triplex**

List / Sold: **\$749,900/\$725,000** ↓

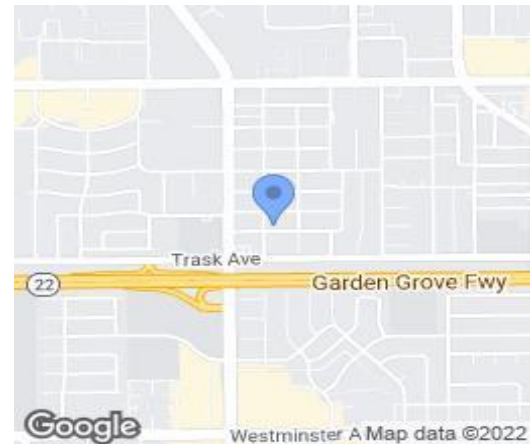
10105 Dakota Ave • Garden Grove 92843

0 days on the market

3 units • **\$249,967/unit** • **1,437 sqft** • **5,227 sqft lot** • **\$504.52/sqft** •
Built in 1959

Listing ID: OC22243368

From Brookhurst, turn East onto Dakota (North of Trask)



Single-story triplex in Garden Grove comprised of 2 studio units and a 1 bedroom unit. 3 gas meters, 3 electric meters, 3 water heaters. Each studio unit has stackable laundry located in the kitchen. The 1 bedroom unit does not have laundry, but there is an unpermitted addition off the rear that is adjacent to the 1 bedroom unit comprised of a living area, bathroom, and laundry. These portions could be connected to make a larger unit. There are 2 parking spaces at the front of the property (each studio uses one of them) and a long driveway with a carport at the rear. All units are in need of significant repairs/renovations.

Facts & Features

- Sold On 11/28/2022
- Original List Price of \$749,900
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$774 (Estimated)
- Laundry: In Kitchen, See Remarks
- \$33948 Gross Scheduled Income
- \$28848 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Dishwasher, Gas Range, Water Heater

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Rectangular Lot, Level
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$50
- Cable TV: 02190978
- Gardener:
- Licenses:
- Insurance: \$150
- 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	0	1	0	Unfurnished	\$854	\$854	\$1,100
2:	1	0	1	0	Unfurnished	\$1,035	\$1,035	\$1,100
3:	1	1	1	0	Unfurnished	\$940	\$940	\$1,300

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator:

- Dishwasher: 3
- Disposal: 3

- Wall AC: 3

Additional Information

- Standard, Trust sale

- 66 - N of Blsa, S of GGrv, E of Brookhrst, W of Ha area
- Orange County
- Parcel # 09904212

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: OC22243368

Printed: 12/04/2022 6:00:45 AM

Closed • **Triplex**

List / Sold: **\$950,000/\$980,000** ↑

910 W La Jolla St # 912, 914 • Placentia 92870

11 days on the market

3 units • **\$316,667/unit** • **3,635 sqft** • **10,890 sqft lot** • **\$269.60/sqft** •
Built in 1957

Listing ID: IV22229537

Use Navigation



Investor Galore! Front home has 3 bedrooms and a detached two-car garage. The other units in the back have 2 bedrooms and 1 bathroom with a one-car garage for both units detached. Unit 912 and Unit 914 have private entrances and fences for privacy.

Facts & Features

- Sold On 11/30/2022
- Original List Price of \$950,000
- 2 Buildings
- 4 Total parking spaces
- \$1,707 (Estimated)
- Laundry: Inside
- \$47595 Gross Scheduled Income
- \$44380 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02014153
- 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	1	2	Unfurnished	\$1,710	\$1,710	\$3,000
2:	2	2	1	1	Unfurnished	\$1,512	\$1,512	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 34403104

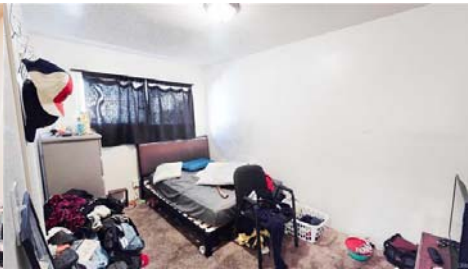
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Triplex**

List / Sold:

\$1,199,000/\$1,180,000 ↓

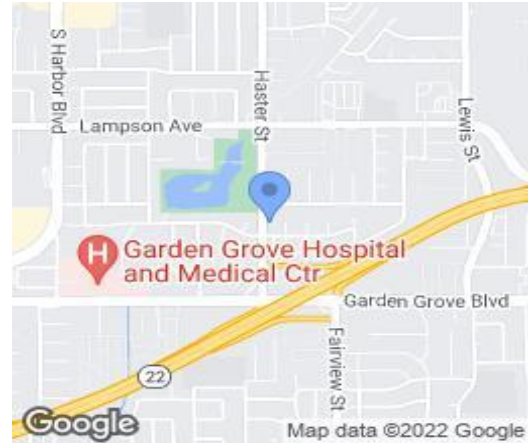
14 days on the market

Listing ID: NP22223812

12762 Haster St • Garden Grove 92840

**3 units • \$399,667/unit • 2,889 sqft • 6,098 sqft lot • \$408.45/sqft •
Built in 1961**

North of GG BLVD and Haster



SUPER CLEAN GARDEN GROVE TRIPLEX! BRAND NEW 40K ROOF, NEW EXTERIOR PAINT, NEW LANDSCAPE, NEW DECK, NEW GARAGE DOORS, AND MORE. APT A IS A LARGE SINGLE STORY 2BR+1BA, NEW KITCHEN CABINETS, NEW APPLIANCES, NEW PAINT, NEW CARPET, A LARGE PRIVATE PATIO, AND 1 CAR GARAGE RENTED FOR \$2,395. APT B IS A LARGE SINGLE-STORY 2BR+1BA, WITH NEW FLOORS, NEW APPLIANCES, NEW BATHTUB AND SHOWER WALL, NEW PAINT, AND 1 CAR GARAGE, WHICH CAN BE DELIVERED VACANT IF NEEDED. APT C IS A LARGE 2BR+1.5BA TOWNHOME-STYLE UNIT WITH A LARGE PRIVATE PATIO AND DECK. GREAT LOCATION, A BEAUTIFUL SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD LOCATED BEHIND THE SUBJECT PROPERTY AND ACROSS THE STREET FROM BEAUTIFUL HASTER PARK.

Facts & Features

- Sold On 11/28/2022
- Original List Price of \$1,199,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- \$810 (Estimated)
- Cap Rate: 4.12
- \$72000 Gross Scheduled Income
- \$49101 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,459
- Electric: \$256.00
- Gas: \$642
- Furniture Replacement:
- Trash: \$422
- Cable TV: 01909400
- Gardener:
- Licenses:
- Insurance: \$1,155
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,050
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,395	\$2,395	\$2,395
2:	1	2	1	1	Unfurnished	\$2,395	\$2,395	\$2,395
3:	1	2	2	1	Unfurnished	\$1,210	\$1,210	\$2,500

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- 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 # 23110103

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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:

\$4,125,000/\$4,070,000 ↓

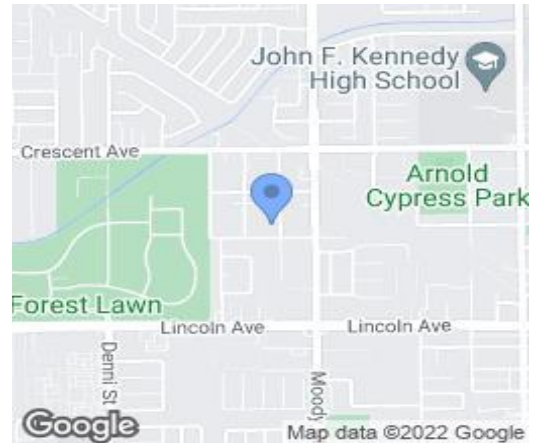
21 days on the market

Listing ID: OC22187232

8711 La Salle St • Cypress 90630

8 units • \$515,625/unit • 8,456 sqft • .35 acre(s) lot • \$481.32/sqft • Built in 1986

Nearby Cross Streets: Merten Avenue & La Salle Street



8711 La Salle Street is an 8-unit multifamily investment property located in Cypress, CA. Built in 1986, 8711 La Salle Street offers an attractive mix of two and three-bedroom units and amenities including ample surface parking, private patios and balconies (select units), and on-site laundry. With strong recent market trends, including a 9.2 percent year-over-year increase in 2021 for average effective rents in the Buena Park/Cypress submarket, the property offers a unique value-add opportunity. 8711 La Salle Street is within walking distance of King Elementary School as well as retail centers along Lincoln Avenue, providing residents with convenient access to everyday needs. The property is situated less than 1.5 miles from Cypress College, a major employer and housing driver for the city. Additionally, the property benefits from its close proximity to State Route 91 and Interstate 605, providing residents with convenient access to employment hubs throughout Orange and Los Angeles Counties.

Facts & Features

- Sold On 11/28/2022
- Original List Price of \$4,125,000
- 1 Buildings
- Levels: Two
- 14 Total parking spaces
- \$1,954 (Assessor)
- Laundry: Community
- \$212676 Gross Scheduled Income
- \$136417 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$72,279
- Electric: \$2,914.00
- Gas: \$2,914
- Furniture Replacement:
- Trash: \$2,914
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$2,463
- Maintenance: \$6,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,914
- Other Expense: \$6,754
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,815	\$1,815	\$2,495
2:	7	3	2	0	Unfurnished	\$15,908	\$15,908	\$20,265

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- 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 # 26232211

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: OC22187232

Printed: 12/04/2022 6:00:46 AM

Closed • **Commercial/Residential**

List / Sold:

\$5,325,000/\$5,315,000 ↓

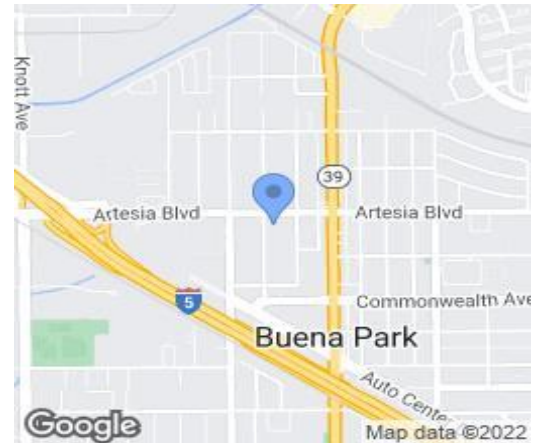
6032 Kingman Ave • Buena Park 90621

15 days on the market

10 units • \$532,500/unit • 12,714 sqft • 18,731 sqft lot • \$418.04/sqft • Built in 2009

Listing ID: NP22233749

Corner of Artesia & Kingman



INCREDIBLE SELLER FINANCING: 9 Condo Quality Apartments Units & 1 studio/office conversion. This is the **ONLY** asset with competitive seller carry and **NO RENT CONTROL** on the market in all of Orange County. The property has assumable debt at 3.7%!!! Virtually turnkey, all units are massive townhome style with own washer/dryer and two car garages. The Lot has space for a confirmed **TWO 2 bedroom ADUs**. This is a generational pride of ownership type opportunity. 2009 Condo Grade Construction, Minutes from Downtown Buena Park, Massive Townhome Units, Seller Carry!

Facts & Features

- Sold On 12/01/2022
- Original List Price of \$5,325,000
- 2 Buildings
- Levels: One
- 18 Total parking spaces
- \$2,234 (Estimated)
- Laundry: In Garage
- Cap Rate: 3.8
- \$293400 Gross Scheduled Income
- \$202125 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$82,545
- Electric: \$2,940.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$5,086
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,316
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	3	2	Unfurnished	\$2,525	\$2,525	\$3,250
2:	1	3	3	2	Unfurnished	\$2,700	\$2,700	\$3,700
3:	1	0	1	1	Unfurnished	\$1,350	\$1,350	\$1,350

Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 82 - Buena Park area
- Orange County
- Parcel # 27707129

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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