

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	OC21235721	S	8122	18th ST	WTM	65	STD	2	\$0		\$1,403,000 ↑	\$837.61	1675	1953/ASR	11,326/0.26	N	3	12/01/21	8/8
2	PW21203083	S	2215 S	Ross ST	SA	69	STD	2	\$48,000	4	\$880,000 ↑	\$331.45	2655	1950/PUB	6,098/0.14	N	2	11/30/21	33/33
3	CV21114145	S	219	32nd ST	NB	N8	STD	2	\$57,600		\$2,315,000 ↓	\$1,096.12	2112	1988/ASR	2,375/0.0545	N	4	12/01/21	150/150
4	21795332	S	840 S	Anaheim BLVD	ANA	78	STD	3			\$1,110,350 ↑	\$383.28	2897	1978	6,598/0.15		3	12/01/21	8/8
5	OC21217684	S	310 W	Avenida Palizada	SC	SC	STD	3	\$56,980		\$1,900,000 ↑	\$633.33	3000	1989/ASR	3,920/0.09	N	4	12/01/21	34/34
6	IV21189605	S	744 N	Angelina DR	PLA	84	STD	4	\$3,850		\$1,450,000 ↑	\$400.11	3624	1960/ASR	21,344/0.49	N	1	11/29/21	3/3
7	CV21149203	S	1820 W	Glenoaks AVE	ANA	699	STD	4	\$0		\$1,380,000 ↑	\$336.01	4107	1960/ASR	6,097/0.14	N	4	11/30/21	57/57
8	OC21218801	S	34092	La Serena DR	DP	LT	STD	4	\$37,200		\$1,870,000 ↑	\$569.95	3281	1972/ASR	4,892/0.1123	N	4	12/03/21	12/12
9	LG20187268	S	160	Saint Anns DR	LB	LV	STD	4	\$0		\$16,250,000 ↓	\$2,389.71	6800	2008/EST	9,148/0.21	N	14	12/01/21	350/350
10	OC21203587	S	4312	Green AVE	LOSA	699	STD	14	\$359,500		\$5,615,000 ↑	\$389.07	14432	1963/ASR	19,166/0.44	N	4	11/30/21	16/16
11	OC21203705	S	15601	Justin Village WAY	TUS	699	STD	58	\$1,283,600		\$20,100,000 ↑	\$366.36	54864	1967/ASR	68,389/1.57	N	0	12/03/21	16/16

Closed •

List / Sold:

\$1,288,000/\$1,403,000 ↑

8 days on the market

Listing ID: OC21235721

8122 18th St • Westminster 92683

2 units • \$644,000/unit • 1,675 sqft • 11,326 sqft lot • \$837.61/sqft • Built in 1953

One block east of Beach Blvd. and one block north of Westminster Blvd.



Upgraded Single-Story Duplex On a Very Large Corner Lot. The "3 L's" for This Property Are Excellent. Location, Lot Size and Layout. Location - The Duplex Is Only 1 Block from Beach Blvd. and Only 1 Block from Westminster Blvd. Near Many Jobs, Public Transit, Shopping, Schools. Lot Size - On an Approximately 11,326 Square Foot Corner Lot with Plenty of Space to Add More Units. Layout - The Shape of the Very Large Lot, with Alley Access, Is Conducive to Adding More Units. Dimensions Are Approximately 87 Feet Wide By 130 Feet Deep. Adding to the Value of This Property's Potential Are Newly Enacted Senate Bill 9 and Senate Bill 10. Both Units Have 2 Bedrooms, 1 Bathroom and a Garage. Each Unit Has Their Own Private Yard, Laundry Hook-Ups, with Separate Water, Electric and Gas Meters. Both Units Have Been Upgraded with Newer Flooring and Dual Pane Windows.

Facts & Features

- Sold On 12/01/2021
- Original List Price of \$1,288,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- \$1,028 (Assessor)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01897784
- 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	2	Unfurnished	\$0	\$0	\$2,500
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,500

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

- 65 - N of Blsa, S of GGrv, E of Bch, W of Brookhrs area
- Orange County
- Parcel # 09706301

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: **\$875,000/\$880,000** ↑

2215 S Ross St • Santa Ana 92707

33 days on the market

2 units • \$437,500/unit • 2,655 sqft • 6,098 sqft lot • \$331.45/sqft •
Built in 1950

Listing ID: PW21203083

Driving west on Warner Avenue, turn right on Van Ness Street, right on Anahurst, right on Ross Street



This is a rare offering of a greatly upgraded residential income property with two free-standing buildings located in south Santa Ana. Very convenient location near the end of a cul-de-sac residential street approximately two miles from South Coast Plaza Metro Area, John Wayne Airport and Tustin Legacy. The home at the front of the property has two bedrooms, one and three-quarters bathrooms, a living room, kitchen and a large den with a wood-burning fireplace. This home is owner-occupied and has had extensive exterior and interior renovation with designer features including luxury quartz countertops, new cabinets and appliances. The front home measures approximately 1,575 square feet. Above the two-car garage and adjacent bonus room/workshop is a very spacious one-bedroom/one bath apartment measuring approximately 830 square feet. It is rented on a month-to-month basis. The bonus room/workshop measures approximately 250 square feet. There is a courtyard with hardscaped surfaces and lush landscaping between the front and rear buildings. The property has a Tesla solar power system which greatly reduces electricity bills and the garage has a 220-volt electric vehicle charging station. Although this property is ideal for an owner-occupant looking for a greatly upgraded, move-in ready home with excellent income from the rear apartment, it would also make an outstanding investment as a rental property. The above measurements are approximate and should be verified by Buyer. The Seller will consider selling the home fully-furnished at a slightly higher price.

Facts & Features

- Sold On 11/30/2021
- Original List Price of \$875,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air, Electric
- Heating: Central, Natural Gas
- \$492 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- Cap Rate: 3.7
- \$48000 Gross Scheduled Income
- \$32400 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Den, Kitchen, Living Room, Main Floor Bedroom, Master Bedroom
- Floor: Wood
- Appliances: Built-In Range, Dishwasher, Double Oven, Disposal, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Microwave, Range Hood, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Unfurnished

Exterior

- Lot Features: 6-10 Units/Acre, Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Level with Street, Rectangular Lot, Level, Near Public Transit, Paved
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,640
- Electric: \$600.00
- Gas: \$480
- Furniture Replacement:
- Trash: \$360
- Cable TV: 00647355
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01509104

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:

\$2,395,000/\$2,315,000 ↓

150 days on the market

Listing ID: CV21114145

219 32nd St • Newport Beach 92663

2 units • **\$1,197,500/unit** • **2,112 sqft** • **2,375 sqft lot** • **\$1096.12/sqft** • **Built in 1988**

Balboa Blvd. and 32nd



Don't miss out on an amazing opportunity to own a great duplex located in an exclusive Newport Beach location. The main floor unit has 3 bedrooms, 2 bathrooms, a nicely upgraded kitchen, and beautiful wood flooring. The second-floor unit also has 3 bedrooms, 2 bathrooms, and a balcony. Both units have in-unit washer dryer hook-ups, fireplaces, and garage parking. Located near restaurants, bike paths, shopping, and all beach city living has to offer, this property is a must-see!

Facts & Features

- Sold On 12/01/2021
- Original List Price of \$2,450,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Inside
- \$57600 Gross Scheduled Income
- \$57600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,825
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$720
- Cable TV: 01778230
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,400	\$2,400	\$3,800
2:	1	3	2	2	Unfurnished	\$2,400	\$2,400	\$3,800

Of Units With:

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

Additional Information

- Standard sale
- N8 - West Newport - Lido area
- Orange County

Michael Lembeck

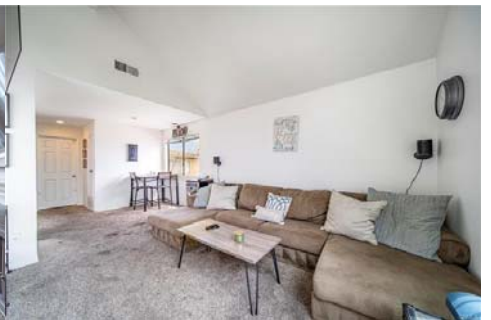
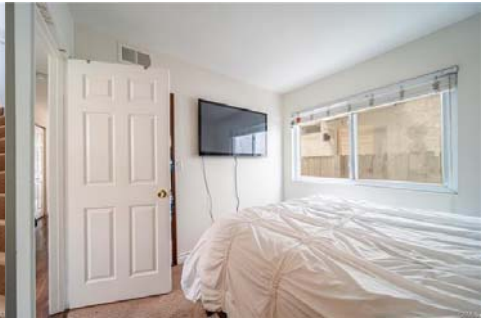
State License #: 01019397
Cell Phone: 714-742-3700

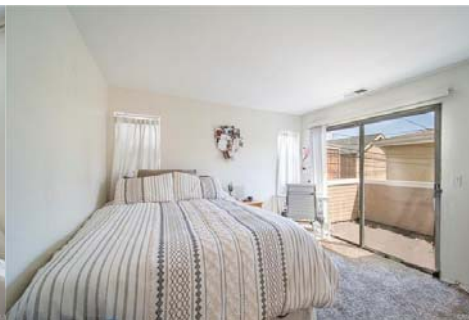
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV21114145

Printed: 12/05/2021 12:37:23 PM

Closed •**\$1,095,000/\$1,110,350** ↑

8 days on the market

Listing ID: 21795332

840 S Anaheim Blvd • Anaheim 92805**3 units** • **\$365,000/unit** • **2,897 sqft** • **6,598 sqft lot** • **\$383.28/sqft** •
Built in 1978**From I-5 N, Take exit 109 toward Katella Ave/Disney Way, Merge onto S Anaheim Way, Use the right 2 lanes to turn right onto S Anaheim Blvd, Property will be on the right**

840 S. Anaheim Blvd. is a gated triplex multifamily investment opportunity located in the city of Anaheim, one of the strongest rental markets in all of Southern California. The property was constructed in 1978 and offers an attractive unit mix range of (1) three-bedroom and (2) two-bedroom floor plans.

Facts & Features

- Sold On 12/01/2021
- Original List Price of \$1,095,000
- 1 Buildings
- 3 Total parking spaces
- Laundry: Community
- \$44113 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$18,743
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Furnished	\$2,100	\$25,200	\$28,800
2:	1	2	1		Unfurnished	\$1,900	\$22,800	\$25,200
3:	1	2	1		Unfurnished	\$1,400	\$16,800	\$25,200
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03708107

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

\$1,899,000/\$1,900,000 ↑

34 days on the market

Listing ID: OC21217684

310 W Avenida Palizada • San Clemente 92672

3 units • \$633,000/unit • **3,000 sqft** • **3,920 sqft lot** • **\$633.33/sqft** • **Built in 1989**

Travel West on Palizada, on Right hand side of street



This Spanish Colonial duplex is a prime investment opportunity just steps from San Clemente's most coveted areas, including; the pier, beach trail, world-class surf spots, Linda Lane Park, as well as Del Mar's shops and restaurants. Located west of Pacific Coast Highway, beach close, situated on a 3,920 SF lot with each unit encompassing approximately 1500 square feet of living space, the property is spacious and has great curb appeal with balconies overlooking the stately palm trees out front and a new tile roof. Unit A features two bedrooms and two baths, including a primary suite, open floor-plan, balcony and outdoor patio. Unit B hosts three bedrooms complete with a primary suite, and two baths. Unit B has also been used as a two bedroom and non-confirming studio with a separate entrance in the past. Both units have fireplaces, private laundry, spacious living areas, and two car attached-garages with space for two additional cars in both driveways. The property offers versatile possibilities including living in one unit and renting the other, renting both, and long-term potential for condo-minimizing or applying for short term rental application. Whether you're looking for your forever home, an investment property or a part time beach house, this property offers endless possibilities! Enjoy endless summer living in the heart of this Spanish village-San Clemente is conveniently located equal distance between downtown San Diego and LA, offering easy train and freeway access to both municipalities. One of the best kept secrets along the Pacific Coast!

Facts & Features

- Sold On 12/01/2021
- Original List Price of \$1,899,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Central
- \$26 (Estimated)
- Laundry: In Closet, In Garage
- \$56980 Gross Scheduled Income
- \$40496 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Master Bathroom, Master Bedroom
- Floor: Carpet
- Other Interior Features: 2 Staircases, Balcony, Built-in Features

Exterior

- Lot Features: 2-5 Units/Acre
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,904
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,716
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,423
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	3	2	2	Unfurnished	\$2,850	\$2,850	\$4,200
2:	2	2	2	2	Unfurnished	\$1,995	\$1,995	\$3,600

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
- Rent Controlled
- SC - San Clemente Central area
- Orange County
- Parcel # 69205217

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:

\$1,200,000/\$1,450,000 ↑

3 days on the market

Listing ID: IV21189605

744 N Angelina Dr • Placentia 92870

4 units • \$300,000/unit • 3,624 sqft • 21,344 sqft lot • \$400.11/sqft • Built in 1960

From 57 fwy, exit Chapman and head East. Left on N Angelina Dr



What an opportunity!! This fourplex offers 2 bedroom , 1 bath in each unit and have their own private back yards, wow! Each unit also has a 1-car attached garage and laundry area in the garage. These units are conveniently located off the 57 fwy and just a short drive to Fullerton College, and walking distance to Valencia High.

Facts & Features

- Sold On 11/29/2021
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$2,365 (Estimated)
- Laundry: In Garage
- \$3850 Gross Scheduled Income
- \$2154 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,388
- Electric: \$9,500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02060695
- Gardener:
- Licenses:
- Insurance: \$4,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,888
- 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	\$2,200
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,200
3:	1	2	1	1	Unfurnished	\$0	\$0	\$2,200
4:	1	2	1	1	Unfurnished	\$0	\$0	\$2,200

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 84 - Placentia area

- Orange County
- Parcel # 34023106

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

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

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Closed •

\$1,425,000/\$1,380,000 ↑

57 days on the market

1820 W Glenoaks Ave • Anaheim 92801

4 units • **\$356,250/unit** • **4,107 sqft** • **6,097 sqft lot** • **\$336.01/sqft** •
Built in 1960

Listing ID: CV21149203

Between Glenoaks Av and Chippewa Av



Fourplex located in a peaceful area of Anaheim. Nice opportunity for investment ! One Unit of 3 Bedrooms 2 baths. 3 Units of 2 Bedrooms and 1 bath. Laundry in each unit. One garage for each unit. New Roof installed !! the building is in process of painting!! Do not contact tenants. All information should be verified before purchase

Facts & Features

- Sold On 11/30/2021
- Original List Price of \$1,369,900
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: In Kitchen
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01770547
- 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	2	1	Unfurnished	\$1,690	\$1,690	\$1,690
2:	1	2	1	1	Unfurnished	\$1,420	\$1,420	\$1,420
3:	2	2	1	2	Unfurnished	\$1,450	\$1,450	\$1,450

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 27205203

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****\$1,925,000/\$1,870,000** ↑

12 days on the market

Listing ID: OC21218801

34092 La Serena Dr • Dana Point 92629**4 units** • **\$481,250/unit** • **3,281 sqft** • **4,892 sqft lot** • **\$569.95/sqft** •
Built in 1972**San Marino to La Serena**

Wonderful Lantern District 4plex. Close to shopping, restaurants and more! A large 2 bedroom 2 bath and a large 2 bedroom 1 bath upstairs with a large 2 bedroom 1 bath and a studio with full kitchen & bath downstairs. The lower units have small yards. 4 One car garages and 2 additional on site parking spots. Newer trex decking & stairs and newer vinyl windows. Great investment. Owner & family occupy 2 of the units so there is no rent showing on those units. ***Offers will be reviewed Monday 10/11/2021

Facts & Features

- Sold On 12/03/2021
- Original List Price of \$1,810,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central, Wall Furnace
- \$34 (Estimated)
- Laundry: Community
- \$37200 Gross Scheduled Income
- \$33300 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,640
- Electric: \$240.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01036990
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense: \$900
- Other Expense Description: Gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$0	\$0	\$2,800
2:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$2,650
3:	1	2	1	1	Unfurnished	\$0	\$0	\$2,550
4:	1	0	1	1	Unfurnished	\$1,300	\$1,300	\$1,700

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher: 3
- Disposal: 4
- Drapes:
- Patio: 4
- Ranges: 4
- Refrigerator: 0
- Wall AC: 1

Additional Information

- Standard sale

- LT - Lantern Village area
- Orange County
- Parcel # 68228221

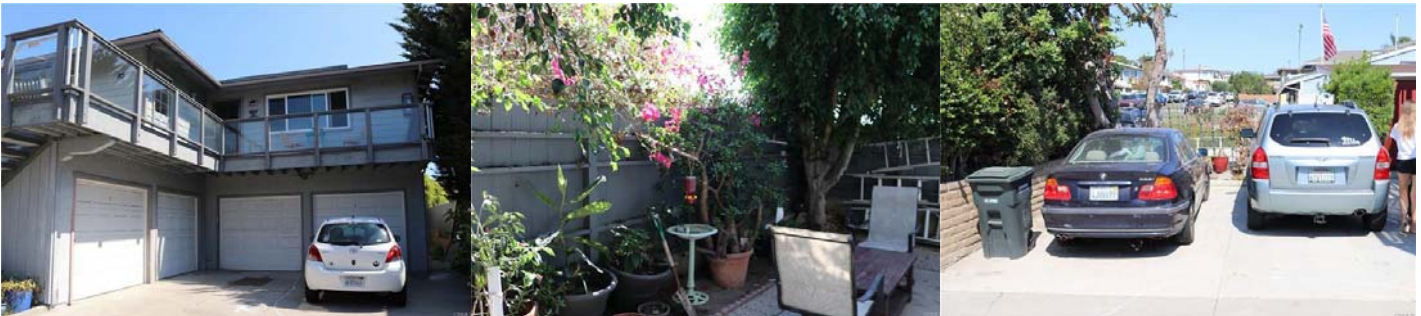
Michael Lembeck

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 • **Quadruplex****\$17,500,000/\$16,250,000** ↓**350 days on the market****Listing ID: LG20187268****160 Saint Anns Dr** • Laguna Beach 92651**4 units** • **\$4,375,000/unit** • **6,800 sqft** • **9,148 sqft lot** • **\$2389.71/sqft** •
Built in 2008**PCH to ocean side of Saint Anns**

This magnificent oceanfront property designed by prestigious architect Paul McLean and masterfully built by Gallo Builders is truly one of Laguna Beach's finest! Nestled on a bluff overlooking the Pacific, this stunning residence is the perfect family compound or investment opportunity. Each level's floor to ceiling walls of folding glass and mahogany doors open to beach front patios creating breathtaking indoor/outdoor spaces to enjoy sea breezes, the sparkling ocean, sunset and Catalina views. Limestone floors on every level and patio along with mahogany windows and doors create a soft contemporary design and remarkably comfortable living space. The property features 8 bedrooms (7 ensuite), 9 bathrooms, 4 gourmet kitchens, a media room, multiple deck levels with bbq, al fresco dining and lounging areas, 4 fireplaces, air conditioning and 4 laundry areas. Plenty of room for multi-generation extended family gatherings! An extremely unique amenity is parking for up to 13 cars. A subterranean garage has 7 spaces, the upper garage has 2 spaces and there are 4 driveway spaces. The location of this trophy property provides access to absolutely ALL Laguna Beach has to offer. Enjoy walks along the water's edge or the close proximity to Laguna village means a short walk to restaurants, shops and art galleries. This luxurious property can never be duplicated which makes it an opportunity of a lifetime. It's time to make 160 Saint Anns your dream come true residence!

Facts & Features

- Sold On 12/01/2021
- Original List Price of \$17,500,000
- 1 Buildings
- Levels: Three Or More
- 18 Total parking spaces
- Cooling: Central Air, Zoned, ENERGY STAR Qualified Equipment, High Efficiency
- Heating: Central, Zoned, ENERGY STAR Qualified Equipment, High Efficiency, Fireplace(s)
- Laundry: Dryer Included, In Closet, In Garage, Inside, Washer Included
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Foyer, Home Theatre, Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite, Media Room, Two Masters, Walk-In Closet
- Floor: Stone
- Appliances: 6 Burner Stove, Barbecue, Built-In Range, Dishwasher, Double Oven, Gas Oven, Gas Range, Gas Water Heater, High Efficiency Water Heater, Range Hood, Refrigerator, Trash Compactor, Water Heater
- Other Interior Features: Balcony, Built-in Features, Ceiling Fan(s), Living Room Balcony, Open Floorplan, Recessed Lighting, Stone Counters, Wired for Sound

Exterior

- Lot Features: Corner Lot, Sloped Down, Landscaped, Rectangular Lot, Sprinkler System
- Waterfront Features: Beach Front, Ocean Front, Ocean Side Of Highway 1
- Security Features: Carbon Monoxide Detector(s), Closed Circuit Camera(s), Fire and Smoke Detection System, Fire Sprinkler System, Security Lights, Security System, Smoke Detector(s)
- Sewer: Public Sewer, Sewer Paid
- Other Exterior Features: Barbecue Private, Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- 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	4	2	Furnished	\$25,000	\$204,113	\$28,000
2:	1	2	2	2	Furnished	\$19,500	\$111,532	\$22,000
3:	1	1	2	8	Furnished	\$0	\$0	\$22,000
4:	1	2	2	2	Furnished	\$0	\$0	\$22,000

Of Units With:

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

Additional Information

- Standard sale
- LV - Laguna Village area
- Orange County
- Parcel # 64402308

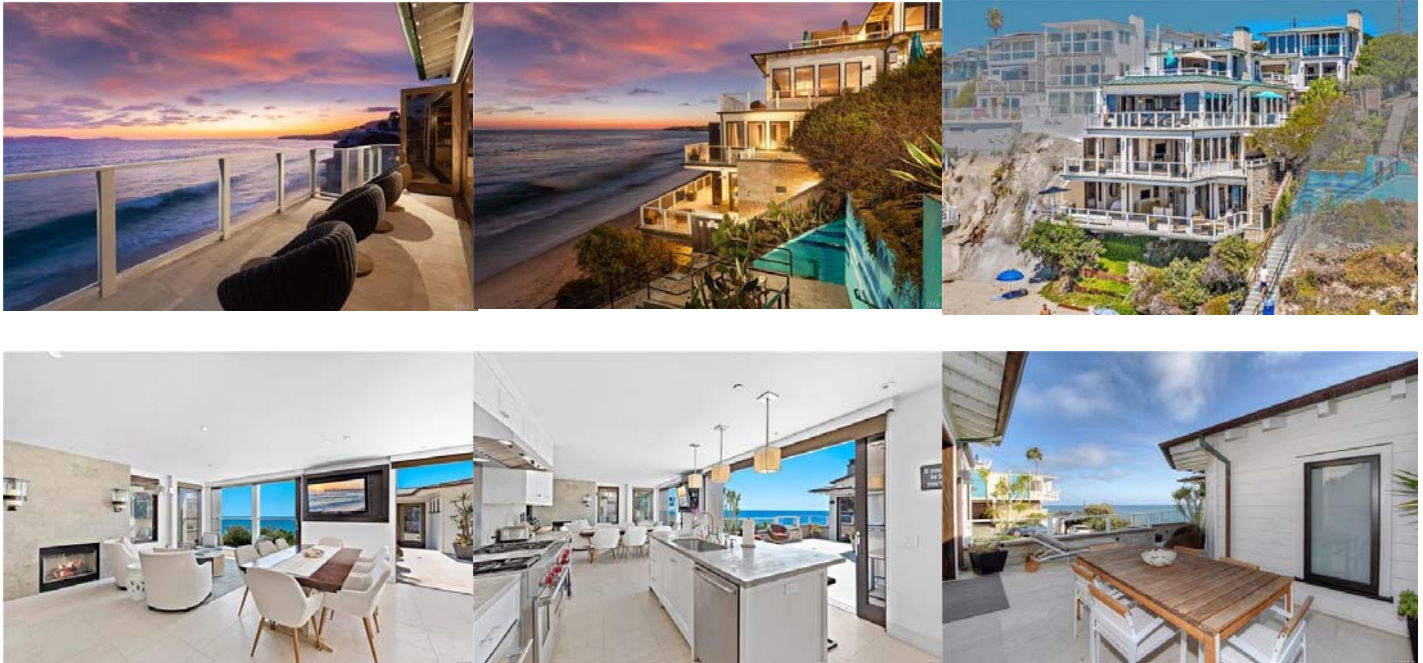
Michael Lembeck

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Re/Max Property Connection

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 26371 Crown Valley Pkwy, #180
 Mission Viejo, 92691

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CUSTOMER FULL: Residential Income

LISTING ID: LG20187268

Printed: 12/05/2021 12:37:28 PM

Closed •

List / Sold:

\$5,300,000/\$5,615,000 ↑

16 days on the market

Listing ID: OC21203587

4312 Green Ave • Los Alamitos 90720

14 units • **\$378,571/unit** • **14,432 sqft** • **.44 acre(s) lot** • **\$389.07/sqft** • **Built in 1963**

Nearby Cross Streets: Green Avenue & Noel Street



Greenbrier Apartments is a 14-unit multifamily investment opportunity located at 4312 Green Avenue, Los Alamitos, California. This offering represents a rare opportunity to acquire a 10+ unit multifamily investment property in a market with a dearth of multifamily investment opportunities. Per Commercial Real Estate Marketplaces CoStar, LoopNet and MLS, Greenbrier Apartments is the only active listing of 5 or more units in Los Alamitos. Additionally, there has been only one sale of more than 10 units in Los Alamitos since September 1, 2018. Built in 1963, Greenbrier Apartments contains an attractive unit mix consisting of renovated two and three-bedroom units with upgraded cabinets, flooring, and fixtures. Situated on a 0.44-acre lot, the property offers amenities including a swimming pool, gated access, garage, tuck-under, uncovered, and carport parking, storage lockers, and on-site laundry. Greenbrier Apartments benefits from its central location between Orange and Los Angeles Counties as well as its proximity to highly ranked schools, major retail centers, and top local employers. In addition, the property is located just one mile from the Los Alamitos Race Track, which brings in thousands of visitors annually.

Facts & Features

- Sold On 11/30/2021
- Original List Price of \$5,300,000
- 1 Buildings
- Levels: Two
- 16 Total parking spaces
- 11 Total carport spaces
- \$6,787 (Estimated)
- Laundry: Community
- \$359505 Gross Scheduled Income
- \$219733 Net Operating Income
- 14 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$132,099
- Electric: \$4,325.00
- Gas: \$4,325
- Furniture Replacement:
- Trash: \$4,325
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$5,036
- Maintenance: \$9,100
- Workman's Comp:
- Professional Management: 14073
- Water/Sewer: \$4,325
- Other Expense: \$26,787
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	2	1	2	Unfurnished	\$20,045	\$20,045	\$22,500
2:	4	3	2	2	Unfurnished	\$9,914	\$9,914	\$11,200

Of Units With:

- Separate Electric: 14
- Gas Meters: 1
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Orange County
- Parcel # 22213107

Michael Lembeck

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Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: OC21203587

Printed: 12/05/2021 12:37:28 PM

Closed •

\$20,000,000/\$20,100,000 ↑

16 days on the market

15601 Tustin Village Way • Tustin 92780

58 units • **\$344,828/unit** • **54,864 sqft** • **1.57 acre(s) lot** • **\$366.36/sqft** •
Built in 1967

Listing ID: OC21203705

Nearby Cross Streets: Alliance Avenue & Tustin Village Way



Holiday Garden Apartments is a 58-unit multifamily investment property located at 15601 Tustin Village Way, Tustin, CA. This is a unique and rare opportunity to acquire a 50+ unit asset in Tustin, a submarket with limited historical transactional velocity. Holiday Garden Apartments offers 54,864 net rentable square feet and features an attractive unit mix of 34, one-bedroom units and 24, two-bedroom units. The property offers a fantastic amenity package including controlled access, uncovered, tuck-under, and carport parking, on-site laundry, and a sparkling swimming pool. Unit amenities include modern finishes with smooth ceilings, private patios and balconies, recessed lighting, hardwood and tile flooring, air conditioning, and ceiling fans. Holiday Garden Apartments sits in a quiet area, nestled in an established family neighborhood. The property is situated in close proximity to Interstate 5 and State Route 55, providing residents with convenient access to employment hubs throughout Orange County. Additionally, Fourth Street Santa Ana, The Market Place, and The District at Tustin Legacy are all located within a 3-mile radius of the property.

Facts & Features

- Sold On 12/03/2021
- Original List Price of \$20,000,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$18,282 (Estimated)
- Laundry: Community
- \$1283625 Gross Scheduled Income
- \$741199 Net Operating Income
- 58 electric meters available
- 58 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$522,723
- Electric: \$16,197.00
- Gas: \$16,197
- Furniture Replacement:
- Trash: \$16,197
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$28,810
- Maintenance: \$29,000
- Workman's Comp:
- Professional Management: 44237
- Water/Sewer: \$16,199
- Other Expense: \$140,982
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	34	1	1	0	Unfurnished	\$56,285	\$56,285	\$64,430
2:	24	2	2	0	Unfurnished	\$50,684	\$50,684	\$59,880

Of Units With:

- Separate Electric: 58
- Gas Meters: 58
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Orange County
- Parcel # 40229108

Michael Lembeck

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Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: OC21203705

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Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 11/28/2021 to 12/04/2021
County Or Parish is 'Orange'
Number Of Units Total is 2+
Selected 11 of 11 results.