

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	PW22198012	S	2608 W 9th ST	SA	69	STD	2	\$47,000		\$865,000	\$447.49	1933	1956/PUB	5,841/0.1341	N	2	11/10/22	36/124
2	OC22220708	S	731 E Fairway DR	ORG	72	STD	2	\$78,000		\$1,295,000	\$589.98	2195	1972/ASR	6,970/0.16	N	3	11/08/22	9/9
3	OC22220668	S	34396 Via San Juan	DP	CB	STD	2	\$91,140	4	\$1,650,000	\$609.98	2705	1965/ASR	5,367/0.1232	N	3	11/10/22	6/6
4	NP22164628	S	309 Jasmine AVE	CDM	CS	STD	2	\$0		\$4,250,000	\$2,236.84	1900	1945/PUB	4,722/0.1084	N	3	11/07/22	78/78
5	OC22155606	S	4615 4617 Mcfadden AVE	SA	NTS	STD	2	\$55,200		\$1,200,000	\$543.72	2207	1963/ASR	18,479/0.4242	N	4	11/07/22	69/69
6	CV22136507	S	2234 S Center ST	SA	69	STD	3	\$56,904		\$975,000	\$345.74	2820	1960/ASR	6,970/0.16	N	3	11/07/22	66/66
7	PW22067638	S	525 South Ranch View Circle #50, 51	ANA	93	STD	3	\$56,400		\$1,050,000	\$308.10	3408	1974/ASR		N	2	11/09/22	176/176
8	PW22210037	S	323 Catalpa AVE	BREA	86	STD	6	\$77,000		\$1,750,000	\$460.04	3804	1961/ASR	7,680/0.1763	N	0	11/08/22	10/10
9	PW22189193	S	810 -826 Raitt ST S	SA	699	STD	40	\$619,218	4	\$9,100,000	\$336.99	27004	1961/PUB	49,658/1.14	N	40	11/08/22	2/2

Closed •

List / Sold: **\$899,000/\$865,000** ↓

2608 W 9th St • Santa Ana 92703

36 days on the market

2 units • \$449,500/unit • 1,933 sqft • 5,841 sqft lot • \$447.49/sqft •

Listing ID: PW22198012

Built in 1956

Cross Street W Fairview N Civic Center



Income Producing Duplex 2608 and 2610 W 9th Street, perfect for an investment. Live in one unit and rent out the other. All units are 3 bedrooms with 1 bathroom and each have their own single car garage. Each unit has their own yard. Each unit has its own electric and gas meters. Long term tenants. Tenants pay their own Utilities. Great Income Property, Near Freeway 22 and school.

Facts & Features

- Sold On 11/10/2022
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- 2 Total carport spaces
- Heating: Floor Furnace
- \$503 (Estimated)
- Laundry: Outside
- \$47000 Gross Scheduled Income
- \$41608 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,392
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01926151
- Gardener:
- Licenses:
- Insurance: \$600
- 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	1	Unfurnished	\$2,000	\$2,000	\$2,000
2:	1	3	1	1	Unfurnished	\$1,925	\$1,925	\$1,925

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

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 40521115

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: **\$1,295,000/\$1,295,000**

731 E Fairway Dr • Orange 92866

9 days on the market

2 units • \$647,500/unit • 2,195 sqft • 6,970 sqft lot • \$589.98/sqft • Built in 1972

Listing ID: OC22220708

East of Cambridge, South of Chapman



Attractive duplex located in a desirable neighborhood near the end of a cul-de-sac and priced to sell. The three bedroom, two bath unit, is a successful rental property, with a two car garage and private back yard. Inside this unit has been remodeled with ceramic tile flooring, nice kitchen cabinets, cozy fireplace and dining area. The second unit, a 2 bedroom, 1 bath unit, also has a private patio and yard as well as a one car garage.

Facts & Features

- Sold On 11/08/2022
- Original List Price of \$1,295,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$505 (Estimated)
- Laundry: In Garage, See Remarks
- \$78000 Gross Scheduled Income
- \$62420 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Attic, Family Room, Kitchen, Living Room, Master Bedroom, Walk-In Closet
- Appliances: Dishwasher, Electric Oven, Gas Oven, Gas Range, Gas Water Heater, Refrigerator, Vented Exhaust Fan, Water Heater Central
- Floor: Laminate, Tile
- Other Interior Features: Crown Molding, Granite Counters, Pantry, Recessed Lighting, Storage, Track Lighting

Exterior

- Lot Features: 2-5 Units/Acre, Cul-De-Sac, Front Yard, Landscaped, Sprinkler System
- Fencing: Block, Wood
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,580
- Insurance: \$1,090
- Electric:
- Maintenance:
- Gas: \$0
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$0
- Water/Sewer: \$0
- Cable TV: 00616212
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 39003108

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:

\$1,687,500/\$1,650,000 ↓

6 days on the market

Listing ID: OC22220668

34396 Via San Juan • Dana Point 92624

2 units • **\$843,750/unit** • **2,705 sqft** • **5,367 sqft lot** • **\$609.98/sqft** •
Built in 1965

I-5 N exit 70 for Camino Las Ramblas, turn right, turn right on Via California, left on Via San Juan



End your hunt for the perfect investment opportunity at this nicely upgraded duplex in Dana Point, where a prime location, ocean views and a large lot of nearly 5,367 square feet cannot be duplicated. Enjoy ocean and city views from the top-floor unit, which features two bedrooms, one bath, a one-car garage and an ocean-view balcony. The lower apartment hosts three bedrooms and two baths, direct access to a large backyard, an ensuite primary bedroom, and a third bedroom with a versatile niche for an office, studio and more. Both units are upgraded with crown molding, a washer and dryer set, granite kitchen countertops and breakfast bars, and stainless-steel appliances. Depending on the apartment, residents will enjoy sunny bay windows, wood flooring, a stone fireplace, and white Shaker kitchen cabinetry. Complete with ample driveway parking, the duplex is moments from Doheny State Beach, Dana Point Harbor, the shops and restaurants within the vibrant Lantern Village, parks, trails and so much more.

Facts & Features

- Sold On 11/10/2022
- Original List Price of \$1,687,500
- 1 Buildings
- Levels: Three Or More
- 6 Total parking spaces
- Heating: Fireplace(s), Forced Air
- \$0 (Estimated)
- Laundry: Electric Dryer Hookup, In Kitchen, Inside, Washer Hookup
- Cap Rate: 4.1
- \$91140 Gross Scheduled Income
- \$68970 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite
- Floor: Carpet, Tile, Wood
- Appliances: Built-In Range, Convection Oven, Dishwasher, Electric Range, Disposal, Microwave, Self Cleaning Oven, Vented Exhaust Fan, Water Line to Refrigerator
- Other Interior Features: Built-in Features, Ceiling Fan(s), Crown Molding, Granite Counters, High Ceilings, Open Floorplan, Pantry, Stone Counters

Exterior

- Lot Features: Back Yard, Landscaped, Lawn, Level with Street, Level, Sprinkler System, Sprinklers In Rear, Walkstreet, Yard
- Waterfront Features: Ocean Side of Freeway
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s)
- Fencing: Block, Vinyl, Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$22,170
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01317331
- Gardener:
- Insurance: \$3,800
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$3,295	\$3,295	\$3,295
2:	1	3	2	2	Unfurnished	\$0	\$0	\$4,300

Of Units With:

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

Additional Information

- Standard sale
- CB - Capistrano Beach area
 - Orange County
 - Parcel # 12315122

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: OC22220668

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Closed • Duplex

List / Sold:

\$4,295,000/\$4,250,000 ↓

78 days on the market

Listing ID: NP22164628

309 Jasmine Ave • Corona del Mar 92625

2 units • **\$2,147,500/unit** • **1,900 sqft** • **4,722 sqft lot** • **\$2236.84/sqft** •
Built in 1945

PCH, turn south on Marguerite, turn right on Seaview, right on Jasmine. Cross Streets: Seaview Av.



Duplex on 40-foot-wide lot.

Facts & Features

- Sold On 11/07/2022
- Original List Price of \$4,295,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$0 (Unknown)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Den, Family Room, Kitchen, Living Room, Main Floor Bedroom
- Appliances: Disposal, Gas Oven, Gas Range, Refrigerator
- Other Interior Features: Built-in Features, Ceiling Fan(s)
- Floor: Wood

Exterior

- Lot Features: Front Yard, Level, Secluded, Yard
- Waterfront Features: Ocean Side Of Highway 1
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV:
- 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	\$4,500	\$0	\$0
2:	1	1	1	1	Unfurnished	\$2,200	\$0	\$0

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

- CS - Corona Del Mar - Spyglass area
- Orange County
- Parcel # 05209214

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: NP22164628

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Closed •

List / Sold:

\$1,399,000/\$1,200,000 ↓

69 days on the market

Listing ID: OC22155606

4615 4617 W Mcfadden Ave • Santa Ana 92704

**2 units • \$699,500/unit • 2,207 sqft • 18,479 sqft lot • \$543.72/sqft •
Built in 1963**

West of Newhope



Two on a Lot with a Huge 18,479 Sq. Ft. R2 Lot. Front Unit is a 4 Br 2 Full Bath with attached 2 car garage, and a HUGE Family Room with and Fireplace, built in 1963 with Approx. 1343 Sq. Ft. of Living Space, and Back unit is a 2 Br 1 Bath with a 2 Car detached 2 car garage built in 1952 with Approx. 864 Sq. Ft. of Living Space. Value mainly in the land. Has RV Access.

Facts & Features

- Sold On 11/07/2022
- Original List Price of \$1,699,000
- 2 Buildings
- Levels: One
- 12 Total parking spaces
- \$498 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$55200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Family Room

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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	4	2	1	Unfurnished	\$0	\$0	\$2,500
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,100

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
- NTS - North Tustin area

- Orange County
- Parcel # 10813157

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: **\$995,000/\$975,000** ↓

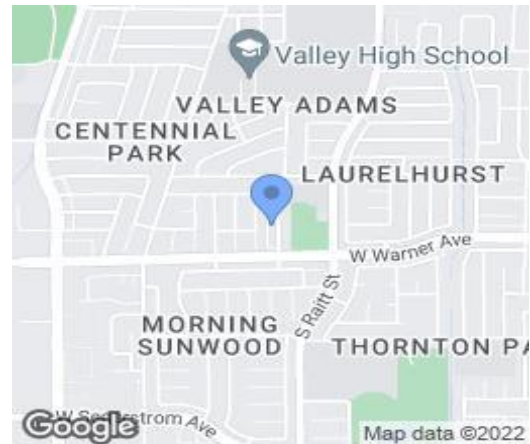
2234 S Center St • Santa Ana 92704

66 days on the market

**3 units • \$331,667/unit • 2,820 sqft • 6,970 sqft lot • \$345.74/sqft •
Built in 1960**

Listing ID: CV22136507

Warner and Center



Great Investment Opportunity!!! 3 units in good condition and nice area of Santa Ana. Not far from South Coast Plaza and Beach. 3 units next door for sale as well 2230 S Center Street. Can be sold together or separate.

Facts & Features

- Sold On 11/07/2022
- Original List Price of \$995,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$747 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$56904 Gross Scheduled Income
- \$52649 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,255
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,036
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,379
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,730	\$20,760	\$26,400
2:	1	2	1	1	Unfurnished	\$1,601	\$19,212	\$26,400
3:	1	1	1	1	Unfurnished	\$1,411	\$16,932	\$23,940

Of Units With:

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

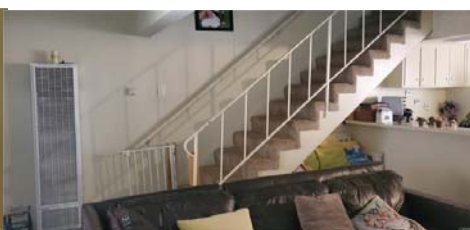
Additional Information

- Standard sale
- Rent Controlled
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 40842309

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 • **Condominium**

List / Sold:

\$1,249,000/\$1,050,000 ↓

176 days on the market

Listing ID: PW22067638

525 South Ranch View Circle # 50, 51 & 52 • Anaheim 92807

3 units • \$416,333/unit • 3,408 sqft • No lot size data • \$308.10/sqft • Built in 1974

Cross Streets: E. Nohl Ranch Road



This is your chance to have one of the best located triplex properties in the OC. The views here are just stunning. The complex is really well maintained with privacy, great mix of tenants and owners who just love this complex and you will too. The "owner's unit" is a wonderful townhome with its own separate parking. The rents are super under market and long term tenants have been wonderful and taken care of their space. Inside the units are older but in good condition. Inspection upon acceptable offer...but do a drive by and see the location for yourself.

Facts & Features

- Sold On 11/09/2022
- Original List Price of \$1,895,000
- 1 Buildings
- 3 Total parking spaces
- 1 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Inside, Stackable
- \$56400 Gross Scheduled Income
- \$51000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet
- Appliances: Dishwasher, Electric Range, Refrigerator

Exterior

- Lot Features: Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,759
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$1,215
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$14,544
- Other Expense Description: HOA

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$2,000
2:	1	2	2	1	Unfurnished	\$1,650	\$1,650	\$2,500
3:	1	3	2	0	Unfurnished	\$1,650	\$1,650	\$2,500

Of Units With:

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

- Disposal: 3

Additional Information

- Standard sale
- \$1,212 HOA dues Monthly

- 93 - Anaheim N of River, E of Lakeview area
- Orange County
- Parcel # 93639005

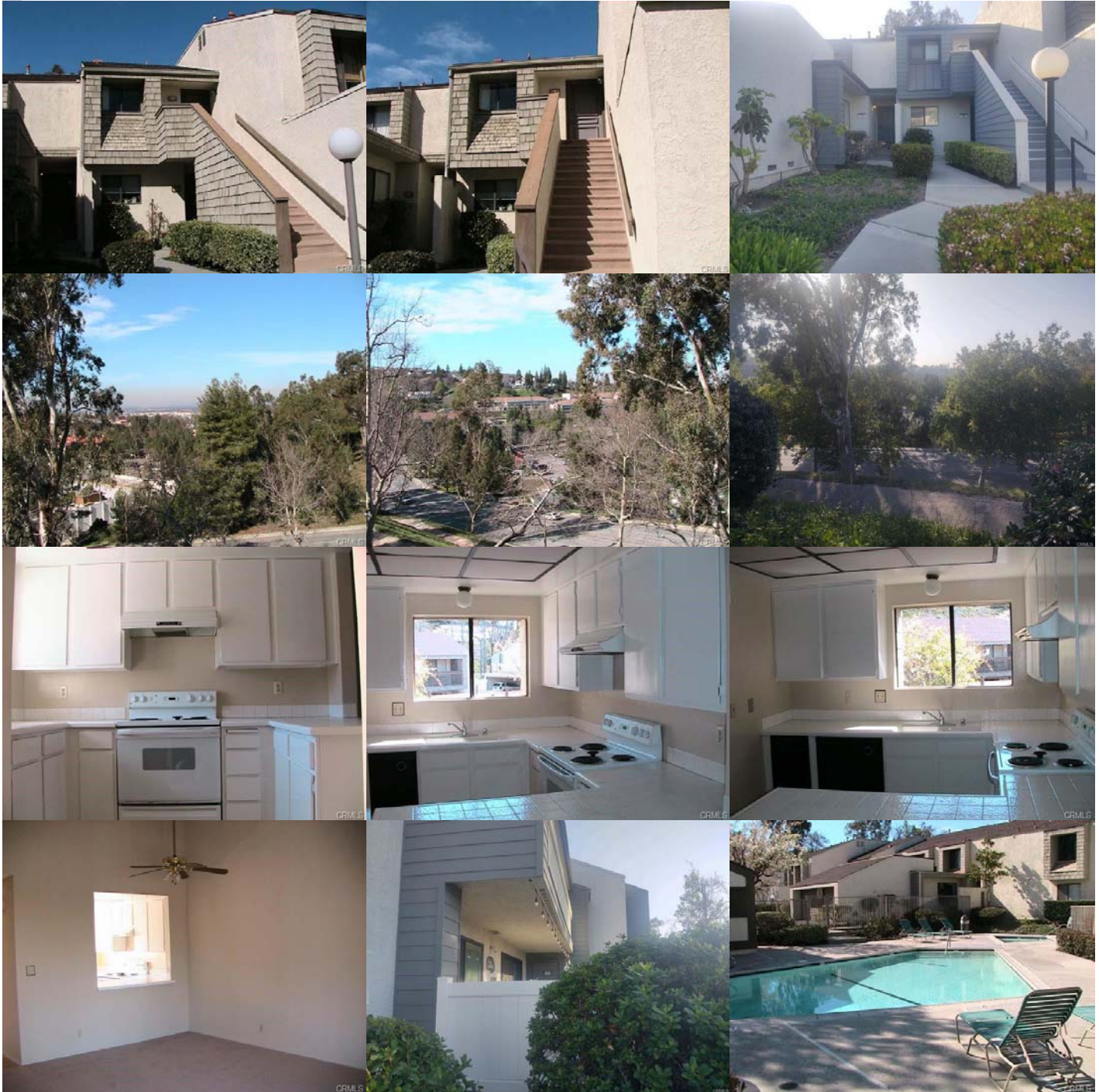
Michael Lembeck

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: PW22067638

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Closed • **Apartment**

List / Sold:

\$1,700,000/\$1,750,000 ↑

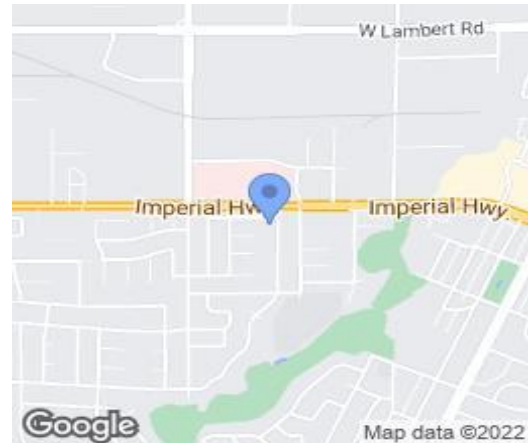
10 days on the market

323 Catalpa Ave • Brea 92821

6 units • **\$283,333/unit** • **3,804 sqft** • **7,680 sqft lot** • **\$460.04/sqft** •
Built in 1961

Listing ID: PW22210037

from Imperial Hwy and Brea blvd, go west on Imperial Hwy. Turn left on S Catalpa, Lf on Catalpa.



Great investment property - 6 unit (1 bedroom / 1 bathroom units) apartment complex, located in a quiet residential neighborhood. Onsite coin operated laundry room. Assigned onsite parking.

Facts & Features

- Sold On 11/08/2022
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 6 Total carport spaces
- Heating: Wall Furnace
- \$1,465 (Estimated)
- Laundry: Individual Room
- \$77000 Gross Scheduled Income
- \$44500 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen
- Floor: Carpet, Laminate

Exterior

- Lot Features: Lot 6500-9999, Rectangular Lot, Level
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,900
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management: 6300
- Water/Sewer: \$1,900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	1	Unfurnished	\$1,250	\$7,500	\$7,500

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet: 6
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 86 - Brea area
- Orange County
- Parcel # 29342302

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:

\$9,960,000/\$9,100,000 ↓

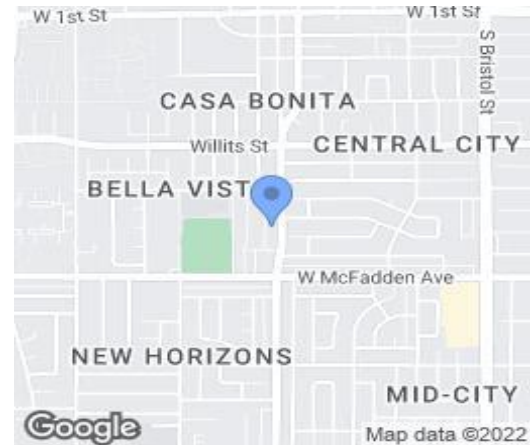
2 days on the market

810 -826 Raitt St S • Santa Ana 92704

**40 units • \$249,000/unit • 27,004 sqft • 1.14 acre(s) lot • \$336.99/sqft •
Built in 1961**

Listing ID: PW22189193

Just north of Mcfadden on raitt st



four multifamily buildings for sale. Each building has 10 apartments. Total of 40 apartments. 810, 818, 822, 826 s raitt st all for sale. Each building has 10 garages.

Facts & Features

- Sold On 11/08/2022
- Original List Price of \$9,960,000
- 4 Buildings
- 43 Total parking spaces
- \$0 (Unknown)
- Laundry: Common Area
- Cap Rate: 4.25
- \$619218 Gross Scheduled Income
- \$423313.08 Net Operating Income
- 40 electric meters available
- 40 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$205,906
- Electric: \$2,816.32
- Gas: \$231,800
- Furniture Replacement:
- Trash: \$11,407
- Cable TV: 00613114
- Gardener:
- Licenses:
- Insurance: \$11,416
- Maintenance: \$19,616
- Workman's Comp:
- Professional Management: 87600
- Water/Sewer: \$16,691
- Other Expense: \$6,552
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	12	2	0	1	Unfurnished	\$18,310	\$219,720	\$244,880
2:	28	1	0	1	Unfurnished	\$36,534	\$438,408	\$460,320

Of Units With:

- Separate Electric: 40
- Gas Meters: 40
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal: 40
- Drapes:
- Patio:
- Ranges: 40
- Refrigerator:
- Wall AC:

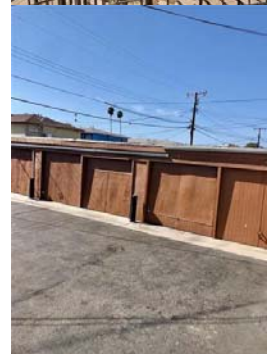
Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined 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

 Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: PW22189193

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