

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	Pr
1	OC21219131	S	443 Parker	ORG	72	STD	2	\$70,680		\$1,170,000	\$540.67	2164	1935/OTH	6,534/0.15	N
2	SB21202906	S	224 N Citron ST	ANA	699	STD	2	\$48,000		\$650,000	\$507.02	1282	1922/ASR	6,098/0.14	N
3	PW21078641	S	13465 Mitchell AVE	GG	699	STD	2	\$5,400		\$1,095,000	\$576.32	1900	2021/ASR	7,500/0.1722	N
4	OC21228571	S	222 Cedar ST	NB	699	STD	2	\$0		\$1,750,000	\$735.29	2380	1961/ASR	2,614/0.06	N
5	PW21196820	S	10602 Flower AVE	STAN	61	STD	3	\$46,800		\$925,000	\$383.18	2414	1960/ASR	6,098/0.14	N
6	PW21235057	S	2221 S Center ST	SA	69	STD	3	\$51,600		\$950,000	\$329.86	2880	1960/OTH	6,970/0.16	N
7	OC21196252	S	16892 Green LN	HB	17	STD	4	\$87,540		\$1,850,000	\$474.36	3900	1975/ASR	7,841/0.18	N
8	TR21164154	S	2178 W Brownwood AVE	ANA	79	STD	4	\$93,600		\$1,375,000	\$347.84	3953	1964/ASR	6,639/0.1524	N
9	PW21118178	S	302 W Palais RD	ANA	79	STD	4	\$100,200		\$1,525,000	\$409.95	3720	1962/OTH	7,841/0.18	N
10	PW21205692	S	14682 Bushard ST	WTM	699	STD,TRUS	4	\$71,640		\$1,550,000	\$432.48	3584	1963/PUB	8,276/0.19	N
11	PW21209039	S	1002 MISSION DR	CM	C3	STD	4	\$87,000		\$1,800,000	\$382.90	4701	1964/ASR	6,970/0.16	N
12	OC21224737	S	2947 Mendoza DR	CM	C4	STD	4	\$83,820		\$1,860,000	\$395.66	4701	1964/ASR	9,148/0.21	N
13	P1-6235	S	529 Williamson AVE	FUL	83	STD	5	\$101,000		\$1,650,000	\$406.80	4056	1957/ASR	8,433/0.19	N
14	OC21147057	S	1819 W Houston AVE	FUL	699	STD	12	\$276,990		\$4,835,000	\$441.47	10952	1990/ASR	25,265/0.58	N

List / Sold:

Closed • Duplex**\$1,170,000/\$1,170,000 ↑****10 days on the market****Listing ID: OC21219131****443 Parker • Orange 92868****2 units • \$585,000/unit • 2,164 sqft • 6,534 sqft lot • \$540.67/sqft • Built in 1935****Cross streets Parker & La Veta / Near Old Towne Orange**

SELDOM DOES A SUPER CLEAN INCOME PROPERTY COME ON THE MARKET IN THIS PRICE RANGE! TWO HOMES ON A LOT! BOTH HOMES REMODELED IN 2021! CLOSE TO OLD TOWNE ORANGE AND THE ORANGE CIRCLE! Set your own rental rates for these clean open models. FIRST HOME - Bright open floorplan completes this beautiful 3 bedroom 2 baths home. Oversized top of the line entertainer's kitchen is a must for the chef in every family. Enjoy relaxing by the cozy fireplace in this wonderful Livingroom. Bring all of your toys to fill up this large 3 car garage with extra storage, plus extra parking for boats or RV etc. You will love this home! SECOND HOME - GREAT INCOME POTENTIAL! beautifully upgraded home, with 2 bedrooms and 1 bath, plus a stunning private yard area perfect to create the garden of your dreams. Enjoy two free-standing homes on a lot, additional rental income and have fun at the Orange Circle! Note Buyer's and buyers agents are responsibility to confirm all information on the MLS, including but not limited to square footage, prices, age, condition, location, rents, lot size, school districts, etc. Listing broker assumes no liability for accuracy regarding any information.

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$1,118,000
- 3 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: See Remarks
- \$6,729 (Assessor)
- Laundry: Common Area, In Garage
- \$70680 Gross Scheduled Income
- \$67415 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, See Remarks, Walk-In Closet
- Other Interior Features: Ceiling Fan(s), Open Floorplan, Unfurnished

Exterior

- Lot Features: Lot 6500-9999, Level
- Fencing: Wood
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$3,265
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$974
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,191
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$3,495
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,395

Of Units With:

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

Additional Information

- Standard sale
- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 04114105

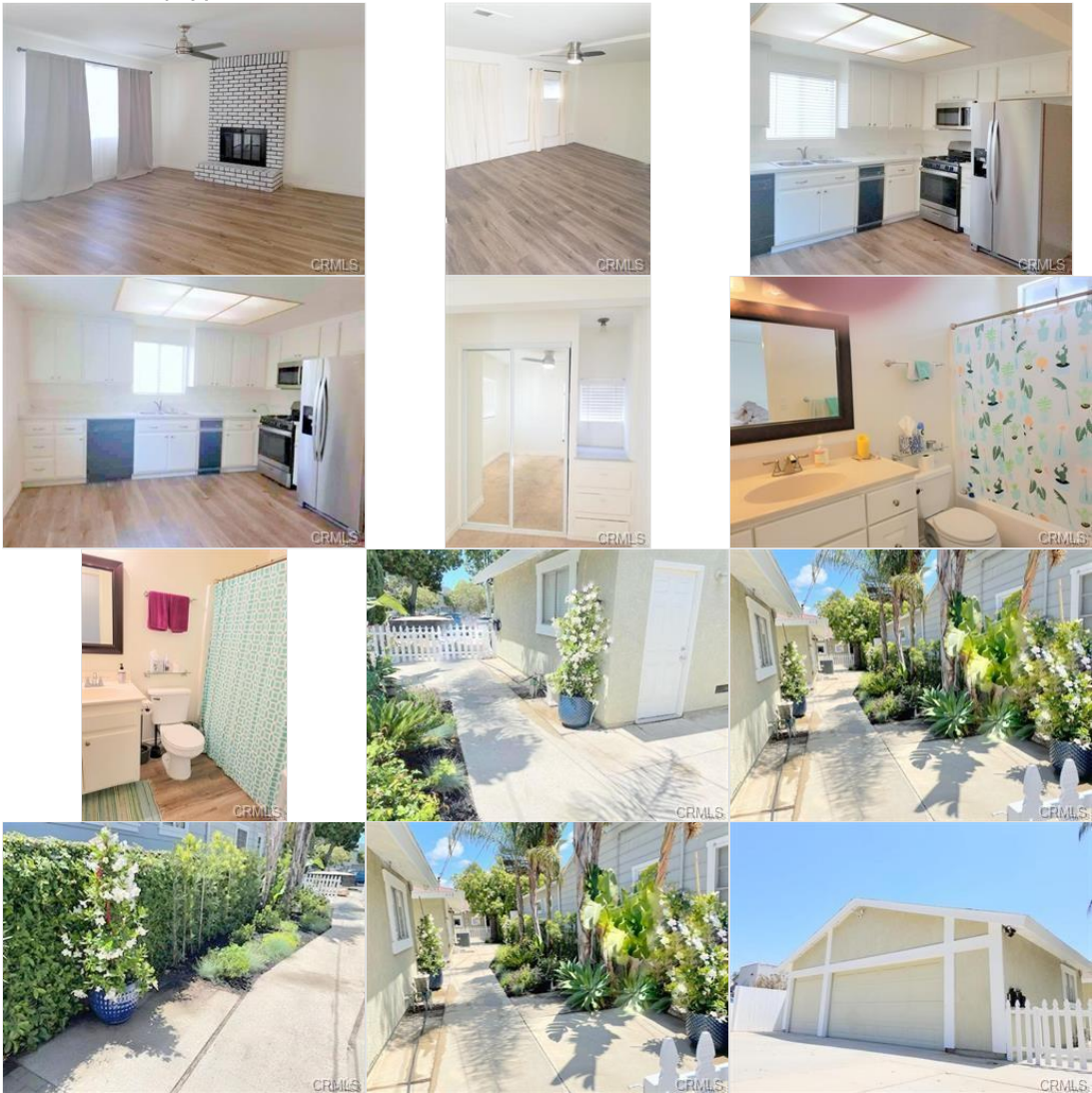
Michael Lembeck

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: OC21219131

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Closed •List / Sold: **\$650,000/\$650,000****6 days on the market****224 N Citron St • Anaheim 92805****2 units • \$325,000/unit • 1,282 sqft • 6,098 sqft lot • \$507.02/sqft • Built in 1922****Listing ID: SB21202906****N Harbor Blvd. and W Lincoln Ave.**

Great opportunity! Need some TLC. Conveniently located in the center of Anaheim near Disneyland and Freeways!

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$650,000
- 2 Buildings
- Levels: Two
- 1 Total parking spaces
- \$493 (Estimated)
- Laundry: In Kitchen, Inside
- \$48000 Gross Scheduled Income
- \$42000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01207957
- 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	\$2,500
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,500

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
- 699 - Not Defined area
- Orange County
- Parcel # 25505102

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 Mission Viejo, 92691

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List / Sold:

Closed • **Single Family Residence****\$1,095,000/\$1,095,000** ↑

162 days on the market

13465 Mitchell Ave • Garden Grove 92843**2 units** • **\$547,500/unit** • **1,900 sqft** • **7,500 sqft lot** • **\$576.32/sqft** •**Built in 2021**

Listing ID: PW21078641

Euclid / Trask

TWO DETACHED HOMES ON A LOT! Great investment opportunity at the lowest price you can find in Garden Grove. Two single family homes for \$550,000 each. The first unit is new built in 2021 features 3bed/2bath, and attached garage approximately 1100 sqft, loaded with upgrades including open concept floor plan, lots of natural lighting, spacious rooms, recess lighting, hooked up laundry, wood floor. Kitchen has been upgraded with self-closing cabinets and high quality appliances. Current market rent is \$3000+/monthly. The second unit features 2bed/1bath, and 2-car attached garage with its own driveway. Interior has been remodeled. Current market rent is \$2500+/monthly. With total current market rent \$5500+/monthly. Located in a safe neighborhood, near all amenities, good schools and freeways. Don't miss this good opportunity.

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$1,050,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Hookup
- \$5400 Gross Scheduled Income
- \$5300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Walk-In Closet
- Appliances: Dishwasher, Microwave, Self Cleaning Oven, Tankless Water Heater
- Other Interior Features: Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Lot 6500-9999
- Fencing: Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$900
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01767484
- Gardener:
- Licenses:
- Insurance: \$900
- 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	\$2,900	\$2,900	\$3,200
2:	1	2	2	1	Unfurnished	\$2,200	\$2,200	\$2,500

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
- 699 - Not Defined area
- Orange County
- Parcel # 09927120

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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW21078641

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Closed • Duplex

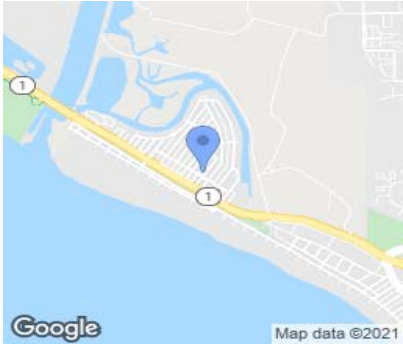
List / Sold:
\$1,870,000/\$1,750,000 ↓

222 Cedar St • Newport Beach 92663
2 units • \$935,000/unit • 2,380 sqft • 2,614 sqft lot • \$735.29/sqft •
Built in 1961

0 days on the market

Listing ID: OC21228571

Going North on PCH, Turn Right on Prospect, Left on Newport Shores, and Right on Cedar



Location is everything in this, good sized beach house-duplex, located in the coveted Newport Shores neighborhood. Conveniently located just across the street from some of the best surf breaks in California and almost 15 miles of the most beautiful boardwalk, along the water, in Southern California. Each of these units have a large and bright living room and dining room with floor to ceiling windows, one master bedroom with attached bathroom, and second bedroom with another bathroom and shower in the hallway. Each unit also has it's own single car garage with laundry facilities in the garage area. The Newport Shores neighborhood has a resort style swimming pool, club house, tennis courts, sand volleyball, basketball hoops, playground, and dog walking area. HOA is very low at around \$45 per month. This property is in original condition and in need of updating.

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$1,870,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- \$501 (Estimated)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- 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:	2	4	0	2	Unfurnished	\$0	\$0	\$0
# Of Units With:								
• Separate Electric: 2					• Drapes:			
• Gas Meters: 2					• Patio:			
• Water Meters: 1					• Ranges:			
• Carpet:					• Refrigerator:			
• Dishwasher:					• Wall AC:			
• Disposal:								

Additional Information

- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 04507152

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC21228571

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Closed •

List / Sold: **\$975,000/\$925,000** ↓

10602 Flower Ave • Stanton 90680

26 days on the market

3 units • \$325,000/unit • 2,414 sqft • 6,098 sqft lot • \$383.18/sqft • Built in 1960

Listing ID: PW21196820

S/ Cerritos W/Beach Blvd



Nice Triplex in Stanton- All occupancy -3 unit had been upgraded. Separate gas & electric meters. Current rent are low due to long term tenants. 2.5 miles South of Knott's Berry Farm. Easy to access 91 and 22 Freeways. Each Unit 2 Beds, 1 baths.

Facts & Features

- Sold On 11/09/2021
- Original List Price of \$975,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$1,082 (Estimated)
- \$46800 Gross Scheduled Income
- \$42790 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,010
- Electric: \$120.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,140
- Cable TV: 01269054
- Gardener:
- Licenses:
- Insurance: \$950
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 61 - N of Gar Grv, S Of Ball, E of Knott, W of Dal area
- Orange County
- Parcel # 07933128

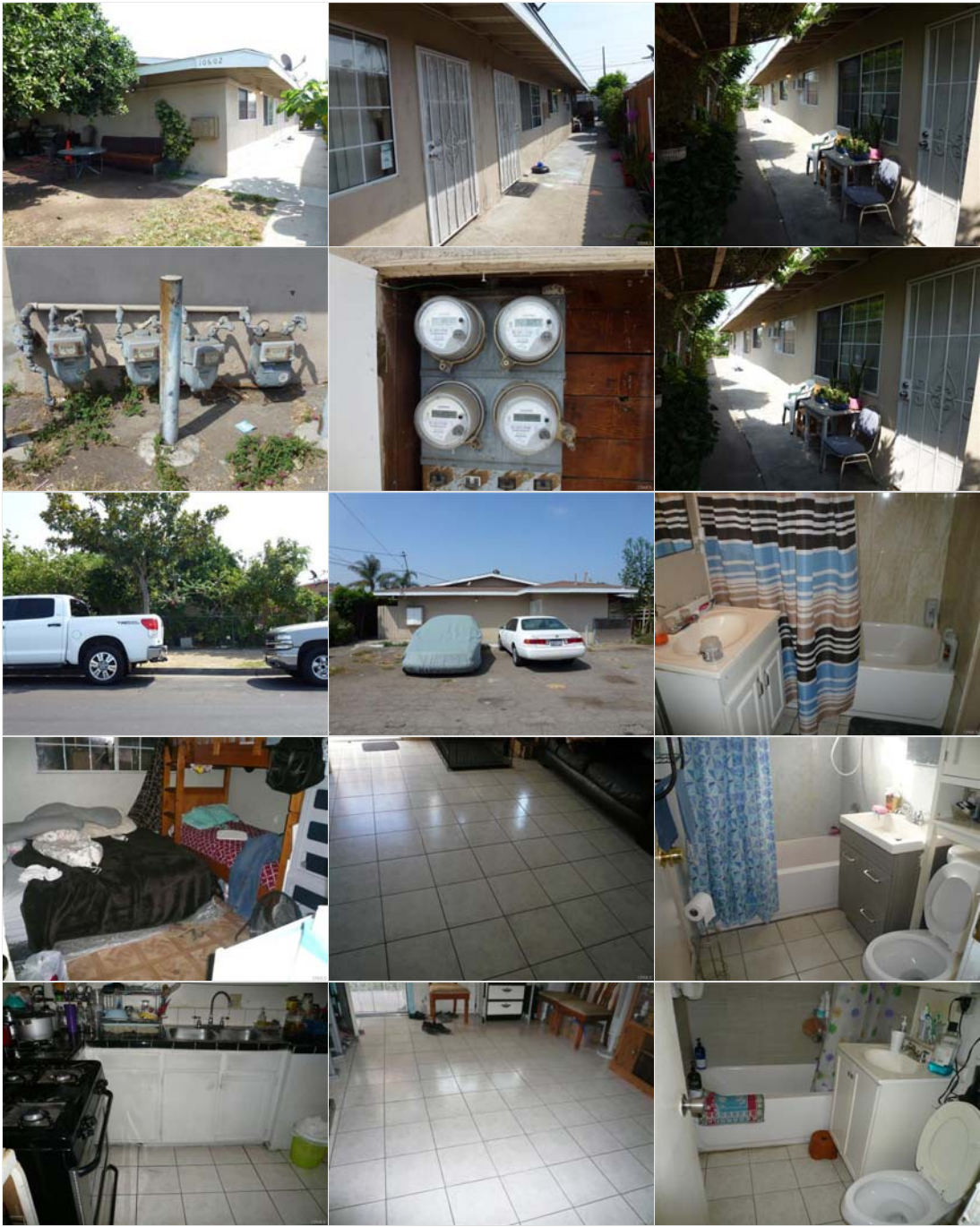
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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW21196820

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Closed • Triplex

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

2221 S Center St • Santa Ana 92704

0 days on the market

3 units • \$316,667/unit • 2,880 sqft • 6,970 sqft lot • \$329.86/sqft • Built in 1960

Listing ID: PW21235057

North of Warner, East of Fairview, and West of Bristol



Facts & Features

- Sold On 11/08/2021
- Original List Price of \$950,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: See Remarks
- \$739 (Estimated)
- Laundry: Individual Room
- \$51600 Gross Scheduled Income
- \$33985 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Living Room
- Floor: Carpet, Tile
- Appliances: Free-Standing Range, Disposal, Gas Range, Water Heater

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,655
- Electric: \$400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01405274
- Gardener:
- Licenses:
- Insurance: \$1,457
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,180
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	5	0	3	Unfurnished	\$4,300	\$4,300	\$5,500

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
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 40842112

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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW21235057

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Closed • **Quadruplex**

16892 Green Ln • Huntington Beach 92649
4 units • \$456,250/unit • 3,900 sqft • 7,841 sqft lot • \$474.36/sqft •
Built in 1975
North of Warner, West of Bolsa Chica

List / Sold:
\$1,825,000/\$1,850,000 ↑
12 days on the market
Listing ID: OC21196252



Wow! Good condition fourplex in Huntington Beach just outside the Harbor. Great area for ownership and renters. Close to shopping and the beach. All rental agreements are month to month, several long term tenants. Each has a garage and an additional space in front of their garage. Street parking available, also. Separate meters for gas and electric. Owner pays water, trash and gardener. Landry generates about \$80 per month. Unit 1 is ground floor 3 bed, 2 bath approx. 1600 sq.ft. Central heat, fireplace, private patio, remodeled in 2017. Unit 2 is ground floor, tenant since 2010, 1 bedroom, 1 bath; approx 660 sq.ft., wall heater, private patio. Unit 3 is upper level, 2 bedroom, 2 bath, approx. 900 sq.ft., remodeled in 2019. Unit 4 is mirror image of unit 3 but not recently upgraded. Tenant since 2007.

Facts & Features

- Sold On 11/11/2021
- Original List Price of \$1,825,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Central, Wall Furnace
- \$982 (Estimated)
- Laundry: Community
- \$87540 Gross Scheduled Income
- \$67840 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Tile, Vinyl

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,000
- Electric: \$271.00
- Gas: \$233
- Furniture Replacement:
- Trash: \$2,040
- Cable TV: 00745605
- Gardener:
- Licenses: 91
- Insurance: \$1,573
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,295
- Other Expense: \$200
- Other Expense Description: dues,ins

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,550	\$2,550	\$2,750
2:	1	1	1	1	Unfurnished	\$1,270	\$1,270	\$1,500
3:	1	2	2	1	Unfurnished	\$1,925	\$1,925	\$2,000
4:	1	2	2	1	Unfurnished	\$1,550	\$1,550	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 17826322

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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC21196252

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ClosedList / Sold: **\$1,375,000/\$1,375,000****2178 W Brownwood Ave • Anaheim 92801****57 days on the market****4 units • \$343,750/unit • 3,953 sqft • 6,639 sqft lot • \$347.84/sqft • Built in 1964****Listing ID: TR21164154****S of 91 exit Brookhurst St. before Lincoln, east side between W Alameda & W Cataline**

The Anaheim Brownwood 4-plex apartments offer an opportunity to own a 4-plex with a desirable unit mix in a neighborhood surrounded by schools and employment opportunities. The building features 2 of 2 bed/2 bath and 2 of 2 bed/1 bath apartments (2 downstairs units have backyard come with it and 2 upstairs units both have extra balcony space) unit 1 have new carpets in all bedrooms, with new wall AC. unit 4 come with upgraded wood floors in both bedrooms with new wall AC. All units are rented and generate a monthly income is more than \$7,000.00 Excellent location which minutes away from Knott's Berry Farm, Buena Park Mall, Dad Miller Golf Course, and Brookhurst Park, as well as the famous Disney Land. Conveniently located near the 5 and 91 FWY!

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$1,375,000
- 1 Buildings
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Individual Room
- \$93600 Gross Scheduled Income
- \$70590 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile, Vinyl

Exterior

- Lot Features: 26-30 Units/Acre, 36-40 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,650
- Electric: \$720.00
- Gas: \$1,800
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01814504
- Gardener:
- Licenses:
- Insurance: \$1,650
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,280
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,900	\$1,900	\$2,000
2:	1	2	2	1	Unfurnished	\$1,700	\$1,700	\$2,000
3:	1	2	1	2	Unfurnished	\$1,700	\$1,700	\$1,900
4:	1	2	1	1	Partially	\$1,850	\$1,850	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- \$150 HOA dues Monthly
- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 07262120

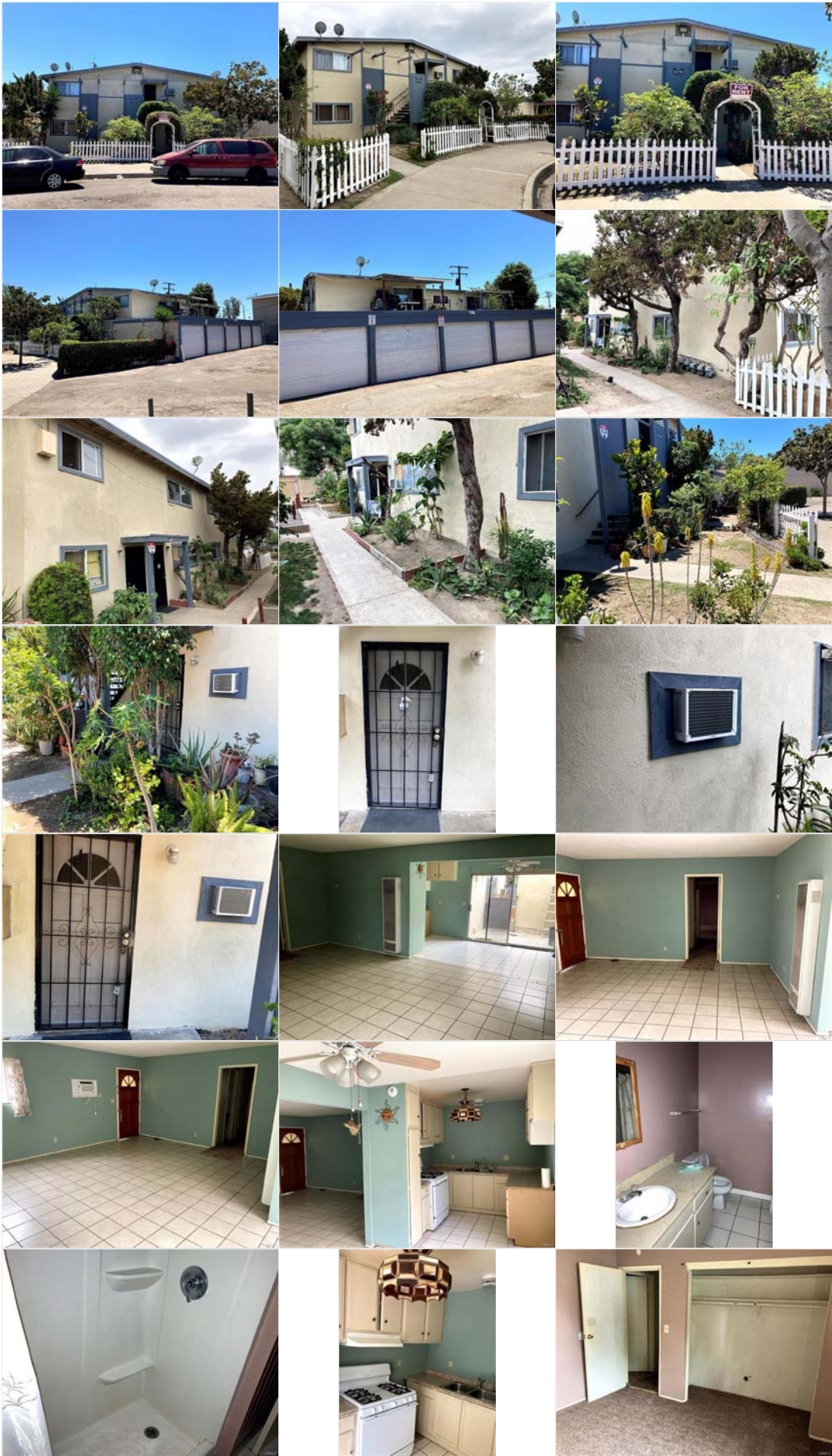
Michael Lembeck

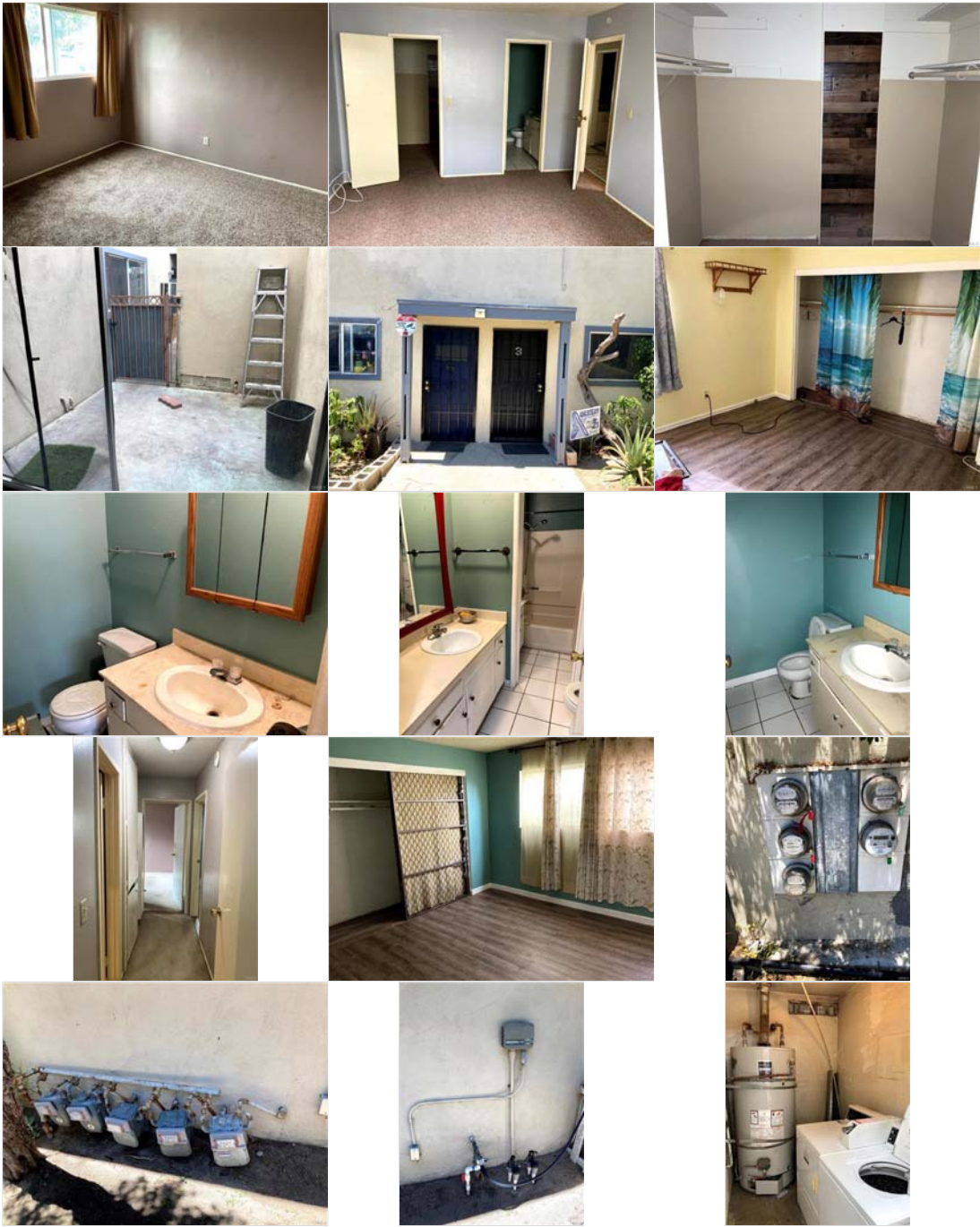
State License #: 01019397
Cell Phone: 714-742-3700

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: TR21164154

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List / Sold:

Closed •**\$1,525,000/\$1,525,000** ↑

26 days on the market

Listing ID: PW21118178

302 W Palais Rd • Anaheim 92805**4 units • \$381,250/unit • 3,720 sqft • 7,841 sqft lot • \$409.95/sqft • Built in 1962****Very Close to 5 Freeway Anaheim Blvd. Exit 57 to Ball Rd to South Anaheim Blvd to Midway.**

New Rental Income \$100,200 Every Year 4 Plex Income Property in Prime Location Close to Disneyland. Ideal for 1031 Exchange. Great Potential to Raise the Property Value & Current Monthly Income \$8,350 Immediately with Room to Build One or Two More Units to Existing 4 Unit Complex. Great Investment in the Rising Real Estate Market in the Heart of Orange County. Property Values Keep Rising Year after Year, With Guaranteed Rental Income Month after Month. Great Neighborhood Easy to Rent, Clean & Nice Complex in Great Condition. Each Tenant has Assigned Covered Parking Garage & Open Parking Space within the Complex. Owner has One Parking Garage. Common Coin Laundry Room with Washer & Dryer Available 24 Hours to Tenants. No HOA. No Drive By. No Waiting to See. Very Low Maintenance Cost. Very Easy to Manage with On Site Manager at Minimum Cost. Please Call the Listing Agent J. Rex Perera to See The Building Today.

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$1,390,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- Laundry: Common Area, Community, Dryer Included, Washer Included
- \$100200 Gross Scheduled Income
- \$90641 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Gas Oven

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,614
- Electric: \$1,949.00
- Gas: \$1,435
- Furniture Replacement:
- Trash: \$724
- Cable TV: 01903052
- Gardener:
- Licenses:
- Insurance: \$1,401
- Maintenance: \$300
- Workman's Comp:
- Professional Management: 2664
- 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	\$2,200	\$2,200	\$2,200
2:	1	2	1	1	Unfurnished	\$2,200	\$2,200	\$2,200
3:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$2,100
4:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 08241303

Michael Lembeck

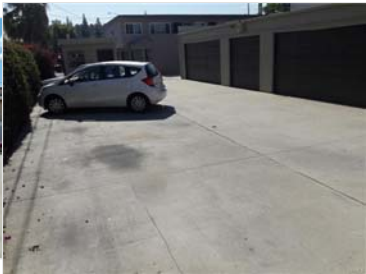
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • **Quadruplex**

14682 Bushard St • Westminster 92683
4 units • \$373,750/unit • 3,584 sqft • 8,276 sqft lot • \$432.48/sqft •
Built in 1963
Bolsa and Bushard

List / Sold:
\$1,495,000/\$1,550,000 ↑
13 days on the market
Listing ID: PW21205692



BEAUTIFUL WELL MAINTAIN 4 UNITS IN THE HEART OF LITTLE SAIGON. RARELY ON THE MARKET LONG TIME OWNER WITH GREAT TENANTS

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- \$1,330 (Estimated)
- Laundry: Common Area, Community, In Closet
- \$71640 Gross Scheduled Income
- \$61663 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Garden, Landscaped, Lawn, Rectangular Lot, Level, Treed Lot, Walkstreet, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,977
- Electric: \$200.00
- Gas: \$1,000
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 02148068
- Gardener:
- Licenses: 200
- Insurance: \$3,577
- 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	2	2	0	Unfurnished	\$1,550	\$1,550	\$2,000
2:	1	2	2	0	Unfurnished	\$1,320	\$1,320	\$2,000
3:	1	2	2	0	Unfurnished	\$1,600	\$1,600	\$2,000
4:	1	2	2	0	Unfurnished	\$1,500	\$1,500	\$2,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- 699 - Not Defined area
- Orange County
- Parcel # 09848328

Michael Lembeck

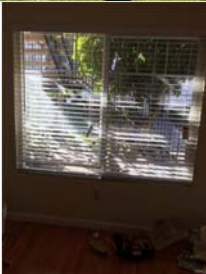
State License #: 01019397
Cell Phone: 714-742-3700

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: PW21205692

Printed: 11/14/2021 11:02:37 AM

Closed •

1002 MISSION Dr • Costa Mesa 92626
4 units • \$448,750/unit • 4,701 sqft • 6,970 sqft lot • \$382.90/sqft •
Built in 1964
BAKER AND FAIRVIEW

List / Sold:
\$1,795,000/\$1,800,000 ↑
1 days on the market
Listing ID: PW21209039



***HUGE COSTA MESA 4 UNITS OVER 4,700 SQUARE FEET! ALL UNITS ARE LARGE 2 BEDROOM + 1.5 BATH TOWNHOME STYLE UNITS WITH PRIVATE PATIOS! THE ENTIRE BUILDING WAS REPIPED AND THE OWNER ALSO HAS REPLACED ALL WINDOWS AND SLIDING GLASS DOORS! 4 GARAGES PLUS 3 SPACES FOR PARKING, ALSO THE SELLER OWNS THE WASHER AND DRYER FOR MORE INCOME! GREAT COSTA MESA LOCATION NEAR SOUTH COAST PLAZA, METRO POINT, OC FAIRGROUNDS, ORANGE COAST COLLEGE, AND EASY FREEWAY ACCESS TO THE 405, 73, AND 55 FREEWAY! MARKET RENTS ARE \$2,200! THIS ONE WILL NOT LAST!

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$1,795,000
- 1 Buildings
- 7 Total parking spaces
- \$0 (Assessor)
- Laundry: Community
- \$87000 Gross Scheduled Income
- \$59160 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$27,840
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- 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	1	Unfurnished	\$1,800	\$1,800	\$2,200
2:	1	2	2	1	Unfurnished	\$1,750	\$1,750	\$2,200
3:	1	2	2	1	Unfurnished	\$1,750	\$1,750	\$2,200
4:	1	2	2	1	Unfurnished	\$1,750	\$1,750	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C3 - South Coast Metro area
- Orange County
- Parcel # 14166230

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: PW21209039

Printed: 11/14/2021 11:02:38 AM

Closed •

2947 Mendoza Dr • Costa Mesa 92626
4 units • \$462,250/unit • 4,701 sqft • 9,148 sqft lot • \$395.66/sqft •
Built in 1964

Fairview and Baker, east on Baker to Mendoza, turn right, on the right side.



List / Sold:
\$1,849,000/\$1,860,000 ↑
5 days on the market
Listing ID: OC21224737

Town House Style two level apartments are two bedroom one and a half bathrooms. Living room, kitchen dinning room or den and half bath room down stairs. Two bed rooms full bath room and powder room up stairs. Walk-in pantry in kitchen. Long term tenants, very well maintained building. Vinyl windows, all bedrooms have ceiling fans, the building has been re-piped (out-of-slab copper) All units have front and rear patios. One apartment has recently been remodeled, and another has new vinyl plank flooring. Large well maintained property Please do not go on the property or speak with the residence. Feel free to call for additional information.

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$1,849,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Forced Air
- \$1,199 (Estimated)
- Laundry: Common Area, Community, Individual Room
- \$83820 Gross Scheduled Income
- \$60641 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Living Room
- Floor: Carpet, Laminate, Vinyl
- Appliances: Disposal, Gas Oven, Gas Range, Gas Cooktop

Exterior

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

Annual Expenses

- Total Operating Expense: \$23,179
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,045
- Cable TV: 01311941
- Gardener:
- Licenses:
- Insurance: \$2,257
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,847
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	2	1	Unfurnished	\$1,725	\$5,175	\$1,900
2:	1	2	2	1	Unfurnished	\$1,810	\$1,810	\$1,950

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C4 - Central Costa Mesa area
- Orange County
- Parcel # 14122133

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: OC21224737

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List / Sold:

Closed • **Apartment****\$1,690,000/\$1,650,000** ↓**21 days on the market****Listing ID: P1-6235****529 Williamson Ave** • Fullerton 92832**5 units** • **\$338,000/unit** • **4,056 sqft** • **8,433 sqft lot** • **\$406.80/sqft** •
Built in 1957**Between Chestnut Pl & Richman Ave, 1 block from Commonwealth Ave.**

Presenting Williamson Apartments at 529 Williamson Avenue, a 5 units multifamily investment property in the city of Fullerton, California. Williamson Apartments is conveniently located half a mile from downtown Fullerton, between Euclid Street and Harbor Boulevard one block from Commonwealth Avenue. The area has recently been redeveloped with new modern luxury apartments such as the 2019 built, 290 units Amplifi at 600 W Commonwealth Avenue just down the street. The residents at Williamson Apartments enjoy walking to nearby schools, parks, and local stores and restaurants. The property is well-maintained with approx. 20% in rental upside. potential to add 1 - 3 ADUs to significantly add value and increase rental income (Buyer to verify). The property is sold 'As-is', Seller will not make or pay for repairs or replacements. Williamson Apartments has a total building size of +/-4,056 SF, sitting on a +/-8,433 SF lot. The property has a great unit mix of (1) 1 Bed / 1 Bath SFR, and (4) 2 Bed / 1 Bath. The building is well-maintained featuring: wood and tile flooring, ceiling fans, beautifully landscaped courtyard, private patio for the 1-bedroom unit, and 1-car garage parking for each unit, and onsite laundry room. Buyer to verify all information, herein. Broker/Agent and Seller does not guarantee its accuracy. The property is conveniently located with easy access to the 5, 57, and 91 freeways. The property is in close proximity within one mile to Richman Elementary, Fullerton Union High, Fullerton College, Fullerton Public Library, Independence Park, Amerige Park, and Stater Brothers Markets. Email listing agent stevechang@kw.com to request Offering Memorandum with investment details. Drive by only. Please do not disturb the tenants.

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$1,690,000
- 2 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community
- \$101000 Gross Scheduled Income
- \$62000 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Gas Oven, Gas Range

Exterior

- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$36,600
- Electric:
- Gas: \$50
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,200
- Other Expense: \$1,300
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1		1	Unfurnished	\$21,000	\$1,750	\$2,100
2:	2	1					\$1,800	
3:	2	1					\$1,800	
4:	2	1					\$1,750	
5:	1	1					\$1,320	
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 83 - Fullerton area
- Orange County
- Parcel # 03208213

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

Re/Max Property Connection
State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: P1-6235

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Closed •

List / Sold:
\$4,885,000/\$4,835,000 ↓

11 days on the market

1819 W Houston Ave • Fullerton 92833
12 units • \$407,083/unit • 10,952 sqft • .58 acre(s) lot • \$441.47/sqft •
Built in 1990

Listing ID: OC21147057

Nearby Cross Streets: West Page Avenue & Brookhurst Road



1819 West Houston Avenue is a 12-unit multifamily investment property located in Fullerton, one of the premier rental submarkets in Orange County. Built in 1990, 1819 West Houston Avenue contains an attractive unit mix consisting exclusively of two-bedroom units. Situated on a 0.58-acre lot, the property offers amenities including private patios and balconies, central A/C and heat, fireplaces, reserved carport and uncovered parking, a large shared backyard, and on-site laundry. 1819 West Houston Avenue has an excellent Fullerton location, positioned minutes away from major transportation corridors and an abundance of retail options, all of which help to generate rental demand for the property.

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$4,885,000
- 2 Buildings
- Levels: Two
- 26 Total parking spaces
- 16 Total carport spaces
- Laundry: Community
- \$276996 Gross Scheduled Income
- \$169499 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 12 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$99,572
- Electric: \$3,629.50
- Gas: \$3,630
- Furniture Replacement:
- Trash: \$3,630
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,757
- Maintenance: \$7,200
- Workman's Comp:
- Professional Management: 10763
- Water/Sewer: \$3,630
- Other Expense: \$11,281
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	12	2	2	0	Unfurnished	\$23,083	\$23,083	\$28,740

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Orange County
- Parcel # 07151119

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC21147057

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Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 11/07/2021 to 11/13/2021
County Or Parish is 'Orange'
Number Of Units Total is 2+
Selected 14 of 14 results.