

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	QC22202067	S	302 N Gunther PL #A	SA	70	STD	2	\$54,600	5	\$685,000 	\$396.41	1728	1950/PUB	6,534/0.15	N	1	12/12/22	25/25
2	PW22233663	S	787 S. Laurinda lane	ORG	72	STD	2	\$8,000		\$1,615,000 	\$458.29	3524	1961/EST	11,500/0.264	N	2	12/14/22	6/6
3	NP22214672	S	718 Iris AVE	CDM	CS	STD	2	\$99,600		\$2,725,000 	\$908.33	3000	1974/ASR	3,528/0.081	N	4	12/13/22	18/18
4	QC22194451	S	160 Avenida Florencia	SC	SC	STD	3	\$75,600		\$1,550,000 	\$861.11	1800	1954/ASR	3,920/0.09	N	1	12/12/22	19/79
5	QC22234335	S	111 Avenida Aragon	SC	SC	STD	3	\$117,000		\$1,800,000 	\$563.03	3197	1967/ASR	4,408/0.1012	N	3	12/16/22	15/15
6	QC22225439	S	219 S Acacia AVE	FUL	83	STD	4	\$85,080		\$1,330,000 	\$428.76	3102	1961/ASR	7,235/0.1661	N	6	12/15/22	12/12
7	SB22182749	S	8112 Constantine DR	HB	699	STD	4	\$100,986	3	\$1,890,000 	\$436.09	4334	1977/PUB	8,712/0.2	N	5	12/13/22	68/68

Closed • Duplex

List / Sold: **\$699,900/\$685,000** ↓

302 N Gunther Pl # A • Santa Ana 92703

25 days on the market

2 units • \$349,950/unit • 1,728 sqft • 6,534 sqft lot • \$396.41/sqft •

Listing ID: OC22202067

Built in 1950

22 East, Harbor South, Left on Fifth Street, Right on Gunther Place on Right Side.



2 Houses on a 6,534 square foot lot. Perfect for first time buyer or investor. Front house to be vacant before close of escrow in order to accommodate future market rent tenant or owner user. Tenants pay utilities. Separate Meters for both houses. Back house in good condition, Front House needs TLC. One car attached garage and 2 carports. Plenty of room for parking. Private front yard.

Facts & Features

- Sold On 12/12/2022
- Original List Price of \$699,900
- 2 Buildings
- Levels: One
- 11 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- \$498 (Estimated)
- Laundry: Inside
- Cap Rate: 5.46
- \$54600 Gross Scheduled Income
- \$38220 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room, Main Floor Bedroom

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,920
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$720
- Cable TV: 00338699
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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	2	1	1	Unfurnished	\$2,350	\$2,350	\$2,350
2:	1	2	2	0	Unfurnished	\$2,200	\$2,200	\$2,350

Of Units With:

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

Additional Information

- Standard sale

- 70 - Santa Ana North of First area
- Orange County
- Parcel # 19824210

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

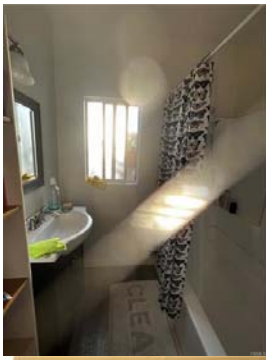
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • **Single Family Residence**

List / Sold:

\$1,649,000/\$1,615,000 ↓

6 days on the market

787 S. Laurinda lane • **Orange 92869**

2 units • **\$824,500/unit** • **3,524 sqft** • **11,500 sqft lot** • **\$458.29/sqft** •
Built in 1961

Fairhaven

Listing ID: PW22233663



\$41,000 PRICE REDUCTION!! Remodeled Orange County home with BRAND-NEW detached ADU BUILT IN 2022! It is like having a completely separate home a stone's throw from your main home! ADU = 3 Bedrooms & 2 Bathrooms in 1200 sq. ft. ADU has fully paid solar system and new electronic iron gate. Major potential cash flow opportunity if the ADU is rented out and even better if both properties are leased out! The main house is completely remodeled as well featuring: new paint inside and outside, new flooring, new bathrooms, kitchen with new stainless steel appliances, and epoxy finish garage. Both homes are situated on a massive 11,500 sq. ft. lot with new landscaping with automatic sprinklers-system. The properties are located in the former orange groves of Orange, Orange County with close proximity to freeways & shopping. * * * RIDICULOUSLY LOW 30 YEAR FIXED RATE THRU OUR PREFERRED LENDER!!! * * *

Facts & Features

- Sold On 12/14/2022
- Original List Price of \$1,649,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Owner)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$8000 Gross Scheduled Income
- \$8000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom
- Floor: Laminate
- Appliances: Disposal, Gas Cooktop, Vented Exhaust Fan, Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Crown Molding, Granite Counters, Recessed Lighting

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Automatic Gate, Fire Rated Drywall
- Fencing: Block, Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01896421
- 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	4	3	2	Unfurnished	\$0	\$0	\$4,500
2:	1	3	2	0	Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

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

Additional Information

- Standard sale

- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 09408222

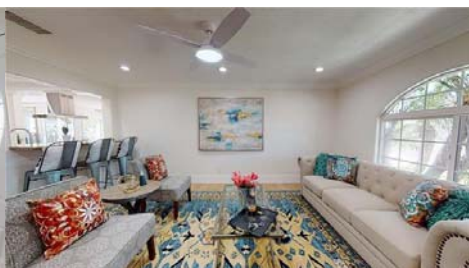
Michael Lembeck

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

Re/Max Property Connection

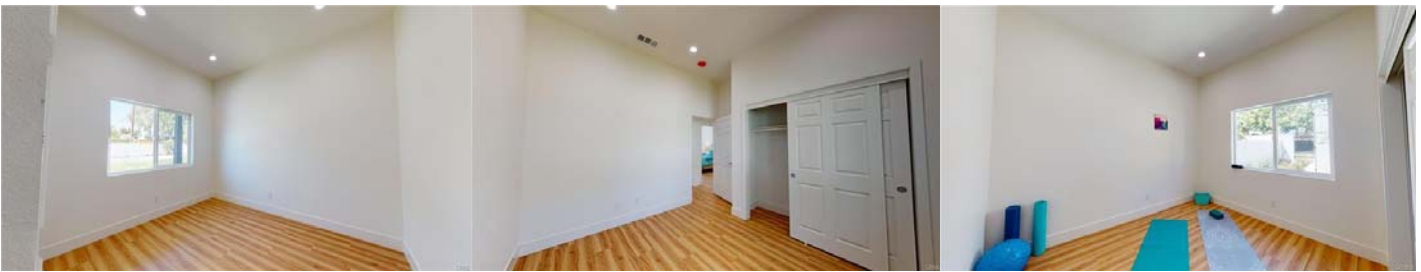
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CUSTOMER FULL: Residential Income LISTING ID: PW22233663

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Closed • Duplex

List / Sold:

\$2,995,000/\$2,725,000 ↓

18 days on the market

Listing ID: NP22214672

718 Iris Ave • Corona del Mar 92625

2 units • **\$1,497,500/unit** • **3,000 sqft** • **3,528 sqft lot** • **\$908.33/sqft** •
Built in 1974

718 Iris Ave, Corona del Mar



This attractive duplex constructed in the mid-70s exhibits an excellent rental history with the ability for a buyer to grow in-place rents or substantially increase proforma rents through a conservative remodel.

Facts & Features

- Sold On 12/13/2022
- Original List Price of \$2,995,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central
- \$0 (Unknown)
- Laundry: Inside
- \$99600 Gross Scheduled Income
- \$63805 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room

Exterior

- Lot Features: Front Yard, Landscaped
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$35,795
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01778230
- Gardener:
- Licenses:
- Insurance: \$250
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$960
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	3	4	Unfurnished	\$8,300	\$8,300	\$10,000

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 # 45904302

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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:** NP22214672

Printed: 12/18/2022 4:16:56 AM

Closed • **Triplex**

List / Sold:

\$1,595,000/\$1,550,000 ↓

19 days on the market

Listing ID: OC22194451

160 Avenida Florencia • San Clemente 92672

3 units • **\$531,667/unit** • **1,800 sqft** • **3,920 sqft lot** • **\$861.11/sqft** •
Built in 1954

Cross streets: Calle Sacramento and Avenida Florencia



Unique triplex opportunity located only 600 feet from the nearest beach access. Owning a property this close to North Beach, the San Clemente Beach Trail, Linda Lane Park, and the San Clemente Pier offers an unparalleled lifestyle. Comprised of three units all of which have their own private outdoor living spaces, this property is ideal for an investor or to use as a primary residence with rental income from the additional units. The unit breakdown is as follows: One single-level two bed, one bath with a spacious open floor plan, wood beamed ceilings, real hardwood floors, private balcony, and expansive covered patio that lives like a California room. This unit feels more like a home with an updated kitchen featuring stainless-steel appliances, white shaker cabinets, and breakfast bar. The second unit is a studio with an updated kitchen, bathroom with walk-in shower, and expansive gated patio space. The third unit is an additional studio with kitchenette, large closet, and private, fenced outdoor space. All units have private locking storage sheds. There are common area washer and dryer facilities located in the garage. Call for more details.

Facts & Features

- Sold On 12/12/2022
- Original List Price of \$1,595,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$26 (Estimated)
- Laundry: Common Area, In Garage
- \$75600 Gross Scheduled Income
- \$52900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Range Hood
- Other Interior Features: Balcony, Beamed Ceilings, Ceiling Fan(s), Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Back Yard
- Waterfront Features: Ocean Side of Freeway
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,700
- Electric: \$1,320.00
- Gas: \$900
- Furniture Replacement:
- Trash: \$480
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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
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1:	1	2	1	0	Unfurnished	\$0	\$0	\$4,000
2:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$2,000
3:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,300

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
- SC - San Clemente Central area
 - Orange County
 - Parcel # 69212217

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Re/Max Property Connection

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

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Closed • [Triplex](#)

List / Sold:

\$1,950,000/\$1,800,000 ↓

15 days on the market

Listing ID: OC22234335

111 Avenida Aragon • San Clemente 92672

3 units • **\$650,000/unit** • **3,197 sqft** • **4,408 sqft lot** • **\$563.03/sqft** •
Built in 1967

Calle Puente/Avenida Aragon



San Clemente Triplex with gorgeous OCEAN VIEW---Units are large and bright 2 bedroom 2 bath, all with single car garages plus extra driveway parking space for each. Both units upstairs have private balconies while downstairs unit has large wrap around patio. Extremely low maintenance grounds plus inside community laundry for extra income, and large secure storage closets for each unit. Located on the beach side of the 5 freeway, this building is perfectly situated within walking/rolling distance to many restaurants, Max Berg Community Park, Las Palmas Elementary School, and San Clemente City Beach!

Facts & Features

- Sold On 12/16/2022
- Original List Price of \$1,950,000
- 1 Buildings
- 6 Total parking spaces
- Heating: Wall Furnace
- \$30 (Estimated)
- Laundry: Common Area, Community, Dryer Included, Individual Room, Washer Hookup, Washer Included
- \$117000 Gross Scheduled Income
- \$90150 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Tile

Exterior

- Lot Features: Level with Street, Level, Near Public Transit, No Landscaping
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$25,759
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$857
- Cable TV: 01767484
- Gardener:
- Licenses:
- Insurance: \$1,242
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,730
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,450	\$2,450	\$3,250
2:	1	2	2	1	Unfurnished	\$2,073	\$2,073	\$3,250
3:	1	2	2	1	Unfurnished	\$1,723	\$1,723	\$3,250

Of Units With:

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

Additional Information

- Standard sale

- SC - San Clemente Central area
- Orange County
- Parcel # 69239208

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Re/Max Property Connection

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Closed • **Quadruplex**

List / Sold:

\$1,250,000/\$1,330,000

12 days on the market

Listing ID: OC22225439

219 S Acacia Ave • Fullerton 92831

**4 units • \$312,500/unit • 3,102 sqft • 7,235 sqft lot • \$428.76/sqft •
Built in 1961**

Major Cross Streets: E Commonwealth and S Acacia Ave



Fullerton 4-unit residential income property with great location near SOCO District Downtown Fullerton. Amazing passive income potential for an investor. All units offer a 2 bedroom + 1 bathroom floorplan and separate gas/electric meters. Landlord only pays for landscaping, water, and trash. Low expenses for the landlord means a bigger net operating income. One unit was recently vacated, allowing the landlord to freshen up paint and flooring, while also securing a tenant, meaning zero vacancy rate! The property boasts 3 two-car garages. All the windows have been upgraded to new double pane windows. Two units have new tile flooring and fresh paint. All units have new granite countertops. Freeway access nearby includes the 57 and 91 FWY. Great demographic near Fullerton Junior College and Cal State Fullerton makes this a hot area for renters.

Facts & Features

- Sold On 12/15/2022
- Original List Price of \$1,250,000
- 1 Buildings
- 6 Total parking spaces
- \$986 (Estimated)
- Laundry: See Remarks
- \$85080 Gross Scheduled Income
- \$80311 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,769
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,169
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,685	\$1,685	\$2,100
2:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$2,100
3:	1	2	1	1	Unfurnished	\$1,610	\$1,610	\$2,100
4:	1	2	1	1	Unfurnished	\$1,695	\$1,695	\$2,100

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

- 83 - Fullerton area
 - Orange County
 - Parcel # 26911103
-

Michael Lembeck

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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed •

List / Sold:

\$1,950,000/\$1,890,000 ↓

68 days on the market

Listing ID: SB22182749

8112 Constantine Dr • **Huntington Beach 92646**
4 units • **\$487,500/unit** • **4,334 sqft** • **8,712 sqft lot** • **\$436.09/sqft** •
Built in 1977
North of Garfield



Just reduced \$100,000! 8112 Constantine Drive is a terrific 4-unit investment property located in Huntington Beach! The property features tremendous upside potential of 42%, making this very enticing as a long-term hold for a new owner. The units are a mix of two 3 bedroom units and two 2 bedroom units. The units average about 1,000 square feet, and are well-laid out with fireplaces, and some have balconies. Units are individually metered for gas and electricity and there is plenty of parking. The property itself is located close to many terrific amenities and other shopping options for tenants! Please do not disturb tenants or walk onto property.

Facts & Features

- Sold On 12/13/2022
- Original List Price of \$2,050,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$993 (Estimated)
- Laundry: Common Area
- Cap Rate: 3.01
- \$100986 Gross Scheduled Income
- \$58638 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$41,338
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01522411
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$41,338
- Other Expense Description: Contact

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,675	\$2,675	\$3,500
2:	1	3	2	1	Unfurnished	\$1,763	\$1,763	\$2,750
3:	1	2	2	1	Unfurnished	\$1,678	\$1,525	\$2,800
4:	1	2	1	1	Unfurnished	\$2,300	\$2,300	\$2,750

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
- 699 - Not Defined area
- Orange County
- Parcel # 15745225

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Re/Max Property Connection

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