

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	OC21261018	S	413 Frankfort AVE	HB	15	STD	2	\$0		\$1,975,000	\$1,161.76	1700	1955/ASR	6,534/0.15	N	2	12/15/21	0/0
2	OC21242958	S	218 N Gunther PL	SA	699	TRUS	2	\$50,700		\$820,000↓	\$455.56	1800	1947/EST	6,534/0.15	N	2	12/13/21	9/9
3	NP21245059	S	718 Marigold AVE	CDM	CS	STD	2	\$0		\$2,700,000↓	\$1,090.47	2476	1965/PUB	3,540/0.0813	N	2	12/14/21	8/8
4	PW21222978	S	9881 Acacia AVE	GG	63	STD	3	\$69,600		\$1,223,000↑	\$421.00	2905	1961/ASR	7,405/0.17	N	3	12/15/21	3/3
5	21103093	S	7260 Corsican DR	HB	17	STD	4			\$1,925,000↑	\$495.62	3884	1968	6,422/0.14		4	12/14/21	3/3
6	OC21225449	S	7792 15th ST	WTM	60	STD	5	\$126,180		\$2,050,000↓	\$423.90	4836	1977/ASR	12,197/0.28	N	5	12/15/21	14/14
7	OC20188062	S	618 S Coast	LB	LV	STD	5	\$254,940	4	\$5,100,000↑	\$1,273.41	4005	1965/PUB	5,737/0.1317	N	3	12/13/21	286/286
8	OC21111015	S	1917 W Myrtle ST	SA	69	STD	6	\$133,200		\$1,890,000↓	\$420.00	4500	1958/ASR	6,970/0.16	N	6	12/15/21	168/168
9	21786214	S	755 W 18th ST	CM	C2	STD	36	\$735,640		\$15,685,000↑	\$437.22	35874	1963	68,825/1.58	N		12/15/21	31/45

Closed • Duplex

List / Sold: **\$1,975,000/\$1,975,000**

413 Frankfort Ave • Huntington Beach 92648

0 days on the market

2 units • \$987,500/unit • 1,700 sqft • 6,534 sqft lot • \$1161.76/sqft • Built in 1955

Listing ID: OC21261018

on the corner of Frankfort /delaware corner double lot



corner double lot with possible ocean views.SOLD BEFORE PROCESSED.. can go 3 stories with decks ,possibly 3300 sq ft each house.existing 2 cottages each 2 bedroom 1 bath with fenced yards ..Prime downtown area walking distance to the pier, main st and all activities.

Facts & Features

- Sold On 12/15/2021
- Original List Price of \$1,975,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$494 (Estimated)
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Laminate
- Appliances: Gas Range
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Front Yard, Garden, Lawn, Value In Land
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- 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	2	1	1	Unfurnished	\$0	\$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

- 15 - West Huntington Beach area
- Orange County
- Parcel # 02421306

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: OC21261018

Printed: 12/19/2021 11:41:09 AM

Closed •

List / Sold: **\$849,000/\$820,000** ↓

218 N Gunther Pl • Santa Ana 92703

9 days on the market

2 units • **\$424,500/unit** • **1,800 sqft** • **6,534 sqft lot** • **\$455.56/sqft** •
Built in 1947

Listing ID: OC21242958

North on Harbor, right on 1st Street, left on Gunther



Welcome to your new investment property at 218 and 220 North Gunther Place. This duplex in the heart of Santa Ana offers a two bedroom, one bathroom front house and a three bedroom one bathroom back house. The property also has a newly built stand alone two car garage that the front and back house tenants share. Both units are individually metered for gas and electric.

Facts & Features

- Sold On 12/13/2021
- Original List Price of \$849,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace
- \$492 (Estimated)
- \$50700 Gross Scheduled Income
- \$46800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,900
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,950	\$1,950	\$2,200
2:	1	3	1	1	Unfurnished	\$2,275	\$2,275	\$2,600

Of Units With:

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

Additional Information

- Trust sale
- 699 - Not Defined area

- Orange County
- Parcel # 19824213

Michael Lembeck

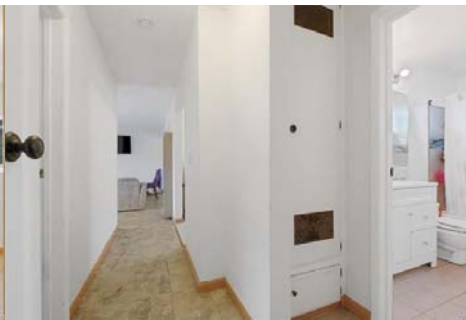
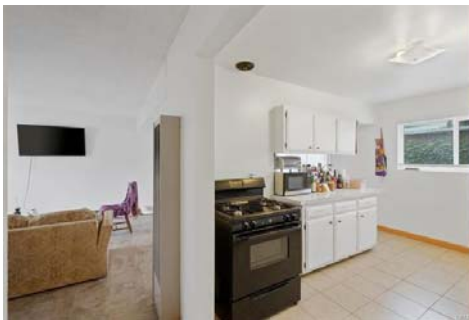
State License #: 01019397
Cell Phone: 714-742-3700

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: OC21242958

Printed: 12/19/2021 11:41:09 AM

Closed • Duplex

List / Sold:

\$2,895,000/\$2,700,000 ↓

8 days on the market

Listing ID: NP21245059

718 Marigold Ave • Corona del Mar 92625

2 units • \$1,447,500/unit • 2,476 sqft • 3,540 sqft lot • \$1090.47/sqft •
Built in 1965

Marigold/5th



Nestled in the heart of the Village, this impressive duplex offers several income opportunities to include a single level front home with two bedrooms and a rear home with two bedrooms up and 1 bedroom down.

Facts & Features

- Sold On 12/14/2021
- Original List Price of \$2,895,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Forced Air
- \$525 (Estimated)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room

Exterior

- Lot Features: Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- 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	\$5,000
2:	1	1	1	0	Unfurnished	\$0	\$0	\$4,750

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 # 45907102

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: NP21245059

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Closed •

List / Sold:

\$1,200,000/\$1,223,000 ↑

3 days on the market

9881 Acacia Ave • Garden Grove 92841

**3 units • \$400,000/unit • 2,905 sqft • 7,405 sqft lot • \$421.00/sqft •
Built in 1961**

Listing ID: PW21222978

N/Garden Grove - W/Brookhurst



Turnkey fully remodeled triplex!! All 2 bed and 1 bath. Each with own 1 car garage, large patio or balcony. Separate meter for gas and electric.

Facts & Features

- Sold On 12/15/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$828 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$69600 Gross Scheduled Income
- \$50940 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,660
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01235105
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- 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	\$2,400
2:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$2,200
3:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- 63 - Garden Grove S of Chapman, W of Euclid area

- Rent Controlled

- Orange County
- Parcel # 13336158

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:** PW21222978

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Closed •

List / Sold:

\$1,850,000/\$1,925,000 ↑

3 days on the market

Listing ID: 21103093

7260 Corsican Dr • Huntington Beach 92647

4 units • \$462,500/unit • 3,884 sqft • 6,422 sqft lot • \$495.62/sqft • Built in 1968

See Google Maps



7260 Corsican Drive presents a unique apartment building situated on a Cul-De-Sac in the Goldenwest Neighborhood of Huntington Beach. Built in 1968, this two-story, garden style apartment consists of four (4) total units with a unit mix of one (1) 3Bed / 2Bath, two (2) 2Bed / 2Bath, and one (1) 1Bed / 1Bath. The property features four (4) private garages, on-site laundry facility, private balconies and patios, and two (2) recently renovated units. The two units that have been upgraded include beautiful wood flooring, stainless steel appliances, sleek white cabinetry, and completely renovated bedrooms and bathrooms. The property sits on 6,422 Sq Ft lot in one of the most desirable rental market in Orange County. This amazing location is less than 10 minutes from all restaurants, bars, and shops in both Downtown Huntington Beach as well as Bella Terra Shopping Center. An investor can capitalize on the rental upside for years to come while securing favorable long term residential financing.

Facts & Features

- Sold On 12/14/2021
- Original List Price of \$1,850,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Community
- \$69247 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$30,048
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972189
- 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	2		Unfurnished	\$2,600	\$2,600	\$3,000
2:	1	2	2		Unfurnished	\$1,900	\$1,900	\$2,400
3:	1	2	2		Unfurnished	\$1,900	\$1,900	\$2,400
4:	1	1	1		Unfurnished	\$2,050	\$2,050	\$2,100
5:								
6:								
7:								
8:								
9:								
10:								
11:								

12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 14223119

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: 21103093

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Closed •

List / Sold:

\$2,150,000/\$2,050,000 ↓

14 days on the market

Listing ID: OC21225449

7792 15th St • Westminster 92683

**5 units • \$430,000/unit • 4,836 sqft • 12,197 sqft lot • \$423.90/sqft •
Built in 1977**

West of Beach Blvd. Between Hazard and Westminster Blvd.



First time on the market in 30 years. Prime Westminster location in the rapidly gentrifying “numbered streets”, just one block west of Beach Boulevard. This area boasts newly built single-family homes, condominiums, and smaller apartment buildings in addition to the original single-story ranch-style homes, duplexes, and triplexes on large lots. There is new construction underway just a few parcels over from the subject property which is flanked on both sides by newer construction. Multifamily buildings rarely come available in this area. This property features a completely detached front residence which is two-bedroom, 1.5 bathroom with a large front yard, enclosed fenced side yard, individual washer and dryer hook-ups, and a fireplace. It is a cozy front house with coffered ceilings, and tiled kitchen and bathroom flooring. It has a dedicated open parking space at the front of the home plus a garage space. The rear building consists of four (4) units, with all two-bedroom, one-bathroom floorplans. Unit A is downstairs and completely separate with a private entrance, large wrap-around yard, spacious light and bright interior, granite kitchen counters, two-tone paint, and upgraded bathroom. The master bedroom features a large walk-in closet. Unit A has a garage space and assigned open parking as well. The upstairs units B, C, and D share a large, open, common balcony. Each unit is separately metered for gas and electric; ownership pays for water and trash. There is a downstairs community laundry shared by the four (4) units in the back building. There are five (5) enclosed garages, and at least nine (9) open off-street parking spaces. Call Listing Broker for 7-page Marketing Brochure. This is a Value-Add opportunity. Seller wants closed by 12/31/21!!

Facts & Features

- Sold On 12/15/2021
- Original List Price of \$2,150,000
- 2 Buildings
- Levels: One
- 14 Total parking spaces
- Heating: Wall Furnace
- \$1,567 (Estimated)
- Laundry: Community, In Kitchen
- \$126180 Gross Scheduled Income
- \$79866 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Walk-In Closet
- Floor: Carpet, Tile
- Appliances: Disposal, Gas Oven, Gas Range
- Other Interior Features: Coffered Ceiling(s)

Exterior

- Lot Features: Front Yard, Lot 10000-19999 Sqft, Rectangular Lot, Level, Near Public Transit
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$42,167
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01946490
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- 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	\$1,975	\$1,975	\$2,750
2:	1	2	1	1	Unfurnished	\$2,600	\$2,600	\$2,600
3:	1	2	1	1	Unfurnished	\$2,004	\$2,004	\$2,150
4:	1	2	1	1	Unfurnished	\$1,900	\$1,900	\$2,150
5:	1	2	1	1	Unfurnished	\$2,036	\$2,036	\$2,150

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 60 - Westminster South of Westminster, W of Beach area
- Orange County
- Parcel # 09634117

Michael Lembeck

State License #: 01019397
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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:** OC21225449

Printed: 12/19/2021 11:41:10 AM

Closed •

List / Sold:

\$5,298,000/\$5,100,000 ↑

286 days on the market

Listing ID: OC20188062

618 S Coast • Laguna Beach 92651

5 units • \$1,059,600/unit • 4,005 sqft • 5,737 sqft lot • \$1273.41/sqft • Built in 1965

Coast Hwy and Legion St.



100% Leased trophy property walking distance to the beach and downtown "The Village" in Laguna Beach. Excellent unit mix of (3) 1+1s, (1) 2+2, and a commercial unit. The Two bedroom Unit & Commercial Unit have an Amazing Ocean View. There is tremendous upside potential by increasing the residential rents on the 1+1s. And when leases turn, have the tenants pay their own electric bill. The building is separately metered, however the Owner did not take advantage of this and is paying for everyone's electricity. Two units are permitted for short term rentals like VRBO. REQUEST OFFERING MEMORANDUM FROM BROKER.

Facts & Features

- Sold On 12/13/2021
- Original List Price of \$4,995,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Laundry: Electric Dryer Hookup, Gas & Electric Dryer Hookup
- Cap Rate: 3.72
- \$254940 Gross Scheduled Income
- \$178011 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$76,929
- Electric: \$4,000.00
- Gas: \$900
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance: \$3,700
- Maintenance: \$3,500
- Workman's Comp:
- Professional Management: 12807
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1	6	Unfurnished	\$2,850	\$8,550	\$9,600
2:	1	2	1	2	Unfurnished	\$5,195	\$5,195	\$5,200
3:	1	1	1	3	Unfurnished	\$7,500	\$7,500	\$7,500

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
- LV - Laguna Village area
- Orange County
- Parcel # 64403629

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: OC20188062

Printed: 12/19/2021 11:41:10 AM

Closed •

List / Sold:

\$1,998,800/\$1,890,000 ↓

168 days on the market

Listing ID: OC21111015

1917 W Myrtle St • Santa Ana 92703

**6 units • \$333,133/unit • 4,500 sqft • 6,970 sqft lot • \$420.00/sqft •
Built in 1958**

Cross streets west of raitt/ south of first street



Buyer backed out!!! Reduced 200,000!!!! Huge opportunity... This multi- unit family property has had a fully renovated \$250,000 remodel. Each unit is 2 bedroom and 1 bath with full washer and dryer in each unit. Each unit has all new electrical including main and sub panels and all new copper piping throughout property. As you enter every unit you will notice new luxury vinyl plank flooring throughout. The bathrooms have custom tub to ceiling tiled shower with glass niche. They also come with vessel sinks, new faucets and new shower valves. The kitchens come with all new appliances, kitchen barn sink, quartz counter tops, new cabinets and garbage disposals. The entire property has all new windows, interior doors, security doors and new hardware in every unit. The three garages have new electronic motors and digital keypads. The bottom three units come with their own patio and the entire property has new fencing to keep the units secure and private for entertaining. This investment opportunity is like no other in Santa Ana. Too many updates to list. Call me for more details. This investment is an opportunity that wont last. Let us welcome you to 1917 W Myrtle St.

Facts & Features

- Sold On 12/15/2021
- Original List Price of \$2,195,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup, In Kitchen
- \$133200 Gross Scheduled Income
- \$103650 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room
- Floor: Laminate
- Appliances: Gas & Electric Range, Refrigerator

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$29,550
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,900	\$1,900	\$1,900
2:	1	2	1	1	Unfurnished	\$1,900	\$1,900	\$1,900
3:	1	2	1	1	Unfurnished	\$1,900	\$1,900	\$1,900
4:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$1,800
5:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$1,800

6: 1 2 1 1 Unfurnished \$1,800 \$1,800 \$1,800

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 6
- Drapes:
- Patio: 3
- Ranges: 6
- Refrigerator: 6
- Wall AC: 0

Additional Information

- Standard sale
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 00734216

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos





Closed •

List / Sold:

\$15,250,000/\$15,685,000 ↑

31 days on the market

Listing ID: 21786214

755 W 18th St • Costa Mesa 92627

**36 units • \$423,611/unit • 35,874 sqft • 68,825 sqft lot • \$437.22/sqft •
Built in 1963**

Cross Streets - W 18th St & Wallace Ave



Built in 1963, 755 W 18th Street - Villa West Apartments, is a 36-unit apartment building composed of 9 detached buildings with a total square footage of 35,874 and a unit mix of (36) 2 bedroom +1.5 bathroom units. Each unit is 825 Sq. Ft, equating to 29,700 Net Rentable Sq. Ft. Situated on a 1.58 acre lot (68,825 Sqft), the property provides a wide range of amenities including controlled access with gated entry, carport parking with 60 parking spaces, an on-site managers office, on-site laundry facilities, community courtyard, pool, and private patios for tenants. The Villa West Apartments is just one mile away from the Pacific Coast, and located near Orange Coast College, Vanguard University, the OC Fair & Event Center, and South Coast Plaza, which are all major employment and housing drivers for the area. The property is in close proximity to the best shopping, dining, and entertainment that Costa Mesa has to offer. 9 total property APN's included in sale: 424-055-04, 424-055-05, 424-

Facts & Features

- Sold On 12/15/2021
- Original List Price of \$15,250,000
- 9 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Community, Individual Room
- \$735640 Gross Scheduled Income
- \$436159 Net Operating Income
- 36 electric meters available
- 36 gas meters available

Interior

- Floor: Carpet, Laminate, Tile
- Appliances: Refrigerator, Oven, Range

Exterior

- Security Features: Automatic Gate, Gated Community, Resident Manager
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$292,124
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- 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:	36	2	1		Unfurnished	\$1,677	\$60,360	\$2,223
2:								
3:								
4:								
5:								
6:								
7:								

8:
9:
10:
11:
12:
13:

Of Units With:

- Separate Electric: 36
- Gas Meters: 36
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C2 - Southwest Costa Mesa area
- Orange County
- Parcel # UNAVAILABLE

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CUSTOMER FULL: Residential Income LISTING ID: 21786214

Printed: 12/19/2021 11:41:15 AM

Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 12/12/2021 to 12/18/2021
County Or Parish is 'Orange'
Number Of Units Total is 2+
Selected 9 of 9 results.