

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	PW23176584	S 642 Emmett ST #A - B	SA	69	STD	2	\$0		\$825,000 ↓	\$474.14	1740	1981/PUB	6,970/0.16	N	4	12/18/23	48/48
2	NP23194612	S 231 Knox ST	CM	C5	STD	2	\$0		\$1,855,000 ↑	\$927.50	2000	1956/ASR	6,490/0.149	N	2	12/18/23	16/16
3	OC23199194	S 122 W Avenida Valencia	SC	SW	STD	2	\$0		\$1,720,000 ↓	\$658.00	2614	1967/PUB	4,950/0.1136	N	2	12/18/23	35/35
4	OC23204354	S 17091 Sims Ln	HB	17	STD	3	\$114,000		\$1,950,000 ↑	\$534.25	3650	1973/ASR	7,405/0.17	N	3	12/22/23	25/25
5	PW23168926	S 12812 Haster ST	GG	72	TRUS	3	\$69,600		\$1,200,000 ↓	\$536.91	2235	1961/ASR	6,970/0.16	N	3	12/18/23	41/41
6	OC23146573	S 2228 Joana DR	SA	70	STD	4	\$85,680		\$1,440,000 ↓	\$350.36	4110	1969/PUB	7,841/0.18	N	4	12/19/23	110/110

Closed • Duplex

List / Sold: **\$874,900/\$825,000** ↓

642 Emmett St # A - B • Santa Ana 92707

48 days on the market

2 units • \$437,450/unit • 1,740 sqft • 6,970 sqft lot • \$474.14/sqft •

Listing ID: PW23176584

Built in 1981

Warnwer ave and Halladay st



Duplex 2 Units 2bed and 1bath each with 2 garages two individual car garage between the two units and a 2car garage in the back of the units. and a long drive way to park several cars, Laundry in Kitchen. the property is been a rental and they need TLC Sold as is. Price reduction. it was \$899,900.

Facts & Features

- Sold On 12/18/2023
- Original List Price of \$899,900
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$504 (Estimated)
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01089663
- 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	4	Unfurnished	\$0	\$0	\$5,680

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
- Buyer Agency Compensation: 2%
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 41106307

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: PW23176584

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Closed • Duplex

List / Sold:

\$1,495,000/\$1,855,000 ↑

16 days on the market

Listing ID: NP23194612

231 Knox St • Costa Mesa 92627

2 units • **\$747,500/unit** • **2,000 sqft** • **6,490 sqft lot** • **\$927.50/sqft** •
Built in 1956

Orange | Knox Street



Ready to invest? This prime property has the potential to offer 3 separate units, perfectly situated in the heart of Newport Heights. Each of the existing units offer 3 bedrooms, 2 bathrooms and shared outdoor space. Plus, the current detached 2-car garage can be ideally converted to an additional living space, maximizing the potential of this lot. Offering a clean slate, 231 Knox St. is primed for design. On a quiet street and a short walk to 17th street dining, shops and nightlife, the location is ideal for the most discerning investor.

Facts & Features

- Sold On 12/18/2023
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Fireplace(s)
- \$0 (Unknown)
- Laundry: Electric Dryer Hookup, In Kitchen, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Galley Kitchen, Kitchen, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom
- Floor: Wood
- Appliances: Built-In Range, Electric Oven
- Other Interior Features: Ceiling Fan(s), Open Floorplan

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- C5 - East Costa Mesa area
- Orange County
- Parcel # 42533217

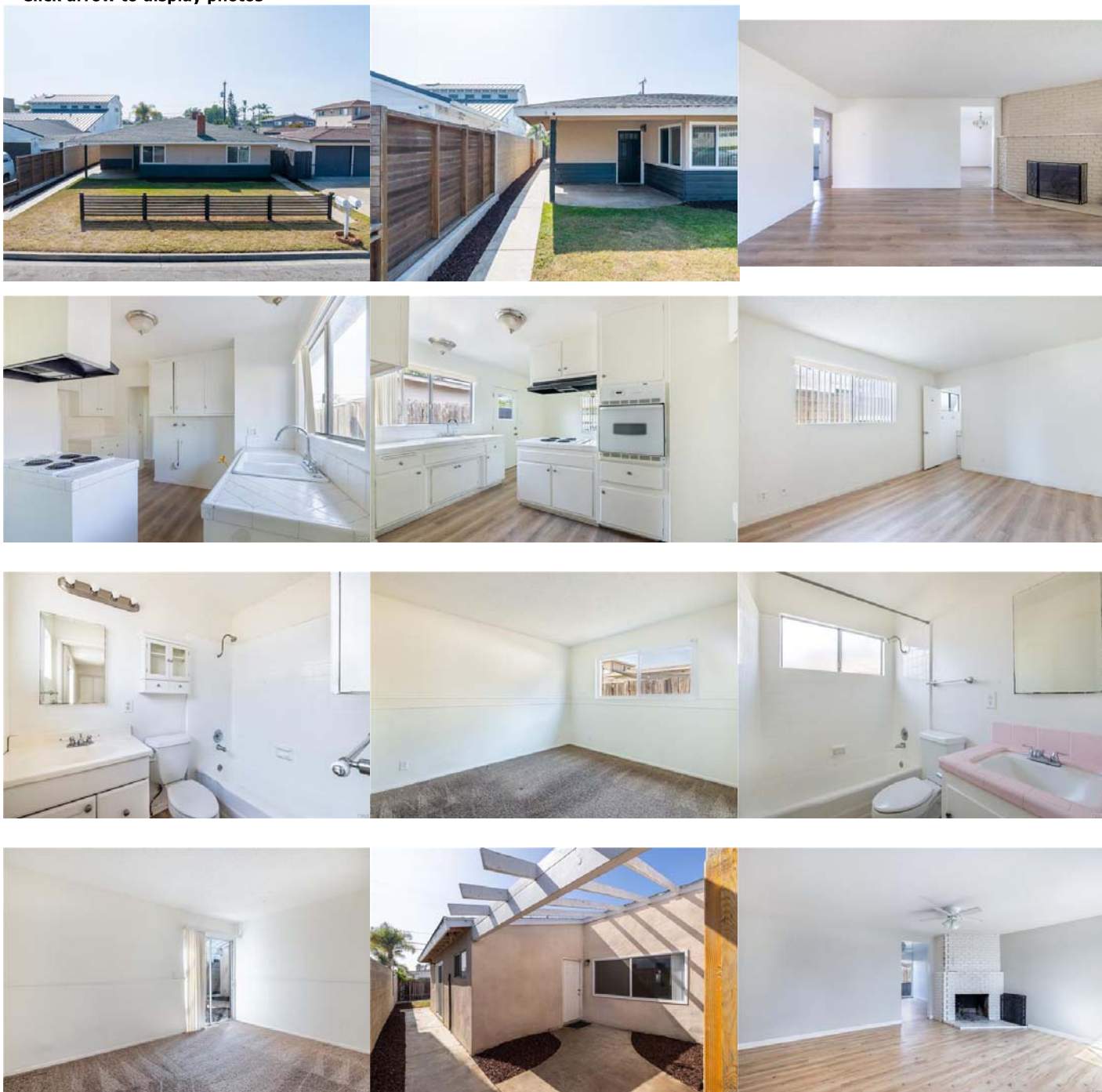
Michael Lembeck

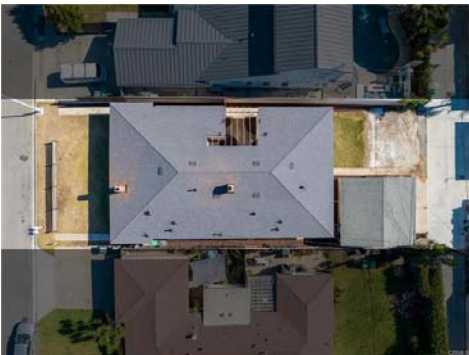
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • **Single Family Residence**

\$1,850,000/\$1,720,000 ↓

35 days on the market

Listing ID: OC23199194

122 W Avenida Valencia • **San Clemente 92672**
2 units • **\$925,000/unit** • **2,614 sqft** • **4,950 sqft lot** • **\$658.00/sqft** •
Built in 1967
I-5 N, Exit El Camino Real, (L) S El Camino Real, (L) W Avenida Valencia



Outstanding INVESTMENT OPPORTUNITY! Welcome to 122 W Avenida Valencia, a charming property nestled in the highly sought-after Southwest San Clemente area. This home offers a unique opportunity with an attached 1-bedroom, 1-bathroom 'apartment' located at the rear. This unique property allows entry into the desirable San Clemente housing market, while letting your new home help pay for itself! Live in one side and rent out the other or perfect for a mother-in law or guest apartment. You'll appreciate the spacious and open layout of this thoughtfully designed single-level home. Inside the main house, you'll discover two distinct living areas, providing ample space for relaxation and entertainment. The family room warmly welcomes you with an elegant dual-faced fireplace, creating a cozy and inviting atmosphere. Large sliding glass doors seamlessly connect the expansive living area to a recently reinforced, generously-sized front patio. All three bedrooms within the main home are large, prioritizing comfort and functionality. The guest bathroom has been tastefully renovated, featuring a modern walk-in shower and a sleek new vanity. Throughout the property, numerous upgrades have been made to enhance overall quality, including new interior doors, fresh paint, new carpeting, and the addition of air conditioning. The large 2 car garage with extra storage, provides practicality and ample space for parking and storage. This home boasts the convenience of being just a short walk away from downtown San Clemente and several renowned beaches, offering a plethora of options for leisure and entertainment. Move-in "as is" or transform this beautiful property into your dream beach home or getaway. Please come take a look, pictures do not do this home justice.

Facts & Features

- Sold On 12/18/2023
- Original List Price of \$1,990,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Fireplace(s)
- \$22 (Estimated)
- Laundry: In Kitchen
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Family Room, Formal Entry, Kitchen, Living Room, Primary Bathroom, Primary Bedroom, Primary Suite, Separate Family Room, Walk-In Closet
- Floor: Concrete, Tile, Vinyl
- Appliances: Dishwasher, Microwave, Water Heater
- Other Interior Features: Built-in Features, Ceiling Fan(s), Living Room Deck Attached, Open Floorplan, Recessed Lighting, Unfurnished

Exterior

- Lot Features: 0-1 Unit/Acre
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$0
- Cable TV: 01897784
- Gardener:
- Licenses:

- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	2	Unfurnished	\$1,800	\$1,800	\$2,500
2:	2	3	2		Unfurnished			

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- SW - San Clemente Southwest area
- Orange County
- Parcel # 69217130

Michael Lembeck

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

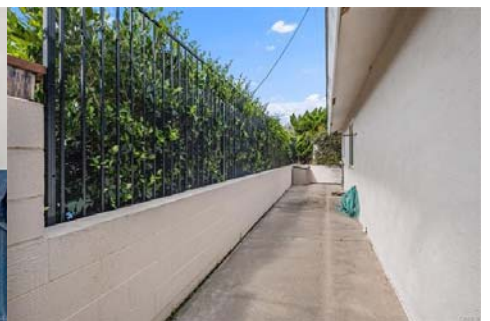
Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: OC23199194

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Closed • **Triplex**

List / Sold:

\$1,850,000/\$1,950,000 ↑

17091 Sims Ln • Huntington Beach 92649

25 days on the market

3 units • **\$616,667/unit** • **3,650 sqft** • **7,405 sqft lot** • **\$534.25/sqft** • **Built in 1973**

Listing ID: OC23204354

PCH East to Warner, right on Sims



Huntington Harbor close, Triplex. 3 Bedroom, 2 1/2 Bath, (2) 3 Bedroom 2 Bath Units. 3 Garages plus 3 Open Parking Spaces. 2 Units Recently Updated. A Great Investment, Ability to Bring to Market Rent. Occupied Unit is Month to Month. Main Unit is Highly Upgraded Features 2.5 Baths, Fireplace in Living Room, Upgraded Flooring, New Quartz Countertops, New Kitchen Cabinetry, New Appliances, Private Patio/Yard. Unit B Features Granite Kitchen Countertops and 2 Full Baths. Close to Beach, Shopping, Dining, Water Sports, and Great Schools. All Units Pay Separate Gas and Electric. Shared Laundry Room. Rarely On Market.

Facts & Features

- Sold On 12/22/2023
- Original List Price of \$1,850,000
- 1 Buildings
- 6 Total parking spaces
- Heating: Central
- \$0 (Assessor)
- Laundry: Common Area
- \$114000 Gross Scheduled Income
- \$87019 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Main Floor • Appliances: Dishwasher, Disposal, Gas Range, Gas Cooktop, Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Microwave, Refrigerator, Water Heater, Water Line to Primary Bedroom
- Floor: Carpet, Vinyl, Wood
- Other Interior Features: Ceiling Fan(s), Granite Counters, Quartz Counters

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$568
- Electric: \$38.00
- Gas: \$85
- Furniture Replacement:
- Trash: \$110
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$85
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 11002125

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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:

\$1,250,000/\$1,200,000 ↓

12812 Haster St • Garden Grove 92840

41 days on the market

3 units • **\$416,667/unit** • **2,235 sqft** • **6,970 sqft lot** • **\$536.91/sqft** •
Built in 1961

Listing ID: PW23168926

22 e exit fairview make a left and then a right on to haster



Wonderful investment property in Garden Grove. 2 x 2 bedrooms with 1 bathroom and they each have a private patio. One two story 2 bed 1 and a 1/4 bathroom with a private patio and a balcony. Each unit has its own garage. There are two additional assigned parking spaces. All three units have a brand new wood fence. Corner lot property with ample street parking. Close to the 22 freeway. Located minutes from eating and shopping. Close proximity to Disneyland and Knotts berry farm.

Facts & Features

- Sold On 12/18/2023
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: One, Two
- 3 Total parking spaces
- \$0 (Assessor)
- Laundry: Common Area
- \$69600 Gross Scheduled Income
- \$60600 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Vinyl
- Appliances: Disposal, Gas Water Heater
- Other Interior Features: Balcony, Unfurnished

Exterior

- Lot Features: Sprinklers Timer
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$5,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,900
- Cable TV: 01241912
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$2,000
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,000
3:	1	2	2	1	Unfurnished	\$850	\$850	\$2,500

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Trust sale
- Buyer Agency Compensation: 2%

- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 23110305

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State License #: 01019397
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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed • [Apartment](#)

\$1,450,000/\$1,440,000 ↓

110 days on the market

Listing ID: OC23146573

2228 Joana Dr • Santa Ana 92705

4 units • **\$362,500/unit** • **4,110 sqft** • **7,841 sqft lot** • **\$350.36/sqft** • **Built in 1969**

East of Tustin Ave. and North of Santa Clara Ave



HUGE PRICE REDUCTION!!! \$285,000 BELOW RECENT SALES COMP ACROSS THE SAME STREET Sold on January 6, 2023 at \$1,735,000. Hurry on this one!!!- CALL ALL YOUR BUYERS TO LET THEM KNOW ABOUT THIS GREAT OPPORTUNITY. SUBMIT ALL OFFERS!!!! Excellent Investment!!! 16.70 X Gross at current rents and 12.94 GRM at market rents!!! What a great buy!!! You won't find a better buy in Orange County, especially for a Nice Covington Style 4-plex in a Great location near the cities of Orange and Tustin. All units are good size and the 3 bedroom unit and one of the 2 bedroom units have been recently remodeled. Conveniently located just west of the 55 Fwy and just south of the 22 Fwy. Great corner location within tract. Rents are below market with room to increase and build in equity.

Facts & Features

- Sold On 12/19/2023
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,003 (Estimated)
- Laundry: Community, Dryer Included, Gas Dryer Hookup
- \$85680 Gross Scheduled Income
- \$51641 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$35,778
- Electric: \$421.00
- Gas: \$1,911
- Furniture Replacement:
- Trash: \$2,798
- Cable TV: 01887671
- Gardener:
- Licenses: 106
- Insurance: \$1,565
- Maintenance: \$4,344
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,645
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,625	\$2,625	\$3,100
2:	1	2	2	1	Unfurnished	\$1,545	\$1,540	\$2,300
3:	1	2	2	1	Unfurnished	\$1,500	\$1,500	\$2,300
4:	1	1	1	1	Unfurnished	\$1,465	\$1,475	\$1,750

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:

- Dishwasher:
- Disposal: 4

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 70 - Santa Ana North of First area
- Orange County
- Parcel # 39613122

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Re/Max Property Connection

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