

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	PW22159774	S	604 S Van Ness AVE	SA	69	STD	2	\$23,400	2	\$525,000	\$405.09	1296	1922/APP	4,356/0.1	N	0	12/20/22	104/104
2	PW22234004	S	401 S Ross ST	SA	69	STD	2	\$51,960		\$755,000	\$629.17	1200	1920/PUB	4,835/0.111	N	2	12/22/22	26/26
3	PW22214726	S	515 S Walnut AVE	BREA	86	STD	2	\$52,800		\$770,000	\$533.61	1443	1924/PUB	4,752/0.1091	N	2	12/19/22	44/44
4	NP22163627	S	3036 Breakers DR	CDM	CS	STD	2	\$0		\$10,212,500	\$2,372.24	4305	2009/ASR	6,231/0.143	N	4	12/22/22	124/124
5	NP22223198	S	1801 1805 Cliff DR	NB	N6	TRUS	2	\$81,840		\$2,583,228	\$1,173.66	2201	1953/ASR	7,150/0.1641	N	2	12/22/22	18/18
6	SB22242904	S	13691 Charleville DR	WTM	59	STD	3	\$70,620	4	\$1,250,000	\$367.43	3402	1957/ASR	12,197/0.28	N	2	12/20/22	15/15
7	NP22237596	S	912 S Anaheim BLVD	ANA	79	STD	3	\$65,676	4	\$1,123,500	\$502.91	2234	1953/ASR	7,841/0.18	N	3	12/23/22	25/25
8	PW22243846	S	208 Lois ST	LH	87	TRUS	3	\$53,520		\$800,000	\$290.17	2757	1956/ASR	7,405/0.17	N	3	12/20/22	8/106
9	RS22129439	S	18572 Demion LN	HB	14	STD	4	\$97,740		\$2,100,000	\$482.76	4350	1971/ASR	7,405/0.17	N	5	12/20/22	143/143
10	PW22130017	S	1150 S State College BLVD	ANA	78	STD	4	\$87,600		\$1,400,000	\$358.97	3900	1964/ASR	10,019/0.23	N	4	12/20/22	113/113
11	OC22228362	S	12142 Bailey ST	GG	699	STD	4	\$81,720		\$1,500,000	\$409.84	3660	1963/ASR	8,276/0.19	N	6	12/23/22	20/20

Closed •

List / Sold: **\$560,000/\$525,000** ↓

604 S Van Ness Ave • Santa Ana 92701

104 days on the market

**2 units • \$280,000/unit • 1,296 sqft • 4,356 sqft lot • \$405.09/sqft •
Built in 1922**

Listing ID: PW22159774

South of W 1st Street and West of Main St



604 S. Van Ness Avenue, is a duplex in Santa Ana's historic Heninger Park neighborhood. The property features two single-story 1-bedroom apartments, and is located on a corner lot within walking distance of restaurants, retail, and schools. The property has been family owned for 20+ years. It is currently occupied by long-term tenants, and rents are well below market. Seller may be willing to carry the financing; please contact listing agent to discuss.

Facts & Features

- Sold On 12/20/2022
- Original List Price of \$595,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Forced Air
- \$503 (Estimated)
- Cap Rate: 1.9
- \$23400 Gross Scheduled Income
- \$10649 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,049
- Electric: \$510.00
- Gas: \$510
- Furniture Replacement:
- Trash: \$510
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$750
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$510
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$1,950	\$1,950	\$3,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01016308

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:** PW22159774

Printed: 12/25/2022 5:55:17 AM

Closed • Duplex

List / Sold: **\$770,000/\$755,000** ↓

401 S Ross St • Santa Ana 92701

26 days on the market

2 units • \$385,000/unit • 1,200 sqft • 4,835 sqft lot • \$629.17/sqft • Built in 1920

Listing ID: PW22234004

Take the 5 fwy, exit Main St. Right on W Chestnut Ave. Turn left onto S Ross St



On a corner lot in the heart of Orange County lies an incredible duplex that has everything that you've been looking for. Live in one and rent out the other while building wealth and equity or rent out both units to earn more rental income. This Craftsman style duplex in Santa Ana has two units that each offer two bedrooms and one full bathroom. A two car garage is also included for parking and storage or the potential to convert into an ADU for even more rental income! The possibilities are endless. Conveniently located near popular destinations such as Main Place Mall, Downtown Historic District, Orange County School of the Arts, Chapman University, Disneyland Resort, The Block of Orange, Discovery Cube, and so much more, this affordable multifamily home is the perfect addition to your real estate portfolio.

Facts & Features

- Sold On 12/22/2022
- Original List Price of \$770,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$503 (Estimated)
- Laundry: Common Area, Dryer Included, Outside, Washer Hookup, Washer Included
- \$51960 Gross Scheduled Income
- \$48204 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate
- Appliances: Disposal, Gas Oven, Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,756
- Electric:
- Gas: \$672
- Furniture Replacement:
- Trash: \$928
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,100
- 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	1	2	Unfurnished	\$0	\$0	\$2,500
2:	1	2	1	0	Unfurnished	\$1,830	\$1,830	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 39829101

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: **\$779,000/\$770,000** ↓

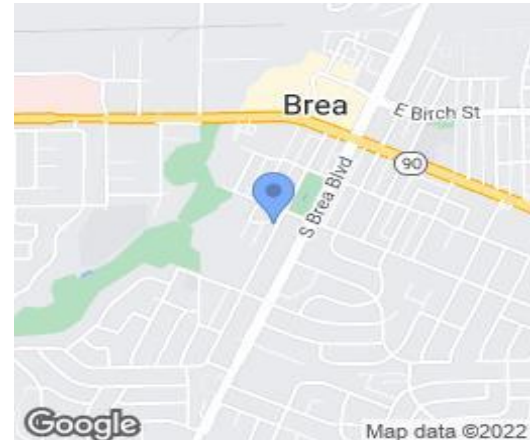
515 S Walnut Ave • Brea 92821

44 days on the market

2 units • **\$389,500/unit** • **1,443 sqft** • **4,752 sqft lot** • **\$533.61/sqft** •
Built in 1924

Listing ID: PW22214726

North Brea Blvd, West onto Elm, left onto Walnut right corner at Valencia



2 units, 1 Lot - Upper unit has 2 bedrooms plus an office and 1 full bath. Lower unit (515 1/2 Walnut) is a studio with kitchenette and bathroom. Great for families or an investment. Home located in a great neighborhood. Close to downtown, theaters, shopping centers, and great schools. Home has been updated throughout. Make an appointment today.

Facts & Features

- Sold On 12/19/2022
- Original List Price of \$779,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$363 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Washer Hookup
- \$52800 Gross Scheduled Income
- \$48000 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Entry, Kitchen, Laundry, Living Room, Main Floor Bedroom, Office, See Remarks, Walk-In Closet
- Floor: Carpet, Laminate
- Appliances: Dishwasher, Gas Oven, Gas Cooktop, Gas Water Heater, Range Hood, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Garden, Lawn
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,125
- Electric: \$2,400.00
- Gas: \$385
- Furniture Replacement:
- Trash: \$600
- Cable TV: 02046359
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$540
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2	2	Unfurnished	\$0	\$0	\$4,400

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher: 1
- Disposal:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale
- 86 - Brea area
- Orange County
- Parcel # 28426314

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$13,499,000/\$10,212,500 ↓

124 days on the market

3036 Breakers Dr • Corona del Mar 92625

**2 units • \$6,749,500/unit • 4,305 sqft • 6,231 sqft lot • \$2372.24/sqft •
Built in 2009**

Listing ID: NP22163627

Larkspur to Ocean Blvd to Breakers Dr (Private Gated Entry down by state beach)



MASSIVE 10% Price Drop!! This Property carries 2 Nightly Rental Permits!! TWO Single Family Homes on One OCEANFRONT Lot in CDM! ****May qualify for a Condo Conversion (Live in One/ Sell the other)*** This property carries a Nightly Rental Tag, which is Grandfathered-In! Capacity up to 10 Guests PER property!! Own a piece of Hollywood history with 3047 Ocean Blvd & 3036 Breakers Dr, Built and Lived-In by the creator of Dennis the Menace and Rocky & Bullwinkle. 3047 Ocean Blvd is a 3 Bedroom, 2 Full Bathroom and has magnificent vaulted ceiling w/ so much character. 3036 Breakers Dr has 3 Bedrooms PLUS an Office, and Elevator, and 2 Full Bathrooms. These homes offer Spectacular Coast to Coast Oceanfront Views from a towering perspective above Sea Level. Each Home carries a Grandfathered-In Nightly Rental Tag, allowing them to take advantage of premium rents using Airbnb & VRBO (an extremely rare designation in this area)! This is an A+ location with tremendous upside potential and a world of possibility.

Facts & Features

- Sold On 12/22/2022
- Original List Price of \$15,000,000
- 2 Buildings
- Levels: Three Or More
- 7 Total parking spaces
- \$0 (Unknown)
- Laundry: Individual Room, Inside, Outside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen
- Floor: Stone, Wood
- Appliances: Built-In Range, Dishwasher, Double Oven, Gas Range, Range Hood
- Other Interior Features: 2 Staircases, Balcony, Bar, Beamed Ceilings, Built-in Features, Cathedral Ceiling(s), Elevator, Granite Counters, High Ceilings, Living Room Balcony, Living Room Deck Attached, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Two Story Ceilings

Exterior

- Lot Features: Cul-De-Sac
- Waterfront Features: Ocean Front
- 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	2	Negotiable	\$0	\$0	\$50,000

2: 1 3 2 2 Negotiable \$0 \$0 \$50,000

Of Units With:

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

Additional Information

- Standard sale
- CS - Corona Del Mar - Spyglass area
 - Orange County
 - Parcel # 05212006

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 • Duplex

List / Sold:

\$2,749,000/\$2,583,228 ↓

18 days on the market

Listing ID: NP22223198

1801 1805 Cliff Dr • Newport Beach 92663

2 units • \$1,374,500/unit • 2,201 sqft • 7,150 sqft lot • \$1173.66/sqft •
Built in 1953

On Cliff Drive across from Ensign



We are pleased to present the sale of 1801-1805 Cliff Drive, located in the highly sought-after Newport Heights neighborhood. This rare duplex consists of (1) 2 bedroom + loft / 2 bath unit and (1) 2 bedroom / 1 bath unit. The 2-bedroom unit boasts laminate flooring, vaulted ceilings, granite countertops in the kitchen, and white shaker cabinetry. The 2-bedroom + loft unit features laminate flooring, vaulted ceilings, peek-a-boo ocean views from the upstairs loft area (which can easily be converted into a 3rd bedroom), and a nice sized private backyard - perfect for entertaining friends and family. Each unit offers brick fireplaces, private outdoor space, single car garage, and separate laundry hook ups. Great opportunity for 1031 exchanges or for an investor looking to grow their property portfolio. This duplex is located near top rated schools, world class beaches, and all the amenities 17th Street has to offer. This is an investment opportunity you do not want to miss.

Facts & Features

- Sold On 12/22/2022
- Original List Price of \$2,749,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: In Garage, Outside
- \$81840 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen
- Floor: Carpet, Laminate
- Appliances: Dishwasher, Gas Cooktop
- Other Interior Features: Granite Counters, Recessed Lighting

Exterior

- Lot Features: Back Yard, Landscaped, Lawn, Lot 6500-9999, Park Nearby
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- 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	2	2	1	Unfurnished	\$3,885	\$3,885	\$4,300
2:	1	2	1	1	Unfurnished	\$2,935	\$2,935	\$3,300

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Trust sale

- N6 - Newport Heights area
- Orange County
- Parcel # 04922105

Michael Lembeck

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

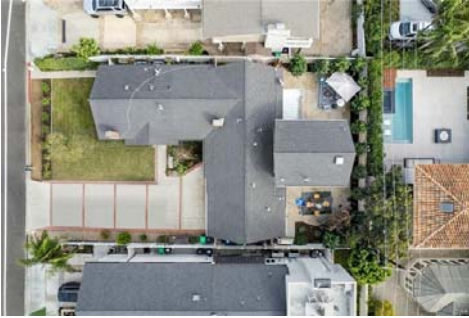
Re/Max Property Connection

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

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Closed • **Triplex**

List / Sold:

\$1,150,000/\$1,250,000 ↑

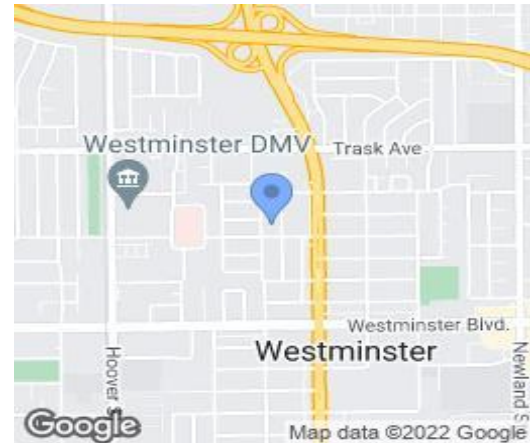
15 days on the market

Listing ID: SB22242904

13691 Charleville Dr • Westminster 92683

3 units • \$383,333/unit • 3,402 sqft • 12,197 sqft lot • \$367.43/sqft • Built in 1957

Parcel Between Pacific Ave and Charleville Drive



13691 Charleville Dr is a well-positioned 3-unit asset located on a quiet street adjacent to Little Saigon. The property is comprised of 2 separate buildings: (1) 2-bed/1-bath house accessible from Charleville Drive, and a duplex featuring (2) 2-bed/1-bath units and (2) 1 car garages with long driveways accessible from Pacific Ave. The two back tenants are both currently month-to-month. With the City of Westminster anticipating an R-3 rezoning in 2023 (buyer to verify), this is an ideal value-add play with significant upside. Given the ideal location in a high-growth city and consistent income this building provides, this is a great opportunity to own a quality asset for any Los Angeles CRE investor or end owner-user.

Facts & Features

- Sold On 12/20/2022
- Original List Price of \$1,150,000
- 2 Buildings
- 3 Total parking spaces
- 1 Total carport spaces
- \$1,300 (Estimated)
- Laundry: Common Area, Inside
- Cap Rate: 4.12
- \$70620 Gross Scheduled Income
- \$47374 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Garden
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,128
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,361
- Maintenance: \$2,119
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$2,400
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,400	\$2,400	\$2,400
2:	1	2	1	1	Unfurnished	\$1,665	\$1,665	\$2,200
3:	1	2	1	1	Unfurnished	\$1,820	\$1,820	\$2,200

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

- 59 - Westminster North of 405 & Westminster area
- Orange County
- Parcel # 09630113

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 • **Triplex**

List / Sold:

\$1,095,000/\$1,123,500 ↑

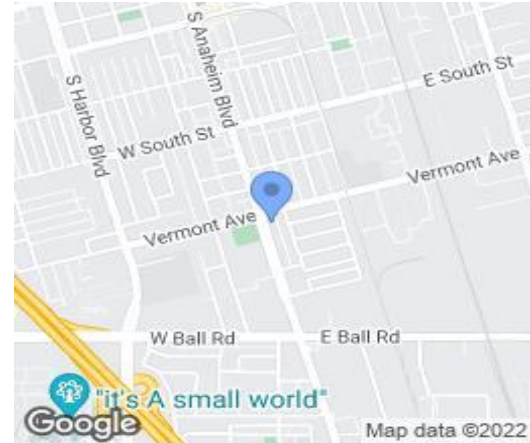
25 days on the market

Listing ID: NP22237596

912 S Anaheim Blvd • Anaheim 92805

3 units • **\$365,000/unit** • **2,234 sqft** • **7,841 sqft lot** • **\$502.91/sqft** •
Built in 1953

Northwest Block of Ball & Anaheim Blvd



SUPER CLEAN SINGLE-STORY TRIPLEX IN A EXCELLENT LOCATION NEAR DISNEYLAND AND A FEW BLOCKS FROM THE PACKING HOUSE DISTRICT! BRAND NEW EXTERIOR PAINT, WINDOWS, LANDSCAPE, FENCING AND MORE. UNITS A AND B ARE LARGE CLEAN SINGLE STORY 1 BEDROOM WITH NEW FLOORS, 1 CAR GARAGE, AND A PATIO, UNIT C IS A LARGE 2BR+1BA TOTALLY REMODELED WITH NEW FLOORS, KITCHEN CABINETS, PAINT, FIXTURES, AND A HUGE GATED PAVED YARD FOR 2 CARS. ALL UNITS HAVE W/D HOOKUPS, INDIVIDUAL GAS, AND ELECTRIC METERS AND INDIVIDUAL HOT WATER HEATERS. YOU MUST SEE THIS ONE! 912 BUILDING HAS A HUGE PRIVATE YARD AND EXTRA PARKING SPACE.

Facts & Features

- Sold On 12/23/2022
- Original List Price of \$1,095,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- \$748 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 4.1
- \$65676 Gross Scheduled Income
- \$44777 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,928
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01268680
- 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	1	1	1	Unfurnished	\$1,518	\$1,518	\$1,900
2:	1	1	1	1	Unfurnished	\$1,705	\$1,705	\$1,900
3:	1	2	1	1	Unfurnished	\$2,250	\$2,250	\$2,250

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 23413103

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: NP22237596

Printed: 12/25/2022 5:55:23 AM

Closed • **Triplex**

List / Sold: **\$798,000/\$800,000** ↑

208 Lois St • La Habra 90631

8 days on the market

3 units • \$266,000/unit • 2,757 sqft • 7,405 sqft lot • \$290.17/sqft • Built in 1956

Listing ID: PW22243846

South of Whittier Bl./North of La Habra Bl.



Looking for a great starter income producing property that will allow you to live in one and rent the other? Or perhaps you want to invest in an income producing Triplex? Well, this is it, the ideal rental, something manageable, updates and renovating needed but has great bones, and located in a great neighborhood in the heart of La Habra. The adorable front house has 2 Bedrooms, bonus room that can be used as an office or playroom and 1 Bath, it is available for you to move in or start renting at market rate. The front house is also located behind a white picket fence and offers a front porch, large front yard and private back yard. The other 2 units are fully rented out with friendly tenants. Just when you liked what you read there is more...each unit has their own 1 car garage and private back yards and offers plenty of parking!!!!!! Walking distance to the La Habra Community Center, La Habra Children's Museum, retail, restaurants, parks and schools.

Facts & Features

- Sold On 12/20/2022
- Original List Price of \$798,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- \$749 (Estimated)
- Laundry: See Remarks
- \$53520 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$0
- 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	\$1,760	\$1,760	\$1,900
2:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$1,500
3:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,500

Of Units With:

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

Additional Information

- Trust sale

- 87 - La Habra area
- Orange County
- Parcel # 02206221

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: PW22243846

Printed: 12/25/2022 5:55:23 AM

Closed • **Quadruplex**

List / Sold:

\$2,250,000/\$2,100,000 ↓

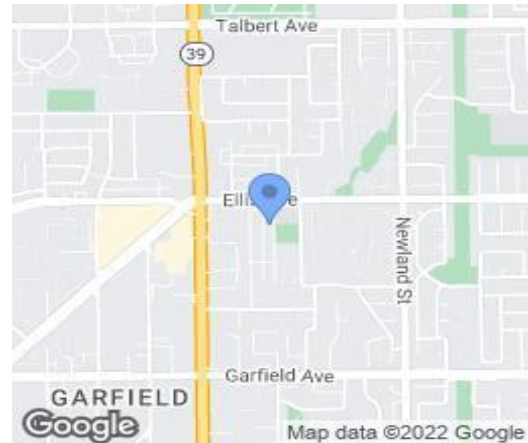
143 days on the market

Listing ID: RS22129439

18572 Demion Ln • Huntington Beach 92646

4 units • \$562,500/unit • 4,350 sqft • 7,405 sqft lot • \$482.76/sqft • Built in 1971

East of Beach Blvd. & South of Ellis Ave.



Attention owner users or investors, rare opportunity to own a well maintained 4-Plex in Surf City USA! Great upside rent potential in this ideal unit mix! Large and spacious front house with 3 bedroom & 2 baths + TWO 2 bedroom 2 bath units with large balconies and an oversized deck + a large 2 bedroom 1 bath unit. Each unit has its own private garage and laundry. These spacious and well maintained 4 units were recently upgraded and remodeled and should garner high current monthly market rents of \$12,750 or more!

Facts & Features

- Sold On 12/20/2022
- Original List Price of \$2,399,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Forced Air
- \$997 (Estimated)
- Laundry: In Garage
- \$97740 Gross Scheduled Income
- \$62161 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: \$35,579
- Electric: \$240.00
- Gas:
- Furniture Replacement:
- Trash: \$1,920
- Cable TV:
- Gardener:
- Licenses: 90
- Insurance: \$4,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,920
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,600	\$2,600	\$4,100
2:	1	2	2	1	Unfurnished	\$1,920	\$1,920	\$2,900
3:	1	2	2	1	Unfurnished	\$1,850	\$1,850	\$2,900
4:	1	2	1	1	Unfurnished	\$1,775	\$1,775	\$2,850

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
- Rent Controlled

- 14 - South Huntington Beach area
- Orange County
- Parcel # 15750110

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:

\$1,540,000/\$1,400,000 ↓

113 days on the market

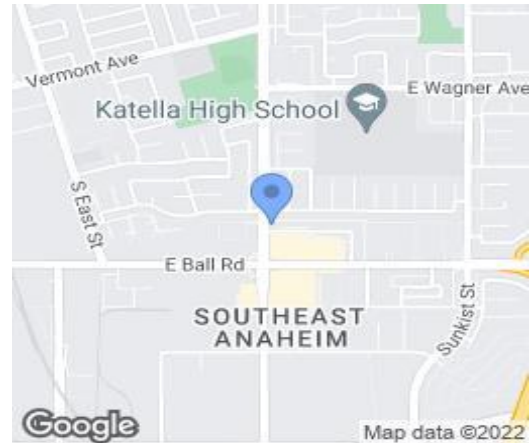
1150 S State College Blvd • Anaheim 92806

4 units • \$385,000/unit • 3,900 sqft • 10,019 sqft lot • \$358.97/sqft •

Built in 1964

Listing ID: PW22130017

State College Blvd and Ball Rd



This is a great opportunity to own an income-earning single story 4-plex in a highly sought-after rental neighborhood in Anaheim. 1st unit: 3BD/2BA, 2nd unit: 2 BD/1BA, 3rd & 4th units are: 1BD/1BA. The building has newer Exterior Paint, New PEX repipe plumbing and newer water heater. All units have been recently renovated and painted. Easy freeway access to 57 Fwy, located near Starbucks, In-N-Out Burger, El Torito, Benihanas, etc., all within walking distance. All units are tenants occupied. Great for investors or owner to occupy one and to collect rents on the other three. Priced to sell!

Facts & Features

- Sold On 12/20/2022
- Original List Price of \$1,590,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$992 (Estimated)
- Laundry: Community, Gas Dryer Hookup, Outside, Washer Hookup
- \$87600 Gross Scheduled Income
- \$81600 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,900
- Electric: \$1,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,400
- Cable TV: 01522747
- 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	3	2	1		\$0		\$2,400
2:	1	2	1	1		\$0		\$1,900
3:	1	1	1	1		\$0		\$1,700
4:	1	1	1	1		\$0		\$1,700

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

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 25321101

Michael Lembeck

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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: PW22130017

Printed: 12/25/2022 5:55:26 AM

Closed • **Quadruplex**

List / Sold:

\$1,600,000/\$1,500,000 ↓

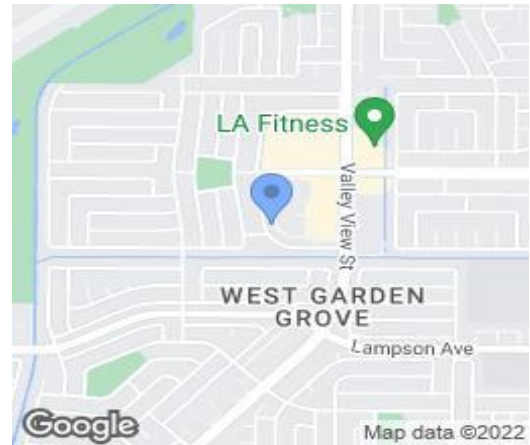
20 days on the market

Listing ID: OC22228362

12142 Bailey St • Garden Grove 92845

4 units • \$400,000/unit • 3,660 sqft • 8,276 sqft lot • \$409.84/sqft • Built in 1963

Major streets are Valley View @ Chapman



FIRST TIME ON THE MARKET IN 50 + years. Great upside rent potential. This spacious four plex is compliant with SB 721, deck stairs and elevated surfaces state law. The building is comprised of all 2-bedroom units with three being 2 bedroom 1 3/4 bathrooms. The property has six single car garages, with two being rented out generating additional income. Three of the units are on the first level with patios and the upper unit has a spacious deck for out door enjoyment. The property is clean and well positioned for freeway access.

Facts & Features

- Sold On 12/23/2022
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- \$1,108 (Estimated)
- Laundry: Common Area
- \$81720 Gross Scheduled Income
- \$99999999 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$99,999,999
- Electric: \$200.00
- Gas: \$955
- Furniture Replacement:
- Trash: \$1,105
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,511
- Maintenance:
- Workman's Comp: \$162
- Professional Management: 5856
- Water/Sewer: \$1,195
- Other Expense: \$49
- Other Expense Description: fire ext

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,200
2:	1	2	2	1	Unfurnished	\$1,405	\$1,405	\$2,400
3:	1	2	2	1	Unfurnished	\$1,655	\$1,655	\$2,400
4:	1	2	2	1	Unfurnished	\$1,950	\$1,950	\$2,100

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Orange County
- Parcel # 22424201

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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