

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	OC21191355	S	14531 Tilden ST	WTM	65	STD	2	\$0		\$1,230,000	\$361.76	3400	1960/ASR	8,481/0.1947	N	4	12/20/21	7/7
2	PW21241819	S	980 N Walnut ST	LH	699	STD	2	\$70,740		\$1,399,000	\$354.27	3949	1955/APP	13,926/0.3197	N	4	12/22/21	7/7
3	NP21197039	S	505 Clubhouse AVE	NB	N8	STD	2	\$0		\$2,000,000	\$1,176.47	1700	1946/EST	2,850/0.0654	N	2	12/20/21	34/34
4	PW21255790	S	111 3rd ST	SLB	1A	TRUS	3	\$86,400		\$2,400,000	\$818.55	2932	1925/ASR	4,334/0.0995	N	3	12/21/21	5/5
5	PW21255800	S	115 3rd ST	SLB	1A	TRUS	3	\$68,400		\$3,137,000	\$1,471.39	2132	1937/ASR	6,220/0.1428	N	3	12/21/21	5/5
6	PW21188384	S	3411 W Camille ST	SA	69	PRO	3	\$3,325		\$1,402,423	\$517.88	2708	1910/ASR	23,849/0.5475	N	2	12/22/21	16/16
7	PW21095802	S	137 S Wayfield ST	ORG	OTO	STD	3	\$57,600		\$1,050,000	\$396.38	2649	1963/ASR	7,841/0.18	N	3	12/21/21	196/196
8	OC21223383	S	1609 E Balboa BLVD	NB	NP	STD	4	\$136,020		\$3,850,000	\$1,396.95	2756	1949/ASR	2,474/0.0568	N	3	12/20/21	16/16
9	RS21095872	S	929 W Lodge AVE	ANA	699	STD	6	\$129,600	4	\$2,145,000	\$460.10	4662	1957/ASR	8,276/0.19	N	12	12/21/21	160/160
10	OC21177981	S	324 E Leatrice LN	ANA	699	STD	8	\$266,670	5	\$3,700,000	\$409.47	9036	1963/ASR	10,890/0.25	N	8	12/20/21	57/180

Closed • Duplex

List / Sold:

\$1,200,000/\$1,230,000 ↑

7 days on the market

Listing ID: OC21191355

14531 Tilden St • Westminster 92683

2 units • \$600,000/unit • 3,400 sqft • 8,481 sqft lot • \$361.76/sqft • Built in 1960

Magnolia/Hazard



Excellent Location in a desirable area of Westminster. Duplex ~ Unit 1 with 3 Bedrooms/ 2 Bathroom recently upgraded flooring, new roof and painting thru out the house. Unit 2 with 5 Bedrooms/ 3 Bathrooms.

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- \$0 (Other)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01814504
- 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	3	2	2	Unfurnished	\$0	\$0	\$2,000
2:	1	5	3	2	Unfurnished	\$0	\$0	\$2,800

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
- 65 - N of Blsa, S of GGrv, E of Bch, W of Brookhrs area
- Orange County
- Parcel # 09839106

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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: OC21191355

Printed: 12/26/2021 11:40:12 AM

Closed • **Duplex**

List / Sold: **\$1,399,000/\$1,399,000**

980 N Walnut St • La Habra 90631

7 days on the market

**2 units • \$699,500/unit • 3,949 sqft • 13,926 sqft lot • \$354.27/sqft •
Built in 1955**

Listing ID: PW21241819

North of Whittier Blvd, West of Euclid



*****PROPERTY ZONING CLASSIFICATION R4 - TWO ON A LOT/DUPLEX ZONED FOR FOUR UNITS ***** Welcome to the perfect homes for the multi-generational family! A rare opportunity to own two single story detached homes complete with their own private yard and separated by a 4 car garage in addition, to having space for RV and easily 6 cars! The driveway has an electric wood gate that leads you through to view the surprising layout and offers privacy & tranquility. The 2629 sq. ft. main home has been remodeled over the years & features a formal living room, formal dining room, large kitchen with granite counters, stainless steel appliances, crown molding, recessed lighting, reverse osmosis system and a service porch. Each bedroom has a unique designer touch and there are 4! You really have could have 3 master bedrooms. The 3 bathrooms have been updated and wait until you see the humongous family room with a magnificent brick fireplace and custom bookshelf. You will love all the storage this home has to offer and it has been beautifully maintained. Sliding doors lead you to your huge covered patio perfect for al fresco dining. The second cottage style home was built in 2003 and is wonderfully framed with a charming porch, vinyl fence and surrounded by landscaped gardens. As you enter this home you will love the open concept which is what a lot of buyers are looking for. With 1320 sq. ft the home has a spacious living and dining room with a modern feel. The kitchen has a massive island with a breakfast counter. The home has designer colors and gorgeous wood grained vinyl flooring throughout. The den is large enough for a bedroom and has the laundry room with a huge pantry. Down the hallway leads to the a good sized bathroom that has tumbled marble and tile floors. There is a secondary bedroom and then the WOW bedroom is en-suite and is really spacious with a dream walk in closet!! Both homes have their own inside laundry hook-ups & separate gas and electric meters. Other opportunities to live in one and rent the other or possible expansion of living quarters/ADU. On the cusp of La Habra Heights. Shopping, restaurants and schools are walking distance.

Facts & Features

- Sold On 12/22/2021
- Original List Price of \$1,399,000
- 3 Buildings
- Levels: One
- 17 Total parking spaces
- Cooling: Central Air
- Heating: Fireplace(s), Forced Air
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, In Closet, Inside, Washer Hookup
- \$70740 Gross Scheduled Income
- \$54370 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Entry, Family Room, Formal Entry, Foyer, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite, Separate Family Room, Walk-In Closet
- Appliances: Built-In Range, Dishwasher, Free-Standing Range, Disposal, Gas Cooktop, Microwave, Range Hood, Water Heater, Water Softener
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial, Formica Counters, Granite Counters, Open Floorplan, Recessed Lighting
- Floor: Carpet, Laminate, Vinyl

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Garden, Landscaped, Lawn, Lot 10000-19999 Sqft, Rectangular Lot, Park Nearby, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Utilities - Overhead, Yard
- Fencing: Block, Wood
- Sewer: Public Sewer
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Smoke Detector(s)
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

• Total Operating Expense: \$14,248 • Electric: \$5,199.00 • Gas: \$0 • Furniture Replacement: • Trash: \$300 • Cable TV: • Gardener: • Licenses:	• Insurance: \$3,215 • Maintenance: \$894 • Workman's Comp: • Professional Management: • Water/Sewer: \$2,000 • Other Expense: \$1,440 • Other Expense Description: Gas
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Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$0	\$44,232	\$45,600
2:	1	2	2	2	Unfurnished	\$0	\$24,386	\$25,140

Of Units With:

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

• Standard sale	• 699 - Not Defined area • Orange County • Parcel # 01724033
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Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Single Family Residence**

List / Sold:

\$2,250,000/\$2,000,000 ↓

505 Clubhouse Ave • **Newport Beach 92663**

34 days on the market

2 units • **\$1,125,000/unit** • **1,700 sqft** • **2,850 sqft lot** • **\$1176.47/sqft** •
Built in 1946

Listing ID: NP21197039

Newport /Lido/Short/ Finley



BEST PRICED INCOME PROPERTY IN THE PENINSULA! Location, Location, Location... This amazing income property has everything you are looking for. Conveniently located across from Lido Marina Village and Lido House Hotel. Surrounded by, Newport Harbor, world class beaches, top notch dining and entertainment. This amazing property is zoned R2 and allows for long term, short term, and vacation rent. The main unit is a 2 bedrooms one bath all on the lower level, no steps or stairs, amazing oversized patio. The back unit is an oversized one bedroom one bathroom, open floor plan with fireplace, walk in closet, oversized bathroom with jacuzzi bathtub, and a large roof deck patio with 360 degrees views of Newport Beach. Keep this property as is or converted into 2 new condos, the potential is endless.

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$2,477,777
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Fireplace(s), See Remarks
- \$360 (Estimated)
- Laundry: In Garage
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Stone, Wood

Exterior

- Lot Features: Patio Home
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01907504
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale

- N8 - West Newport - Lido area
- Orange County
- Parcel # 42309111

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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: NP21197039

Printed: 12/26/2021 11:40:15 AM

Closed • **Triplex**

List / Sold:

\$2,500,000/\$2,400,000 ↓

5 days on the market

111 3rd St • Seal Beach 90740

**3 units • \$833,333/unit • 2,932 sqft • 4,334 sqft lot • \$818.55/sqft •
Built in 1925**

Listing ID: PW21255790

Ocean Avenue - 3rd Street



A premier triplex on 1.5 lots in a beach close location. This distinctive property boasts three (2 bed, 1 bath) units and a spacious yard with mature foliage. Towards the back of the property is a beach loft with a beautiful living area full of windows, a faux fireplace, two bedrooms, and a private entrance. There are three garages plus extra storage on the property. The upper front unit enjoys a peek-a-boo ocean view, and each unit includes hardwood floors, an in-unit washer and dryer, a dining area, front and back doors, and lives like a condo with no adjoining walls on four sides. Built and maintained by the same family for three generations, this beach enclave can also be purchased with 115 3rd Street. Both lots together span 90 feet of street frontage and rest on almost half of a city block. Close to the sand, Long Beach Marina, Seal Beach Pier, Main Street restaurants and boutiques, and the new River's End Park.

Facts & Features

- Sold On 12/21/2021
- Original List Price of \$2,500,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$1,400 (Estimated)
- Laundry: Inside
- \$86400 Gross Scheduled Income
- \$54831 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room, Main Floor Bedroom, Main Floor Master Bedroom
- Floor: Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Refrigerator
- Other Interior Features: Ceiling Fan(s), Unfurnished

Exterior

- Lot Features: Yard
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,563
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,469
- 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	1	Unfurnished	\$0	\$2,600	\$2,950
2:	1	2	1	1	Unfurnished	\$2,400	\$2,400	\$2,950
3:	1	2	1	1	Unfurnished	\$2,400	\$2,400	\$3,200

Of Units With:

- Separate Electric: 3
- Drapes:

- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Trust sale

- 1A - Seal Beach area
- Orange County
- Parcel # 19914613

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Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: PW21255790

Printed: 12/26/2021 11:40:15 AM

Closed • **Triplex**

List / Sold:

\$3,500,000/\$3,137,000 ↓

5 days on the market

Listing ID: PW21255800

115 3rd St • Seal Beach 90740

**3 units • \$1,166,667/unit • 2,132 sqft • 6,220 sqft lot • \$1471.39/sqft •
Built in 1937**

Ocean Avenue - 3rd Street



A rare and stunning triplex on 2 lots in an ideal beach close location. This distinctive property boasts three units – 1 (2 bed, 1 bath) and 2 (1 bed, 1 bath) including an expansive owner's unit with a spacious master bedroom, separate office with wood beam ceiling, fireplace with hand-carved mantle, and a gorgeous newly re-built sun deck. There are three garages, multiple storage areas on the property, and incredible outdoor spaces. One unit enjoys a peek-a-boo ocean view, and each unit includes hardwood floors, an in-unit washer and dryer, a dining area, and lives like a condo with no adjoining walls on four sides. Built and maintained by the same family for three generations, this beach enclave can be purchased along with 111 3rd Street. Both lots together span 90 feet of street frontage and rest on almost half of a city block. Close to the sand, Long Beach Marina, Seal Beach Pier, Main Street restaurants and boutiques, and the new River's End Park.

Facts & Features

- Sold On 12/21/2021
- Original List Price of \$3,500,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$1,231 (Estimated)
- Laundry: Inside
- \$68400 Gross Scheduled Income
- \$26868 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, Office
- Floor: Carpet, Wood
- Appliances: Dishwasher, Electric Oven, Electric Cooktop, Refrigerator
- Other Interior Features: Ceiling Fan(s), Living Room Deck Attached

Exterior

- Lot Features: Yard
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$41,532
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,432
- 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	1	1	0	Unfurnished	\$1,500	\$1,500	\$2,100
2:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$2,100
3:	1	1	1	1	Unfurnished	\$2,600	\$2,600	\$3,600

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

- 1A - Seal Beach area
- Orange County
- Parcel # 19914614

Michael Lembeck

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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW21255800

Printed: 12/26/2021 11:40:16 AM

Closed •

List / Sold:

\$1,099,000/\$1,402,423 ↑

16 days on the market

Listing ID: PW21188384

3411 W Camille St • Santa Ana 92704

3 units • \$366,333/unit • 2,708 sqft • 23,849 sqft lot • \$517.88/sqft • Built in 1910

Head west on First St., Left on Jackson, Left on Camille St.



INVESTORS & DEVELOPERS OPPORTUNITY!!! Three detached single family homes in one huge lot. 3411 & 3409 are side by side off Camille. The back unit 3413 W. Camille has a detached garage with a carport and an additional shed.

Facts & Features

- Sold On 12/22/2021
- Original List Price of \$1,099,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- \$729 (Estimated)
- Laundry: See Remarks
- \$3325 Gross Scheduled Income
- \$2825 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00745605
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,125	\$1,125	\$1,125
2:	2	2	1	0	Unfurnished	\$1,100	\$2,200	\$1,100

Of Units With:

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

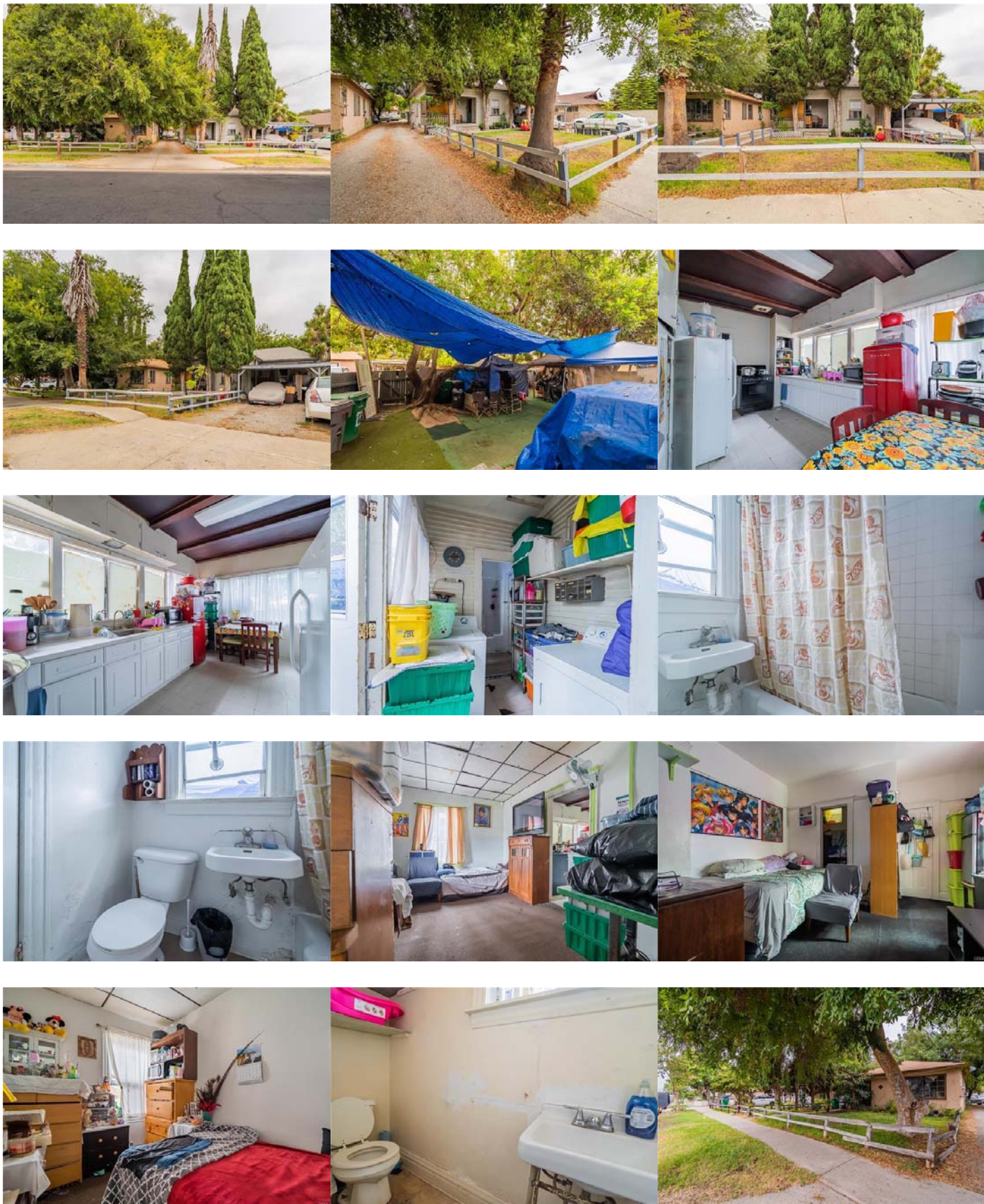
Additional Information

- Probate Listing sale
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 14428109

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW21188384

Printed: 12/26/2021 11:40:18 AM

Closed •

List / Sold:

\$1,050,000/\$1,050,000 ↓

196 days on the market

Listing ID: PW21095802

137 S Wayfield St • Orange 92866

**3 units • \$350,000/unit • 2,649 sqft • 7,841 sqft lot • \$396.38/sqft •
Built in 1963**

N Tustin St/E Chapman Ave



Welcome to 137 S Wayfield !! Located in a very desirable location, a Triplex in the Orange Unified School District, close to Old Town Orange, shopping, restaurants and more! Three single story units on a cul-de-sac. These single story units each have a unique "homey" floor plan with separate patios. Each unit has 2 bedrooms, 1 bath and an extra room (may not be permitted Could be used as a 3rd bedroom), lots of space for entertaining outside each unit. Washer/dryer are shared in a separate room. Units 1 and 2 have a shared 2 car garage plus parking space in the driveway. Unit 3 has 1 car garage with parking in the driveway as well. Conveniently located close to Chapman University, restaurants, easy access to freeways, and a just a few minutes to Disneyland!

Facts & Features

- Sold On 12/21/2021
- Original List Price of \$1,150,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: Outside
- \$57600 Gross Scheduled Income
- \$51540 Net Operating Income
- 3 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Tile

Exterior

- Lot Features: Yard
- Fencing: Block, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,320
- Electric: \$1,800.00
- Gas: \$1,620
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,600	\$19,200	\$2,000
2:	1	2	1	1	Unfurnished	\$1,600	\$19,200	\$2,000
3:	1	2	1	1	Unfurnished	\$1,600	\$19,200	\$2,000

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- OTO - Old Towne Orange area
- Orange County
- Parcel # 39050122

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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • **Quadruplex**

List / Sold: **\$3,850,000/\$3,850,000**

1609 E Balboa Blvd • **Newport Beach 92661**

16 days on the market

4 units • **\$962,500/unit** • **2,756 sqft** • **2,474 sqft lot** • **\$1396.95/sqft** •
Built in 1949

Listing ID: OC21223383

Cross streets: E Balboa Blvd & H Street



Located in one of the most desirable destinations in Newport Beach, only steps from the beach and bay, 1609 E Balboa Blvd is your opportunity to own the most charming quadruplex on the Balboa Peninsula Point. Meticulously maintained and extensively upgraded last year, this truly exceptional property allows you to reap the benefits of instant and reliable income while enjoying the beach lifestyle for yourself if you so choose. Embodying the perfect coastal chic vibe with (1) two-bedroom, one-bathroom unit, a bonus studio and (3) completely remodeled one-bedroom, one-bathroom units with new wood-planked laminate flooring, custom wainscoting, crown molding, trending barn doors throughout and fireplaces make this property feel like an upscale, elegant and intimate beach retreat. In addition, the fully updated kitchens are guaranteed to impress, with new cabinetry, subway tile backsplash, white-quartz countertops and large farm sinks. Refrigerators, the gas stove/ovens, microwaves and new USB outlets top it all off, while the immaculate bathrooms will leave you feeling blissful. Stay cool and relaxed in the ocean breeze with new windows and custom shades for privacy and comfort. The building also includes an on-site laundry room with two sets of brand new front-load washers & dryers and plentiful storage for your paddleboards and bikes. Three epoxied and redone garages provide additional storage and income opportunity. The spacious and newly furnished front patio is the perfect scene for your summer barbecues and gatherings. Last but not least enjoy peace of mind with a completely new sewer line from the property to the city main, as well as new plumbing and electrical. The property has the potential to gross over \$200,000 in short-term rental income. Walking distance to the beach, bay, restaurants, boutiques, and world famous Wedge surf spot, this property offers the quintessential Newport lifestyle. The Peninsula Point is famous for its iconic festivities, including the Christmas Boat Parade, 4th of July parade and fireworks, Friday night potlucks at the private Bay Beach, the private tennis club. This is a rare chance to place your stake amongst some of the most prized and sought-after real estate in the world.

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$3,850,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- \$0 (Estimated)
- Laundry: Common Area, Community, Individual Room, Inside
- \$136020 Gross Scheduled Income
- \$105107 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: Barbecue, Convection Oven, Dishwasher, Freezer, Disposal, Gas Range, Microwave, Refrigerator
- Other Interior Features: 2 Staircases, Built-in Features, Ceiling Fan(s), Crown Molding, High Ceilings, Open Floorplan, Pantry, Stone Counters, Storage, Wainscoting

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer
- Other Exterior Features: Barbecue Private

Annual Expenses

- Total Operating Expense: \$30,913
- Electric: \$1,440.00
- Gas:
- Insurance: \$2,708
- Maintenance: \$960
- Workman's Comp:

- Furniture Replacement:
- Trash: \$255
- Cable TV: 00409987
- Gardener:
- Licenses:

- 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	1	1	0	Unfurnished	\$2,675	\$2,675	\$2,959
2:	1	1	1	0	Unfurnished	\$2,675	\$2,675	\$2,959
3:	1	1	1	0	Unfurnished	\$2,500	\$2,500	\$2,959
4:	1	2	1	0	Unfurnished	\$2,325	\$2,325	\$4,497

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale
- NP - Balboa Peninsula area
- Orange County
- Parcel # 04819108

Michael Lembeck

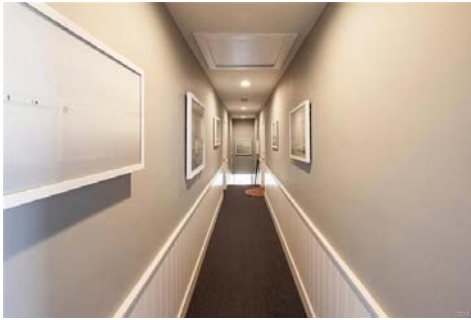
State License #: 01019397
Cell Phone: 714-742-3700

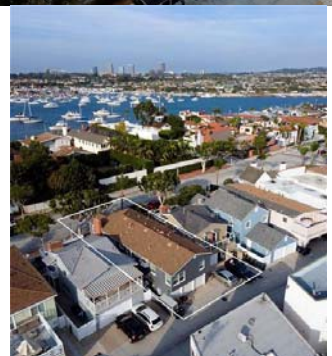
Re/Max Property Connection

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

 Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: OC21223383

Printed: 12/26/2021 11:40:24 AM

Closed •

List / Sold:

\$2,199,000/\$2,145,000 ↓

160 days on the market

Listing ID: RS21095872

929 W Lodge Ave • Anaheim 92801

**6 units • \$366,500/unit • 4,662 sqft • 8,276 sqft lot • \$460.10/sqft •
Built in 1957**

La Palma and West st



Located within Anaheim's Platinum Triangle area, this Six-unit complex is situated at the end of a Cul-de-sac. The area is said to be one of the most exciting places to live, work and play. Many of Southern California's famous attractions are just a few minutes away from the property location, including Disneyland, Angel Stadium of Anaheim and the Arrowhead Pond. The Riverside Freeway (I-91) is minutes away, proving convenient access throughout Orange County. The two storey apartment complex consists of Six two bedroom and One bath units. Attached to the complex are 3 double car garages. This creates a total of 13 parking spaces. Each unit is individually metered for gas and electricity, in addition to individual water heaters. The stove and water heater are both fueled by natural gas, which the tenant pays for. Tenants are responsible for trash collection, making this property as close to maintenance free as apartment buildings can get. All kitchen cabinets and the counter tops in all units have recently been highly upgraded and the plumbing in almost all the units have been converted to copper piping. Additionally, each unit has washer and dryer hook ups for the tenants convenience.

Facts & Features

- Sold On 12/21/2021
- Original List Price of \$2,199,000
- 1 Buildings
- Levels: Two
- 18 Total parking spaces
- Laundry: Common Area, Washer Hookup
- Cap Rate: 4.04
- \$129600 Gross Scheduled Income
- \$88808 Net Operating Income
- 7 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$36,904
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00942699
- Gardener:
- Licenses:
- Insurance: \$3,166
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,825	\$1,825	\$2,000
2:	1	2	1	2	Unfurnished	\$1,875	\$1,875	\$2,000
3:	1	2	1	2	Unfurnished	\$1,775	\$1,775	\$2,000
4:	1	2	1	2	Unfurnished	\$1,775	\$1,775	\$2,000
5:	1	2	1	2	Unfurnished	\$1,775	\$1,775	\$2,000
6:	1	2	1	2	Unfurnished	\$1,775	\$1,775	\$2,000

Of Units With:

- Separate Electric: 7
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 699 - Not Defined area
- Orange County
- Parcel # 27101228

Michael Lembeck

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

Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: RS21095872

Printed: 12/26/2021 11:40:24 AM

Closed •

List / Sold:

\$3,732,000/\$3,700,000 ↓

324 E Leatrice Ln • Anaheim 92802

57 days on the market

**8 units • \$466,500/unit • 9,036 sqft • .25 acre(s) lot • \$409.47/sqft •
Built in 1963**

Listing ID: OC21177981

North on CA-55, North on I-5, exit Katella, Left on Anaheim Blvd, Left on Leatrice Ln, Destination on Right



We are pleased to present 324 East Leatrice Lane, an eight-unit multifamily property located in the City of Anaheim. This asset consists of two 2 bedroom/1 bathroom units, four 3 bedroom/2 bathroom units, and two 4 bedroom/2 bathrooms units. The complex is situated on a lot totaling 0.25 acres. The asset is comprised of one building with a central courtyard. Parking is ample for the residents and guests, with garage parking, assigned, as well as street parking. This property has undergone a full interior and exterior renovation including new floors, cabinets, and countertops. This property is well situated in central Anaheim near major retail, educational, employment opportunities, and Disneyland. Conveniently located near the I-5 and CA-57 Freeways, allow the tenants to connect with the greater Southern California area and beyond. This offering provides an investor the opportunity to acquire a recently renovated and well-maintained apartment property neighborhood with convenient access to a wide variety of activities, transportation and retail amenities.

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$3,732,000
- 1 Buildings
- Levels: Two
- 16 Total parking spaces
- \$39,559 (Estimated)
- Laundry: Common Area
- Cap Rate: 5.2
- \$266676 Gross Scheduled Income
- \$195870 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

- Floor: Vinyl

Exterior

- Lot Features: 6-10 Units/Acre
- Fencing: Excellent Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$65,806
- Electric: \$0.00
- Gas: \$482
- Furniture Replacement:
- Trash: \$2,000
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$4,140
- Maintenance: \$10,250
- Workman's Comp:
- Professional Management: 3800
- Water/Sewer: \$1,325
- Other Expense: \$3,250
- Other Expense Description: misc.

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,975	\$1,975	\$2,095
2:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,095
3:	3	3	2	1	Unfurnished	\$2,850	\$8,550	\$3,150
4:	1	3	2	1	Unfurnished	\$3,098	\$3,098	\$3,150
5:	1	4	2	1	Unfurnished	\$3,200	\$3,200	\$3,400
6:	1	4	2	1	Unfurnished	\$3,400	\$3,400	\$3,400

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 8
- Drapes:
- Patio:
- Ranges: 8
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Orange County
- Parcel # 13733902

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





CUSTOMER FULL: Residential Income **LISTING ID:** OC21177981

Printed: 12/26/2021 11:40:24 AM

Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 12/19/2021 to 12/25/2021
County Or Parish is 'Orange'
Number Of Units Total is 2+
Selected 10 of 10 results.