

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	OC21142411	S	822 N Flower ST	SA	70	STD	2	\$2,700		\$645,000↓	\$136.71	4718	1952/ASR	4,718/0.1083	N	2	12/27/21	54/54
2	NP21199233	S	1935 Fullerton AVE	CM	C5	STD,TRUS	2	\$1		\$1,500,000↓	\$1,158.30	1295	1939/ASR	7,291/0.1674	N	2	12/28/21	67/67
3	NP21182842	S	703 Larkspur AVE	CDM	CS	STD	2	\$0		\$3,100,000↓	\$971.79	3190	1946/ASR	3,540/0.0813	N	2	12/27/21	89/89
4	LG21211547	S	225 Viejo ST	LB	NL	STD	2	\$0		\$2,600,000↓	\$1,574.80	1651	1948/PUB	4,356/0.1	N	2	12/29/21	59/101
5	OC21245780	S	11182 Lampson AVE	GG	64	STD	3	\$38,400		\$1,950,000↑	\$611.48	3189	1955/ASR	20,909/0.48	N	4	12/30/21	5/5
6	V1-6965	S	4891 Grace AVE	CYP	80	STD	3	\$150,000		\$1,430,000↓	\$401.46	3562	1946/ASR	6,372/0.14	N	4	12/27/21	72/72
7	21100203	S	1028 W Balboa BLVD	NB	NP	STD	3			\$2,675,000↑	\$1,032.82	2590	1964	3,049/0.07			12/27/21	6/6
8	PW21245255	S	4051 Green AVE	LOSA	52	STD,TRUS	4	\$83,400	0	\$1,850,000↓	\$411.11	4500	1964/ASR	9,191/0.211	Y	4	12/30/21	4/4
9	PW21164898	S	802 E 17th ST	SA	70	STD,TRUS	4	\$43,920		\$920,000↓	\$382.70	2404	1953/PUB	6,098/0.14	N	2	12/29/21	108/108
10	PW21241449	S	2054 S Nautical ST	ANA	78	STD	4	\$74,064		\$1,500,000↑	\$348.51	4304	1969/ASR	8,712/0.2	N	5	12/28/21	8/8
11	21110657	S	2539 E WARD TER	ANA	78	STD	4			\$1,575,000↑	\$396.83	3969	1968	9,148/0.21		5	12/30/21	5/5
12	21773784	S	201 S ACACIA AVE	FUL	83	STD	4			\$1,169,000↓	\$394.93	2960	1961	7,283/0.16			12/29/21	98/98
13	PW21243315	S	2044 S Nautical ST	ANA	699	STD	4	\$101,688	5	\$1,650,000	\$368.06	4483	1969/ASR	7,841/0.18	N	5	12/29/21	24/24
14	OC21257139	S	1612 Coriander DR	CM	C1	TRUS	4	\$77,920	2	\$1,725,000↓	\$380.63	4532	1966/ASR	8,276/0.19	N	5	12/29/21	7/7
15	PW21229302	S	984 El Camino DR	CM	C3	TRUS	4	\$60,000		\$1,800,000↑	\$443.13	4062	1964/ASR	7,405/0.17	N	0	12/27/21	2/2

Closed •

List / Sold: **\$690,000/\$645,000** ↓

822 N Flower St • Santa Ana 92703

54 days on the market

2 units • \$345,000/unit • 4,718 sqft • 4,718 sqft lot • \$136.71/sqft •

Listing ID: OC21142411

Built in 1952

W. Civic Center / N. Flower



LOCATION! LOCATION! LOCATION! GOLDEN OPPORTUNITY TO HAVE A DUPLEX IN THE HEART OF DOWNTOWN SANTA ANA. THESE UNITS GENERATE EXCELLENCE CASH RETURN HOWEVER THEY CAN ALSO BE GREAT FOR 2 FAMILIES, JUST A SHORT DISTANCE TO SANTA ANA COLLEGE, SANTA ANA HIGH SCHOOL, CIVIC CENTER AND ALL MAJOR FREEWAYS!!! FIRST UNIT HAS 2 BEDROOMS, 1 BATH AND REAR UNIT HAS 1 BEDROOM, ONE BATH. EXTRA LARGE LONG DRIVEWAY CAN ACCOMMODATE OVER 8 CARS. THERE IS ALSO A 2 CAR DETACHED GARAGE (CAN BE USED AS A ADU TO GENERATE MORE INCOME OR FOR A 3RD FAMILY). HIGHLY MOTIVATED SELLER WILL LISTEN TO ALL OFFERS. THANK YOU FOR SHOWING!

Facts & Features

- Sold On 12/27/2021
- Original List Price of \$690,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- \$2700 Gross Scheduled Income
- \$1200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Park Nearby, Value In Land
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$900
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$2,300
2:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,800

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

- 70 - Santa Ana North of First area
- Orange County
- Parcel # 40518344

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: OC21142411

Printed: 01/02/2022 3:19:18 PM

Closed •

List / Sold:

\$1,599,000/\$1,500,000 ↓

67 days on the market

Listing ID: NP21199233

1935 Fullerton Ave • Costa Mesa 92627

**2 units • \$799,500/unit • 1,295 sqft • 7,291 sqft lot • \$1158.30/sqft •
Built in 1939**

19th St to Fullerton Ave



Rare opportunity for development in highly desirable eastside Costa Mesa. 2 bedroom 1 bath house with a studio apartment attached to the garage. Large 7291 sq ft R-2 lot This is a trust sale with no court approval needed. Original house approximately 995 sq ft studio approximately 300 sq ft. Studio may not be permitted. Nicely landscaped. Can easily be rented while going through the development process. Since this is a trust sale it is being sold as is, seller will do no repairs.

Facts & Features

- Sold On 12/28/2021
- Original List Price of \$1,800,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Central
- \$693 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet
- Appliances: Gas Range

Exterior

- Lot Features: Front Yard, Landscaped, Rectangular Lot, Level
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale

- C5 - East Costa Mesa area
- Orange County
- Parcel # 42626313

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State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • Duplex

List / Sold:

\$3,395,000/\$3,100,000 ↓

89 days on the market

Listing ID: NP21182842

703 Larkspur Ave • Corona del Mar 92625

2 units • \$1,697,500/unit • 3,190 sqft • 3,540 sqft lot • \$971.79/sqft • Built in 1946

Larkspur and Fourth



Situated in an exemplary section of the Village, this extensively remodeled and expanded duplex offers a 4-bedroom front home and a completely detached 1-bedroom rear home. The spacious main home was completely remodeled and expanded in 2007 and presents a front living room highlighted by high ceilings, stone fireplace, and sliding doors to the quintessential Corona del Mar courtyard – replete with BBQ gas line, and lush surroundings. Perks throughout the home include hardwood flooring, surround sound speakers with updated wiring, and a whole-house water filtration. The kitchen favors ample custom cabinetry, premium gourmet appliances, a range with griddle and pot filler, pantries with roll outs, and granite counters. Two main floor bedrooms involve a secondary master – both equipped with custom closets - and the master supplying a bathroom with state-of-the-art water closet, frameless shower and separate tub. The upstairs master retreat has soaring ceilings, fireplace, custom dual walk-in closets, and a massive spa-like bath with Jacuzzi tub, separate shower, custom built-ins and multiple skylights with digital controls. Also on the upper level is a sprawling laundry room, a bedroom with private balcony and walk-in closet, and a spiral staircase leading to the rooftop deck with city and ocean views. Separated by a tranquil patio with an automatic awning, the rear home which was built in 2002 has private entry, soaring ceilings, a great room style room with large kitchen, a master suite with inside laundry, large walk-in closet, and direct bathroom access. Parking is provided in the side-by-side two-car garage with epoxy flooring and tons of storage, alongside a carport. Live the Village lifestyle by taking advantage of quick and convenient access to all the amenities that CdM has to offer including restaurants, shops, parks and world-famous beaches.

Facts & Features

- Sold On 12/27/2021
- Original List Price of \$3,795,000
- 2 Buildings
- Levels: Three Or More
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$470 (Unknown)
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Dressing Area, Entry, Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite, Two Masters, Walk-In Closet
- Floor: Stone, Wood
- Appliances: Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, Water Purifier
- Other Interior Features: In-Law Floorplan, Balcony, Beamed Ceilings, Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Recessed Lighting, Wired for Sound

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer
- Other Exterior Features: Awning(s), Rain Gutters

Annual Expenses

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

- Cable TV: 01778230
- Gardener:
- Licenses:

- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	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
- CS - Corona Del Mar - Spyglass area
- Orange County
- Parcel # 45906112

Michael Lembeck

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Re/Max Property Connection

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

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Closed •

List / Sold:

\$2,695,000/\$2,600,000 ↓

59 days on the market

Listing ID: LG21211547

225 Viejo St • Laguna Beach 92651

**2 units • \$1,347,500/unit • 1,651 sqft • 4,356 sqft lot • \$1574.80/sqft •
Built in 1948**

PCH to Viejo



Classic Laguna beach style cottage within minutes to coves and beaches! Large picture windows looking out to the Pacific ocean capturing sunset views over Catalina Island! Oversized entertaining decks to enhance living the beachy lifestyle. Situated in North Laguna enter the property thru a charming arched gate opening up to a beautiful, newly landscaped large grassy front yard and gardens. Privacy hedge and enclosed yard is perfect for barbecues, group gatherings and wonderful run around area for dogs. This open floor plan includes wood burning, romantic fireplace on each level. AC in upstairs unit. Special features include two bedrooms, 1 bath, kitchen and great room upstairs. One bedroom, 1 bath, kitchen and great room on ground level, perfect for in-laws guest quarters, rental or kids home from college. This would also be a great area to set up your at home office too. This property has recently been updated with remodeled kitchens, interior and exterior newly painted, wood flooring and remodeled 2 car garage. A rare find with ample parking and great location for enjoying the ocean, nearby hiking trails, downtown restaurants and galleries.

Facts & Features

- Sold On 12/29/2021
- Original List Price of \$2,895,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Wall Furnace
- \$1,739 (Estimated)
- Laundry: In Garage
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Great Room, Kitchen, Master Bedroom
- Floor: Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Gas Cooktop
- Other Interior Features: Balcony, Open Floorplan

Exterior

- Lot Features: Front Yard, Landscaped
- Sewer: Public Sewer

Annual Expenses

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

- NL - North Laguna area
- Orange County
- Parcel # 05312310

Michael Lembeck

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

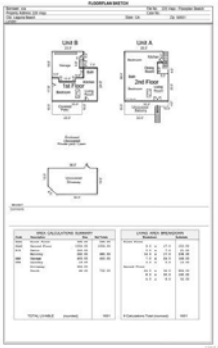
Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,900,000/\$1,950,000 ↑

5 days on the market

Listing ID: OC21245780

11182 Lampson Ave • Garden Grove 92840

**3 units • \$633,333/unit • 3,189 sqft • 20,909 sqft lot • \$611.48/sqft •
Built in 1955**

E Euclid/N Garden Grove



Completely remodeled income property is located in Garden Grove, just 10 miles away from Little Sai-Gon and has lots of potential. It sits on a 20,000+ square ft. and It has a large circular driveway with beautiful decorative stamped concrete design and brickwork. The front house is a 4 bedrooms and 4 bathrooms plus an enclosed patio. The two back units consist of 2 beds, 1 bathroom each with 4 garage parking space. There is also permitted 56' x 20' covered carport. The property is being sold as is no repair will be made and so the front house has solar panels if prospective buyer has to take over the lease.

Facts & Features

- Sold On 12/30/2021
- Original List Price of \$1,900,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,225 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, In Kitchen, Inside
- \$38400 Gross Scheduled Income
- \$30520 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Appliances: Gas & Electric Range, Gas Water Heater

Exterior

- Lot Features: Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,880
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,680
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Furnished	\$0	\$0	\$0
2:	2	2	1	1	Furnished	\$1,600	\$1,600	\$3,600

Of Units With:

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

Additional Information

- Standard sale
- 64 - Garden Grove E of Euclid, W of Harbor area
- Orange County
- Parcel # 09010326

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: OC21245780

Printed: 01/02/2022 3:19:23 PM

Closed •

List / Sold:

\$1,475,000/\$1,430,000 ↓

72 days on the market

Listing ID: V1-6965

4891 Grace Ave • Cypress 90630

**3 units • \$491,667/unit • 3,562 sqft • 6,372 sqft lot • \$401.46/sqft •
Built in 1946**

Major nearest I/S of Moody and crescent. Enter from Crescent on La Salle and continue until you reach Grace. Enter from Moody on Grace and continue until you reach La Salle. 4891 Grace Ave Cypress, CA.8601 La Salle (2 vacant units).



Investment opportunity! Add this Cypress Duplex with separate garages to your investment portfolio. The duplex total approx. sf is 3,362. on a corner lot of approx. 6,372 sf. The 2-story dwelling addition was built in December of 1998. Both the original SFR and 2nd dwelling have their own HVAC. Original SFR facing Grace Ave consists of a 3 beds / 2 baths and the 2nd dwelling facing La Salle has 5 beds and 4 baths. Both SFR and the 2nd dwelling have their own separate garages. Laundry hookups in both residences! Original home facing Grace Ave is approx. 1,120 sf, the 8601 La Salle is approx. 1,106 sf on the 1st level and approx. 1,125 sf on the 2nd level. The home on Grace Ave is separated by 2 garages from the 2nd dwelling addition. Garages are finished with drywall. The exterior landscape is attractive with minimal maintenance. New carpet in the La Salle dwelling. Grace Ave's carpet is 2 years installed. Two electric meters, two gas meters and two water meters (Grace and La Salle have their own individual meters).

Facts & Features

- Sold On 12/27/2021
- Original List Price of \$1,550,000
- 1 Buildings
- 6 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup
- \$150000 Gross Scheduled Income
- \$86300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Appliances: Dishwasher, Gas Cooktop, Gas Oven

Exterior

- Lot Features: Sprinklers None
- Fencing: None

Annual Expenses

- Total Operating Expense: \$18,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description: PROJECTED INCOME ONLY

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	2	Unfurnished	\$3,050	\$3,050	\$0
2:		3	2	2	Unfurnished		\$2,950	
3:		2	2				\$2,750	
4:								
5:								

6:
7:
8:
9:
10:
11:
12:
13:

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
- 80 - Cypress North of Katella area
- Orange County
- Parcel # 26231204

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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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Closed •

List / Sold:

\$2,595,000/\$2,675,000 ↑

6 days on the market

Listing ID: 21100203

1028 W Balboa Blvd • Newport Beach 92661

**3 units • \$865,000/unit • 2,590 sqft • 3,049 sqft lot • \$1032.82/sqft •
Built in 1964**

Located on the bayside of W Balboa Blvd between 10th and 11th St.



Located steps from the beach and bay, this triplex presents the golden opportunity for an investor to purchase a trophy-location residential income asset in the heart of the highly sought-after Balboa Peninsula. 1028 W Balboa consists of three well-maintained units: a spacious two-bed/one-bath front unit, a completely renovated and turn-key one-bed/one-bath middle unit, and an even larger two-bed/one-bath back unit with a private balcony. The ally-facing carport features parking for three large cars plus locking storage. As a legal grandfathered triplex, this property's incredible location and key zoning offers tremendous upside for investors and provides buyers seeking to owner-occupy the opportunity to cash flow two units while living in one. Centrally located just blocks from numerous top-notch restaurants, premier retail destinations, and leisure activities. When considering the sum of great wealth accumulation through asset appreciation, along with the in-demand area's continuous growth in rental demand, this property is an ideal investment with great asset security for any smart investor looking to own on the coveted Balboa Peninsula. PROPERTY VIDEO: https://youtu.be/QI8Mane_H0U

Facts & Features

- Sold On 12/27/2021
- Original List Price of \$2,595,000
- 1 Buildings
- 3 Total parking spaces
- 3 Total carport spaces
- \$23207 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$32,359
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- 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	2	1		Unfurnished	\$1,800	\$1,800	\$3,900
2:	1	1	1		Unfurnished	\$950	\$950	\$2,900
3:	1	2	1		Unfurnished	\$1,975	\$1,975	\$4,000
4:								
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
- NP - Balboa Peninsula area
- Orange County
- Parcel # 04726424

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Re/Max Property Connection

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

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Closed • **Apartment**

List / Sold:

\$1,895,000/\$1,850,000 ↓

4 days on the market

4051 Green Ave • Los Alamitos 90720

4 units • **\$473,750/unit** • **4,500 sqft** • **9,191 sqft lot** • **\$411.11/sqft** •
Built in 1964

Listing ID: PW21245255

Katella to Bloomfield south to Green and turn left.



Immaculate four-plex in prime Los Alamitos location close to Los Alamitos Medical Center. These 2. br. 1.5 ba. townhouse-style units have been upgraded throughout (except one) with quartz or granite counters, shaker cabinets, upgraded windows, flooring & more. First time on market in decades and rents are well below current rates so tons of upside. Separate enclosed garages are in rear with adjacent laundry room. Building and garages were re-roofed in 2020 and 2018 respectively. Sewer reline was completed in 2021. Fantastic 1031 exchange property with additional opportunity for ADU expansion.

Facts & Features

- Sold On 12/30/2021
- Original List Price of \$1,895,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Unknown)
- Laundry: Individual Room, Outside
- Cap Rate: 0.02
- \$83400 Gross Scheduled Income
- \$41810 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen
- Other Interior Features: Granite Counters

Exterior

- Lot Features: Level with Street, Rectangular Lot, Near Public Transit, Park Nearby, Sprinkler System, Sprinklers In Front, Sprinklers On Side, Sprinklers Timer
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer, Sewer Paid
- Security Features: Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$39,922
- Electric: \$2,820.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,476
- Cable TV: 01767484
- Gardener:
- Licenses: 376
- Insurance: \$3,400
- Maintenance: \$4,170
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,540
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,900	\$1,900	\$2,100
2:	1	2	2	1	Unfurnished	\$1,450	\$1,450	\$2,100
3:	1	2	2	1	Unfurnished	\$1,750	\$1,750	\$2,100
4:	1	2	2	1	Unfurnished	\$1,700	\$1,700	\$2,100

Of Units With:

- Separate Electric: 4
- Gas Meters: 0
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 4

- Carpet: 4
- Dishwasher:
- Disposal: 4

- Refrigerator: 0
- Wall AC: 4

Additional Information

- Standard, Trust sale
- Rent Controlled

- 52 - Los Alamitos area
- Orange County
- Parcel # 22211134

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: PW21245255

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Closed • **Quadruplex**

List / Sold: **\$960,000/\$920,000** ↓

802 E 17th St • Santa Ana 92701

108 days on the market

4 units • \$240,000/unit • 2,404 sqft • 6,098 sqft lot • \$382.70/sqft • Built in 1953

Listing ID: PW21164898

17th St & Grand Av



Great location in Santa Ana! Easy access to freeways, especially to the 5 freeway entrance. Plenty of nearby shopping, entertainment, and restaurants. All four units are 1 bedroom, 1 bathroom, and each of the units features separate electric and gas meters and two assigned parking spaces; mostly tiled floors and ceiling fans in both dining areas and bedrooms. There is a detached two-car garage on the property.

Facts & Features

- Sold On 12/29/2021
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- \$43920 Gross Scheduled Income
- \$40989 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Sprinklers In Front
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,731
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,435
- Cable TV: 01861376
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,896
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$12,420	\$12,420	\$1,300
2:	1	1	1	0	Unfurnished	\$9,600	\$9,600	\$1,300
3:	1	1	1	0	Unfurnished	\$10,680	\$10,680	\$1,300
4:	1	1	1	0	Unfurnished	\$11,220	\$11,220	\$1,300

Of Units With:

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

Additional Information

- Standard, Trust sale
- 70 - Santa Ana North of First area
- Orange County

• Parcel # 39816104

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: PW21164898

Printed: 01/02/2022 3:19:29 PM

Closed •

List / Sold:

\$1,495,000/\$1,500,000 ↑

8 days on the market

Listing ID: PW21241449

2054 S Nautical St • Anaheim 92802

**4 units • \$373,750/unit • 4,304 sqft • 8,712 sqft lot • \$348.51/sqft •
Built in 1969**

West of 5 Freeway and North of Orangewood Ave.



The Nautical Street apartments are a well maintained 4-plex in Anaheim located just north of Orangewood Avenue. The subject property was built in 1969 and has 4,304 rentable square feet. The unit mix includes (1) 3 bed 2 bath, (2) 2 bed 1 bath and (1) 1 bedroom 1 bath units. This asset has enjoyed a historically high occupancy rate through the years as most tenants have been there for several years. Tenants enjoy private patios and or balconies, garage parking, onsite laundry, forced air heating and wall air conditioning, and a fireplace in the front apartment. The seller has spent approximately \$65,000 in recent improvements including remodeling the kitchen and putting flooring in apartment 2, replacing all decking outside unit 4, new fencing for all enclosed patios, exterior stucco and paint, and new flooring and paint in the laundry room. The area surrounding the apartments has had several new developments including Ponderosa Park and Family Resource Center. The Nautical Street apartments are a turnkey opportunity in an area that will continue to thrive for years to come.

Facts & Features

- Sold On 12/28/2021
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$980 (Estimated)
- Laundry: Common Area
- \$74064 Gross Scheduled Income
- \$46346 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,308
- Electric: \$600.00
- Gas: \$600
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01439462
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,622	\$1,620	\$2,875
2:	1	2	1	2	Unfurnished	\$1,522	\$1,500	\$2,000
3:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$2,000
4:	1	1	1	1	Unfurnished	\$1,230	\$1,230	\$1,800

Of Units With:

- Separate Electric: 5
- Drapes:

- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 13743125

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: PW21241449

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Closed •

List / Sold:

\$1,500,000/\$1,575,000 ↑

5 days on the market

Listing ID: 21110657

2539 E WARD Ter • Anaheim 92806

**4 units • \$375,000/unit • 3,969 sqft • 9,148 sqft lot • \$396.83/sqft •
Built in 1968**

On Ward Terrace. Closest cross streets are Lincoln Avenue and Sunkist Street.



Well maintained 4-Plex in a great Anaheim neighborhood. Close to 57 & 91 Freeways, Lots of Shopping and Entertainment.

Facts & Features

- Sold On 12/30/2021
- Original List Price of \$1,500,000
- 1 Buildings
- 5 Total parking spaces
- 0 Total carport spaces
- Heating: Central
- Laundry: Individual Room
- \$59607 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$17,095
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,783
- Maintenance: \$4,274
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$406
- Other Expense: \$197
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,150	\$2,150	\$2,650
2:	1	1	1		Unfurnished	\$1,300	\$1,300	\$1,800
3:	1	1	1		Unfurnished	\$1,450	\$1,450	\$1,800
4:	1	2	2		Unfurnished	\$1,600	\$1,600	\$2,200

5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 26810108

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: 21110657

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Closed •

List / Sold:

\$1,250,000/\$1,169,000 ↓

98 days on the market

Listing ID: 21773784

201 S ACACIA Ave • Fullerton 92831

4 units • \$312,500/unit • 2,960 sqft • 7,283 sqft lot • \$394.93/sqft • Built in 1961

The property is situated just outside the city of Los Angeles in Fullerton, sitting just north of Valenica Avenue, sandwiched between State College Boulevard to the east and Raymond Avenue to the west.



Facts & Features

- Sold On 12/29/2021
- Original List Price of \$1,250,000
- 1 Buildings
- \$37713 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$32,912
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- 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:	4	2	1		Unfurnished	\$1,533	\$6,131	\$8,780
2:								
3:								
4:								
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

- 83 - Fullerton area
- Orange County
- Parcel # 26911106

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: 21773784

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Closed • **Quadruplex**

List / Sold: **\$1,650,000/\$1,650,000**

2044 S Nautical St • Anaheim 92802

24 days on the market

**4 units • \$412,500/unit • 4,483 sqft • 7,841 sqft lot • \$368.06/sqft •
Built in 1969**

Listing ID: PW21243315

South of 5 and Orangewood Ave



Pride of ownership 4-plex in Anaheim south of the 5 freeway and Orangewood Ave. The unit mix includes (1) 3 bedroom 2 bath and (3) 2 bedroom 1 bath units (great unit mix). This property has approx. 4,483 Sq Ft of living space and is located on a large lot 8,095 Sq Ft with abundant off-street parking. 5 total garage spaces as the front unit has a double car garage and there are 3 single car garages as well (potential for garage income). Tons of amenities for the tenants that include private patios and or balconies, onsite laundry, forced air heating and wall air conditioning, and a fireplace with washer and dryer hook ups in the 3 bedroom unit. The yearly gross scheduled income is excellent at \$101,688 and still room to raise rent. Tenants pay for all utilities (they are billed directly for water and trash). This property has it all. Hard to find a value add deal with a going in cap rate of 4.6+%. Great for Owner Occupant!!!

Facts & Features

- Sold On 12/29/2021
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- \$980 (Estimated)
- Laundry: Common Area, Gas Dryer Hookup, Washer Hookup
- Cap Rate: 4.68
- \$101688 Gross Scheduled Income
- \$77216 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped, Lawn
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$29,450
- Electric:
- Gas: \$2,146
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01987744
- Gardener:
- Licenses:
- Insurance: \$2,013
- Maintenance: \$1,464
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,757
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	3	Unfurnished	\$1,973	\$1,973	\$2,350
2:	1	3	2	2	Unfurnished	\$2,555	\$2,555	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Orange County
- Parcel # 13743127

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: PW21243315

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Closed • **Quadruplex**

List / Sold:

\$1,800,000/\$1,725,000 ↓

7 days on the market

Listing ID: OC21257139

1612 Coriander Dr • Costa Mesa 92626

4 units • \$450,000/unit • 4,532 sqft • 8,276 sqft lot • \$380.63/sqft • Built in 1966

W/ Harbor, N/Baker



Don't miss this opportunity to purchase a "Spice Street Covington 4 plex" in the heart of Costa Mesa. Long Time owner has not kept up on rents but the future is Golden. Market rents would be at least \$105,000 yr. 3 bed 1.75 ba Owners unit in front is approx 1490 SF and has a private patio yard and 2 car garage. The other units are all 2 bed 1.75 ba approx 1010 SF w yards or patio areas. Community laundry with owner supplied washer and dryer. garage Parking for 5 vehicles plus 2 spaces. Alley access in rear. Pleasant well maintained street close to the 405 frwy (and 73 and 55 frwys).

Facts & Features

- Sold On 12/29/2021
- Original List Price of \$1,800,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Forced Air
- \$1,199 (Estimated)
- Laundry: Common Area, Community, Dryer Included, Gas Dryer Hookup, Washer Hookup, Washer Included
- Cap Rate: 2
- \$77920 Gross Scheduled Income
- \$36531 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Gas Cooktop
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: Front Yard, Near Public Transit, Sprinklers In Front
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$39,051
- Electric: \$400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,592
- Cable TV: 00745605
- Gardener:
- Licenses: 150
- Insurance: \$2,415
- Maintenance: \$3,630
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,160
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,944	\$1,944	\$3,000
2:	1	2	2	1	Unfurnished	\$1,750	\$1,750	\$1,900
3:	1	2	2	1	Unfurnished	\$1,350	\$1,350	\$1,900
4:	1	2	2	1	Unfurnished	\$1,350	\$1,350	\$1,900

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Trust sale

- C1 - Mesa Verde area
- Orange County
- Parcel # 13949110

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: OC21257139

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Closed •

List / Sold:

\$1,780,000/\$1,800,000 ↑

2 days on the market

Listing ID: PW21229302

984 El Camino Dr • Costa Mesa 92626

4 units • \$445,000/unit • 4,062 sqft • 7,405 sqft lot • \$443.13/sqft • Built in 1964

South on CA 55 to Baker Str, onto Newport Blvd. to Baker Str, right on Baker Str. Left on Mendoza Dr. Left on El Camino Dr.



The 7405 sq.ft lot includes the multiple residential building with a free standing patio for all tenant to enjoy. The property is located in the R3 (residential multi family) HDR (High Density Residential) zoning district, in the City of Costa Mesa. The building has four units. Two of the units, Unit 1 and 2, have a townhome style floor plan. Two units are upstairs on one level condominium style. No one above and no one below. Unit 1 has 4Bdr-2Ba and a powder room (total of 1680sq.ft); Unit 2 has 2Bdr-1Ba and a large storage area (total of 1232 sq.ft.) Unit 3 has one 2Bdr-1Ba. (total of 679 sq. ft) ; and the Studio unit has 1Ba. with a total living area of 473 sq.ft. It is an end unit. All units have urban views or garden views. In addition to the 6 attached garages there are conveniently located on street parking spaces. The units have no direct access to the garages. The property is a short driving distance to Orange Coast College, Costa Mesa High School, transportation corridors, South County beaches, South Coast Plaza, many restaurants and entertainment centers.

Facts & Features

- Sold On 12/27/2021
- Original List Price of \$1,780,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$1,199 (Assessor)
- Laundry: Common Area, Dryer Included, Washer Included
- \$60000 Gross Scheduled Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Back Yard, Garden, Landscaped, Lawn, Lot
- Sewer: Public Sewer
- 6500-9999, Rectangular Lot, Level, Utilities - Overhead

Annual Expenses

- Total Operating Expense: \$21,720
- Electric: \$250.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$80
- Cable TV: 01315113
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$80
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Drapes:
- Patio:

- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale

- C3 - South Coast Metro area
- Orange County
- Parcel # 14166525

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: PW21229302

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Search Criteria

Property Type is 'Residential Income'

Standard Status is 'Closed'

Contract Status Change Date is 12/26/2021 to 01/01/2022

County Or Parish is 'Orange'

Number Of Units Total is 2+

Selected 15 of 15 results.