

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	OC23203501	S	34062 El Encanto AVE	DP	LT	STD	2	\$65,700		\$1,675,000 	\$659.97	2538	1982/ASR	4,356/0.1	N	4	12/07/23	10/10
2	PW23162952	S	870 N Grand ST	ORG	OTO	STD	2	\$0		\$1,225,000 		0	1939/ASR	6,662/0.1529	N	2	12/07/23	62/62
3	PW23205040	S	821 Jennifer LN	CM	C3	STD	3	\$78,300	3	\$1,466,000 	\$508.15	2885	1977/ASR	5,663/0.13	N	3	12/08/23	7/7
4	OC23152100	S	7024 El Dorado DR	BP	82	STD	4	\$110,400	5	\$1,707,000 	\$496.65	3437	1960/ASR	7,500/0.1722	N	4	12/05/23	62/62
5	OC23151848	S	7012 El Dorado DR	BP	82	STD	4	\$103,560	5	\$1,707,000 	\$496.65	3437	1960/ASR	7,500/0.1722	N	4	12/05/23	69/69
6	CV23177846	S	1301 Burwood ST	LH	87	STD	4	\$88,092	4	\$1,550,000	\$412.67	3756	1964/PUB	7,405/0.17	N	4	12/05/23	11/11
7	PW23197977	S	135 E Wakefield AVE	ANA	699	STD	7	\$136,668		\$2,000,000 	\$341.59	5855	1961/PUB	8,712/0.2	N	0	12/06/23	29/29
8	OC23136265	S	7862 2nd ST	STAN	61	STD	11	\$104,100		\$2,525,000 	\$297.94	8475	1971/ASR	19,602/0.45	N	11	12/07/23	30/30

Closed • Duplex

List / Sold:

\$1,650,000/\$1,675,000 ↑

10 days on the market

Listing ID: OC23203501

34062 El Encanto Ave • Dana Point 92629

2 units • \$825,000/unit • 2,538 sqft • 4,356 sqft lot • \$659.97/sqft • Built in 1982

PCH to El Encanto



Great Opportunity in Town Center close Lantern Village. TWO - 2 level, 2 bedroom, 2 bath, 2 car garage - townhouse style units with Yard areas, Fireplaces and balconies! Each unit has 1 bedroom and 1 bath downstairs along with a 2 car attached garage. Upstairs is the kitchen, 1 bedroom, 1 Bathroom, dining room, balcony. The units have vaulted ceilings upstairs and a small loft area. The Front 'A' unit has all new LVP Flooring. Both units have good sized driveways, for extra parking! This is the first time this building has been for sale since it was built in 1982. The total building square footage is 2538 ft.². Each unit is 1269 ft.² approximately. It would be very easy to enclose the front and rear yard areas to make a private yards for each unit - adding further value!

Facts & Features

- Sold On 12/07/2023
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central
- \$2,126 (Assessor)
- Laundry: In Garage
- \$65700 Gross Scheduled Income
- \$65700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- 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	2	2	Unfurnished	\$3,000	\$3,000	\$3,500
2:	1	2	2	2	Unfurnished	\$2,475	\$2,475	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- LT - Lantern Village area
- Orange County
- Parcel # 68227208

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: OC23203501

Printed: 12/10/2023 7:55:05 AM

Closed • Duplex

List / Sold:

\$1,215,000/\$1,225,000 ↓

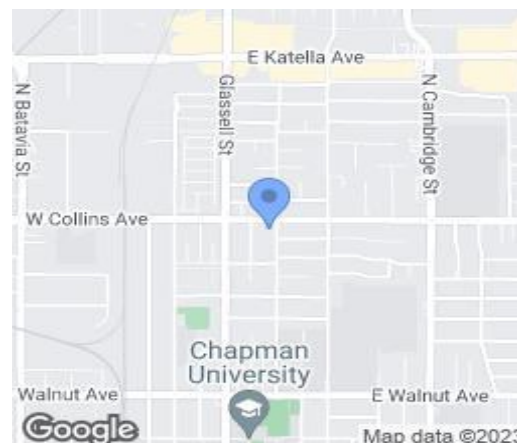
870 N Grand St • Orange 92867

62 days on the market

2 units • \$607,500/unit • 0 sqft • 6,662 sqft lot • No \$/Sqft data •
Built in 1939

Listing ID: PW23162952

Off the 57 frwy off Katella and take to Batavia go right to Collins and make left.. Take a right on Grand St.



PRICE Reduction of \$15K OPPORTUNITY KNOCKS WITH THIS BEAUTIFUL DOWNTOWN ORANGE SINGLE STORY DETACHED SINGLE FAMILY HOME PLUS A BRAND NEW 2023 NEVER-LIVED IN BEFORE, ADU UNIT. FRONT HOUSE IS A 2BR, 1 BA WITH ROOM FOR EXPANSION, OR POTENTIAL TO EXPAND. THE REAR ADU IS A NEWLY CONSTRUCTED 2 BR, 2 BA WITH PRIVATE PATIO, CENTRAL AC/HT (MINI SPLIT SYSTEM), IN UNIT WASHER DRYER, NEW LUXURY PLANK FLOORING, NEW STAINLESS APPLIANCES AND OWNED SOLAR PANELS - THE POSSIBILITIES ARE ENDLESS ON THIS 6662 SF LOT WITH A MASSIVE DETACHED 2-CAR GARAGE STRUCTURE LOCATED IN AN EXCELLENT NEIGHBORHOOD WITH MANY RENOVATED PROPERTIES ON THE SAME STREET. MANY RECENT RENOVATIONS INCLUDE: NEW ROOFS, NEW EXTERIOR AND INTERIOR PAINT, NEW LANDSCAPE THROUGHOUT. BRING YOUR OWNER OCCUPANT OR YOUR SAVVY INVESTORS TO THIS ONE.

Facts & Features

- Sold On 12/07/2023
- Original List Price of \$1,295,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air, Solar
- \$367 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Vinyl
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01916221
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Drapes:
- Patio:

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

- Ranges: 2
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- OTO - Old Towne Orange area
- Orange County
- Parcel # 38659222

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 • Apartment

List / Sold:

\$1,495,000/\$1,466,000 ↓

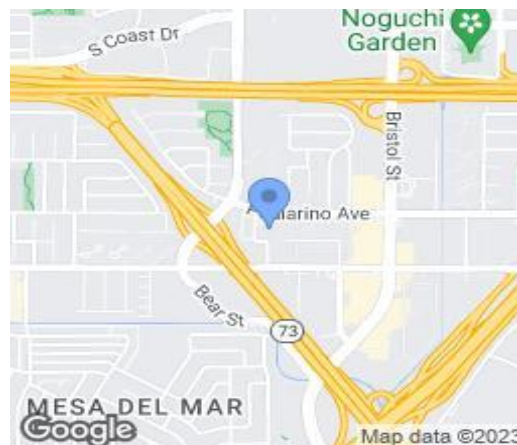
7 days on the market

Listing ID: PW23205040

821 Jennifer Ln • Costa Mesa 92626

3 units • **\$498,333/unit** • **2,885 sqft** • **5,663 sqft lot** • **\$508.15/sqft** •
Built in 1977

Take Paularino, right on Jeffrey and left on Jennifer



Beautiful triplex located close to South Coast Plaza on a nice cul-de-sac street. Spanish tile roof, 3 single enclosed garages and 3 parking spaces. Each unit has its own washer and dryer hookups. Downstairs single story 3 bedroom 2 bath unit has a nice yard and fireplace. Second unit is a 2 bedroom 1 bath and the 3rd unit upstairs is a one bedroom one bath.

Facts & Features

- Sold On 12/08/2023
- Original List Price of \$1,495,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- \$1,883 (Estimated)
- Laundry: In Garage
- Cap Rate: 3.11
- \$78300 Gross Scheduled Income
- \$46575 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Cul-De-Sac
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,725
- Electric: \$15.67
- Gas: \$767
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01198103
- Gardener:
- Licenses:
- Insurance: \$3,731
- Maintenance: \$2,594
- Workman's Comp:
- Professional Management: 4401
- Water/Sewer: \$1,896
- Other Expense: \$650
- Other Expense Description: Painting

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,525	\$2,525	\$2,900
2:	1	2	1	1	Unfurnished	\$2,150	\$2,150	\$2,500
3:	1	1	1	1	Unfurnished	\$1,850	\$1,850	\$2,100

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
- C3 - South Coast Metro area

- Buyer Agency Compensation: 2.5%

- Orange County
- Parcel # 41812115

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: PW23205040

Printed: 12/10/2023 7:55:06 AM

Closed • **Apartment**

List / Sold:

\$1,775,000/\$1,707,000 ↓

62 days on the market

Listing ID: OC23152100

7024 El Dorado Dr • Buena Park 90620

**4 units • \$443,750/unit • 3,437 sqft • 7,500 sqft lot • \$496.65/sqft •
Built in 1960**

South of Knotts, Make a right on El Dorado



Introducing 7024 El Dorado Drive, Buena Park, CA 90620—a desirable four-unit apartment building, opposite its identical 7012 counterpart. Each unit is well-designed and comes with attractive features: Unit 1 (A): 2 bed, 1 bath, patio, remodeled in 2020, view of Peak Park. Unit 2 (B): 2 bed, 2 bath, patio, remodeled in 2017, spacious utility room. Unit 3 (D): 2 bed, 1 bath, in-unit washer/dryer, remodeled in 2017, updated in 2023. Unit 4 (C): 2 bed, 2 bath, remodeled in 2017. Notable property enhancements include: Landscaping with drought-tolerant plants. Vinyl fencing for privacy and durability. Upgraded patios with concrete pavers. Convenient location highlights: South Buena Park area, away from freeway traffic. Surrounded by single-family homes. Close to Peak Park, Boys and Girls Club, community center. Easy access to 91 and 5 freeways. Knott's Berry Farm nearby for entertainment. Acquire both 7012 and 7024 for a prime investment opportunity in a sought-after location. Don't miss this chance to own this attractive real estate offering! Just across from these units is Park Place Townhomes, a 48-unit complex owned and managed by other family members. All units have been remodeled in the past five years and house respectful, quiet tenants. The complex is overseen by full-time onsite management. Nearby, on El Provo Street, two fourplexes also owned by family members maintain the same high standards, having been remodeled within the last five years.

Facts & Features

- Sold On 12/05/2023
- Original List Price of \$1,775,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Natural Gas
- \$1,006 (Estimated)
- Laundry: Gas Dryer Hookup
- Cap Rate: 5
- \$110400 Gross Scheduled Income
- \$96899 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Appliances: Dishwasher, Gas Oven, Gas Cooktop
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,501
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$933
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance: \$2,549
- Maintenance: \$3,170
- Workman's Comp:
- Professional Management: 5474
- Water/Sewer: \$1,434
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	2	1	1	Unfurnished	\$2,350	\$2,350	\$2,400
2:	1	2	1	1	Unfurnished	\$2,150	\$2,150	\$2,400
3:	1	2	2	1	Unfurnished	\$2,350	\$2,350	\$2,400
4:	1	2	2	1	Unfurnished	\$2,350	\$2,350	\$2,400

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 0
- Carpet:
- Dishwasher: 4
- Disposal: 4
- Drapes:
- Patio: 2
- Ranges: 4
- Refrigerator:
- Wall AC: 1

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 82 - Buena Park area
- Orange County
- Parcel # 13611111

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: OC23152100

Printed: 12/10/2023 7:55:06 AM

Closed • **Quadruplex**

List / Sold:

\$1,775,000/\$1,707,000 ↓

69 days on the market

Listing ID: OC23151848

7012 El Dorado Dr • Buena Park 90620

**4 units • \$443,750/unit • 3,437 sqft • 7,500 sqft lot • \$496.65/sqft •
Built in 1960**

South of Knotts and make a right on El Dorado



Discover 7012 El Dorado Drive, Buena Park, California 90620 – a captivating four-unit apartment building that redefines modern living. Paired with its identical counterpart, the 7024 fourplex, this property offers exceptional living arrangements. Meticulously maintained, it boasts a range of features and amenities for residents' comfort. Within 7012 El Dorado Drive, four curated units offer optimal living experiences. Ground floor units have two bedrooms and one bathroom, with one featuring a patio housing a washer/dryer shed. Another ground-floor unit has two bathrooms and an expansive patio with a washer/dryer hookup and storage. Upstairs, two units mirror lower layouts, offering two bedrooms and one bathroom or two bedrooms and two bathrooms. Units feature discreet washer/dryer hookups, some with wall-mounted AC, others with Forced Air Units. Upgrades in 2023 transformed Units A and D with new flooring, quartz countertops, ovens, bathtubs, light fixtures, and more. The property's allure extends to drought-resistant landscaping and a vinyl fence for privacy. The patios have modern pavers. Situated in Buena Park's southern area, the property offers easy access to neighboring areas. Nearby amenities include Peak Park, the Boys and Girls Club, and the city's community center. For commuters, the property is three minutes from the 91 freeway and close to Knott's Berry Farm theme park. In summary, 7012 El Dorado Drive offers precision, modern amenities, recent upgrades, and proximity to parks and major roads. This property beckons you to experience ease and gratification in Buena Park, California. Whether considering the combined allure of 7012 and 7024 fourplexes or the uniqueness of 7012 alone, this real estate gem promises an investment opportunity in a sought-after locale. Just across from these units is Park Place Townhomes, a 48-unit complex owned and managed by other family members. All units have been remodeled in the past five years and house respectful, quiet tenants. The complex is overseen by full-time onsite management. Nearby, on El Provo Street, two fourplexes also owned by family members maintain the same high standards, having been remodeled within the last five years.

Facts & Features

- Sold On 12/05/2023
- Original List Price of \$1,775,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central, Natural Gas
- \$1,006 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 5.07
- \$103560 Gross Scheduled Income
- \$89613 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Dishwasher, Gas Oven, Gas Cooktop
- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: Front Yard, Rectangular Lot, Near Public Transit, Park Nearby, Sprinklers Timer
- Security Features: Carbon Monoxide Detector(s)
- Fencing: Excellent Condition, Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,947
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Insurance: \$2,535
- Maintenance: \$2,464
- Workman's Comp:
- Professional Management: 5600

- Trash: \$933
- Cable TV: 00409987
- Gardener:
- Licenses:

- Water/Sewer: \$1,165
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,150	\$2,150	\$2,450
2:	1	2	2	1	Unfurnished	\$2,080	\$2,080	\$2,450
3:	1	2	1	1	Unfurnished	\$2,350	\$2,250	\$2,450
4:	1	2	2	1	Unfurnished	\$2,350	\$2,350	\$2,450

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 0
- Carpet:
- Dishwasher: 4
- Disposal: 4
- Drapes:
- Patio: 2
- Ranges: 4
- Refrigerator: 0
- Wall AC: 1

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 82 - Buena Park area
- Orange County
- Parcel # 13611110

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: OC23151848

Printed: 12/10/2023 7:55:06 AM

Closed • **Quadruplex**

List / Sold:

\$1,550,000/\$1,550,000

11 days on the market

Listing ID: CV23177846

1301 Burwood St • La Habra 90631

**4 units • \$387,500/unit • 3,756 sqft • 7,405 sqft lot • \$412.67/sqft •
Built in 1964**

South of the 90 Imperial Hwy, East of Euclid St, make a left on Montwood Ave



We are pleased to exclusively present the opportunity to acquire 1301 Burwood Street in the city of La Habra, California. Constructed in 1964, the 4-unit multifamily investment property sits on rectangular 0.16 acres (7,204 square feet) parcel with a building area of 3,756 square feet. The property consists of four two-bedroom/two-bathroom floor plans with approximately 939 square feet per unit. The two-story property features four single-car garages, two open parking spaces, on-site laundry facility, awning area with BBQ grill, and secured entrances. Each unit offers wall-unit air conditioning and there is a central hot water heater. All units are individually metered for gas and electricity. The property is centrally located close to major highways and freeways including the 90 Imperial Highway, Santa Ana Freeway, and Highway 57, making it easy to access neighboring cities and attractions. With a very walkable score of 71, the neighborhood offers a variety of shopping centers within walking distance of the property, such as Target, T.J. Maxx, Walmart Supercenter, Amazon Fresh, Sam's Club, and the Imperial Promenade. Most of which are located 1.5 mile west of the property, at the signalized intersection of Imperial Highway and Beach Boulevard that have an annual average daily traffic count of over 90,000. Additionally, the city is well-served by both the Fullerton Joint Union High School District and the La Habra City School District, providing a wide range of educational institution options within two-mile radius of the property. For outdoor recreational activities, the property is surrounded by well-maintained parks and golf courses including Laguna Lake Park, La Bonita Park, Westridge Golf Club, and Fullerton Golf Course. Located in the northwest corner of Orange County, the city of La Habra is known for its pleasant suburban atmosphere, diverse community, and convenient access to various amenities and attractions. The city takes pride in its historical landmark, Boulevard of Bells, the bells and plaque at the corner of La Habra Boulevard and Euclid Street marks "La Habra's Birthplace". La Habra also hosts various cultural festivals throughout the year, including its annual world-famous Corn Festival that attracts thousands of visitors with live entertainment, carnival rides, and delicious food. CALL or EMAIL for Offering Memorandum

Facts & Features

- Sold On 12/05/2023
 - Original List Price of \$1,550,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - \$0 (Other)
 - Laundry: Community
 - Cap Rate: 3.68
 - \$88092 Gross Scheduled Income
 - \$57048 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 1 water meters available
-

Interior

Exterior

- Lot Features: Rectangular Lot
 - Sewer: Public Sewer
-

Annual Expenses

- Total Operating Expense: \$30,794
- Electric: \$382.00
- Gas: \$1,706
- Furniture Replacement:
- Trash: \$2,049
- Cable TV: 01778230
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance: \$2,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,437
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	2	4	Unfurnished	\$1,835	\$7,341	\$2,250

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
- Buyer Agency Compensation: 2%
- 87 - La Habra area
- Orange County
- Parcel # 29247108

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: CV23177846

Printed: 12/10/2023 7:55:06 AM

Closed • Commercial/Residential

List / Sold:

\$2,050,000/\$2,000,000 ↓

135 E Wakefield Ave • Anaheim 92802

29 days on the market

7 units • **\$292,857/unit** • **5,855 sqft** • **8,712 sqft lot** • **\$341.59/sqft** •
Built in 1961

Listing ID: PW23197977



- 7-units in Anaheim offered at \$2,050,000 - Unit mix comprises of (6) 2-bedroom,1-bath units and (1) 1-bedroom, 1-bath unit - 8 garage parking spaces which include (2) double car garages and (4) single car garage spaces - Units individually metered for electric - All tenants are on month-to-month leases - The buyer has the opportunity to increase the income stream by 41% - Depending on your underwriting you can stabilize the deal at a 6.54% cap rate

Facts & Features

- Sold On 12/06/2023
- Original List Price of \$2,050,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- \$136668 Gross Scheduled Income
- \$79149 Net Operating Income
- 7 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$53,419
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$3,513
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,595	\$1,595	\$2,350
2:	1	2	1	0	Unfurnished	\$1,850	\$1,850	\$2,350
3:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$2,350
4:	1	2	1	0	Unfurnished	\$1,450	\$1,450	\$2,350
5:	1	2	1	0	Unfurnished	\$1,565	\$1,565	\$2,350
6:	1	2	1	0	Unfurnished	\$1,895	\$1,895	\$2,350
7:	1	1	1	0	Unfurnished	\$1,534	\$1,534	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 699 - Not Defined area
- Orange County

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



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Closed • [Apartment](#)

List / Sold:

\$2,805,000/\$2,525,000 ↓

30 days on the market

Listing ID: OC23136265

7862 2nd St • Stanton 90680

11 units • \$255,000/unit • 8,475 sqft • .45 acre(s) lot • \$297.94/sqft • Built in 1971

North on Beach Blvd, West on 2nd St, to 7862 2nd St



Available together with or separate from 7855 2nd St (8 Units). Built in 1971, this eleven-unit two-story garden-style walk-up consists of one- and two-bedroom units. The center walkway leads to a courtyard seating area in the rear of the property. The building has a flat roof and is separately metered for electricity. Each unit has wall air-conditioning, small balcony or patio, and a screen door. Tenants have garage and open parking. There is also an on-site laundry room for convenience. The property is conveniently located off Beach Boulevard and less than 5 miles from Disneyland Resort, Disney California Adventure Park, and less than 3 miles from The Source OC Shopping center, Medieval Times, Knott's Berry Farm, Ralphs, Target, and Whole Foods Market.

Facts & Features

- Sold On 12/07/2023
- Original List Price of \$2,805,000
- 1 Buildings
- Levels: Two
- 19 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- \$3,681 (Assessor)
- Laundry: Community
- \$104100 Gross Scheduled Income
- \$38161 Net Operating Income
- 12 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$64,016
- Electric: \$1,650.00
- Gas: \$2,890
- Furniture Replacement:
- Trash: \$2,500
- Cable TV: 01316702
- Gardener:
- Licenses:
- Insurance: \$3,850
- Maintenance: \$5,500
- Workman's Comp:
- Professional Management: 6000
- Water/Sewer: \$2,890
- Other Expense: \$3,681
- Other Expense Description: Other Ex

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	9	1	1	1	Unfurnished	\$850	\$6,575	\$16,200
2:	2	2	1	1	Unfurnished	\$1,050	\$2,100	\$4,300

Of Units With:

- Separate Electric: 12
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges: 11
- Refrigerator:
- Wall AC: 11

- Disposal: 11

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%

- 61 - N of Gar Grv, S Of Ball, E of Knott, W of Dal area
- Orange County
- Parcel # 07923205

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: OC23136265

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