

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	Spes	Date	DOM/CDOM
1	TR22222914	S	7372	8th ST	BP	82	STD	2	\$42,120		\$780,000	\$600.92	1298	1960/ASR	4,975/0.1142	N	2		12/09/22	19/19
2	LG22203099	S	252	254 Wave ST	LB	NL	STD	2	\$0		\$3,750,000 	\$1,816.86	2064	1954/ASR	4,500/0.1033	N	3		12/05/22	65/65
3	22200085	S	4921	Charlene CIR	HB	17	STD	6		3	\$3,100,000 	\$657.62	4714/A	1975	8,446/0.19		6		12/05/22	35/35

Closed • Duplex

List / Sold: **\$780,000/\$780,000**

7372 8th St • Buena Park 90621

19 days on the market

2 units • **\$390,000/unit** • **1,298 sqft** • **4,975 sqft lot** • **\$600.92/sqft** •

Listing ID: TR22222914

Built in 1960

Get on US-101 S from N Main St 2 min (0.5 mi) Take I-5 S to CA-39 S/Beach Blvd in Buena Park. Take exit 116 from I-5 S 22 min (19.9 mi) Take 9th St to 8th St



Take advantage of this marvelous opportunity to unveil a residential income duplex that is most fitting for the perfect investment opportunity. The first unit #A features 2 beds and 1 bath. The second unit also has 2 beds and 1 bath. For both of the units they had work completed in 2018 that consist of new granite counter kitchen tops, kitchen sinks and wall heaters that were installed for improvement. There is a 2 car attached garage that is shared between both unit #A and #B. Each unit gets their own private parking space with additional parking present on the driveway. The entrance consist of a private gated door that is most fitting for additional privacy for the residents. It has a free flowing courtyard to be enjoyed. Each unit has their own designated mail box, individual electric and gas meter, however there is 1 shared water meter. The premise does consist of a separate laundry room that is coin operated for both units to use as needed. Both units are fully rented to long term tenants. It is within walking distance to Carl E. Gilbert Elementary School, it is conveniently located near the 5 freeway and has easy access to restaurants as well. Please ensure to DRIVE-BY ONLY AND DO NOT DISTURB THE TENANTS. ***All offers are to be subject to interior inspection.***

Facts & Features

- Sold On 12/09/2022
- Original List Price of \$780,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$505 (Estimated)
- Laundry: Community
- \$42120 Gross Scheduled Income
- \$31120 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$780
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,780	\$1,780	\$1,980
2:	1	2	1	1	Unfurnished	\$1,730	\$1,730	\$1,930

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale
- 82 - Buena Park area
- Orange County
- Parcel # 27622104

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: TR22222914

Printed: 12/11/2022 5:02:28 AM

Closed • Duplex

List / Sold:

\$3,995,000/\$3,750,000 ↓

65 days on the market

Listing ID: LG22203099

252 254 Wave St • Laguna Beach 92651

2 units • **\$1,997,500/unit** • **2,064 sqft** • **4,500 sqft lot** • **\$1816.86/sqft** •
Built in 1954

PCH to inland side of Wave St. House on the left half way up.



252/254 Wave St Two chic cottages with modern design, contemporary comfort, and the luxury of North Laguna living. They are remodeled and ready to provide an amazing beach lifestyle. Only a walk away from shops, galleries, restaurants and the renowned Crescent Bay and Shaw's Cove beaches. They both have generous ocean views and cottage charm, and share high-quality refinements such as open floorplans, high ceilings with exposed beams, custom-built cabinetry, exquisite stone tile, and gorgeous white oak flooring throughout. The front house features a spacious kitchen and great room area with folding glass wall that opens to a front patio and rose garden equally suited to lounging and entertaining, as well as a 2-car garage. The back house, situated above the detached garage area, features an open kitchen and living room area, a deck offering still more ocean scenery to complement the view from the living room, and its own 1-car garage. For added convenience, each house has its own separate laundry room. This two-in-one treasure can be yours to live in as a private compound, to live in with its own detached rental, or to rent out as two separate units. So rarely do choices present themselves with such style, splendor, and excellence of location—make this myriad of possibilities your own!

Facts & Features

- Sold On 12/05/2022
- Original List Price of \$3,995,000
- 2 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom
- Floor: Tile, Wood
- Appliances: 6 Burner Stove, Dishwasher, Free-Standing Range, Gas Cooktop, Tankless Water Heater, Water Softener
- Other Interior Features: Ceiling Fan(s), Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01778230
- 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
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1:	1	3	2	2	Unfurnished	\$0	\$0	\$8,500
2:	1	2	1	1	Unfurnished	\$0	\$0	\$4,500

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
- NL - North Laguna area
 - Orange County
 - Parcel # 05314405

Michael Lembeck

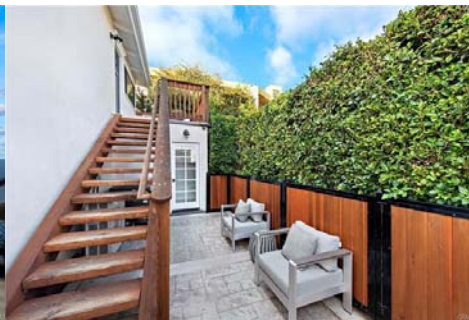
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed •

List / Sold:

\$3,150,000/\$3,100,000 ↓

35 days on the market

Listing ID: 22200085

4921 Charlene Cir • Huntington Beach 92649

**6 units • \$525,000/unit • 4,714 sqft • 8,446 sqft lot • \$657.62/sqft •
Built in 1975**

From 405N exit Westminster Blvd west, left on Rancho Rd, left on Bolsa Chica St, right on Pearce Dr, left on Green Ln, left on Charlene Circle.



4921 Charlene Circle is a 6 unit multi-family investment opportunity, located on a quiet culdesac in Huntington Beach. The property consists of "5" 1-bedroom / 1-bath units, and "1" 3-bedroom / 2-bath unit. Recent improvements include interior unit renovations as well as capital improvements. See OM for details.

Facts & Features

- Sold On 12/05/2022
- Original List Price of \$3,150,000
- 1 Buildings
- 12 Total parking spaces
- Laundry: Community
- Cap Rate: 3.25
- \$102421 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$57,378
- 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:	5	1	1		Unfurnished	\$2,078	\$10,393	\$11,375
2:	1	3	2		Unfurnished	\$3,144	\$3,144	\$3,300
3:								
4:								
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

- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 17826317

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

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