

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	Grg Spcs	Date	DOM/CDOM
1	OC20227479	S	10768 Cedar ST	STAN	61	STD	2	\$32,400	5	\$466,000	\$417.19	1117	1933/ASR	3,441/0.079	0	02/01/21	10/10
2	RS20246535	S	111 E Occidental ST	SA	69	STD	2	\$14,400		\$775,000	\$369.05	2100	1956/ASR	6,534/0.15	2	02/02/21	8/8
3	OC20247900	S	26942 Avenida Las Palmas	DP	CB	STD	2	\$76,800		\$1,510,000	\$684.50	2206	1972/ASR	5,663/0.13	3	02/01/21	41/41
4	OC21025164	S	513 Jasmine	CDM	CS	STD	2	\$0		\$1,750,000	\$1,132.69	1545	1948/PUB	3,633/0.0834	2	02/04/21	0/0
5	LG20181612	S	370 Jasmine ST	LB	NL	STD	2	\$69,600		\$1,850,000	\$1,049.94	1762	1925/PUB	6,098/0.14	0	02/01/21	89/89
6	MB20260782	S	1245 S Golden West AVE	SA	699	STD	2	\$20,400		\$750,000	\$479.23	1565	1949/PUB	7,025/0.1613	0	02/05/21	0/0
7	OC20209668	S	34061 Amber Lantern ST	DP	LT	STD	3	\$93,600	4	\$1,725,000	\$551.12	3130	1971/ASR	4,360/0.1001	3	02/05/21	111/111
8	SW20200019	S	133 W Marquita #A-C	SC	SC	STD	3	\$90,000		\$1,637,000		0	1977/ASR	9,640/0.2213	2	02/02/21	91/91
9	DW21023844	S	10661 Fern AVE	STAN	699	STD	3	\$43,200		\$625,000	\$284.87	2194	1960/ASR	6,534/0.15	0	02/05/21	0/0
10	PW20236674	S	407 N Tustin AVE	ANA	93	STD	4	\$69,876		\$1,180,000	\$345.74	3413	1964/ASR	9,583/0.22	5	02/01/21	37/214
11	PW20192288	S	1417 N Ross ST	SA	699	STD	8	\$134,160	5	\$1,735,000	\$345.82	5017	1960/PUB	9,307/0.2137	7	02/01/21	126/126
12	20625440	S	6952 Westpark PL	WTM	59	STD	32			\$9,600,000	\$333.89	28752	1977	60,984/1.4		02/01/21	68/68

Closed • **Single Family Residence**

List / Sold: **\$465,000/\$466,000** ↑

10768 Cedar St • **Stanton 90680**

10 days on the market

2 units • **\$232,500/unit** • **1,117 sqft** • **3,441 sqft lot** • **\$417.19/sqft** •
Built in 1933

Listing ID: OC20227479

405 FWY or 5 FWY to Beach Blvd, West on Katella, Right on Cedar, on right side.



2 Separate Houses on a lot in the Heart of Orange County. 2 Bed 1 bath home in front and 1/1 house in back with private parking access. Perfect for owner user or investment. 5.4% CAP. Upside in Rental Income. With modern improvements added, could be 6% CAP. Rear Home is ready to occupy with new stove and freshly painted. Amazing Value! 738 sqft for front home and 379 sqft for back house.

Facts & Features

- Sold On 02/01/2021
- Original List Price of \$465,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Common Area, Outside
- Cap Rate: 5.4
- \$32400 Gross Scheduled Income
- \$25550 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

- Lot Features: Front Yard, Level
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,900
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01976469
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	0	Unfurnished	\$800	\$800	\$1,600
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,100

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

- 61 - N of Gar Grv, S Of Ball, E of Knott, W of Dal area
- Orange County
- Parcel # 07935105

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

CUSTOMER FULL: Residential Income **LISTING ID:** OC20227479

Printed: 02/07/2021 5:41:07 PM

Closed •

List / Sold: **\$779,900/\$775,000** ↓

8 days on the market

111 E Occidental St • Santa Ana 92707

2 units • **\$389,950/unit** • **2,100 sqft** • **6,534 sqft lot** • **\$369.05/sqft** •
Built in 1956

Listing ID: RS20246535

South of Edinger East of Main St



Facts & Features

- Sold On 02/02/2021
- Original List Price of \$779,900
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Garage, In Kitchen
- \$14400 Gross Scheduled Income
- \$3430 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,430
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$834
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,360
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,236
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,200	\$1,200	\$1,200
2:	1	3	2	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
- Rent Controlled
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 40318509

Michael Lembeck

Re/Max Property Connection

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

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

CUSTOMER FULL: Residential Income LISTING ID: RS20246535

Printed: 02/07/2021 5:41:07 PM

Closed • Duplex

List / Sold:

\$1,545,000/\$1,510,000 ↓

41 days on the market

Listing ID: OC20247900

26942 Avenida Las Palmas • Dana Point 92624

**2 units • \$772,500/unit • 2,206 sqft • 5,663 sqft lot • \$684.50/sqft •
Built in 1972**

I-5 freeway to Camino De Estrella offramp then turn right on Avenida Las Palmas.



RARE OPPORTUNITY TO OWN THIS GORGEOUS TURNKEY AND FULLY UPGRADED DUPLEX LOCATED IN THE HIGHLY DESIRABLE AREA OF CAPISTRANO BEACH. **The 3 bdrm 2 bath upper unit is over 1200 SF of beautiful open living space with attached 2 car garage and laundry hookups. This unit also includes the rare addition of NEW CENTRAL AIR CONDITIONING AND HEATING. Beautiful view from the living room including peek-a-boo ocean view from the kitchen, Master bdrm and balcony. **The 2 bdrm 2 bath lower unit offers beautiful open living space with attached 1 car garage and laundry hook ups. The unit also includes NEW MULTI ZONE AIR CONDITIONING AND HEATING. These units have been completely updated from top to bottom with new flooring, windows, recessed lighting, PEX PIPING and much more. New kitchens with Granite countertops, stainless steel appliances and new remodeled bathrooms are a designers dream. PRIVATE YARDS WITH NEW LANDSCAPING AND SEPARATE PRIVATE SECURE GATED ENTRANCES. These units are within walking distance to Palisades elementary school, Sprouts, TJ Maxx & Home Goods. An easy stroll away is beautiful pines park that includes some of the most beautiful sunset views. Dana Point harbor is also within walking distance along with Doheny State Beach. You will not find a more beautiful property as both units offer COMPLETE PRIVACY WITH THE FEEL OF SINGLE FAMILY HOMES.

Facts & Features

- Sold On 02/01/2021
- Original List Price of \$1,545,000
- 1 Buildings
- Levels: One, Two
- 6 Total parking spaces
- Cooling: Central Air, Zoned, ENERGY STAR Qualified Equipment, SEER Rated 13-15
- Heating: Central, Zoned, ENERGY STAR Qualified Equipment, High Efficiency
- Laundry: Gas & Electric Dryer Hookup, In Garage, Washer Hookup
- \$76800 Gross Scheduled Income
- \$63040 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Family Room, Kitchen, Master Bathroom, Master Bedroom, Walk-In Closet
- Floor: Carpet, Laminate, Tile
- Appliances: Self Cleaning Oven, Convection Oven, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Disposal, Gas Oven, Gas Water Heater, Range Hood, Water Heater, Water Line to Refrigerator
- Other Interior Features: Balcony, Crown Molding, Granite Counters, Living Room Balcony, Living Room Deck Attached, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Sprinkler System, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Excellent Condition, Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$13,760
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$960
- Insurance: \$1,100
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0

- Cable TV: 01446803
- Gardener:
- Licenses:

- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$3,000	\$3,000	\$3,400
2:	1	3	2	2	Unfurnished	\$3,400	\$3,400	\$3,800

Of Units With:

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

Additional Information

- Standard sale
- CB - Capistrano Beach area
- Orange County
- Parcel # 12325208

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

Closed • Duplex

List / Sold: **\$1,750,000/\$1,750,000**

513 Jasmine • Corona del Mar 92625

0 days on the market

2 units • **\$875,000/unit** • **1,545 sqft** • **3,633 sqft lot** • **\$1132.69/sqft** •
Built in 1948

Listing ID: OC21025164

PCH right on Jasmine



Facts & Features

- Sold On 02/04/2021
- Original List Price of \$1,750,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: In Closet, In Garage
- 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: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01925726
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$0	\$0	\$0
2:	1	1	1	1	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 # 45918612

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

CUSTOMER FULL: Residential Income LISTING ID: OC21025164

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Closed • Duplex

List / Sold:

\$2,195,000/\$1,850,000 ↓

89 days on the market

Listing ID: LG20181612

370 Jasmine St • Laguna Beach 92651

2 units • \$1,097,500/unit • 1,762 sqft • 6,098 sqft lot • \$1049.94/sqft • Built in 1925

PCH to Jasmine St, property is on the left



Erase the line between indoor and outdoor living at this romantically styled Spanish villa in the heart of north Laguna Beach's desirable Tree Streets neighborhood. A private and gated front yard leads to an impressive outdoor courtyard with raised concrete patio, colorful tiles and elevated planters. Two attached residences share this luxurious space, each featuring 1 bedroom, 1 bath, a living room, dining room and spacious kitchen. A detached 1-bedroom, 1-bath guest cottage is located in the backyard and is pre-plumbed for a future kitchen, adding to this property's extensive versatility. The cottage can potentially be an ADU and the entire property is Mills Act-approved. Encompassing approx. 1,762 s.f. of living space, the residences reveal recent upgrades while retaining period elements, creating a great ambiance for living and entertaining. Wood floors are featured throughout, and further enrichments include handsome fireplaces, remodeled baths with vessel sinks and rain showers, custom built-ins, elegant archways, indoor laundry in each unit, coveted parking spaces, and open kitchens with stainless steel appliances and ample counter and cabinet space. The property, which offers easy access to Main Beach, downtown's village, Heisler Park and more, makes it so easy to cater to flexible uses and different lifestyles. Enjoy the option of using the duplex as an income property, or live in one and rent out or work in the other.

Facts & Features

- Sold On 02/01/2021
- Original List Price of \$2,575,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Central
- Laundry: Inside, Stackable
- \$69600 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Range Hood, Refrigerator
- Other Interior Features: Built-in Features, Ceiling Fan(s), Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- 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	\$2,600	\$2,600	\$31,200
2:	1	1	1	0	Unfurnished	\$3,200	\$3,200	\$38,400

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 # 49603221

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

Closed •

List / Sold: **\$750,000/\$750,000**

1245 S Golden West Ave • Santa Ana 92704

0 days on the market

**2 units • \$375,000/unit • 1,565 sqft • 7,025 sqft lot • \$479.23/sqft •
Built in 1949**

Listing ID: MB20260782

Mcfaden/Sullivan



Excellent opportunity to purchase these two units in a good area of Santa Ana. Front unit is 1 Bedroom 1 Bathroom + a bonus room, Back unit consist of 2 Bedrooms 1 bathroom. Both units have been beautifully remodeled with new kitchens, new flooring, new windows, new interior and exterior paint, Very nice bathroom and much more. This property won't last.

Facts & Features

- Sold On 02/05/2021
- Original List Price of \$750,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: Inside
- \$20400 Gross Scheduled Income
- \$15162 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,238
- Electric: \$950.00
- Gas: \$350
- Furniture Replacement:
- Trash: \$400
- Cable TV: 02004320
- Gardener:
- Licenses:
- Insurance: \$650
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Negotiable	\$0	\$0	\$2,100
2:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$1,700

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
- 699 - Not Defined area
- Orange County
- Parcel # 10909124

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

CUSTOMER FULL: Residential Income LISTING ID: MB20260782

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Closed •

List / Sold:

\$1,749,000/\$1,725,000 ↓

111 days on the market

Listing ID: OC20209668

34061 Amber Lantern St • Dana Point 92629

**3 units • \$583,000/unit • 3,130 sqft • 4,360 sqft lot • \$551.12/sqft •
Built in 1971**

PCH To Amber Lantern



Amazing location next to the Dana Point revitalization zone. This Triplex offers a spacious totally remodeled 3 bedroom and 2 bathroom unit complete with inside laundry and an expansive rear yard. The two upstairs units have beautiful wood beam ceilings . There are 3 Garages plus an additional 5 parking spaces . The property is just a few doors up from PCH ; close to shopping and restaurants and close to beautiful Dana Point Harbor , the Headlands trails and spectacular sandy beaches.

Facts & Features

- Sold On 02/05/2021
- Original List Price of \$1,749,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Forced Air
- Laundry: In Closet
- Cap Rate: 4
- \$93600 Gross Scheduled Income
- \$70800 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Suite
- Floor: Carpet, Tile
- Appliances: Dishwasher, Gas Oven, Gas Range
- Other Interior Features: Cathedral Ceiling(s), Copper Plumbing Full

Exterior

- Lot Features: 16-20 Units/Acre
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,800
- Electric: \$800.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$800
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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	3	2	1	Unfurnished	\$3,200	\$3,200	\$3,200
2:	2	2	1	1	Unfurnished	\$4,200	\$4,200	\$4,600

Of Units With:

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

Additional Information

- Standard sale
- LT - Lantern Village area
- Orange County
- Parcel # 68228207

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

CUSTOMER FULL: Residential Income **LISTING ID:** OC20209668

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Closed • **Triplex**

List / Sold:

\$1,700,000/\$1,637,000 ↓

91 days on the market

133 W Marquita # A-C • San Clemente 92672

**3 units • \$566,667/unit • 0 sqft • 9,640 sqft lot • No \$/Sqft data •
Built in 1977**

Listing ID: SW20200019

N El Camino Real & W Avenida Palizada



Opportunity Listing! Live in one, rent out the others! This property has 2 structures, main house with a lush, private backyard, tiered garden beds & an option to turn den into a 4th rental unit. The second structure has 2 currently rented units with long term & timely tenants who are currently on month to month contracts. Lots of garage storage space for owner occupant & tenants and the neighborhood has lots of street parking as well. 1) Main home is 3 BD, 2 BA, with lower level Den with separate entrance from garden. Blocks from the beach, parks, restaurants and shops in the downtown San Clemente beach community. Spacious lot for beach community just west of the 5 freeway, blocks from the beach. - Main unit is 3 stories, option to make downstairs den into another rental unit, already has separate entrance. - 2 car garage space, owner uses this for storage. 2) Unit B Front Unit - 2 Bd, 2 BA - 1 car garage space currently used by tenant 3) Unit A Back Unit - 1 Bd, 1 BA - 1 car garage space currently used by tenant

Facts & Features

- Sold On 02/02/2021
- Original List Price of \$1,850,000
- 2 Buildings
- Levels: Two, Three Or More
- 2 Total parking spaces
- Heating: Forced Air
- Laundry: Inside
- \$90000 Gross Scheduled Income
- \$86400 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Up, Den, Kitchen, Living Room, Master Bedroom, Multi-Level Bedroom
- Floor: Carpet, Vinyl
- Appliances: Gas Range, Gas Cooktop
- Other Interior Features: Balcony, Living Room Balcony, Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Sloped Down, Paved
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,655
- Insurance: \$1,200
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$1,800
- Water/Sewer: \$1,800
- Cable TV: 00000001
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$3,500	\$0
2:	1	2	2	1	Unfurnished	\$1,900	\$2,400	\$0
3:	1	1	1	1	Unfurnished	\$1,300	\$1,600	\$0

Of Units With:

- Separate Electric: 3
- Drapes:

- Gas Meters: 3
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- SC - San Clemente Central area
- Orange County
- Parcel # 05806202

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

CUSTOMER FULL: Residential Income LISTING ID: SW20200019

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Closed • **Triplex**

List / Sold: **\$625,000/\$625,000**

10661 Fern Ave • **Stanton 90680**

0 days on the market

3 units • **\$208,333/unit** • **2,194 sqft** • **6,534 sqft lot** • **\$284.87/sqft** •
Built in 1960

Listing ID: DW21023844

Nearest Cross Streets are W Cerritos Ave and Dale Ave



GREAT income property in desirable neighborhood! This triplex features spacious and bright units, each one presents 2 bed, 1 bath. Property is ready for new ownership!! Schools, shopping, and entertainment in the area!

Facts & Features

- Sold On 02/05/2021
- Original List Price of \$625,000
- 2 Buildings
- 0 Total parking spaces
- Laundry: Common Area
- \$43200 Gross Scheduled Income
- \$43200 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01947193
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,500
2:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,500
3:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 12644205

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

CUSTOMER FULL: Residential Income LISTING ID: DW21023844

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Closed • **Quadruplex**

List / Sold:

\$1,160,000/\$1,180,000 ↑

37 days on the market

Listing ID: PW20236674

407 N Tustin Ave • **Anaheim 92807**

4 units • **\$290,000/unit** • **3,413 sqft** • **9,583 sqft lot** • **\$345.74/sqft** •
Built in 1964

Near the 55 and 91 freeways off of N. Tustin Ave



Great investment opportunity with long term tenants. All units are well maintained with a big lot of 9583 sqft and conveniently located near the 55 and 91 freeways. It's a very close proximity to Fullerton, Placentia, Orange, Yorba Linda, Villa Park, and Cerritos. This 4-plex has two 2bed 2bath downstairs with patios and two one bed one bath units upstairs units with balconies. Recent upgrades such as 80 gal water heater, newer paint, resurfaced kitchen cabinets , countertops, kitchen stoves, updated windows, and roll up garage doors. The first 2bed 2 bath(unit A) has two car garage and the rest with one car garage. There are 5 additional parking behind the 5 garages. Also, many more parking on the street. Nice and roomy front lawn makes it feel right at home. Asking price is on the lower end compared to similar properties in OC.

Facts & Features

- Sold On 02/01/2021
- Original List Price of \$1,150,000
- 4 Buildings
- Levels: Two
- 10 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community
- \$69876 Gross Scheduled Income
- \$49652 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile
- Appliances: Gas Range, Range Hood, Water Heater Central

Exterior

- Lot Features: Lawn, Lot 6500-9999, Sprinklers In Front
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,826
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01228076
- Gardener:
- Licenses:
- Insurance: \$1,850
- Maintenance: \$2,096
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,150
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,460	\$1,460	\$1,850
2:	1	2	2	1	Unfurnished	\$1,408	\$1,408	\$1,800
3:	1	1	1	1	Unfurnished	\$1,550	\$1,550	\$1,550
4:	1	1	1	1	Unfurnished	\$1,340	\$1,340	\$1,500

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 93 - Anaheim N of River, E of Lakeview area
- Orange County
- Parcel # 36026405

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

Closed •

List / Sold:

\$1,760,000/\$1,735,000 ↓

126 days on the market

Listing ID: PW20192288

1417 N Ross St • Santa Ana 92706

**8 units • \$220,000/unit • 5,017 sqft • 9,307 sqft lot • \$345.82/sqft •
Built in 1960**

Please Contact Listing Agent For All Directions



The Annaandel Apartments is an 8-unit apartment building located in the Willard neighborhood of Santa Ana, CA. This property offers a diverse unit mix of 1, 2, & 3 bedroom units which are always in high demand. The property features an on-site laundry facility, garage & assigned parking, a new tankless water heater system, and mostly all upgraded units with laminate wood flooring. The Annaandel Apartments offer an investor the opportunity to purchase a well-performing asset with 15% upside in rents.

Facts & Features

- Sold On 02/01/2021
- Original List Price of \$1,760,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- Laundry: Community
- Cap Rate: 4.94
- \$134160 Gross Scheduled Income
- \$86890 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$43,245
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01926151
- 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:	6	1	1	6	Unfurnished	\$1,292	\$7,752	\$1,475
2:	1	2	1	1	Unfurnished	\$1,570	\$1,570	\$1,800
3:	1	3	1	1	Unfurnished	\$1,720	\$1,720	\$2,050

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Orange County
- Parcel # 39852103

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

CUSTOMER FULL: Residential Income LISTING ID: PW20192288

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Closed •

List / Sold:

\$11,000,000/\$9,600,000 ↓

68 days on the market

Listing ID: 20625440

6952 Westpark Pl • Westminster 92683

**32 units • \$343,750/unit • 28,752 sqft • 60,984 sqft lot • \$333.89/sqft •
Built in 1977**

Head north on Goldenwest Street from the 405 freeway. Pass Westminster Blvd and make left on Westpark Place. The property is on the left hand side.



Facts & Features

- Sold On 02/01/2021
- Original List Price of \$11,000,000
- 2 Buildings
- Heating: Wall Furnace
- \$329913 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$266,965
- 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:	32	2	2		Unfurnished	\$1,595	\$51,050	\$62,400
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 59 - Westminster North of 405 & Westminster area
- Orange County
- Parcel # 20354111

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

CUSTOMER FULL: Residential Income **LISTING ID:** 20625440

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