

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	PW22149868	S	1705 E Lincoln AVE	ANA	78	STD	2	\$1,200		\$735,000 ↓	\$415.96	1767	1953/ASR	7,841/0.18	N	2	02/14/23	81/81
2	OC22152180	S	1419 W 2nd Street	SA	699	STD	2	\$24,000		\$767,000 ↓	\$319.58	2400	1965/OTH	6,098/0.14	N	2	02/15/23	191/191
3	NP22236340	S	409 Dahlia AVE	CDM	CS	STD	2	\$0		\$3,630,000 ↓	\$1,353.47	2682	1998/PUB	3,454/0.0793	N	2	02/15/23	55/160
4	AR22235622	S	1331 Burwood ST	LH	699	STD	4	\$80,400		\$1,320,000 ↓	\$351.34	3757	1964/ASR	7,405/0.17	N	4	02/14/23	96/96
5	OC22248909	S	1642 Coriander DR	CM	C1	STD	4	\$50,760		\$1,995,000	\$440.11	4533	1965/PUB	8,274/0.1899	N	5	02/15/23	44/44
6	NP22078212	S	825 E Chestnut AVE	SA	699	STD	6	\$197,765	6	\$2,220,000 ↓	\$374.12	5934	1979/ASR	6,098/0.14	N	6	02/17/23	82/82

Closed • Duplex

List / Sold: **\$749,000/\$735,000** ↓

1705 E Lincoln Ave • Anaheim 92805

81 days on the market

2 units • **\$374,500/unit** • **1,767 sqft** • **7,841 sqft lot** • **\$415.96/sqft** •

Listing ID: PW22149868

Built in 1953

From East St., go east on Lincoln. Property on the north side of Lincoln Ave. before State College



Welcome to 1705 E Lincoln Ave, a well-maintained & unique duplex located on the outskirts of Anaheim. Each unit is 1 bed/1bath with a spacious backyard and a 2 car garage. This rare find is located near freeways, shops, eateries, and Disneyland just a few miles away. You don't want to miss the opportunity to see this property!

Facts & Features

- Sold On 02/14/2023
- Original List Price of \$799,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$503 (Estimated)
- Laundry: In Garage
- \$1200 Gross Scheduled Income
- \$14400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$950
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$50
- Cable TV: 00745605
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance: \$100
- 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	1	1	2	Unfurnished	\$0	\$0	\$1,950
2:	1	1	1			\$1,200	\$1,200	\$1,850

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
- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03528122

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: PW22149868

Printed: 02/19/2023 6:03:43 AM

Closed • **Single Family Residence**

List / Sold: **\$920,000/\$767,000** ↓

1419 W 2nd Street • Santa Ana 92703

191 days on the market

2 units • **\$460,000/unit** • **2,400 sqft** • **6,098 sqft lot** • **\$319.58/sqft** •
Built in 1965

Listing ID: OC22152180

1419 W 2nd Street, Santa Ana, CA, 92703



RARE OPPORTUNITY IN SANTA ANA! Near the HISTORIC Downtown Santa Ana lies this wonderful property that is being put for sale for the first time in 42 YEARS. This property has two separate units on a lot. The front unit is a 3 bedroom and 2 bath home, and the rear unit has 2 bedrooms and 1 bath with an attached 2 car garage. This property is not subject to HOA or any land leases. This property is also perfect for entertaining as both units boast Spacious Yards in both the front and rear units. This is the perfect home for a large family or for an investor. Don't miss out on this opportunity!

Facts & Features

- Sold On 02/15/2023
- Original List Price of \$999,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside, Outside
- \$24000 Gross Scheduled Income
- \$19000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Rectangular Lot, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01897290
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$4,200
- Other Expense Description: maintain

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,000	\$1,000	\$3,200
2:	1	2	1	2	Unfurnished	\$1,500	\$1,500	\$2,700

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
- 699 - Not Defined area

- Rent Controlled

- Orange County
- Parcel # 00718212

Michael Lembeck

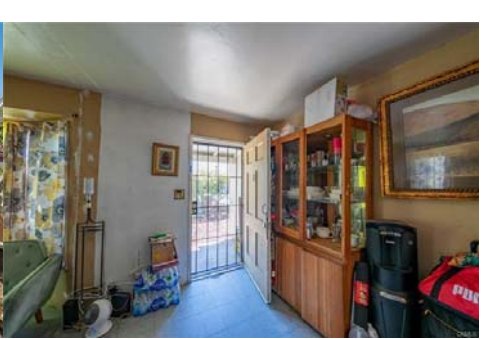
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

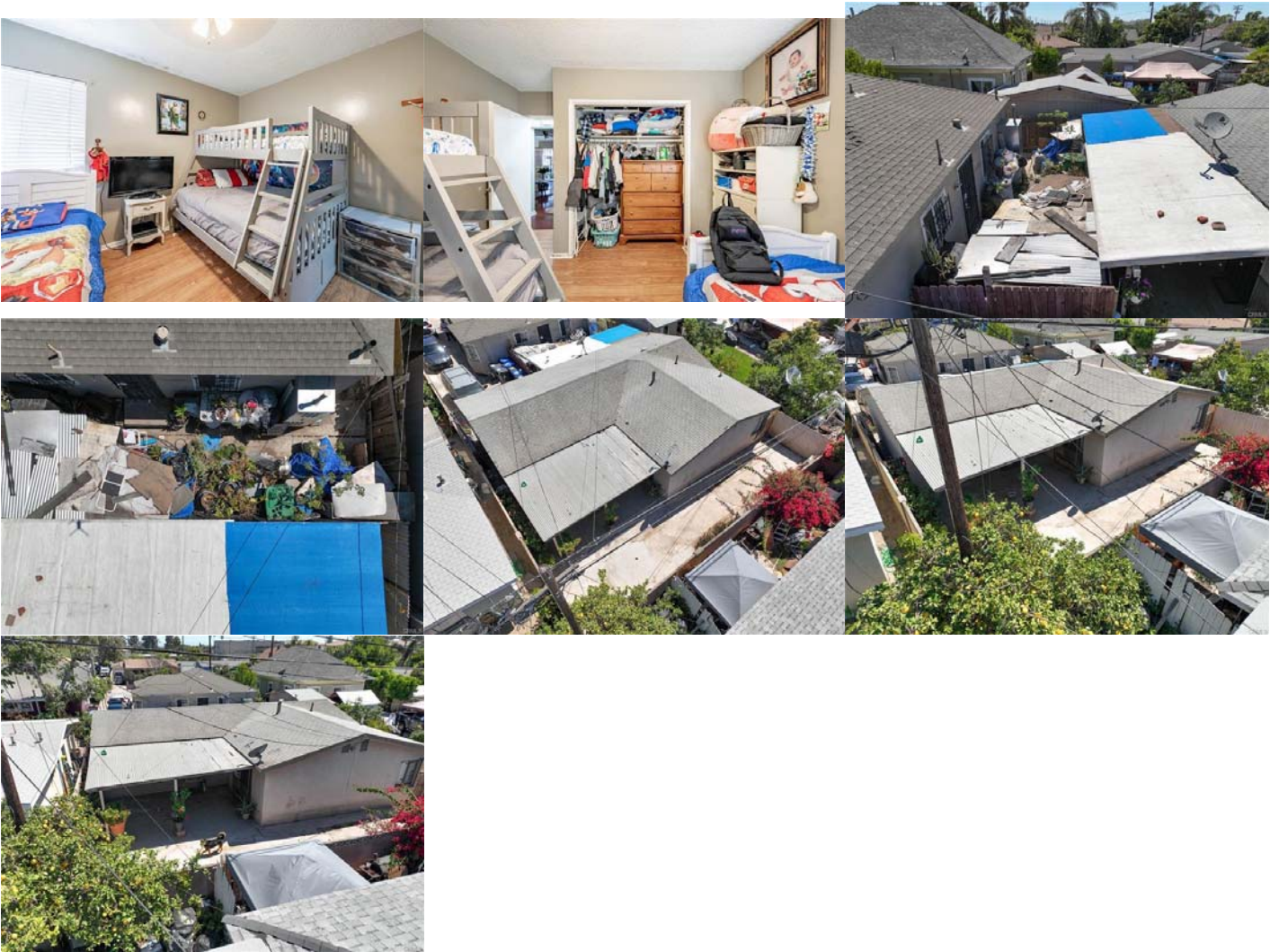
▼ Click arrow to display photos











Closed • Duplex

List / Sold:

\$3,795,000/\$3,630,000 ↓

55 days on the market

Listing ID: NP22236340

409 Dahlia Ave • Corona del Mar 92625

2 units • \$1,897,500/unit • 2,682 sqft • 3,454 sqft lot • \$1353.47/sqft •
Built in 1998

Dahlia/First



OCEAN VIEW DUPLEX! Located at the end of a cul-de-sac.

Facts & Features

- Sold On 02/15/2023
- Original List Price of \$3,795,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Loft, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite

Exterior

- Lot Features: Cul-De-Sac
- Waterfront Features: Ocean Side Of Highway 1
- 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	0	Unfurnished	\$0	\$0	\$0
2:	1	3	3	2	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 # 45911413

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

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CUSTOMER FULL: Residential Income LISTING ID: NP22236340

Printed: 02/19/2023 6:03:48 AM

Closed • **Quadruplex**

List / Sold:

\$1,390,000/\$1,320,000 ↓

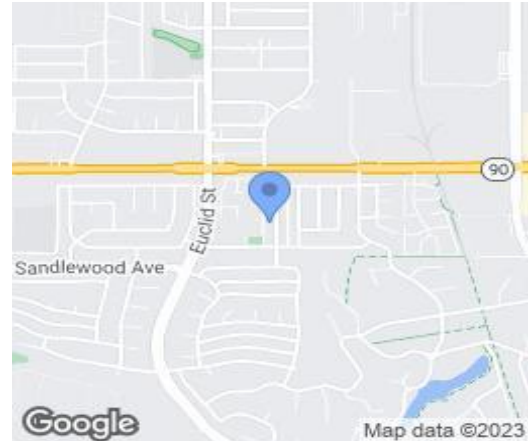
96 days on the market

Listing ID: AR22235622

1331 Burwood St • La Habra 90631

4 units • **\$347,500/unit** • **3,757 sqft** • **7,405 sqft lot** • **\$351.34/sqft** •
Built in 1964

South of Imperial Hwy and East of Euclid cross from Montwood Ave



Strong Tenancy quiet residential area four-unit apartment, Located in desirable area of La Habra, very close to Imperial Highway to all retail, school and commercial. Property was built in 1964 with building of 3,757 sq. ft. on a 7,200 sq. ft. lot, all units are large 2 Bedroom/2 Bathroom with garage and on-site laundry room. Lots renovations including window, painting, plumbing, roofing in the past few years. There is a small Park at back corner good for the tenant' family. Do not miss this good price investment in Orange County.

Facts & Features

- Sold On 02/14/2023
- Original List Price of \$1,390,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- \$993 (Estimated)
- Laundry: Community, Individual Room
- \$80400 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$6,888
- Electric: \$480.00
- Gas: \$1,308
- Furniture Replacement:
- Trash: \$1,980
- Cable TV: 02078334
- Gardener:
- Licenses:
- Insurance: \$0
- 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:	4	2	2	4	Unfurnished	\$6,650	\$6,650	\$7,250

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
- 699 - Not Defined area
- Orange County

• Parcel # 29248108

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: AR22235622

Printed: 02/19/2023 6:03:48 AM

Closed • **Quadruplex**

List / Sold: **\$1,995,000/\$1,995,000**

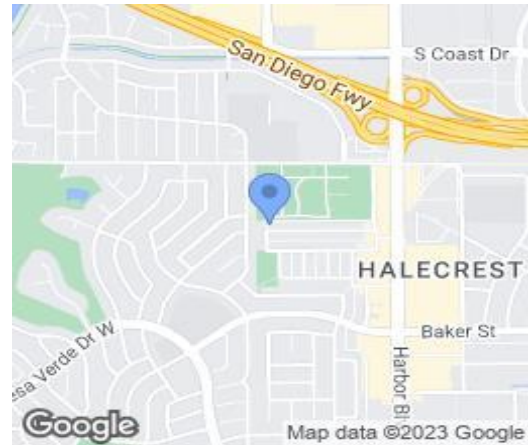
1642 Coriander Dr • Costa Mesa 92626

44 days on the market

4 units • \$498,750/unit • 4,533 sqft • 8,274 sqft lot • \$440.11/sqft • Built in 1965

Listing ID: OC22248909

S. of Gisler and West of Harbor



EXCELLENT FINANCING OPPORTUNITY!!!SELLER WILL CARRY THE FIRST TRUST DEED LOAN, and close quickly if needed, on this EXCEPTIONALLY WELL LOCATED SPICE STREET 4-PLEX IN ONE OF THE BEST LOCATIONS IN THE TRACT. The last sale in the tract is located directly across the street from the subject property and closed escrow on 10/8/21 at the price of \$2,097,950. The subject property, although in need of upgrading, is well worth the Seller's asking price and provides a great value add opportunity for the Buyer. The property is being SOLD "AS IS". The Seller will even consider an offer from your Buyer who may want to 1031 Exchange there single family rental property into this 4-Plex providing the single family rental is in good condition and has a good tenant in place at or near market rent. To the rear of the property is a nice, clean single loaded concrete alleyway. The property offers an Excellent Unit Mix with (1) single story ground floor 3br-2ba /fireplace unit with no one above and (3) 2br - 1 3/4ba units. The front tenant has been in the unit for almost 50 years. There are 2 double garages and 1 single garage. The rent for unit "C" does not include tenant having a garage. This building is at the end of the block with lots of open space to the west of this property creating a very open-air feeling for the tenants. Rents quoted become effective Jan 1, 2023. Projected rents shown assume units being nicely remodeled. Please, please "DO NOT DISTURB TENANTS" Hurry to take advantage of the many benefits offered by this proper/Listing.

Facts & Features

- Sold On 02/15/2023
- Original List Price of \$1,995,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Central
- \$1,363 (Estimated)
- Laundry: Common Area, Gas & Electric Dryer Hookup, Individual Room, Washer Hookup
- \$50760 Gross Scheduled Income
- \$17891 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999, Sprinklers In Front
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,934
- Electric: \$360.00
- Gas: \$600
- Furniture Replacement:
- Trash: \$3,000
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,800
- 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	2	Unfurnished	\$2,200	\$2,200	\$3,400
2:	1	2	2	1	Unfurnished	\$0	\$0	\$2,700
3:	1	2	2	1	Unfurnished	\$2,030	\$2,030	\$2,700
4:	1	2	2	1	Unfurnished	\$0	\$0	\$2,700

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
- Rent Controlled
- C1 - Mesa Verde area
- Orange County
- Parcel # 13949105

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:

\$2,275,000/\$2,220,000 ↓

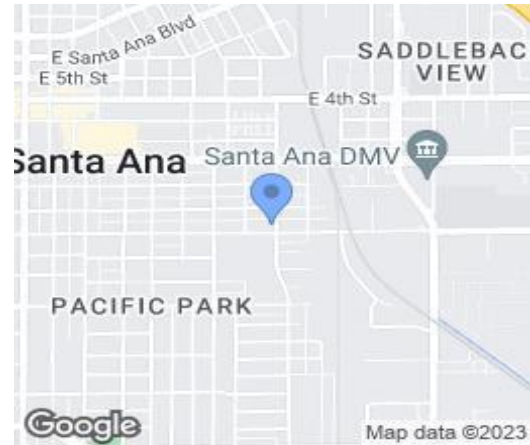
82 days on the market

Listing ID: NP22078212

825 E Chestnut Ave • Santa Ana 92701

6 units • \$379,167/unit • 5,934 sqft • 6,098 sqft lot • \$374.12/sqft • Built in 1979

Corner of Standard and Chestnut



PRICED TO SELL VERY QUICKLY!! TURKEY PROPERTY!! SOME UNITS CAN BE DELIVERED VACANT! GREAT OPPURTUNITY TO OWN 6 LARGE TWO AND THREE BEDROOM UNITS ON A CORNER LOT IN A QUIET RESIDENTIAL NEIGHBORHOOD OF SANTA ANA. ALL UNITS HAVE PRIVATE PATIO OR BALCONY, BRAND NEW FLOORING AND PAINT, AND OPEN FLOOR PLANS. 3 OF 6 UNITS HAVE VAULTED CEILINGS. NEW 2BED/1BATH LEASE JUST SIGNED AT \$2550! BRAND NEW CENTRAL WATER HEATER, NEW WINDOWS AND SLIDING PATIO DOORS, AND ROOF IS 4 YEARS OLD. PLENTY OF PARKING AND LAUNDRY ROOM ON-SITE, THIS IS A PRIDE OF OWNERSHIP ASSET PRICED TO SELL QUICKLY!

Facts & Features

- Sold On 02/17/2023
- Original List Price of \$2,275,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Forced Air
- \$1,467 (Estimated)
- Laundry: Common Area
- Cap Rate: 6.2
- \$197765 Gross Scheduled Income
- \$140950 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$50,911
- Electric: \$409.00
- Gas: \$2,835
- Furniture Replacement:
- Trash: \$7,750
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$2,075
- Maintenance: \$2,100
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$7,796
- Other Expense: \$1,000
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,550	\$2,550	\$2,550
2:	1	2	1	1	Unfurnished	\$2,550	\$2,550	\$2,550
3:	1	2	1	1	Unfurnished	\$2,550	\$2,550	\$2,550
4:	1	2	1	1	Unfurnished	\$2,550	\$2,550	\$2,550
5:	1	3	2	1	Unfurnished	\$3,100	\$3,100	\$3,100
6:	1	3	2	1	Unfurnished	\$3,100	\$3,100	\$3,100

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Orange County
- Parcel # 01113212

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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