

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	OC21270337	S	212	Garnet AVE	NB	N9	STD	2	\$222,000		\$4,275,000 ↓	\$1,732.87	2467	1946/PUB	2,614/0.06	N	2	02/14/22	10/10
2	OC21232494	S	308	Avenida Santa Margarita	SC	SE	STD	2	\$14,000		\$3,250,000 ↓	\$600.30	5414	1958/ASR	10,400/0.2388	N	4	02/18/22	81/81
3	PW21188350	S	3423 W	Camille ST	SA	69	PRO	3	\$42,000		\$1,989,863 ↑	\$639.83	3110	1902/ASR	28,201/0.6474	N	4	02/16/22	16/16
4	DW21186353	S	347 W	Whiting Ave	FUL	83	STD	3	\$57,120		\$895,000	\$512.31	1747	1922/OTH	5,432/0.1247	N	0	02/18/22	62/62
5	NP21264180	S	476	Seaward RD	CDM	CS	STD	3	\$70,452		\$2,595,000		0	1960/ASR	6,451/0.1481	N	0	02/14/22	21/21
6	LG22007057	S	817	Calle Puente	SC	SC	STD	3	\$96,000		\$1,975,000	\$880.91	2242	1972/PUB	4,792/0.11	N	3	02/15/22	4/4
7	SR22001182	S	13301	Fletcher ST #1	GG	63	STD	4	\$93,600		\$1,850,000 ↑	\$449.47	4116	1963/ASR	12,197/0.28	N	5	02/14/22	9/9
8	PW21244414	S	193 S	Hamlin ST	ORG	72	STD	4	\$91,000		\$1,585,000 ↑	\$364.37	4350	1970/ASR	7,841/0.18	N	4	02/18/22	42/42
9	OC21225254	S	1004	French ST	SA	699	STD	7	\$117,900	4	\$1,847,500 ↓	\$471.06	3922	1947/ASR	9,148/0.21	N	3	02/18/22	119/119
10	RS21243899	S	10761	Chestnut AVE #A-H	LOSA	52	STD	8	\$194,940		\$3,915,000 ↓	\$435.19	8996	1988/PUB	14,248/0.3271	N	8	02/14/22	13/13
11	PW21211713	S	13120	Nelson ST	GG	699	STD	10	\$194,400	4	\$3,080,000 ↓	\$421.11	7314	1959/ASR	12,632/0.29	N	10	02/15/22	37/37

Closed •

List / Sold:

\$4,395,000/\$4,275,000 ↓

10 days on the market

Listing ID: OC21270337

212 Garnet Ave • Newport Beach 92662

2 units • \$2,197,500/unit • 2,467 sqft • 2,614 sqft lot • \$1732.87/sqft • Built in 1946

Marine Ave, Right on Park Ave to Garnet



FRONT HOUSE: One of Balboa Islands Finest Duplexes, located on one of the quieter streets, this beach close income property offers the investor an extraordinary opportunity. The front house, with three bedrooms and three full baths, bonus area off the roof deck and three full bathrooms, features beamed ceilings and living room fireplace. Home provides a lot of light due to windows and skylights all around. Living room offers Smart Samsung framed picture TV's, built-in's around fireplace. Chef's Kitchen complete with bar stool seating and granite counter tops. main floor bedroom, oversized Master with sunny balcony, a secondary ensuite guest bedroom and a third floor rooftop deck that offers bonus room with closet can be used as fourth sleeping area, office or reading room. Large brick front patio Bay views, perfect for entertaining and family gatherings. **BACK UNIT:**The Coastal vibe, professionally designed and upgraded Back Unit includes a 2 Br + Loft, upgraded with all the designer touches, fireplace, inside laundry, custom cabinetry, top of line appliances and much more. This special property comes with short term rental license and can be used as large family home or two very productive rental income sources.

Facts & Features

- Sold On 02/14/2022
- Original List Price of \$4,395,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- 1 Total carport spaces
- Heating: Central
- \$2,293 (Unknown)
- Laundry: Inside, Upper Level
- \$222000 Gross Scheduled Income
- \$183200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Suite
- Floor: Carpet, Tile, Wood
- Appliances: Built-In Range, Dishwasher, Electric Oven, Gas Range, Gas Cooktop, Microwave, Refrigerator, Water Heater
- Other Interior Features: Balcony, Beamed Ceilings, Built-in Features, Granite Counters, Living Room Deck Attached, Open Floorplan

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Awning(s), Rain Gutters

Annual Expenses

- Total Operating Expense: \$38,280
- Electric: \$2,100.00
- Gas:
- Furniture Replacement:
- Trash: \$2,100
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$30,000
- 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	3	3	2	Unfurnished	\$12,000	\$144,000	\$144,000
2:	1	2	2	0	Furnished	\$6,500	\$78,000	\$78,000

Of Units With:

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

Additional Information

- Standard sale
- N9 - Lower Newport Bay - Balboa Island area
- Orange County
- Parcel # 05003213

Michael Lembeck

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

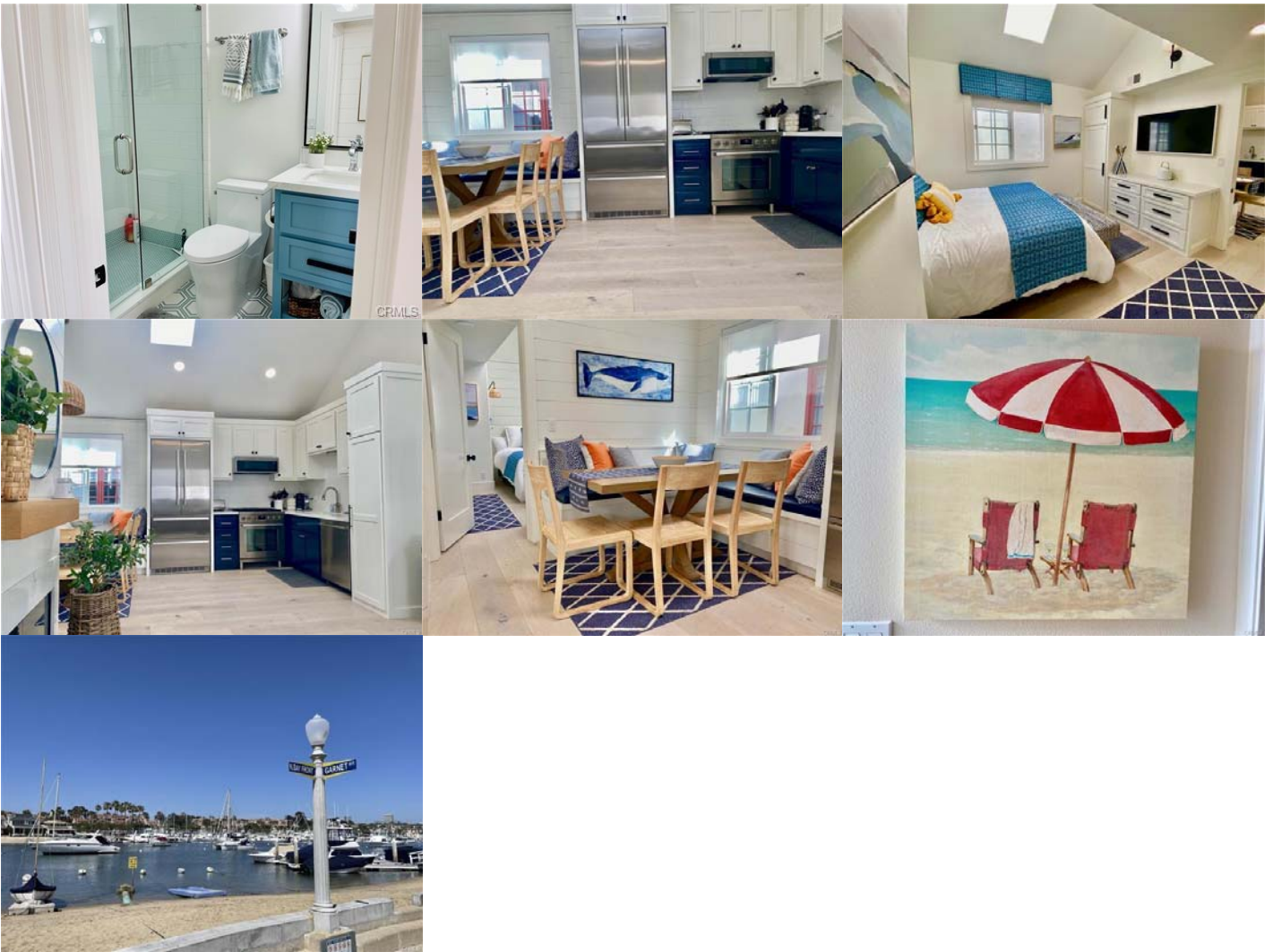
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: OC21270337

Printed: 02/20/2022 2:44:58 PM

Closed • Duplex

List / Sold:

\$3,299,000/\$3,250,000 ↓

81 days on the market

Listing ID: OC21232494

308 Avenida Santa Margarita • San Clemente 92672

2 units • \$1,649,500/unit • 5,414 sqft • 10,400 sqft lot • \$600.30/sqft • Built in 1958

308 Santa Margarita, San Clemente



BRAND NEW REMODEL – a duplex of this caliber is seldom available. Welcome to San Clemente’s newest golf course frontage multi-unit property featuring panoramic ocean views from one of the finest and largest properties available in the beach cities area. Set on a massive street-to-street lot, this 5,414 SF beach-modern duplex features a lower unit with an elegant chef’s kitchen with waterfall marble-island, ocean view breakfast bar, six-burner 48”commercial range, matched 42” built-in refrigerator with a freestanding beverage cooler and a spa-like master bathroom with frameless glass enclosure, dual-vanities and elegant soaking tub making ‘home’ more like resort living. Upstairs unit features a wrap around ocean view kitchen, vaulted ceiling living room with fireplace, and private entertainers deck. En-suite bathroom and master bedroom feature Dana Headland views and etched coastlines views to the south. Panoramic ocean views in upstairs unit and in every window throughout the kitchen and dining room in the lower unit creating a beach-centric experience perfect for entertaining and those sunset enjoying evenings. Sitting front row and overlooking hole 12 of San Clemente’s Municipal Golf Course makes this Duplex a golfer’s dream and is perfect for those who enjoy nature-filled views. Downstairs unit consists of a 4 bedroom, 4 bathrooms, 4,400 SF home(approx.) with 2-car garage and upstairs unit consists of a 1 bedroom, 1.5 bathrooms, 1,000 SF (approx.) home with attached 2-car garage. Both units have separate entries and garages located on different streets making these homes some of the most luxurious and private offerings in San Clemente.

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$3,499,000
- 1 Buildings
- Levels: Two
- 13 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$21 (Estimated)
- Laundry: Individual Room
- \$14000 Gross Scheduled Income
- \$13000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Entry, Exercise Room, Family Room, Formal Entry, Game Room, Great Room, Guest/Maid's Quarters, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite, Media Room, Office, Separate Family Room, Two Masters, Walk-In Closet
- Floor: Carpet, Laminate, Vinyl
- Appliances: 6 Burner Stove, ENERGY STAR Qualified Appliances, Gas Oven, Gas Range, Range Hood, Refrigerator, Vented Exhaust Fan, Water Heater, Water Line to Refrigerator
- Other Interior Features: In-Law Floorplan, Balcony, Bar, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Coffered Ceiling(s), Dry Bar, High Ceilings, Living Room Balcony, Living Room Deck Attached, Open Floorplan, Pantry, Recessed Lighting, Storage

Exterior

- Lot Features: 2-5 Units/Acre, Rectangular Lot, On Golf Course
- Security Features: Security System, Wired for Alarm System
- Fencing: Block, Good Condition, Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,640
- Electric: \$200.00
- Insurance: \$1,200
- Maintenance:

- Gas: \$600
- Furniture Replacement:
- Trash: \$240
- Cable TV: 01767484
- Gardener:
- Licenses:

- Workman's Comp:
- Professional Management:
- Water/Sewer: \$400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	5	2	Unfurnished	\$0	\$0	\$9,500
2:	1	1	2	2	Unfurnished	\$0	\$0	\$4,500

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
- SE - San Clemente Southeast area
- Orange County
- Parcel # 06008304

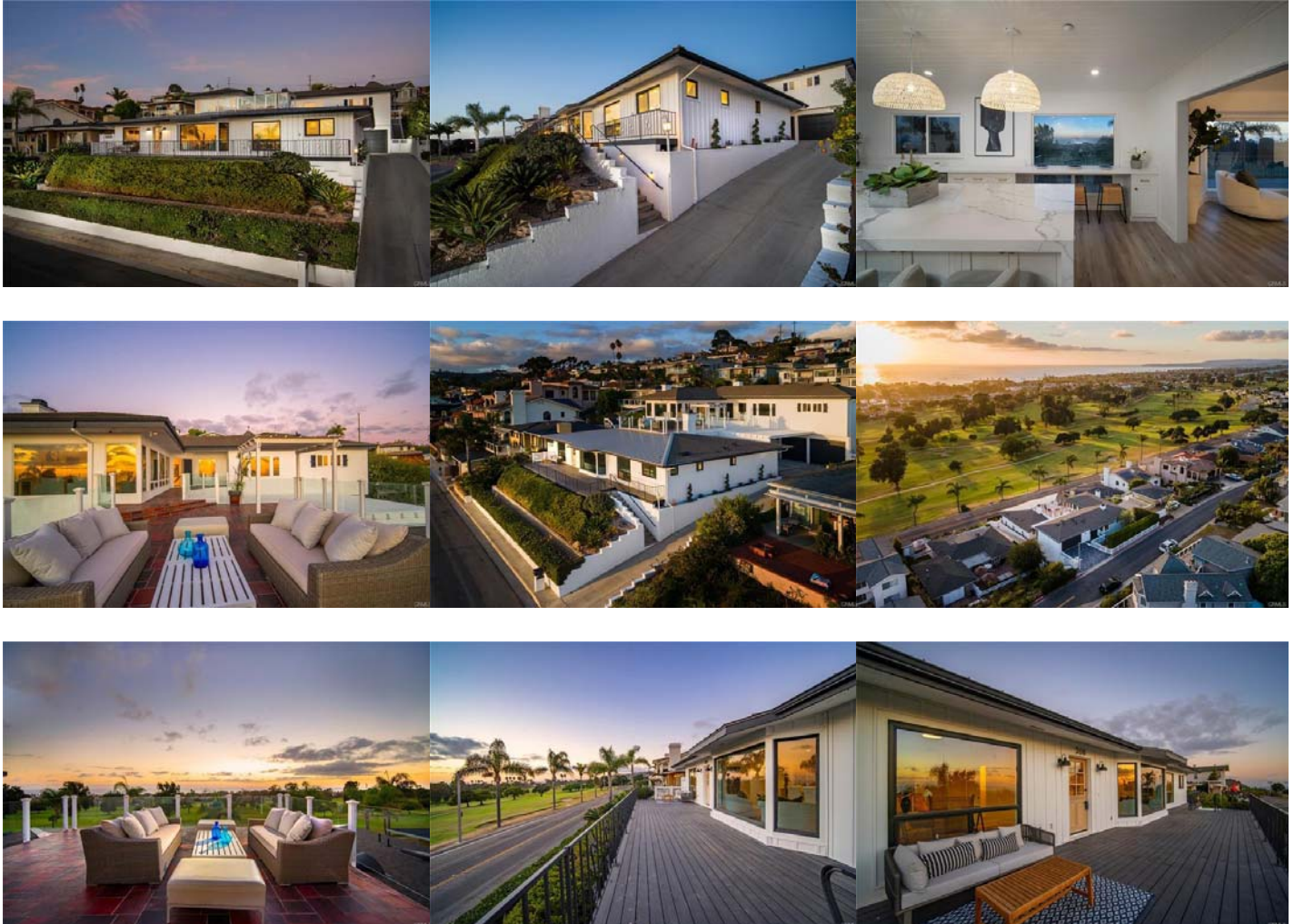
Michael Lembeck

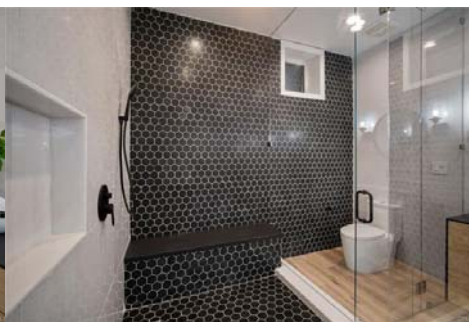
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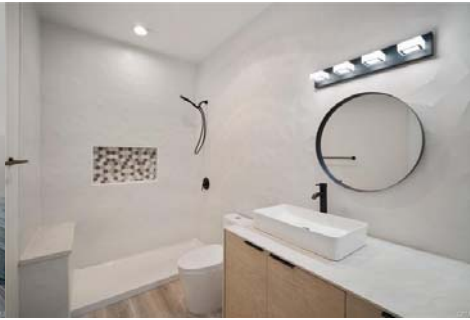
Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,099,000/\$1,989,863 ↑

16 days on the market

3423 W Camille St • Santa Ana 92704

**3 units • \$366,333/unit • 3,110 sqft • 28,201 sqft lot • \$639.83/sqft •
Built in 1902**

Listing ID: PW21188350

Head west on First St., Left on Jackson, Left on Camille St.



INVESTORS & DEVELOPERS OPPORTUNITY!!! Three detached single family homes in one huge lot. 3425 & 3419 are located on the corner of Jackson and Camille. Both units are identical model matches with 3 bedrooms, 1 baths. Both units have attached 1 car garages. 3425 W. Camille faces Jackson St. with a detached 2 car garage.

Facts & Features

- Sold On 02/16/2022
- Original List Price of \$1,099,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- \$729 (Estimated)
- Laundry: In Kitchen
- \$42000 Gross Scheduled Income
- \$36000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00745605
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,100	\$1,100	\$1,100
2:	1	3	1	1	Unfurnished	\$1,200	\$1,200	\$1,200
3:	1	3	1	2	Unfurnished	\$1,200	\$1,200	\$1,200

Of Units With:

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

Additional Information

- Probate Listing sale
- 69 - Santa Ana South of First area

- Orange County
- Parcel # 14428110

Michael Lembeck

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Re/Max Property Connection

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Closed •

List / Sold: **\$895,000/\$895,000**

347 W Whiting Ave • Fullerton 92832

62 days on the market

**3 units • \$298,333/unit • 1,747 sqft • 5,432 sqft lot • \$512.31/sqft •
Built in 1922**

Listing ID: DW21186353

champan



A Rare Opportunity to Purchase a Charming Historic Investment Property Located just a Short Walking Distance from Downtown Fullerton. The Front House was Recently Remodeled and Offers an Open Floor Plan, New Floors, New Kitchen and Large Private Backyard. Enjoy a Walk to Great Dining, Entertainment on a Beautiful Tree Lined Street.

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$895,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$3,067 (Unknown)
- Laundry: See Remarks
- \$57120 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02003950
- 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	\$2,000	\$2,000	\$2,400
2:	1	2	1	0	Unfurnished	\$1,660	\$1,660	\$2,000
3:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,450

Of Units With:

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

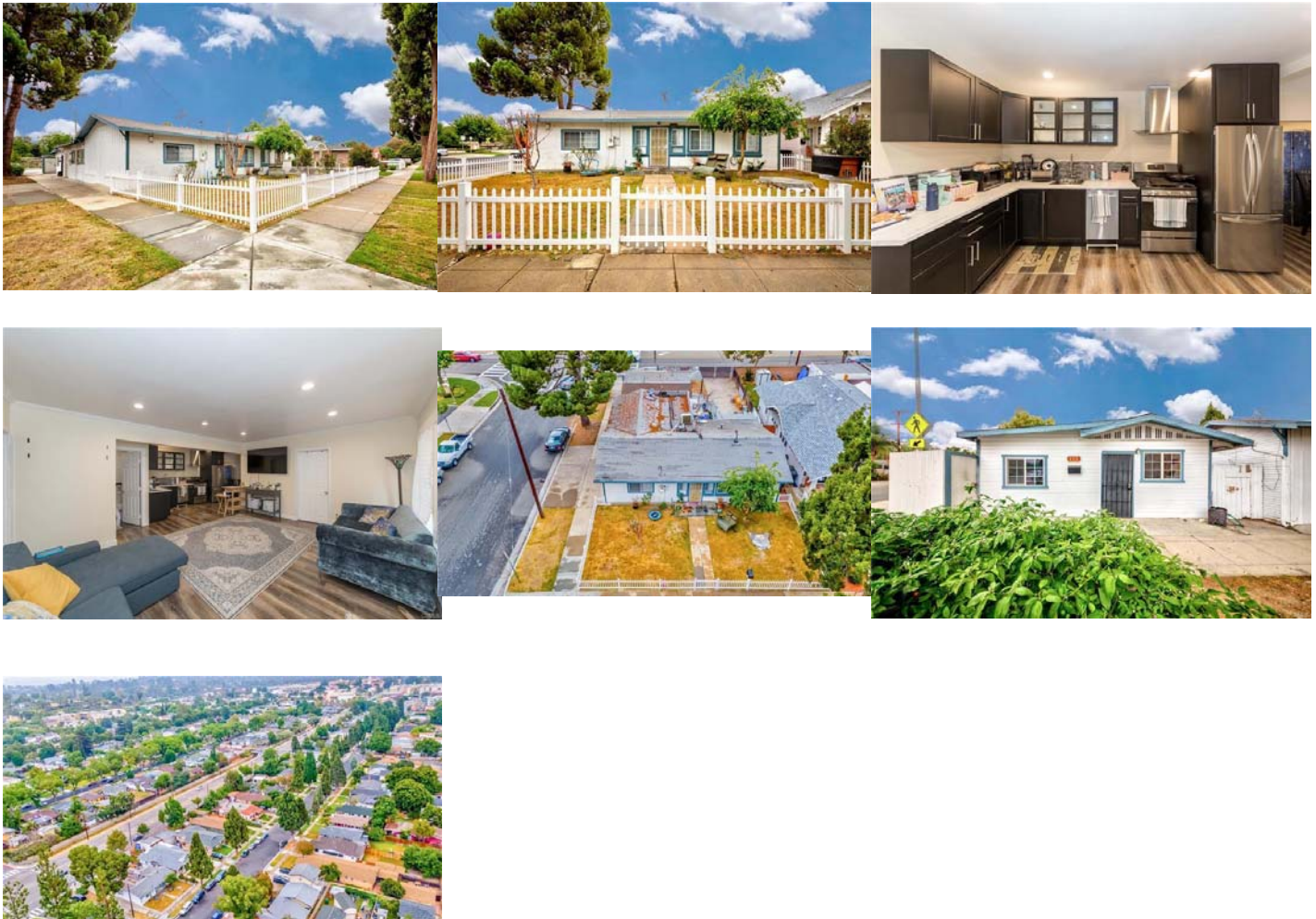
Additional Information

- Standard sale
- 83 - Fullerton area
- Orange County

Michael Lembeck
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CUSTOMER FULL: Residential Income LISTING ID: DW21186353

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Closed •

List / Sold: **\$2,595,000/\$2,595,000**

476 Seaward Rd • Corona del Mar 92625

21 days on the market

**3 units • \$865,000/unit • 0 sqft • 6,451 sqft lot • No \$/Sqft data •
Built in 1960**

Listing ID: NP21264180

PCH GOING SOUTH LEFT IN SEAWARD



SIGNIFICANT INVESTMENT PROPERTY! Triplex currently with all 3 units leased and consistent lease history. All the windows and double Patio doors have been replaced and all the units partially been remodeled in past few years with laminated wood floors in living area. Middle unit has laminate floor in the bedrooms. Each unit has 2 bedrooms upstairs and each unit has a Sun Deck that over looks the pool. Triplex has a laundry room. Prime location in Corona del Mar and just minutes from Little Corona Beach, Fashion Island and The Resort at Pelican Hill. Carports are covered and there's a community pool. Walking distance to the beach and Corona Del Mar Village with restaurants and shops.

Facts & Features

- Sold On 02/14/2022
- Original List Price of \$2,595,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 6 Total carport spaces
- Heating: Forced Air
- \$742 (Estimated)
- Laundry: Common Area, In Carport, Individual Room
- \$70452 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Great Room
- Floor: Laminate
- Appliances: Built-In Range, Disposal, Refrigerator
- Other Interior Features: Balcony, Ceiling Fan(s)

Exterior

- Lot Features: Sprinklers In Front, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- 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: 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	\$2,650	\$2,650	\$3,500
2:	1	2	1	0	Unfurnished	\$3,200	\$3,200	\$3,500
3:	1	2	1	0	Unfurnished	\$2,100	\$2,100	\$3,500

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Drapes:
- Patio: 3

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 3

- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale
- \$300 HOA dues Monthly

- CS - Corona Del Mar - Spyglass area
- Orange County
- Parcel # 45916409

Michael Lembeck

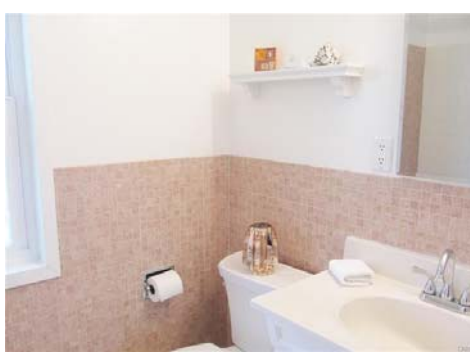
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CUSTOMER FULL: Residential Income LISTING ID: NP21264180

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Closed • **Triplex**

List / Sold: **\$1,975,000/\$1,975,000**

817 Calle Puente • **San Clemente 92672**

4 days on the market

3 units • **\$658,333/unit** • **2,242 sqft** • **4,792 sqft lot** • **\$880.91/sqft** •
Built in 1972

Listing ID: LG22007057

Calle Puente / W Canada



Located west of the 5 and within walking distance to beaches and parks, this recently renovated triplex offers an outstanding opportunity to acquire rental units along the coast. All units were upgraded with new kitchens featuring stainless steel appliances, butcher block counters, backsplash walls, and new flooring complete with baseboards throughout. In addition, all the bathrooms were upgraded with new tile, vanities, sinks, and plumbing. Each unit has new canned lighting, ceiling fans, and all new windows. The exterior was extensively reconfigured to give each unit their own yard space. With new fencing, drainage, lighting, concrete pavers, and waterproofed roofs, these units are turn key and ready for new tenants.

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$1,975,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- \$26 (Estimated)
- Laundry: Dryer Included, Inside, Washer Included
- \$96000 Gross Scheduled Income
- \$70720 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,280
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$50
- Cable TV: 01311941
- Gardener:
- Licenses:
- Insurance: \$2,400
- 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	1	1	1	Unfurnished	\$2,000	\$2,000	\$2,500
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,900
3:	1	2	1	1	Unfurnished	\$0	\$0	\$3,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- SC - San Clemente Central area
- Orange County
- Parcel # 69207203

Michael Lembeck

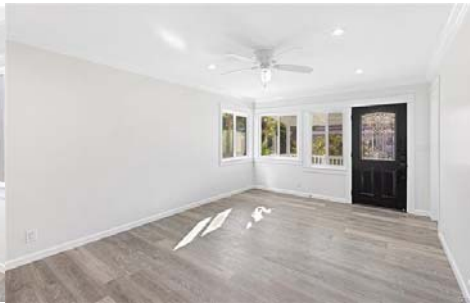
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CUSTOMER FULL: Residential Income LISTING ID: LG22007057

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Closed • **Quadruplex**

List / Sold:

\$1,699,999/\$1,850,000 ↑

9 days on the market

Listing ID: SR22001182

13301 Fletcher St # 1 • Garden Grove 92844

4 units • \$425,000/unit • 4,116 sqft • 12,197 sqft lot • \$449.47/sqft • Built in 1963

22 Frreway Exit Brookhurst St north, Left Central Ave, Left Fletcher St.



Well Maintain 4plex in an Awesome area of Garden Grove (cul-de-sac location), This is will not last. Rent Rolls are low the potential is Awesome. Make Offer subject to view. Do not Disturb tenants.

Facts & Features

- Sold On 02/14/2022
- Original List Price of \$1,699,999
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$15,680 (Estimated)
- \$93600 Gross Scheduled Income
- \$69600 Net Operating Income
- 5 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Tile, Vinyl
- Appliances: Electric Range, Range Hood, Water Heater
- Other Interior Features: Balcony, Ceiling Fan(s)

Exterior

- Lot Features: Cul-De-Sac, Sprinkler System
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,000
- Electric: \$7,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$6,000
- Cable TV: 01949090
- Gardener:
- Licenses:
- Insurance: \$4,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$6,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	8	0	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 5
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 63 - Garden Grove S of Chapman, W of Euclid area
- Orange County
- Parcel # 09821236

Michael Lembeck

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

Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SR22001182

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Closed • **Apartment**

List / Sold:

\$1,575,000/\$1,585,000 ↑

42 days on the market

Listing ID: PW21244414

193 S Hamlin St • **Orange 92869**

4 units • **\$393,750/unit** • **4,350 sqft** • **7,841 sqft lot** • **\$364.37/sqft** •
Built in 1970

Off Hamlin street



One of the finest areas of Orange. It is a pride of ownership area with a very practical unit Mix offering very consistent tenants for a healthy period of time. It has 1 3 Bd/1 bath and 3 of them 2BD/1 Bath. Rents are below market offering upside of Income. There is a good possibility of adding one more unit.

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$1,575,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,069 (Estimated)
- Laundry: Common Area
- \$91000 Gross Scheduled Income
- \$59100 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$31,900
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,500
- Cable TV: 00931171
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- 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	1	1	Furnished	\$2,185	\$2,185	\$2,250
2:	1	2	1	1	Partially	\$1,825	\$1,825	\$1,950
3:	1	2	1	1	Partially	\$1,692	\$1,692	\$1,950
4:	1	2	1	1	Partially	\$1,617	\$1,617	\$1,950

Of Units With:

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

Additional Information

- Standard sale
- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area

- Orange County
- Parcel # 39341208

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: PW21244414

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Closed •

List / Sold:

\$1,958,888/\$1,847,500 ↓

119 days on the market

Listing ID: OC21225254

1004 French St • Santa Ana 92701

**7 units • \$279,841/unit • 3,922 sqft • .21 acre(s) lot • \$471.06/sqft •
Built in 1947**

5 Freeway, Exit Santa Ana Blvd



1004 French Street is located in the highly coveted French Park neighborhood of Santa Ana, California. The current owner has taken great care of this 7-unit corner-lot apartment property, with 4 of 7 units receiving significant interior renovations in the past 36 months including new flooring, new paint, new kitchens, and new bathrooms. The unit mix consists of seven 1 bedroom / 1 bathroom units, and is located just blocks from Main Street & Civic Center Drive near a multitude of government employers including the OC Sheriff's Department, OC Department of Child Support Services, and OC Healthcare Agency. Each unit is separately metered for gas and electric with private on-site surface and garage parking available. Santa Ana is in the county seat of Orange County, California and it is the second most populous in the county. The United States Census Bureau estimated its 2019 population at 332,318, making Santa Ana the 57th most populous city in the United States. Santa Ana is in Southern California, adjacent to the Santa Ana River, about 10 miles (16 km) from the coast. Founded in 1869, the city is part of the Greater Los Angeles Area, the second largest metropolitan area in the United States, with almost 18 million residents in 2010. Santa Ana is a very densely populated city, ranking fourth nationally in that regard among cities of over 300,000 residents (trailing only New York City, San Francisco, and Boston). New York Times characterizes Santa Ana as the "face of a new California, a state where Latinos have more influence in everyday life — electorally, culturally and demographically — than almost anywhere else in the country. The local apartment market in the city of Santa Ana remains strong, and thus this property offers an investor the ability to capture quality residents seeking a well-located neighborhood with convenient access to a wide variety of retail, transportation and educational amenities.

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$2,020,000
- 2 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Common Area
- Cap Rate: 3.9
- \$117900 Gross Scheduled Income
- \$75577 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 2 water meters available

Interior

- Appliances: Gas Range

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$41,165
- Electric: \$3,084.00
- Gas: \$1,044
- Furniture Replacement:
- Trash: \$2,292
- Cable TV: 02024176
- Gardener:
- Licenses:
- Insurance: \$2,450
- Maintenance: \$3,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,956
- Other Expense: \$1,200
- Other Expense Description: Misc.

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	0	1	0	Unfurnished	\$1,450	\$1,450	\$1,595
2:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,695
3:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,695
4:	1	1	1	1	Unfurnished	\$1,350	\$1,350	\$1,695
5:	2	1	1	0	Unfurnished	\$1,500	\$3,000	\$1,695
6:	1	1	1	0	Unfurnished	\$1,525	\$1,525	\$1,695

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal: 7
- Drapes:
- Patio:
- Ranges: 7
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Orange County
- Parcel # 39802715

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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:

\$4,000,000/\$3,915,000 ↓

10761 Chestnut Ave # A-H • Los Alamitos 90720

13 days on the market

**8 units • \$500,000/unit • 8,996 sqft • 14,248 sqft lot • \$435.19/sqft •
Built in 1988**

Listing ID: RS21243899

Major cross streets Katella Ave. and Los Alamitos Blvd. left on Los Alamitos Blvd. Right onto Chestnut Ave.



We are pleased to offer this trophy 8-unit multifamily investment opportunity located at 10761 Chestnut Ave. in Los Alamitos. This approximately 8996 square foot property has a great unit mix with mostly town home apartments built in the late 1980s. The property has had one owner since it's construction who has operated and maintained the building with great care and pride of ownership. This beautiful Mediterranean inspired building has a gorgeous courtyard and offers amenities including patios, balconies, garages, onsite parking, fireplaces, an onsite laundry room, wall AC and heat units, and a central hot water heater. The apartments are separately metered for gas and electricity. A few of the apartments have been tastefully and selectively upgraded during tenant turnovers including new granite countertops, new bathroom vanities, plank & tile flooring, new drought tolerant landscaping, and new cabinets. This is a gorgeous building with large apartments with close walking proximity to great shops, restaurants, and public transportation.

Facts & Features

- Sold On 02/14/2022
- Original List Price of \$4,000,000
- 1 Buildings
- 16 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Fireplace(s), Wall Furnace
- \$1 (Estimated)
- Laundry: Common Area
- \$194940 Gross Scheduled Income
- \$102553 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Landscaped, Sprinkler System
- Security Features: Fire Sprinkler System
- Fencing: Block, Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$88,339
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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:	2	2	1	1	Unfurnished	\$1,888	\$3,776	\$1,995
2:	4	2	2	1	Unfurnished	\$1,975	\$7,900	\$2,395
3:	2	3	2	1	Unfurnished	\$2,380	\$4,760	\$2,595

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 0
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 52 - Los Alamitos area
- Orange County
- Parcel # 24219218

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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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CUSTOMER FULL: Residential Income LISTING ID: RS21243899

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Closed •

List / Sold:

\$3,175,000/\$3,080,000 ↓

37 days on the market

13120 Nelson St • Garden Grove 92843

**10 units • \$317,500/unit • 7,314 sqft • 12,632 sqft lot • \$421.11/sqft •
Built in 1959**

Listing ID: PW21211713

22 Frwy and exit off of Euclid St. Nelson St is between Brookhurst St and Euclid St



The Villa Solana Apartments just received a Big Reduction in Price of \$75,000. The apartment building is located in the city of Garden Grove in a excellent rental neighborhood surrounded by apartments and single family residences. The subject property possesses an attractive unit mix of (6) 2 bedrooms/one bath and (4) 1 bedroom/one bath units include: outdoor courtyard sitting area, garages and driveway parking spaces. The owner has added substantial upgrades and capital improvements to the property including: new garage roof in 2020, new exterior vinyl fencing, new cinder block enclosed front patios, new steel frame wood gates with code entry, new exterior paint, newer vinyl windows, some new gas lines, and a attractive exterior water fountain. The subject property is separately metered for electric and gas for low owner expense. In addition, approximately \$200 per month of extra income flows through the convenient on-site laundry facility (Owned machines/go with the sale). Additionally, there are two spacious onsite storages sheds for owner use or to increase landlord revenue by renting them out. The Villa Solana is a wonderful opportunity for savvy to take advantage of the upside in rents and achieve close to a 5 CAP and 14.38 GRM on street rents. Another important note is that all tenants have been current through COVID. Villa Solana is ideally located in Central OC with quick access to the 22/5/57 freeways allowing tenants to quickly access numerous OC employment centers and amenities like: Knotts Berry Farm, Disneyland, Honda Center, Angel Stadium, shopping centers, Home Depot.

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$3,250,000
- 1 Buildings
- Levels: Two
- 20 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$2,711 (Estimated)
- Laundry: Community
- Cap Rate: 4.28
- \$194400 Gross Scheduled Income
- \$136080 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Range

Exterior

- Lot Features: 6-10 Units/Acre, Lot 10000-19999 Sqft
- Fencing: Block, New Condition, Vinyl, Wrought Iron
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$58,320
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$1,895

2:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$1,895
3:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$1,895
4:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,895
5:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,895
6:	1	2	1	1	Unfurnished	\$1,625	\$1,625	\$1,895
7:	1	1	1	1	Unfurnished	\$1,625	\$1,625	\$1,650
8:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$1,650
9:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$1,650
10:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$1,650

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
 - Orange County
 - Parcel # 09908134

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Re/Max Property Connection

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