

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	PW20260829	S	510 18th ST	HB	15	STD	2	\$68,400		\$1,420,000	\$540.75	2626	1973/ASR	5,663/0.13	2	02/17/21	8/8
2	PW20254147	S	3621 W Park Balboa AVE	ORG	72	STD	2	\$0		\$1,020,000	\$348.72	2925	1978/ASR	6,098/0.14	4	02/16/21	6/6
3	PW20250812	S	33751 Alcazar	DP	LT	STD	2	\$60,000		\$1,317,500	\$487.96	2700	1975/EST	3,964/0.091	3	02/18/21	31/31
4	LG20186622	S	332 Poplar ST	LB	NL	STD	2	\$0		\$2,500,000	\$1,101.32	2270	1966/EST	6,233/0.1431	1	02/16/21	59/59
5	PW20255229	S	528 E Chalynn CIR	ORG	OTO	STD	2	\$61,200		\$880,000	\$518.26	1698	1955/ASR	6,098/0.14	2	02/17/21	4/4
6	OC21009327	S	12542 Walnut AVE	GG	699	STD	2	\$39,000		\$640,000	\$413.17	1549	1928/ASR	4,500/0.1033	2	02/19/21	12/12
7	PW20252999	S	2250 Pamela LN	CM	C2	STD	3	\$58,500		\$1,210,000	\$432.14	2800	1983/ASR	5,227/0.12	3	02/16/21	17/17
8	NP19071827	S	206 Via Antibes	NB	N8	STD	3	\$153,600		\$3,150,000	\$875.00	3600	1953/ASR	3,890/0.0893	4	02/16/21	610/610
9	NP21005853	S	2863 Hickory PL #4	CM	C1	STD	4	\$87,300	4	\$1,640,000	\$461.97	3550	1960/ASR	6,098/0.14	4	02/16/21	9/9
10	NP20221833	S	4201 Hilaria WAY	NB	N6	STD	4	\$117,600		\$2,365,000	\$549.36	4305	1965/ASR	7,854/0.1803	4	02/15/21	94/94
11	PW20182563	S	302 E Wilhelmina ST	ANA	78	STD	6	\$102,540	5	\$1,300,000	\$271.74	4784	1949/ASR	9,148/0.21	2	02/18/21	106/106
12	OC21011239	S	8100 Cerritos AVE	STAN	699	STD	6	\$95,508		\$1,514,625	\$291.16	5202	1976/ASR	11,326/0.26	6	02/18/21	3/3

Closed •

List / Sold:

\$1,395,000/\$1,420,000 ↑

8 days on the market

510 18th St • Huntington Beach 92648

**2 units • \$697,500/unit • 2,626 sqft • 5,663 sqft lot • \$540.75/sqft •
Built in 1973**

Listing ID: PW20260829

PCH/18TH



Great Opportunity to own Multi-family units on a Double Lot in Surf City USA. Walking distance to the Surf and Sand, Pier, Downtown Main Street, Shopping, Restaurants, and Entertainment. Each unit features its own private backyard, 1-car garage, with additional assigned parking spots for friends and family. Spacious units with the front offering 2 bed 2 bath with the back unit offering 3 bed 2 bath. This investment has 3 wonderful Opportunities: 1. Live in one unit while renting the other for additional income. 2. Rent both units for maximizing cash flow as an investor 3. Contractor or Developer can take advantage of splitting the Double Lot and Build 2 New Construction Homes that would be valued over 2 Million Each (Must check with city permits). Must see to appreciate!!!

Facts & Features

- Sold On 02/17/2021
- Original List Price of \$1,395,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central
- Laundry: In Kitchen
- \$68400 Gross Scheduled Income
- \$65400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Lawn, Sprinklers In Front, Sprinklers Timer, Walkstreet, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$50
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$250
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$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	\$1,700	\$1,700	\$3,200
2:	1	2	2	1	Unfurnished	\$1,800	\$1,800	\$2,500

Of Units With:

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

- Disposal: 2

Additional Information

- Standard sale
- 15 - West Huntington Beach area
- Orange County
- Parcel # 02314604

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:** PW20260829

Printed: 02/21/2021 7:40:33 PM

Closed • Duplex

List / Sold:

\$1,028,000/\$1,020,000 ↑

6 days on the market

3621 W Park Balboa Ave • Orange 92868

2 units • **\$514,000/unit** • **2,925 sqft** • **6,098 sqft lot** • **\$348.72/sqft** •
Built in 1978

Listing ID: PW20254147

From Freeway 22 exit The City Dr and turn right and right again in W Park Central Av and right again in W Park Balboa



3 Bedrooms and 3 Baths TIMES TWO! This spacious DUPLEX is a rare opportunity!! Each unit has 1 bedroom 1 bath downstairs PLUS 2 bedrooms and 2 baths upstairs, including a master suite with private bath. Units have identical floorplans. Live in one and rent the other or bring your buyers with multi-family needs as this property offers GREAT space! Each 3 bedroom unit also has their own private patio and a 2 car garage PLUS spacious driveways. Some recent upgrades (per seller) are heater and A/C unit, dual pane windows, flooring, plumbing, kitchen sink and gas stove. Location is close to SO MUCH including nearby 22 & 57 FWYS, UCI Medical Center, The Block of Orange, Restaurants and Retail. Less than a 15 minute drive to Disneyland, Old Town Orange, Chapman University and so much more! Priced for a quick sale, call today! Great opportunity to buy a duplex! Almost 1500 square feet per unit!

Facts & Features

- Sold On 02/16/2021
- Original List Price of \$999,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Living Room, Master Bathroom, Master Bedroom
- Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Water Heater
- Other Interior Features: Formica Counters, Recessed Lighting

Exterior

- Lot Features: Level with Street
- Fencing: None
- Sewer: Sewer Paid
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01884917
- Gardener:
- Licenses:
- Insurance: \$0
- 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	\$0	\$0	\$3,000
2:	1	3	3	2	Unfurnished	\$0	\$0	\$3,000

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
- \$300 HOA dues Annually

- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 23130304

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: PW20254147

Printed: 02/21/2021 7:40:33 PM

Closed •

List / Sold:

\$1,395,000/\$1,317,500 ↓

31 days on the market

33751 Alcazar • Dana Point 92629

**2 units • \$697,500/unit • 2,700 sqft • 3,964 sqft lot • \$487.96/sqft •
Built in 1975**

Listing ID: PW20250812

Camino Capistrano to Stonehill to Selva to Alcazar



An outstanding opportunity to own a well maintained duplex in the beautiful city of Dana Point, in the Lantern District and the Harbor Area. Both units are identical with 1350 square foot of living spaces, with two bedrooms and two baths. The lower unit has brand new windows, flooring and is freshly painted. As you walk into the downstairs unit, you will see the openness of the unit with its high vaulted ceilings and open floor plan. The sliding door will take you to the backyard which has its own tranquil settings and allows you to sit and relax with a view of the ocean. The new concrete flooring adds up to the ambiance of this private backyard. Mater bedroom has its own bathroom and sliding door closet. The fireplace in the living room will keep you cozy during chilly nights. Upstairs unit is identical to lower unit, however it offers you an outside patio which gives you a killer view to the ocean, city light and more. Outside walls of the building has been painted. This Duplex offers three car garage and new driveway concrete. Come and look at me that you will not be disappointed.

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$1,395,000
- 1 Buildings
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- Laundry: In Garage
- \$60000 Gross Scheduled Income
- \$51100 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Laminate
- Appliances: Gas Oven
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,849
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$737
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$782
- 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	2	Unfurnished	\$0	\$0	\$3,000
2:	1	2	2	1	Unfurnished	\$2,500	\$2,500	\$3,500

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- LT - Lantern Village area
- Orange County
- Parcel # 68226431

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:** PW20250812

Printed: 02/21/2021 7:40:33 PM

Closed •

List / Sold:

\$2,595,000/\$2,500,000 ↓

59 days on the market

332 Poplar St • Laguna Beach 92651

**2 units • \$1,297,500/unit • 2,270 sqft • 6,233 sqft lot • \$1101.32/sqft •
Built in 1966**

Listing ID: LG20186622

PCH turn on Turn right on Turn left on Poplar



This is a unique offering situated on Poplar, one of the most desirable Tree Streets. Zoned R2. Two Separate, Detached Large Homes on a 6,234 sq. ft. lot. Live in one and rent out the other. Or rent out both. 332 Poplar - Front Cottage built around 1928 (estimated) has 2 bedroom and 2 baths with estimated 1,040 sq. ft. of living space. Lovely fireplace. This home has been updated many times. Large Front and Side Landscaped Yard and Large rear Patio Area for relaxing. Long off street drive which accommodates several vehicles. 334 Poplar - The rear unit built in 1966 located above the large garage and separate office space (400 sq. ft. est.). This second unit has 2 bedrooms and 1 bath with 1,207 sq. ft. of living space. Large deck off the living area has ocean view. Additional off street parking adjacent to the garage accessed from the alley. The property is Value Ranged. Seller will entertain offers from \$2,595,000 to \$2,895,000.

Facts & Features

- Sold On 02/16/2021
- Original List Price of \$2,995,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Zoned
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Wood
- Appliances: Gas & Electric Range

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:
- 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:	2	2	2	1	Unfurnished	\$2,700	\$2,700	\$0

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 # 49609116

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: LG20186622

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Closed • Duplex

List / Sold: **\$870,000/\$880,000** ↑

528 E Chalynn Cir • Orange 92866

4 days on the market

**2 units • \$435,000/unit • 1,698 sqft • 6,098 sqft lot • \$518.26/sqft •
Built in 1955**

Listing ID: PW20255229

Glassell and E La Veta main x streets



Desirable Location, rare Orange duplex in the Orange Unified school district and close to Old Town Orange, shopping, restaurants and more! 2 single story units one lot on a cul de sac street! These spacious single story units have unique "home like" floor plans. Each unit has their own garage and separate entrances with privacy doors. **Unit 530 (the front unit) offers 3 bedrooms 1 bath,**Unit 528 is a 2 bedroom 1 bath. Each unit includes: linen closets in hallway, lots of room for storage and entertaining outside, washer/dryer hook ups for each unit, separate yards with a fence, one car garage with direct driveway parking space. Currently owner-occupied and well cared for property. Each of the units are separately metered for gas and electric, one water meter for both units and plenty of street parking. Conveniently located close to CHOC, St. Josephs, OLD TOWNE Orange shops, Chapman University, restaurants, easy access to freeways, and 10 minutes to Disneyland! Fruit trees on property include: Orange, Lemon, Papaya, Avocado and Guava.

Facts & Features

- Sold On 02/17/2021
- Original List Price of \$870,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Electric Dryer Hookup, Washer Hookup
- \$61200 Gross Scheduled Income
- \$50500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry
- Floor: Laminate, Wood
- Other Interior Features: Storage

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Cul-De-Sac, Front Yard, Garden, Near Public Transit, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$328
- Cable TV: 00745605
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$918
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$2,900	\$2,900	\$2,990
2:	1	2	1	1	Unfurnished	\$2,200	\$2,200	\$2,310

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Drapes:
- Patio: 2
- Ranges: 2

- Carpet:
- Dishwasher:
- Disposal: 2

- Refrigerator:
- Wall AC: 2

Additional Information

- Standard sale
- OTO - Old Towne Orange area
- Orange County
- Parcel # 39013163

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:** PW20255229

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Closed • Duplex

List / Sold: **\$710,000/\$640,000** ↓

12542 Walnut Ave • Garden Grove 92840

12 days on the market

2 units • **\$355,000/unit** • **1,549 sqft** • **4,500 sqft lot** • **\$413.17/sqft** •
Built in 1928

Listing ID: OC21009327

Lampson and Walnut Grove



Rare opportunity to own a duplex in a neighborhood zoned for single family residence. Front unit A has 2 bedrooms and one bath. Rear unit B has one bedroom and one bath. Perfect property for an owner to occupy one unit and rent out the second unit (or multi-generational family living) Unit B was built in 1963 and permitted with the city. (We have copies and can provide them) Unit B features two fireplaces; one in the living room, and one in the bedroom. Vinyl windows throughout both units. Rear yard has extensive use of pavers. Separate meters on electric and gas, however water is on one meter. Two car garage and long driveway for off street parking. Laundry room off of the garage. Property is sold in as in condition.

Facts & Features

- Sold On 02/19/2021
- Original List Price of \$710,000
- 1 Buildings
- Levels: Multi/Split
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace, Fireplace(s)
- Laundry: Common Area
- \$39000 Gross Scheduled Income
- \$39000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Main Floor Bedroom, Main Floor Master Bedroom
- Appliances: Gas Range
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Block, Chain Link, Grapestake
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,410
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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	1	Unfurnished	\$0	\$0	\$1,700
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,550

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 09010206

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:** OC21009327

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Closed • **Triplex**

List / Sold:

\$1,250,000/\$1,210,000 ↓

17 days on the market

2250 Pamela Ln • Costa Mesa 92627

**3 units • \$416,667/unit • 2,800 sqft • 5,227 sqft lot • \$432.14/sqft •
Built in 1983**

Listing ID: PW20252999

Turn on JoAnn, end of Pamela Lane



This Westside Costa Mesa triplex constructed in 1983 is located on a culdesac and features a smart unit mix of three 2 bedroom units – one townhouse-style 2 bedroom/2.5 bath and 2 stacked 2 bedroom/2 bath units. Units on the first floor have private yard space. Ample parking includes a 3 car garage plus additional parking next to the building. Recent upgrades include new water heater (just installed), recently painted exterior and 2 of 3 kitchens were remodeled in 2018 including new floors, cabinets, sinks, faucets, fans, windows and plumbing. The current residents are long-term, month-to-month and have been paying on time. Big rental upside in this unit mix and location. The onsite laundry room with landlord-owned coin operated washer and dryer generates additional income. This convenient location offers easy access to freeways, shopping, dining and the beaches of Newport Beach and Huntington Beach.

Facts & Features

- Sold On 02/16/2021
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Wall Furnace
- Laundry: Common Area
- \$58500 Gross Scheduled Income
- \$39017 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,483
- Electric: \$642.00
- Gas: \$532
- Furniture Replacement:
- Trash: \$885
- Cable TV: 02014531
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,547
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	3	1	Unfurnished	\$1,650	\$1,650	\$2,300
2:	1	2	2	1	Unfurnished	\$1,600	\$1,600	\$2,200
3:	1	2	2	1	Unfurnished	\$1,600	\$1,600	\$2,200

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
- C2 - Southwest Costa Mesa area
- Orange County
- Parcel # 42237215

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:** PW20252999

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Closed • **Triplex**

List / Sold:

\$3,395,000/\$3,150,000 ↓

206 Via Antibes • **Newport Beach 92663**

610 days on the market

3 units • **\$1,131,667/unit** • **3,600 sqft** • **3,890 sqft lot** • **\$875.00/sqft** •
Built in 1953

Listing ID: NP19071827

Down 55 onto Newport Blvd Left on Via Lido which turns into Via Antibes.



Rare opportunity to build on nearly 3900 sq ft lot or add to your investment portfolio a charming Newport Beach Triplex on exclusive Lido Isle. Short-Term Lodging is allowed subject to zoning compliance. Simply a perfect chance at a beach home with investment units. 206 the detached single-family home features view of bay, three bedrooms, three bathrooms, two garages and a rooftop deck. 204, the lower unit features two bedrooms, two bathrooms, attached garage, a full laundry room and a fantastic living-room-view of the bay and park. The final upper unit 204.5 features two bedrooms, one bath, a garage with private laundry hook ups and a balcony. This lot is only one of a few that is zoned multifamily on Lido Island. Local amenities include tennis, beaches, playgrounds, Clubhouse and yacht club. Within easy walking distance to Lido Village, restaurants, shops and nightlife. Come see this unique opportunity.

Facts & Features

- Sold On 02/16/2021
- Original List Price of \$3,495,000
- 2 Buildings
- Levels: One, Two, Three Or More
- 7 Total parking spaces
- Cooling: Central Air, Zoned, Humidity Control, ENERGY STAR Qualified Equipment, High Efficiency
- Heating: Central, Zoned
- Laundry: In Garage, Individual Room
- \$153600 Gross Scheduled Income
- \$111600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry, Living Room
- Floor: Carpet, Tile, Wood
- Other Interior Features: Balcony, Copper Plumbing Partial, Recessed Lighting, Storage

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot, Level with Street, Sprinkler System
- Waterfront Features: Across the Road from Lake/Ocean, Ocean Access
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$43,780
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02021486
- Gardener:
- Licenses:
- Insurance: \$3,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,020
- Other Expense: \$1,024
- Other Expense Description: HOA

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Furnished	\$0	\$0	\$6,000

2:	1	2	2	1	Unfurnished	\$3,400	\$3,400	\$0
3:	1	2	1	1	Unfurnished	\$3,600	\$3,600	\$0

Of Units With:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Separate Electric: 3 • Gas Meters: 3 • Water Meters: 1 • Carpet: • Dishwasher: 1 • Disposal: | <ul style="list-style-type: none"> • Drapes: • Patio: • Ranges: 3 • Refrigerator: 3 • Wall AC: 6 |
|---|---|

Additional Information

- | | |
|--|--|
| <ul style="list-style-type: none"> • Standard sale • \$1,361 HOA dues Annually | <ul style="list-style-type: none"> • N8 - West Newport - Lido 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

CUSTOMER FULL: Residential Income LISTING ID: NP19071827

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Closed • [Quadruplex](#)

List / Sold:

\$1,550,000/\$1,640,000 ↑

9 days on the market

2863 Hickory Pl # 4 • Costa Mesa 92626

4 units • **\$387,500/unit** • **3,550 sqft** • **6,098 sqft lot** • **\$461.97/sqft** •
Built in 1960

Listing ID: NP21005853

Heading S on Harbor Blvd, turn right on Ponderosa St, right on Hickory Pl, property in cul-de-sac.



Very clean, upgraded and well-maintained 4-plex in Costa Mesa located in the highly desirable Mesa Verde "Spice Streets". All units are 2 bedrooms + 1 bathroom. Both downstairs units have separate private patios. 3 of the 4 units are remodeled as shown in the photos. Long-term tenants all current on rents. Within the last few years, new windows, new window coverings, new washer/dryers & refrigerators, new flooring, remodeled bathrooms, new kitchen cabinets, counter tops, remote controlled garage doors, drought tolerant landscaping, etc, etc. If you're looking for a turn-key investment property with great rental history, here it is!

Facts & Features

- Sold On 02/16/2021
- Original List Price of \$1,550,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- Cap Rate: 4
- \$87300 Gross Scheduled Income
- \$61783 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Electric Cooktop, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Cul-De-Sac
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,417
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,300
- Cable TV: 02083550
- Gardener:
- Licenses:
- Insurance: \$1,696
- Maintenance: \$2,365
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,596
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	4	Unfurnished	\$7,275	\$87,300	\$95,400

Of Units With:

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

Additional Information

- Standard sale
- C1 - Mesa Verde area
- Orange County
- Parcel # 13929619

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: NP21005853

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Closed •

List / Sold:

\$2,495,000/\$2,365,000 ↓

94 days on the market

4201 Hilaria Way • Newport Beach 92663

4 units • \$623,750/unit • 4,305 sqft • 7,854 sqft lot • \$549.36/sqft •

Built in 1965

Listing ID: NP20221833

Superior Ave to Placentia and left on Flagship. Property is on Corner of Hilaria



Exceptionally rare in Newport Beach in this price range, this luxuriously upgraded and remodeled fourplex on Newport Beach's exclusive Newport Heights offers a prime location grand total of 9 bedrooms and 7 baths. All units fully renovated in 2010 with all new appliances, central AC and automatic garage doors. The exterior was professionally painted in October 2020. Newport Heights is right up the block from the Newport Peninsula and Mariner's Mile, and miles of beaches, Balboa Island, piers, restaurants, shops and recreation are minutes away.

Facts & Features

- Sold On 02/15/2021
- Original List Price of \$2,495,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Community
- \$117600 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01947727
- 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	3	2	1	Unfurnished	\$2,960	\$2,960	\$3,500
2:	1	2	2	1	Unfurnished	\$2,400	\$2,400	\$2,600
3:	1	2	2	1	Unfurnished	\$2,275	\$2,275	\$2,600
4:	1	2	2	1	Unfurnished	\$2,240	\$2,240	\$2,600

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

- N6 - Newport Heights area
- Orange County
- Parcel # 42525106

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:** NP20221833

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Closed •

List / Sold:

\$1,375,000/\$1,300,000 ↓

106 days on the market

Listing ID: PW20182563

302 E Wilhelmina St • Anaheim 92805

**6 units • \$229,167/unit • 4,784 sqft • 9,148 sqft lot • \$271.74/sqft •
Built in 1949**

North of Lincoln Ave. and East of N. Anaheim Blvd.



PRICE REDUCED AND INCOME INCREASED! 302 East Wilhelmina Street is a 5 unit apartment building in Downtown Anaheim which has an additional bonus Studio apartment. This unique property features two detached structures which sit atop a large 9,148 square foot lot. The front structure, facing Wilhelmina, is a single story duplex with expansive 2 and 3 bedroom units which are 1,100 and 1,200 respectively. Both apartments are separately metered for gas, electric and water and have individual water heaters. The rear triplex, facing North Philadelphia Street, is a two story structure which features three spacious 1 bedroom apartments. Each unit is separately metered for utilities, features in unit water heaters and has an assigned garage. The studio unit, currently vacant, has a kitchenette, standup shower, wood laminate flooring, a window AC unit and has a hookup for a gas stove. The Wilhelmina apartments are located within close walking distance of heart of Downtown Anaheim being just blocks from The Anaheim Packing House, City Hall, Anaheim Town Center (shopping mall) and a host of new property developments. Listed annual income includes projected income from the studio unit which is currently vacant.

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$1,475,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- Cap Rate: 4.56
- \$102546 Gross Scheduled Income
- \$70384 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Wood

Exterior

- Lot Features: Corner Lot, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,999
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01897784
- Gardener:
- Licenses:
- Insurance: \$2,506
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$2,880
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,905	\$1,905	\$2,200
2:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$1,900
3:	3	1	1	1	Unfurnished	\$1,278	\$3,833	\$1,500
4:	1	0	1	0	Unfurnished	\$800	\$800	\$800

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03516101

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: PW20182563

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Closed •

List / Sold:

\$1,549,000/\$1,514,625 ↓

8100 Cerritos Ave • Stanton 90680

3 days on the market

**6 units • \$258,167/unit • 5,202 sqft • 11,326 sqft lot • \$291.16/sqft •
Built in 1976**

Listing ID: OC21011239

Beach to Cerritos East to Court. Property is on the corner of Cerritos and Court



Great opportunity for Income with little effort! Long term tenants in all units, rents are current! Room to move rent prices up and make even more \$\$\$. All units are 2 BR 2 BA with patio or balcony, single garage and parking space behind. Owned laundry equipment, each unit individually metered for gas & electric. Owner would like to sell AS IS with no repairs.

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$1,549,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Individual Room
- \$95508 Gross Scheduled Income
- \$95508 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$28,999
- Electric: \$449.00
- Gas: \$1,908
- Furniture Replacement:
- Trash: \$2,350
- Cable TV: 01200533
- Gardener:
- Licenses:
- Insurance: \$4,509
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,260
- Other Expense: \$79
- Other Expense Description: Permit

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	2	1	Unfurnished	\$7,959	\$7,959	\$9,000

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 6
- Ranges: 6
- Refrigerator:
- Wall AC: 6

Additional Information

- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 12644325

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:** OC21011239

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