

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	OC20262816	S	912	Main ST	HB	15	STD	2	\$76,800		\$1,587,500	\$713.80	2224	1923/PUB	7,405/0.17	3	02/26/21	10/10	
2	PW20143223	S	1823 W	16th ST W	SA	70	STD	2	\$24,000		\$740,000	\$380.85	1943	1958/ASR	8,916/0.2047	3	02/26/21	57/57	
3	MB20215065	S	615 E	Avon PL	ANA	78	STD	2	\$0		\$710,000	\$472.07	1504	1953/PUB	7,109/0.1632	2	02/23/21	85/85	
4	SW21037056	S	504 S	Malden AVE	FUL	83	STD	2	\$500,000		\$765,000	\$484.18	1580	1919/ASR	6,003/0.1378	2	02/24/21	0/0	
5	OC21001063	S	2080	Santa Ana AVE	CM	C5	STD	2	\$72,000		\$1,455,000	\$727.50	2000	1962/PUB	8,276/0.19	4	02/24/21	17/98	
6	NP20254991	S	709	Larkspur AVE	CDM	CS	STD	2	\$79,200		\$2,350,000	\$1,000.00	2350	1948/EST	3,540/0.0813	2	02/26/21	34/34	
7	NP20217065	S	509	Goldenrod AVE	CDM	CS	STD	2	\$114,000	4	\$3,060,000	\$956.25	3200	1959/ASR	4,792/0.11	2	02/26/21	103/166	
8	OC21018446	S	214	Springfield AVE	HB	15	STD	3	\$80,000		\$1,600,000	\$606.06	2640	1975/EST	6,098/0.14	3	02/22/21	5/5	
9	OC21022667	S	218	Avenida Lobeiro	SC	SW	STD	3	\$104,928		\$1,899,000	\$545.69	3480	1971/ASR	3,920/0.09	3	02/22/21	1/1	
10	PW20029812	S	10550	Bell ST	STAN	11	STD	4	\$71,160		\$1,199,999	\$152.38	7875	1965/ASR	8,690/0.1995	4	02/26/21	331/331	
11	PW20028826	S	10560	Bell ST	STAN	11	STD	4	\$72,120		\$1,199,999	\$304.88	3936	1965/ASR	17,424/0.4	4	02/26/21	333/333	
12	20662028	S	16541	Pro CIR	HB	17	STD	4			\$1,828,000	\$443.15	4125	1975	8,228/0.18	4	02/26/21	35/35	
13	SB21001372	S	3445 W	Ariel PL	ANA	79	STD	4	\$80,400		\$1,310,000	\$247.78	5287	1962/APP	8,836/0.2028	4	02/24/21	12/12	
14	OC21038545	S	122	23rd ST	CM	C5	STD	4	\$0		\$2,000,000	\$487.80	4100	1964/PUB	8,712/0.2	8	02/24/21	0/0	
15	OC20212635	S	1210 W	Brook ST	SA	69	STD	7	\$99,960	5	\$1,450,000	\$361.60	4010	1959/ASR	6,098/0.14	0	02/25/21	132/132	
16	NP20210064	S	314	Ogle ST	CM	C5	STD	10	\$185,988		\$3,975,000	\$579.28	6862	1958/ASR	29,015/0.6661	0	02/26/21	102/102	
17	OC20203375	S	536 539 N	Anna DR	ANA	78	STD	28	\$498,960	5	\$7,050,000	\$402.86	17500	1960/ASR	29,621/0.68	28	02/22/21	77/77	

List / Sold:

Closed • Duplex**\$1,750,000/\$1,587,500 ↓****10 days on the market****912 Main St • Huntington Beach 92648****2 units • \$875,000/unit • 2,224 sqft • 7,405 sqft lot • \$713.80/sqft •
Built in 1923****Listing ID: OC20262816****From PCH turn onto Main Street. Head up Main Street past 10th. Property is on the right.**

Welcome to 912 Main Street, a 1920's duplex located in Downtown Huntington Beach! Duplexes are rarely available, which makes this property an incredible opportunity for savvy investors looking for long term, or short term income. The existing property includes a 7,405 square foot lot, and boasts a 2,224 square foot duplex, large 3 car detached garage, and room to expand! The duplex includes two identical 1,112 square foot homes. Each home features 2 bedrooms, 2 bathrooms, a large kitchen, living room, dining area, and their own individual laundry rooms! Additionally, each home has its own separate gas and electrical service so each tenant can be responsible for their own utility costs. The detached 3 car garage was built in 2002 and has direct access from the alley behind the property. The garage features one single car, and one two car garage. As if it couldn't get any better, the property also features additional RV, boat, or vehicle parking. The backyard features a large common lawn and seating area with plenty of room to expand the duplex, build an ADU, or build an expansive home with significant outdoor space for a swimming pool and outdoor entertaining. Any way you look at this property, it is a rare opportunity with remarkable potential.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- Heating: Floor Furnace, Fireplace(s)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$76800 Gross Scheduled Income
- \$68300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Up, Basement, Kitchen, Laundry, Living Room

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Garden, Rectangular Lot, Level, Sprinkler System
- Fencing: Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,525
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01359009
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$700
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 15 - West Huntington Beach area
- Orange County
- Parcel # 02406104

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/\$740,000** ↓

1823 W 16th St W • Santa Ana 92706

57 days on the market

**2 units • \$375,000/unit • 1,943 sqft • 8,916 sqft lot • \$380.85/sqft •
Built in 1958**

Listing ID: PW20143223

West on 17th, left on English, right on 15th, left on College Ave, Left on 16th



Two homes on one lot, the addresses are 1823 & 1821 W. 16th Street. The front home is 2 bedrooms 2 baths and back home is 2 bedrooms 1 bath. They were built in 1958 and 1959 as per assessor. Back home has central air and central heating, front home has wall furnace and no a/c. A shed attaches the 2 buildings. There is a one car garage that is attached to the back house and a detached 2 car garage that is at the back of the property. Both homes are rented presently at considerably under market value.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace, Forced Air
- Laundry: Inside
- \$24000 Gross Scheduled Income
- \$20366 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,634
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01946005
- Gardener:
- Licenses:
- Insurance: \$1,600
- 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	\$1,000	\$1,000	\$1,600
2:	1	2	1	2	Unfurnished	\$1,000	\$1,000	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 70 - Santa Ana North of First area
- Orange County
- Parcel # 00404434

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: PW20143223

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Closed • Duplex

List / Sold: **\$799,900/\$710,000** ↓

615 E Avon Pl • Anaheim 92805

85 days on the market

2 units • **\$399,950/unit** • **1,504 sqft** • **7,109 sqft lot** • **\$472.07/sqft** •
Built in 1953

Listing ID: MB20215065

Vermont/South Dakota St



Excellent opportunity for investors or owner occupants to purchase these two great units in a nice area of Anaheim. Both units are 2 bedrooms 1 Bathroom, 1 Car garage for each unit. For your convenience, this property has a very long driveway with lots of parking space enough for 8 cars. Property has new exterior paint, new windows, new central AC. Tile flooring in living rooms, bathrooms and kitchens. Both units have separate gas and electricity meters. Property is equipped with Solar panels (lease program), Buyer to assume the lease.

Facts & Features

- Sold On 02/23/2021
- Original List Price of \$850,000
- 1 Buildings
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup, Individual Room, Inside
- \$7493 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room
- Floor: Carpet, Tile

Exterior

- Lot Features: Flag Lot, Walkstreet, Yard
- Fencing: Average Condition, Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,457
- Electric: \$1,464.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$528
- Cable TV: 02004320
- Gardener:
- Licenses:
- Insurance: \$660
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- 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	\$0
2:	1	2	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

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03723110

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: MB20215065

Printed: 02/28/2021 7:55:45 PM

Closed •

List / Sold: **\$765,000/\$765,000**

504 S Malden Ave • Fullerton 92832

0 days on the market

**2 units • \$382,500/unit • 1,580 sqft • 6,003 sqft lot • \$484.18/sqft •
Built in 1919**

Listing ID: SW21037056

Exit 91 Freeway, North on Harbor Blvd, left on W Ash Avenue, Right on S Malden Avenue



Address is not correct on the MLS, the units are confirmed on Appraisal as 502 and 502 1/2 Malden Avenue. Units sold before being able to go on market. Unit information is for comparable purposes only.

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$765,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: ENERGY STAR Qualified Equipment
- Heating: ENERGY STAR Qualified Equipment
- Laundry: Individual Room, Inside, Stackable
- \$500000 Gross Scheduled Income
- \$25000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Vinyl

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,700
- Electric: \$2,100.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$950
- Cable TV: 01290921
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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:	2	4	2	1	Unfurnished	\$3,200	\$3,200	\$3,200

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
- 83 - Fullerton area
- Orange County

- Parcel # 03227223

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: SW21037056

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Closed • Duplex

List / Sold:

\$1,495,000/\$1,455,000 ↓

17 days on the market

Listing ID: OC21001063

2080 Santa Ana Ave • Costa Mesa 92627

2 units • **\$747,500/unit** • **2,000 sqft** • **8,276 sqft lot** • **\$727.50/sqft** •
Built in 1962

55 FWY, Exit at Del Mar. Left on Del Mar to Santa Ana Ave, Right on Santa Ana.



Calling all Investors! We are pleased to present to you 2080 Santa Ana ave in the highly sought after neighborhood of East Side Costa Mesa. The property is conveniently positioned with two street facing 2 bedroom 1 bath units on a large lot offers all sorts of options for the savvy investor. Expanding portfolio, live in one and rent out the other, build two single family homes, etc. This property offers both units with private driveway from the street along with massive front yard and backyard for each unit providing a sense of privacy for both units. Each unit comes with an expansive single car garage, along with plenty of parking in the driveway shared between the units. Each unit metered separately for gas and electric. Both units have been upgraded with new kitchens, flooring, open floorpan, exterior paint, and new fencing around the front of the property. Just one block away from Kaiser Elementary, parks, the Back Bay, freeways, and the entertainment that 17th St and Triangle Square have to offer! Don't miss this opportunity in the heart of Costa Mesa!

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Forced Air
- Laundry: Gas Dryer Hookup, In Garage, Inside, Outside, Washer Hookup
- \$72000 Gross Scheduled Income
- \$64275 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Formal Entry, Kitchen, Laundry, Living Room, See Remarks
- Floor: Laminate, Vinyl
- Appliances: Dishwasher, Gas Oven, Microwave
- Other Interior Features: Granite Counters

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Lot 6500-9999, Park Nearby, Patio Home, Paved
- Fencing: Excellent Condition, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,725
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$25
- Cable TV: 01946137
- Gardener:
- Licenses:
- Insurance: \$500
- 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:	2	2	1	4	Unfurnished	\$3,000	\$3,000	\$3,000
# Of Units With:								
	• Separate Electric: 1				• Drapes:			
	• Gas Meters: 1				• Patio:			

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C5 - East Costa Mesa area
- Orange County
- Parcel # 42622124

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:

\$2,495,000/\$2,350,000 ↓

34 days on the market

709 Larkspur Ave • Corona del Mar 92625

2 units • **\$1,247,500/unit** • **2,350 sqft** • **3,540 sqft lot** • **\$1000.00/sqft** •
Built in 1948

Listing ID: NP20254991

PCH to Larkspur



Quintessential duplex located in a desirable pocket of Corona del Mar Village, on a parcel that affords proximity to all the amenities CdM has to offer. With vintage character, the 3 bedroom front unit supplies a large courtyard and spacious back patio, a main floor master bedroom, beamed ceilings, living room with fireplace, and a spacious, open kitchen with breakfast bar. The completely detached rear unit is above the 2 car garage, and supplies 1 bedrooms, 1 baths and private entry. Live the CdM Village lifestyle with one short block to the Goldenrod Footbridge, and proximity to the beaches, fine dining and exquisite shopping.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$2,495,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Central
- Laundry: In Garage
- \$79200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Master Bedroom, Master Bedroom

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01207777
- 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	1	Unfurnished	\$0	\$0	\$1,500
2:	1	3	2	1	Unfurnished	\$5,100	\$5,100	\$5,100

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 # 45906115

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: NP20254991

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Closed • Duplex

List / Sold:

\$3,160,000/\$3,060,000 ↓**509 Goldenrod Ave** • Corona del Mar 92625**103 days on the market****2 units** • **\$1,580,000/unit** • **3,200 sqft** • **4,792 sqft lot** • **\$956.25/sqft** •
Built in 1959**Listing ID: NP20217065****Goldenrod and Second**



On an oversized lot of the Village, this spacious duplex provides various income opportunities. The front home has: 2 bedrooms, plus large office and bonus room with fireplace; spacious kitchen with ample countertops and kitchen island; formal dining room with vaulted beamed ceilings and French doors to the quintessential front courtyard; and large rear courtyard for ample outdoor space. The rear home – detached from the front - has large living spaces and several storage nooks among 2 bedrooms, 2 bath highlighted by: vaulted ceilings; living room with fireplace and balcony; and a huge, private, entertaining deck. A separate studio guest suite has its own patio. Two car garage plus carport and shared laundry. Steps from the Goldenrod Footbridge, with easy access to the beach. Live the Village lifestyle by taking advantage of quick and convenient access to all of the amenities that CdM has to offer including restaurants, shops, parks and world-famous beaches. MATTERPORTS AVAILABLE FOR ALL UNITS.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$3,295,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- Laundry: In Garage
- Cap Rate: 3.5
- \$114000 Gross Scheduled Income
- \$114000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Den, Kitchen, Living Room, Loft, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Office, Two Masters
- Floor: Tile
- Appliances: Dishwasher, Refrigerator
- Other Interior Features: Balcony, Bar, Beamed Ceilings, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Living Room Deck Attached, Storage, Tile Counters

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- 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	\$4,995	\$4,995	\$4,995
2:	1	3	3	0	Unfurnished	\$4,490	\$4,490	\$4,490

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale
- CS - Corona Del Mar - Spyglass area
- Orange County
- Parcel # 45917122

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 • **Triplex**

List / Sold:

\$1,699,000/\$1,600,000 ↓**5 days on the market****Listing ID: OC21018446****214 Springfield Ave** • **Huntington Beach 92648****3 units** • **\$566,333/unit** • **2,640 sqft** • **6,098 sqft lot** • **\$606.06/sqft** •
Built in 1975**Adams/Huntington Beach**



Rarely on the market tri-plex in highly sought after Downtown Huntington Beach - within biking distance to the beach, the famous HB Pier, downtown Main Street and the new Pacific City development with dining, shopping and entertainment. This area almost never has any vacancies and demands a high rent! Unit A is 3 bedrooms, 2 baths and has been updated with new kitchen including cabinets, counters, backsplash, lighting and appliances and new bathroom sinks and vanities. Unit B is a 2 bedroom, 1 bath. Unit C is a 1 bedroom and 1 bath with newer paint, new kitchen sink, new shower door, new bathtub resurface and new fixtures/valves. All 3 units have new water heaters and there is no carpet whatsoever in any of the units - all laminate or ceramic tile. Each unit also has its own private patio, 1 car garage with roll up doors and laundry hook-ups! Fabulous vinyl fencing, roof is in great condition and so much more! This fabulous property sits on an almost 6,100 square foot lot! All three tenants are currently on month to month and 2 would like to stay if the new owner would like. The 2 bedroom unit is under market rent as they have been in the property for a long time. Current rents are Unit A - \$2800, Unit B - \$2030, Unit C - \$1850. Please do not disturb tenants.

Facts & Features

- Sold On 02/22/2021
 - Original List Price of \$1,699,000
 - 1 Buildings
 - Levels: Two
 - 5 Total parking spaces
 - Laundry: Gas Dryer Hookup, See Remarks, Washer Hookup
 - \$80000 Gross Scheduled Income
 - \$76880 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available
-

Interior

- Rooms: Living Room
 - Appliances: Built-In Range, Dishwasher, Disposal, Microwave, Water Heater
 - Other Interior Features: Ceiling Fan(s), High Ceilings
-

Exterior

- Lot Features: Rectangular Lot
 - Fencing: Vinyl
 - Sewer: Public Sewer
-

Annual Expenses

- Total Operating Expense: \$3,120
 - Insurance: \$1,202
 - Electric:
 - Maintenance:
 - Gas:
 - Workman's Comp:
 - Furniture Replacement:
 - Professional Management:
 - Trash: \$640
 - Water/Sewer: \$1,280
 - Cable TV: 01235106
 - Other Expense:
 - Gardener:
 - Other Expense Description:
 - Licenses:
-

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,800	\$2,800	\$2,800
2:	1	2	1	1	Unfurnished	\$2,030	\$2,030	\$2,300
3:	1	1	1	1	Unfurnished	\$1,850	\$1,850	\$1,850

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet: 0
- Dishwasher: 3
- Disposal: 3
- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale
- 15 - West Huntington Beach area
- Orange County
- Parcel # 02503320

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 • **Triplex**List / Sold: **\$1,899,000/\$1,899,000****218 Avenida Lobeiro** • San Clemente 92672**1 days on the market****3 units** • **\$633,000/unit** • **3,480 sqft** • **3,920 sqft lot** • **\$545.69/sqft** •**Listing ID: OC21022667****Built in 1971****from Avenida Califia turn onto Avenida Montalvo/ Montalvo turns into Avenida Lobeiro on left side**



Incredible investment opportunity on the infamous loop in San Clemente and only steps to San Clemente State Beach and the San Clemente Beach Trail which leads past multiple surf breaks and to the San Clemente Pier! Triplex building with a 3bdr/2.5ba unit, two 2bdr/1.5ba units and three garages. The 3bdr unit is a single level lower unit and the other two units sit above it. Some peak-a-boo ocean views from the upper level. This building is in the STLU zone of San Clemente and would make an ideal vacation rental! The units have NEW paint, flooring, lighting fixtures, shower doors, faucets, toilets, blinds and more! A very trendy, coastal contemporary feel to all the units. Additional highlights include coined community laundry, new exterior paint, three new exterior storage sheds with coded locks and all units have either a private patio or a deck and a kitchen pantry. Great opportunity in Southwest San Clemente just steps to the beach!

Facts & Features

- Sold On 02/22/2021
 - Original List Price of \$1,899,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - Laundry: Community
 - \$104928 Gross Scheduled Income
 - \$80758 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available
-

Interior

- Other Interior Features: Balcony, Ceiling Fan(s)
-

Exterior

- Lot Features: Park Nearby
 - Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
 - Sewer: Public Sewer
-

Annual Expenses

- Total Operating Expense: \$24,200
 - Electric: \$300.00
 - Gas:
 - Furniture Replacement:
 - Trash: \$900
 - Cable TV: 01897784
 - Gardener:
 - Licenses:
 - Insurance: \$2,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,500
 - Other Expense:
 - Other Expense Description:
-

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	1	Unfurnished	\$3,600	\$3,600	\$3,600
2:	1	2	2	1	Unfurnished	\$2,599	\$2,599	\$2,599
3:	1	2	2	1	Unfurnished	\$0	\$0	\$2,545

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- SW - San Clemente Southwest area
- Orange County
- Parcel # 06013221

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: OC21022667

Printed: 02/28/2021 7:55:45 PM

Closed • **Quadruplex**

List / Sold:

\$1,199,900/\$1,199,999 ↑

10550 Bell St • **Stanton 90680**

331 days on the market

4 units • **\$299,975/unit** • **7,875 sqft** • **8,690 sqft lot** • **\$152.38/sqft** •
Built in 1965

Listing ID: PW20029812

Knott & Cerritos



BACK ON THE MARKET!! Great opportunity to buy 8 units (2 adjacent 4-plex), Property has a U shape driveway surrounding the units on 3 sides with garages on the rear. Each 4-plex has (3) 2 large bedrooms and 2 baths, with approximately 1,025 sq.ft each and (1) 1 bedroom, 1 bath with 861 sq.ft approximately. Each unit has their own separate electric meters. Superb location only one block from the City of Cypress and on a very clean cul-de-sac street with a beautiful condo complex directly across the street and other newer properties on the same street. Very difficult to find 4-plexes in this price range in such a nice area. This is a must see location. Each 4-plex comes with 4 enclosed garages (doubles). Seller is selling adjacent 4-plex at 10560 Bell Street to be sold and close concurrently with these property

Facts & Features

- Sold On 02/26/2021
 - Original List Price of \$1,199,900
 - 1 Buildings
 - 4 Total parking spaces
 - Cooling: Electric
 - Heating: Wall Furnace, Electric
 - Laundry: Common Area, Individual Room
 - \$71160 Gross Scheduled Income
 - \$48089 Net Operating Income
 - 4 electric meters available
 - 1 gas meters available
 - 1 water meters available
-

Interior

- Rooms: Kitchen
 - Appliances: Gas Range
 - Other Interior Features: Block Walls
-

Exterior

- Lot Features: Cul-De-Sac, Front Yard, Sprinkler System
 - Sewer: Public Sewer
-

Annual Expenses

- Total Operating Expense: \$23,071
 - Electric: \$600.00
 - Gas: \$3,012
 - Furniture Replacement:
 - Trash: \$1,740
 - Cable TV: 02035027
 - Gardener:
 - Licenses: 70
 - Insurance: \$1,150
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,500
 - Other Expense:
 - Other Expense Description:
-

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,560	\$1,560	\$1,800
2:	1	2	2	1	Unfurnished	\$1,560	\$1,560	\$1,800
3:	1	2	2	1	Unfurnished	\$1,560	\$1,560	\$1,800
4:	1	1	1	1	Unfurnished	\$1,250	\$1,250	\$1,500

Of Units With:

- Separate Electric: 4
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Drapes: 4
- Patio:
- Ranges: 4
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- 11 - Westside area
- Orange County
- Parcel # 07931264

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:** PW20029812

Printed: 02/28/2021 7:55:45 PM

Closed • **Quadruplex**

List / Sold:

\$1,199,900/\$1,199,999 ↑

333 days on the market

Listing ID: PW20028826

10560 Bell St • **Stanton 90680**

4 units • **\$299,975/unit** • **3,936 sqft** • **17,424 sqft lot** • **\$304.88/sqft** •
Built in 1965

Knott/Cerritos



BACK ON THE MARKET!! Great opportunity to buy 8 units (2 adjacent 4-plex), Property has a U shape driveway surrounding the units on 3 sides with garages on the rear. Each 4-plex has (3) 2 large bedrooms and 2 baths, with approximately 1,025 sq.ft each and (1) 1 bedroom, 1 bath with 861 sq.ft approximately. Each unit has their own separate electric meters. Superb location only one block from the City of Cypress and on a very clean cul-de-sac street with a beautiful condo complex directly across the street and other newer properties on the same street. Very difficult to find 4-plexes in this price range in such a nice area. This is a must see location. Each 4-plex comes with 4 enclosed garages (doubles). Seller is selling adjacent 4-plex at 10550 Bell Street to be sold and close concurrently with these property

Facts & Features

- Sold On 02/26/2021
 - Original List Price of \$1,199,900
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Heating: Wall Furnace, Electric
 - Laundry: Common Area, Individual Room
 - \$72120 Gross Scheduled Income
 - \$49901 Net Operating Income
 - 4 electric meters available
 - 1 gas meters available
 - 1 water meters available
-

Interior

- Other Interior Features: Formica Counters
-

Exterior

- Lot Features: Cul-De-Sac, Rectangular Lot
 - Fencing: None
 - Sewer: Public Sewer
-

Annual Expenses

- Total Operating Expense: \$20,723
 - Electric: \$0.00
 - Gas: \$1,024
 - Furniture Replacement:
 - Trash: \$1,740
 - Cable TV: 02035027
 - Gardener:
 - Licenses: 70
 - Insurance: \$1,150
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$900
 - Other Expense:
 - Other Expense Description:
-

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,630	\$1,630	\$1,800
2:	1	2	2	1	Unfurnished	\$1,560	\$1,560	\$1,800
3:	1	2	2	1	Unfurnished	\$1,570	\$1,570	\$1,800
4:	1	1	1	1	Unfurnished	\$1,250	\$1,250	\$1,800

Of Units With:

- Separate Electric: 4
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- 11 - Westside area
- Orange County
- Parcel # 07931265

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:** PW20028826

Printed: 02/28/2021 7:55:45 PM

Closed •

List / Sold:

\$1,795,000/\$1,828,000 ↑

35 days on the market

16541 Pro Cir • Huntington Beach 92649

**4 units • \$448,750/unit • 4,125 sqft • 8,228 sqft lot • \$443.15/sqft •
Built in 1975**

Listing ID: 20662028

Go south on Bolsa Chica St., left on Heil Ave., turn right on Graham St., left onto Fernhill Cir, and take the 2nd left onto Pro Cir.



Fabulous well maintained 4 units in the city of Huntington Beach in the desirable area near Meadowlark Golf Course. Unit A is a 2-story with living room graced with fireplace, dining area, half bath and kitchen that opens to its own private patio. Upstairs with master bedroom with full bath and 2 other spacious bedrooms & a full bath in the hallway. Unit B is an upper unit with living room, kitchen, dining area, 1 bedroom, 1 bath and a balcony. Unit C is currently vacant and is a 2-story with spacious living room, newly updated kitchen, dining area & a powder room. Upstairs has 2 bedrooms & 1 bath. This unit has it's own private backyard. Unit D consists of 2 bedrooms and 1.5 baths. Spacious living room, dining area, kitchen and also has it's own spacious yard. All units has 1-car garage. There is a laundry room on the property

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$1,795,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Individual Room
- \$85917 Net Operating Income

Interior

- Rooms: Living Room, Master Bathroom
- Floor: Carpet, Wood
- Appliances: Dishwasher, Disposal, Refrigerator, Microwave, Range Hood

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$19,082
- 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:	1	3	2		Unfurnished	\$2,600	\$2,600	\$2,800
2:	2	1	1		Unfurnished	\$1,550	\$1,550	\$1,600
3:	3	2	1		Unfurnished	\$0	\$0	\$2,500
4:	4	2	1		Unfurnished	\$2,100	\$2,100	\$2,500
5:								
6:								
7:								
8:								

9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 14635202

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: 20662028

Printed: 02/28/2021 7:55:45 PM

Closed •

List / Sold:

\$1,350,000/\$1,310,000 ↓

12 days on the market

3445 W Ariel Pl • Anaheim 92804

4 units • \$337,500/unit • 5,287 sqft • 8,836 sqft lot • \$247.78/sqft •

Built in 1962

Listing ID: SB21001372

Off 91 East exit Knott Ave make right and property is located between Knott Ave and Orange ave



LOWEST PRICE PER SQFT IN ANAHEIM!! 4-Large Townhouse Style 2 bedroom 1.5 Bathroom units with a large yard with private gate. 3 of the 4 units are rented. Strong rental area. Great rental area for workers at Knott's Berry Farm, Disneyland, Long Beach to the West and Huntington Beach to the South. N of 22 & 405 freeways. South of 91/5 fwy. This property will go fast!! Don't Miss this Opportunity!! DO NOT DISTURB OCCUPANTS

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$80400 Gross Scheduled Income
- \$52564 Net Operating Income
- 4 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,956
- Electric: \$800.00
- Gas: \$800
- Furniture Replacement:
- Trash: \$800
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$2,115
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,500	\$1,500	\$2,000
2:	1	2	2	1	Unfurnished	\$1,500	\$1,500	\$2,000
3:	1	2	2	1	Unfurnished	\$1,800	\$1,800	\$2,000
4:	1	2	2	1	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- 79 - Anaheim West of Harbor area

- Rent Controlled

- Orange County
- Parcel # 13535101

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:** SB21001372

Printed: 02/28/2021 7:55:46 PM

Closed •

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

122 23rd St • Costa Mesa 92627

0 days on the market

4 units • **\$500,000/unit** • **4,100 sqft** • **8,712 sqft lot** • **\$487.80/sqft** •

Built in 1964

Listing ID: OC21038545

Orange to 23rd St



Property was inputed for comp purposes only. Sold off market

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$2,000,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- Laundry: Common Area
- 0 electric meters available
- 0 gas meters available
- 0 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: 00616212
- 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	2	Unfurnished	\$2,300	\$2,300	\$3,000
2:	1	2	1	2	Unfurnished	\$2,300	\$2,300	\$3,000
3:	1	2	1	2	Unfurnished	\$2,300	\$2,300	\$3,000
4:	1	2	1	2	Unfurnished	\$2,300	\$2,300	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- C5 - East Costa Mesa area
- Orange County
- Parcel # 43942103

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:** OC21038545

Printed: 02/28/2021 7:55:46 PM

Closed •

List / Sold:

\$1,495,000/\$1,450,000 ↓**132 days on the market****1210 W Brook St • Santa Ana 92703****7 units • \$213,571/unit • 4,010 sqft • .14 acre(s) lot • \$361.60/sqft •
Built in 1959****Listing ID: OC20212635****N CA-55, Exit Baker, Right on Bristol, Right on McFadden, Left on Baker, Left on Brook**



This 7 unit multifamily building located in Santa Ana was built in 1959. It is a well managed asset is in the strong rental market of Central Santa Ana. The current owner has owned & operated the property for nearly 20 years. The unit mix consists of seven 1 bedroom / 1 bathroom units located near Mater Dei High School and the Bristol/McFadden retail corridor. Each unit has individual water heaters and they are separately metered for gas and electric. 1210 W Brook Street has an inviting entry and includes private onsite rear parking. The on-site parking accommodations are a valuable benefit for residents. 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).

Facts & Features

- Sold On 02/25/2021
- Original List Price of \$1,525,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 4.67
- \$99960 Gross Scheduled Income
- \$69840 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

- Appliances: Disposal, Gas Oven, Gas Range, Gas Water Heater, Range Hood

Exterior

- Lot Features: 6-10 Units/Acre
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,121
- Electric: \$720.00
- Gas: \$1,836
- Furniture Replacement:
- Trash: \$2,277
- Cable TV: 01522411
- Gardener:
- Licenses:
- Insurance: \$2,518
- Maintenance: \$3,017
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,556
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	7	1	1	0	Unfurnished	\$1,190	\$8,330	\$1,395

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 7

- Ranges: 7
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01027128

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:

\$4,600,000/\$3,975,000 ↓

314 Ogle St • Costa Mesa 92627

102 days on the market

10 units • **\$460,000/unit** • **6,862 sqft** • **29,015 sqft lot** • **\$579.28/sqft** •
Built in 1958

Listing ID: NP20210064

Take 17th Street, Go South on Santa Ana, (Lt) Ogle Street



This Diamond in the rough is Back on the Market! This Eastside Costa Mesa 10 unit apartment property includes (1) 2 bed 2 bath apartment and (9) 1 bed 1 bath apartment. Each unit has a living/dining space with a back door at the kitchen area, charming wood beamed ceilings and a private outdoor patio for each apartment. In addition, there are 10 carports and 8 open parking spaces. Also a laundry room and storage area for the tenants. 314 Ogle St borders the coveted neighborhood of Newport Beach, California and it is perfect for the residential real estate developer looking for the next ideal real estate project. 314 Ogle St is zoned an R2 medium density property, situated on a 29,015 square foot lot (.67 Acre), with tremendous future value potential. The location of the property is highly desirable as it is walking distance to Newport Heights Elementary School or a short bike ride to Ensign or Newport Harbor High. It's close proximity to 17th Street with wonderful shopping and restaurants.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$4,950,000
- 2 Buildings
- Levels: One
- 18 Total parking spaces
- Heating: Wall Furnace
- Laundry: Common Area
- \$185988 Gross Scheduled Income
- \$149997 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Vinyl
- Appliances: Double Oven, Disposal, Gas Range
- Other Interior Features: Storage

Exterior

- Lot Features: 6-10 Units/Acre
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$44,650
- Electric: \$7,053.00
- Gas: \$2,169
- Furniture Replacement:
- Trash: \$2,199
- Cable TV: 01276088
- Gardener:
- Licenses:
- Insurance: \$6,000
- Maintenance: \$7,482
- Workman's Comp:
- Professional Management: 10833
- Water/Sewer: \$3,780
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	9	1	1	0	Unfurnished	\$13,504	\$162,048	\$221,400
2:	1	2	2	0	Unfurnished	\$1,995	\$23,940	\$28,800

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Drapes:
- Patio: 10
- Ranges: 10

- Carpet: 10
- Dishwasher:
- Disposal: 10

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C5 - East Costa Mesa area
- Orange County
- Parcel # 42521315

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: NP20210064

Printed: 02/28/2021 7:55:46 PM

Closed •

List / Sold:

\$7,420,000/\$7,050,000 ↓**77 days on the market****536 539 N Anna Dr • Anaheim 92805****28 units • \$265,000/unit • 17,500 sqft • .68 acre(s) lot • \$402.86/sqft •
Built in 1960****Listing ID: OC20203375****North on CA-55, I-5 North, CA-57 North, Exit Lincoln Ave, Right on Sunkist St, Left on La Palma, Left on Anna Dr**



Palm Vista Apartment Homes is a twenty-eight unit multifamily complex located in Anaheim, California. Built in 1960 & 1964 the two parcels consist of 20 - 1 bed / 1 bath and 8 - 2 bed / 1 bath units. Both assets are well maintained and have beautifully landscaped grounds with flowers, plants and clean-cut grass. Open Parking and 28 Garages are available for tenants, which is a nice amenity in the densely populated city and on-site laundry is also provided for the residents. All twenty-eight units have received some type of interior upgrades and exterior renovations include new gas lines to meters, carport roofs, and garage doors. This property is in a good central Anaheim location right near major retail, educational, and employment opportunities. The property is conveniently located less than a mile from the CA-91 Freeway, which allow tenants to connect with the greater California region and beyond. This offering provides an investor the opportunity to acquire a well maintained apartment community in a premier location within the city. Given the strength of the overall apartment market within the city of Anaheim, the property offers an investor the ability to capture quality tenants seeking a great neighborhood near a wide variety of activities, transportation and retail amenities. This overall demand for well-located apartments will be a key driver in the continued growth.

Facts & Features

- Sold On 02/22/2021
 - Original List Price of \$7,500,000
 - 2 Buildings
 - Levels: Two
 - 33 Total parking spaces
 - Heating: Wall Furnace
 - Laundry: Common Area, Community
 - Cap Rate: 4.51
 - \$498960 Gross Scheduled Income
 - \$334458 Net Operating Income
 - 30 electric meters available
 - 30 gas meters available
 - 2 water meters available
-

Interior

- Floor: Carpet, Vinyl, Wood
 - Appliances: Disposal, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Range Hood, Water Heater Central
-

Exterior

- Lot Features: 26-30 Units/Acre
 - Sewer: Public Sewer
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Annual Expenses

- Total Operating Expense: \$160,333
 - Electric: \$3,600.00
 - Gas: \$3,600
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
 - Insurance: \$5,500
 - Maintenance: \$14,000
 - Workman's Comp:
 - Professional Management: 30800
 - Water/Sewer: \$9,000
 - Other Expense:
 - Other Expense Description:
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Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,350	\$1,350	\$1,495
2:	17	1	1	1	Unfurnished	\$1,395	\$23,715	\$1,495

3:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,495
4:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$1,495
5:	7	2	1	1	Unfurnished	\$1,695	\$11,865	\$1,800
6:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$1,800

Of Units With:

- Separate Electric: 30
- Gas Meters: 30
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal: 28
- Drapes:
- Patio:
- Ranges: 28
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 07318309

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
