

### 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	<a href="#">PW23012282</a>	S	920	S <a href="#">Parton ST</a>	SA	69	STD	2	\$0		\$716,000 ↑	\$477.33	1500	1920/ASR	6,098/0.14	N	2	02/27/23	<a href="#">2/23</a>
2	<a href="#">OC23013129</a>	S	1622	1624 <a href="#">2nd ST</a>	SA	70	STD	2	\$16,590		\$675,000	\$421.88	1600	1962/PUB	6,273/0.144	N	2	03/02/23	<a href="#">23/23</a>
3	<a href="#">OC22015291</a>	S	1622	1624 <a href="#">2nd ST</a>	SA	70	STD	2	\$16,590		\$675,000	\$421.88	1600	1962/PUB	6,273/0.144	N	2	03/02/23	<a href="#">5/5</a>
4	<a href="#">DW22259032</a>	S		122 <a href="#">28th ST</a>	NB	NP	STD,TRUS	2	\$150,200		\$2,975,000 ↓	\$1,449.81	2052	1951/ASR	2,178/0.05	N	2	02/28/23	<a href="#">10/10</a>
5	<a href="#">CV23003543</a>	S	23202	<a href="#">Saguaro ST</a>	LF	LS	STD	4	\$88,680		\$1,600,000 ↓	\$328.61	4869	1974/ASR	7,728/0.1774	N	4	02/28/23	<a href="#">31/31</a>

**Closed** • Duplex

List / Sold: **\$699,000/\$716,000** ↑

**920 S Parton St** • Santa Ana 92701

2 days on the market

2 units • \$349,500/unit • 1,500 sqft • 6,098 sqft lot • \$477.33/sqft •

Listing ID: PW23012282

Built in 1920

McFadden/Main



This quaint Santa Ana Duplex 920 & 920 1/2 S Parton St bolsters 2 bedrooms and 1 bathroom along with a one car detached garage. Second unit is the studio behind the main property is spacious and includes one bathroom as well. The property has great curb appeal with a large front yard & long driveway leading to the back portion of the lot. Good size backyard for family gathering or entertainment. The detached garage has been extended & it has the potential to become an income generating ADU. This home is conveniently located near Bristol and Main Street as well as Lowell Elementary and Lathrop Intermediate School.

### Facts & Features

- Sold On 02/27/2023
- Original List Price of \$699,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- \$498 (Estimated)
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Vinyl
- Appliances: Disposal, Gas Range, Recirculated Exhaust Fan

### Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Landscaped, Lot 6500-9999, Yard
- Fencing: Block
- Sewer: Sewer Paid

### 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:	1	2	1	2	Unfurnished	\$0	\$0	\$2,500
2:	1	0	1	0	Unfurnished	\$700	\$700	\$1,800

### # Of Units With:

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

- Disposal:

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## Additional Information

- Standard sale
- Rent Controlled

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01025216

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## Michael Lembeck

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

## Re/Max Property Connection

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

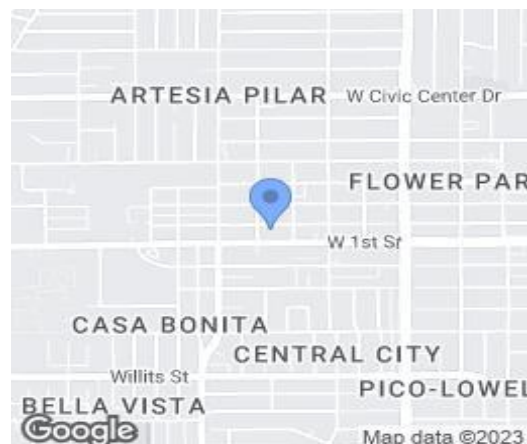
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**Closed** • **Single Family Residence**List / Sold: **\$675,000/\$675,000****1622 1624 W 2nd St** • Santa Ana 92703**23 days on the market****2 units** • **\$337,500/unit** • **1,600 sqft** • **6,273 sqft lot** • **\$421.88/sqft** • **Built in 1962****Listing ID: OC23013129****Main Street, turn on Western, turn on 2nd Street.**

TWO separate PERMITTED SINGLE FAMILY HOMES on a Lot, PLUS a TWO-CAR GARAGE! EXCELLENT POTENTIAL to modify garage to a 3rd INCOME UNIT as a ADU. Homes have great bones that need your TLC to bring them back to their full income potential. EACH HOME has 2 bedrooms and 1 bathroom. The tenants pay their own utilities with the exception of the water and trash. Long-term tenant provides a steady income for the buyer. GREAT INVESTMENT OPPORTUNITY! Rents are far below the current market rental range of \$1,600-\$2,500 per month. Separate gas & electric meters. The FRONT HOME features a private gated front yard and porch, Living Room, Dining Room, Flex Space, Inside Laundry area, and on-site parking for 3 cars. The BACK HOME is larger with a generous Living Room, Dining Room, Hookups for Inside Laundry, a private wrap-around backyard, and an attached two-car garage. Long-term month-to-month tenant in the front property. The back home is vacant. The property is being sold "AS-IS". Please review the supplementals for the permit history on these homes. Centrally located close to schools, parks & shopping.

**Facts & Features**

- Sold On 03/02/2023
- Original List Price of \$675,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- Heating: Wall Furnace
- \$498 (Estimated)
- Laundry: In Kitchen, Individual Room, Washer Hookup
- \$16590 Gross Scheduled Income
- \$10287 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Gas Range
- Other Interior Features: Ceiling Fan(s), Formica Counters

**Exterior**

- Lot Features: Back Yard, Front Yard, Park Nearby
- Fencing: Block, Chain Link, Fair Condition
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$1,923
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01454221
- Gardener:
- Licenses: 131
- Insurance: \$813
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,380
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,275	\$15,300	\$1
2:	1	2	1	0	Unfurnished	\$1,075	\$12,900	\$1

**# Of Units With:**

- Separate Electric: 2
- Gas Meters: 2
- Drapes: 0
- Patio: 2

- Water Meters: 1
- Carpet: 0
- Dishwasher: 0
- Disposal: 0

- Ranges: 1
- Refrigerator: 0
- Wall AC: 0

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### Additional Information

- Standard sale

- 70 - Santa Ana North of First area
- Orange County
- Parcel # 00720203

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### Michael Lembeck

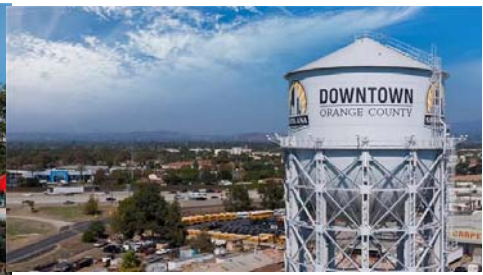
State License #: 01019397  
Cell Phone: 714-742-3700

### Re/Max Property Connection

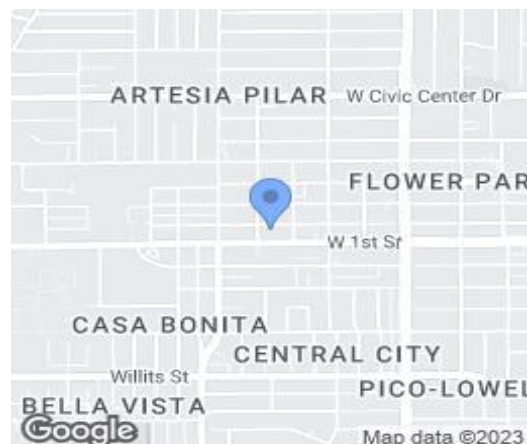
State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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**Closed** • Single Family ResidenceList / Sold: **\$675,000/\$675,000****1622 1624 W 2nd St** • Santa Ana 92703**5 days on the market****2 units** • **\$337,500/unit** • **1,600 sqft** • **6,273 sqft lot** • **\$421.88/sqft** •  
**Built in 1962****Listing ID: OC22015291****Main Street, turn on Western, turn on 2nd Street.**

GREAT INVESTMENT OPPORTUNITY! TWO separate PERMITTED SINGLE FAMILY HOMES on a Lot. EXCELLENT POTENTIAL. Homes have great bones that need some TLC to bring them back to their full income potential. EACH HOME has 2 bedrooms and 1 bathroom. Current rents are far below the current market rental range of \$1,600-\$2,500 per month. Separate gas & electric meters. The FRONT HOME features a private gated front yard and porch, Living Room, Dining Room, Flex Space, Inside Laundry area, and on-site parking for 3 cars. The BACK HOME is larger with a generous Living Room, Dining Room, Hookups for Inside Laundry, a private wrap-around backyard, and an attached two-car garage. Long-term month-to-month tenants. Property is being sold "AS-IS" Centrally located close to schools, parks & shopping.

**Facts & Features**

- Sold On 03/02/2023
- Original List Price of \$675,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- Heating: Wall Furnace
- \$498 (Estimated)
- Laundry: In Kitchen, Individual Room, Washer Hookup
- \$16590 Gross Scheduled Income
- \$10287 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Gas Range
- Other Interior Features: Ceiling Fan(s), Formica Counters

**Exterior**

- Lot Features: Back Yard, Front Yard, Park Nearby
- Fencing: Chain Link, Fair Condition
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$1,923
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01454221
- Gardener:
- Licenses: 131
- Insurance: \$813
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,380
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,275	\$15,300	\$1
2:	1	2	1	0	Unfurnished	\$1,075	\$12,900	\$1

**# Of Units With:**

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

- Disposal: 2

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### Additional Information

- Standard sale
- 70 - Santa Ana North of First area
- Orange County
- Parcel # 00720203

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### 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: OC22015291

Printed: 03/05/2023 4:53:36 AM



**Closed** • Duplex**\$3,000,000/\$2,975,000** ↓

10 days on the market

Listing ID: DW22259032

**122 28th St** • Newport Beach 92663**2 units** • **\$1,500,000/unit** • **2,052 sqft** • **2,178 sqft lot** • **\$1449.81/sqft** • **Built in 1951****W. Balboa to 28th Street**

122 28th St is a Vacation Rental Duplex on the highly sought after Balboa Peninsula. It's only 9 homes from the sand and water! This property offers a 3 bedroom/2 Bathroom (downstairs) and a 2 bedroom/1 bathroom (upstairs). Both units have been renovated and ready to help your portfolio cashflow. Each unit has 1 garage parking spot and plenty of street parking available. This property has been a great rental for the last decade and with the current gross income approximately at \$155,000 per year. There is still upside for the next owner to raise rents to market, as similar properties are currently collecting near \$195,000 per year. Contact Listing Agent with any questions!

### Facts & Features

- Sold On 02/28/2023
- Original List Price of \$3,000,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$513 (Estimated)
- Laundry: Individual Room, Inside
- \$150200 Gross Scheduled Income
- \$147495 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: Living Room
- Floor: Laminate
- Other Interior Features: Balcony, Ceiling Fan(s)

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$2,705
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$350
- Cable TV: 02190063
- Gardener:
- Licenses:
- Insurance: \$895
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,460
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Partially	\$78,250		\$95,750
2:	1	2	1	1	Partially	\$71,950		\$86,750

### # Of Units With:

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

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## Additional Information

- Standard, Trust sale

- NP - Balboa Peninsula area
- Orange County
- Parcel # 04709203

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## Michael Lembeck

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

## Re/Max Property Connection

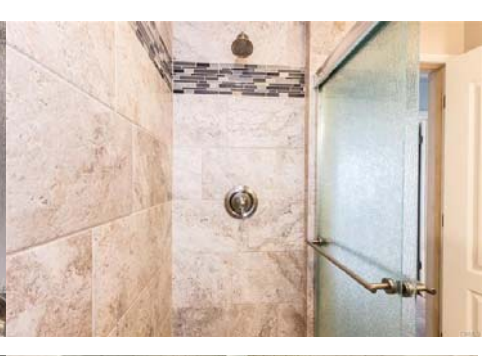
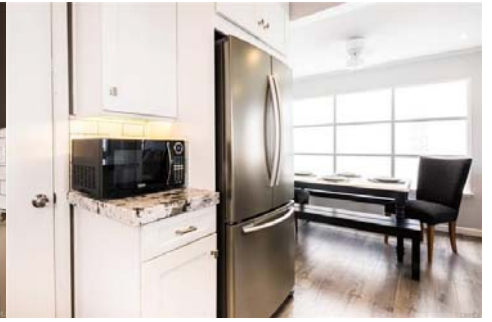
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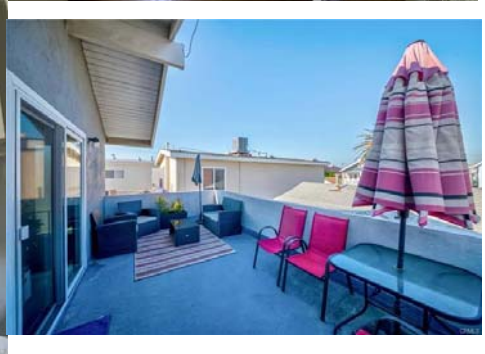
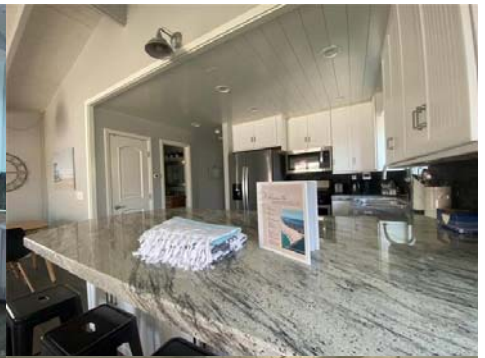
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**Closed** • **Quadruplex**

List / Sold:

**\$1,800,000/\$1,600,000** ↓

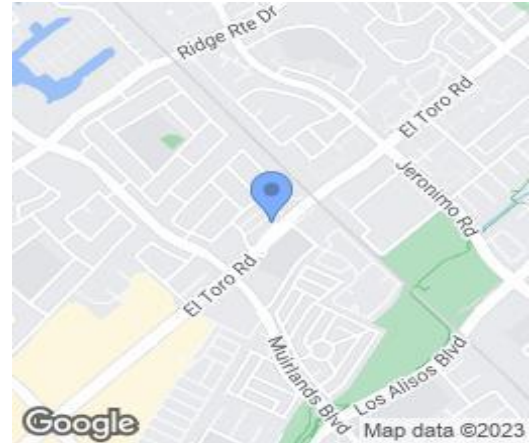
**31 days on the market**

**Listing ID: CV23003543**

**23202 Saguario St** • Lake Forest 92630

**4 units** • **\$450,000/unit** • **4,869 sqft** • **7,728 sqft lot** • **\$328.61/sqft** • **Built in 1974**

**Raton to Saguario**



Absolutely incredible investment opportunity at 23202 Saguario Street in Lake Forest. This townhome style fourplex consists of one 3 bedroom 2 bath unit and three 2 bedroom 2 bath units each with their own private patios. Each unit has a single car non-attached garage. There is also a shared laundry room. This property is centrally located near freeways and shopping. Units in this area very rarely make it on the market! Don't miss out on the opportunity to add this one to your investment portfolio. **DRIVE BY SHOWINGS ONLY!**

**Facts & Features**

- Sold On 02/28/2023
- Original List Price of \$1,800,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$97 (Estimated)
- Laundry: Community
- \$88680 Gross Scheduled Income
- \$72108 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$16,572
- Electric: \$326.00
- Gas: \$1,248
- Furniture Replacement:
- Trash: \$983
- Cable TV: 01333814
- Gardener:
- Licenses: 65
- Insurance: \$2,179
- Maintenance: \$956
- Workman's Comp:
- Professional Management: 6000
- Water/Sewer: \$3,055
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,600	\$1,600	\$2,350
2:	1	2	2	1	Unfurnished	\$1,665	\$1,665	\$2,350
3:	1	3	2	1	Unfurnished	\$2,380	\$2,380	\$2,900
4:	1	2	2	1	Unfurnished	\$1,745	\$1,745	\$2,350

**# Of Units With:**

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale

- LS - Lake Forest South area
- Orange County
- Parcel # 61709137

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**Michael Lembeck**

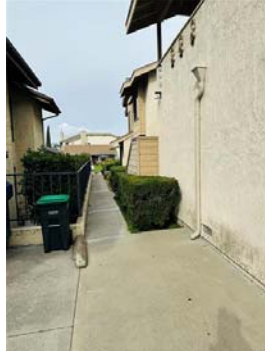
State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
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