

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	PW22260520	S	2225	2227 Ponderosa ST	SA	NTS	STD	2	\$50,292		\$1,100,000	\$415.72	2646	1976/ASR	6,534/0.15	N		4	02/08/23	8/8
2	PW22181135	S		1209 Central AVE	FUL	83	STD,TRUS	3	\$1		\$850,000 	\$399.25	2129	1938/ASR	5,500/0.1263	N		0	02/07/23	141/141
3	PW23004263	S		2741 E Almond AVE	ORG	75	STD,TRUS	4	\$103,632		\$1,690,000 	\$402.19	4202	1968/ASR	9,583/0.22	N		4	02/08/23	6/6
4	OC22241407	S		13381 Palm ST	GG	699	TRUS	4	\$88,800		\$1,395,000 	\$310.55	4492	1963/PUB	7,841/0.18	N		4	02/06/23	23/23
5	NP22223994	S		2518 Orange AVE	CM	C5	STD	10	\$221,700		\$5,250,000 	\$508.92	10316	1959/EST	30,202/0.6933	N		12	02/10/23	27/27

Closed • Duplex

List / Sold: **\$1,100,000/\$1,100,000**

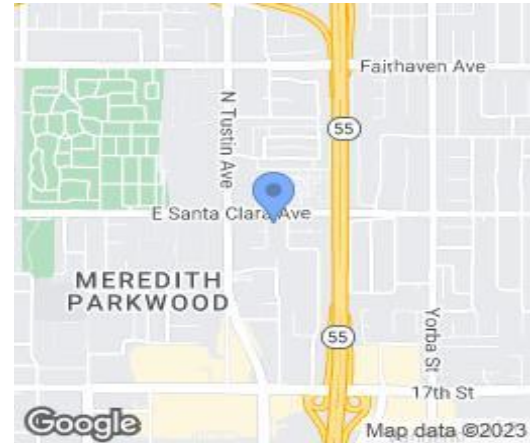
2225 2227 Ponderosa St • Santa Ana 92705

8 days on the market

2 units • \$550,000/unit • 2,646 sqft • 6,534 sqft lot • \$415.72/sqft • Built in 1976

Listing ID: PW22260520

Property is West of 55 FWY East of Tustin St. Take Tustin St. South to Santa Clara left to Ponderosa Right



Impressive Duplex in North Tustin Zip Code (92705) and Foothill High School District. Spacious building with two 3 Bedroom 2 Bath Units that live like two Townhouses (no HOA!) each with 2 Car Garages and each with washer & dryer hookups plus private backyards. Both floor plans boast main floor primary bedroom with combo bathroom that opens to bedroom and hallway . Fireplace adorns the living room, upstairs offers two additional bedrooms with hall bath in between. One of these rooms is perfect for additional master bedroom with lots of closet space and private access to the hall bathroom. Both units enjoy a private gated entry to the front doors, you also leave the garage to the private gated courtyard style area. Exterior paint is newer and both the front & backyards boast artificial turf great for low maintenance, year round green & water conservation. Both units have extra size long driveways allowing for 3 car additional driveway parking for each unit plus the 2 car garages each unit enjoys. Central Heat & Air Conditioning. NEWER COMPLETE REPIPE WITH PEX PIPING THROUGHOUT THE BUILDING, This property is located in an excellent neighborhood just off Tustin St. and Santa Clara, close to shopping, dining, places of worship, medical facilities and freeway access. The neighborhood is well kept and quiet. Unit 2225 Ponderosa WILL BE AVAILABLE FOR NEW BUYER OR NEW TENANT as of 03/01/2023 which allows new owner the opportunity to either owner occupy or re rent at a market rate. This is also an excellent opportunity for multi family ownership or live in one and receive income from the other. Foothill High School, Hewes Middle School, Loma Linda Middle School - All Great Schools

Facts & Features

- Sold On 02/08/2023
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$509 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$50292 Gross Scheduled Income
- \$33710 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

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

Exterior

- Lot Features: Walkstreet
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,582
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$741
- Cable TV: 01986798
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance: \$1,200
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$741
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,121	\$2,121	\$3,200
2:	1	3	2	2	Unfurnished	\$2,070	\$2,070	\$3,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- NTS - North Tustin area
 - Orange County
 - Parcel # 39628147

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: PW22260520

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Closed • **Single Family Residence**

List / Sold: **\$875,000/\$850,000** ↓

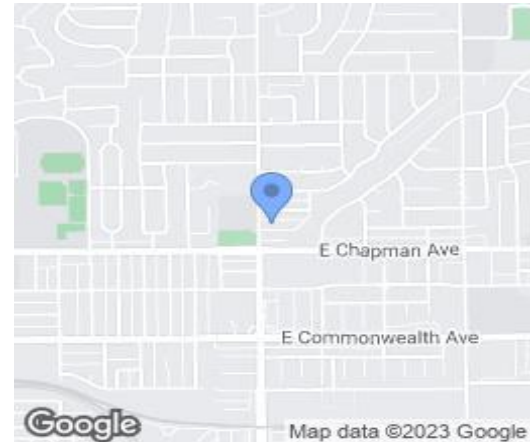
1209 Central Ave • Fullerton 92831

141 days on the market

3 units • \$291,667/unit • 2,129 sqft • 5,500 sqft lot • \$399.25/sqft • Built in 1938

Listing ID: PW22181135

North of Chapman off Raymond



Lower Raymond Hills home with income producing rentals. Located centrally between Cal State Fullerton University and Fullerton College just north of Chapman Avenue. Front house 3 bedrooms plus rear guest units. Estate sale of furnishings is in progress of being organized. Trustee's sale. Single story 3 bedroom, 2 bath front house. Central air, formal dining, dual fireplace. Master bedroom has private bath with walk-in tub. Front master bedroom, bath, fireplace and living room were added (1989) during major remodel. Refrigerator, washer and dryer included. Attached covered 2 car carport with garage door and opener. One bedroom rented. Alley access to Rear 1 bedroom guest house rental (built in 1950 per City records), plus converted garage studio rental. Drive by only ! Shown by appt. only. Rear units will not be delivered vacant at close of escrow. Price from original asking price by \$100k.

Facts & Features

- Sold On 02/07/2023
- Original List Price of \$975,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Electric Dryer Hookup, Individual Room, Outside, Washer Hookup
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Master Bedroom
- Floor: Carpet, Tile, Vinyl
- Appliances: Dishwasher, Electric Oven, Electric Range, Disposal, Water Heater Central
- Other Interior Features: Block Walls

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Level with Street, Rectangular Lot, Level, Near Public Transit, Sprinklers In Front
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$900	\$900	\$3,300

2:	1	1	1	0	Unfurnished	\$950	\$950	\$1,200
3:	1	1	1	0	Unfurnished	\$500	\$500	\$700
# Of Units With:								
• Separate Electric: 0 • Gas Meters: 0 • Water Meters: 0 • Carpet: 2 • Dishwasher: 1 • Disposal: 1					• Drapes: 2 • Patio: 2 • Ranges: 1 • Refrigerator: 2 • Wall AC: 2			

Additional Information

- Standard, Trust sale
- 83 - Fullerton area
 - Orange County
 - Parcel # 28317218

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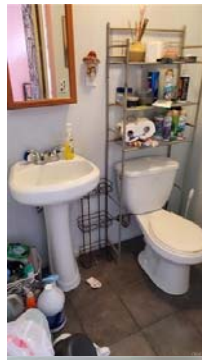
Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold:

\$1,685,000/\$1,690,000 ↑

6 days on the market

2741 E Almond Ave • **Orange 92869**
4 units • **\$421,250/unit** • **4,202 sqft** • **9,583 sqft lot** • **\$402.19/sqft** •
Built in 1968

Listing ID: PW23004263

E of 55, South of Chapman, W of Prospect



Fully occupied and well maintained fourplex located in desirable area of Orange. Property configuration includes one 3 bedroom, 2 bath unit, two 2 bedroom, 2 bath units and one 1 bedroom, 1 bath unit. Complex includes 4 garage spaces plus an additional parking space. On sight laundry room offers additional opportunity for income. Easy access to Old Town Orange and local shops, services and amenities as well as local freeways.

Facts & Features

- Sold On 02/08/2023
- Original List Price of \$1,685,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$0 (Unknown)
- Laundry: Community, Dryer Included, See Remarks, Washer Hookup, Washer Included
- \$103632 Gross Scheduled Income
- \$74953.4 Net Operating Income
- 5 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Vinyl
- Appliances: Electric Range
- Other Interior Features: Laminate Counters

Exterior

- Lot Features: Lawn
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$7,743
- Electric: \$204.00
- Gas: \$1,351
- Furniture Replacement:
- Trash: \$874
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,743
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,971
- Other Expense: \$25
- Other Expense Description: fire ext

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,525	\$2,525	\$2,600
2:	1	2	2	1	Unfurnished	\$2,220	\$2,220	\$2,250
3:	1	2	2	1	Unfurnished	\$2,016	\$2,016	\$2,050
4:	1	1	1	1	Unfurnished	\$1,875	\$1,875	\$1,900

Of Units With:

- Separate Electric: 5
- Gas Meters: 1
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 4

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale

- 75 - Orange, Orange Park Acres E of 55 area
- Orange County
- Parcel # 09405213

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW23004263

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Closed • **Quadruplex**

List / Sold:

\$1,500,000/\$1,395,000 ↓

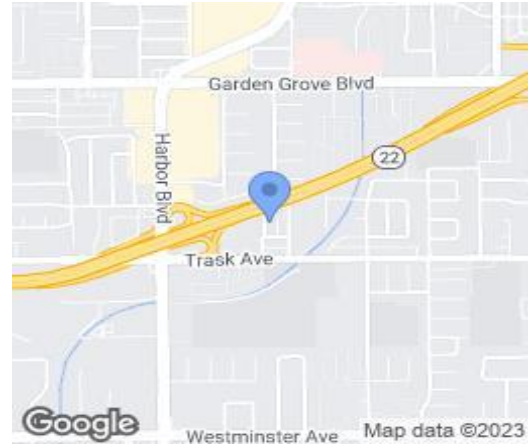
13381 Palm St • Garden Grove 92843

23 days on the market

4 units • **\$375,000/unit** • **4,492 sqft** • **7,841 sqft lot** • **\$310.55/sqft** •
Built in 1963

Listing ID: OC22241407

Trask Avenue to Laurel Street. Left on Ranchero Avenue, then right at Palm Street



Rare opportunity to own a FOUR-PLEX configured as four attached townhomes (one being single level) conveniently located on a cul-de-sac in Garden Grove, close to schools, freeways, Disneyland, Anaheim Convention Center, Angel Stadium of Anaheim, the Outlets at Orange, and Knott's Berry Farm. This 4 Unit Income Property spanning 4,492 sq feet on a generously sized 7841 sq foot lot includes 8 bedrooms and 4 single-car attached garages. Currently fully occupied with long-term tenants on month-to-month rental agreements makes this an investment opportunity not to be missed! DRIVE BY ONLY - Do not disturb occupants.

Facts & Features

- Sold On 02/06/2023
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- Heating: Forced Air
- \$1,120 (Assessor)
- Laundry: Community
- \$88800 Gross Scheduled Income
- \$63895 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 0 water meters available

Interior

- Other Interior Features: Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,905
- Electric: \$471.00
- Gas: \$2,071
- Furniture Replacement:
- Trash: \$3,141
- Cable TV:
- Gardener:
- Licenses: 75
- Insurance: \$1,965
- Maintenance: \$9,186
- Workman's Comp:
- Professional Management: 4524
- Water/Sewer: \$2,208
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$1,900
2:	1	2	2	1	Unfurnished	\$1,950	\$1,950	\$2,100
3:	1	2	2	1	Unfurnished	\$1,775	\$1,775	\$2,100
4:	1	2	2	1	Unfurnished	\$1,925	\$1,925	\$2,100

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 0
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Trust sale
- 699 - Not Defined area
- Orange County
- Parcel # 10135139

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
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CUSTOMER FULL: Residential Income LISTING ID: OC22241407

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Closed • **Apartment**

List / Sold:

\$6,000,000/\$5,250,000 ↓

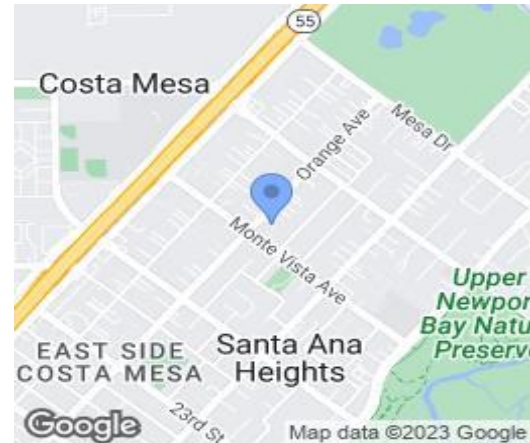
27 days on the market

Listing ID: NP22223994

2518 Orange Ave • Costa Mesa 92627

10 units • **\$600,000/unit** • **10,316 sqft** • **30,202 sqft lot** • **\$508.92/sqft** •
Built in 1959

ORANGE AND MONTE VISTA



Reduced 500k, Back on the Market. The subject property is a very attractive pride of ownership complex is located in East Side of Costa Mesa, First time on the Market. 8 single- level bungalows with attached garage and has washer, dryer hook ups. One Townhouse style has 3 bedrooms 2 3/4 bath 2 car garage. One Townhouse style 3 bedroom 2 1/2 bath and 2 car Garage. Additional one car garage is for owners storage. lot size is 30,202.

Facts & Features

- Sold On 02/10/2023
- Original List Price of \$6,500,000
- 2 Buildings
- Levels: One, Two
- 12 Total parking spaces
- Heating: Wall Furnace
- \$2,783 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$221700 Gross Scheduled Income
- \$204858 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Entry, Kitchen, Main Floor Bedroom
- Floor: Carpet, Tile
- Appliances: Gas Range
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,842
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01814504
- Gardener:
- Licenses:
- Insurance: \$5,832
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$2,800
2:	1	2	1	1	Unfurnished	\$1,450	\$1,450	\$2,800
3:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,800
4:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$2,800
5:	1	3	3	2	Unfurnished	\$2,200	\$2,200	\$3,700
6:	1	2	1	1	Unfurnished	\$1,575	\$1,575	\$2,800
7:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$2,800
8:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,800
9:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,800
10:	1	3	3	2	Unfurnished	\$2,550	\$2,550	\$3,700

Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C5 - East Costa Mesa area
- Orange County
- Parcel # 43918108

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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