

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	LG20196506	S	260 Arch ST	LB	LV	STD	2	\$49,800		\$3,100,000	\$885.71	3500	1976/ASR	7,405/0.17	4	02/10/21	99/99
2	OC20207526	S	1121 W Highland ST	SA	69	STD	3	\$69,600		\$980,000	\$288.24	3400	1921/PUB	11,020/0.253	5	02/10/21	59/59
3	PW20215653	S	8212 Whitaker ST #3	BP	82	STD	3	\$58,692		\$960,000	\$313.42	3063	1971/PUB	6,534/0.15	0	02/12/21	72/72
4	NP21006350	S	220 Monte Vista AVE	CM	C5	STD	3	\$90,300		\$1,750,000	\$913.84	1915	1963/ASR	6,750/0.155	0	02/11/21	9/9
5	OC20135367	S	2319 Delaware Street	HB	15	STD	4	\$108,072	4	\$1,860,000	\$467.34	3980	1976/PUB	8,276/0.19	4	02/10/21	142/142
6	PW20055590	S	7555 Jackson WAY	BP	82	STD	4	\$79,200		\$1,250,000	\$347.22	3600	1964/ASR	6,728/0.1545	2	02/08/21	306/306
7	OC20101281	S	34081 El Encanto AVE #B	DP	LT	STD	4	\$104,700	3	\$1,975,000	\$545.58	3620	1972/ASR	4,596/0.1055	3	02/11/21	226/226
8	OC20251598	S	613 Calle Campana	SC	SN	STD	4	\$80,400		\$1,415,000	\$384.51	3680	1973/ASR	6,534/0.15	4	02/10/21	14/14
9	PW20241569	S	8152 8th ST	BP	82	STD	6	\$108,600		\$1,750,000	\$309.19	5660	1984/ASR	10,019/0.23	6	02/10/21	13/13

Closed • Duplex

List / Sold:

\$3,195,000/\$3,100,000 ↓

99 days on the market

Listing ID: LG20196506

260 Arch St • Laguna Beach 92651

2 units • \$1,597,500/unit • 3,500 sqft • 7,405 sqft lot • \$885.71/sqft • Built in 1976

Glenneyre/Arch



Incredible ocean view side by side luxury duplex in the heart of Woods Cove. Spacious and fully remodeled 3 Bd, 3 Ba owners unit features endless Catalina, coastline & Palos Verdes views. Highlights include soaring cathedral ceilings, custom builtins, 2 fireplaces, open great room concept, walk-in wet bar, and large exterior ocean view deck perfect to enjoy the stunning Catalina sunsets. Relish in the ocean view dining & chefs kitchen featuring 6 burner Thermador gas cooktop with griddle, Dacor double oven, large island and custom cabinetry. Tranquil Master suite with fireplace, heated travertine flooring in bath, steam shower, double vanity, and cedar lined closets. Large 3rd bedroom features custom office cabinetry with seamless dual use as an executive office. Stunning 2 Bd, 2Ba ocean view unit completely remodeled tastefully to perfection. Highlighted by an open great room open concept, soaring cathedral ceilings, fireplace, fully remodeled contemporary kitchen and spa baths, new flooring throughout, and partially covered generous sized deck to enjoy the cool ocean breezes. Both units have separate attached 2 car garage with direct access. Water filter system services both units and new windows throughout the building. This Duplex is perfect to come live the dream in serene Laguna Beach while generating an income.

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$3,195,000
- 1 Buildings
- Levels: Two, Multi/Split
- 4 Total parking spaces
- Heating: Forced Air
- Laundry: In Garage, Inside
- \$49800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Foyer, Great Room, Kitchen, Living Room, Master Bathroom, Master Bedroom, Master Suite, Two Masters
- Floor: Carpet, Stone, Tile, Vinyl, Wood
- Appliances: 6 Burner Stove, Built-In Range, Dishwasher, Double Oven, Disposal, Microwave, Range Hood, Refrigerator
- Other Interior Features: 2 Staircases, Balcony, Bar, Beamed Ceilings, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Granite Counters, High Ceilings, Living Room Deck Attached, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Sump Pump, Two Story Ceilings, Wet Bar

Exterior

- Lot Features: Cul-De-Sac, Landscaped
- Fencing: None
- Sewer: Public Sewer
- Other Exterior Features: Lighting

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	3	3	2	Unfurnished	\$0	\$0	\$5,600
2:	1	2	2	2	Unfurnished	\$4,150	\$4,150	\$4,150

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
- LV - Laguna Village area
- Orange County
- Parcel # 65611208

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: LG20196506

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Closed • Apartment

List / Sold: **\$1,090,000/\$980,000** ↓

1121 W Highland St • Santa Ana 92703

59 days on the market

3 units • **\$363,333/unit** • **3,400 sqft** • **11,020 sqft lot** • **\$288.24/sqft** •
Built in 1921

Listing ID: OC20207526

West of Flower, just south of First St.



1121 & 1123 W Highland in Santa Ana represents the best of Santa Ana multi unit neighborhoods. This triplex is poised for potential ADU UNITS! Large property currently features 2 buildings, with large living areas and kitchens. Various units have been upgraded with laminate floors, newer appliances and bathroom remodels. 5 garage spaces, and plenty of room for parking for each unit. What a magnificent opportunity.

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$1,175,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Radiant
- \$69600 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,680
- Electric: \$240.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01840396
- Gardener:
- Licenses: 240
- Insurance: \$1,000
- 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	\$2,200	\$2,200	\$2,200
2:	1	4	2	2	Unfurnished	\$1,800	\$1,800	\$3,200
3:	1	4	2	2	Unfurnished	\$1,800	\$1,800	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 69 - Santa Ana South of First area
- Orange County

- Parcel # 01018324

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:** OC20207526

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Closed • **Triplex**

List / Sold: **\$999,999/\$960,000** ↓

8212 Whitaker St # 3 • Buena Park 90621

72 days on the market

**3 units • \$333,333/unit • 3,063 sqft • 6,534 sqft lot • \$313.42/sqft •
Built in 1971**

Listing ID: PW20215653

91E to Beach Blvd .Turn right to Pinchot. Turn left to Stanton. Turn right on Whitaker.



Great investment opportunity to own a triplex. Unit composition: all units large 1 3/2 and 2 1/1. Very low maintenance. 2 units are Section 8. No disruption of rent due to COVID. Tenants pay ALL utilities. Community laundry possible hookups in place. Upside of rents without having to do capital improvement. Dense rental market with low vacancy. Close to public transportation and freeways.

Facts & Features

- Sold On 02/12/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: See Remarks
- Heating: Forced Air
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$58692 Gross Scheduled Income
- 3 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen
- Floor: Carpet, Tile
- Appliances: Gas Range
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Formica Counters, Storage

Exterior

- Lot Features: Near Public Transit, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01030870
- 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	\$1,308	\$1,308	\$1,600
2:	1	3	2	1	Unfurnished	\$2,275	\$2,275	\$2,600
3:	1	1	1	1	Unfurnished	\$1,308	\$1,308	\$1,600

Of Units With:

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

Additional Information

- Standard sale

- 82 - Buena Park area
- Orange County
- Parcel # 07003402

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: PW20215653

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Closed •

List / Sold:

\$1,679,000/\$1,750,000 ↑

9 days on the market

Listing ID: NP21006350

220 Monte Vista Ave • Costa Mesa 92627

**3 units • \$559,667/unit • 1,915 sqft • 6,750 sqft lot • \$913.84/sqft •
Built in 1963**

Between Orange and Santa Ana, accessible from Old Newport Blvd. or Irvine Blvd.



The ideal income property with 3 freestanding structures and the curb appeal of one of the most charming single family streets in desirable Eastside Costa Mesa. The front cottage is a 3 bed, 2 bath remodeled home with newer fixtures, yet with all the charm in tact with timeless finishes. It enjoys its own front patio. The middle unit features a large 1-bedroom with vaulted ceilings and light filled living room and kitchen that surrounds a private interior courtyard. Both units have AC and individual laundry. In the rear is the garage/studio apartment with two sets of French doors that open for an indoor/outdoor feel. The flagstone paved and lushly landscaped side yard functions as promenade, garden and communal space. Adjacent to the rear studio is additional shared yard and storage. Generating excellent income and low turnover, this is a fantastic investment for a 1031 exchange candidate, an owner-user, or for your first foray into owning rental property. Nearby shady Brentwood Park with tot lot, Back Bay trails, 17th Street retail, Mariners Branch Library, tennis & basketball courts, freeway & beach access, and major employment centers make this one of the most coveted locations for renters.

Facts & Features

- Sold On 02/11/2021
- Original List Price of \$1,679,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air, See Remarks
- Heating: Central, Forced Air
- Laundry: See Remarks
- \$90300 Gross Scheduled Income
- \$71068 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Main Floor Bedroom, Main Floor Master Bedroom
- Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Cooktop, Gas Water Heater, Tankless Water Heater
- Other Interior Features: Cathedral Ceiling(s), Stone Counters

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Level, Park Nearby, Sprinkler System, Treed Lot, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Vinyl, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,232
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00558652
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$451
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	3	2	0	Unfurnished	\$3,375	\$3,375	\$3,500
2:	1	1	1	0	Unfurnished	\$2,400	\$2,400	\$2,500
3:	1	0	1	0	Unfurnished	\$1,750	\$1,750	\$1,800

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
- C5 - East Costa Mesa area
- Orange County
- Parcel # 43918106

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 • **Apartment**

List / Sold:

\$1,975,000/\$1,860,000 ↓

142 days on the market

Listing ID: OC20135367

2319 Delaware Street • Huntington Beach 92648

4 units • \$493,750/unit • 3,980 sqft • 8,276 sqft lot • \$467.34/sqft • Built in 1976

Delaware/Yorktown



This HB 4Plex was just extensively remodeled and highly upgraded including new kitchens with Quartz counter tops, bathrooms with Quartz tops & tiles, laminate flooring, new roof, new fence, well maintained and much more. With current rents that are close to fair market value, this building generates solid gross scheduled income. This apartment complex mix includes one 3 bedroom/2 bath unit, two 2 bedroom/2 bath units, one 2bedroom/1bath unit. Resident amenities include onsite laundry room, a large fenced private back patio area, a large one car garage for each unit, plus additional onsite parking. This complex is conveniently located in a very desirable neighborhood of HB and only 3 miles from the beach. Three units have been remodeled and highly upgraded. Great income for savvy investors and generating over 4% cap rate with current income. There will be very little work to do for new owners.

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$1,995,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Common Area
- Cap Rate: 4
- \$108072 Gross Scheduled Income
- \$80621 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Walkstreet
- Fencing: New Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$27,451
- Electric: \$850.00
- Gas: \$375
- Furniture Replacement:
- Trash: \$1,750
- Cable TV: 01451217
- Gardener:
- Licenses:
- Insurance: \$2,146
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,556	\$2,700	\$2,700
2:	1	2	2	1	Unfurnished	\$2,305	\$2,475	\$2,475
3:	1	2	2	1	Unfurnished	\$2,150	\$2,350	\$2,350
4:	1	2	1	1	Unfurnished	\$1,995	\$2,200	\$2,200

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio: 2
- Ranges: 4

- Carpet:
- Dishwasher: 4
- Disposal: 4

- Refrigerator: 4
- Wall AC: 0

Additional Information

- Standard sale

- 15 - West Huntington Beach area
- Orange County
- Parcel # 02507105

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: OC20135367

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Closed •

List / Sold:

\$1,300,000/\$1,250,000 ↓

306 days on the market

Listing ID: PW20055590

7555 Jackson Way • Buena Park 90620

**4 units • \$325,000/unit • 3,600 sqft • 6,728 sqft lot • \$347.22/sqft •
Built in 1964**

Beach Blvd & Crescent Ave



Incredible investment opportunity! Welcome to this wonderfully well maintained quadruplex in Buena Park. On this property sits 4 different units, two bedrooms, 1 bathrooms. Units sit on a large 6,728 square foot lot that's enclosed. This unique property features ample parking, including a two car garage, two uncovered parking spots walking distance to the units. Laundry room equipped with hot water. This property is located to restaurants, bakeries, shopping centers, attraction theme park and close to freeways.

Facts & Features

- Sold On 02/08/2021
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Forced Air
- Laundry: Community, Individual Room, Outside
- \$79200 Gross Scheduled Income
- \$60000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Lot 6500-9999
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$3,712
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,101
- Cable TV: 01110989
- Gardener:
- Licenses:
- Insurance: \$1,311
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$2,100
2:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$2,100
3:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$2,100
4:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$2,100

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
- Rent Controlled

- 82 - Buena Park area
- Orange County
- Parcel # 13513226

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:** PW20055590

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Closed • **Quadruplex**

List / Sold:

\$2,075,000/\$1,975,000 ↓

226 days on the market

Listing ID: OC20101281

34081 El Encanto Ave # B • Dana Point 92629

**4 units • \$518,750/unit • 3,620 sqft • 4,596 sqft lot • \$545.58/sqft •
Built in 1972**

PCH to El Encanto



PRICE REDUCTION!!! RARE 4 plex located close to the Beach, Ocean and Downtown Dana Point. This 4 unit multifamily home is in the Lantern district of Dana Point. Each unit is separately metered. Very large units with a Cap Rate of 3.47%. This is a value add opportunity. Just 5 buildings up from PCH and a short distance to Doheny State Beach & Dana Point Harbor & Restaurants. Units have been upgraded/remodeled with vinyl wood flooring throughout, Quartz countertops in the kitchen & each bathroom and new tub & tile to the ceiling in the shower/tub area in the upper units. Three units come with a refrigerator, stove, dishwasher and microwave. Smaller unit has full kitchen refrigerator, stove and microwave. There are ceiling fans in each unit. A single car garage for each unit with new rollup garage door and new garage door opener with remote control. Additional parking in front of each garage for off street parking. Smaller unit has an assigned parking area in the back of the building. Three units have a living/family room, dining area and kitchen and one upper unit has a full balcony and one of the lower unit has an attached patio. Convenient community laundry located in the back of the building & a soft water unit has been installed that services all the units. This building has been well maintained and shows pride of ownership. Termite Clearance completed. Turn key...Don't miss this one.

Facts & Features

- Sold On 02/11/2021
- Original List Price of \$2,199,999
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Community
- Cap Rate: 3.47
- \$104700 Gross Scheduled Income
- \$76457 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry, Living Room, Two Masters
- Floor: Wood
- Appliances: Built-In Range, Self Cleaning Oven, Dishwasher, Gas Oven, Gas Water Heater, Microwave, Refrigerator
- Other Interior Features: Balcony, Ceiling Fan(s), Living Room Balcony, Stone Counters

Exterior

- Lot Features: 2-5 Units/Acre, Park Nearby, Paved
- Security Features: Carbon Monoxide Detector(s), Resident Manager, Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,243
- Electric: \$310.00
- Gas:
- Furniture Replacement:
- Trash: \$736
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance: \$2,397
- 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:	1	2	2	1	Unfurnished	\$2,400	\$2,400	\$3,200
2:	1	2	1	1	Unfurnished	\$2,400	\$2,400	\$3,200
3:	1	2	1	1	Unfurnished	\$2,400	\$2,400	\$3,200
4:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$2,000

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet: 0
- Dishwasher: 3
- Disposal: 4
- Drapes:
- Patio: 1
- Ranges: 4
- Refrigerator: 4
- Wall AC: 0

Additional Information

- Standard sale
- LT - Lantern Village area
- Orange County
- Parcel # 68228110

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: OC20101281

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Closed • **Quadruplex**

List / Sold:

\$1,395,000/\$1,415,000 ↑

14 days on the market

Listing ID: OC20251598

613 Calle Campana • **San Clemente 92673**

4 units • **\$348,750/unit** • **3,680 sqft** • **6,534 sqft lot** • **\$384.51/sqft** •
Built in 1973

Camino De Los Mares to Calle Campana



Great investment opportunity! 4-plex in gorgeous San Clemente. Large 4-unit count is – 3bdr/2ba, 2bdr/2ba, 2bdr/2ba, and 1bdr/1ba. 4 garage spaces, community laundry . Great location near shopping, restaurants, easy freeway access and only minutes to the beach and the Dana Point Harbor

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$1,395,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Common Area
- \$80400 Gross Scheduled Income
- \$62555 Net Operating Income
- 4 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,845
- Electric:
- Gas: \$924
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,270
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$350
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,900	\$1,900	\$2,300
2:	2	2	2	1	Unfurnished	\$1,500	\$1,500	\$2,000
3:	1	1	1	1	Unfurnished	\$1,600	\$1,600	\$1,700

Of Units With:

- Separate Electric: 4
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- SN - San Clemente North area
- Orange County

- Parcel # 67511120

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:** OC20251598

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Closed •

List / Sold: **\$1,750,000/\$1,750,000**

8152 8th St • Buena Park 90621

13 days on the market

**6 units • \$291,667/unit • 5,660 sqft • 10,019 sqft lot • \$309.19/sqft •
Built in 1984**

Listing ID: PW20241569

Turn Right on 8th Street; will be on Right hand side



Great investment! 6 Units. (3) 2 Bedroom / 1.5 bath (3) 1 Bedroom / 1.5 Bath. All the units are townhouse style. There are six garages and 6 additional off street parking spaces. The building and parking area have a great wrought iron remote controlled gate for easy entry. Each unit has a their own water heater, separately metered for electric & gas. There is a community laundry room just for the residents. Centrally located near Honda Center, Anaheim Stadium, Knott's Berry Farm, Disneyland, Cal State Fullerton, Fullerton College, Shopping Malls. Plus just a short distance for access to many major freeways - 91, 5, 57, 22, and 55. This is an excellent, well maintained building to own and enjoy it benefits.

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$1,750,000
- 2 Buildings
- Levels: Two
- 12 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community
- \$108600 Gross Scheduled Income
- \$74106 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft, Walkstreet
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$40,783
- Electric: \$302.00
- Gas: \$556
- Furniture Replacement:
- Trash: \$1,785
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance: \$4,660
- Workman's Comp:
- Professional Management: 6264
- Water/Sewer: \$2,176
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	2	1	Unfurnished	\$1,300	\$1,300	\$1,495
2:	1	1	2	1	Unfurnished	\$1,300	\$1,300	\$1,495
3:	1	1	2	1	Unfurnished	\$1,425	\$1,425	\$1,495
4:	1	2	2	1	Unfurnished	\$1,625	\$1,625	\$1,950
5:	1	2	2	1	Unfurnished	\$1,625	\$1,625	\$1,950
6:	1	2	2	1	Unfurnished	\$1,775	\$1,625	\$1,950

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 82 - Buena Park area
- Orange County
- Parcel # 07002421

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: PW20241569

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