

## 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	<a href="#">SW21022411</a>	S	1133 N <a href="#">Briarwood</a>	ANA	78	STD	2	\$39,600		\$729,000	\$447.79	1628	1956/PUB	6,098/0.14	2	03/03/21	<a href="#">6/6</a>
2	<a href="#">PW20263006</a>	S	854 S <a href="#">Philadelphia ST</a>	ANA	78	STD	2	\$28,800		\$735,000	\$396.44	1854	1917/ASR	6,983/0.1603	3	03/01/21	<a href="#">17/17</a>
3	<a href="#">LG20221380</a>	S	2158 <a href="#">Charlie DR</a>	CM	C2	STD	2	\$57,600		\$955,000	\$397.92	2400	1955/ASR	6,399/0.1469	2	03/04/21	<a href="#">111/111</a>
4	<a href="#">NP21000123</a>	S	273 <a href="#">Palmer ST</a>	CM	C5	STD	2	\$0		\$1,725,000	\$958.33	1800	1947/ASR	6,970/0.16	0	03/01/21	<a href="#">35/35</a>
5	<a href="#">OC21018650</a>	S	34239 <a href="#">Via Santa Rosa</a>	DP	CB	STD	2	\$0		\$1,075,000	\$716.67	1500	1947/EST	3,049/0.07	1.5	03/04/21	<a href="#">16/16</a>
6	<a href="#">CV20073986</a>	S	221 <a href="#">Sapphire AVE</a>	NB	N9	PRO	2	\$24,000		\$1,975,000	\$845.46	2336	1945/PUB	2,614/0.06	1	03/02/21	<a href="#">240/240</a>
7	<a href="#">OC21022938</a>	S	202 E <a href="#">Balboa BLVD</a>	NB	NP	STD	2	\$96,000		\$2,200,000	\$785.71	2800	1970/ASR	2,614/0.06	2	03/03/21	<a href="#">9/9</a>
8	<a href="#">OC21021516</a>	S	706 E <a href="#">Pine ST</a>	SA	69	STD,TRUS	2	\$37,200		\$590,000	\$314.16	1878	1907/ASR	6,870/0.1577	0	03/01/21	<a href="#">6/6</a>
9	<a href="#">PW21006931</a>	S	206 W <a href="#">18th ST</a>	SA	70	STD	2	\$0		\$850,000	\$481.59	1765	1915/ASR	6,273/0.144	1	03/05/21	<a href="#">19/19</a>
10	<a href="#">20669004</a>	S	3038 <a href="#">Fillmore WAY</a>	CM	C3	STD	3			\$1,200,000	\$379.03	3166	1963	6,098/0.14		03/02/21	<a href="#">12/12</a>
11	<a href="#">20660300</a>	S	3036 <a href="#">Fillmore WAY</a>	CM	C3	STD	3			\$1,200,000	\$379.03	3166	1963	6,098		03/02/21	<a href="#">32/32</a>
12	<a href="#">21675432</a>	S	10622 <a href="#">Frances AVE</a>	GG	66	STD	3			\$980,000	\$295.63	3315	1923	7,405/0.17	2	03/05/21	<a href="#">1/116</a>
13	<a href="#">PW20094336</a>	S	14892 <a href="#">Monroe ST</a>	MC	60	STD,TRUS	3	\$44,100		\$900,000	\$860.42	1046	1960/PUB	7,828/0.1797	0	03/01/21	<a href="#">230/230</a>
14	<a href="#">RS20264253</a>	S	241 S <a href="#">Park LN</a>	ORG	OTO	STD	3	\$63,912	6	\$934,000	\$401.38	2327	1961/PUB	6,970/0.16	3	03/02/21	<a href="#">21/21</a>
15	<a href="#">OC20255800</a>	S	1837 W <a href="#">Glenoaks AVE</a>	ANA	699	STD	4	\$65,400		\$1,352,500	\$304.41	4443	1968/ASR	10,454/0.24	4	03/05/21	<a href="#">39/39</a>
16	<a href="#">OC20132864</a>	S	549 <a href="#">Bernard ST</a>	CM	C2	STD	4	\$60,000		\$1,350,000	\$300.00	4500	1946/EST	12,532/0.2877	2	03/01/21	<a href="#">128/128</a>
17	<a href="#">20653884</a>	S	706 <a href="#">Utica AVE</a>	HB	15	STD	4			\$1,970,000	\$401.71	4904	1977	9,022/0.21		03/05/21	<a href="#">94/94</a>
18	<a href="#">PW20212132</a>	S	16612 <a href="#">Jib CIR</a>	HB	17	STD	4	\$111,900	4	\$1,850,000	\$402.00	4602	1977/ASR	7,841/0.18	4	03/01/21	<a href="#">67/67</a>
19	<a href="#">OC20241878</a>	S	7721 <a href="#">Fir DR</a>	HB	699	STD	4	\$91,944	4	\$1,325,000	\$343.80	3854	1964/ASR	8,368/0.1921	4	03/01/21	<a href="#">11/11</a>
20	<a href="#">OC20252917</a>	S	2121 W <a href="#">Myrtle ST</a>	SA	699	STD	4	\$85,620		\$1,200,000	\$354.92	3381	1956/ASR	7,405/0.17	4	03/05/21	<a href="#">84/84</a>

**Closed** • Duplex

List / Sold: **\$729,000/\$729,000**

**1133 N Briarwood** • Anaheim 92840

**6 days on the market**

**2 units** • **\$364,500/unit** • **1,628 sqft** • **6,098 sqft lot** • **\$447.79/sqft** •  
**Built in 1956**

**Listing ID: SW21022411**

**W on Hwy 91 Exit 29 L on N East st turn R on E Romneya Dr R on N Briarwood st**



Don't miss this opportunity to buy two homes in the heart of Anaheim. These homes are both 2 bedrooms 1 bath with private back yard and a detached 2 car garage with separate coin laundry rooms for extra income. Each unit also has its own Gas & Electric meters with nicely maintained & manicured front lawns. In addition these units have been recently painted within the last 6 months. Both homes are tenant occupied on month to month contracts that bring in \$1,650.00 each. These homes can easily rent for \$1,800.00 - \$1,850.00 in this market. Additionally permits have already been approved for ADU w/ 520sqft of living space by the city of Anaheim and will be presented to buyers prior to the close of escrow. This could prospectively yield another \$1,500.00 - \$1,600.00 per month. Quotes have been given by multiple different contractors to build the ADU that range from \$35,000.00 - \$40,000.00. If you are an investor or someone looking to add more homes to your portfolio then look no further. Make no mistake that this is a rare find to get a cash flowing investment property in this hot market, so act fast!

### Facts & Features

- Sold On 03/03/2021
- Original List Price of \$729,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Individual Room
- \$39600 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Rooms: All Bedrooms Down, See Remarks
- Floor: Tile, Vinyl

### Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Level with Street, Rectangular Lot, Near Public Transit, Park Nearby, Sprinklers In Front, Yard
- Fencing: Cross Fenced, Partial
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00513162
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$660
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,650	\$1,650	\$1,850
2:	1	2	1	2	Unfurnished	\$1,650	\$1,650	\$1,850

### # Of Units With:

- Separate Electric: 2
- Drapes:

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

- Patio:
- Ranges: 2
- Refrigerator: 2
- Wall AC:

## Additional Information

- Standard sale

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 07339602

## 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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: SW21022411

Printed: 03/07/2021 6:51:22 PM

**Closed** • Duplex

List / Sold: **\$739,900/\$735,000** ↓

**854 S Philadelphia St • Anaheim 92805**

**17 days on the market**

**2 units • \$369,950/unit • 1,854 sqft • 6,983 sqft lot • \$396.44/sqft • Built in 1917**

**Listing ID: PW20263006**

**From Anaheim Blvd, turn east onto Valencia, look for the property at the SE corner of Philadelphia & Valencia**



2nd address : 308 E Valencia ... Great investment opportunity - Corner lot location - walk to elementary school and downtown Anaheim. Convenient to transportation and shopping. Front unit - detached house features 2 bedrooms 1-1/2 bathrooms, dining area, and enclosed patio + 2 car detached garage. The back unit "308" (detached) features 2 Bedrooms, 1 bath, living room plus 1 car garage. Property is being sold in its "AS IS" condition.

### Facts & Features

- Sold On 03/01/2021
- Original List Price of \$739,900
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Garage, Individual Room
- \$28800 Gross Scheduled Income
- \$18688 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom
- Appliances: Water Heater

### Exterior

- Lot Features: Corner Lot, Level with Street
- Fencing: Block, Chain Link, Wood
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$10,112
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$712
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,200	\$14,400	\$2,000
2:	1	2	1	1	Unfurnished	\$1,200	\$14,400	\$1,850

#### # Of Units With:

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

### Additional Information

- Standard sale
- Rent Controlled

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03709301

---

**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

---

**Click arrow to display photos**



**CUSTOMER FULL:** Residential Income **LISTING ID:** PW20263006

Printed: 03/07/2021 6:51:22 PM

**Closed** •

List / Sold: **\$988,000/\$955,000** ↓

**2158 Charle Dr • Costa Mesa 92627**

**111 days on the market**

**2 units • \$494,000/unit • 2,400 sqft • 6,399 sqft lot • \$397.92/sqft •  
Built in 1955**

**Listing ID: LG20221380**

**405 to Harbor, travel south on Victoria , right on Victoria, right on Charle Dr.**



2 homes on 1 lot. Investment opportunity in Central Costa Mesa, within walking distance to stores and transportation. Lot size is estimated approximately 111 x 97 ft. Each home has a rear patio and yard space with grass. Homes feel separate from each other.

### Facts & Features

- Sold On 03/04/2021
- Original List Price of \$998,000
- 2 Buildings
- 2 Total parking spaces
- \$57600 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01417473
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Unfurnished	\$4,800	\$4,800	\$5,200

#### # 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
- Rent Controlled
- C2 - Southwest Costa Mesa area
- Orange County
- Parcel # 42220334

**Michael Lembeck**

State License #: 01019397

**Re/Max Property Connection**

State License #: 01891031

Click arrow to display photos



**Closed** • Duplex

List / Sold:

**\$1,699,000/\$1,725,000** ↑

35 days on the market

Listing ID: NP21000123

**273 Palmer St** • Costa Mesa 92627

**2 units** • **\$849,500/unit** • **1,800 sqft** • **6,970 sqft lot** • **\$958.33/sqft** •  
**Built in 1947**

**Santa Ana Ave to Palmer Street**



We are pleased to present the sale of 273 Palmer Street, located in the desirable Eastside Heights neighborhood of Costa Mesa. This renovated duplex offers multiple opportunities for either an investor looking to grow their real estate portfolio, or for an owner-user looking to live in one unit while generating strong income from the other. The front house consists of 2 bedrooms, 1.5 bathrooms, living room with gas fireplace, beautiful hardwood flooring, and renovated kitchen featuring white cabinetry, stainless steel appliances, and marble countertops. There is also a spacious garden and private driveway. The back unit is a nice sized cottage that features 1 bedroom, 1 bathroom, and gorgeous kitchen with custom cabinetry, stainless steel appliances, and Carrera marble countertops. Ideally located, this asset offers tenants close proximity to major freeways, world class beaches, top rated schools, and all the amenities 17th street has to offer! Check with city about permitting middle structure as an ADU. This is one investment you do not want to miss! Please do not disturb occupants!

### Facts & Features

- Sold On 03/01/2021
- Original List Price of \$1,699,000
- 2 Buildings
- 0 Total parking spaces
- Heating: Central
- Laundry: Common Area
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Wood
- Appliances: Dishwasher, Gas Range, Refrigerator

### Exterior

- Lot Features: Lot 6500-9999
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

### Annual Expenses

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

### Unit Details

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

### # Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

## Additional Information

- Standard sale
- Rent Controlled

- C5 - East Costa Mesa area
- Orange County
- Parcel # 42516117

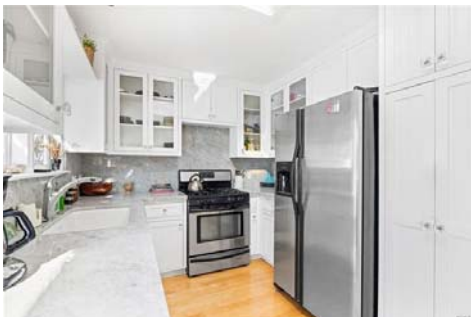
## Michael Lembeck

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

## Re/Max Property Connection

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

Click arrow to display photos





**Closed** • **Single Family Residence**

List / Sold:

**\$1,099,000/\$1,075,000** ↓

16 days on the market

Listing ID: OC21018650

**34239 Via Santa Rosa** • Dana Point 92624

**2 units** • **\$549,500/unit** • **1,500 sqft** • **3,049 sqft lot** • **\$716.67/sqft** •  
**Built in 1947**

**On Via Santa Rosa**



Rare one-of-a-kind and beautifully remodeled - Two separate homes on a single lot in Capistrano Beach, less than half a mile to the beach. This is a turnkey property in pristine condition! Both units were thoughtfully and stylishly designed with quality workmanship. Front house is a single-family home with two bedrooms and one full bathroom. The detached guest house is a studio with full bathroom and kitchenette with separate utilities. Great for rental income, home office, or extended family living, has its own tankless water heater and washer dryer hookups. Both homes have top of the line new windows (Simonton), new roof (Woodmoor), new fascia and soffits, both with lifetime warranties. New seamless metal rain gutters, 5 new Velux triple coated skylights, hand-scraped walnut hardwood flooring, balcony deck resurfacing. Complete bathroom remodels with marble herringbone walls and jacuzzi tub, new vanity with marble tops, new toilets, new water heater, updated plumbing, valves and electric. New modern insulated garage door and motor. Luxury fixtures throughout (Hansgrohe, Kichler, Moen), 5 crystal chandeliers with dimmers throughout. New doors and Baldwin locks and interior and exterior freshly repainted. A lush private garden with tropical trees and courtyard is perfect for relaxing and entertaining. Amazing sunset views from upper deck and is less than 2 minutes to the Dana Point Harbor with plenty of shops, restaurants, and nightlife. Don't miss this one!

### Facts & Features

- Sold On 03/04/2021
- Original List Price of \$1,099,000
- 2 Buildings
- Levels: Two
- 1.5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Floor: Wood

### 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: 01176514
- 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	\$3,500
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,600

# 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

- CB - Capistrano Beach area
- Orange County
- Parcel # 66837230

## Michael Lembeck

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

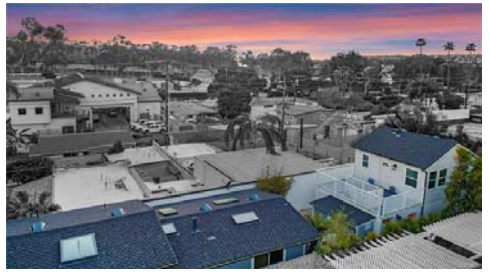
## Re/Max Property Connection

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

Click arrow to display photos







**Closed** • Duplex

List / Sold:

**\$2,200,000/\$1,975,000** ↓

240 days on the market

Listing ID: CV20073986

**221 Sapphire Ave** • Newport Beach 92662

2 units • \$1,100,000/unit • 2,336 sqft • 2,614 sqft lot • \$845.46/sqft •  
Built in 1945

Between Park & Balboa Ave



Charm and Comfort best describes this well-appointed home along with an opportunity for income. Come and enjoy the "Island Lifestyle" on this highly sought after 200 block of Sapphire Ave, best known for being wide as well as quiet and where the neighbors offer you a real sense of community. The home offers a spacious front patio paved in Flagstone and is perfect for entertaining. The open floor plan is filled with abundant light from skylights above and the sliding glass doors off the dining room. Lush Travertine floors and recessed lighting throughout the home. The family room has a wood-burning fireplace and expansive French windows and solid wood shutters. A true chefs kitchen featuring a stainless steel 6 burner gas stove, industrial hood, and double oven, new built-in SS fridge, SS dishwasher and a large island for additional seating or entertaining with granite counters. The upstairs offers 3 bedrooms and an additional 2 bathrooms. The Master suite is spacious and warm with a crackling fireplace, French windows, and wood shutters. The Master bath offers a jetted tub, tumbled stone walk-in shower, counters and dual SS sinks. The 2nd bathroom has tumbled stone counters and a spacious walk-in shower. The front unit is owner-occupied The attached rear unit offers additional income opportunities. Offering high beam ceilings, French sliding door, dutch door entry, tiled kitchen & bathroom (474 sq.ft.)

## Facts & Features

- Sold On 03/02/2021
- Original List Price of \$2,450,000
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- Heating: Forced Air
- Laundry: In Garage, Inside
- \$24000 Gross Scheduled Income
- \$24000 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

## Interior

- Rooms: Family Room, Kitchen, Main Floor Bedroom, Master Bathroom, Master Suite, See Remarks
- Floor: Stone
- Appliances: 6 Burner Stove, Freezer, Gas Cooktop, Range Hood, Refrigerator
- Other Interior Features: Beamed Ceilings, Ceiling Fan(s), Granite Counters, Open Floorplan, Recessed Lighting, Stone Counters, Tile Counters

## Exterior

- Lot Features: Level with Street, Paved, Sprinkler System, Sprinklers In Front, Walkstreet
- Fencing: Brick, Stone
- Sewer: Public Sewer

## Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01199815
- 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	1	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$1,500	\$18,000	\$0

# Of Units With:

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

Additional Information

- Probate Listing sale
- N9 - Lower Newport Bay - Balboa Island area
  - Orange County
  - Parcel # 05009326

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

Click arrow to display photos







**Closed** • Duplex

List / Sold:

**\$2,150,000/\$2,200,000** ↑

9 days on the market

Listing ID: OC21022938

**202 E Balboa Blvd** • Newport Beach 92661

2 units • \$1,075,000/unit • 2,800 sqft • 2,614 sqft lot • \$785.71/sqft •  
Built in 1970

E Balboa between Medina Way and Coronado St



LOCATION, LOCATION, LOCATION!! This Duplex Offers an Upstairs Unit with 4 Bedrooms, 3 Bathrooms, with Updated Kitchen and Baths, New Flooring and Paint, Living Room with Fireplace and Sliding Doors to a Small Deck – Perfect for BBQs. Huge Master Bedroom with Mirrored Closet Doors, Ceiling Fan and Master Bath. The Lower Unit Features 3 Bedrooms, 2 Bathrooms, Spacious Living Room with Fireplace as well as Sliding Doors to a Front Patio, Large Master Bedroom and Bath. There's also a 2 Car Attached Garage. This Amazing Location is just Two Houses from the Beach and 2 Short Blocks from the Ferry, Restaurants, Shops and Entertainment at the Pier.

### Facts & Features

- Sold On 03/03/2021
- Original List Price of \$2,150,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Forced Air
- Laundry: In Garage
- \$96000 Gross Scheduled Income
- \$75688 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: Kitchen, Living Room, Master Bedroom
- Other Interior Features: 2 Staircases, Balcony, Living Room Balcony, Open Floorplan

### Exterior

- Lot Features: Level
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$20,332
- Electric: \$479.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$9,685
- Workman's Comp:
- Professional Management: 6192
- Water/Sewer: \$1,246
- Other Expense:
- Other Expense Description:

### Unit Details

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

### # 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
- NP - Balboa Peninsula area
- Orange County
- Parcel # 04809115

### Michael Lembeck

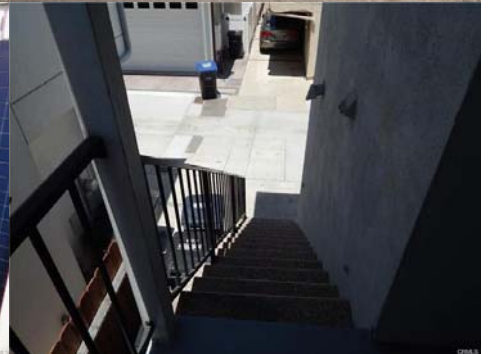
State License #: 01019397  
Cell Phone: 714-742-3700

### Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: OC21022938

Printed: 03/07/2021 6:51:27 PM

**Closed** • **Single Family Residence**

List / Sold: **\$599,000/\$590,000** ↓

**706 E Pine St • Santa Ana 92701**

**6 days on the market**

**2 units • \$299,500/unit • 1,878 sqft • 6,870 sqft lot • \$314.16/sqft •  
Built in 1907**

**Listing ID: OC21021516**

**East on 1st St, South on Halladay**



Lowest priced 2 unit SFR in OC!! 2 Single family homes on one lot. Zoned R1. Both homes are currently tenant occupied with excellent tenants that would like to stay. Front house built on raised foundation, is 1080 sq ft, 3 bed 2 bath plus dining room and laundry room with yard, storage shed and parking. Remodeled kitchen, dual pane vinyl windows, inside laundry room and more. Back house built on slab is 798 sq ft, 2 bed 1 bath with covered patio (used as carport), additional parking and storage shed. Remodeled bathroom, dual pane vinyl windows, rain gutters, granite countertops and more. Homes are separated by a block wall and drive through gate.

### Facts & Features

- Sold On 03/01/2021
- Original List Price of \$599,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace
- Laundry: Dryer Included, Individual Room, Inside, Washer Included
- \$37200 Gross Scheduled Income
- \$32732 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Galley Kitchen, Kitchen, Laundry, Living Room, Master Suite
- Floor: Laminate, Tile
- Appliances: Dishwasher, Disposal, Gas Range, Microwave, Range Hood, Vented Exhaust Fan
- Other Interior Features: Copper Plumbing Full, Formica Counters, Granite Counters, Recessed Lighting

### Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Sprinkler System, Sprinklers Timer
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

### Annual Expenses

- Total Operating Expense: \$4,468
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00745605
- Gardener:
- Licenses: 135
- Insurance: \$1,108
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,445
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$1,800
2:	1	3	2	0	Unfurnished	\$1,700	\$1,700	\$2,200

### # Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

---

### Additional Information

- Standard, Trust sale

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 40407206

---

### 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

---

Click arrow to display photos



**Closed** • **Single Family Residence**

List / Sold: **\$849,888/\$850,000** ↑

**206 W 18th St • Santa Ana 92706**

**19 days on the market**

**2 units • \$424,944/unit • 1,765 sqft • 6,273 sqft lot • \$481.59/sqft • Built in 1915**

**Listing ID: PW21006931**

**North of 17th between Broadway and Main St.**



Frederick Eley House..One of Orange County's most prolific and well-known early architects. Listed in the Santa Ana Historic Register of Historic properties and is ranked #17. Once the pride and joy of Architect Fredrick Eley's family home, can now be yours.. Come and tour this wonderful historic home and all its charm. Tastefully updated while continuing in the charm and character of an era when architecture was a way of art. This wonderful home offers a second unit on the property consisting of 1 bedroom 1 bath, open floor plan studio that has been completely updated and remodeled. Also available to second unit is a private patio setting, laundry room, private entrance. Main home floor plan just exudes charm and warmth. Spacious living area with built-ins, gorgeous fire place, beamed ceilings, tastefully restored original light fixtures, lots of natural light from the abundance of beautiful casement windows and patio doors. Double leaded stained glass doors lead to formal dining room that will take you back to when fine dinning took place in the comfort of your own home. Dining area is bright, boast a beautiful built in hutch with absolutely stunning leaded stain glass windows, original lighting fixtures and so much more. Enjoy the originality of this wonderful kitchen space that has been tastefully updated to allow for all of today's amenities. Separate breakfast nook with beautiful leaded stain glass windows,2 spacious bedrooms, updated and restored bath room.

### Facts & Features

- Sold On 03/05/2021
- Original List Price of \$849,888
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup, In Closet, Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

### Interior

### Exterior

- Lot Features: Lot Over 40000 Sqft
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02024176
- 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	1	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0

### # Of Units With:

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

- Disposal:

---

## Additional Information

- Standard sale
- 70 - Santa Ana North of First area
- Orange County
- Parcel # 00216409

---

### Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

### Re/Max Property Connection

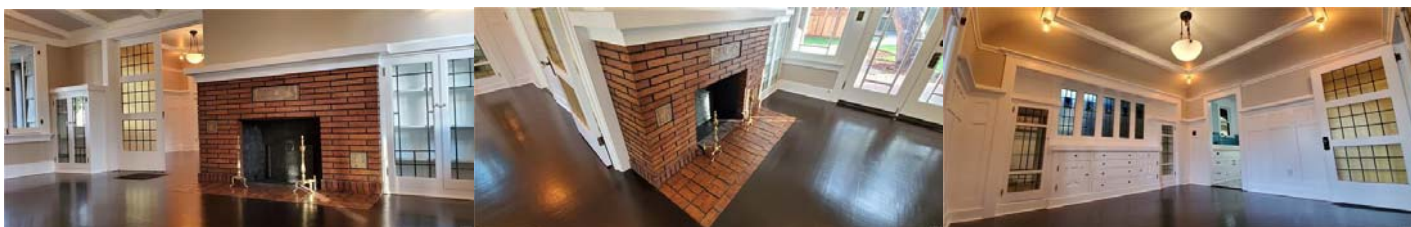
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

---

Click arrow to display photos











**Closed •**

List / Sold:

**\$1,250,000/\$1,200,000 ↓**

**12 days on the market**

**Listing ID: 20669004**

**3038 Fillmore Way • Costa Mesa 92626**

**3 units • \$416,667/unit • 3,166 sqft • 6,098 sqft lot • \$379.03/sqft •  
Built in 1963**

**Off Baker St and Fairview Rd**



The next-door triplex (3036) - Also for sale by the same owner and may be purchased with similar numbers and price.

### Facts & Features

- Sold On 03/02/2021
- Original List Price of \$1,250,000
- 1 Buildings
- \$39404 Net Operating Income

### Interior

### Exterior

### Annual Expenses

- Total Operating Expense: \$24,616
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972189
- 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	2	1		Unfurnished	\$1,700	\$1,700	\$2,000
2:	1	2	1		Unfurnished	\$1,900	\$1,900	\$2,200
3:	1	2	1		Unfurnished	\$1,900	\$1,900	\$2,200
4:								
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
- C3 - South Coast Metro area
- Orange County
- Parcel # 14113422

### 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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 20669004

Printed: 03/07/2021 6:51:30 PM

Closed •

List / Sold:

**\$1,250,000/\$1,200,000** ↓

32 days on the market

Listing ID: 20660300

**3036 Fillmore Way • Costa Mesa 92626**

**3 units • \$416,667/unit • 3,166 sqft • No lot size data • \$379.03/sqft •  
Built in 1963**

**East of Fairview Rd. on Fillmore Way**



The properties consist of two single story 2 bedroom/ 1 bath unit and two - 2 bedroom / 1.5 bath two story townhouse style units each with its own patio, garage and extra parking space, and interior laundry. Rarely a vacancy, with long term tenants. Excellent location at the end of a cul-de-sac, 100 yards from Paularino elementary school. 3/4 mile from South Coast Plaza, 2 miles from John Wayne airport, and close to Orange Coast College, the 405 / 73 / and 55 freeways. This opportunity includes 3036 Fillmore Way (APN:141-134-21) as well as 3038 Fillmore Way (APN: 141-134-22).

### Facts & Features

- Sold On 03/02/2021
- Original List Price of \$2,500,000
- 2 Buildings
- \$41441 Net Operating Income

### Interior

### Exterior

### Annual Expenses

- Total Operating Expense: \$24,616
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972189
- 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	2	1		Unfurnished	\$1,800	\$1,800	\$2,000
2:	1	2	1		Unfurnished	\$1,900	\$1,900	\$2,200
3:	1	2	1		Unfurnished	\$1,975	\$1,975	\$2,200
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

### # Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

---

## Additional Information

- Standard sale

- C3 - South Coast Metro area
- Orange County
- Parcel # 14113421

---

## 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

---

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 20660300

Printed: 03/07/2021 6:51:30 PM

**Closed** •

List / Sold: **\$1,015,000/\$980,000** ↓

**10622 Frances Ave • Garden Grove 92843**

**1 days on the market**

**3 units • \$338,333/unit • 3,315 sqft • 7,405 sqft lot • \$295.63/sqft •  
Built in 1923**

**Listing ID: 21675432**

[see maps](#)



DUPLEX ALERT!! Rare investment opportunity in centrally located Garden Grove. YEARLY RENTS: \$65,160. Two 3bedroom, 2bath Spacious units and a Unpermitted 1bed, 1bath unit. Close to restaurants, entertainment, shopping centers. Easy access to 22, 405 and 5 freeways.

### Facts & Features

- Sold On 03/05/2021
- Original List Price of \$1,015,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace

### Interior

### Exterior

### Annual Expenses

- Total Operating Expense: \$0
- 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	\$0	\$2,650	\$2,650
2:	2	3	2		Unfurnished	\$0	\$2,650	\$2,650
3:	3	1	1		Unfurnished	\$1,550	\$1,550	\$1,550

4:  
5:  
6:  
7:  
8:  
9:  
10:  
11:  
12:  
13:

### # Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

---

## Additional Information

- Standard sale

- 66 - N of Blsa, S of GGrv, E of Brookhrst, W of Ha area
- Orange County
- Parcel # 09912313

---

## 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

---

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 21675432

Printed: 03/07/2021 6:51:31 PM

**Closed** • **Triplex**

List / Sold: **\$960,000/\$900,000** ↓

**14892 Monroe St** • Midway City 92655

**230 days on the market**

**3 units** • **\$320,000/unit** • **1,046 sqft** • **7,828 sqft lot** • **\$860.42/sqft** •  
**Built in 1960**

**Listing ID: PW20094336**

**From the 22 W, take exit 9 toward Magnolia St, Turn Left on Magnolia, Right on Bolsa Ave, Right on Monroe St, and the destination is on your right.**



A wonderful investment opportunity in Orange County. This triplex located on Monroe St, near Beach Blvd, in Midway City is located close to the 22, 55, and 405 freeways. With Golden West College just over 2 miles away, the Huntington Beach Pier about six miles, and Disneyland about nine miles away this investment property sits at a great location for constant income.

### Facts & Features

- Sold On 03/01/2021
- Original List Price of \$985,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Inside
- \$44100 Gross Scheduled Income
- \$40373.72 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

- Appliances: Gas Range

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$11,740
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$792
- Cable TV: 01932401
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,105
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Partially	\$1,475	\$1,475	\$1,600
2:	2	1	1	0	Partially	\$1,100	\$2,200	\$2,400

#### # Of Units With:

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

### Additional Information

- Standard, Trust sale
- 60 - Westminster South of Westminster, W of Beach area
- Orange County

---

**Michael Lembeck**

State License #: 01019397

Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

---

Click arrow to display photos



**Closed** •

List / Sold: **\$949,000/\$934,000** ↓

**241 S Park Ln • Orange 92866**

**21 days on the market**

**3 units • \$316,333/unit • 2,327 sqft • 6,970 sqft lot • \$401.38/sqft •  
Built in 1961**

**Listing ID: RS20264253**

**241 S Park Ln. 92866**



Great Investment Opportunity, Very Nice Curb Appeal. All three units have a private back patio and their own garage with new doors. Spacious Bedrooms, All units have been remodeled within the past 5 years. The property is located near Historic Old Town Orange and Chapman University. Long Term Tenants. Do Not Disturb Tenants, Drive By Only, Subject to Inspection. One unit will be delivered vacant so great opportunity for First Time Home buyer, or somebody who plans on living in one unit and renting out others.

### Facts & Features

- Sold On 03/02/2021
- Original List Price of \$949,000
- 1 Buildings
- 8 Total parking spaces
- Heating: Wall Furnace
- Laundry: Common Area, Community, Dryer Included, Electric Dryer Hookup, Gas & Electric Dryer Hookup, Gas Dryer Hookup, Washer Hookup, Washer Included
- Cap Rate: 5.5
- \$63912 Gross Scheduled Income
- \$51880 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Main Floor Bedroom
- Floor: Carpet, Vinyl
- Appliances: Gas & Electric Range, Gas Oven
- Other Interior Features: Granite Counters, Open Floorplan

### Exterior

- Lot Features: Cul-De-Sac, Level with Street
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Brick
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

### Annual Expenses

- Total Operating Expense: \$21,902
- Electric: \$588.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,872
- Cable TV: 02049688
- Gardener:
- Licenses:
- Insurance: \$1,496
- Maintenance:
- Workman's Comp:
- Professional Management: 4200
- Water/Sewer: \$2,556
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,995	\$1,995	\$2,300
2:	1	1	1	1	Unfurnished	\$1,738	\$1,738	\$1,900
3:	1	1	1	1	Unfurnished	\$1,593	\$1,593	\$1,900

### # Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio: 3
- Ranges: 3

- Carpet: 1
- Dishwasher:
- Disposal: 3

- Refrigerator:
- Wall AC:

## Additional Information

- Standard sale

- OTO - Old Towne Orange area
- Orange County
- Parcel # 39050204

## Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

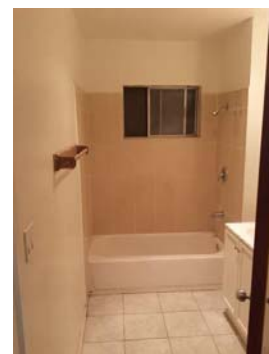
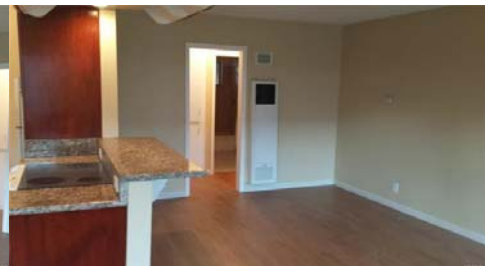
## Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: RS20264253

Printed: 03/07/2021 6:51:34 PM

Closed •

List / Sold:

**\$1,358,000/\$1,352,500** ↑

39 days on the market

Listing ID: OC20255800

**1837 W Glenoaks Ave • Anaheim 92801**

**4 units • \$339,500/unit • 4,443 sqft • 10,454 sqft lot • \$304.41/sqft • Built in 1968**

**use navigation and follow directions**



Excellent opportunity to own four units in a great area with One renovated unit. location close to Servite High School and across from Anaheim Plaza Shopping Center and AHMC Anaheim Medical Regional Center. Large flat lot, all single-story building potential possible build-out for add more units and square footage. This complex has a common area washer and dryer on site. All units have appliances. The Fourplex has all separate electric and gas meters. All leases are month to month with well below market rents and huge upside. All rents are current. Excellent tenants with jobs in the area. Buyer to perform own due diligence and satisfy regarding property history, feasibility, financial forecasts, and all building permits. This property has an excellent return on investment and it will not last!!

### Facts & Features

- Sold On 03/05/2021
- Original List Price of \$1,328,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Laundry: Common Area, Dryer Included, Individual Room, Washer Included
- \$65400 Gross Scheduled Income
- \$42113 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$14,204
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$400
- Cable TV: 00965994
- Gardener:
- Licenses:
- Insurance: \$2,800
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$400
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,430	\$1,430	\$2,250
2:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$2,100
3:	1	2	1	1	Unfurnished	\$1,320	\$1,320	\$2,100
4:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$1,850

### # Of Units With:

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

- Disposal:

---

## Additional Information

- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 27205104

---

### Michael Lembeck

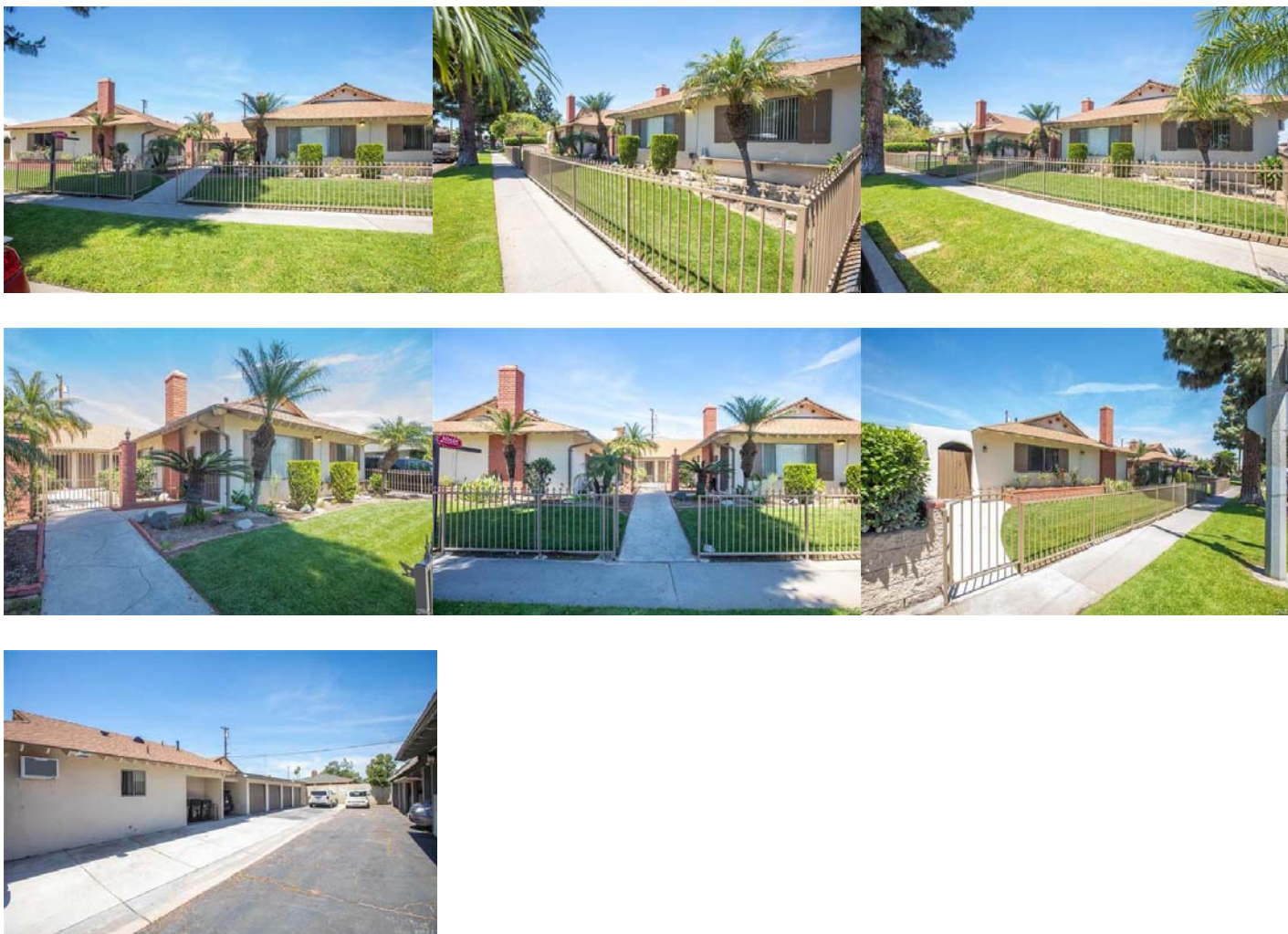
State License #: 01019397  
Cell Phone: 714-742-3700

### Re/Max Property Connection

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

---

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: OC20255800

Printed: 03/07/2021 6:51:34 PM

Closed •

List / Sold:

**\$1,400,000/\$1,350,000** ↓

128 days on the market

Listing ID: OC20132864

**549 Bernard St • Costa Mesa 92627**

**4 units • \$350,000/unit • 4,500 sqft • 12,532 sqft lot • \$300.00/sqft • Built in 1946**

**W/Harbor and N/19th**



<https://www.asteroommls.com/pviewer?token=qBjYCLEkd0OFZGumOfc9LQ> This huge 12,432 square foot lot offers plans available to build two more units for a total of 4 units on the lot. Currently there are two houses on the lot. (there were 3 houses on the lot but one was removed and abatement done.) Seller has approval to build two new apartments with three garages for a total of 4 units on the property. Front house is 2 bedrooms 1 bath. Remodeled kitchen with new cabinets and stainless appliances and a dining area. Remodeled bathroom with granite counters, tiled shower and tile floors. Large living room over looks fenced front yard. Two spacious bedrooms. One bedroom is an office builtin desk and storage. Separate inside laundry. Large backyard and detached two car garage and driveway. The separate One bedroom has a remodeled kitchen and bathroom. Fireplace in the living room. Spacious bedroom. Separate inside laundry room. Large backyard. Parking in front of the unit. Fenced back third of the lot is where the two new units can be built. Alley access is owned by the city. View 3D tour for lot overview. <https://www.dropbox.com/s/uxo62wur6dh92gg/549%20Bernard%20St.mp4?dl=0>

### Facts & Features

- Sold On 03/01/2021
- Original List Price of \$1,400,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Laundry: Individual Room
- \$60000 Gross Scheduled Income
- \$40200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Appliances: Gas Range

### Exterior

- Lot Features: Back Yard, Front Yard, Lot 10000-19999 Sqft
- Security Features: Carbon Monoxide Detector(s)
- Fencing: Good Condition, Wood
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$18,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 00745605
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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:	1	2	1	2	Unfurnished	\$0	\$0	\$3,000
2:	1	1	1	0	Unfurnished	\$1,500	\$0	\$1,800
3:	1	2	3	1	Unfurnished	\$0	\$0	\$2,900
4:	1	2	3	2	Unfurnished	\$0	\$0	\$2,900

**# Of Units With:**

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

- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator: 2
- Wall AC:

## Additional Information

- Standard sale

- C2 - Southwest Costa Mesa area
- Orange County
- Parcel # 42210329

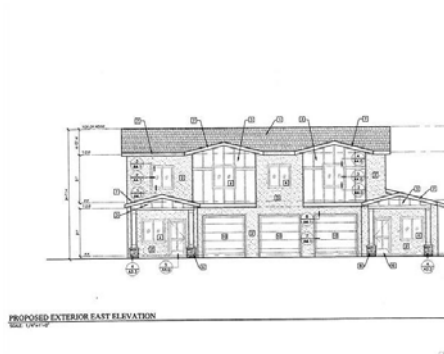
## Michael Lembeck

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

## Re/Max Property Connection

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

Click arrow to display photos







Closed •

List / Sold:

**\$1,995,000/\$1,970,000** ↓

94 days on the market

Listing ID: 20653884

**706 Utica Ave • Huntington Beach 92648**

**4 units • \$498,750/unit • 4,904 sqft • 9,022 sqft lot • \$401.71/sqft •  
Built in 1977**

**Head south on Beach Blvd and make a right on Utica after Yorktown.**



New rents taking effect January 1st 2021. This property is 100% collected and 100% occupied for 2020. Built in 1977 and located in 1.8 miles from the Pacific Ocean, 706 Utica Avenue is a truly a unique offering. The property is a Townhouse fourplex (2 detached buildings) Each unit is a 3 Bedroom/2.5 Bathroom Townhouse that is over 1200 sq. feet. There are also 12 total parking spaces (8 Garage and 4 Open Spaces). Each unit has a washer/dryer hookup, direct access 2 car garage, fenced in private patio and fireplace for each unit. The buildings are also individually metered for gas/electric, separate hot water heaters so the utility expenses to the owner are minimal. This is a great offering for a buyer to purchase a quality coastal 4 unit property with a steady history of collected rental income and obtain 30 year fixed financing in the low 3% range.

### Facts & Features

- Sold On 03/05/2021
- Original List Price of \$1,995,000
- 2 Buildings
- \$82255 Net Operating Income

### Interior

### Exterior

### Annual Expenses

- Total Operating Expense: \$32,807
- 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:	4	3	2		Unfurnished	\$2,471	\$9,885	\$12,000
2:								
3:								
4:								
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

- 15 - West Huntington Beach area
- Orange County
- Parcel # 02520033

## 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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 20653884

Printed: 03/07/2021 6:51:40 PM

Closed •

List / Sold:

**\$1,995,000/\$1,850,000** ↓

67 days on the market

Listing ID: PW20212132

**16612 Jib Cir • Huntington Beach 92649**

**4 units • \$498,750/unit • 4,602 sqft • 7,841 sqft lot • \$402.00/sqft •  
Built in 1977**

**Between Heil and Warner. Backs up to Bolsa Chica St**



16612 Jib Circle in Huntington Beach is a highly desirable fourplex offered at a cap rate that is well-above comparable sales at four percent. This very well-maintained asset is ideally located on a cul-de-sac conveniently near retail, schools, Sunset Beach, Bolsa Chica State Beach, the Bolsa Chica Wetlands, Huntington Harbour, and within easy walking distance of a park. Tenants also enjoy being within a quick 15-minute drive of the Huntington Beach Pier and Main Street, and even closer to Central Park and the 405, 22, and 605 freeways. 16612 Jib Circle is a 1977 construction consisting of two buildings that offer a total of one one-bed/one-bath unit, two two-bed/two-and-one-half-bath townhomes, and one three-bed/two-and-one-half-bath townhome. The townhomes all feature private yards/patios, and all units have central air conditioning, in-unit laundry, and separate gas and electric meters. Each unit also has a private single-car garage, and two additional surface parking spaces are available. Recent upgrades to the property include unit interior upgrades, and the roof was replaced in 2016. This offering presents an excellent opportunity to acquire an asset at an above-average cap rate with 10 percent rental upside in a sought-after coastal market.

### Facts & Features

- Sold On 03/01/2021
- Original List Price of \$1,995,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central
- Laundry: Inside
- Cap Rate: 3.89
- \$111900 Gross Scheduled Income
- \$77567 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

### Interior

### Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$30,976
- 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	0	Unfurnished	\$2,800	\$2,800	\$2,995
2:	2	2	3	0	Unfurnished	\$2,413	\$4,825	\$2,695
3:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$1,900

### # Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

---

## Additional Information

- Standard sale
- Rent Controlled

- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 17822206

---

## 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

---

Click arrow to display photos



**Closed** • **Quadruplex**

List / Sold:

**\$1,399,000/\$1,325,000** ↓

**11 days on the market**

**Listing ID: OC20241878**

**7721 Fir Dr** • **Huntington Beach 92647**

**4 units** • **\$349,750/unit** • **3,854 sqft** • **8,368 sqft lot** • **\$343.80/sqft** •  
**Built in 1964**

**Near Warner and Beach Blvd.**



Well maintained fourplex with mostly remodeled units, providing a cash flowing investment opportunity for a buyer. As unit have turned over, which is rare in the area, the owner has tastefully remodeled the units and re-rented them at close to market rents, still leaving some room for upside for a new buyer. The building has recently been fixed up and has a fresh coat of paint, providing the opportunity to own a low maintenance building with low turnover and smooth operations.

### Facts & Features

- Sold On 03/01/2021
- Original List Price of \$1,399,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Forced Air
- Laundry: Community
- Cap Rate: 4.45
- \$91944 Gross Scheduled Income
- \$62255 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

### Interior

- Floor: Carpet, Laminate
- Appliances: Dishwasher, Gas Range

### Exterior

- Lot Features: Level
- Fencing: Wood
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$27,021
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01005330
- Gardener:
- Licenses:
- Insurance: \$1,542
- Maintenance: \$2,800
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$4,478
- Other Expense Description: All Util

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	4	Unfurnished	\$1,853	\$7,412	\$2,050

#### # Of Units With:

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

### Additional Information

- Standard sale

- 699 - Not Defined area
- Orange County
- Parcel # 11137202

---

**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

---

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: OC20241878

Printed: 03/07/2021 6:51:40 PM

Closed •

List / Sold: **\$1,200,000/\$1,200,000**

**2121 W Myrtle St • Santa Ana 92703**

**84 days on the market**

**4 units • \$300,000/unit • 3,381 sqft • .17 acre(s) lot • \$354.92/sqft •  
Built in 1956**

**Listing ID: OC20252917**

**Nearby Cross Streets: West Myrtle Street & South Shelley Street**



2121 West Myrtle Street is a 4-unit multifamily investment property located in Santa Ana, CA. Built in 1956, 2121 West Myrtle Street consists exclusively of two-bedroom units and offers amenities including gated entry, single-story construction (select units), security doors, private yards and/or patios, and garage parking.

### Facts & Features

- Sold On 03/05/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$85620 Gross Scheduled Income
- \$57115 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Lawn, Level
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$25,936
- Electric: \$1,404.00
- Gas: \$1,404
- Furniture Replacement:
- Trash: \$1,404
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,404
- Other Expense: \$2,480
- Other Expense Description: Misc

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	4	Unfurnished	\$7,135	\$7,135	\$7,200

#### # Of Units With:

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

### Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Orange County
- Parcel # 00734206

**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

---

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: OC20252917

Printed: 03/07/2021 6:51:40 PM