

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	QC24031563	S	2606 W Alton AVE	SA	69	STD	2	\$69,600		\$1,300,000 	\$402.23	3232	1977/ASR	6,098/0.14	N	4	03/14/24	14/14
2	DW24025322	S	735 A & B Philadelphia ST	ANA	78	PRO,TRUS	2	\$0		\$950,000 	\$453.68	2094	1965/ASR	7,841/0.18	N	2	03/13/24	4/4
3	LG23190580	S	2409 Glennevre ST	LB	LV	STD	2	\$192,000		\$4,200,000 	\$848.83	4948	1977/ASR	7,405/0.17	N	7	03/14/24	68/68
4	PW24008447	S	309 8th ST	SLB	1A	STD	3	\$165,600		\$1,850,000 	\$1,947.37	950	1948/PUB	3,049/0.07	N	2	03/11/24	36/36
5	QC24018271	S	135 High DR	LB	NL	STD	3	\$0		\$2,336,000 	\$953.86	2449	1958/ASR	4,400/0.101	N	4	03/13/24	15/15
6	QC24004087	S	124 Avenida De La Grulla	SC	SN	STD	3	\$111,600		\$2,120,000 	\$848.00	2500	1957/ASR	4,256/0.0977	N	3	03/14/24	15/15
7	NP24006846	S	122 Magnolia ST	CM	C5	STD	4	\$116,800		\$2,038,500 	\$829.00	2459	1961/ASR	4,028/0.0925	N	2	03/14/24	26/26
8	QC24035190	S	2623 Calle Del Comercio	SC	SE	STD	4	\$114,000	3	\$2,100,000 	\$603.10	3482	1990/ASR	5,227/0.12	N	4	03/15/24	13/13

Closed • Duplex

List / Sold:

\$1,280,000/\$1,300,000 ↑

14 days on the market

Listing ID: OC24031563

2606 W Alton Ave • Santa Ana 92704

2 units • \$640,000/unit • 3,232 sqft • 6,098 sqft lot • \$402.23/sqft • Built in 1977

N. MacArthur Blvd E. Fairview



*** GREAT INVESTMENT OPPORTUNITY*** Wonderful opportunity to own an income producing duplex in great neighborhood of Santa Ana. The two units are side-by-side with one connecting wall between them. Both units are two-story "townhome-style" homes with 3 bedrooms and 2.5 bathrooms each. Each unit has an inside laundry room and a spacious private patio backyard with access through the patio to their own two-car garage with alley access. Unit A has been completely upgraded recently with wood laminate flooring, new water heater, new furnace, new cabinetry, granite countertops, and newer gas range. These well maintained units are ideal for the first time investor who wants to get good rents in a good area of Santa Ana, or the savvy investor who is looking to live in one and rent out the other. Centrally located and walking distance to Segerstrom High School and close to Grocery stores, Restaurants, Entertainment, OC Museum, and Shopping at South Coast Plaza. The location of these units are also close to Transportation, and Easy Freeway Access to 405.

Facts & Features

- Sold On 03/14/2024
- Original List Price of \$1,280,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Forced Air
- \$0 (Assessor)
- Laundry: Inside
- \$69600 Gross Scheduled Income
- \$57160 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate, Tile
- Appliances: Water Heater Central, Water Heater
- Other Interior Features: Granite Counters

Exterior

- Lot Features: Back Yard, Level with Street, Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$58,660
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,200
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$3,250	\$3,550	\$3,505
2:	1	3	3	2	Unfurnished	\$2,550	\$2,550	\$2,750

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 1
- Ranges: 2
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 41417107

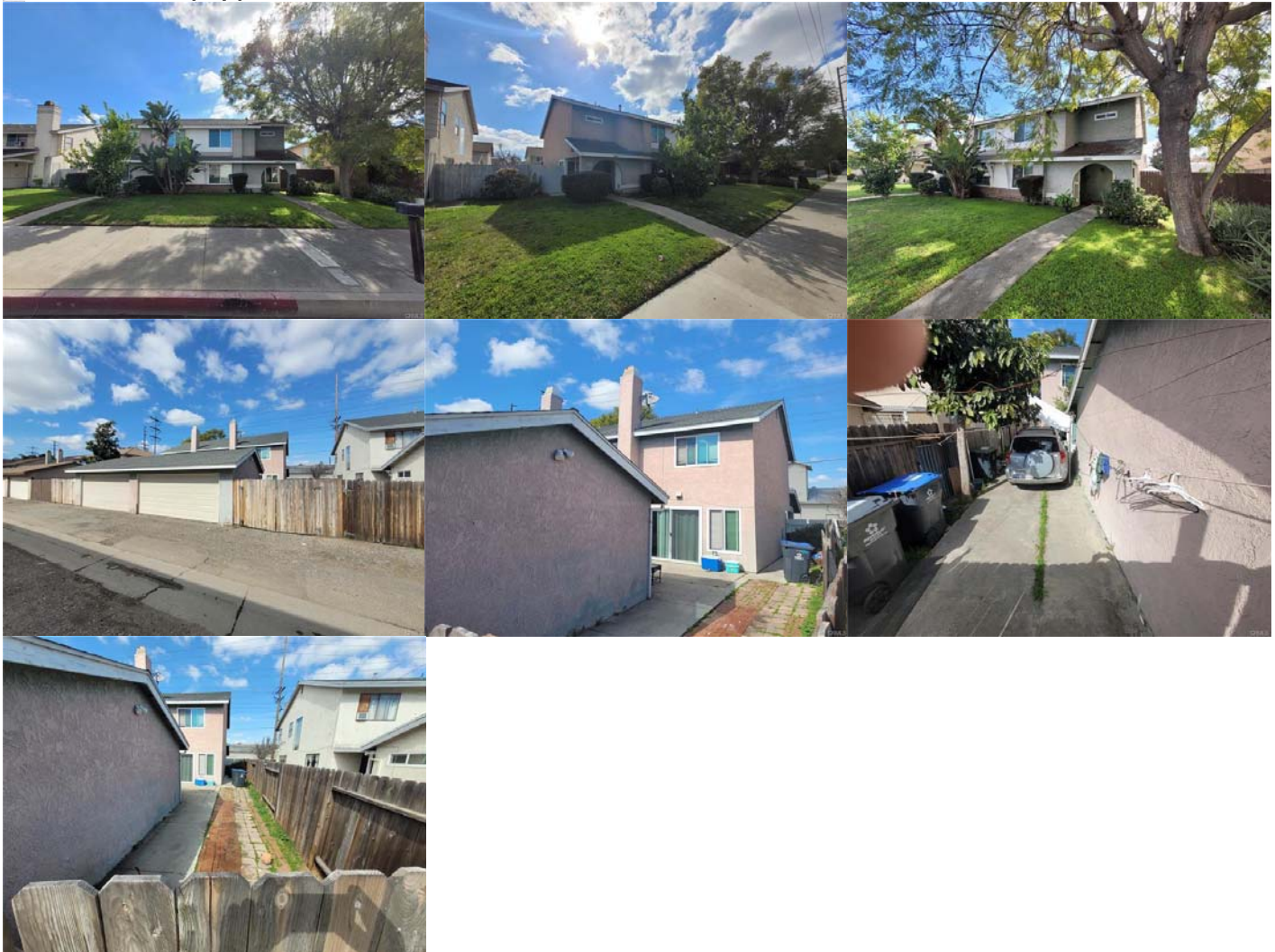
Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos



Closed • Duplex

List / Sold: **\$900,000/\$950,000** ↑

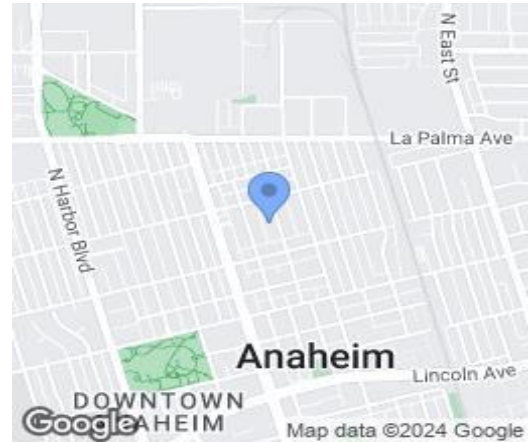
735 A & B N Philadelphia St • Anaheim 92805

4 days on the market

2 units • \$450,000/unit • 2,094 sqft • 7,841 sqft lot • \$453.68/sqft • Built in 1965

Listing ID: DW24025322

South of La Palma Avenue and East of Harbor Blvd.



Two large detached single family homes on a large 7841 square foot lot as per assessor. Front home is two bedrooms and one bathroom. Large living room and dining room with built-in cabinets. Large family style kitchen with updated cabinets and counter tops. Rear home is newer construction built in 1965 as per assessor. This home consists of two bedrooms and one bathroom. There is also a detached two car garage and additional parking area next to garage with alley access.

Facts & Features

- Sold On 03/13/2024
- Original List Price of \$900,000
- 3 Buildings
- Levels: One
- 7 Total parking spaces
- \$525 (Estimated)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01986350
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing, Trust sale
- Buyer Agency Compensation: 2%
- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03508423

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

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Duplex

List / Sold:

\$4,495,000/\$4,200,000 ↓

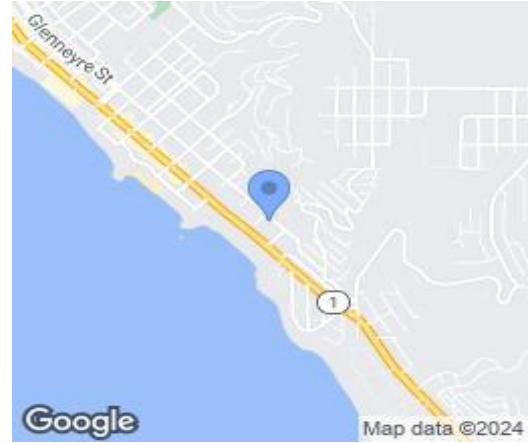
2409 Glenneyre St • Laguna Beach 92651

68 days on the market

2 units • \$2,247,500/unit • 4,948 sqft • 7,405 sqft lot • \$848.83/sqft • Built in 1977

Listing ID: LG23190580

PCH/Thalia, South on Glenneyre to address on right



Seller financing available! Tasteful Wood's Cove revitalization with breathtaking ocean and Catalina views offers two units that each live like single family homes. Each unit offers 3 bedrooms and 2.5 baths that have just been beautifully renovated and are laid out over spacious floor plans boasting over 4,500 square feet of total living space. The gourmet kitchens are recently updated with granite counters and high-end stainless appliances, and each unit features soaring vaulted ceilings, cozy fireplaces, multiple refinished decks to enjoy the panoramic ocean views, and one unit with a private backyard. Gorgeous brand new luxury plank vinyl flooring runs throughout each unit, and new Milgard windows and doors have just been installed. Property offers rare garage parking for 7 with 3 additional driveway parking spots. Wonderful investment opportunity with strong rental history or with only one shared wall, live in one and rent the other. Centrally located with quick access to Moss Point Beach, trendy Hip District restaurants, shops, and all that Laguna living has to offer! Ideal for an investor or live in one and rent the other. Seller is willing to finance.

Facts & Features

- Sold On 03/14/2024
- Original List Price of \$4,495,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- Heating: Central
- \$0 (Unknown)
- Laundry: Dryer Included, Inside, Washer Included
- \$192000 Gross Scheduled Income
- \$112146 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Walk-In Closet
- Floor: Carpet, Laminate
- Appliances: Built-In Range, Dishwasher, Freezer, Gas Oven, Gas Range, Refrigerator
- Other Interior Features: Cathedral Ceiling(s), Ceiling Fan(s), Granite Counters, High Ceilings, Living Room Balcony, Living Room Deck Attached, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Back Yard, Corner Lot, Lawn, Lot 6500-9999, Yard
- Waterfront Features: Ocean Side of Freeway
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01481919
- 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	4	Unfurnished			\$8,500
2:	1	3	3	3	Unfurnished			\$7,500

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
 - Buyer Agency Compensation: 2%
- LV - Laguna Village area
 - Orange County
 - Parcel # 65611301

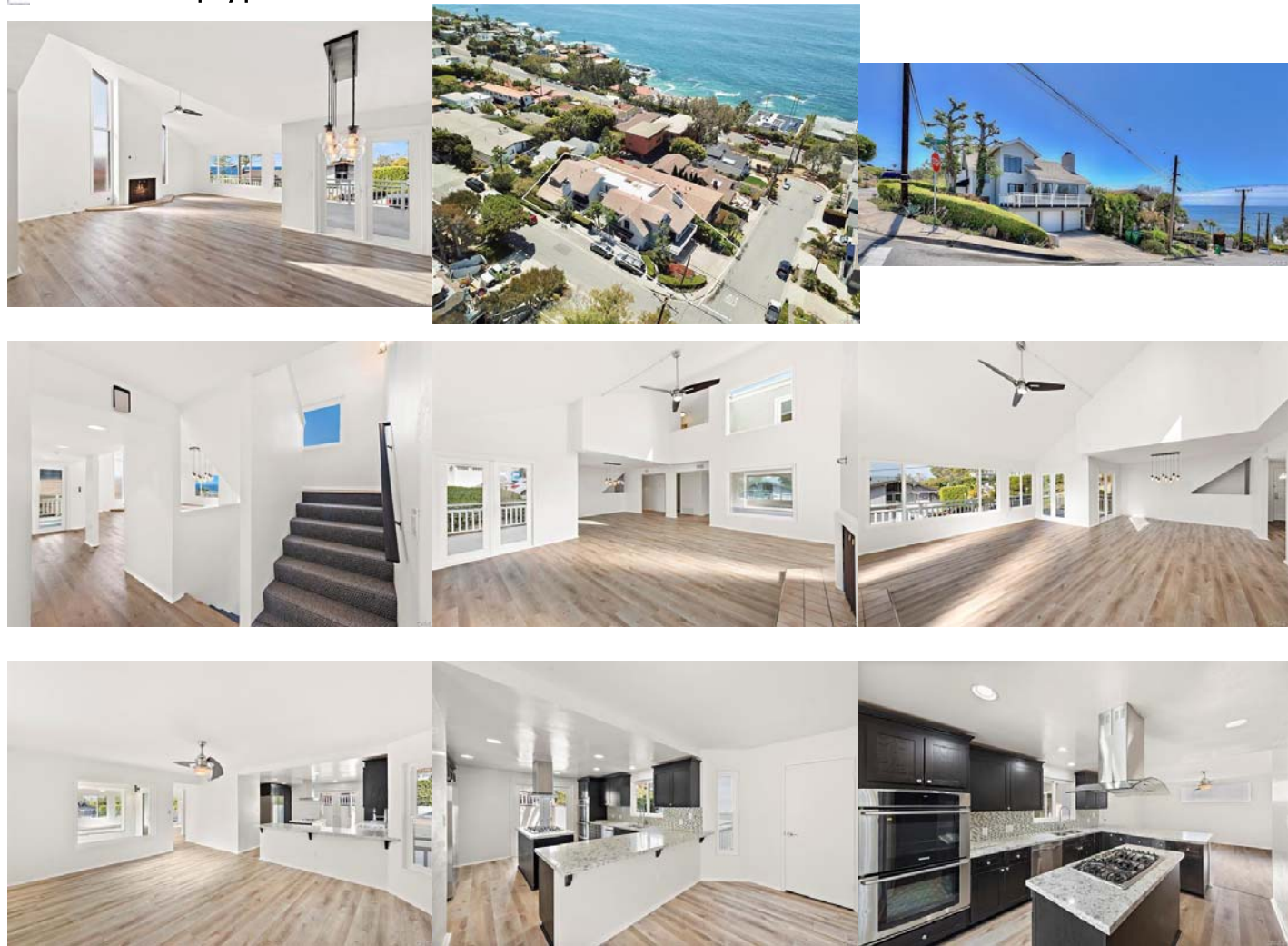
Michael Lembeck

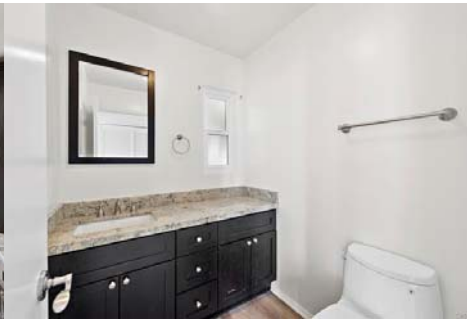
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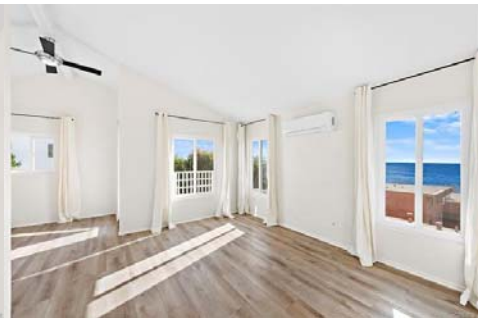
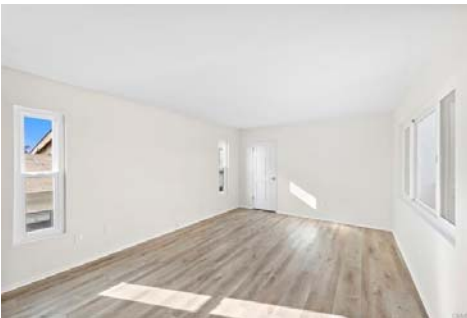
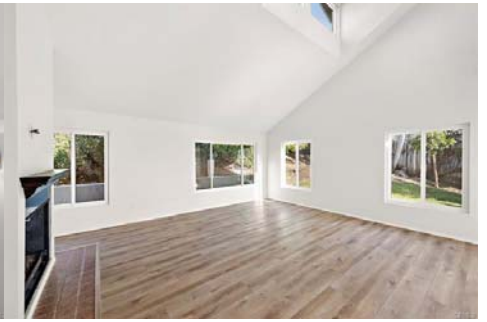
Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • **Triplex**

List / Sold:

\$1,900,000/\$1,850,000 ↓

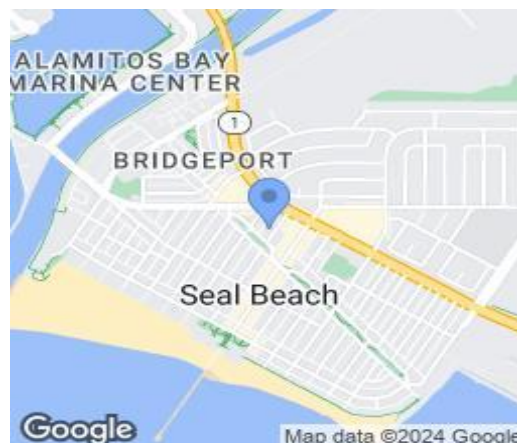
36 days on the market

Listing ID: PW24008447

309 8th St • Seal Beach 90740

**3 units • \$633,333/unit • 950 sqft • 3,049 sqft lot • \$1947.37/sqft •
Built in 1948**

PCH - 8th Street



Exquisite beach-close studio unit triplex where a coastal vibe meets contemporary luxury. Nestled in the serene seaside community of Seal Beach, this property entices and surprises around every turn. The visionary renovations were completed in 2022 by a design-build contractor who has been featured on HDTV's Extreme Home Makeover and Capturing Home on the Magnolia Network. Bask in the sun, cruise two blocks to the beach, and enjoy an evening in the private yard in front of the luxury fire table enjoying some BBQ while living the good life. And as the evening rolls on, step into the Nashville-inspired lounge to continue the fun. The studio units are smartly designed to maximize space, light, and comfort with Murphy beds, perfectly placed furniture, recessed lighting, new black double glazed windows, a new solar reflective roof, ductless A/C and heat, and new copper plumbing. With the charm of a tiny home, the kitchens include shaker cabinetry, butcher block countertops, white subway tile backsplashes, and black hardware. The property has been operated on a short-term rental basis. Please inquire with the City of Seal Beach regarding the continued use in this manner or rent the property on a long-term tenancy basis. Every inch of this property exudes quality craftsmanship and ingenious design sensibility.

Facts & Features

- Sold On 03/11/2024
- Original List Price of \$1,900,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Ductless
- Heating: Ductless
- \$1,559 (Estimated)
- Laundry: Community, Inside
- \$165600 Gross Scheduled Income
- \$161460 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Main Floor Bedroom
- Appliances: Disposal, Refrigerator
- Other Interior Features: Furnished, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Yard
- Fencing: Vinyl
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$4,140
- Electric: \$1,200.00
- Gas: \$240
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01950605
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- Buyer Agency Compensation: 2%
- 1A - Seal Beach area
- Orange County
- Parcel # 04311111

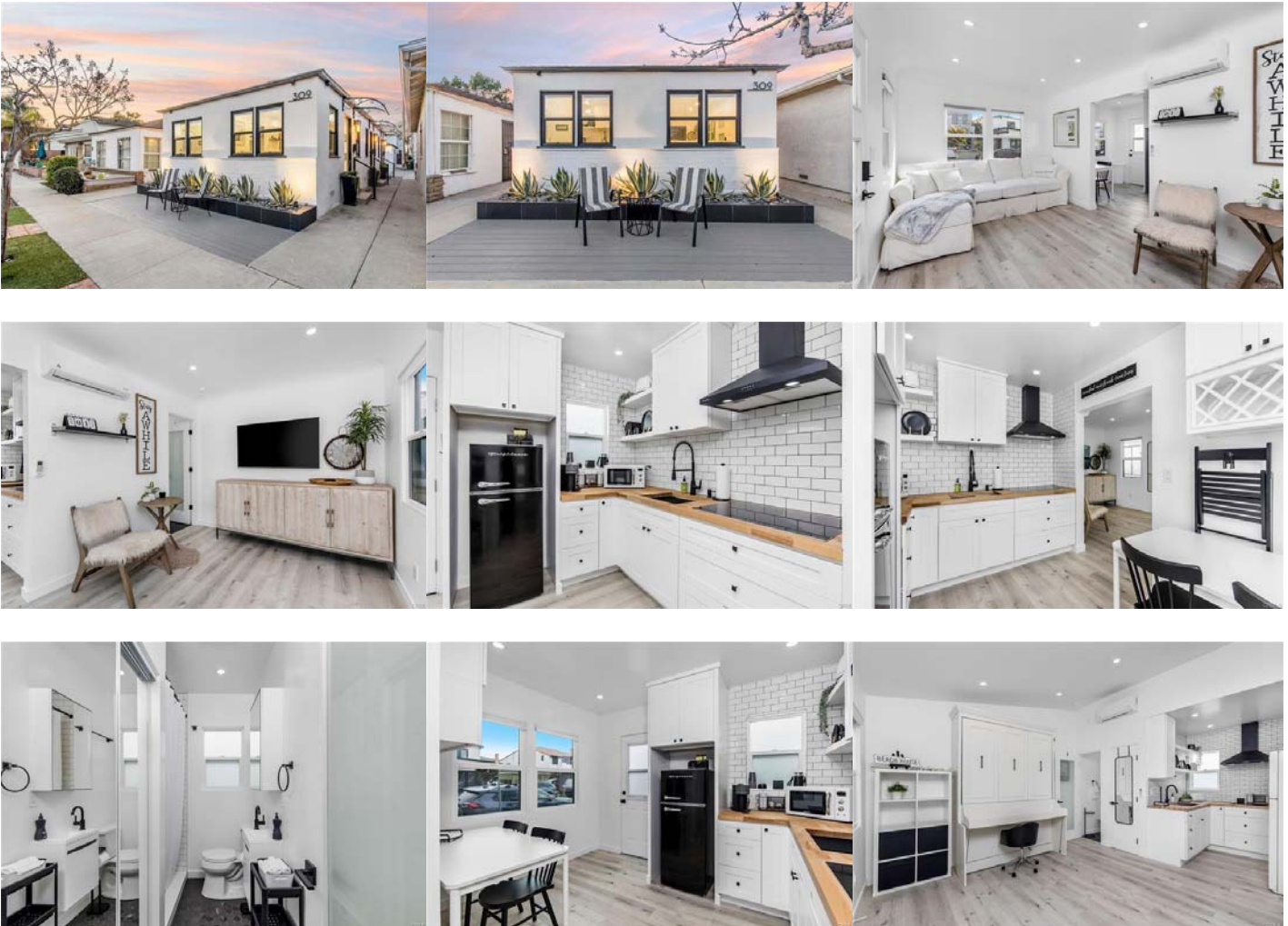
Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos







Closed • Triplex

List / Sold:

135 High Dr • Laguna Beach 92651

3 units • \$866,333/unit • 2,449 sqft • 4,400 sqft lot • \$953.86/sqft •
Built in 1958

Acacia to High Dr

\$2,599,000/\$2,336,000 ↓

15 days on the market

Listing ID: OC24018271



Wonderful opportunity to own a Triplex in North Laguna. Short walk to The Village and Main Beach. Stunning OCEAN VIEWS from both upper units. So much potential on these three units. Two Units are one level and located upstairs with private entrances and forever views. Enjoy the cool breezes, ocean views and tremendous sunsets on the spacious balconies. One unit (studio) is located downstairs with a private entrance as well. Newly painted and laminate flooring throughout. Two upper units have 2 bedrooms and 1 full bath each. The studio downstairs unit has a door to access the upper unit and have the option of one bigger unit. Stunning wood vaulted ceilings and plenty of large windows to let in the natural light and capture the picturesque ocean views. A rare find in this area is the 4 Car Garage and a driveway that easily holds four additional cars or more. Plenty of storage in the garage for all the beach gear. Enjoy all that Laguna Beach has to offer. Great restaurants, shopping and galleries. Local Park and hiking trails. Don't miss out on rare opportunity to be coastal!

Facts & Features

- Sold On 03/13/2024
- Original List Price of \$2,599,000
- 1 Buildings
- 8 Total parking spaces
- Heating: Wall Furnace
- \$2,151 (Estimated)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

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

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01897784
- 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	4	Unfurnished	\$0	\$0	\$0
2:	1	2	1	4	Unfurnished	\$0	\$0	\$0
3:	1	0	1	4	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
- Buyer Agency Compensation: 2.5%

- NL - North Laguna area
- Orange County
- Parcel # 49617315

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Triplex

List / Sold:

\$2,200,000/\$2,120,000 ↓

15 days on the market

Listing ID: OC24004087

124 Avenida De La Grulla • San Clemente 92672

3 units • \$733,333/unit • 2,500 sqft • 4,256 sqft lot • \$848.00/sqft •
Built in 1957

5 Freeway exit Avenida Palizada to El Camino Real north to Avenida De La Grulla



You'll quickly find the blue Pacific Ocean and big white sandy beaches from the tree lined street of this beautifully designed and well maintained 3 plex with a room and a bath for a possible ADU. Two generously sized 2 bedroom, 1 bath single-level units with hard surfaced flooring, white cabinetry and quartz counters in the kitchens and baths each with their own garage. The upper unit has a large living area with big windows, high ceilings and one bedroom with a bath and a garage. It is open and spacious and enjoys an ocean view. The ground floor room with bath, is nicely finished with convenient access and ADU possible. Street to street lot with a 3 car garage located behind the property. Enjoy the grass front yard with beautiful flowers and plants surrounded by a white picket fence. Side patios make this the perfect place to entertain and enjoy beach style living! Beach, surfing, swimming, hiking trails, golf, restaurants, shopping, Amtrak and Outlets at San Clemente Mall are just minutes away from this ideally located property in the beautiful beach city of San Clemente.

Facts & Features

- Sold On 03/14/2024
- Original List Price of \$2,200,000
- 1 Buildings
- Levels: One, Two
- 3 Total parking spaces
- \$27 (Estimated)
- Laundry: Community, In Closet
- \$111600 Gross Scheduled Income
- \$103460 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Main Floor Bedroom, Main Floor Primary Bedroom
- Floor: Vinyl
- Appliances: Dishwasher

Exterior

- Lot Features: Front Yard, Level with Street, Yard
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,140
- Electric: \$1,500.00
- Gas: \$1,020
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01938413
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,320
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Unfurnished	\$0	\$0	\$75,600
2:	1	1	1	1	Furnished	\$0	\$0	\$36,000

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- SN - San Clemente North area
- Orange County
- Parcel # 69236329

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: OC24004087

Printed: 03/17/2024 7:59:40 AM

Closed • **Quadruplex**

List / Sold:

\$2,099,000/\$2,038,500 ↓

26 days on the market

Listing ID: NP24006846

122 Magnolia St • Costa Mesa 92627

4 units • **\$524,750/unit** • **2,459 sqft** • **4,028 sqft lot** • **\$829.00/sqft** •
Built in 1961

Broadway to Fullerton to Magnolia



We are pleased to present the sale of 122 Magnolia Street, a 4 unit multifamily property located in Eastside Costa Mesa. Each unit features 1 bedroom, 1 bathroom, and approximately 605 square feet of living space. Each unit boasts laminate flooring, recessed lighting, white cabinetry, quartz countertops, and stainless steel appliances. Each unit is separately metered for gas and electricity and comes with 1 designated parking space per unit. The detached two car garage is leased separately. Other features include dual pane windows, tankless water heaters, and a community laundry area with owed coin operated machines. This asset is located in one of the most desirable rental markets in Orange County and offers tenants close proximity to beaches, parks, Triangle Square, and all the amenities 17th Street has to offer!

Facts & Features

- Sold On 03/14/2024
- Original List Price of \$2,195,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Community
- \$116800 Gross Scheduled Income
- \$81968 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen
- Floor: Laminate
- Appliances: Dishwasher, Gas Cooktop, Microwave
- Other Interior Features: Ceiling Fan(s), Quartz Counters, Recessed Lighting

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,520
- Electric: \$1,500.00
- Gas: \$180
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance: \$2,000
- 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	1	1	0	Unfurnished	\$2,300	\$2,300	\$2,395
2:	1	1	1	0	Unfurnished	\$2,300	\$2,300	\$2,395
3:	1	1	1	0	Unfurnished	\$2,350	\$2,350	\$2,395
4:	1	1	1	0	Unfurnished	\$2,250	\$2,250	\$2,395

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C5 - East Costa Mesa area
- Orange County
- Parcel # 42545129

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

▼ Click arrow to display photos





Closed • **Quadruplex**

List / Sold:

\$2,395,000/\$2,100,000 ↓

2623 Calle Del Comercio • San Clemente 92672

13 days on the market

**4 units • \$598,750/unit • 3,482 sqft • .12 acre(s) lot • \$603.10/sqft •
Built in 1990**

Listing ID: OC24035190

I-5 South to Avenida Del Presidente. Left onto San Luis Rey, then Left onto Calle Del Comercio.



2623 Calle Del Comercio is a well-kept 4-plex located in the beautiful coastal City of San Clemente, California. Rarely does multifamily come to market that offers both ocean & golf course views! Built in 1990, 2623 Calle Del Comercio is a newer multifamily investment property that offers the desirable coastal living experience. This unique asset features a strong unit mix of three 2 bedroom, 2 bath units and one 3 bedroom, 2 bath unit. The property offers approximately 3,482 rentable square feet situated on a 0.12 acre parcel adjacent to the San Clemente Municipal Golf Course. The property includes four individual private garages, covered parking, open on-site as well as street parking. The top two units have private balconies facing west that offer panoramic ocean views! All four units have private balconies facing east with expansive views of the Golf Course. For tenant convenience, all units include washer & dryer hook ups which offers a "condominium living" experience. Additionally, the property has a newer roof, windows and decking throughout. The asset is strategically situated next to the San Clemente Golf Course, a very quiet sub-market in Southside San Clemente. San Clemente is a relaxing beach town and popular place to vacation. In the summer, there is a trolley system that shuttles around town and up to Laguna Beach. A short walk from the property will take you to El Camino Real, San Clemente's main street that includes various retail, restaurants, boutiques and much more. Within one mile away lies one of the most popular beaches in town, San Clemente State Beach. This offering provides an investor the opportunity to acquire a Class A located investment property that is rarely vacant and ideally located. The strong rental demand for coastal properties in San Clemente will provide an investor with a predictable income stream & appreciation for many years to come. This property is a rare find and presents an incredible opportunity to own one of the most coveted investment properties in Southern California.

Facts & Features

- Sold On 03/15/2024
- Original List Price of \$2,395,000
- 1 Buildings
- Levels: One, Three Or More
- 6 Total parking spaces
- Heating: Central, Fireplace(s)
- \$36 (Assessor)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 3.1
- \$114000 Gross Scheduled Income
- \$74241 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Vinyl
- Appliances: Built-In Range, Gas Oven, Gas Range, Microwave
- Other Interior Features: Balcony, Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre, On Golf Course
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$37,479
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,890
- Cable TV: 01316702
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense: \$2,000
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,700	\$3,695	\$3,695
2:	3	2	2	1	Unfurnished	\$2,267	\$6,800	\$9,885

Of Units With:

- Separate Electric: 4
 - Gas Meters: 4
 - Water Meters: 1
 - Carpet:
 - Dishwasher: 2
 - Disposal: 4
- Drapes:
 - Patio:
 - Ranges: 4
 - Refrigerator: 4
 - Wall AC:

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- SE - San Clemente Southeast area
 - Orange County
 - Parcel # 06004212

Michael Lembeck

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

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