

Cross Property Customer 1 Line

City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	Grg Spcs	Date	DOM/CDOM
HB	17	STD	2	\$64,680		\$1,255,000 ↓	\$444.25	2825	1978/ASR	3,920/0.09	2	03/20/21	39/39
SA	69	STD	2	\$0		\$765,000 ↓	\$452.93	1689	1924/ASR	7,205/0.1654	2	03/17/21	76/76
SA	70	STD	2	\$26,400		\$585,000 ↑	\$310.51	1884	1956/ASR	6,098/0.14	2	03/18/21	71/71
BREA	86	STD	2	\$38,400		\$679,000 ↓	\$345.90	1963	1922/ASR	7,000/0.1607	2	03/15/21	10/10
LB	LV	STD,TRUS	2	\$132,000		\$2,700,000 ↓	\$776.31	3478	1985/OTH	6,000/0.1377	4	03/18/21	188/188
NB	N8	STD	2	\$62,400		\$1,970,075 ↑	\$1,226.70	1606	1955/PUB	2,352/0.054	2	03/15/21	5/5
LB	NL	TRUS	2	\$0		\$2,525,000 ↓	\$1,143.57	2208	1975/ASR	2,988/0.0686	2	03/19/21	30/30
NB	NP	STD	2	\$0		\$3,900,000 ↓	\$1,559.38	2501	1972/ASR	2,716/0.0624	0	03/18/21	481/481
SC	SC	STD	3	\$69,000		\$1,400,000 ↓	\$718.32	1949	1951/PUB	4,792/0.11	3	03/20/21	20/20
ANA	64	STD	4	\$0		\$1,470,000 ↓	\$334.47	4395	1968/ASR	9,255/0.2125	6	03/19/21	345/576
CM	C1	STD,TRUS	4	\$94,740	5	\$1,700,000 ↑	\$368.52	4613	1966/ASR	7,841/0.18	5	03/16/21	0/0
CM	C1	TRUS	4	\$98,580	5	\$1,700,000 ↑	\$367.81	4622	1966/ASR	7,892/0.1812	5	03/16/21	0/0
ORG	OTO	STD	4	\$100,920		\$1,520,000 ↓	\$304.24	4996	1966/ASR	7,841/0.18	4	03/18/21	14/14
ORG	OTO	STD	4	\$97,920		\$1,520,000 ↓	\$303.57	5007	1966/ASR	7,405/0.17	4	03/18/21	14/14
GG	699	STD	4	\$72,600		\$1,460,000 ↑	\$330.92	4412	1964/ASR	7,405/0.17	4	03/15/21	12/12
WTM	65	STD	6	\$66,000		\$1,200,000 ↓	\$606.06	1980	1922/PUB	17,000/0.3903	0	03/19/21	51/51
WTM	65	STD	6	\$66,000		\$1,200,000 ↓		6	1925/PUB	17,000/0.3903	0	03/19/21	30/30
HB	699	STD	7	\$173,350	5	\$2,700,000 ↑	\$443.64	6086	1977/PUB	9,573/0.2198	8	03/19/21	8/8
ANA	699	STD	12	\$163,290		\$2,615,000 ↓	\$350.21	7467	1960/ASR	15,246/0.35	0	03/15/21	28/28
SA	69	STD	14	\$230,460	5	\$3,075,000 ↓	\$383.46	8019	1959/ASR	13,029/0.2991	0	03/15/21	81/81

Closed • Duplex

List / Sold:

\$1,274,900/\$1,255,000 ↓

39 days on the market

Listing ID: NP21003100

16981 Hoskins Ln • Huntington Beach 92649

2 units • \$637,450/unit • **2,825 sqft** • **3,920 sqft lot** • \$444.25/sqft • **Built in 1978**

Warner & PCH



DUPLEX - Exceptional opportunity in the Huntington Harbour Area - Duplex with two large 3 bed, 3 bath units. On a R-3 lot offering the option to expand to a tri-plex - utility provisions in place now. Both units have modern kitchens with granite counters, stainless steel appliances & newer cabinets. Majority of the flooring is laminate & tile. Dual pane windows & newer garage doors. Upgraded bathrooms with quality fixtures, newer water heaters. Frontier FIOS internet in both units. Each unit has its own laundry room, garage, carport & parking spot. 6 total parking spots on property. Large Balcony off the rear unit. A very well maintained duplex. Excellent schools in Huntington harbor area- Village View Elementary, Marine View Middle & Marina High School. A perfect property for an investor, extended families or live in one and rent the other. Walking distance to beach, shopping & dining.

Facts & Features

- Sold On 03/20/2021
- Original List Price of \$1,299,900
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central
- Laundry: Inside
- \$64680 Gross Scheduled Income
- \$64680 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Insurance: \$0
- Electric:
- Maintenance:

- Disposal:

Additional Information

- Standard sale
- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 17826110

Michael Lembeck

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Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: NP21003100

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Closed •

List / Sold: **\$775,000/\$765,000** ↓

623 S Flower St • Santa Ana 92703

76 days on the market

**2 units • \$387,500/unit • 1,689 sqft • 7,205 sqft lot • \$452.93/sqft •
Built in 1924**

Listing ID: IN20237094

623 Flower St. Santa Ana



Excellent investment opportunity or perfect for an extended family that wants two separate houses with their own yards. 623 Flower St. is a charming 2 bedroom, 1 bathroom home that has been updated with modern finishes. Beautiful laminate flooring, new kitchen cabinets and appliances, bathroom with new tub, vanity and fixtures and direct access to a large backyard and carport. 811 Richland has 3 bedrooms and 1 bath and has also been remodeled with stylish finishes and is move-in ready. 811 Richland has a 2 car garage that includes room for additional storage. There is an enclosed backyard perfect for pets and play. The property is located near great local restaurants, shopping and walking distance to school. Don't miss out on this excellent opportunity.

Facts & Features

- Sold On 03/17/2021
- Original List Price of \$819,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01987971
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:

- Rent Controlled

- Orange County
- Parcel # 01016106

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IN20237094

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Closed • Duplex

List / Sold: **\$595,000/\$585,000** ↑

2234 N Bristol St • Santa Ana 92706

71 days on the market

2 units • \$297,500/unit • 1,884 sqft • 6,098 sqft lot • \$310.51/sqft •
Built in 1956

Listing ID: PW20227024

N Bristol St and W Santa Clara Ave



Great duplex investment opportunity in Orange County! This property consists of two separate units (2234 & 2236), that each have two bedrooms, one bathroom, a one car garage along with one uncovered adjacent parking space for each. The interior of the units have tile flooring throughout the main areas of the home, carpet in the bedrooms and a private outdoor patio. The exterior of both units have been recently painted, as well as new over head piping installed for each unit. There are two separate meters for gas and electricity, with washer and dryer hook ups located in the kitchen. Tenants pay all utilities except water. The duplex is located near 17th St and N Bristol in Santa Ana, and is close to the 5, 22 and 57 freeways, Santa Ana College, shopping and restaurants.

Facts & Features

- Sold On 03/18/2021
- Original List Price of \$578,895
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Kitchen
- \$26400 Gross Scheduled Income
- \$24678 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Main Floor Bedroom
- Floor: Carpet, Tile
- Appliances: Water Heater
- Other Interior Features: Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,722
- Insurance: \$1,008

- Disposal:

Additional Information

- Standard sale

- 70 - Santa Ana North of First area
- Orange County
- Parcel # 00127714

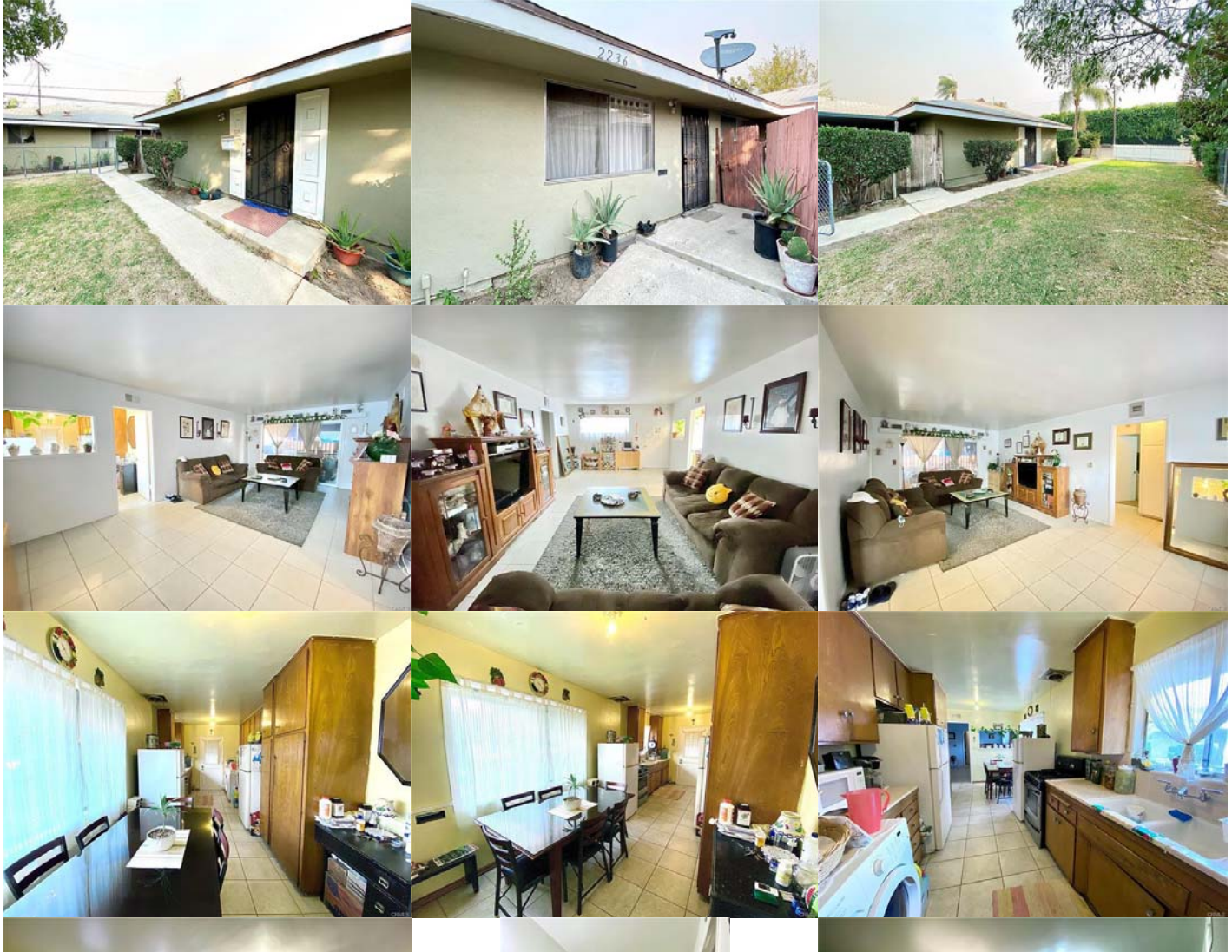
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CUSTOMER FULL: Residential Income LISTING ID: PW20227024

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Closed • Duplex

List / Sold: **\$689,000/\$679,000** ↓

408 S Brea Blvd • Brea 92821

10 days on the market

2 units • **\$344,500/unit** • **1,963 sqft** • **7,000 sqft lot** • **\$345.90/sqft** •
Built in 1922

Listing ID: PW21020228

South of Imperial Hwy, Near corner of Date St & Brea Blvd...



* * * * WELCOME TO BREA * * * * EXCELLENT LOCATION, THIS PROPERTY IS WALKING DISTANCE TO DOWNTOWN BREA!!! THE PROPERTY CONSIST OF 2 HOMES ON A LOT AND A DETACHED 2 CAR GARAGE WITH ALLEY ACCESS. THE ZONING HAS BEEN CHANGED TO GENERAL COMMERCIAL. PLEASE INQUIRE WITH THE CITY OF BREA AS TO WHAT YOU MAY OR MAT NOT BE ABLE TO BUILD... EACH HOUSE IS APPROXIMATELY 982 SQFT. THE PROPERTY IS A FIXER AND IN NEED OF REPAIRS, BEING SOLD IN PRESENT PHYSICAL CONDITION "AS IS" THE PROPERTY NEXT DOOR ON THE NORTHSIDE IS ALSO FOR SALE.

Facts & Features

- Sold On 03/15/2021
- Original List Price of \$689,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Laundry: Inside
- \$38400 Gross Scheduled Income
- \$25278 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry, Living Room
- Floor: Carpet, Tile, Vinyl

Exterior

- Lot Features: Back Yard, Front Yard, Near Public Transit, Park Nearby, Value In Land
- Fencing: Poor Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,122
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Insurance: \$850
- Maintenance:
- Workman's Comp:
- Professional Management:

Additional Information

- Standard sale

- 86 - Brea area
- Orange County
- Parcel # 28424303

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Closed •**\$2,950,000/\$2,700,000** ↓

188 days on the market

Listing ID: LG20157120

1585 Catalina • Laguna Beach 92651**2 units** • **\$1,475,000/unit** • **3,478 sqft** • **6,000 sqft lot** • **\$776.31/sqft** • **Built in 1985****PCH to Bluebird Canyon to Catalina, turn left.**

\$50,000 price reduction! Sellers are motivated to sell! This unique, spacious duplex has had only one owner since it was custom built in 1985. Approximately \$170,000 in recent upgrades were just completed, including contemporary Swedish oak flooring in the living rooms and bedrooms, wood plank tile flooring in the kitchens and bathrooms, new appliances including cook tops, ovens, dishwashers, garbage disposals, microwaves and sinks. The property has been freshly painted inside and out, and the yards newly landscaped. This is a rare opportunity to own virtually identical 3 bedroom, 2 bathroom units that each have their own 2 car, oversized garage with washer and dryer hook ups. Each unit is approximately 1,739sf per a prior appraisal. This fantastic, tranquil location is on a prime corner lot just a short stroll to pristine beaches, dining and shopping. Each unit features a private, enclosed front yard patio, plus a nice sized side yard and concrete patio. Each unit also features wonderful outdoor deck space from the upstairs area, air conditioning and a wood burning fireplace in the living room, which also has high volume ceilings.

Facts & Features

- Sold On 03/18/2021
- Original List Price of \$3,000,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- Laundry: Gas & Electric Dryer Hookup, In Garage, Washer Hookup
- \$132000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Master Bathroom, Master Bedroom
- Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Cooktop, Microwave, Water Heater
- Other Interior Features: Ceiling Fan(s), Granite Counters, High Ceilings

Exterior

2: 1 3 2 2 Unfurnished \$0 \$0 \$5,500

Of Units With:

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

Additional Information

- Standard, Trust sale
- LV - Laguna Village area
- Orange County
- Parcel # 64422101

Michael Lembeck

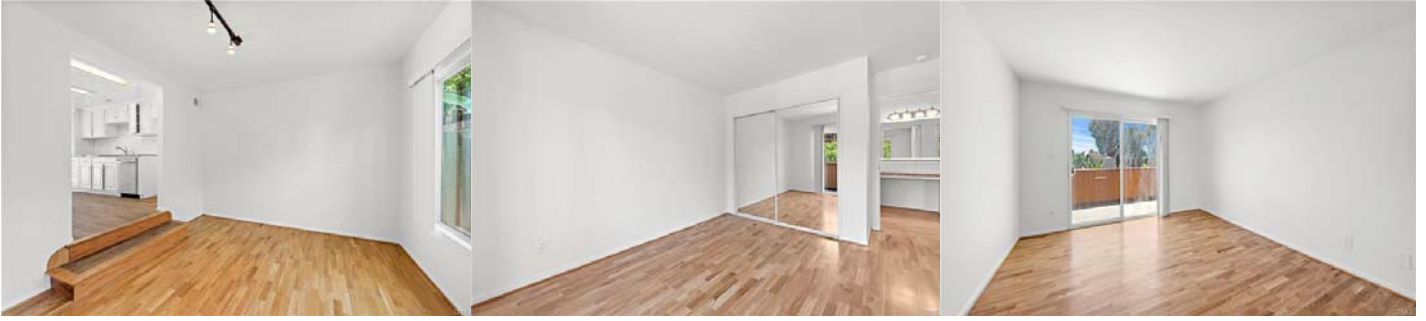
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Cell Phone: 714-742-3700

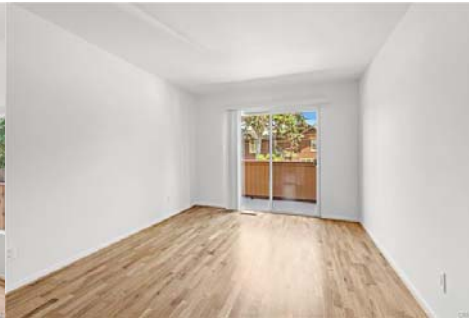
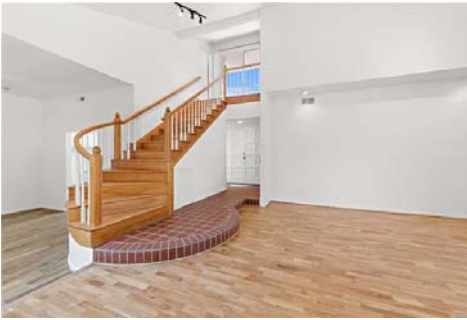
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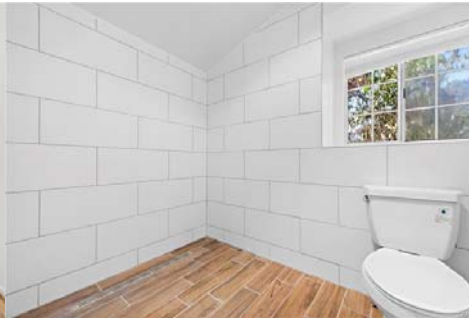
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Closed • Duplex

\$1,950,000/\$1,970,075 ↑

5 days on the market

217 35th St • Newport Beach 92663

2 units • \$975,000/unit • 1,606 sqft • 2,352 sqft lot • \$1226.70/sqft •
Built in 1955

Listing ID: SW21015188

PCH HWY to Balboa Blvd turn left on Lake Ave. 2/10ths of a mile turn left on 35th st. Destination on right



Balboa Peninsula Charmer! A well maintained beach DUPLEX property with a prime location, one block from the beach! This highly sought after residential income property is located a short walking distance or a short bike ride to Lido Village, restaurants, grocery, cafes, boardwalk and much more! Property has endless possibilities! With a standard two car garage, the front 2 bedroom and 1 full bath unit is complete with an expansive gated front porch, inviting living room, including a beautiful brick fireplace. This unit also features an additional office with a full bath and separate entrance. The upper 2nd unit includes 2 bedrooms and 1 full bath as well as a large patio viewing deck. Exterior laundry room accessible to both units. Moreover, great income opportunity as rents are below market. This residential income property is IDEAL to create long term rentals, vacation rentals or a vision of new construction with the dynamic Newport Beach lifestyle and vibe. NOTE: PROFESSIONAL PHOTOS COMING SOON!

Facts & Features

- Sold On 03/15/2021
- Original List Price of \$1,950,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Laundry: Common Area
- \$62400 Gross Scheduled Income
- \$54743 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Office
- Floor: Laminate, Wood
- Appliances: Gas Oven, Water Heater

Exterior

- Lot Features: 2-5 Units/Acre, Park Nearby
- Waterfront Features: Beach Access
- Security Features: Smoke Detector(s)
- Fencing: Vinyl
- Sewer: Public Sewer

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- N8 - West Newport - Lido area
- Orange County
- Parcel # 42336419

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Mission Viejo, 92691

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Closed •

List / Sold:

\$2,585,000/\$2,525,000 ↓

30 days on the market

Listing ID: LG21000863

730 N Coast # A+B • Laguna Beach 92651

**2 units • \$1,292,500/unit • 2,208 sqft • 2,988 sqft lot • \$1143.57/sqft •
Built in 1975**

Entrance to Property is on parallel alley, Dolphin Way



White water and Ocean view Duplex. First time on market. Panoramic 180 degree views for both units. There are 2 identical floor plan 2 Bedroom, 2 Bath Ocean view Apartments. Each with Fireplace. Fantastic ocean view Decks off Living room and Master Bedrooms. There is also a large basement workshop, not included in the square footage. All Bedrooms have en suite Bathrooms. New Milgard windows throughout. Both units have been upgraded with newer Ranges, Microwaves, Dishwashers and Heating systems. There are 2-50 gallon water Heaters (2017). Each unit has separate washer/dryers. Unit A has fresh paint, new flooring, vaulted wood beamed ceilings. Unit B also has wood beamed ceilings. Unit A has been owner occupied. Unit B has a Long term Tenant. Steps to Boat Canyon Beach, Shaw's Cove and Crescent Bay. Oversized 2 car garage and carport. This property is being offered for the first time since 1975. It is a well taken care of Property and zoned as Multi Family Residence.

Facts & Features

- Sold On 03/19/2021
- Original List Price of \$2,585,000
- 1 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- Heating: Forced Air, Natural Gas
- Laundry: Dryer Included, In Closet, See Remarks, Washer Included
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Galley Kitchen, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite, See Remarks, Workshop
- Floor: See Remarks, Vinyl
- Appliances: Self Cleaning Oven, Dishwasher, Free-Standing Range, Disposal, Gas Range, Gas Cooktop, Gas Water Heater, Microwave
- Other Interior Features: Balcony, Beamed Ceilings, Built-in Features, Copper Plumbing Full, Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: None

Of Units With:

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

Additional Information

- Trust sale
- NL - North Laguna area
- Orange County
- Parcel # 49613115

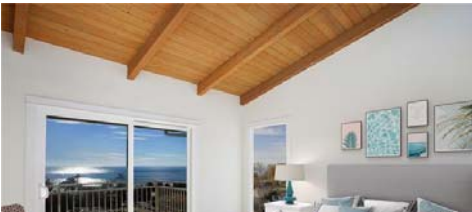
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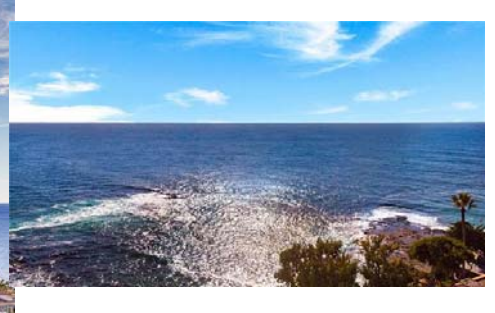
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Mission Viejo, 92691

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Closed •**\$4,100,000/\$3,900,000** ↓

481 days on the market

Listing ID: NP19257412

916 E Oceanfront • Newport Beach 92661**2 units** • **\$2,050,000/unit** • **2,501 sqft** • **2,716 sqft lot** • **\$1559.38/sqft** • **Built in 1972****E. Balboa Blvd to 919 E Balboa Blvd**

916 E Oceanfront is a prime location oceanfront duplex on the boardwalk. This lower unit is a 2 bed 2 bath with STLP permits, with a very desirable ground floor patio. The upper unit is a 3 bed 2 bath with STLP permits with a private balcony and panoramic ocean views. Directly on the boardwalks and the grassy Balboa Park, with the sand and the water straight ahead. The property is just two blocks from the Balboa Pier and Balboa Village, full of shops, restaurants, bars and activities. Each unit in this building gets ONE parking space in the carport. The carport is a little tight to maneuver in and out of, but nearly any regular vehicle will fit. NOTE: There is construction ongoing next door that should result in a public alley in the near future. Currently the property's parking is accessed via 919 East Balboa, a separate unit, in exchange for the use of one parking space at 916 East Oceanfront. As a requirement of this sale, any buyer will need to agree to abide by the parking arrangement until alley access is available. Buyer to verify alley situation. NOTE 2: 916 East Oceanfront is no longer being sold in conjunction with 919 East Balboa. Please see separate listing for 919 East Balboa.

Facts & Features

- Sold On 03/18/2021
- Original List Price of \$5,500,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Forced Air
- Laundry: Gas Dryer Hookup, In Closet, Individual Room, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom, Walk-In Closet
- Floor: Tile
- Appliances: Barbecue, Dishwasher, Disposal, Gas Oven, Microwave, Range Hood, Refrigerator, Water Heater
- Other Interior Features: Balcony, Beamed Ceilings, Ceiling Fan(s), Furnished, Granite Counters, High Ceilings, Open Floorplan

Exterior

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Furnished	\$57,560	\$4,797	\$6,000
2:	1	2	2	1	Furnished	\$48,707	\$4,059	\$4,500

Of Units With:

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

Additional Information

- Standard sale
- NP - Balboa Peninsula area
- Orange County
- Parcel # 04814318

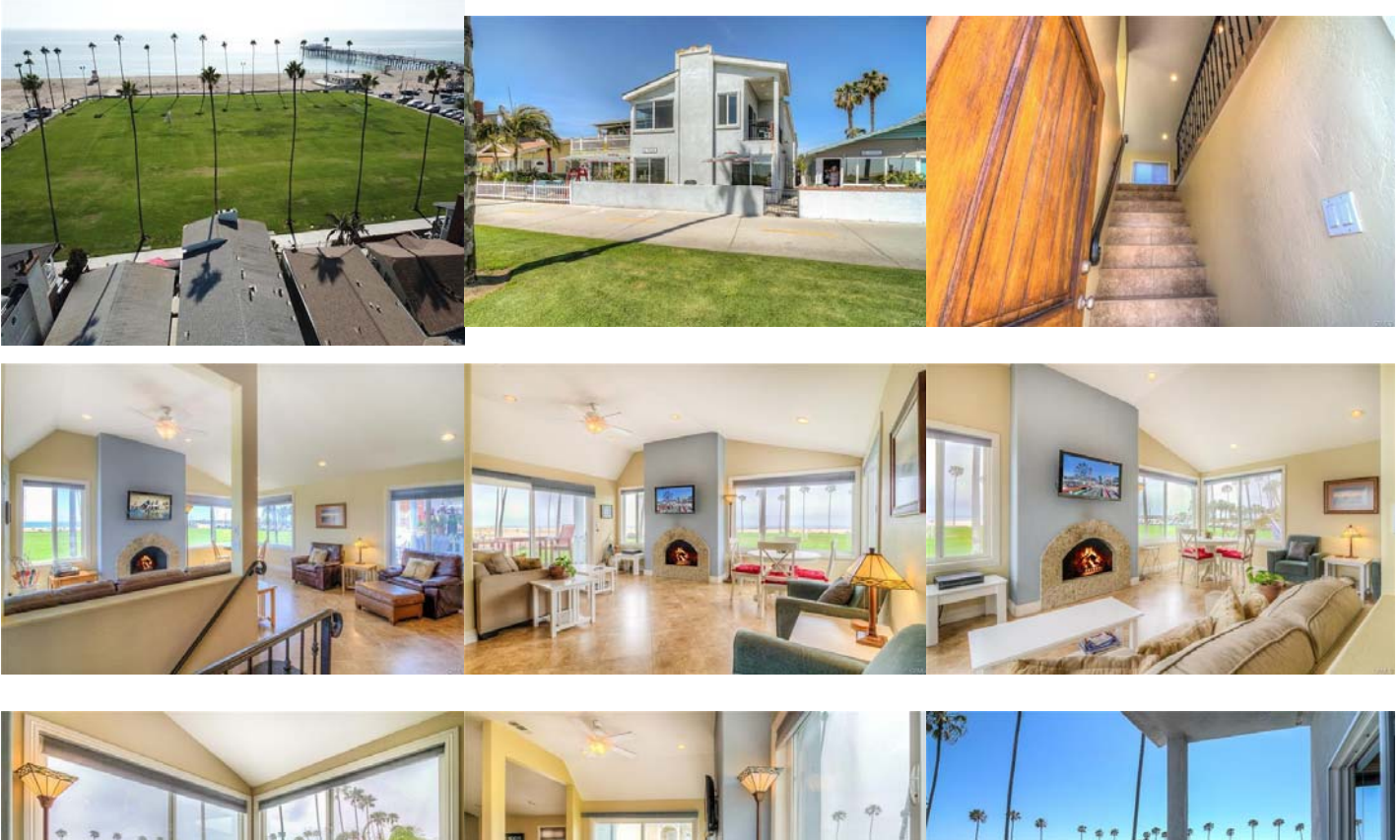
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 Mission Viejo, 92691

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Closed •

List / Sold:

\$1,429,000/\$1,400,000 ↓

20 days on the market

Listing ID: OC21007295

246 Avenida Victoria • San Clemente 92672

3 units • **\$476,333/unit** • **1,949 sqft** • **4,792 sqft lot** • **\$718.32/sqft** •
Built in 1951

EL CAMINO REAL TO AVENIDA VICTORIA WEST TO 246



Charming beach close triplex located in an incredible location of San Clemente. Walking distances to the pier, beaches, downtown shopping and restaurants. Great investment or for an owner user. Rear 2 bedroom 1 bath unit is currently owner occupied. There are 2 additional 1 bedroom 1 bath units currently rented on a month to month basis. The property also includes a large ocean view deck above the 3 car garage.

Facts & Features

- Sold On 03/20/2021
- Original List Price of \$1,429,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Laundry: Common Area
- \$69000 Gross Scheduled Income
- \$51504 Net Operating 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: \$17,496
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$740
- Cable TV: 01767484
- Gardener:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,266
- Other Expense:
- Other Expense Description:

- Orange County
- Parcel # 05811315

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Closed •

List / Sold:

\$1,500,000/\$1,470,000 ↓

345 days on the market

Listing ID: PW20002229

2124 EUCLID • Anaheim 92802

4 units • **\$375,000/unit** • **4,395 sqft** • **9,255 sqft lot** • **\$334.47/sqft** •
Built in 1968

CROSS STREET: S/ORANGEWOOD & E/EUCLID



BEAUTIFUL 4 PLEX LOCATED IN THE HEART OF ANAHEIM. EACH UNIT HAS ITS OWN HOOK UP FOR WASHER/DRYER. 2 LARGE BEDROOMS AND 2 FULL BATHROOMS. FIREPLACE, CENTRAL AIR, TITLE FLOORS. LARGE KITCHEN, PATIO AND EACH HAS ITS OWN ENCLOSED GARAGE. CONVENIENT LOCATION AND AMENITIES.

Facts & Features

- Sold On 03/19/2021
- Original List Price of \$1,500,000
- 1 Buildings
- 6 Total parking spaces
- Laundry: Gas Dryer Hookup
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$325
- Cable TV: 01439462
- Gardener:
- Licenses:
- Insurance: \$850
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$325
- Other Expense:
- Other Expense Description:

Unit Details

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: PW20002229

Printed: 03/21/2021 6:44:58 PM

Closed • **Quadruplex****\$1,700,000/\$1,700,000** ↑

0 days on the market

1598 Caraway Dr • Costa Mesa 92626**4 units** • **\$425,000/unit** • **4,613 sqft** • **7,841 sqft lot** • **\$368.52/sqft** •**Built in 1966**

Listing ID: OC21019537

From Harbor Blvd, turn onto Gisler Ave, then make a left on Date, Left on Cinnamon Ave, then right onto Caraway. Property will be on the right hand side

HURRY TO TAKE ADVANTAGE OF THIS GREAT AND EXTREMELY RARE OPPORTUNITY TO PURCHASE ONE OR TWO TURNKEY SIDE BY SIDE Costa Mesa's very desirable "Spice Street Tract." In a great rental area of Costa Mesa. You can purchase the subject property along with the court-yard adjacent 4-Plex at 1592 Caraway Drive. Extremely well located in Costa Mesa, only a few miles from the beach in the "Mesa Verde" area with easy access to the 405, 73, and 55 freeways. Very clean, beautiful, and wide concrete paved alley. Buildings are a very large 4-Plex (the largest standard model in the tract) with approximately 4,623 sq. ft. of living space with large bedrooms, living areas, and spacious closets. Newer Double-Pane Windows. The 3br unit is approx. 1,568'/2brs approx. 1,026'. Located on a 7,851 sq. ft. lot. 1 Double Garage. 3 Single Garage + 5 Parking Spaces. There is a central laundry room with a few washers and dryers owned and operated by an outside service company 50/50 split. The units are in good condition and some have good-sized yard and patios, No missed rents during Covid-19! The spacious yard and mature trees add to the charm and comfortable, quiet atmosphere. All expenses are estimated—Pro forma rent over \$112,000.

Facts & Features

- Sold On 03/16/2021
- Original List Price of \$1,695,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- Laundry: Community
- Cap Rate: 5
- \$94740 Gross Scheduled Income
- \$82720 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile

Exterior

- Lot Features: Front Yard
- Fencing: Wood, Wrought Iron

3:	1	2	2	1	Unfurnished	\$1,865	\$1,865	\$2,200
4:	1	2	2	1	Unfurnished	\$1,815	\$1,815	\$2,200

Of Units With:

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

Additional Information

- Standard, Trust sale
- C1 - Mesa Verde area
- Orange County
- Parcel # 13949227

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**

\$1,700,000/\$1,700,000 ↑

1592 Caraway Dr • Costa Mesa 92626

0 days on the market

4 units • **\$425,000/unit** • **4,622 sqft** • **7,892 sqft lot** • **\$367.81/sqft** • **Built in 1966**

Listing ID: OC21019509

From Harbor Blvd, turn onto Gisler Ave, then make a left on Date, Left on Cinnamon Ave, then right onto Caraway. Property will be on the right hand side.



HURRY TO TAKE ADVANTAGE OF THIS GREAT AND EXTREMELY RARE OPPORTUNITY TO PURCHASE TWO TURNKEY SIDE BY SIDE Costa Mesa's very desirable "Spice Street Tract." In a great rental area of Costa Mesa. You can purchase the subject property along with the court-yard adjacent 4-Plex at 1598 Caraway Drive. Extremely well located in Costa Mesa, only a few miles from the beach in the "Mesa Verde" area with easy access to the 405, 73, and 55 freeways. Very clean, beautiful, and wide concrete paved alley with Newer Double-Pane Windows. Buildings are a very large 4-Plex (the largest standard model in the tract) with approximately 4,622 sq. ft. of living space with large bedrooms, living areas, and spacious closets. 3br unit is approx. 1,568'/2brs approx. 1,026'. Located on a 7,851 sq. ft. lot. 1 Double Garage. 3 Single Garage + 5 Parking Spaces. Unit A has Central Air and Heating, others have either AC Wall Unit and or Ceiling Fans. There is a central laundry room with a couple of W/D units owned and operated by an outside service company @ a 50/50 split. All units are in excellent condition and have good-sized yards, patios, No missed rents (to date of this listing) during Covid-19! The spacious yard and mature trees add to the charm and comfortable, quiet atmosphere. All expenses are estimated—Pro forma rent over \$112,000.

Facts & Features

- Sold On 03/16/2021
- Original List Price of \$1,695,000
- 1 Buildings
- Levels: One
- 10 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- Laundry: Community
- Cap Rate: 5.09
- \$98580 Gross Scheduled Income
- \$86607 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Vinyl

Exterior

- Lot Features: Landscaped, Sprinkler System
- Fencing: Wood, Wrought Iron

3:	1	2	2	1	Unfurnished	\$1,865	\$1,865	\$2,200
4:	1	2	2	1	Unfurnished	\$1,860	\$1,860	\$2,200

Of Units With:

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

Additional Information

- Trust sale
- C1 - Mesa Verde area
- Orange County
- Parcel # 13949226

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

\$1,550,000/\$1,520,000 ↓

14 days on the market

636 S Cypress St • Orange 92866

4 units • **\$387,500/unit** • **4,996 sqft** • **7,841 sqft lot** • **\$304.24/sqft** •
Built in 1966

Listing ID: PW21012564

GLASSELL AND LA VETA



*****HUGE COVINGTON STYLE 4 UNIT 4,996 SQ. FT! GREAT LOCATION NEAR OLD TOWN ORANGE, CHAPMAN COLLEGE, AND CHOC/ST. JOSEPH HOSPITAL. ALL UNITS HAVE NEWER KITCHENS, BATHS, AND FLOORS IN THE PAST 5 YRS, 4 GARAGES, AND 5 OPEN SPACES! APT A IS HUGE SINGLE STORY 3BR+2BA UNIT WITH PRIVATE PATIO, APT B AND C ARE LARGE 2BR+1.5BA TOWNHOME STYLE UNITS WITH PRIVATE PATIO, APT D IS HUGE 2BR+2BA OVER THE GARAGES. CALL AGENT FOR A MARKETING PACKAGE TODAY! SUPER PRIDE OF OWNERSHIP! YOU MUST SEE THIS ONE TODAY!**

Facts & Features

- Sold On 03/18/2021
- Original List Price of \$1,550,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Heating: Central
- Laundry: Community
- \$100920 Gross Scheduled Income
- \$68625 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$32,294
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:

- Standard sale
- Rent Controlled

- OTO - Old Towne Orange area
- Orange County
- Parcel # 39063121

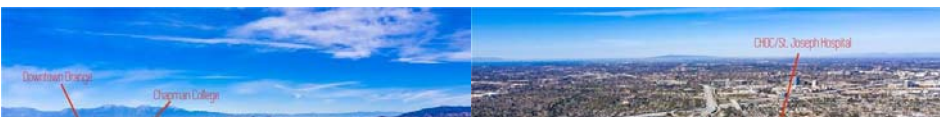
Michael Lembeck

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:

\$1,550,000/\$1,520,000 ↓

14 days on the market

Listing ID: PW21012563

646 S Cypress St • Orange 92866

4 units • **\$387,500/unit** • **5,007 sqft** • **7,405 sqft lot** • **\$303.57/sqft** •
Built in 1966

GLASSELL AND LA VETA



***HUGE COVINGTON STYLE 4 UNIT OVER 5,000 SQ. FT! GREAT LOCATION NEAR OLD TOWN ORANGE, CHAPMAN COLLEGE AND CHOC/ST. JOSEPH HOSPITAL. THREE UNITS HAVE NEWER KITCHENS, BATHS, AND FLOORS IN THE PAST 5 YRS, 4 GARAGES, AND 5 OPEN SPACES! APT A IS HUGE SINGLE STORY 3BR+2BA UNIT WITH PRIVATE PATIO, APT B AND C ARE LARGE 2BR+2BA SINGLE LEVEL UNITS WITH PRIVATE BALCONY OR PATIO, APT D IS HUGE 2BR+2BA OVER THE GARAGES. CALL AGENT FOR A MARKETING PACKAGE TODAY! SUPER PRIDE OF OWNERSHIP! YOU MUST SEE THIS ONE TODAY!

Facts & Features

- Sold On 03/18/2021
- Original List Price of \$1,550,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Heating: Central
- Laundry: Community
- \$97920 Gross Scheduled Income
- \$66585 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$31,334
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:

- Standard sale
- Rent Controlled

- OTO - Old Towne Orange area
- Orange County
- Parcel # 39063120

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,400,000/\$1,460,000 ↑

12 days on the market

Listing ID: OC21021172

8572 Emerson Cir • Garden Grove 92844

4 units • **\$350,000/unit** • **4,412 sqft** • **7,405 sqft lot** • **\$330.92/sqft** •
Built in 1964

South of Garden Grove Blvd & East of Newland St



*** GREAT INVESTMENT OPPORTUNITY*** This 4-plex is located at the end of a quiet cul-de-sac in an established family neighborhood of Garden Grove. Each unit is fully rented and allows each tenant to enjoy 2 or 3 bedrooms, good size patios, community laundry room, single car garage, and nicely manicured front lawn and landscaping. All units are separately metered for gas and electricity which keeps landlord operating expenses to a minimum. Located in good area of Garden Grove, conveniently located to restaurants, retail shopping centers, near public transportation, and easy freeway access.

Facts & Features

- Sold On 03/15/2021
- Original List Price of \$1,299,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Central, Wall Furnace, Forced Air
- Laundry: Individual Room
- \$72600 Gross Scheduled Income
- \$65520 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Appliances: Gas Water Heater, Water Heater
- Floor: Carpet, Laminate, Tile

Exterior

- Lot Features: Level with Street, Level, Yard
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,080
- Insurance: \$0
- Electric: \$600.00
- Maintenance:
- Gas: \$360
- Workman's Comp:

- Disposal:

Additional Information

- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 09722216

Michael Lembeck

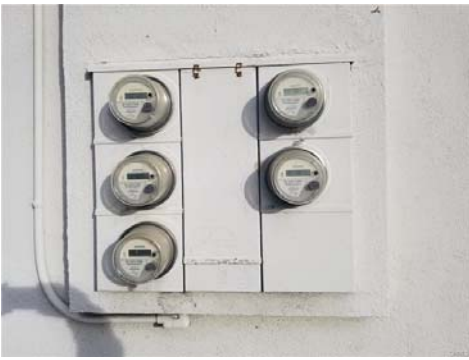
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,800,000/\$1,200,000 ↓

51 days on the market

7659 Wyoming St • Westminster 92683

**6 units • \$300,000/unit • 1,980 sqft • 17,000 sqft lot • \$606.06/sqft •
Built in 1922**

Listing ID: PW21017619

Off Westminster Ave, take Arizona St. go north.



Please note that there are two legal lots here that must be sold together. The six units are spread over the two legal lots. The lots are 7676 Wyoming and 7659 Wyoming or A.P.N.s: 096-240-31 and 096-240-32, Sold together and to close simultaneously. The structures are: 3 two bedroom, one bath detached houses, no garages, all with interior utility hookups. Additionally there are three more one bedroom one bath houses, no garages, all with hookups, all detached. All spread over approximately 18,000 square feet, maybe, 17,000, buyer to verify. Houses seem to run 650 to 800 square feet, again no guaranties or warranties, buyer to verify this. Monthly rent at a modest \$5,500. Also great land value. Zoning and usage to be verified by buyer.

Facts & Features

- Sold On 03/19/2021
- Original List Price of \$1,800,000
- 6 Buildings
- Levels: Two
- 0 Total parking spaces
- \$66000 Gross Scheduled Income
- \$49500 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0

- Orange County
- Parcel # 09624032

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,800,000/\$1,200,000 ↓

30 days on the market

Listing ID: PW21017061

7676 Wyoming St • Westminster 92683

6 units • **\$300,000/unit** • **6 sqft** • **17,000 sqft lot** • **No \$/Sqft data** •
Built in 1925

off Westminster Ave, take Arizona St. go north.



Please note that there are two legal lots here that must be sold together. The six units are spread over the two legal lots. The lots are 7676 Wyoming and 7659 Wyoming or A.P.N.s: 096-240-31 and 096-240-32, Sold together and to close simultaneously. The structures are: 3 two bedroom, one bath detached houses, no garages, all with interior utility hookups. Additionally there are three more one bedroom one bath houses, no garages, all with hookups, all detached. All spread over approximately 18,000 square feet, maybe, 17,000, buyer to verify. Houses seem to run 650 to 800 square feet, again no guaranties or warranties, buyer to verify this. Monthly rent at a modest \$5,500. Also great land value. Zoning and usage to be verified by buyer.

Facts & Features

- Sold On 03/19/2021
- Original List Price of \$1,800,000
- 6 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: See Remarks
- Laundry: See Remarks
- \$66000 Gross Scheduled Income
- \$49500 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0

- Standard sale

- 65 - N of Blsa, S of GGrv, E of Bch, W of Brookhrs area
- Orange County
- Parcel # 09624031

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$2,600,000/\$2,700,000 ↑

8 days on the market

Listing ID: OC20244036

7881 Holt Dr • Huntington Beach 92647

7 units • **\$371,429/unit** • **6,086 sqft** • **9,573 sqft lot** • **\$443.64/sqft** •
Built in 1977

Main Cross Streets are Beach and Edinger



Stabilized investment opportunity with a high cap rate in the coastal city of Huntington Beach. Providing immediate cash flow, an investor can get good leverage to take advantage of the current interest rate environment and continue to build their portfolio. Units have gone through quality renovations and a new roof was put on in 2019. These large updated units with an ideal unit mix are a great addition to any portfolio.

Facts & Features

- Sold On 03/19/2021
- Original List Price of \$2,600,000
- 1 Buildings
- Levels: Two
- 13 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- Cap Rate: 4.52
- \$173352 Gross Scheduled Income
- \$117648 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Disposal, Gas Range, Refrigerator
- Other Interior Features: Balcony, Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: Back Yard, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$50,605
- Electric: \$0.00
- Gas: \$0
- Insurance: \$4,373
- Maintenance: \$4,900
- Workman's Comp:

- Disposal:

Additional Information

- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 14208315

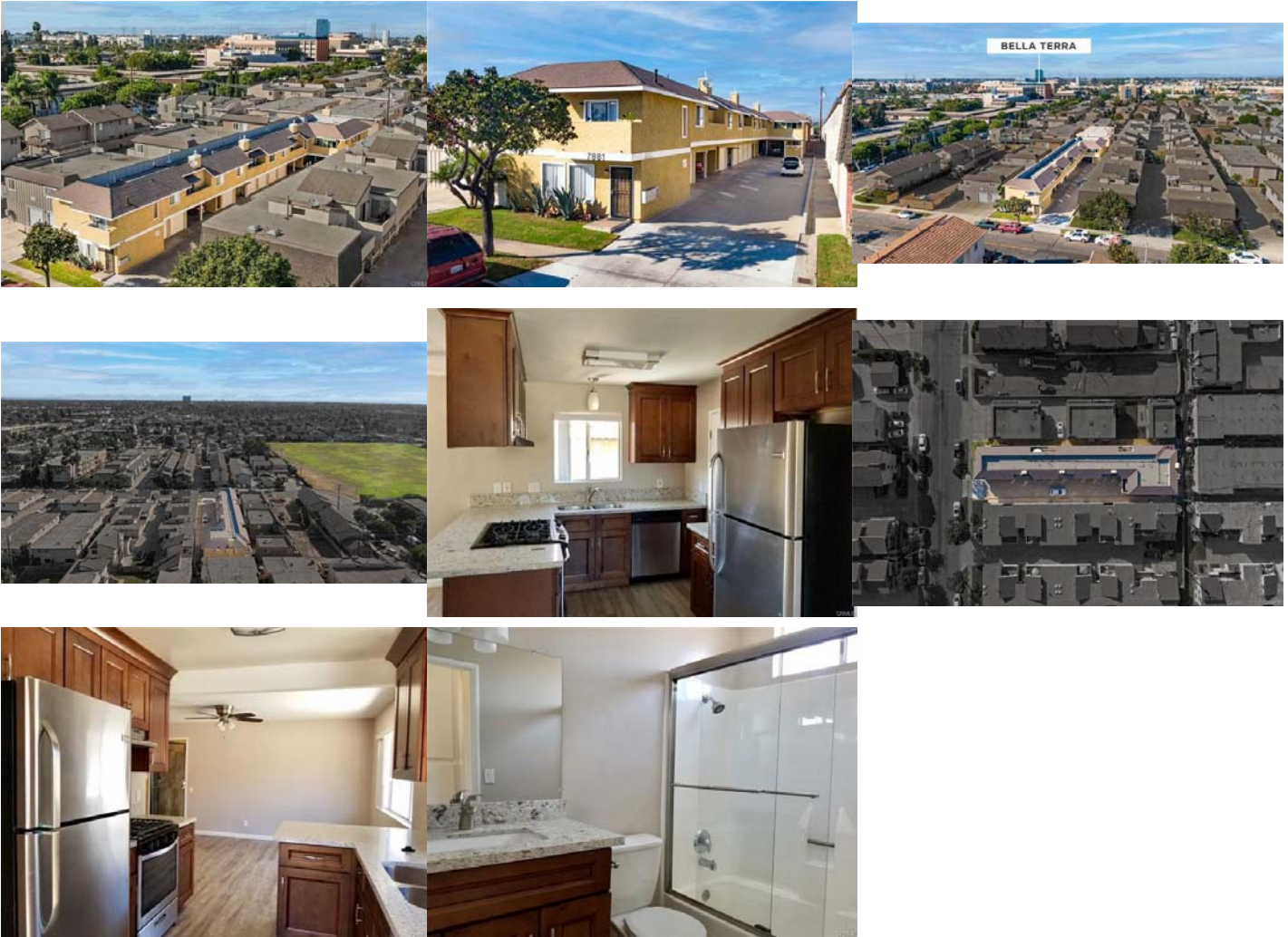
Michael Lembeck

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:

\$2,700,000/\$2,615,000 ↓

28 days on the market

Listing ID: OC20254298

619 N Pauline St • Anaheim 92805

12 units • **\$225,000/unit** • **7,467 sqft** • **.35 acre(s) lot** • **\$350.21/sqft** •
Built in 1960

Nearby Cross Streets: East Wilhelmina Street & North Pauline Street



619 North Pauline Street is a 12-unit multifamily investment property located in Anaheim, CA. Built in 1960, 619 North Pauline Street consists exclusively of one-bedroom units and offers amenities including security doors, a spacious common area, carport parking, and on-site laundry.

Facts & Features

- Sold On 03/15/2021
- Original List Price of \$2,700,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- Laundry: Community
- \$163296 Gross Scheduled Income
- \$94622 Net Operating Income
- 12 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$64,605
- Electric: \$2,214.00
- Gas: \$2,214
- Furniture Replacement:
- Trash: \$2,214
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance: \$6,659
- Workman's Comp:
- Professional Management: 6369
- Water/Sewer: \$2,214
- Other Expense: \$6,000
- Other Expense Description: Misc

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

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC20254298

Printed: 03/21/2021 6:45:04 PM

Closed •

List / Sold:

\$3,150,000/\$3,075,000 ↓

81 days on the market

1222 W Brook St • Santa Ana 92703

14 units • **\$225,000/unit** • **8,019 sqft** • **13,029 sqft lot** • **\$383.46/sqft** •
Built in 1959

Listing ID: PW20200024

North of W. McFadden Ave. & East of S. Bristol St.



We are pleased to offer 1218-1222 W. Brook Street, a 14-unit multifamily investment opportunity in the exceptionally strong rental market of Santa Ana. Comprised of side-by-side buildings on a single parcel, the Brook Street apartments offers stand out curb appeal with no expense spared on the exterior renovations with modern paint colors and landscaping. The property features new windows, new roofs, new decks & railings and a new asphalt parking lot to name a few. Step inside and you'll find 8 out of the 14 units fully renovated and remodeled. These interiors feature top-notch finishes including all new kitchens with granite countertops and new cabinetry, bathrooms with tile shower walls and new vanities, and tile flooring throughout. The remaining units have also been upgraded to various degrees. Offering true pride of ownership, vast amounts of capital improvements, easily achievable rental increases, and impressive cash-flow with as little as 35% down payment, the Brook Street apartments is a standout investment option in one of the strongest rental markets in all of Orange County.

Facts & Features

- Sold On 03/15/2021
- Original List Price of \$3,150,000
- 2 Buildings
- Levels: Two
- 21 Total parking spaces
- Laundry: Common Area
- Cap Rate: 4.8
- \$230460 Gross Scheduled Income
- \$149742 Net Operating Income
- 16 electric meters available
- 16 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$73,804
- Insurance: \$3,208

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01027134

Michael Lembeck

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

Re/Max Property Connection

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

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