

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	NP24031230	S	207 29th ST	NB	N8	STD	2	\$104,400		\$2,795,000	\$1,559.71	1792	1977/PUB	2,375/0.0545	N	3	03/22/24	2/2
2	NP24030639	S	407 38th ST	NB	N8	STD	2	\$216,000		\$4,450,000	\$1,975.14	2253	2018/SEE	2,851/0.0654	N	4	03/19/24	3/3
3	OC24015080	S	7832 14th ST	WTM	60	STD	4	\$103,800		\$2,174,100 	\$456.74	4760	1985/SLR	11,450/0.2629	N	8	03/19/24	23/23
4	DW23197215	S	406 E South Street	ANA	78	STD	7	\$174,000		\$2,525,000 	\$388.46	6500	1985/ASR	9,148/0.21	N	13	03/21/24	103/103

Closed • Duplex

List / Sold:

\$2,795,000/\$2,795,000

2 days on the market

Listing ID: NP24031230

207 29th St • Newport Beach 92663

2 units • \$1,397,500/unit • 1,792 sqft • 2,375 sqft lot • \$1559.71/sqft • Built in 1977

Newport Blvd to right at 29th Street



207 29th Street offers a unique opportunity for those seeking a blend of coastal living and investment potential in Newport Beach. Just STEPS from the ocean and a short walk to Balboa Peninsula's local restaurants and shops, this remodeled duplex sits on a quiet and wide street predominantly occupied by long-term residents, ensuring a tranquil environment away from peninsula street traffic and noise. The UPPER unit with three-bedrooms and two-baths, completely remodeled in 2021 with contemporary upgrades, boasts vaulted ceilings, attractive flooring and a charming corner fireplace within an open-plan living room and kitchen area. This layout flows onto a generously-sized sunny patio, offering residents the luxury of peekaboo ocean views while enjoying the fresh ocean air and ambiance. The LOWER unit with one-bedroom and one-bath retains its original charm, including a fireplace and a large outdoor patio. Both units are rented on a month-to-month basis. Convenient parking options include a 3-car garage and an additional space in alley at the rear of the property. Moreover, the property presents significant potential for redevelopment under Newport Beach zoning regulations. Permitted options for new construction include a two-story, two-unit duplex or condominium, and/or ADU configuration. Local architect Rod A. Jeheber has drafted plans (available to potential buyers) for a contemporary two-unit condominium with modern amenities and ocean views, catering to both full-time and part-time residents seeking a lock-and-go lifestyle. Whether you're looking for a coastal retreat, an investment opportunity, or a combination of both, don't miss out on this prime opportunity to enjoy beach-life year around.

Facts & Features

- Sold On 03/22/2024
- Original List Price of \$2,795,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Forced Air
- \$528 (Estimated)
- Laundry: In Garage, Individual Room, Upper Level
- \$104400 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom
- Floor: Laminate

Exterior

- Lot Features: 0-1 Unit/Acre, Level with Street
- Waterfront Features: Beach Access, Beach Front
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02065201
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$2,000	\$2,000	\$3,200
2:	1	3	2	3	Unfurnished	\$0	\$0	\$5,500

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- N8 - West Newport - Lido area
 - Orange County
 - Parcel # 04707212

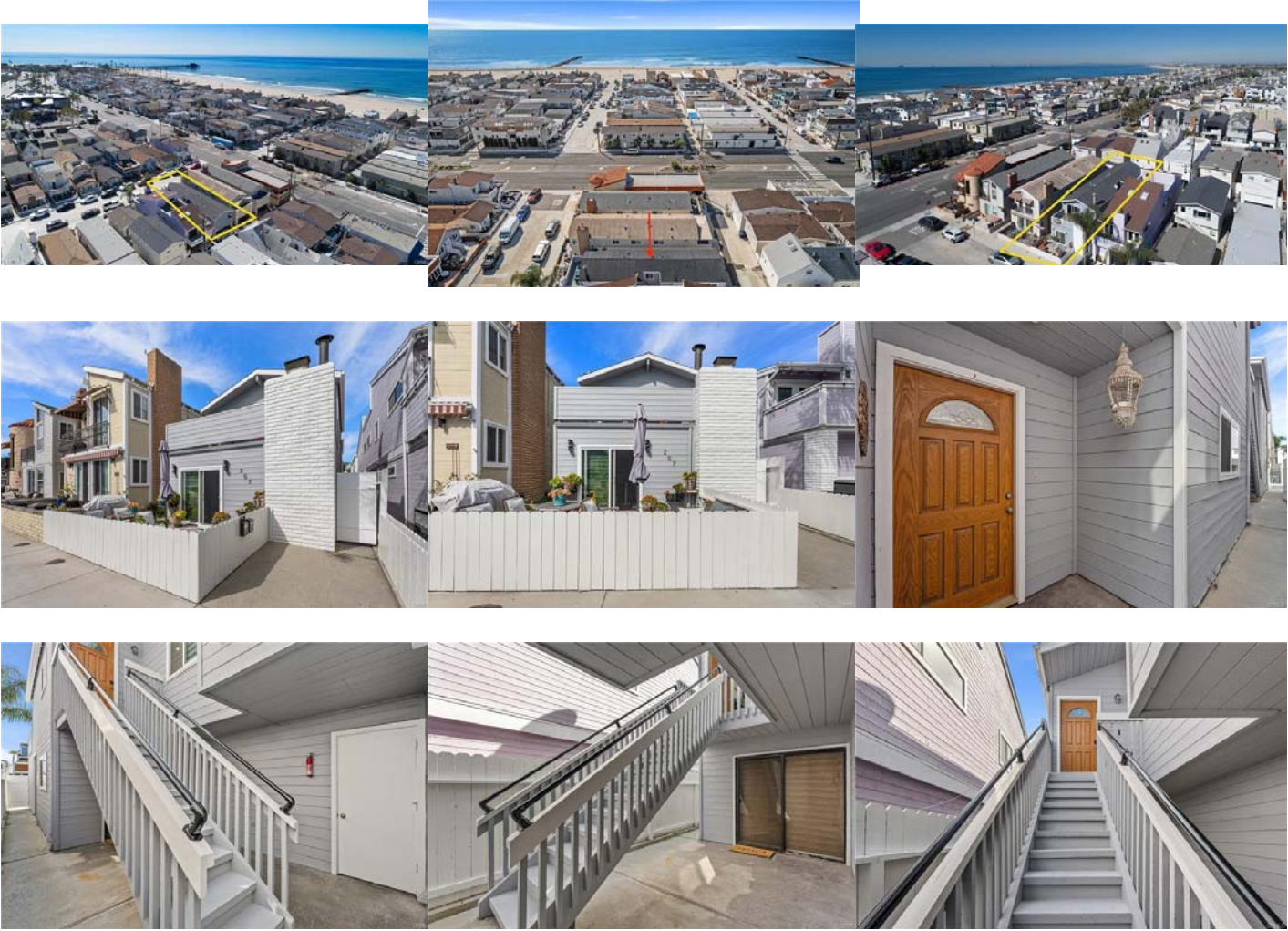
Michael Lembeck

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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: NP24031230

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Closed • Duplex

List / Sold:

\$4,450,000/\$4,450,000

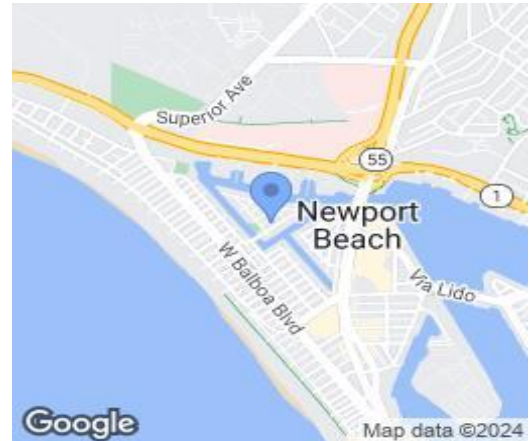
3 days on the market

Listing ID: NP24030639

407 38th St • Newport Beach 92663

**2 units • \$2,225,000/unit • 2,253 sqft • 2,851 sqft lot • \$1975.14/sqft •
Built in 2018**

PCH to Balboa Blvd, left on 38th St.



Welcome to coveted Newport Island! This stunning residence features a front home with 4 bedrooms, 3 bathrooms and a rear unit above the garage, which shares no common walls, with 2 bedrooms, 2 bathrooms, perfect for rental income or guests. Entering the 1,662 SF main house you are greeted with beautiful wide oak plank flooring and an impressive two-story open ceiling dining room with plenty of natural light. The dining room opens into the chef's kitchen with Viking appliances, quartz countertops and a wine fridge. Upstairs the spacious primary suite has a walk-in closet and bathroom with marble flooring, marble shower and a glass backsplash. The entire home is hardwired for surround sound, alarm, and has nest heating. The laundry/mud room is perfect after rinsing off from the beach in the outdoor shower. The rear home has similar characteristics as the front home, a full kitchen, walk-in closet and laundry in the unit. Off of one of the bedrooms is a private patio to enjoy your morning coffee. A spiral staircase leads to a rooftop deck adorned with string lights while you soak in the jacuzzi. Large 4 car garage with epoxy flooring, locking California closets and surfboard storage. The location could not be any more perfect, walk to the beach, the bay, Lido Village and the grocery store. Price includes all furniture except those excluded in the supplements.

Facts & Features

- Sold On 03/19/2024
- Original List Price of \$4,450,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$611 (Estimated)
- Laundry: Dryer Included, Individual Room, Inside, Washer Included
- \$216000 Gross Scheduled Income
- \$212300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Family Room, Guest/Maid's Quarters, Kitchen, Laundry, Living Room, Main Floor Bedroom, Primary Bathroom, Primary Bedroom, Primary Suite, Walk-In Closet
- Floor: Wood
- Appliances: Barbecue, Dishwasher, Gas Range, Ice Maker, Microwave, Refrigerator, Tankless Water Heater, Vented Exhaust Fan
- Other Interior Features: Ceiling Fan(s), Furnished, High Ceilings, Home Automation System, In-Law Floorplan, Open Floorplan, Recessed Lighting, Storage, Two Story Ceilings, Wired for Data, Wired for Sound

Exterior

- Lot Features: Landscaped, Rectangular Lot, Park Nearby, Sprinkler System, Sprinklers In Front
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$3,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01912352
- Gardener:
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Furnished	\$0	\$0	\$13,000
2:	1	2	2	2	Furnished	\$0	\$0	\$5,200

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
- Buyer Agency Compensation: 2.5%
- N8 - West Newport - Lido area
- Orange County
- Parcel # 42307213

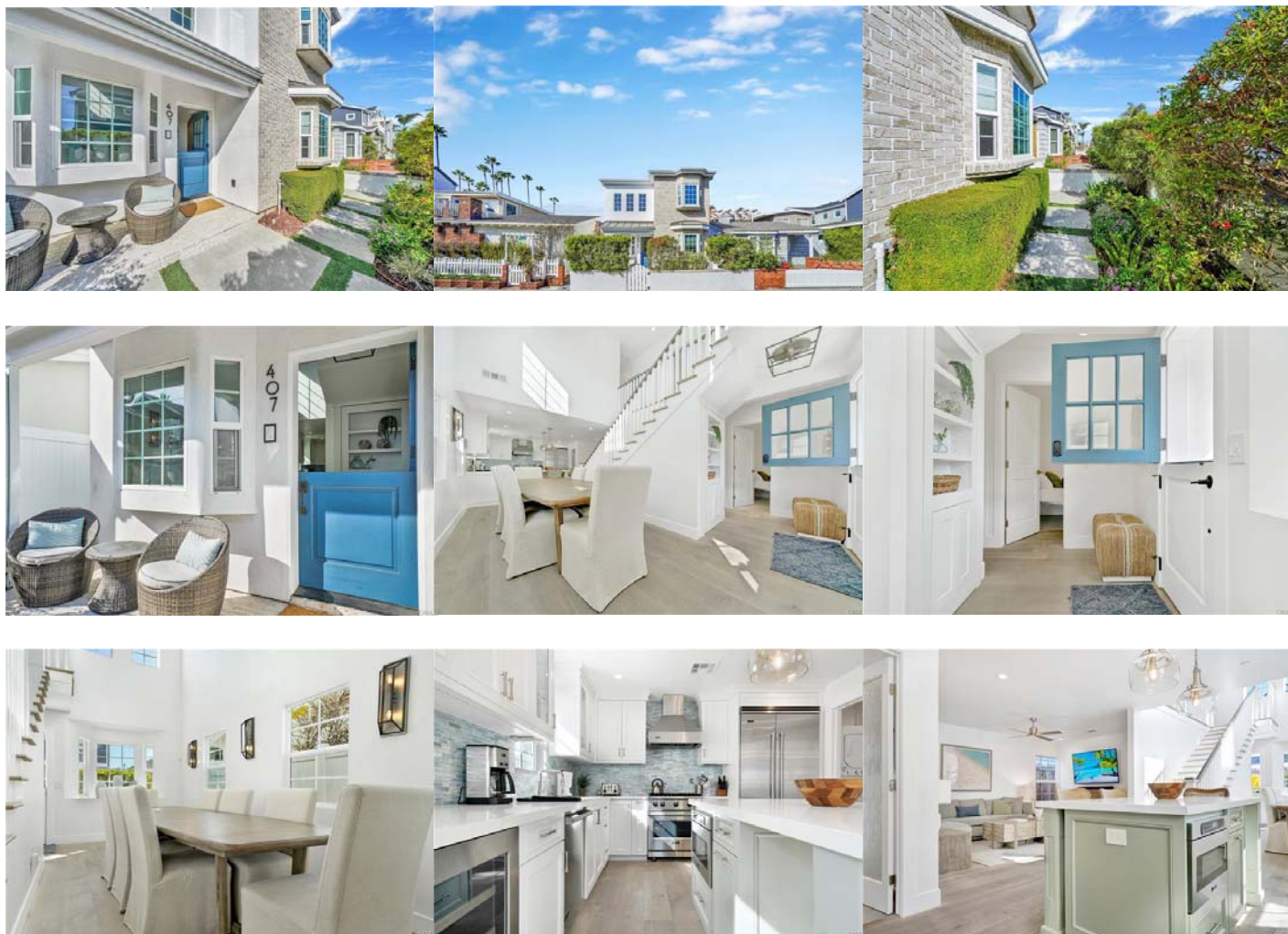
Michael Lembeck

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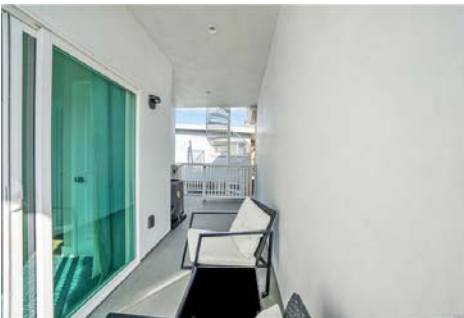
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: NP24030639

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Closed • **Quadruplex**

List / Sold:

\$2,277,000/\$2,174,100 ↓

23 days on the market

Listing ID: OC24015080

7832 14th St • Westminster 92683

4 units • \$569,250/unit • 4,760 sqft • 11,450 sqft lot • \$456.74/sqft • Built in 1985

BEACH BLVD & WESTMINSTER AVE



A great, well-maintained 4 units Condominium Style in the city of Westminster with tenants fully occupied in all units. UNIT A- 3 beds/2.5 baths with 1,346 sqft of living space & 2 car attached garage , UNIT B- 2 beds/1.5 baths with 1,069 sqft of living space & 2 car attached garage , UNIT C- 2 beds/ 1.5 baths with 1,069 sqft of living space & 2 car attached garage , UNIT D- 3 Beds/ 2.5 baths with 1,276 of living space & 2 car attached garage. Each unit has separate metered gas and electric and also each unit has its own washer and dryer hook up in their own patio.

Facts & Features

- Sold On 03/19/2024
- Original List Price of \$2,277,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Central
- \$2,226 (Estimated)
- Laundry: Gas Dryer Hookup, Outside, Washer Hookup
- \$103800 Gross Scheduled Income
- \$96931 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Carpet, Tile
- Appliances: Dishwasher, Disposal, Gas Range, Water Heater

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lot 10000-19999 Sqft, Rectangular Lot
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$6,869
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,140
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$1,829
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2		\$2,400	\$2,400	\$2,950
2:	1	2	2	2		\$1,900	\$1,900	\$2,600
3:	1	2	2	2		\$1,950	\$1,950	\$2,600
4:	1	3	3	2		\$2,400	\$2,400	\$2,850

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 60 - Westminster South of Westminster, W of Beach area
- Orange County
- Parcel # 09634307

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Closed • **Apartment**

List / Sold:

\$2,699,000/\$2,525,000 ↓

103 days on the market

Listing ID: DW23197215

406 E South Street • **Anaheim 92805**

7 units • **\$385,571/unit** • **6,500 sqft** • **9,148 sqft lot** • **\$388.46/sqft** •
Built in 1985

E of Anaheim Blvd



SELLER IS WILLING TO CARRY THE LOAN, Fully occupied 7 units and common area laundry room, all 2 bedroom 1.5 bathroom

Facts & Features

- Sold On 03/21/2024
- Original List Price of \$2,699,000
- 1 Buildings
- 13 Total parking spaces
- 13 Total carport spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Common Area, Dryer Included, Gas Dryer Hookup, Individual Room
- \$174000 Gross Scheduled Income
- \$130500 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Laundry
- Appliances: Built-In Range, Disposal, Gas Oven, Gas Water Heater, Microwave
- Other Interior Features: 2 Staircases, Balcony, Ceiling Fan(s), Granite Counters, Living Room Balcony, Open Floorplan, Two Story Ceilings

Exterior

- Lot Features: 6-10 Units/Acre, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)
- Fencing: Block, Excellent Condition
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$16,151
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,423
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance: \$720
- Workman's Comp:
- Professional Management: 7200
- Water/Sewer: \$3,124
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$2,150	\$2,100	\$2,400
2:	1	2	2	1	Unfurnished	\$2,000	\$2,000	\$2,400
3:	1	2	2	2	Unfurnished	\$2,100	\$2,100	\$2,400
4:	1	2	2	2	Unfurnished	\$2,100	\$2,100	\$2,400
5:	1	2	2	2	Unfurnished	\$2,000	\$2,000	\$2,400
6:	1	2	2	2	Unfurnished	\$2,100	\$2,100	\$2,400
7:	1	2	2	2	Unfurnished	\$2,000	\$2,000	\$2,400

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03728102

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CUSTOMER FULL: Residential Income LISTING ID: DW23197215

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