

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	PW22176908	S	3902 San Mateo AVE	LOSA	52	STD	2	\$84,000		\$1,300,000 ↓	\$519.79	2501	1966/ASR	6,504/0.1493	N	2	03/24/23	185/185
2	CV22073382	S	225 S main ST	PLA	84	STD	2	\$44,520		\$900,000 ↓	\$632.91	1422	1912/ASR	6,534/0.15	N	0	03/20/23	257/257
3	IV23002866	S	106 Avenida Mateo	SC	SC	STD	2	\$68,400		\$1,507,500 ↑	\$980.17	1538	1953/ASR	3,920/0.09	N	0	03/22/23	12/12
4	DW23030102	S	4391 Green AVE	LOSA	52	NOD	4	\$0		\$1,400,000 ↑	\$777.78	1800	1964/APP	9,814/0.2253	N	5	03/21/23	0/0
5	PW22227160	S	18442 Steep LN	HB	699	STD	4	\$92,400		\$1,900,000 ↓	\$436.38	4354	1973/ASR	6,970/0.16	N	5	03/20/23	117/117

Closed • **Single Family Residence**

List / Sold:

\$1,395,000/\$1,300,000 ↓

185 days on the market

Listing ID: PW22176908

3902 San Mateo Ave • Los Alamitos 90720

2 units • **\$697,500/unit** • **2,501 sqft** • **6,504 sqft lot** • **\$519.79/sqft** • **Built in 1966**

From Cerritos, North on Humbolt, Right on San Mateo.



Rare Opportunity! Beautifully Remodeled and Expanded Mediterranean 5 Bedroom, 3 Bath Los Al Home on an Oversized Corner Lot! Great Curb Appeal with Newer Dual Paned Windows, Rollup Garage Door, Fresh Colorful Landscape, and New "Step-less" Atrium Front Porch (Step up & Step down were removed)! Dramatic 2 Story Entry with New Cut Glass Front Door and LV Wood Plank Flooring Throughout! Inviting Formal Living & Dining Rooms with Vaulted Ceiling, Cozy Distinctive Fireplace and Slider to Side Patio! Great for Entertaining and Holiday Gatherings! Remodeled Gourmet Kitchen with White Cabinets, Granite Counters & Breakfast Bar, Stainless Appliances including Refrigerator, Range, Oven, Microwave, and Dishwasher! Spacious Adjoining Family Room with Vaulted Ceiling, Fan Light and Slider to Backyard! Generous 1st Floor En Suite with Mirrored Wardrobe and Luxurious New Bath with Oversized Shower! New Doors, Handles, Baseboard and Scraped Ceilings! A/C Wherever You Need It Without Cooling the Whole House! Beautiful New Guest Bathroom with Custom Shower/Tub Accents! Brand-New "2nd Home/2nd Half" with Great Room Concept! New Wall-to-wall Gourmet Kitchen with White Shaker Cabinets, Quartz Counters, and Stainless Refrigerator, Range, Oven, Microwave, and Dishwasher! Large Garden View Dining & Family Area With Plenty of Windows and 2 Sliders to Patio and Backyard! Two More Spacious Bedrooms (1 could be en suite) with A/C! Spacious Bath with Oversized Walk-in Shower and Large Vanity! Easily Configured As A Separate 3 Bedroom 2 Bath Home and A Spacious 2 Bedroom, 1 Bath Home Each with Private Entries and Yards! Live In The \$1.2M Front House With Private Back yard and Rent the back house for enough to pay for the interest on up to \$800,000 of the new Loan! It's Like paying \$800k for a \$1.2M Home! The Sellers Will Install 2 Central Air Systems and Complete Modifications to Add Separate Private Entry!

Facts & Features

- Sold On 03/24/2023
- Original List Price of \$1,595,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$394 (Estimated)
- Laundry: Electric Dryer Hookup, In Garage, Washer Hookup
- \$84000 Gross Scheduled Income
- \$79200 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Family Room, Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, See Remarks
- Appliances: Dishwasher, Electric Oven, Electric Range, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave
- Floor: Carpet, Vinyl

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Corner Lot, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,800
- Electric: \$2,000.00
- Gas: \$300
- Furniture Replacement:
- Trash: \$600
- Insurance: \$1,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200

- Cable TV:
- Gardener:
- Licenses:

- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 52 - Los Alamitos area
- Orange County
- Parcel # 24227333

Michael Lembeck

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

Re/Max Property Connection

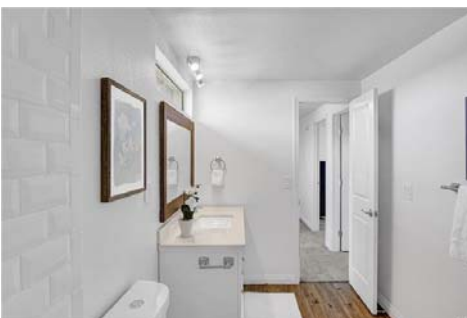
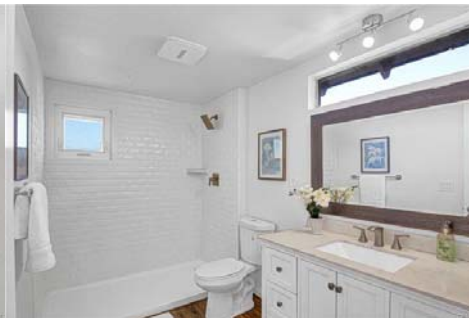
State License #: 01891031
 26371 Crown Valley Pkwy, #180
 Mission Viejo, 92691

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Closed •

List / Sold: **\$929,900/\$900,000** ↓

225 S main St • Placentia 92870

257 days on the market

2 units • **\$464,950/unit** • **1,422 sqft** • **6,534 sqft lot** • **\$632.91/sqft** •
Built in 1912

Listing ID: CV22073382

57 fwy /chapman ave.



AMAZING RARE DUPLEX (TWO ADDRESS 225 & 227 S MAIN ST.) IN THE HEART OF OLD TOWN PLACENTIA!! UP AND COMING AREA WITH LOTS OF NEW CONSTRUCTION IN THE AREA!! 2019 NEWLY REMODELED DUPLEX. NEW AC ,NEW ELECTRICAL WIRE, NEW WINDOW AND MORE! You can enjoy all the best restaurants ,coffee shop & future METROLINK station and Easy access to freeway 57 & 91. 5 minutes driving from CSU FULLERTON & HOPE INTERNATIONAL UNIVERSITY. AWARD WINNING VALENCIA HIGH SCHOOL DISTRICT. Potential to build an addition unit to earn extra income!! Property is in California Opportunity Zone to expand your tax benefits. TONS of opportunities for future development !! WILL NOT LAST !! DRIVE BY ONLY, PLEASE DO NOT DISTURB THE TENANTS. OFFER WILL BE REVIEWED SOON!!

Facts & Features

- Sold On 03/20/2023
- Original List Price of \$929,900
- 1 Buildings
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$44520 Gross Scheduled Income
- \$36970 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,250
- Electric:
- Gas: \$10
- Furniture Replacement:
- Trash: \$80
- Cable TV: 02045546
- Gardener:
- Licenses:
- Insurance: \$860
- 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	1		Unfurnished	\$2,100		\$2,600
2:	1	1	1		Unfurnished	\$1,610		\$1,850

Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 2
- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator:
- Wall AC: 6

Additional Information

- Standard sale

- 84 - Placentia area
- Orange County
- Parcel # 33936419

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 • Duplex

\$1,500,000/\$1,507,500 ↑

12 days on the market

106 Avenida Mateo • San Clemente 92672

2 units • \$750,000/unit • 1,538 sqft • 3,920 sqft lot • \$980.17/sqft •
Built in 1953

Listing ID: IV23002866

5 FREEWAY EXIT AVE PALIZADA GO SOUTH, EL CAMINO REAL LEFT, AVENIDA MATEO RIGHT



THIS DUPLEX HAS AN EXCELLENT LOCATION IN SAN CLEMENTE! JUST BLOCKS FROM DOWNTOWN DEL MAR, SAN CLEMENTE PIER AND T-STREET BEACH. THE FRONT UNIT FEATURES 2 BEDROOMS AND 1 BATH THAT HAS A BEAUTIFUL WOOD LIVE EDGE SINK COUNTER. THERE IS AN OPEN CONCEPT LIVING ROOM, DINING AND BRIGHT KITCHEN WITH VINTAGE STOVE AND WINE COOLER. RETRO COUNTERS, LIVE EDGE COUNTER BAR, CEILING FANS AND LAMINATE FLOORING COMPLETE THIS LOVELY UNIT. IN THE FRONT THERE IS A NICE DECK TO BBQ AND RELAX WITH FRIENDS WHILE ENJOYING THE BEACH CLIMATE. THERE IS ALSO A LARGE STORAGE AREA AND DRIVEWAY. THE BACK UNIT FEATURES 1 BEDROOM AND 1 BATH WITH LAMINATE FLOORING AND CEILING FANS. THIS BRIGHT AND AIRY FLOOR PLAN WITH OPEN CONCEPT LIVING AND DINING ROOM OPENS UP THROUGH FRENCH DOORS TO A WOOD DECK AND WONDERFUL OASIS BACKYARD THAT IS PRIVATE AND SECLUDED. THERE IS A SEPARATE LAUNDRY ROOM/STORAGE THAT EACH UNIT CAN ACCESS (POSSIBLY AN ADDITIONAL ADU). CLOSE TO SHOPPING, DINING, ENTERTAINMENT, HIKING AND BIKING. JUST MINUTES FROM BEACHES AND DOWNTOWN SAN CLEMENTE.

Facts & Features

- Sold On 03/22/2023
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 1 Total carport spaces
- Heating: Wall Furnace
- \$27 (Estimated)
- Laundry: Common Area
- \$68400 Gross Scheduled Income
- \$53597 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Attic Fan, Ceiling Fan(s), Open Floorplan, Unfurnished

Exterior

- Lot Features: Level
- Waterfront Features: Ocean Side of Freeway
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,751
- Electric:
- Gas: \$984
- Furniture Replacement:
- Trash: \$280
- Cable TV: 02155359
- Gardener:
- Licenses:
- Insurance: \$974
- Maintenance: \$1,990
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense: \$550
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,400		
2:	1	1	1		Unfurnished	\$2,300		

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
- SC - San Clemente Central area
- Orange County
- Parcel # 05809207

Michael Lembeck

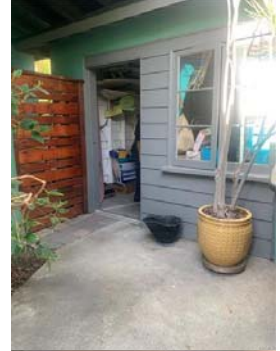
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IV23002866

Printed: 03/26/2023 4:38:16 AM

Closed • **Quadruplex**

List / Sold:

\$1,375,000/\$1,400,000 ↑

0 days on the market

Listing ID: DW23030102

4391 Green Ave • Los Alamitos 90720

4 units • **\$343,750/unit** • **1,800 sqft** • **9,814 sqft lot** • **\$777.78/sqft** • **Built in 1964**

Off Katella and Los Alamitos



4 units in the heart of Los Alamitos, with access to one of Orange counties best school districts! Buyer to verify permits, square footage, rents, zoning and metering. seller and sellers agent make no warranties guarantees, as to any permits, square footage, zoning, or rents on the property and absolutely no seller credits for repairs on termite or repairs needed upon inspections. Property is truly an AS IS sale.

Facts & Features

- Sold On 03/21/2023
- Original List Price of \$1,375,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- \$2,014 (Estimated)
- Laundry: Inside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Patio Home, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01856718
- 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:	4	10	0	5	Unfurnished	\$3,700	\$3,700	\$0

Of Units With:

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

Additional Information

- Notice Of Default sale
- 52 - Los Alamitos area
- Orange County
- Parcel # 22212133

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: DW23030102

Printed: 03/26/2023 4:38:16 AM

Closed • **Quadruplex**

\$1,950,000/\$1,900,000 ↓

117 days on the market

Listing ID: PW22227160

18442 Steep Ln • Huntington Beach 92648

4 units • **\$487,500/unit** • **4,354 sqft** • **6,970 sqft lot** • **\$436.38/sqft** • **Built in 1973**

Go East on Ellis Ave towards Main St, make a left on Steep Ln, property is on left



We are pleased to present 18442 Steep Ln, a 4-unit multi-family community located in the prime coastal market of Huntington Beach, CA. Located just off Five Points, this Covington property is just minutes from the dining, entertainment, and shopping located in Downtown Huntington Beach. The property was built in 1973 and is comprised of approximately 4,354 rentable square feet on a 6,971 square foot lot. The building has an outstanding unit mix, comprising entirely of oversized 2 and 3 units, and with a walk score of 78, tenants enjoy the convenience of being just across the street from Five Points Plaza, home to Trader Joe's Big 5, Tilly's, Vans, Bank of America, Chase Bank, and many others. The Huntington Beach rental market is among the strongest performing areas in metro Orange County, and with rents in Orange County metro gaining approximately 19% year over year, this building is ripe for an investor to add value. It is this demand, along with the execution of an interior and exterior renovation plan that should help a new owner see a substantial 43% increase in gross rental income. Given the strength of the overall market within the city of Huntington Beach, the property offers an investor the ability to capture quality tenants seeking a great neighborhood with convenient access to a wide variety of activities, transportation and retail amenities. This overall demand for well-located apartments will be a key driver in the continued growth. This would be an outstanding addition to any investor's portfolio.

Facts & Features

- Sold On 03/20/2023
- Original List Price of \$2,000,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$993 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$92400 Gross Scheduled Income
- \$49413 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$40,215
- Electric: \$1,000.00
- Gas: \$1,000
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,959
- Maintenance: \$2,600
- Workman's Comp:
- Professional Management: 4481
- Water/Sewer: \$1,000
- Other Expense: \$1,000
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,400
2:	2	2	2	2	Unfurnished	\$1,800	\$3,600	\$2,550
3:	1	3	2	2	Unfurnished	\$2,500	\$2,500	\$380

Of Units With:

- Separate Electric: 5
- Drapes:

- Gas Meters: 5
- Water Meters: 5
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information


- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 15903114

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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