

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	Grg Spcs	Date	DOM/CDOM
1	OC20255464	S	1615 W Pomona ST	SA	69	STD	2	\$75,600	5	\$1,350,000↓	\$346.42	3897	2019/EST	8,588/0.1972	3	03/25/21	59/59
2	OC21004940	S	26727 Avenida Las Palmas	DP	CB	STD	2	\$35,820		\$1,100,000↓	\$622.88	1766	1964/ASR	5,227/0.12	2	03/23/21	23/23
3	IV20122095	S	1613 W Balboa BLVD #1613	NB	NP	STD	2	\$0		\$2,300,000↓	\$944.17	2436	1961/ASR	2,614/0.06	4	03/26/21	243/427
4	LG20199032	S	32091 Virginia WAY	LB	SL	STD	2	\$146,940		\$2,875,000↓	\$1,150.00	2500	1962/PUB	3,750/0.0861	3	03/23/21	81/81
5	PW21000764	S	13292 Deanann PL	GG	66	STD	3	\$56,400		\$900,000↑	\$471.70	1908	1957/ASR	7,500/0.1722	0	03/26/21	15/15
6	CV21031058	S	2008 N Highland ST	ORG	72	STD	3	\$66,600		\$1,050,000	\$350.00	3000	1968/ASR	6,970/0.16	5	03/26/21	4/4
7	PW20012937	S	2543 E Park LN	ANA	78	STD	3	\$0		\$908,460↓	\$272.81	3330	1976/ASR	8,086/0.1856	3	03/22/21	258/507
8	LG21018484	S	432 N Coast	LB	NL	STD	3	\$82,470		\$2,000,000↓	\$874.89	2286	1947/ASR	4,356/0.1	3	03/23/21	24/24
9	OC21017169	S	125 N Fir ST	ORG	OTO	STD	3	\$65,400		\$1,100,000↑	\$441.59	2491	1960/ASR	7,710/0.177	3	03/24/21	12/12
10	OC21050075	S	1809 Greenleaf ST	SA	699	STD	3	\$38,400		\$1,025,000↓	\$404.98	2531	1956/ASR	8,712/0.2	3	03/24/21	0/0
11	OC21024783	S	2322 Whitesands DR	HB	15	STD	4	\$96,900		\$1,770,000↑	\$431.71	4100	1976/ASR	8,276/0.19	5	03/24/21	2/2
12	PW20216271	S	10771 Acacia	GG	63	STD	4	\$40,320		\$2,000,000↑	\$512.82	3900	1948/ASR	32,426/0.7444	0	03/24/21	28/28
13	NP21001125	S	14652 Carfax DR	TUS	71	TRUS	4	\$88,620	4	\$1,430,000↓	\$304.90	4690	1964/PUB	12,197/0.28	4	03/23/21	42/172
14	LG20252116	S	628 N Alamo ST	ANA	79	NOD	4	\$64,800		\$1,200,000↓	\$309.36	3879	1963/PUB	8,176/0.1877	5	03/25/21	77/77
15	OC20243229	S	1121 French ST	SA	699	STD	4	\$70,440		\$1,140,000↓	\$275.43	4139	1937/ASR	6,098/0.14	4	03/22/21	95/95
16	NP21000754	S	2039 Pomona AVE	CM	C2	STD	7	\$156,000	4	\$2,550,000	\$567.30	4495	1955/ASR	18,295/0.42	7	03/24/21	10/10
17	SR21008508	S	9801 9811 Russell AVE	GG	65	STD	8	\$143,260	4	\$2,500,000↑	\$457.88	5460	1957/ASR	22,974/0.5274	1	03/25/21	3/3
18	PW20131935	S	1215 N Dresden PL	ANA	699	STD	12	\$208,660	5	\$2,850,000↓	\$371.09	7680	1961/PUB	14,420/0.331	12	03/22/21	115/115

Closed • **Single Family Residence**

List / Sold:

\$1,433,000/\$1,350,000 ↓

59 days on the market

Listing ID: OC20255464

1615 W Pomona St • Santa Ana 92704

2 units • \$716,500/unit • 3,897 sqft • 8,588 sqft lot • \$346.42/sqft • Built in 2019

Major Cross Streets: Edinger Ave & S Raitt St



Newly Built 4 bed, 3.5 bath, 3,244 sqft home with 1 bed, 1.5 bath, 653 sqft detached ADU. Amazing curb appeal is shown by well-landscaped drought-tolerant front yard, large driveway, 2 car garage, and gorgeous custom double door entry. Inside you are met with high ceilings, tons of natural light, rounded archways, elegant staircase, and a main-floor bedroom with en suite. Vinyl plank flooring is featured throughout the home. Open concept kitchen is expansive, overseeing the large living room and cozy fireplace. Designer finishes in the kitchen include quartz counters/backsplash, huge island with breakfast bar, pendant lighting, walk-in pantry, and dark brown shaker style cabinets with modern hardware. New stainless steel appliances include 5 burner gas cooktop/gas oven, microwave, and dishwasher. Nestled in the living room are 1/2 bath, garage access, and laundry room with washer/gas dryer hookups. Second level consists of the loft, master bedroom, two guest rooms, and ¾ bath. Mirrored sliding door closets are included. All bathrooms offer porcelain tile flooring/shower walls and hexagonal tile inside the shower. The roomy master suite includes a walk-in closet and en suite. A jetted spa tub, walk-in shower, and dual vanity are shown in the en suite. The detached ADU boasts the same finishes as the main house, a stackable washer/gas dryer closet, and direct access to a one-car garage. Both the main house and ADU have their own front/back patio with lush grass and paved entry.

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$1,433,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- Cap Rate: 5.3
- \$75600 Gross Scheduled Income
- \$59407 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Loft, Main Floor
- Master Bedroom, Master Bedroom, Walk-In Closet, Walk-In Pantry
- Floor: Tile, Vinyl
- Appliances: Dishwasher, Gas Oven, Gas Cooktop, Microwave
- Other Interior Features: In-Law Floorplan, Ceiling Fan(s), Crown Molding, High Ceilings, Open Floorplan, Pantry, Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard, Greenbelt, Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,193
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	4	2	Unfurnished	\$0	\$0	\$4,200
2:	1	1	2	1	Unfurnished	\$0	\$0	\$2,100

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
- 69 - Santa Ana South of First area
 - Orange County
 - Parcel # 40826158

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

List / Sold:

\$1,200,000/\$1,100,000 ↓

23 days on the market

Listing ID: OC21004940

26727 Avenida Las Palmas • Dana Point 92624

2 units • **\$600,000/unit** • **1,766 sqft** • **5,227 sqft lot** • **\$622.88/sqft** •
Built in 1964

Cross Street- Camino De Estrella



Palisades area of Capistrano Beach Ocean side of FWY close to Shopping Schools Pines Park, Pristine Beaches and Dana Point Harbor. Original House Ground Level 2 bed 2 bath Fireplace in Living Front Patio Rear Deck Backyard - Updated 2008. Unit #B added 1993 over Garage Separate entrance Vaulted Ceiling. Long term month to month tenants. Picturesque 4 block stroll down the hill to the Beach and Doheny State Park.

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$1,200,000
- 1 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace, Forced Air
- Laundry: In Garage
- \$35820 Gross Scheduled Income
- \$34020 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Storage, Vacuum Central

Exterior

- Lot Features: Back Yard, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,000
- Electric: \$0.00
- Gas: \$600
- Furniture Replacement:
- Trash: \$300
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management: 1200
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,885	\$1,885	\$0
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$0

Of Units With:

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

Additional Information

- Standard sale
- CB - Capistrano Beach area

- Orange County
- Parcel # 12326152

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 • **Commercial/Residential**

List / Sold:

\$2,350,000/\$2,300,000 ↓

243 days on the market

Listing ID: IV20122095

1613 W Balboa Blvd # 1613 • Newport Beach 92663

**2 units • \$1,175,000/unit • 2,436 sqft • 2,614 sqft lot • \$944.17/sqft •
Built in 1961**

Freeway 55 is closest leading to the city. Property is directly across from the Marina Park



Price reduced as seller is motivated! This panoramic-view-lead blue-Ocean property sits squarely across the city's Marina Park Harbor overlooking a canvas of private yachts, distant mountains and occasional white clouds over the dome of blue skys from the second floor balcony! The newly remodeled duplex property is a super star to own, to live in or to manage. Owner completely remodeled this 2,400 sqft property in and out, including the addition of more than 200 sqft living space to the upper floor unit. Only a few dozen steps from the beach sand, the fully furnished units each has 2 bedrooms with its own heating unit. Its 4-car garage space is particularly precious in this part of the peninsula. The duplex is under a single APN using two separate addresses: 1613 W Balboa Blvd and 1613 1/2 W Balboa Blvd. Both suites feature newly installed tile and laminate flooring, granite counter tops, custom-made fine cabinetry and premium appliances. This is a great opportunity to buy this turnkey investment or support a marina life style in a cozy beach home with plenty of space for you, your family and guests. Click VT Icon (virtual tour) above to view the video presentation.

Facts & Features

- Sold On 03/26/2021
- Original List Price of \$2,700,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s), Electric, See Remarks
- Heating: Central, Wall Furnace
- Laundry: Dryer Included, Gas & Electric Dryer Hookup, In Carport, See Remarks, Washer Hookup, Washer Included
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Family Room, Kitchen, Laundry
- Appliances: Barbecue, Self Cleaning Oven, Convection Oven, Dishwasher, Free-Standing Range, Disposal, Gas Oven, Gas Cooktop, Refrigerator, Tankless Water Heater, Vented Exhaust Fan, Water Heater
- Other Interior Features: 2 Staircases, Balcony, Ceiling Fan(s), Crown Molding, Granite Counters, Recessed Lighting, Tandem

Exterior

- Lot Features: 0-1 Unit/Acre, Level with Street, Rectangular Lot, Level, No Landscaping, Park Nearby, Walkstreet
- Waterfront Features: Across the Road from Lake/Ocean, Beach Access, Marina in Community, Ocean Access, Ocean Front, Sea Front
- Security Features: Carbon Monoxide Detector(s)
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Satellite Dish

Annual Expenses

- Total Operating Expense: \$24,100
- Electric: \$1,200.00
- Gas: \$500
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01918023
- Insurance: \$4,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$900
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Furnished	\$0	\$0	\$80,000
2:	1	2	2	2	Furnished	\$0	\$0	\$120,000

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
- NP - Balboa Peninsula area
- Orange County
- Parcel # 04720209

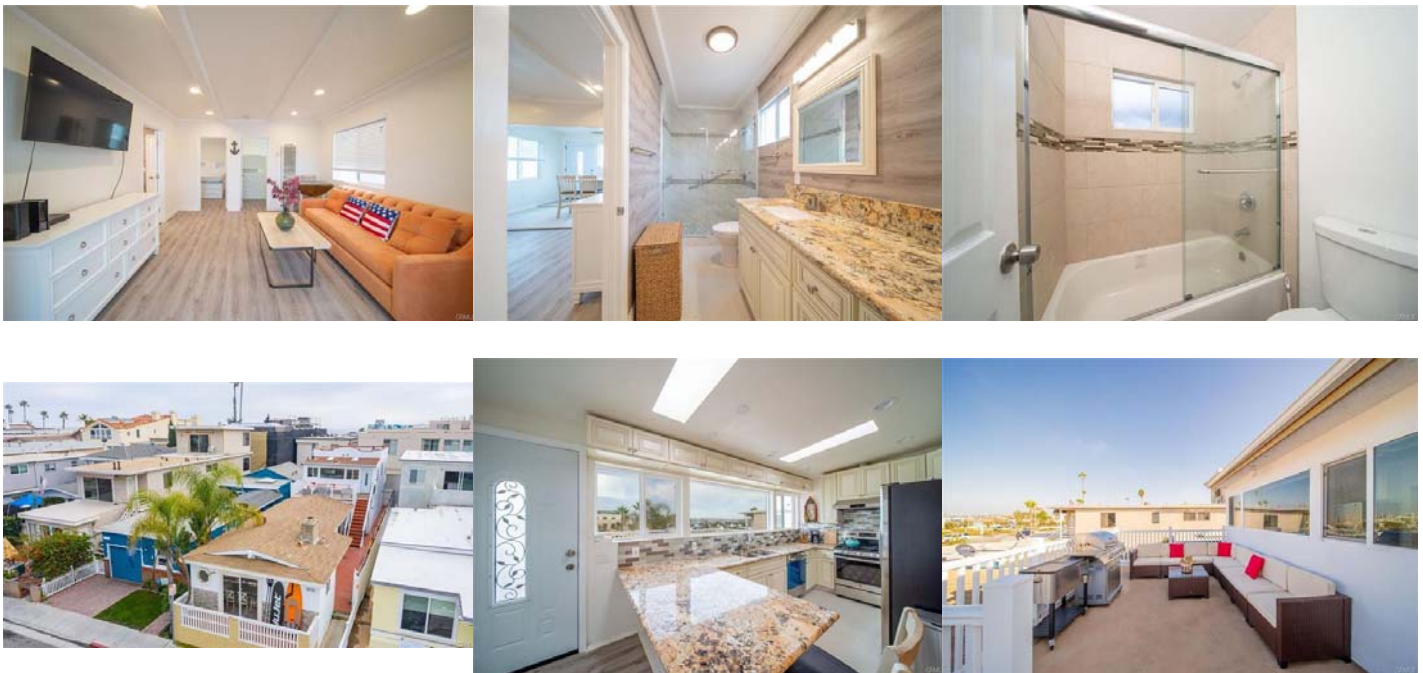
Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IV20122095

Printed: 03/28/2021 6:38:39 PM

Closed • Duplex

List / Sold:

\$2,875,000/\$2,875,000 ↓

81 days on the market

Listing ID: LG20199032

32091 Virginia Way • Laguna Beach 92651

**2 units • \$1,437,500/unit • 2,500 sqft • 3,750 sqft lot • \$1150.00/sqft •
Built in 1962**

PCH to 10th Street, right on Virginia Way



The possibilities are virtually endless at this fully renovated and thoroughly upgraded duplex in South Laguna Beach, where both residences reveal panoramic ocean and Catalina Island views. Offering easy access to Thousand Steps Beach located across PCH, the dynamic property is ideal as a vacation compound, year-round living in one unit with the other leased, utilizing both residences as income properties, or combining them into one home via the interior staircase that currently connects them. Both the upper and lower units present stunning 180-degree ocean views from interior spaces and oversized outdoor decks, 2 ensuite bedrooms, high-efficiency heating and air-conditioning systems, and washer and dryer sets. The second-level home's kitchen boasts a pot filler over the cooktop and high-end Thermador appliances including a built-in wine refrigerator. Perfectly positioned to maximize ocean and coastline views, the property showcases upgrades that include marble and stone countertops, and all-new plumbing, gas, electrical and ducting systems throughout with separate metering for each unit. A new roof and new Milgard windows and sliding doors ensure a tranquil living environment. Indoor and outdoor areas blend seamlessly, making it a breeze to enjoy morning coffee or entertaining with family and friends while enjoying gorgeous views. A spacious backyard lawn includes storage for surfboards, bikes and beach toys. This property embodies coastal living at its finest.

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$2,999,999
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air, Zoned, Heat Pump, Electric
- Heating: Central, Heat Pump, Natural Gas
- Laundry: Dryer Included, Gas Dryer Hookup, In Kitchen, Inside, Stackable
- \$146940 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Great Room, Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Suite, Two Masters
- Floor: Vinyl
- Appliances: 6 Burner Stove, Convection Oven, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Free-Standing Range, Disposal, Gas & Electric Range, Gas Range, Ice Maker, Microwave, Range Hood, Refrigerator, Self Cleaning Oven, Tankless Water Heater, Water Line to Refrigerator
- Other Interior Features: Built-in Features, Ceiling Fan(s), Living Room Deck Attached, Open Floorplan, Recessed Lighting, Stone Counters, Storage

Exterior

- Lot Features: Lawn, Rectangular Lot, Sprinkler System, Yard
- Security Features: Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)
- Fencing: Excellent Condition
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Insurance: \$0
- Maintenance:
- Workman's Comp:

- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:

- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$6,250	\$6,250	\$0
2:	1	2	2	1	Unfurnished	\$5,995	\$5,995	\$0

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
- SL - South Laguna area
- Orange County
- Parcel # 05615333

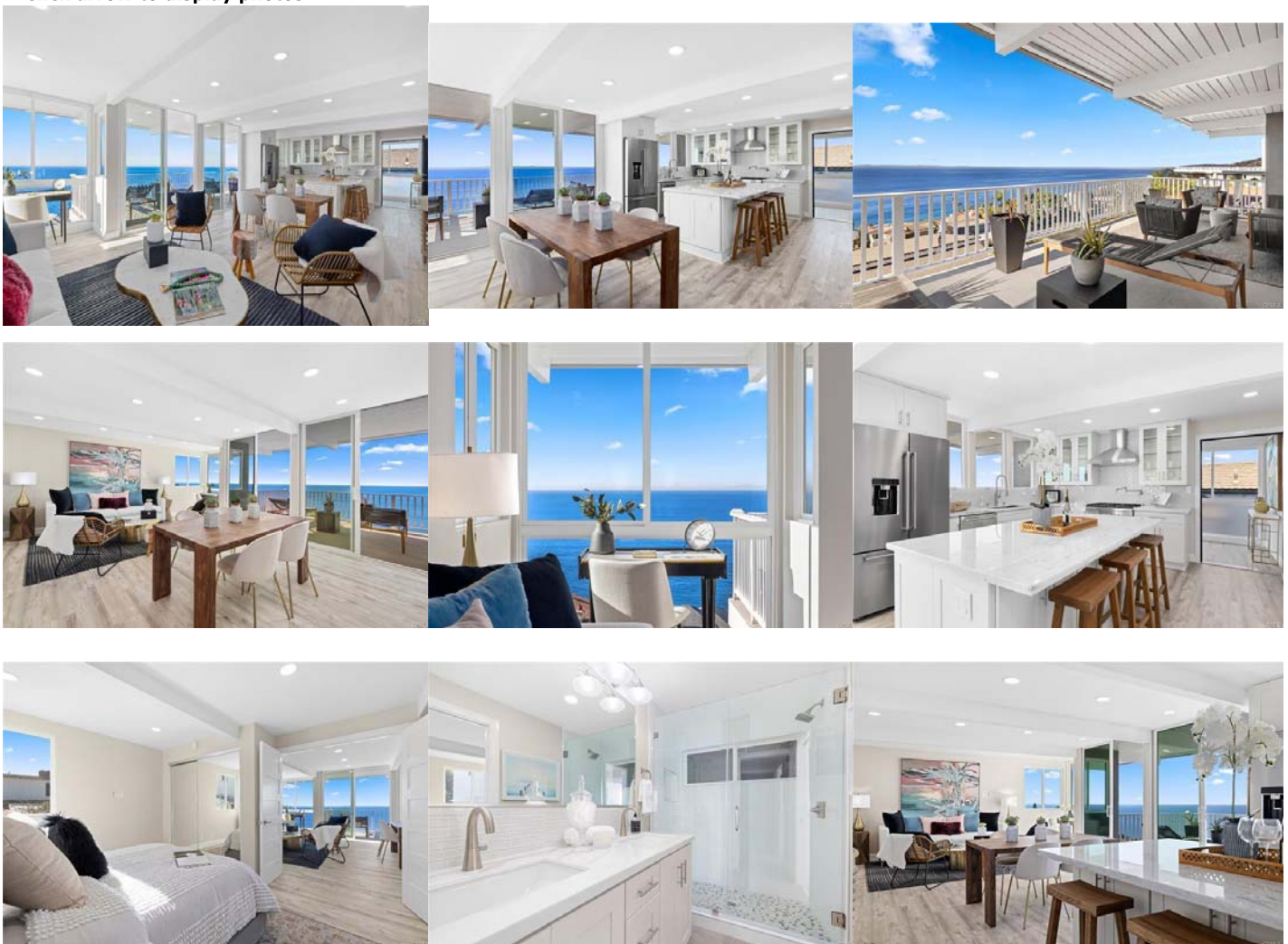
Michael Lembeck

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

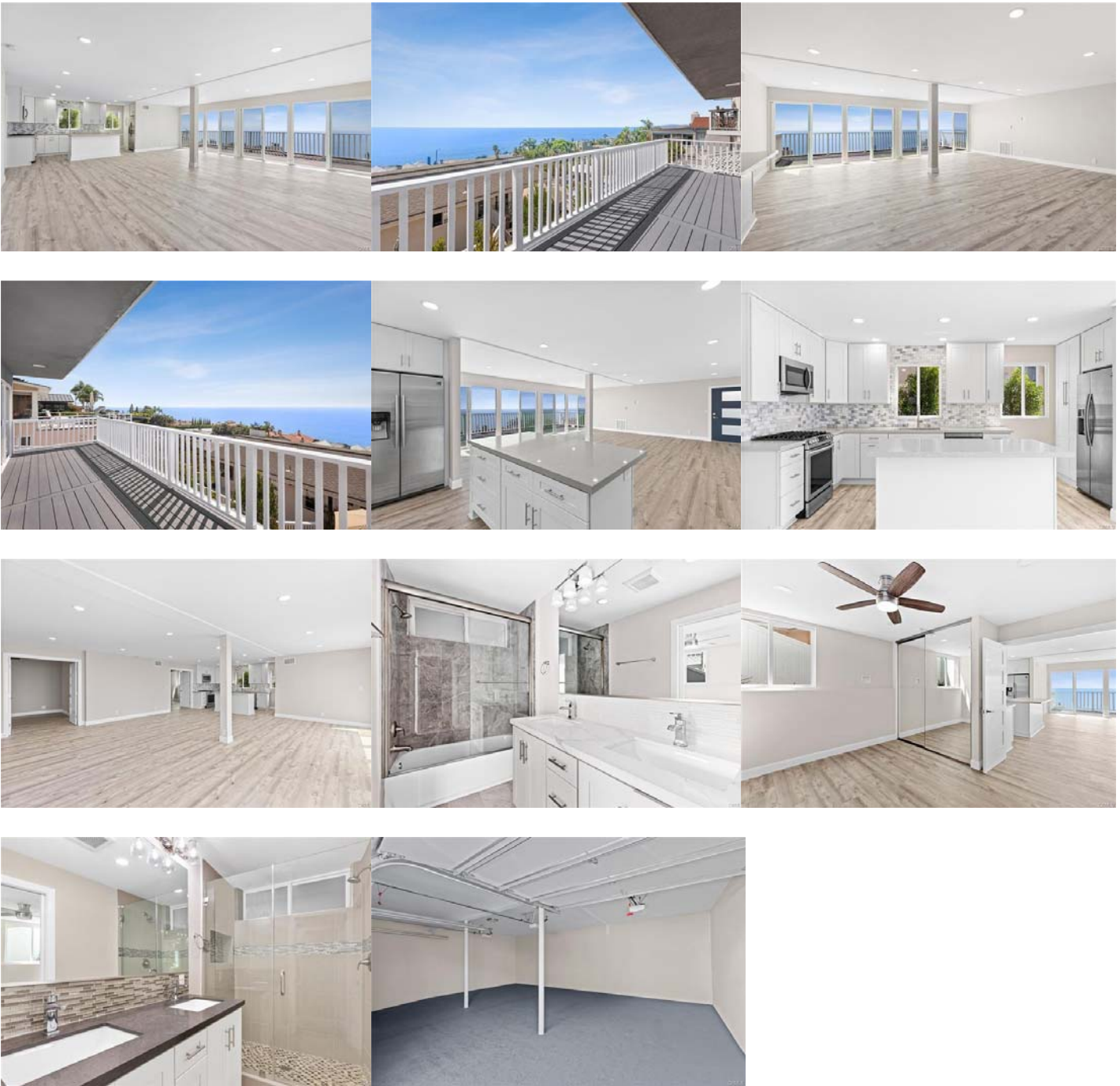
Re/Max Property Connection

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

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Closed •

List / Sold: **\$899,900/\$900,000** ↑

13292 Deanann Pl • Garden Grove 92843

15 days on the market

3 units • \$299,967/unit • 1,908 sqft • 7,500 sqft lot • \$471.70/sqft • Built in 1957

Listing ID: PW21000764

Brookhurst / Trask



*** GREAT INVESTMENT OPPORTUNITY*** BACK ON THE MARKET! Buyer failed to perform so now you have a new opportunity. You can now own a fully PERMITTED Single family residence with 2 ADU's. Ideally located in a PRIME AREA of Garden Grove, with great schools, near transportation and shopping centers and close to the 22 freeway, Disneyland, Convention Center, Angels Stadium, The outlets of Orange and more... You can't miss this perfect opportunity to invest in this property. 3rd Unit can easily be converted into a 4th ADU Unit, allowing additional financial opportunities. Completely remodeled with new waterproof vinyl flooring, newer roof, recessed lighting, quartz countertops, new cabinets and appliances with a 2-year warranty, indoor laundry for each unit, new plumbing gas lines and electrical, Arlo security system installed, and two electric meters that let you measure electricity for all 3 units. Two of the units have their own private backyard. Property has a common BBQ area with a firepit. Endless opportunities such as living in one and renting out the other units or renting out all 3 units. Opportunities like this go FAST! So let's hurry and submit an offer!

Facts & Features

- Sold On 03/26/2021
- Original List Price of \$899,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- Laundry: Inside
- \$56400 Gross Scheduled Income
- \$54000 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,400
- Electric: \$6,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$400
- Cable TV: 01452202
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	1	Unfurnished	\$0	\$0	\$1,050
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,400
3:	1	2	1	1	Unfurnished	\$0	\$0	\$2,250

Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Drapes:
- Patio: 3
- Ranges:
- Refrigerator: 3

- Dishwasher: 3
- Disposal:

- Wall AC: 4

Additional Information

- Standard sale

- 66 - N of Blsa, S of GGrv, E of Brookhrst, W of Ha area
- Orange County
- Parcel # 09907234

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: **\$1,050,000/\$1,050,000**

2008 N Highland St • Orange 92865

4 days on the market

**3 units • \$350,000/unit • 3,000 sqft • 6,970 sqft lot • \$350.00/sqft •
Built in 1968**

Listing ID: CV21031058

East of Tustin Ave



Great bread and butter triplex with long term stable tenants. All units feature 2 bedrooms and 2 bathrooms. There are 5 garages for parking and there is a separate laundry room. All residents are paying their rent. 1 unit is downstairs and two of the units are upstairs. Units are separately metered for gas and electricity.

Facts & Features

- Sold On 03/26/2021
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- \$66600 Gross Scheduled Income
- \$44303 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Main Floor Bedroom
- Floor: Carpet, Tile
- Appliances: Gas Range, Water Heater

Exterior

- Lot Features: 16-20 Units/Acre, Corner Lot, Level, Paved, Walkstreet
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,297
- Electric: \$360.00
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01141831
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance: \$3,600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,512
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	2	5	Unfurnished	\$1,850	\$5,550	\$5,775

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 37213111

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: CV21031058

Printed: 03/28/2021 6:38:44 PM

Closed • **Triplex**

List / Sold: **\$950,000/\$908,460** ↓

2543 E Park Ln • **Anaheim 92806**

258 days on the market

3 units • **\$316,667/unit** • **3,330 sqft** • **8,086 sqft lot** • **\$272.81/sqft** •
Built in 1976

Listing ID: PW20012937

Cross Streets: N. Placentia Ave / W. La Jolla Street



TRIPLEX!!! First Unit has 3 Bedrooms and 2 Bathrooms. Second and Third Unit are both 2 Bedrooms and 2 Bathroom. This Units are located near the CAI State Fullerton College and Disneyland, very high demand rental area. All three units have a garage and individual and separate electric and gas meters. It has Central A/C, but it needs maintenance. It has a 4 individual garages. Don't miss on this great Residential Income property. All units are rented

Facts & Features

- Sold On 03/22/2021
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Laundry: See Remarks
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Lot 6500-9999
- Sewer: Sewer Paid

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,800	\$1,800	\$2,200
2:	1	2	2	1	Unfurnished	\$1,550	\$1,550	\$1,650
3:	1	2	2	1	Unfurnished	\$1,450	\$1,450	\$1,650

Of Units With:

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

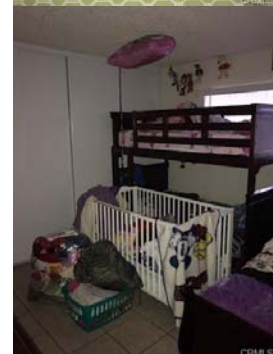
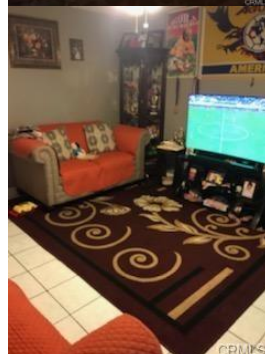
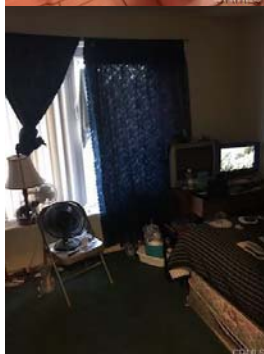
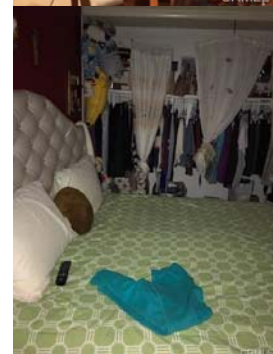
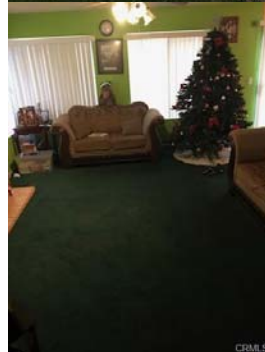
Additional Information

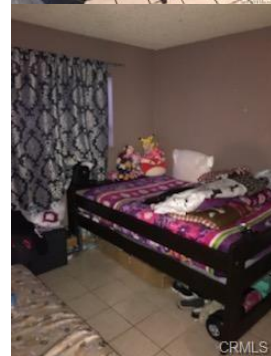
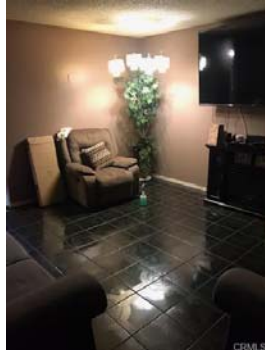
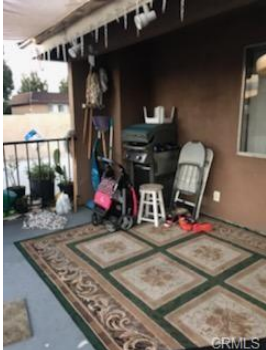
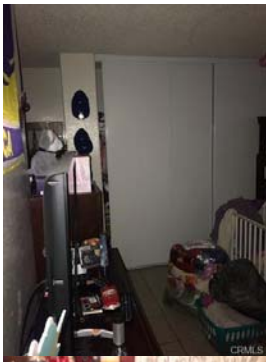
- Standard sale
- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 34402136

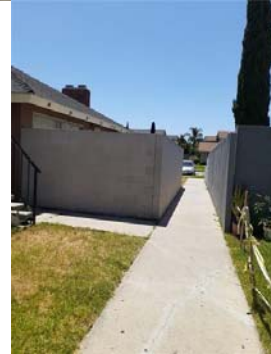
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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

Click arrow to display photos







Closed •

List / Sold:

\$2,099,000/\$2,000,000 ↓

24 days on the market

Listing ID: LG21018484

432 N Coast • Laguna Beach 92651

**3 units • \$699,667/unit • 2,286 sqft • 4,356 sqft lot • \$874.89/sqft •
Built in 1947**

Inland side of PCH between Jasmine and Myrtle



C-1 Zoning - North Laguna triplex in prime location one block from beach and Heisler Park, and two blocks from downtown. This property is tucked behind lush hedges with large front grass lawn and gardens. There is an upper ocean view unit with balcony off living room, two full bedrooms and two baths - one with shower and the other with shower over whirlpool tub, two entrances - one in front and one in back with direct garage access, private stackable laundry in closet, full kitchen with granite counters, and beautiful wood floors throughout. Downstairs there is a front unit with 1 bedroom and 1 bath with hardwood floors, full kitchen and bath, and French Doors opening to front yard. There is back a studio with full kitchen and bath with shower over tub. Both lower units have shared laundry on back patio. There is a one car garage with direct access to upper unit, and a separate two car garage with room for storage. This property is walking distance to the beach, Heisler Park, shops and restaurants. This is an investors dream. So many possibilities for the buyer who wants to live in the best Laguna Beach neighborhood and have extra income, or is perfect for a multi-generational family compound.

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$2,099,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Natural Gas
- Laundry: Community, In Closet, Stackable
- \$82470 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Wood
- Appliances: Dishwasher, Gas Range, Refrigerator
- Other Interior Features: 2 Staircases, Balcony, Built-in Features, Living Room Balcony, Living Room Deck Attached, Open Floorplan, Storage

Exterior

- Lot Features: Level
- Waterfront Features: Ocean Side of Freeway
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Unknown
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- 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	\$2,048	\$2,048	\$2,300

2:	1	0	1	1	Unfurnished	\$1,575	\$1,575	\$1,650
3:	1	2	2	1	Unfurnished	\$3,250	\$3,250	\$3,500
# Of Units With:								
<ul style="list-style-type: none"> • Separate Electric: 3 • Gas Meters: 3 • Water Meters: 1 • Carpet: 0 • Dishwasher: 1 • Disposal: 3 					<ul style="list-style-type: none"> • Drapes: 0 • Patio: 1 • Ranges: 3 • Refrigerator: 3 • Wall AC: 0 			

Additional Information

- Standard sale
- NL - North Laguna area
 - Orange County
 - Parcel # 49612116

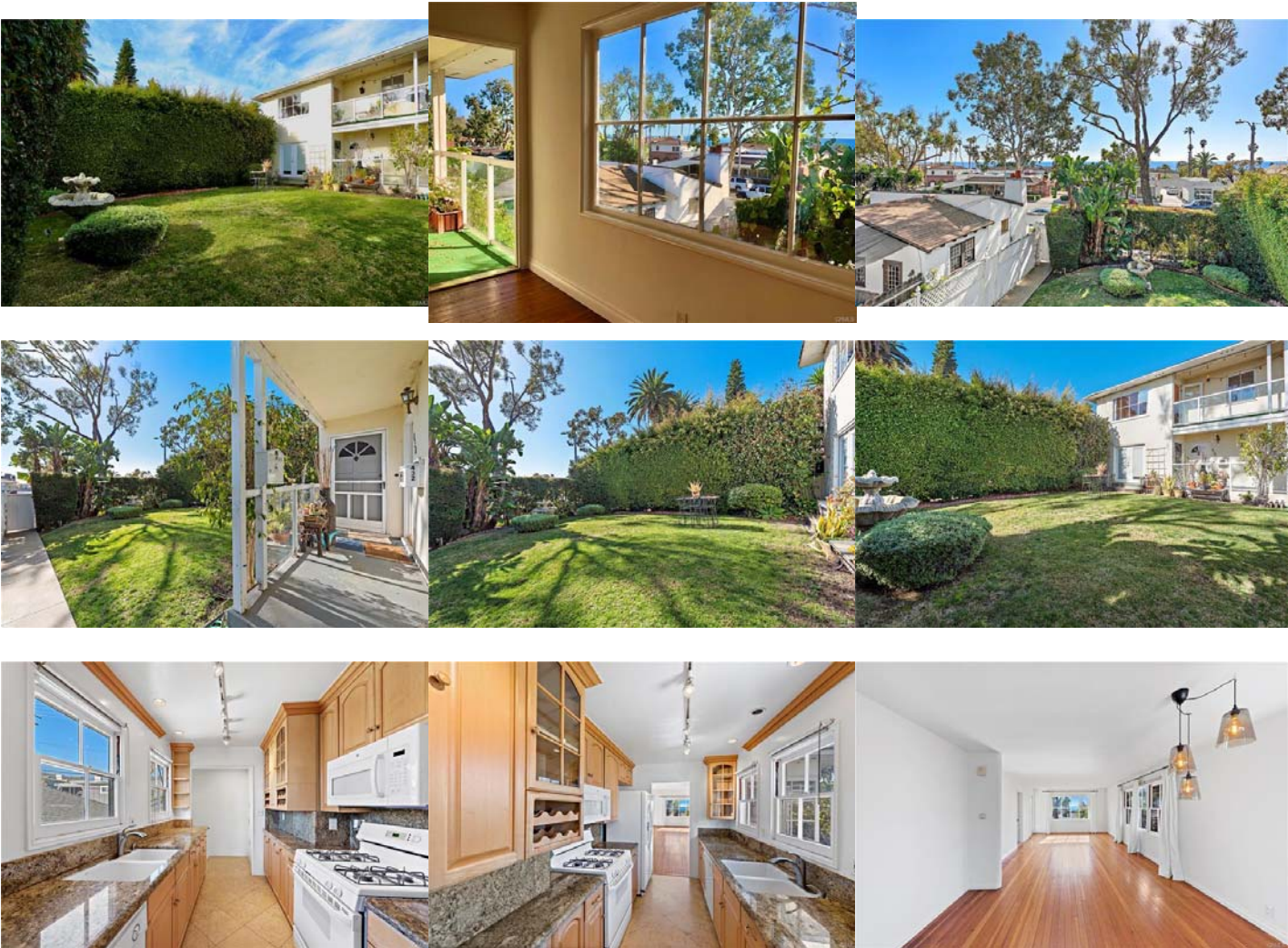
Michael Lembeck

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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed • **Triplex**

List / Sold:

\$1,050,000/\$1,100,000 ↑

12 days on the market

Listing ID: OC21017169

125 N Fir St • Orange 92868

3 units • \$350,000/unit • 2,491 sqft • 7,710 sqft lot • \$441.59/sqft • Built in 1960

Cross Streets: Chapman and Main



Great location in Orange. Close to shopping, schools, and freeways. Makes it a great location to invest in. Always have multiple applicants for any vacancies. This Triplex features Three (2 bed 1 bath) units on single level. Each unit has its own detached 1 car parking garage and 1 parking spot in front of the garage. It also features separate meters for gas and electricity. Property has been well maintained through out the years. It boasts new windows in all units. New Fence to create separation and privacy from neighboring residence. Paved and fenced side area that could be used to create additional income from parking or storage. Easy to maintain with limited grass area and all trees pulled/removed around units. All units have updated kitchen and bath.

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$65400 Gross Scheduled Income
- \$62160 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- Appliances: Gas Range, Gas Water Heater
- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: Back Yard, Cul-De-Sac, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,240
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 02093628
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$1,750
2:	2	2	1	1	Unfurnished	\$1,850	\$1,850	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- OTO - Old Towne Orange area
- Orange County
- Parcel # 03932119

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

State License #: 01891031
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Closed •

List / Sold:

\$1,050,000/\$1,025,000 ↓

0 days on the market

Listing ID: OC21050075

1809 Greenleaf St • Santa Ana 92706

**3 units • \$350,000/unit • 2,531 sqft • .2 acre(s) lot • \$404.98/sqft •
Built in 1956**

Nearby Cross Streets: Greenleaf Street & West 17th Street



1809 Greenleaf Street is a 3-unit multifamily investment property located in Floral Park, Santa Ana. Built in 1922 and 1956, 1809 Greenleaf Street has an attractive unit mix consisting of 2, 2 bed/1 bath units and 1, 2 bed/1.5 bath unit. The property offers garage parking, single-story construction, security doors, and private patios. Situated in Floral Park, a neighborhood featuring a community of more than 600 vintage homes, tree-shaded streets, abundant lawns, flowers, and unique architecture. The property is located just north of 17th Street, a major retail and transportation corridor that stretches from Tustin through Santa Ana, Westminster, and Seal Beach before ending in Long Beach.

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$1,050,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- \$38400 Gross Scheduled Income
- \$17641 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,607
- Electric: \$675.00
- Gas: \$675
- Furniture Replacement:
- Trash: \$675
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$675
- Other Expense: \$2,442
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	2	Unfurnished	\$1,700	\$1,700	\$3,400
2:	1	2	2	1	Unfurnished	\$1,500	\$1,500	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area

- Rent Controlled

- Orange County
- Parcel # 00210415

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: OC21050075

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Closed •

List / Sold:

\$1,769,900/\$1,770,000 ↑

2 days on the market

Listing ID: OC21024783

2322 Whitesands Dr • Huntington Beach 92648

**4 units • \$442,475/unit • 4,100 sqft • 8,276 sqft lot • \$431.71/sqft •
Built in 1976**

Head north on Delaware turn left on Yorktown first right Whitesands Dr.



FANTASTIC Fourplex investment opportunity in Huntington Beach! This 4-unit building is located on a cul-de-sac with a public park at the end and less than 2 miles from the beach! All units have been renovated in the last 3 years as you will see in the photos. One unit has 3 bedrooms & 2 bathrooms. Two units have 2 bedrooms & 1 bath. One unit offers 2 bedrooms and 2 bathrooms. The units are on separate meters and the property owner pays for water and trash services.

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$1,769,900
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Central, Wall Furnace
- Laundry: Common Area
- \$96900 Gross Scheduled Income
- \$86900 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre, Lot 6500-9999, Yard
- Fencing: Block, Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,000
- Electric: \$1,500.00
- Gas:
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01200533
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,150	\$2,150	\$2,600
2:	1	2	2	1	Unfurnished	\$2,150	\$2,150	\$2,200
3:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$2,000
4:	1	2	1	1	Unfurnished	\$1,925	\$1,925	\$2,000

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher: 4
- Disposal: 4
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale

- 15 - West Huntington Beach area
 - Orange County
 - Parcel # 02507125
-

Michael Lembeck

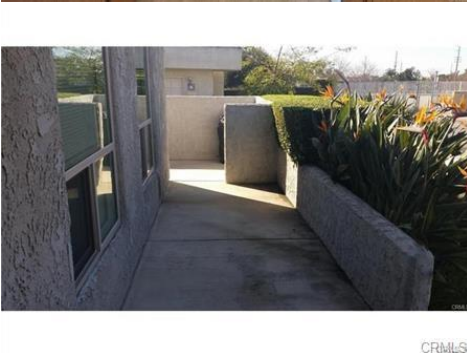
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Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • **Single Family Residence**

List / Sold:

\$1,999,999/\$2,000,000 ↑

28 days on the market

Listing ID: PW20216271

10771 Acacia • **Garden Grove 92840**

4 units • **\$500,000/unit** • **3,900 sqft** • **32,426 sqft lot** • **\$512.82/sqft** •
Built in 1948

Cross Streets: Euclid and Acacia



4 HOUSES on a 32,426 sq. ft. lot. ***OPPORTUNITY KNOCKS***Don't miss out on this unique opportunity to invest in this property in Garden Grove. Close to Coastline Community College, Community Center Park, restaurants, shops and downtown Garden Grove. It is perfect for an investor looking to acquire a property and maximize its income potential. The subject property has 3 SFR 1 bedroom/1 bath units and offers tenants onsite parking. It also features a main house with 1500 square feet of living space. All units are separately metered for gas and electricity which keeps landlord operating expenses to a minimum. Current ownership has maintained the rental rates well below the market level and with the right strategy and approach, a new investor can take advantage of a significant repositioning opportunity. This would be a fantastic addition to any investor's portfolio. This is a must see!

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$1,999,999
- 4 Buildings
- Levels: Two
- 7 Total parking spaces
- \$40320 Gross Scheduled Income
- \$34820 Net Operating Income
- 4 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,500
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$2,400
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$660	\$660	\$1,500
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,500
3:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$1,700
4:	1	2	2	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale

- 63 - Garden Grove S of Chapman, W of Euclid area
- Orange County
- Parcel # 08920114

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 • **Quadruplex**

List / Sold:

\$1,450,000/\$1,430,000 ↓

42 days on the market

Listing ID: NP21001125

14652 Carfax Dr • Tustin 92780

**4 units • \$362,500/unit • 4,690 sqft • 12,197 sqft lot • \$304.90/sqft •
Built in 1964**

East of Newport Avenue at Sycamore



Large four-plex in desirable Tustin on large oversized lot. Large building - Almost 4,700 sq ft! Unit mix: #A. Single level 2 bedroom 2 bath unit -\$1824 per month #B. Single level 2 bedroom 2 bath unit -\$1,630 per month. #C. 2 bedroom 1.5 bath townhouse unit -\$1690 per month and #D. Is a 3 bedroom 1.5 bath townhouse rented for \$2,100 per month. - All tenants are month to month. All have private Patio/yards. Community laundry. Separate water heaters. Three fireplaces. All units have central air and heat. Private yards. Plenty of parking. Two double car garages plus 8 off street parking spots. Standard sale. A great value at 4.32% cap - 4.6% Pro forma cap rate. Do not go property. Do not disturb tenants.

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$1,499,500
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- Laundry: Common Area, Community
- Cap Rate: 4.32
- \$88620 Gross Scheduled Income
- \$62695 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

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

Exterior

- Lot Features: Back Yard, Front Yard, Lot 10000-19999 Sqft, Level, Sprinkler System
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,924
- Electric: \$540.00
- Gas: \$300
- Furniture Replacement: \$0
- Trash: \$864
- Cable TV: 01926151
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,120
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,824	\$1,824	\$1,850
2:	1	2	2	1	Unfurnished	\$1,721	\$1,721	\$1,850
3:	1	3	2	1	Unfurnished	\$2,100	\$2,100	\$2,100
4:	1	2	2	1	Unfurnished	\$1,690	\$1,690	\$1,950

Of Units With:

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

- Dishwasher:
- Disposal: 4

- Wall AC:

Additional Information

- Trust sale

- 71 - Tustin area
- Orange County
- Parcel # 43214303

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Closed • **Quadruplex**

List / Sold:

\$1,295,000/\$1,200,000 ↓

77 days on the market

Listing ID: LG20252116

628 N Alamo St • Anaheim 92801

4 units • \$323,750/unit • 3,879 sqft • 8,176 sqft lot • \$309.36/sqft • Built in 1963

Cross Streets are Brookhurst and Crescent, enter off of Crescent



Amazing investment property, 4 units in the heart of Anaheim! All 2 bedroom and 2 bathroom units! One car enclosed garage per unit. Separate laundry room as well! Alley access as well as this property has public street parking.

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Individual Room, Outside
- \$64800 Gross Scheduled Income
- \$56800 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Gas Range
- Other Interior Features: Built-in Features

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,300	\$1,300	\$1,700
2:	1	2	2	1	Unfurnished	\$1,350	\$1,350	\$1,700
3:	1	2	2	1	Unfurnished	\$1,300	\$1,300	\$1,700
4:	1	2	2	1	Unfurnished	\$1,300	\$1,300	\$1,700

Of Units With:

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

Additional Information

- Notice Of Default sale

- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 07145308

Michael Lembeck

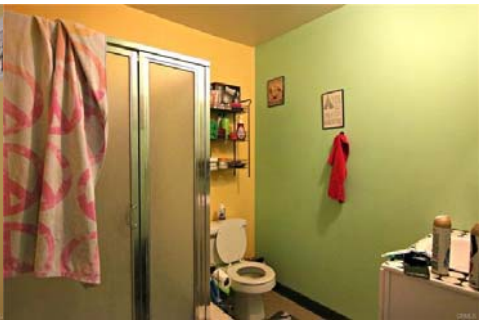
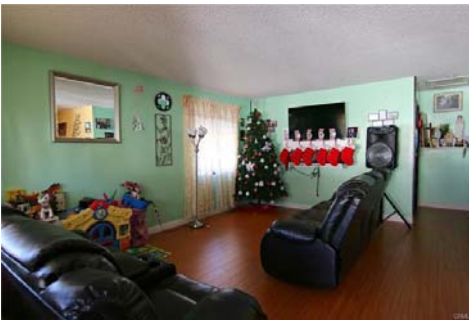
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Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: LG20252116

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Closed •

List / Sold:

\$1,150,000/\$1,140,000 ↓

95 days on the market

Listing ID: OC20243229

1121 French St • Santa Ana 92701

**4 units • \$287,500/unit • 4,139 sqft • .14 acre(s) lot • \$275.43/sqft •
Built in 1937**

Nearby Cross Streets: East Washington Avenue & French Street



1121 French Street is a 4-unit multifamily investment property located in Santa Ana, CA. Built in 1937, 1121 French Street consists of spacious one- and two-bedroom units and offers ample garage parking and open parking. 1121 French Street is located in the Historic French Park neighborhood of Santa Ana, a 20-square-block neighborhood of stately antique homes that is highly sought after for both owners and renters. The property is less than half a mile from Downtown Santa Ana providing residents with easy access to the City's civic center and downtown entertainment. Additionally 1121 French Street is 0.5 miles from Interstate 5 and the Santa Ana Regional Transportation Center (SARTC), providing residents with easy access to major employment centers throughout North Orange County.

Facts & Features

- Sold On 03/22/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$70440 Gross Scheduled Income
- \$44330 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,997
- Electric: \$1,190.50
- Gas: \$1,191
- Furniture Replacement:
- Trash: \$1,191
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,060
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,191
- Other Expense: \$2,200
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	2	Unfurnished	\$2,725	\$2,725	\$3,200
2:	2	2	1	2	Unfurnished	\$3,145	\$3,145	\$4,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Orange County
- Parcel # 39802805

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: OC20243229

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Closed •

List / Sold: **\$2,550,000/\$2,550,000**

2039 Pomona Ave • Costa Mesa 92627

10 days on the market

**7 units • \$364,286/unit • 4,495 sqft • 18,295 sqft lot • \$567.30/sqft •
Built in 1955**

Listing ID: NP21000754

From 19th Street go north on Pomona Ave. Property will be on left.



Unique and rare 7 unit building on Westside Costa Mesa on a large buildable lot. Property consists of one free standing 1bd/1ba cottage with good sized yard, a duplex with two 1bd/1ba units and private patios, one upstairs studio, one upstairs 2bd/1ba apartment, another free standing 2bd/1ba unit with a large private yard and a free standing home with a private back yard. Corner lot with good light, 6 or 7 enclosed garages plus off-street and on-street parking. Property has lots of potential and upside. Presently leased to one non-profit entity but may be delivered vacant which would be great for a rehab opportunity. There is also a small storage building. At one time you could build 6 units, there, but you would need to check with city on present zoning requirements. PLEASE NOTE INCOME IS BASED ON PRO-FORMA, call for details.

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$2,550,000
- 6 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Wall Furnace, Natural Gas
- Laundry: Common Area
- Cap Rate: 4.21
- \$156000 Gross Scheduled Income
- \$107370 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 0 water meters available

Interior

- Appliances: Gas Oven, Gas Range

Exterior

- Lot Features: 6-10 Units/Acre, Corner Lot
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$48,630
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,880
- Cable TV: 01316702
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management: 7800
- Water/Sewer: \$3,000
- 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	\$2,650
2:	2	2	1	2	Unfurnished	\$0	\$0	\$4,200
3:	1	0	1	0	Unfurnished	\$0	\$0	\$900
4:	1	1	1	1	Unfurnished	\$0	\$0	\$1,900
5:	2	1	1	2	Unfurnished	\$0	\$0	\$3,400

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C2 - Southwest Costa Mesa area
- Orange County
- Parcel # 42225101

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: NP21000754

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Closed •

List / Sold:

\$2,400,000/\$2,500,000 ↑

3 days on the market

Listing ID: SR21008508

9801 9811 Russell Ave • Garden Grove 92844

**8 units • \$300,000/unit • 5,460 sqft • 22,974 sqft lot • \$457.88/sqft •
Built in 1957**

Off Brookhurst, corner of Verde



Presenting a rare opportunity to acquire an investment property on a very large lot in the city of Garden Grove. It is perfect for an investor looking to acquire a property to maximize its income potential or possible redevelopment. This 8-unit multifamily investment property is located in a diverse and rapidly developing community of Garden Grove in desirable metro Orange County. Situated on more than half acre lot, this 22,974 square foot property consists of 2 buildings (9801 & 9811 Russell) on the same parcel with an enclosed courtyard, 2 bedroom/1 bathroom floor plans, 8 assigned garage parking plus 8 exterior additional spaces, an on-site community coin-operated laundry room and generous sized storage rooms. Each unit is individually metered for gas and electric. Each unit has individual gas water heater. Well maintained and with countless improvements, this property commands pride of ownership. Long-term tenants and 100% occupied. With strong market trends and current rental demand, this property provides investors an opportunity to capitalize on the potential value appreciation. Don't miss out on a fantastic opportunity to own this unique property! Drive by ONLY, do NOT disturb occupants.

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$2,400,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- Cap Rate: 3.83
- \$143265 Gross Scheduled Income
- \$92024 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom
- Floor: Wood

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$46,946
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,497
- Cable TV: 01344324
- Gardener:
- Licenses:
- Insurance: \$2,662
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,572
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	16	8	8	Unfurnished	\$11,739	\$11,739	\$12,156

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 0
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 65 - N of Blsa, S of GGrv, E of Bch, W of Brookhrs area
- Orange County
- Parcel # 09821105

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: SR21008508

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Closed •

List / Sold:

\$2,850,000/\$2,850,000 ↓

115 days on the market

Listing ID: PW20131935

1215 N Dresden Pl • Anaheim 92801

**12 units • \$237,500/unit • 7,680 sqft • 14,420 sqft lot • \$371.09/sqft •
Built in 1961**

Please Contact Listing Agent For All Directions



The Dresden Court Apartments has been under longterm ownership with professional management for over 20 years. The owners have thoroughly maintained and upgraded the property as needed throughout the years, including; roof, new plumbing, garage doors, and interior upgrades. The Dresden Court Apartments offer an astute investor the opportunity to purchase an income producing property with extremely strong rents in place and the potential to achieve a 5.7% cap rates with a legal rent increase.

Facts & Features

- Sold On 03/22/2021
- Original List Price of \$2,895,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- Laundry: Community
- Cap Rate: 4.9
- \$208665 Gross Scheduled Income
- \$139186 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$59,046
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00958467
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	12	1	1	12	Unfurnished	\$1,424	\$17,084	\$1,600

Of Units With:

- Separate Electric: 12
- Gas Meters: 12
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 699 - Not Defined area

- Rent Controlled

- Orange County
- Parcel # 07338422

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: PW20131935

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