

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	PW23220800	S	1720 W Chestnut AVE	SA	69	STD	2	\$44,400		\$860,000	\$501.17	1716	1964/ASR	6,098/0.14	N	2	03/26/24	106/106
2	NP24006512	S	140 Albert PL	CM	C5	TRUS	3	\$117,000		\$2,150,000	\$829.48	2592	1981/ASR	9,148/0.21	N	4	03/28/24	43/43
3	23334971	S	31671 Seacove DR	LB	SL	STD	3		3	\$2,200,000	\$1,206.14	1824	1959	3,049/0.07		3	03/29/24	107/107
4	PW23197727	S	2041 S Sprague LN	ANA	78	STD	4	\$84,060		\$1,600,000	\$416.23	3844	1963/ASR	10,019/0.23	N	5	03/25/24	121/121
5	OC24004216	S	615 N Ventura ST	ANA	79	STD	4	\$85,500		\$1,480,000	\$387.43	3820	1964/PUB	8,712/0.2	N	5	03/27/24	61/61
6	RS24036258	S	7351 Franklin ST	BP	82	STD	4	\$66,900		\$1,350,000	\$368.85	3660	1964/ASR	11,326/0.26	N	4	03/28/24	25/25
7	NP24014850	S	985 Valencia ST	CM	C3	STD	4	\$128,316	4	\$1,936,000	\$476.61	4062	1964/ASR	6,534/0.15	N	6	03/28/24	8/8
8	OC24039722	S	13771 Locust ST	WTM	59	TRUS	6	\$43,150		\$1,725,000	\$549.36	3140	1955/ASR	14,375/0.33	N	0	03/27/24	8/8
9	PW23184638	S	826 S Coast	LB	LV	STD	7	\$130,740	2	\$3,650,000	\$966.89	3775	1921/ASR	5,000/0.1148	N	0	03/27/24	29/29

Closed • Duplex

List / Sold: **\$875,000/\$860,000** ↓

1720 W Chestnut Ave • Santa Ana 92703

106 days on the market

2 units • **\$437,500/unit** • **1,716 sqft** • **6,098 sqft lot** • **\$501.17/sqft** •

Listing ID: PW23220800

Built in 1964

SOUTH OF FIRST/WEST OF RAITT



GREAT INVESTMENT PROPERTY FOR AN INVESTOR OR TO LIVE IN. DRIVE BY ONLY. SUBJECT TO INTERIOR INSPECTION UPON ACCEPTANCE OF AN OFFER.

Facts & Features

- Sold On 03/26/2024
- Original List Price of \$875,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$509 (Estimated)
- Laundry: Gas Dryer Hookup
- \$44400 Gross Scheduled Income
- \$37400 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,784
- Electric: \$1,100.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$960
- Cable TV: 00862770
- Gardener:
- Licenses:
- Insurance: \$875
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$850
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,850	\$3,700	\$3,700
2:	1	2	1	1	Unfurnished	\$1,850	\$3,700	\$3,700

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 00727324

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

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

 Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: PW23220800

Printed: 03/31/2024 8:12:36 AM

Closed • **Triplex**

List / Sold:

\$2,199,000/\$2,150,000 ↓

43 days on the market

Listing ID: NP24006512

140 Albert Pl • **Costa Mesa 92627**

3 units • **\$733,000/unit** • **2,592 sqft** • **9,148 sqft lot** • **\$829.48/sqft** •
Built in 1981

Elden to Albert Pl



We are pleased to present the sale of 140 Albert Pl, a 3 unit multifamily property located in Eastside Costa Mesa. This property consists of (1) detached 2 bedroom / 1 bathroom front house and (2) 2 bedroom / 2 bathroom back units. The front house has a charming front porch, in unit laundry hook-ups, laminate flooring, private yard space, recessed lighting, and an updated kitchen. The other two units have private balconies, separate entrances, recessed lighting, vaulted ceilings, and large utility rooms with laundry hook-ups. All units are well maintained, separately metered for gas/electricity and have private garages. Buyer to confirm with the City, but there is a possibility to complete an ADU garage conversion. This asset is located in one of the most desirable rental markets in Orange County and offers tenants close proximity to parks, top rated schools, beaches, and all the amenities 17th street has to offer!

Facts & Features

- Sold On 03/28/2024
- Original List Price of \$2,249,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup
- \$117000 Gross Scheduled Income
- \$82150 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

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

Exterior

- Lot Features: Landscaped, Lot 6500-9999, Patio Home, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,340
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance: \$2,250
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense: \$2,000
- Other Expense Description: Gardener

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$3,475	\$3,475	\$3,695
2:	1	2	2	1	Unfurnished	\$3,150	\$3,150	\$3,295

3:12221Unfurnished\$3,125\$3,125\$3,295

Of Units With:

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

Additional Information

- Trust sale
 - Buyer Agency Compensation: 2.5%
- C5 - East Costa Mesa area
 - Orange County
 - Parcel # 42605413

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





Closed •

List / Sold:

\$2,397,500/\$2,200,000 ↓

107 days on the market

Listing ID: 23334971

31671 Seacove Dr • Laguna Beach 92651

**3 units • \$799,167/unit • 1,824 sqft • 3,049 sqft lot • \$1206.14/sqft •
Built in 1959**

Located 2 blocks from Table Rock Beach and 0.4 mile from 1000 Steps Beach, the property is on a private street just south of the Pacific Coast Highway.



Several blocks from a picturesque Laguna Beach shoreline, 31671 Seacove Drive is a charming triplex offering ocean views and a vacant unit. Located two blocks from Table Rock Beach and 0.4 miles from 1000 Steps Beach, 31671 Seacove is surrounded by multi-million dollar homes and is minutes from world-class resorts such as The Montage at Laguna Beach, Ritz Carlton Laguna Niguel, Waldorf Astoria Monarch Beach, and The Ranch at Laguna Beach. This well-maintained triplex on a private street features a VACANT 1-bdrm. and 1.5-bath unit and (2) 1-bdrm. units with ocean views. The renovated units include wood-laminate flooring, recessed lighting, stainless steel appliances, quartz countertops, and updated cabinetry and tile work. Property amenities include (3) 1-car garages. Located minutes from several world-class beaches, a wide array of entertainment/dining amenities along PCH, and surrounded by multi-million dollar homes, 31671 Seacove offers investors the opportunity to acquire a well-maintained rental/vacation property in a premiere coastal paradise where every day feels like a vacation.

Facts & Features

- Sold On 03/29/2024
- Original List Price of \$2,417,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cap Rate: 2.97
- \$71285 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$44,545
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01516164
- Gardener:
- Licenses:
- Insurance:
- 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	1	1		Unfurnished	\$3,500	\$3,500	\$3,500
2:	1	1	1		Unfurnished	\$3,200	\$3,200	\$3,500
3:	1	1	1		Unfurnished	\$3,200	\$0	\$3,200
4:								
5:								
6:								

7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- SL - South Laguna area
 - Orange County
 - Parcel # 65810102

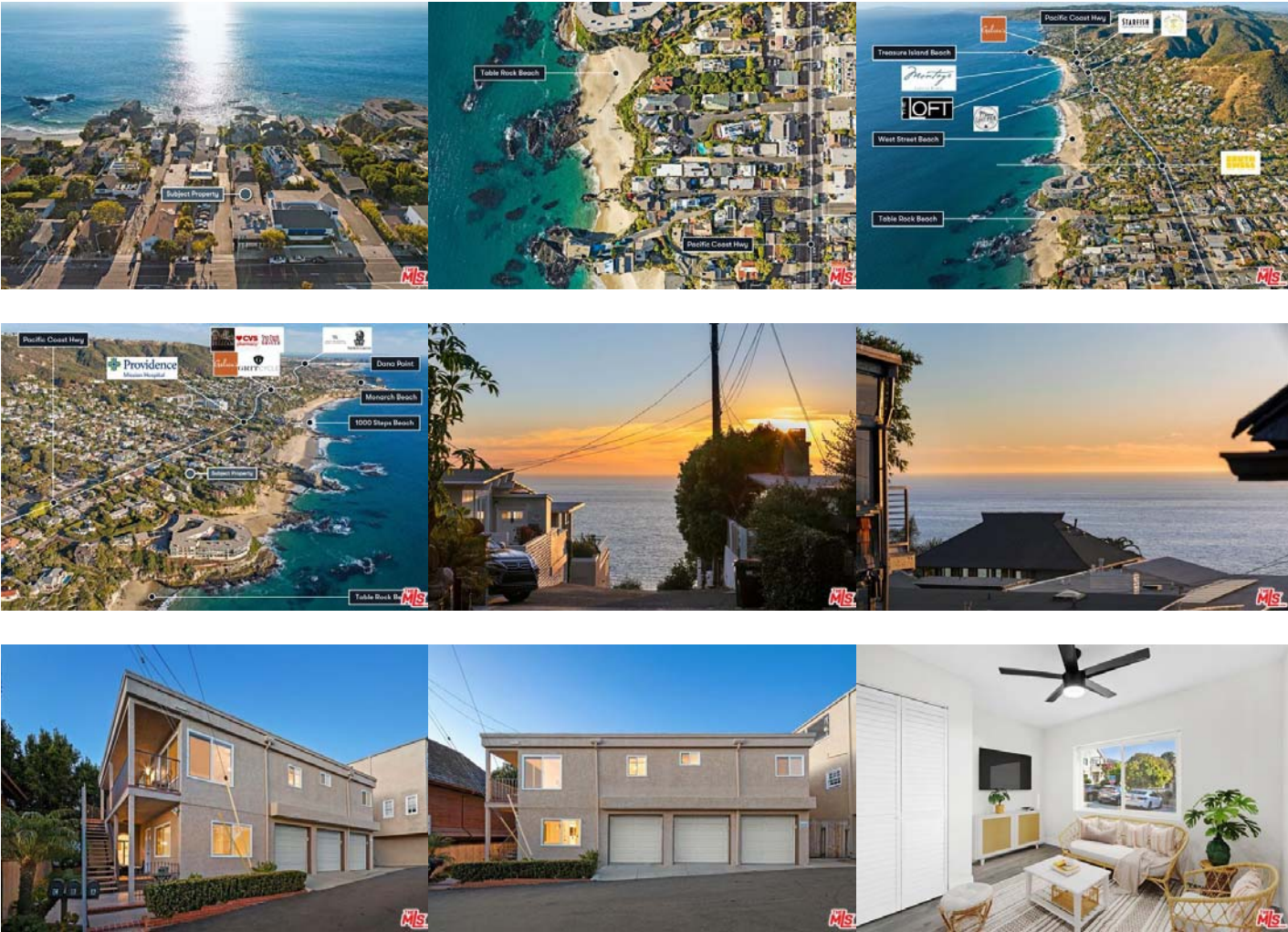
Michael Lembeck

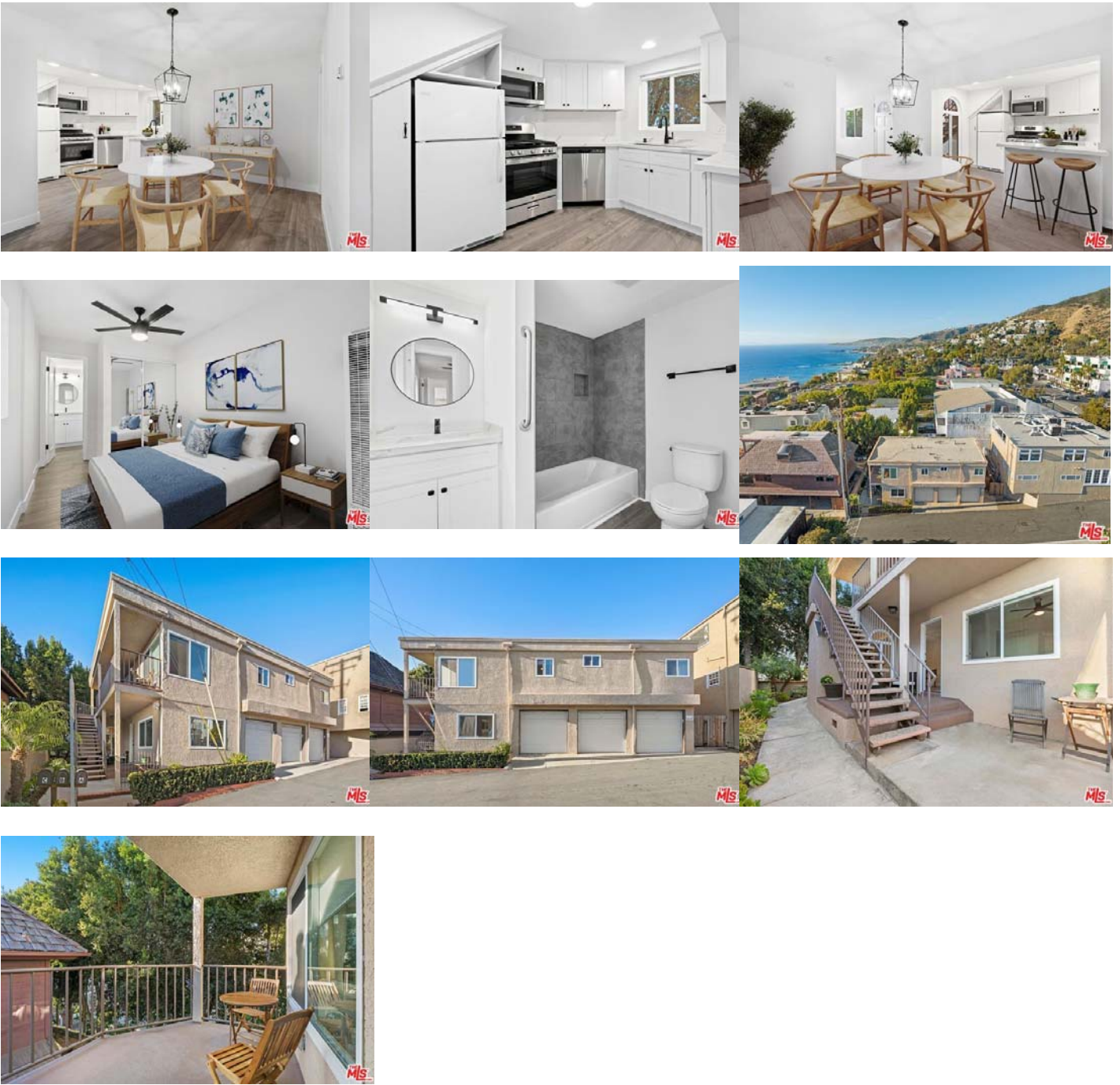
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





Closed • **Quadruplex**

List / Sold:

\$1,675,000/\$1,600,000 ↓

121 days on the market

Listing ID: PW23197727

2041 S Sprague Ln • Anaheim 92802

**4 units • \$418,750/unit • 3,844 sqft • 10,019 sqft lot • \$416.23/sqft •
Built in 1963**

On Orangewood Avenue going west pass the 5 Fwy and turn right on Sprague Lane/On Orangewood Avenue going east pass Harbor Blvd and turn left on Sprague Lane.



Excellent Investment/Development Opportunity with Many Options for Huge Gains on this property w/Oversized Lot! Planning Department Pre-Approved! Being Sold w/ Ready-to-Issue (RTI) from Planning Departments (in process) to Develop two (2), 800 sf 2 Bed/2Bath ADU's, 12 New Parking (6 Garages / 6 carports), four (4) Storage units (income), & Laundry Room (income)!! This garden-style two-story walk-up 4-plex consists of 4 units, all units - 2 bed / 2 bath, w/big front patios, six (6) - 1-car garages located on a Huge Lot at the end of the Cul-De-Sac! Has an onsite laundry room w/Brand New (owner owned) coin-op machines w/great revenue! All units are occupied w/great Long Term Tenants w/significant upside in rents for the future! Following Renovations were done July 2023, New ridge caps on roof, New Water Heaters, exterior paint, metal rails/fencing painted, 2 brand new coin-operated washer & dryer, concrete repair/surfacing on stairs & patios, & landscape. This lot is Zoned for 7 units! or outfitted for two (2) 800 sq ft ADU's. Being sold with permits to build two (2) ADU's and six (6) new garages. Near Disneyland Park, Angel Stadium, Anaheim Convention Center, the Platinum Triangle, Honda Center, and the future site of OC VIBE! making this a Very In-Demand Rental Market Now and in the Future! The property is also conveniently located Near CA-5 & CA-22, & CA-57

Facts & Features

- Sold On 03/25/2024
- Original List Price of \$1,675,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,004 (Assessor)
- Laundry: Community, Dryer Included, Individual Room, Washer Included
- \$84060 Gross Scheduled Income
- \$45785 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Oven, Gas Range, Gas Cooktop, Water Heater
- Other Interior Features: Balcony

Exterior

- Lot Features: 2-5 Units/Acre, Cul-De-Sac, Front Yard, Sprinkler System, Sprinklers Timer
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$35,842
- Electric: \$333.00
- Gas: \$442
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02044911
- Gardener:
- Licenses:
- Insurance: \$4,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,323
- Other Expense: \$4,200
- Other Expense Description: Misc.

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,615	\$1,615	\$2,300
2:	1	2	2	1	Unfurnished	\$1,615	\$1,615	\$2,300
3:	1	2	2	2	Unfurnished	\$1,775	\$1,775	\$2,300
4:	1	2	2	1	Unfurnished	\$1,750	\$1,750	\$2,300

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 78 - Anaheim East of Harbor area
 - Orange County
 - Parcel # 13734326

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: PW23197727

Printed: 03/31/2024 8:12:37 AM

Closed • **Quadruplex**

List / Sold:

\$1,550,000/\$1,480,000 ↓

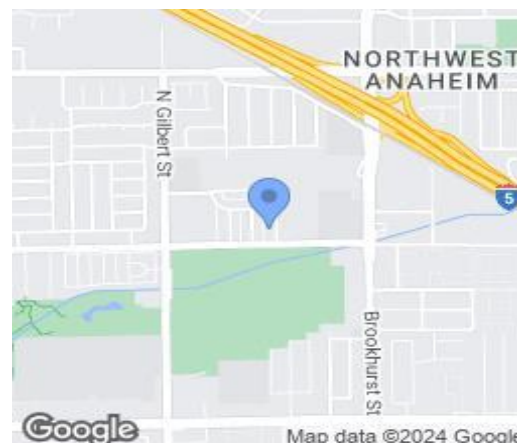
61 days on the market

Listing ID: OC24004216

615 N Ventura St • **Anaheim 92801**

4 units • **\$387,500/unit** • **3,820 sqft** • **8,712 sqft lot** • **\$387.43/sqft** •
Built in 1964

Crecent/ Ventura



Prime location adjacent to a park, school, shopping, and entertainment options. Offering exclusively two-bedroom, two-bath units, each accompanied by a detached garage space, with five garages total. The building boasts a brand-new roof, and one unit has undergone recent updates. Residents benefit from a shared laundry area, enhancing convenience and community living.

Facts & Features

- Sold On 03/27/2024
- Original List Price of \$1,675,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- \$0 (Estimated)
- Laundry: Common Area
- \$85500 Gross Scheduled Income
- \$78000 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$7,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,700	\$1,700	\$2,300
2:	1	2	2	1	Unfurnished	\$1,700	\$1,700	\$2,300
3:	1	2	2	1	Unfurnished	\$1,950	\$1,950	\$2,450
4:	1	2	2	2	Unfurnished	\$1,775	\$1,775	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 07145316

Michael Lembeck

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

Citivest Realty Services, Inc

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

▼ Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: OC24004216

Printed: 03/31/2024 8:12:37 AM

Closed • **Quadruplex**

List / Sold:

\$1,399,900/\$1,350,000 ↓

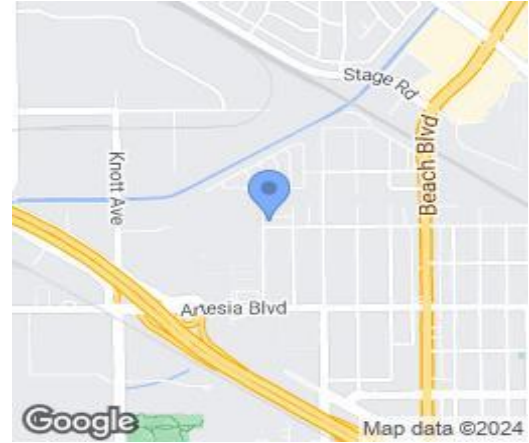
7351 Franklin St • Buena Park 90621

25 days on the market

**4 units • \$349,975/unit • 3,660 sqft • 11,326 sqft lot • \$368.85/sqft •
Built in 1964**

Listing ID: RS24036258

Corner of Rostrata Ave and Franklin St - Its north of Artesia Blvd and west of Beach Blvd



Fantastic property in a very enjoyable area of Buena Park, four units 2 bedrooms and 1 bath each, private patios, larger than average corner lot, private laundry rooms, big closets, car garage parking, and ally parking, near and easy freeway access... LOCATION, LOCATION, LOCATION, walking distance to shopping centers and family-friendly neighborhood. DO NOT DISTURB TENANTS... CALL or TEXT NOW for INFORMATION.

Facts & Features

- Sold On 03/28/2024
- Original List Price of \$1,399,900
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- \$1 (Estimated)
- Laundry: Inside
- \$66900 Gross Scheduled Income
- \$61932 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$4,968
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$2,472
- Cable TV: 01247521
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,496
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,300	\$1,300	\$2,800
2:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$2,800
3:	1	2	1	0	Unfurnished	\$1,475	\$1,475	\$2,800
4:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$2,800

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 82 - Buena Park area
- Orange County
- Parcel # 06612104

Michael Lembeck

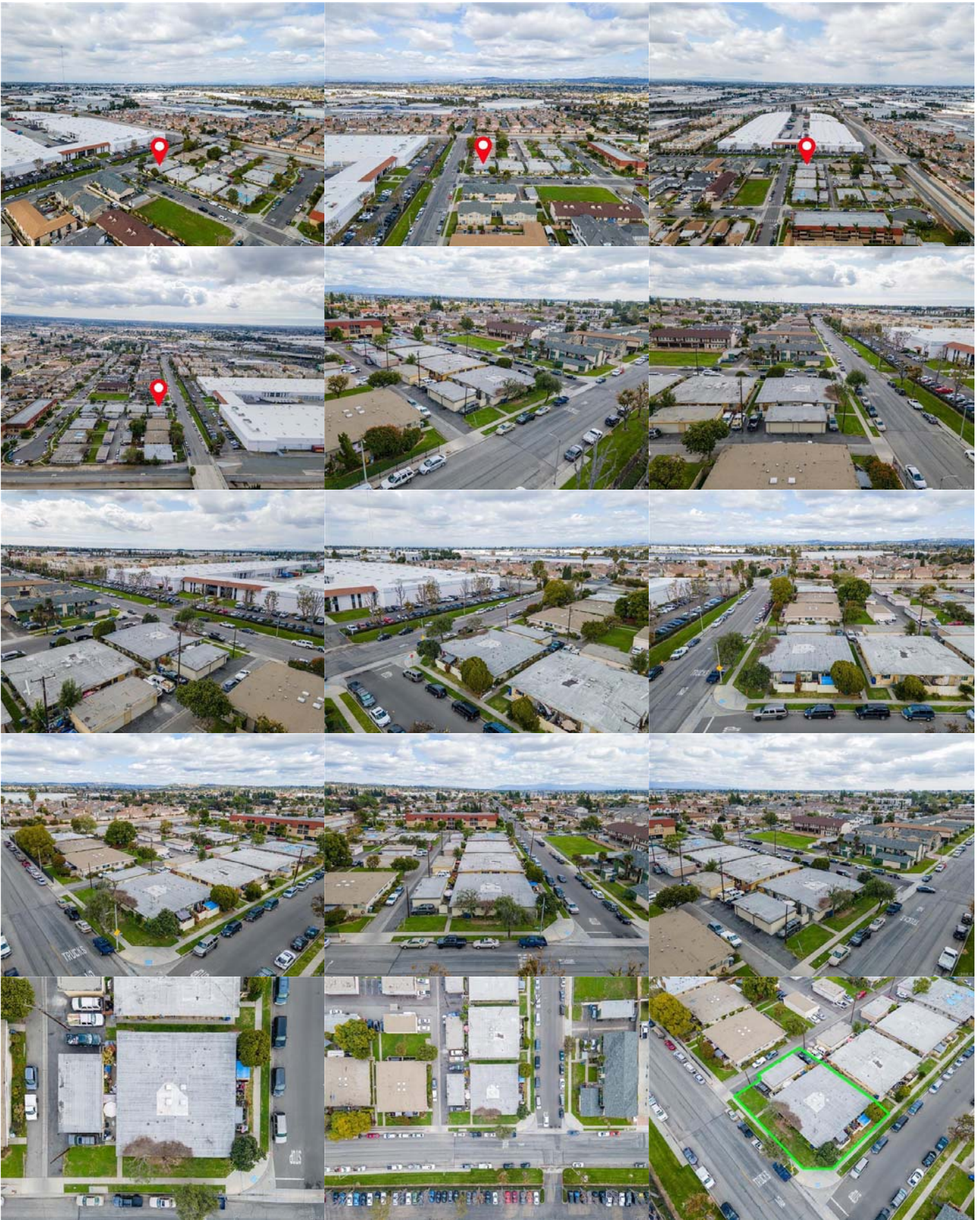
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

▼ Click arrow to display photos





Closed • Quadruplex

List / Sold:

\$2,099,000/\$1,936,000 ↓

8 days on the market

Listing ID: NP24014850

985 Valencia St • Costa Mesa 92626

4 units • \$524,750/unit • 4,062 sqft • 6,534 sqft lot • \$476.61/sqft •
Built in 1964

Property Located off of Fairview and Baker, West of the 55 Freeway



Welcome to 985 Valencia Street four-unit apartment community, built in 1964, it is comprised of a fantastic unit mix of (1) 3-Bedroom/2.5-Bathroom unit, (1) 2-Bedroom/1.5-Bathroom Townhouse unit, (1) 1-Bedroom/1-Bathroom unit, and (1) Studio unit. All units have been completely renovated over the last four years with tenants paying near-market rents. Tenants can access a lush community courtyard and (6) single-car garages. There is also a community laundry room for tenants to use. This is the perfect asset for an investor looking for a turnkey property with a solid rental income. The property's strategic location ensures easy accessibility to the best of Costa Mesa, including renowned destinations such as South Coast Plaza, The Camp, The LAB, and the Harbor Blvd shopping corridor. Additionally, tenants enjoy seamless connectivity with quick access to major freeways, including the 405, 55, and 73 Freeways. This property not only promises a secure investment but also positions itself as an inviting residential haven at the heart of Costa Mesa's vibrant offerings.

Facts & Features

- Sold On 03/28/2024
- Original List Price of \$2,099,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Wall Furnace
- \$1,726 (Estimated)
- Laundry: Common Area
- Cap Rate: 4.02
- \$128316 Gross Scheduled Income
- \$83864 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$40,602
- Electric: \$1,500.00
- Gas: \$1,500
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance: \$6,313
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,645
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$3,250	\$3,250	\$3,750
2:	1	2	2	1	Unfurnished	\$2,850	\$2,850	\$3,195
3:	1	1	1	1	Unfurnished	\$2,250	\$2,250	\$2,595
4:	1	0	1	1	Unfurnished	\$1,950	\$1,950	\$2,000

Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- C3 - South Coast Metro area
- Orange County
- Parcel # 14166519

Michael Lembeck

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

Citivest Realty Services, Inc

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

 Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: NP24014850

Printed: 03/31/2024 8:12:37 AM

Closed • Apartment

List / Sold:

\$1,625,000/\$1,725,000 ↑

8 days on the market

Listing ID: OC24039722

13771 Locust St • Westminster 92683

**6 units • \$270,833/unit • 3,140 sqft • 14,375 sqft lot • \$549.36/sqft •
Built in 1955**

From 405 Freeway, exit Goldenwest North, R-21st street, R-Locust



Huge, rare 14,375 square foot Lot, Zoned R5-(Assessor). Well-located on a quiet, interior street with a middle-of-the-block location, close to shopping and freeways. Check with Westminister Planning Commission. You may be able to build up to 8 units! It also has possible use as a compound. Don't miss this wonderful opportunity to acquire a rare, large parcel of land and build the property of your dreams! Two varieties of mature avocado trees, two of tangerines, a lemon tree and numerous other fruit trees.

Facts & Features

- Sold On 03/27/2024
- Original List Price of \$1,625,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Estimated)
- \$43150 Gross Scheduled Income
- \$5554 Net Operating Income
- 6 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Main Floor Bedroom
- Floor: Carpet, Laminate, Vinyl
- Appliances: Gas Range, Refrigerator, Water Heater
- Other Interior Features: Built-in Features, Ceiling Fan(s), Granite Counters, Quartz Counters, Unfurnished

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Lot 10000-19999 Sqft, Rectangular Lot, Level, Sprinkler System, Value In Land, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link, Grapestake, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$30,324
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525531
- Gardener:
- Licenses:
- Insurance: \$4,248
- Maintenance: \$875
- Workman's Comp:
- Professional Management: 1200
- Water/Sewer: \$1,850
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$0	\$0	\$1,900
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,800
3:	1	0	1	0	Unfurnished	\$490	\$5,880	\$1,100

4:	1	0	1	0	Unfurnished	\$490	\$5,880	\$1,100
5:	1	0	1	0	Unfurnished	\$490	\$5,880	\$1,100
6:	1	0	1	0	Unfurnished	\$490	\$5,880	\$1,100

Of Units With:

- Separate Electric: 6
 - Gas Meters: 3
 - Water Meters: 1
 - Carpet: 4
 - Dishwasher: 0
 - Disposal: 0
- Drapes:
 - Patio:
 - Ranges: 6
 - Refrigerator: 1
 - Wall AC: 2

Additional Information

- Trust sale
 - Buyer Agency Compensation: 2%
- 59 - Westminster North of 405 & Westminster area
 - Orange County
 - Parcel # 09607213

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos







Closed • Commercial/Residential

List / Sold:

\$3,795,000/\$3,650,000 ↓

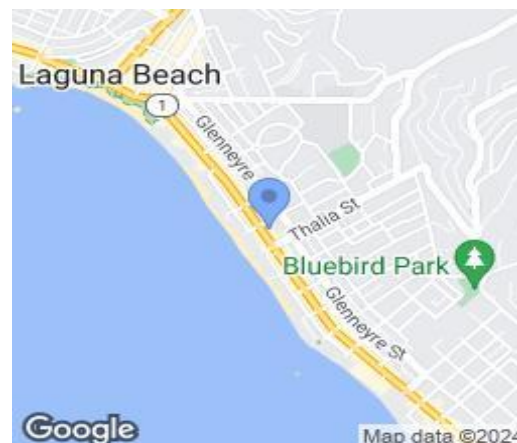
826 S Coast • Laguna Beach 92651

29 days on the market

7 units • **\$542,143/unit** • **3,775 sqft** • **5,000 sqft lot** • **\$966.89/sqft** •
Built in 1921

Listing ID: PW23184638

North of Thanlia Street and East of S. Coast Highway



On the market for the first time in over 20 years, 826-830 S. Coast Highway is nestled in the Village, and surrounded by cafes, restaurants, and boutique retail shops. It is also just steps from both St. Ann's Beach and Thalia Street Beach. With frontage along Coast Highway, the retail component is an estimated 800 square feet, and is currently utilized as two separate storefronts – a hair salon, and a jewelry store. Perched above that are five 1-Bedroom apartments, with peek-a-boo ocean views from select units, a common courtyard area, and patio or balcony space for each unit.

Facts & Features

- Sold On 03/27/2024
- Original List Price of \$3,795,000
- 1 Buildings
- Levels: One, Two
- 0 Total parking spaces
- Heating: Forced Air
- \$2,189 (Estimated)
- Cap Rate: 1.8
- \$130740 Gross Scheduled Income
- \$67237 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$59,581
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$3,235
- 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:	5	1	1	0	Unfurnished	\$9,295	\$9,295	\$12,975
2:	2	0	0	0	Unfurnished	\$800	\$1,600	\$3,150

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: 2.5%

- LV - Laguna Village area
- Orange County
- Parcel # 64406113

Michael Lembeck

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

Citivest Realty Services, Inc

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

 Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: PW23184638

Printed: 03/31/2024 8:12:38 AM