

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	Spes	Date	DOM/CDOM
1	OC22193183	S	8121	8131 18th ST	WTM	65	STD	2	\$0		\$850,000 	\$801.89	1060	1938/ASR	7,175/0.1647	N		2	03/27/23	162/162
2	PW23000520	S		814 E Erna	LH	87	STD	2	\$35,520		\$940,000 	\$451.92	2080	1920/EST	6,534/0.15	N		3	03/28/23	29/29
3	OC22195528	S		603 Jasmine AVE	CDM	CS	STD	2	\$127,200		\$2,900,000 	\$930.68	3116	1973/ASR	3,540/0.0813	N		2	03/31/23	144/144
4	OC23029168	S		132 Avenida Miramar	SC	SC	STD	2	\$91,200	4	\$1,850,000 	\$1,156.25	1600	1926/ASR	3,920/0.09	N		0	03/31/23	3/3
5	22227961	S		705 W Provential DR	ANA	79	STD	4		6	\$1,725,000 	\$501.75	3438	1961	9,148/0.21			6	03/31/23	9/9

Closed •

List / Sold: **\$999,000/\$850,000** ↓

8121 8131 18th St • Westminster 92683

162 days on the market

2 units • \$499,500/unit • 1,060 sqft • 7,175 sqft lot • \$801.89/sqft •

Listing ID: OC22193183

Built in 1938

North/of Westminster Ave. and East/of Beach Blvd.



Two on a Lot Fixer Upper. Great Corner Location with GREAT POTENTIAL! CLOSE TO CIVIC CENTER/CITY HALL. Separate Addresses, (8121 & 8131 18th Street), One Shared Water Meter for both units, two separate Electric & Gas Meters, and each unit has it's own Water Heater. Front unit is a 2 Bedroom 1 Bath with kitchen, Fireplace, Living Room and Separate Dining. 2nd Unit is a 1 Bedroom 1 Bath, Living Room and Kitchen with 2 car Attached Garage. I do NOT believe, and am NOT sure, Listed Building square Footage includes rear unit. Buyer should check with city or county, or have it measured by a professional BEFORE making an offer. Zoned R-2.

Facts & Features

- Sold On 03/27/2023
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- \$891 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,070
- Electric: \$500.00
- Gas: \$350
- Furniture Replacement:
- Trash: \$120
- Cable TV: 00888784
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- 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	\$2,200
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,900

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
- 65 - N of Blsa, S of GGrv, E of Bch, W of Brookhrs area

- Orange County
- Parcel # 09706218

Michael Lembeck

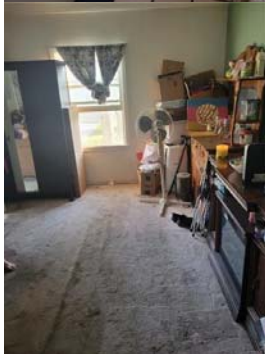
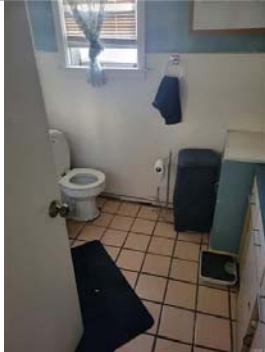
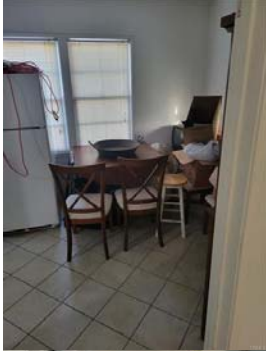
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos





Closed • Duplex

List / Sold: **\$899,999/\$940,000** ↑

814 E Erna • La Habra 90631

29 days on the market

2 units • **\$450,000/unit** • **2,080 sqft** • **6,534 sqft lot** • **\$451.92/sqft** •
Built in 1920

Listing ID: PW23000520

South of Harbor Blvd



You must take advantage of this incredible multiple unit opportunity in La Habra! Featuring 2 updated units including a 3 bed, 2 bath and 2 bed, 1 bath! The larger unit is extremely spacious with an open layout and 3 large bedrooms. The 2 bedroom is perfect for any family with an updated kitchen! Each unit has a yard area and they each have their own 2 car garage total of 3 garages! Both have their washer and dryer hookups, water meters and gas meters. This property is a perfect rental! Right in the middle of beautiful La Habra and just minutes from Northgate Market, multiple shopping centers, excellent schools & parks, easy freeway access and so much more! Thank you for viewing this home! --

Facts & Features

- Sold On 03/28/2023
- Original List Price of \$899,999
- 2 Buildings
- Levels: One, Two
- 3 Total parking spaces
- Heating: Wall Furnace
- \$0 (Other)
- Laundry: See Remarks, Washer Hookup
- \$35520 Gross Scheduled Income
- \$31320 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room, See Remarks
- Floor: Carpet, Tile

Exterior

- Lot Features: Back Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01854035
- Gardener:
- Licenses:
- Insurance: \$3,100
- 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	1	1	Unfurnished	\$1,600	\$1,600	\$2,100
2:	1	3	2	2	Unfurnished	\$1,360	\$1,360	\$2,800

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 87 - La Habra area
- Orange County

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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Closed •

List / Sold:

\$3,450,000/\$2,900,000 ↓

144 days on the market

Listing ID: OC22195528

603 Jasmine Ave • Corona del Mar 92625

**2 units • \$1,725,000/unit • 3,116 sqft • 3,540 sqft lot • \$930.68/sqft •
Built in 1973**

PCH to Jasmine Ave.



Charming oversized duplex located in the heart of the Corona Del Mar Village a mere few blocks from world class beaches and a short walking distance to restaurants and shopping. The building make-up is rare for the area, having a 4 bedroom/3 Bath front unit and 3 bedroom/2.5 bath back unit. The front unit features an expansive patio, open air living room, cathedral ceilings and large windows that bring in plenty of natural light. The back unit offers a spacious open floor plan living area with cathedral ceilings. Both units have master bedrooms with peek-a-boo ocean views, inside laundry, and built-in bars that are great for entertaining! This property has immense income opportunity as an extended stay rental considering the size of the units cannot be duplicated under current building codes. With such a prime location in an excellent Airbnb rental market, the new owner could live in one unit and rent out the other. What a great opportunity to live the village lifestyle.

Facts & Features

- Sold On 03/31/2023
- Original List Price of \$3,450,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Central
- \$507 (Estimated)
- Laundry: In Closet
- \$127200 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 0 water meters available

Interior

- Floor: Tile, Wood
- Appliances: Dishwasher, Gas Oven, Gas Range
- Other Interior Features: Balcony, Bar, Cathedral Ceiling(s), Ceiling Fan(s), Granite Counters, Open Floorplan

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Sewer Paid
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$2,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,080
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	1	Unfurnished	\$0	\$0	\$6,500
2:	1	3	3	1	Unfurnished	\$4,100	\$4,100	\$5,000

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Drapes:
- Patio:

- Water Meters: 0
- Carpet:
- Dishwasher: 2
- Disposal:

- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale

- CS - Corona Del Mar - Spyglass area
- Orange County
- Parcel # 45905312

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Mission Viejo, 92691

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Closed • Duplex

List / Sold:

\$1,795,000/\$1,850,000 ↑

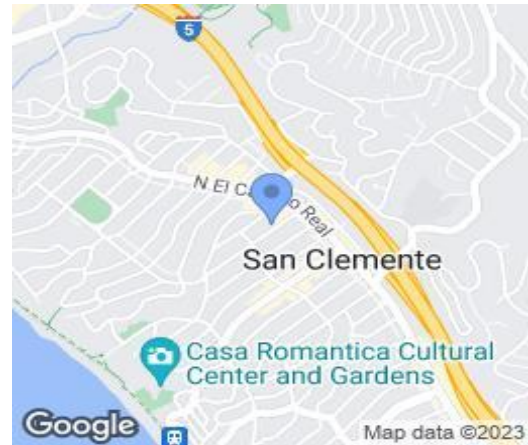
3 days on the market

Listing ID: OC23029168

132 Avenida Miramar • San Clemente 92672

2 units • \$897,500/unit • 1,600 sqft • 3,920 sqft lot • \$1156.25/sqft • Built in 1926

W off N El Camino Real



Beautifully preserved historic Ole Hanson home known as "Casa Miramar." Originally built in 1926 for San Clemente's volunteer fire chief making this the perfect opportunity to immerse yourself in the early culture of the Spanish Village by the Sea. The historic aesthetic and style envisioned by Ole Hanson himself is evident in its red tile roof and white stucco walls. This residence is a Spanish architectural dream. The original 1926 front house is single level and has 2 bedrooms and 1 bathroom. An addition in the back has exterior stairs leading to a separate, private entrance to the 1 bedroom, 1 bath casita on the upper level. The front house is on the Mills Act as a historic property for substantially lower property taxes. A great tax benefit! The front house has been tastefully updated, but still retains the original look and design of the home. Some of the original features include the signature gas fireplace and tilework, the original rustic wood front door, brick archways, and hand hewn oak floors. Updates include stainless steel appliances including a Viking range and built-in microwave and a gorgeous, updated bathroom. Both the master bedroom and the kitchen have access to a quaint deck to enjoy your morning coffee. The casita showcases a spacious open floorplan, a lovely set of French doors opening to a Juliet balcony with hill views, a beautifully designed kitchen, and a large walk-in shower. The gated driveway leads to an attached carport with four storage closets two of which include separate laundry hook ups for both the front house and the casita. Centrally located and close to the best of San Clemente! Only three blocks to Del Mar with a multitude of eclectic shops and restaurants and a short walk to the beach and the San Clemente Beach Trail!

Facts & Features

- Sold On 03/31/2023
- Original List Price of \$1,795,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 2 Total carport spaces
- \$22 (Estimated)
- Laundry: In Carport, In Closet
- Cap Rate: 4.15
- \$91200 Gross Scheduled Income
- \$74220 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom
- Floor: Wood
- Appliances: Dishwasher, Gas Range, Microwave
- Other Interior Features: Beamed Ceilings, Ceiling Fan(s), High Ceilings, Stone Counters

Exterior

- Lot Features: Front Yard, Landscaped, Level with Street
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,980
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01897784
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- SC - San Clemente Central area
 - Orange County
 - Parcel # 05807132

Michael Lembeck

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Re/Max Property Connection

State License #: 01891031
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Closed •

List / Sold:

\$1,800,000/\$1,725,000 ↓

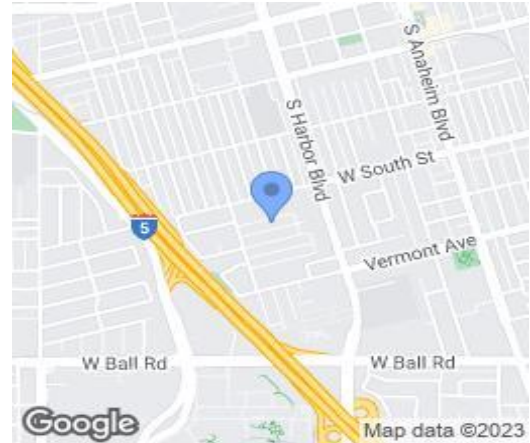
9 days on the market

Listing ID: 22227961

705 W Provential Dr • Anaheim 92805

**4 units • \$450,000/unit • 3,438 sqft • 9,148 sqft lot • \$501.75/sqft •
Built in 1961**

W. Provential and S. Citron St. 5 mins away from Disneyland and 15 mins away from Knotts Berry Farm.



Rare 4plex Investment property within 10 mins Disneyland and Knotts Berry Farm which features (4) 2 bedroom 1 bath recently renovated units with laundry Facilities on the premises. (6) Private garages, Three long-term tenants that are on month to month leases, and one unit is vacant. Three of the unit come with private backyards. The units are separately metered. GREAT income-producing property, rents have doubled within the year.

Facts & Features

- Sold On 03/31/2023
- Original List Price of \$1,800,000
- 1 Buildings
- 6 Total parking spaces
- Laundry: Community
- Cap Rate: 6.4
- \$134400 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Vinyl
- Appliances: Dishwasher, Microwave, Refrigerator, Gas Cooktop

Exterior

Annual Expenses

- Total Operating Expense: \$14,391
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,000
- 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:	2	2	1		Unfurnished	\$2,800	\$2,800	\$2,950
2:	1	2	1		Unfurnished	\$2,900	\$2,900	\$2,950
3:	1	2	1		Unfurnished	\$0	\$2,700	\$2,700
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 03618311

Michael Lembeck

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

Re/Max Property Connection

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