

### 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		10561 <a href="#">Court AVE</a>	STAN	61	TRUS	2	\$36,000		\$675,000	\$370.07	1824	1963/ASR	7,405/0.17	2	03/31/21	<a href="#">3/3</a>
2		1316 W <a href="#">6th ST</a>	SA	70	STD	2	\$0		\$559,000	\$346.13	1615	1947/ASR	6,597/0.1514	2	04/01/21	<a href="#">0/0</a>
3		266 S <a href="#">Foley PL</a>	ORG	72	STD	2	\$0		\$950,000	\$399.50	2378	1976/ASR	5,663/0.13	4	03/30/21	<a href="#">153/153</a>
4		26422 <a href="#">Via California</a>	DP	CB	STD	2	\$87,600		\$1,420,000	\$617.39	2300	1956/ASR	6,098/0.14	2	03/30/21	<a href="#">19/19</a>
5		416 <a href="#">Larkspur AVE</a>	CDM	CS	STD	2	\$76,800		\$1,952,000	\$650.45	3001	1996/PUB	3,540/0.0813	2	04/02/21	<a href="#">5/5</a>
6		13212 <a href="#">Adland ST</a>	GG	66	STD,TRUS	3	\$48,360	5	\$1,025,000	\$334.75	3062	1976/ASR	11,761/0.27	4	04/01/21	<a href="#">5/5</a>
7		1914 E <a href="#">Adams AVE</a>	ORG	699	STD	3	\$52,200		\$845,000	\$299.65	2820	1960/ASR	8,276/0.19	3	03/31/21	<a href="#">356/356</a>
8		7941 <a href="#">Moonshadow CIR</a>	HB	17	STD	4	\$107,280		\$1,840,000	\$347.04	5302	1978/ASR	8,276/0.19	8	03/29/21	<a href="#">6/6</a>
9		9861 <a href="#">Belfast DR</a>	GG	66	STD	4	\$65,400		\$1,264,000	\$363.32	3479	1965/ASR	7,405/0.17	4	04/01/21	<a href="#">11/11</a>
10		2547 E <a href="#">Park LN</a>	ANA	78	STD	4	\$96,300	5	\$1,325,000	\$285.93	4634	1969/ASR	7,841/0.18	5	03/31/21	<a href="#">49/49</a>
11		3417 W <a href="#">Ariel PL</a>	ANA	79	STD	4			\$1,130,000	\$320.66	3524	1962	10,628/0.24		03/29/21	<a href="#">123/123</a>
12		323 N <a href="#">Aladdin DR #1-4</a>	ANA	79	STD	4	\$81,900		\$1,420,000	\$330.93	4291	1964/ASR	10,245/0.2352	5	03/30/21	<a href="#">3/3</a>
13		463 N <a href="#">Olive ST</a>	ORG	OTO	TRUS	4	\$65,160		\$1,250,200	\$404.20	3093	1968/PUB	6,534/0.15	4	03/31/21	<a href="#">7/7</a>
14		7561 7571 <a href="#">Warner Avenue</a>	HB	699	STD	6	\$182,980		\$2,600,000	\$458.23	5674	1978/PUB	11,761/0.27	6	03/30/21	<a href="#">31/31</a>

**Closed** • Duplex

List / Sold: **\$665,000/\$675,000** ↑

**10561 Court Ave** • Stanton 90680

3 days on the market

2 units • \$332,500/unit • 1,824 sqft • 7,405 sqft lot • \$370.07/sqft •

Built in 1963

Listing ID: PW21024851

South of Cerritos on Court



Two separate 2 bedroom, 1 Bath houses. Separate metered, Back home has two car garage. Rent are below market rent.

### Facts & Features

- Sold On 03/31/2021
- Original List Price of \$665,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Outside
- \$36000 Gross Scheduled Income
- \$30800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

### Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$5,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management: 3600
- Water/Sewer:
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,500	\$18,000	\$24,000
2:	1	2	1	2	Unfurnished	\$1,500	\$18,000	\$24,000

### # Of Units With:

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

### Additional Information

- Trust sale
- 61 - N of Gar Grv, S Of Ball, E of Knott, W of Dal area
- Orange County
- Parcel # 12643103

**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: PW21024851

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**Closed** •

List / Sold: **\$600,000/\$559,000** ↓

**1316 W 6th St** • Santa Ana 92703

**0 days on the market**

**2 units** • **\$300,000/unit** • **1,615 sqft** • **6,597 sqft lot** • **\$346.13/sqft** •  
**Built in 1947**

**Listing ID: PW21015284**

**Use GPA**



Property listed for information purposes only. Duplex: front unit is 1 bedroom, 1 bath, living room, full kitchen. Back unit 2 bedrooms, 1 bath, living room & full kitchen. Separate laundry room and 2 car garage. Covered carport.

### Facts & Features

- Sold On 04/01/2021
- Original List Price of \$600,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Front Yard
- Sewer: Sewer Paid

### Annual Expenses

- Total Operating Expense: \$0
- 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	1	1	1	Unfurnished	\$800	\$800	\$1,400
2:	1	2	1	1	Unfurnished	\$0	\$0	\$1,800

### # 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
- 70 - Santa Ana North of First area
- Orange County
- Parcel # 40506516

**Michael Lembeck**

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CUSTOMER FULL: Residential Income LISTING ID: PW21015284

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**Closed** • Duplex

List / Sold: **\$970,000/\$950,000** ↓

**266 S Foley Pl** • Orange 92868

153 days on the market

**2 units** • \$485,000/unit • 2,378 sqft • 5,663 sqft lot • \$399.50/sqft •  
Built in 1976

Listing ID: PW20174877

From the corner of S. Glassell St. and Almond Avenue, go west on Almond, then make the 4th possible left turn onto S. Foley Place.



ORIGINAL OWNER is willing to part with this PRIME DUPLEX in the heart of the OLD TOWNE NATIONAL REGISTER HISTORIC DISTRICT! Each side is like a TOWNHOUSE WITH ONLY ONE SHARED WALL and nobody above or below. On the 3 bedroom, 3 bath unit (approx. 1400 sq. ft.), all 3 bedrooms are upstairs. The 2 bedroom, 2 bath unit (approx. 990 sq. ft.) is all on one level. Each unit has a separate 2 car garage with direct access, individual laundry hook-ups, and large, enclosed rear yards. Central A/C and heating. Separately metered except water. Interiors are mostly original and updating is needed. Long term tenants are month to month. Perfect for owner-occupant on one side, or great income property! It's a short walk to the popular Old Towne Plaza!

### Facts & Features

- Sold On 03/30/2021
- Original List Price of \$990,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Laundry: Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Cul-De-Sac
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01814504
- 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	3	2	Unfurnished	\$1,510	\$1,510	\$2,800
2:	1	2	2	2	Unfurnished	\$1,200	\$1,200	\$2,200

### # 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
- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 04112214

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### Michael Lembeck

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### Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: PW20174877

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**Closed •**

**\$1,499,000/\$1,420,000 ↓**

**19 days on the market**

**26422 Via California • Dana Point 92624**

**2 units • \$749,500/unit • 2,300 sqft • 6,098 sqft lot • \$617.39/sqft • Built in 1956**

**Listing ID: OC21006050**

**Camino Capistrano to Via California**



Gorgeous beach close duplex has been remodeled from head to toe. This unique one of a kind lot features extended driveway and RV/Boat parking. Brand new pavers were installed through out the whole driveway/lot. This is a perfect owner occupied unit or an outstanding investment. Unit A is 3 bedrooms, 2 bathrooms and has ample, private outdoor space. New custom paint, new flooring, baseboards and crown molding. The kitchen features new cabinets, new appliances, designer lighting and gorgeous quartz counters and backsplash. Skylight provides beautiful natural lighting. All 3 bedrooms are spacious and feature new fixtures, crown molding and baseboards. The bathrooms are completely remodeled with designer details and barn doors. Unit B is 2 bedroom, 1.5 bathrooms and is a reverse floor plan - completely new kitchen, new flooring, new paint, woodwork. Open and spacious with vaulted ceilings and new lighting/fans. Deck off of living room features ocean, city lights and hills views. Both bedrooms are large and bathrooms have been remodeled with outstanding design. Other upgrades include new windows, new PEX plumbing, new exterior paint, new fencing, all new lighting, new outlets, new mailbox and post, new chimney cap, new garage doors. Every inch has been remodeled. Located just minutes to Doheny Beach, Pines park and freeway access.

**Facts & Features**

- Sold On 03/30/2021
- Original List Price of \$1,499,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Forced Air
- Laundry: Common Area
- \$87600 Gross Scheduled Income
- \$67470 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

**Interior**

- Rooms: Main Floor Bedroom
- Floor: Tile, Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Cooktop
- Other Interior Features: Ceiling Fan(s), Crown Molding, Granite Counters, Stone Counters

**Exterior**

- Lot Features: 2-5 Units/Acre, Level with Street
- Waterfront Features: Ocean Side of Freeway
- Fencing: Excellent Condition
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$20,130
- Electric: \$2,606.00
- Gas: \$607
- Furniture Replacement:
- Trash: \$264
- Cable TV: 01905857
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$563
- Other Expense:
- Other Expense Description:

**Unit Details**

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



**# 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
- CB - Capistrano Beach area
- Orange County
- Parcel # 12315136

**Michael Lembeck**

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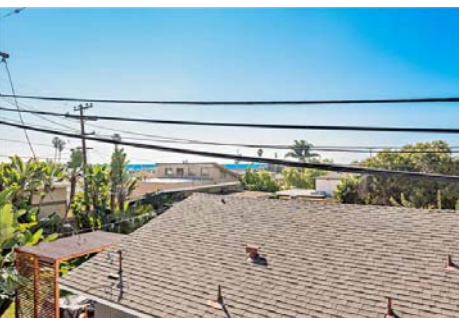
**Re/Max Property Connection**

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

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**Closed** • Duplex

**\$1,895,000/\$1,952,000** ↑

5 days on the market

**416 Larkspur Ave** • Corona del Mar 92625

2 units • \$947,500/unit • 3,001 sqft • 3,540 sqft lot • \$650.45/sqft • Built in 1996

Listing ID: NP21036746

416 Larkspur Ave, Corona del Mar



Attractive duplex constructed in 1996 North of PCH.

**Facts & Features**

- Sold On 04/02/2021
- Original List Price of \$1,895,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Closet, Individual Room
- \$76800 Gross Scheduled Income
- \$52560 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: Great Room, Kitchen, Laundry, Loft, Main Floor Master Bedroom, Walk-In Closet
- Floor: Carpet, Vinyl
- Appliances: Dishwasher, Double Oven, Electric Cooktop, Disposal, Refrigerator
- Other Interior Features: 2 Staircases, Ceiling Fan(s), High Ceilings

**Exterior**

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$23,678
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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	\$1,895	\$1,895	\$2,500
2:	1	2	3	3	Unfurnished	\$3,900	\$3,900	\$5,500

**# 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

- CS - Corona Del Mar - Spyglass area
- Orange County
- Parcel # 45919502

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**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: NP21036746

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**Closed** • Triplex

List / Sold: **\$948,000/\$1,025,000** ↑

**13212 Adland St** • Garden Grove 92843

5 days on the market

3 units • \$316,000/unit • 3,062 sqft • 11,761 sqft lot • \$334.75/sqft •  
Built in 1976

Listing ID: PW21043718

Adland and Central Ave



Great investment Opportunity! A Single Family Residences with detached duplex on a very large lot, over 11,000 square feet! This property is great for a seasoned investor or a first-time investor who would like to live in one home and have the other 2 homes help pay the mortgage. All 3 units have been remodeled and feature laminate and tile floors, updated kitchens including dishwashers and tiled bathrooms. The front house is a 2 bedroom 1 bathroom home featuring the most recent updates, newer carpet and washer and dryer hook ups. The other 2 units in the back of the lot feature 2 bedrooms and 2 bathrooms and boast over 1,000 square feet of living space. Long time owner with long term tenants. Each home has separate Electric meters. All three units have their own garage space. There is ample parking available for tenants. Current rents are well under market. Tremendous opportunity.

### Facts & Features

- Sold On 04/01/2021
- Original List Price of \$948,000
- 2 Buildings
- Levels: Two
- 10 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central, Forced Air
- Laundry: In Garage
- Cap Rate: 4.5
- \$48360 Gross Scheduled Income
- \$43060 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

- Rooms: Living Room
- Floor: Carpet, Tile
- Other Interior Features: Copper Plumbing Partial

### Exterior

- Lot Features: Front Yard
- Fencing: Block, Wood
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$5,300
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$250
- Cable TV: 01390210
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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	2	Unfurnished	\$1,355	\$1,355	\$2,200
2:	2	2	2	1	Unfurnished	\$2,675	\$2,675	\$4,000

### # Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC: 0

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### Additional Information

- Standard, Trust sale

- 66 - N of Blsa, S of GGrv, E of Brookhrst, W of Ha area
- Orange County
- Parcel # 09906508

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### Michael Lembeck

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### Re/Max Property Connection

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

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**Closed** • Triplex

List / Sold: **\$925,000/\$845,000** ↓

**1914 E Adams Ave** • Orange 92867

356 days on the market

**3 units** • \$308,333/unit • 2,820 sqft • 8,276 sqft lot • \$299.65/sqft •

Listing ID: PW20007117

Built in 1960

E/Tustin S/Katella N/Collins



Upside in rents - market rents are approx. \$2,300 for 2 bdrm units and \$1,650 for 1 bdrm units. Only 12.3 x gross on market rents and 6.07% cap rate and 7% cash on cash return on market rents. Freshly painted triplex located on corner lot. Two units are two bedroom 1 bath. These two units are townhouse two story style. Third unit is one bedroom and bathroom located upper level over three one car garages. The two story units have first floor fireplaces and laundry hookups on patio off kitchen. Newer vinyl windows. Separate water heaters for each unit. Two new water heaters. Separate enclosed garage for each unit. Very low expenses – owner pays for water, trash, insurance and annual fire inspection only. Good long term tenants. Huge lot with possibility to add another unit and open back fence for more parking pads, carports or garages. Excellent location - Walking distance to Tustin Ave. Close proximity to plenty of restaurants, the U.S. Post Office and shopping. Close to 55 freeway and Chapman University.

### Facts & Features

- Sold On 03/31/2021
- Original List Price of \$925,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Outside
- \$52200 Gross Scheduled Income
- \$49156 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot, Yard
- Fencing: Average Condition, Wood
- Sewer: Sewer Paid

### Annual Expenses

- Total Operating Expense: \$13,485
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$408
- Cable TV: 01235105
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	\$1,600	\$1,600	\$2,300
2:	1	2	1	1	Unfurnished	\$1,550	\$1,550	\$2,300
3:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,650

### # Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

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### Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Orange County
- Parcel # 37554210

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### Michael Lembeck

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Cell Phone: 714-742-3700

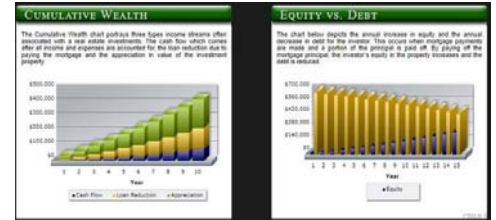
### Re/Max Property Connection

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

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### ANNUAL CASH FLOW

The Annual Cash Flow (ACF) is a fundamental analysis used to evaluate an investment opportunity. It depicts what amount is left over after all the income and expenses have been accounted for. A positive amount represents a gain to the investor. A negative amount is a loss and the investor will be required to put more cash into the investment.

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
PROJ. GROSS RENT INCOME	\$52,000	\$53,160	\$54,370	\$55,640	\$56,970	\$58,360	\$59,810	\$61,320	\$62,900	\$64,550
Total Operating Expenses	(\$10,440)	(\$10,760)	(\$11,070)	(\$11,400)	(\$11,760)	(\$12,150)	(\$12,580)	(\$13,040)	(\$13,530)	(\$14,050)
NET OPERATING INCOME	\$41,560	\$42,400	\$43,300	\$44,240	\$45,210	\$46,210	\$46,830	\$48,280	\$49,370	\$50,500
Loan Payment	(\$30,740)	(\$30,740)	(\$30,740)	(\$30,740)	(\$30,740)	(\$30,740)	(\$30,740)	(\$30,740)	(\$30,740)	(\$30,740)
NET CASH FLOW (AFTER)	\$10,820	\$11,660	\$12,560	\$13,500	\$14,470	\$15,470	\$16,100	\$17,540	\$18,630	\$19,760
Cap. Exp. Reserve (\$)	0.0%	1.4%	1.8%	2.3%	2.8%	3.4%	4.1%	4.9%	5.8%	6.8%

**Closed** • **Quadruplex**

List / Sold:

**\$1,695,000/\$1,840,000** ↑

6 days on the market

**7941 Moonshadow Cir** • **Huntington Beach 92647**

**4 units** • **\$423,750/unit** • **5,302 sqft** • **8,276 sqft lot** • **\$347.04/sqft** • **Built in 1978**

**Listing ID: PW21008509**

**Beach Blvd to Moonshadow**



This large fourplex features all 3 bedroom, townhouse-style units, including a front "owner's unit" with an additional downstairs powder room and oversized fenced yard. Each unit includes a 2 car direct access, attached garage with washer/dryer hookups. Resident amenities include private yard space, large floorplans, fireplaces and vaulted ceilings in some bedrooms. Townhouse-style means no stacked units. On a small culdesac, this 4plex is conveniently located near dining, shopping and freeways. There is big upside in rents for this smart unit mix.

**Facts & Features**

- Sold On 03/29/2021
- Original List Price of \$1,695,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$107280 Gross Scheduled Income
- \$80928 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Up

**Exterior**

- Lot Features: Lawn
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$26,352
- Electric: \$444.00
- Gas:
- Furniture Replacement:
- Trash: \$1,512
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,760
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$2,450	\$2,450	\$2,750
2:	1	3	2	2	Unfurnished	\$2,375	\$2,375	\$2,500
3:	1	3	2	2	Unfurnished	\$2,075	\$2,075	\$2,500
4:	1	3	2	2	Unfurnished	\$2,040	\$2,040	\$2,500

**# 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

- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 14248103

---

## 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:

**\$1,339,000/\$1,264,000** ↓

11 days on the market

Listing ID: PW21031430

**9861 Belfast Dr** • Garden Grove 92844

**4 units** • **\$334,750/unit** • **3,479 sqft** • **7,405 sqft lot** • **\$363.32/sqft** •  
**Built in 1965**

**South of Garden Grove East of Brookhurst**



Great 4-plex in Garden Grove close to schools, shopping, parks and public transportation. There are three, 2 bedroom 2 bath units, two with fireplaces and a one 1 bedroom 1 bath. All units have private patios, forced air and garages. All have gas stoves and some of the bathrooms have been upgraded. There is new paint and new windows and doors.

**Facts & Features**

- Sold On 04/01/2021
- Original List Price of \$1,339,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Forced Air
- Laundry: See Remarks
- \$65400 Gross Scheduled Income
- \$49124 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

- Rooms: Kitchen, Living Room
- Floor: Carpet, Laminate, Tile
- Appliances: Gas Range

**Exterior**

- Lot Features: Lot 6500-9999
- Fencing: Wood
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$28,218
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,373
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$5,230
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,015
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,450	\$1,450	\$1,750
2:	1	2	2	1	Unfurnished	\$1,450	\$1,450	\$1,750
3:	1	1	1	1	Unfurnished	\$1,350	\$1,350	\$1,400
4:	1	2	2	1	Unfurnished	\$1,200	\$1,200	\$1,850

**# Of Units With:**

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

## Additional Information

- Standard sale
- Rent Controlled

- 66 - N of Blsa, S of GGrv, E of Brookhrst, W of Ha area
- Orange County
- Parcel # 09806248

---

## 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: PW21031430

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**Closed** •

List / Sold:

**\$1,395,000/\$1,325,000** ↓

49 days on the market

**2547 E Park Ln • Anaheim 92806**

**4 units • \$348,750/unit • 4,634 sqft • 7,841 sqft lot • \$285.93/sqft •  
Built in 1969**

**Listing ID: PW21008145**

**East of Placentia Avenue**



First time on the market in over 20 years. The Park Lane 4-plex is a large Covington built 4-plex located in Northeast Anaheim; bordering Placentia. The building will provide an immediate return as current rents are just under \$8,000 a month totaling over \$95,000 a year. The structure is 4,634 square feet and features large 2 and 3 bedroom apartments. All units have patios/balconies, wall A/C units, central heat, tile flooring and have updated kitchen cabinets, stone countertops and bathroom vanities. Tenants enjoy enclosed garage parking and have access to an onsite laundry facility, which provides additional income to the owner. Operating costs at the building are minimal as tenants pay their own gas, electric and cable. The Park Lane apartments boast a current cap rate of 4.6% and with interest rates at all time lows, the investment will provide an immediate cash flow.

**Facts & Features**

- Sold On 03/31/2021
- Original List Price of \$1,395,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- Laundry: Individual Room
- Cap Rate: 4.7
- \$96300 Gross Scheduled Income
- \$65048 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$28,399
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02047648
- Gardener:
- Licenses:
- Insurance: \$1,622
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$4,440
- Other Expense Description: Utility

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,200	\$2,200	\$2,500
2:	1	2	2	1	Unfurnished	\$1,875	\$1,875	\$2,050
3:	1	2	2	1	Unfurnished	\$1,850	\$1,850	\$2,050
4:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,000

**# Of Units With:**

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

- Dishwasher:
- Disposal:

- Wall AC:

---

### Additional Information

- Standard sale
- Rent Controlled

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 34402101

---

### 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:

**\$1,195,000/\$1,130,000** ↓

123 days on the market

Listing ID: 20654720

**3417 W Ariel Pl** • Anaheim 92804

**4 units** • **\$298,750/unit** • **3,524 sqft** • **10,628 sqft lot** • **\$320.66/sqft** •  
**Built in 1962**

**From Knott Ave and Lincoln Ave intersection, head south on Knott Ave and turn left on Ariel Place.**



The property boasts an excellent unit mix of all 2B/1B units and offers very desirable single story construction. Located on a quiet cul-de sac street less than one mile from Cypress College and walking distance to Western High School and Danbrook elementary. This property can be purchased together or separately with 3413 Ariel Place.

**Facts & Features**

- Sold On 03/29/2021
- Original List Price of \$1,300,000
- 1 Buildings
- Heating: Wall Furnace
- \$39864 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$29,372
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- 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:	4	2	1		Unfurnished	\$1,461	\$5,845	\$6,400
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

- Dishwasher:
- Disposal:

- Wall AC:

**Additional Information**

- Standard sale

- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 13535203

**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:

**\$1,425,000/\$1,420,000** ↓

3 days on the market

Listing ID: PW21030414

**323 N Aladdin Dr # 1-4** • Anaheim 92801

**4 units** • \$356,250/unit • 4,291 sqft • 10,245 sqft lot • \$330.93/sqft •  
Built in 1964

North Lincoln / East Brookhurst



The four-plex one story apartment is a nice and well maintained at corner lot in City of Anaheim. New roof had been replaced in 2018. Owner owned Coin laundry for extra income. Front unit is a newly remodeled in 2019 a 3 bedrooms and 2 bath detach building. Three other units is 2 beds 1.5 baths. The subject property is within few blocks of major employment opportunities (Home Depot) and school.

### Facts & Features

- Sold On 03/30/2021
- Original List Price of \$1,425,000
- 2 Buildings
- 5 Total parking spaces
- Laundry: Gas Dryer Hookup
- \$81900 Gross Scheduled Income
- \$62400 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$19,500
- Electric: \$3,785.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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	\$2,550	\$2,550	\$2,550
2:	1	2	1	1	Unfurnished	\$1,325	\$1,325	\$1,500
3:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$1,500
4:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$1,500

### # 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

- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 07262310

---

**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:

**\$1,250,000/\$1,250,200** ↑

7 days on the market

Listing ID: PW21028857

**463 N Olive St** • Orange 92866

**4 units** • **\$312,500/unit** • **3,093 sqft** • **6,534 sqft lot** • **\$404.20/sqft** •  
**Built in 1968**

**cross streets Walnut and Glassell**



LOCATION LOCATION Excellent opportunity to own investment property in Old Town Orange. One block west of Chapman College and near the Orange Circle. 4 unit income property, 2 buildings with shared driveway. All units have separate electric and gas meters. All leases are month to month with rents well below market offering incredible upside potential for the new buyer. This property can be purchased separately or together with 469 N Olive and 477 N Olive

**Facts & Features**

- Sold On 03/31/2021
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Electric Dryer Hookup
- \$65160 Gross Scheduled Income
- \$34266 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: 2-5 Units/Acre, Lot 6500-9999
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$30,894
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,869
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,346
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,650
2:	1	1	1	1	Unfurnished	\$1,650	\$1,650	\$1,650
3:	1	2	1	1	Unfurnished	\$980	\$980	\$1,895
4:	1	2	2	1	Unfurnished	\$1,400	\$1,400	\$1,995

**# Of Units With:**

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

**Additional Information**

- Trust sale
- Rent Controlled

- OTO - Old Towne Orange area
- Orange County
- Parcel # 03914404

---

**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** • [Triplex](#)

List / Sold:

**\$2,695,000/\$2,600,000** ↓

31 days on the market

Listing ID: OC21029826

**7561 7571 Warner Avenue** • Huntington Beach 92647

**6 units** • **\$449,167/unit** • **5,674 sqft** • **.27 acre(s) lot** • **\$458.23/sqft** •  
**Built in 1978**

**Near the corner of Warner Ave. and Beach Blvd.**



Reef Apartments consist of two separately parceled Triplexes. Built in 1978, Reef Apartments is a pride of ownership, two-story multi-family investment property located at 7561-7571 Warner Ave., in the sea-side community of Huntington Beach, CA. Consisting of 6 very spacious two and three-bedroom apartments, which all have been recently renovated, the property showcases on-trend design updates that optimize pride of ownership. With the extensive interior and exterior renovations completed in 2018 and 2019, each unit now boasts new interior paint, window awnings, granite countertops, Ceiling fans, stainless steel appliances (dishwasher, refrigerator, sink, stovetop, oven, mirco-wave), and cabinets. Hardware, kitchen fixtures, faux wood flooring, electrical outlets, bathroom vanity cabinets, toilets, showers, lights, mirrored closets, interior doors, etc. Additionally, each unit enjoys a newly renovated balcony or patio, renovated on-site laundry, private enclosed parking garages (6 total), and 8 guest surface parking spaces. Standard to each apartment is metered gas and electric, central air system, and two common water heaters. Water, trash, and sewer are billed back to tenants through RUBS program. Displaying new exterior paint, new signage, landscaping, this multi-family offering is strongly positioned for a quick sale in what is considered to be a solid beach city rental market.

## Facts & Features

- Sold On 03/30/2021
- Original List Price of \$2,995,000
- 2 Buildings
- Levels: Three Or More
- 14 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- Laundry: Community
- \$182988 Gross Scheduled Income
- \$119617 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

## Interior

- Floor: Wood
- Appliances: 6 Burner Stove, Dishwasher, Microwave, Refrigerator
- Other Interior Features: Balcony, Copper Plumbing Full, Storage

## Exterior

- Lot Features: Landscaped, Level with Street
- Sewer: Public Sewer
- Other Exterior Features: Lighting

## Annual Expenses

- Total Operating Expense: \$57,881
- Electric: \$1,084.00
- Gas: \$978
- Furniture Replacement:
- Trash: \$3,324
- Cable TV: 02117426
- Gardener:
- Licenses:
- Insurance: \$1,404
- Maintenance:
- Workman's Comp:
- Professional Management: 7100
- Water/Sewer: \$2,105
- Other Expense: \$10,789
- Other Expense Description:

## Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	4	2	2	1	Unfurnished	\$108,120	\$117,132	\$117,132
2:	2	3	2	1	Unfurnished	\$59,880	\$64,872	\$64,872

**# Of Units With:**

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet: 6
- Dishwasher: 6
- Disposal: 6
- Drapes: 6
- Patio: 6
- Ranges: 6
- Refrigerator: 6
- Wall AC: 6

**Additional Information**

- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 14221216

**Michael Lembeck**

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**Re/Max Property Connection**

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

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