

## 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	<a href="#">DW21010422</a>	S	130 W <a href="#">Truslow AVE</a>	FUL	83	STD	2	\$31,200		\$775,000	\$377.50	2053	1919/OTH	8,912/0.2046	2	03/11/21	<a href="#">4/4</a>
2	<a href="#">PW21011689</a>	S	1814 <a href="#">Cristine PL</a>	FUL	83	TRUS	2	\$46,200		\$1,100,000	\$466.50	2358	1954/ASR	11,761/0.27	2	03/09/21	<a href="#">24/24</a>
3	<a href="#">OC20210874</a>	S	34244 <a href="#">Via Santa Rosa</a>	DP	CB	STD	2	\$30,120	4	\$735,000	\$816.67	900	1961/APP	3,049/0.07	2	03/09/21	<a href="#">108/108</a>
4	<a href="#">OC20233867</a>	S	207 <a href="#">Walnut ST</a>	NB	N8	STD	2	\$0		\$1,800,000	\$785.34	2292	1976/PUB	2,614/0.06	4	03/09/21	<a href="#">85/85</a>
5	<a href="#">LG21000134</a>	S	377 <a href="#">Myrtle ST #379</a>	LB	NL	TRUS	2	\$0		\$2,323,225	\$1,044.15	2225	1936/PUB	6,098/0.14	4	03/08/21	<a href="#">10/10</a>
6	<a href="#">OC21018042</a>	S	302 <a href="#">Avenida Cabrillo</a>	SC	SW	STD	2	\$45,360	3	\$1,225,000	\$626.60	1955	1958/ASR	3,920/0.09	2	03/08/21	<a href="#">3/3</a>
7	<a href="#">OC20262380</a>	S	500 E <a href="#">15th</a>	SA	70	STD	3	\$59,769	4	\$930,000	\$509.31	1826	1960/EST	7,405/0.17	2	03/12/21	<a href="#">47/47</a>
8	<a href="#">PW21025478</a>	S	421 N <a href="#">Harbor BLVD</a>	ANA	79	STD,TRUS	3	\$60,000		\$742,000	\$328.32	2260	1942/ASR	5,663/0.13	3	03/08/21	<a href="#">6/6</a>
9	<a href="#">OC20257136</a>	S	767 W <a href="#">18th St</a>	CM	C2	STD	3	\$124,600		\$2,300,000	\$579.05	3972	2019/BLD	9,000/0.2066	6	03/12/21	<a href="#">43/43</a>
10	<a href="#">NP21013668</a>	S	392 <a href="#">Woodland PL</a>	CM	C5	STD	3	\$97,800		\$2,015,000	\$644.59	3126	1970/EST	6,098/0.14	4	03/11/21	<a href="#">15/15</a>
11	<a href="#">ND21023393</a>	S	209 W <a href="#">Escalones</a>	SC	SN	STD	3	\$77,940		\$1,556,000	\$529.25	2940	1969/ASR	4,370/0.1003	3	03/09/21	<a href="#">3/3</a>
12	<a href="#">PW21001419</a>	S	101 N <a href="#">Merrimac DR #A-D</a>	ANA	699	STD	4	\$86,340	4	\$1,360,000	\$333.17	4082	1964/ASR	6,295/0.1445	5	03/08/21	<a href="#">7/7</a>
13	<a href="#">PW20176410</a>	S	12702 <a href="#">Flower ST</a>	GG	63	STD	8	\$118,380	4	\$1,850,000	\$361.89	5112	1960/ASR	10,019/0.23	0	03/09/21	<a href="#">146/146</a>
14	<a href="#">PW20194444</a>	S	1370 <a href="#">San Juan ST #1-9</a>	TUS	71	STD	9	\$242,520	6	\$4,050,000	\$281.74	14375	1982/ASR	16,954/0.3892	18	03/12/21	<a href="#">139/177</a>

**Closed •**

List / Sold: **\$799,000/\$775,000** ↓

**130 W Truslow Ave • Fullerton 92832**

**4 days on the market**

**2 units • \$399,500/unit • 2,053 sqft • 8,912 sqft lot • \$377.50/sqft •**

**Listing ID: DW21010422**

**Built in 1919**

**Harbor Blvd/ Truslow Ave.**



Great Investment Opportunity! Front house remodeled new flooring, new appliances and window coverings. Spacious 2 bedrooms 1 bathroom home. Back house is a 3 bedrooms and 1 bathroom with a 2 car garage. (long time tenants 20+years) Huge lot with lots of potential to build up to 4 units. This neighborhood is close to everything Union Station, shopping center, schools, CSUF and freeways. ALL TENANTS STAY, SELLERS IS DOING A 1031 EXCHANGE. AT NO COST TO BUYER.

### Facts & Features

- Sold On 03/11/2021
- Original List Price of \$799,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Laundry: Inside
- \$31200 Gross Scheduled Income
- \$13520 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$5,403
- Electric: \$123.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$730
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,073
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,900	\$1,900	\$2,000
2:	1	2	1	2	Unfurnished	\$1,050	\$1,050	\$2,000

### # 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
- 83 - Fullerton area
- Orange County
- Parcel # 03225305

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**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: DW21010422

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**Closed** •

List / Sold:

**\$1,150,000/\$1,100,000** ↓

**24 days on the market**

**Listing ID: PW21011689**

**1814 Cristine Pl • Fullerton 92835**

**2 units • \$575,000/unit • 2,358 sqft • 11,761 sqft lot • \$466.50/sqft •  
Built in 1954**

**Corner of Valencia Mesa (at roundabout) - near Harbor**



Location! Location! Location! This well-maintained duplex is located in a Prime area of Fullerton off Valencia Mesa, near St. Jude Hospital and within walking distance to many medical offices. Both units are single story, large (approx. 1,165 sq ft) 2 bed, 1 bath, with a kitchen, living room with a brick fireplace, inside laundry, 1 car attached garage plus driveway space. Wood floors throughout, granite countertops in the kitchens, double sink vanities in the bathrooms. Each unit is individually metered for gas and electric and the backyard is very spacious. Both units have been remodeled within the last 10 years including roof and newer HVAC. Great care has been taken for this duplex - pride of ownership at its finest! Corner lot, cul-de-sac location. Live in one home and rent out the other! Potential room for ADU (city approval required)

### Facts & Features

- Sold On 03/09/2021
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room, Inside
- \$46200 Gross Scheduled Income
- \$37039 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom
- Other Interior Features: Granite Counters
- Floor: Wood

### Exterior

- Lot Features: Back Yard, Corner Lot, Cul-De-Sac, Lawn, Lot 10000-19999 Sqft, Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$24,763
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$515
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,908
- Maintenance: \$1,020
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense: \$1,095
- Other Expense Description: Repairs

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$2,400
2:	1	2	1	1	Unfurnished	\$2,200	\$2,200	\$2,400

### # Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

## Additional Information

- Trust sale
- Rent Controlled

- 83 - Fullerton area
- Orange County
- Parcel # 02833015

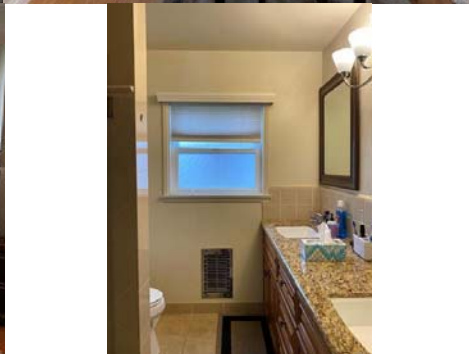
## Michael Lembeck

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: **\$749,000/\$735,000** ↑

**34244 Via Santa Rosa** • Dana Point 92624

**108 days on the market**

**2 units** • **\$374,500/unit** • **900 sqft** • **3,049 sqft lot** • **\$816.67/sqft** •  
**Built in 1961**

**Listing ID: OC20210874**

**Cross Streets: Camino Capistrano**



This is the lowest priced income property in Dana Point or San Clemente. If you want to own income property with a low entry cost, here is your chance. 2 1 Bedroom 1 bath units. Within one mile of the beach and shopping. The roof has been recently replaced. 1 unit has been completely updates, with new electrical, insulation, and dry wall.

### Facts & Features

- Sold On 03/09/2021
- Original List Price of \$74,900
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cap Rate: 3.5
- \$30120 Gross Scheduled Income
- \$1910 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$7,900
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- 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	1	1	0	Unfurnished	\$975	\$975	\$1,500
2:	1	1	1	0	Unfurnished	\$735	\$735	\$1,500

#### # 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
- CB - Capistrano Beach area
- Orange County

- Parcel # 66837303

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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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CUSTOMER FULL: Residential Income LISTING ID: OC20210874

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**Closed** •

List / Sold: **\$1,800,000/\$1,800,000**

**207 Walnut St • Newport Beach 92663**

**85 days on the market**

**2 units • \$900,000/unit • 2,292 sqft • 2,614 sqft lot • \$785.34/sqft •  
Built in 1976**

**Listing ID: OC20233867**

**Off of PCH**



Welcome to your newly painted beach home / investment property in the highly sought after neighborhood of Newport Shores! This fabulous remodeled DUPLEX boasts two tastefully remodeled units offering 5 bedrooms / 4 bathrooms in total. 4 CAR TANDEM garage PLUS a separate carport. Bottom unit is a 2bed/2bath. Enter the top, 3bed/2bath unit to find the bright, spacious living area featuring soaring vaulted ceilings, cozy fireplace, and remodeled entertainers kitchen with large counter bar perfect for gathering. Just off the dining area, step out to your ocean view balcony to BBQ and enjoy cool ocean breezes. Master bedroom offers its own private balcony with peek-a-boo white water view and access to the 300 sqft rooftop deck where 360 degree views can be enjoyed all year round! Master bath boasts travertine floor, soaking tub, and extra large shower. Both units offer granite countertops, stainless appliances, spacious bedrooms, and open floor plans.

### Facts & Features

- Sold On 03/09/2021
- Original List Price of \$1,800,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Central
- Laundry: Dryer Included, In Closet, In Garage, Washer Included
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

### Exterior

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

### 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	3	2	2	Unfurnished	\$4,000	\$48,000	\$4,200
2:	1	2	2	2	Unfurnished	\$2,500	\$30,000	\$2,800

### # Of Units With:

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

## Additional Information


- Standard sale
- N8 - West Newport - Lido area
- Orange County
- Parcel # 04508211

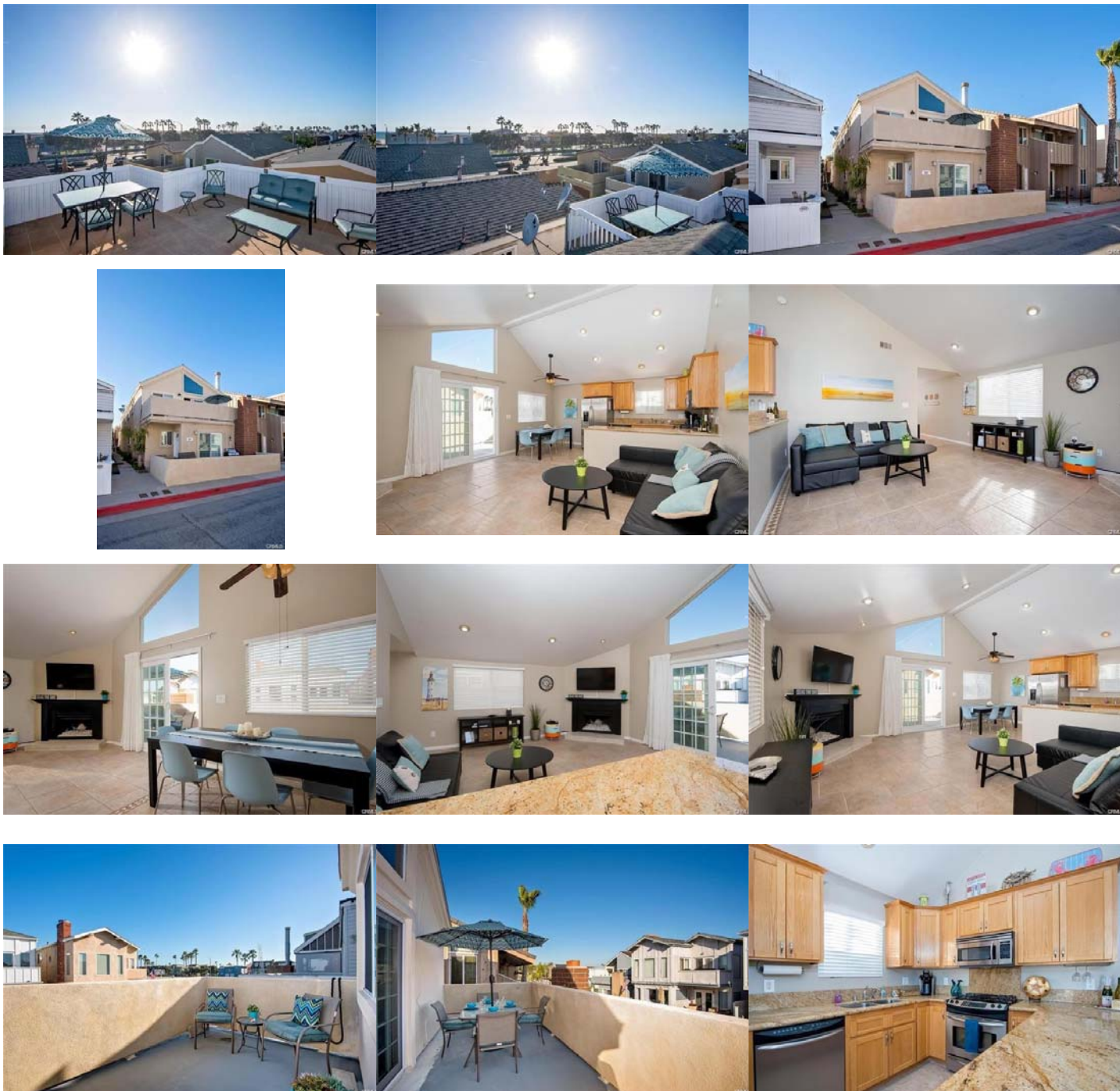
### Michael Lembeck

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:

**\$2,590,000/\$2,323,225** ↓

10 days on the market

Listing ID: LG21000134

**377 Myrtle St # 379 • Laguna Beach 92651**

**2 units • \$1,295,000/unit • 2,225 sqft • 6,098 sqft lot • \$1044.15/sqft • Built in 1936**

**Monterey to Myrtle**



A true gem in sought after North Laguna, 377 Myrtle embodies quintessential Laguna Beach living. Featuring a single level sunfilled and inviting 2 bedroom main residence with French doors opening from the formal living room, dining room, spacious family room and master bedroom on to a private brick accented central atrium. Hardwood floors, beamed ceilings and a cozy fireplace with tile accents add to the warmth and character of this special home. A detached 1 bedroom unit, added in @ 1979, sits above the 4 car garage and boasts a large living area with vaulted ceilings and a spacious kitchen and bedroom. Nestled on a street to alley lot with mature foliage, gardens, a gazebo, koi pond and brick pathways. This former Charm Tour home, that has not been on the market in over 40 years, is a short stroll to Heisler Park, shopping, dining and Main beach.

### Facts & Features

- Sold On 03/08/2021
- Original List Price of \$2,590,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Forced Air
- Laundry: In Garage
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Rooms: Family Room, Main Floor Bedroom, Main Floor Master Bedroom
- Floor: Wood
- Appliances: Dishwasher, Gas Cooktop
- Other Interior Features: Beamed Ceilings

### Exterior

- Lot Features: Front Yard, Level with Street
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- 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	2	2	2	Unfurnished	\$3,500	\$3,500	\$5,500
2:	1	1	1	1	Unfurnished	\$2,100	\$2,100	\$2,100

### # Of Units With:

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

- Disposal:

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## Additional Information

- Trust sale
- NL - North Laguna area
- Orange County
- Parcel # 49603102

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### Michael Lembeck

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

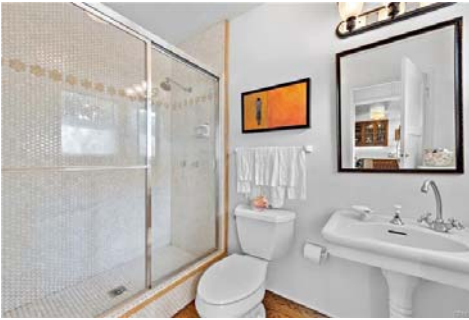
### Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: LG21000134

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Closed •

List / Sold:

**\$1,175,000/\$1,225,000** ↑

3 days on the market

Listing ID: OC21018042

**302 Avenida Cabrillo • San Clemente 92672**

**2 units • \$587,500/unit • 1,955 sqft • 3,920 sqft lot • \$626.60/sqft • Built in 1958**

**302 Ave Cabrillo/Calle Seville**



Tremendous investment opportunity within walking distance to Avenida Del Mar in beautiful San Clemente! Two spacious ranch-style units with great curb appeal! The property has one 1 bedroom/1 bath unit and one 2 bedroom/1 bath unit. Stable long-term tenants, well maintained inside and out, one garage spot per unit, community laundry in garage. Also a possible redevelopment opportunity given awesome corner location and large lot. Do not visit property, all tours by appointment only.

### Facts & Features

- Sold On 03/08/2021
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Laundry: In Garage
- Cap Rate: 3.2
- \$45360 Gross Scheduled Income
- \$37372.8 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$18,987
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$528
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management: 3175.2
- Water/Sewer: \$984
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,945	\$1,945	\$2,250
2:	1	1	1	1	Unfurnished	\$1,835	\$1,835	\$1,950

### # Of Units With:

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

### Additional Information

- Standard sale
- SW - San Clemente Southwest area

- Orange County
- Parcel # 69205330

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**Michael Lembeck**

State License #: 01019397  
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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: **\$999,988/\$930,000** ↑

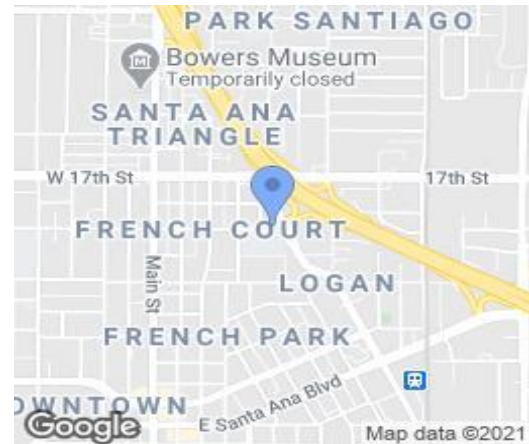
**500 E 15th** • Santa Ana 92701

**47 days on the market**

**3 units** • **\$333,329/unit** • **1,826 sqft** • **7,405 sqft lot** • **\$509.31/sqft** •  
**Built in 1960**

**Listing ID: OC20262380**

**Just below E 17th St. and E. of French St. across from Wally Davis Elementary School**



3 Charming units on this unique property. The front duplex, built in 1960, has been renovated and updated, and each of the units has one bed/one bath. The back, single-family detached residence, is completely renovated with permitted improvements. Each has one bedroom and 1.5 baths with a spacious fenced private patio and a 2-car garage. A new long driveway with plenty of space for recreational use, leads to a 2 car garage for the back house, while each of the duplex residences has a carport. Onsite laundry on the property. Easy access to freeways and employers in the area. Walking distance to schools, and shopping makes this is an attractive area to live. The property has long term tenants paying market rent, but still has exceptional upside potential. This is an excellent opportunity to own a solid performing property for years to come.

### Facts & Features

- Sold On 03/12/2021
- Original List Price of \$125,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- Laundry: Dryer Included, Washer Included
- Cap Rate: 4
- \$59769 Gross Scheduled Income
- \$45398 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Suite
- Floor: Laminate, Tile
- Appliances: Gas Range, High Efficiency Water Heater, Refrigerator, Tankless Water Heater
- Other Interior Features: Granite Counters, High Ceilings, Open Floorplan

### Exterior

- Lot Features: 0-1 Unit/Acre, Cul-De-Sac, Park Nearby, Paved, Walkstreet
- Security Features: Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$12,563
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 02003646
- Gardener:
- Licenses:
- Insurance: \$1,656
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$658
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	2	2	Unfurnished	\$2,000	\$2,000	\$2,300
2:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$1,700
3:	1	1	1	1	Unfurnished	\$1,480	\$1,480	\$1,700

**# 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
- 70 - Santa Ana North of First area
- Orange County
- Parcel # 39814216

**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: **\$699,900/\$742,000** ↑

**421 N Harbor Blvd** • Anaheim 92805

**6 days on the market**

**3 units** • **\$233,300/unit** • **2,260 sqft** • **5,663 sqft lot** • **\$328.32/sqft** •  
**Built in 1942**

**Listing ID: PW21025478**

**N/Lincoln - West side of Harbor**



This is a rare opportunity to own a two-story triplex located in the prestigious Anaheim Historic Colony District. There are two 1-bedroom 1-bathroom units downstairs and one 2-bedroom 1-bathroom unit upstairs with a large patio overlooking Pearson Park. The upstairs unit is a fixer upper and needs a lot of work which is reflected in the listing price. There is also an enclosed detached 3 car garage and a laundry room. The garage entrance is from the alley at the rear of the property. The backyard has a very nice patio for entertaining. This property is across the street from Pearson Park which offers tennis courts, walking & jogging, playground, ponds and community pool. And only a few blocks away from Downtown Anaheim, the Center Street Promenade and the Packing District.

### Facts & Features

- Sold On 03/08/2021
- Original List Price of \$699,900
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- \$60000 Gross Scheduled Income
- \$40000 Net Operating Income
- 3 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Floor: Carpet, Vinyl, Wood
- Appliances: Water Heater
- Other Interior Features: Balcony, Crown Molding

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$15,400
- Electric:
- Gas: \$3,600
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,000
- 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	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,500
2:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$1,500
3:	1	2	1	1	Unfurnished	\$0	\$0	\$2,000

### # Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

---

## Additional Information

- Standard, Trust sale

- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 03421322

---

## 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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 Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: PW21025478

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Closed •

List / Sold:

**\$2,599,000/\$2,300,000** ↓

43 days on the market

Listing ID: OC20257136

**767 W 18th St • Costa Mesa 92627**

**3 units • \$866,333/unit • 3,972 sqft • 9,000 sqft lot • \$579.05/sqft • Built in 2019**

**Newport Blvd South to 18th Street go West on 18th**



Newly built in 2019, these 3 single-family, detached homes are located in a private, gated community. Great potential for investors. Each home has two stories with attached 2-car garage, with an additional uncovered guest space. Each living room (with gas fireplace) is open to the modern kitchen which features Bosch stainless steel appliances, high gloss cabinetry, quartz countertops and walk-in pantry. 9 ft. ceilings, wood laminate flooring and recessed lighting throughout. Spacious dual masters have walk-in closets, and en-suite baths. Separate laundry room is upstairs, as is an open office space. Quality construction and modern design make this property desirable to urban professionals who want to be near the action.

## Facts & Features

- Sold On 03/12/2021
- Original List Price of \$2,599,000
- 3 Buildings
- Levels: Two
- 9 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Upper Level, Washer Hookup
- \$124600 Gross Scheduled Income
- \$82120 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 3 water meters available

## Interior

- Rooms: All Bedrooms Up, Kitchen, Laundry, Living Room, Master Suite, Walk-In Closet
- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator, Tankless Water Heater
- Floor: Laminate, Wood
- Other Interior Features: Pantry, Recessed Lighting, Stone Counters, Wired for Sound

## Exterior

- Lot Features: Sprinklers Drip System
- Security Features: Gated Community, Smoke Detector(s)
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer

## Annual Expenses

- Total Operating Expense: \$42,480
- Electric: \$180.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management: 4500
- Water/Sewer: \$900
- Other Expense: \$300
- Other Expense Description: Gate

## Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	3	2	Unfurnished	\$3,495	\$3,495	\$3,600
2:	1	2	3	2	Unfurnished	\$3,395	\$3,395	\$3,600
3:	1	2	3	2	Unfurnished	\$3,495	\$3,495	\$3,600

## # Of Units With:

- Separate Electric: 4
- Gas Meters: 3
- Drapes:
- Patio:

- Water Meters: 3
- Carpet:
- Dishwasher: 3
- Disposal: 3

- Ranges: 3
- Refrigerator: 3
- Wall AC:

## Additional Information

- Standard sale

- C2 - Southwest Costa Mesa area
- Orange County
- Parcel # 42405501

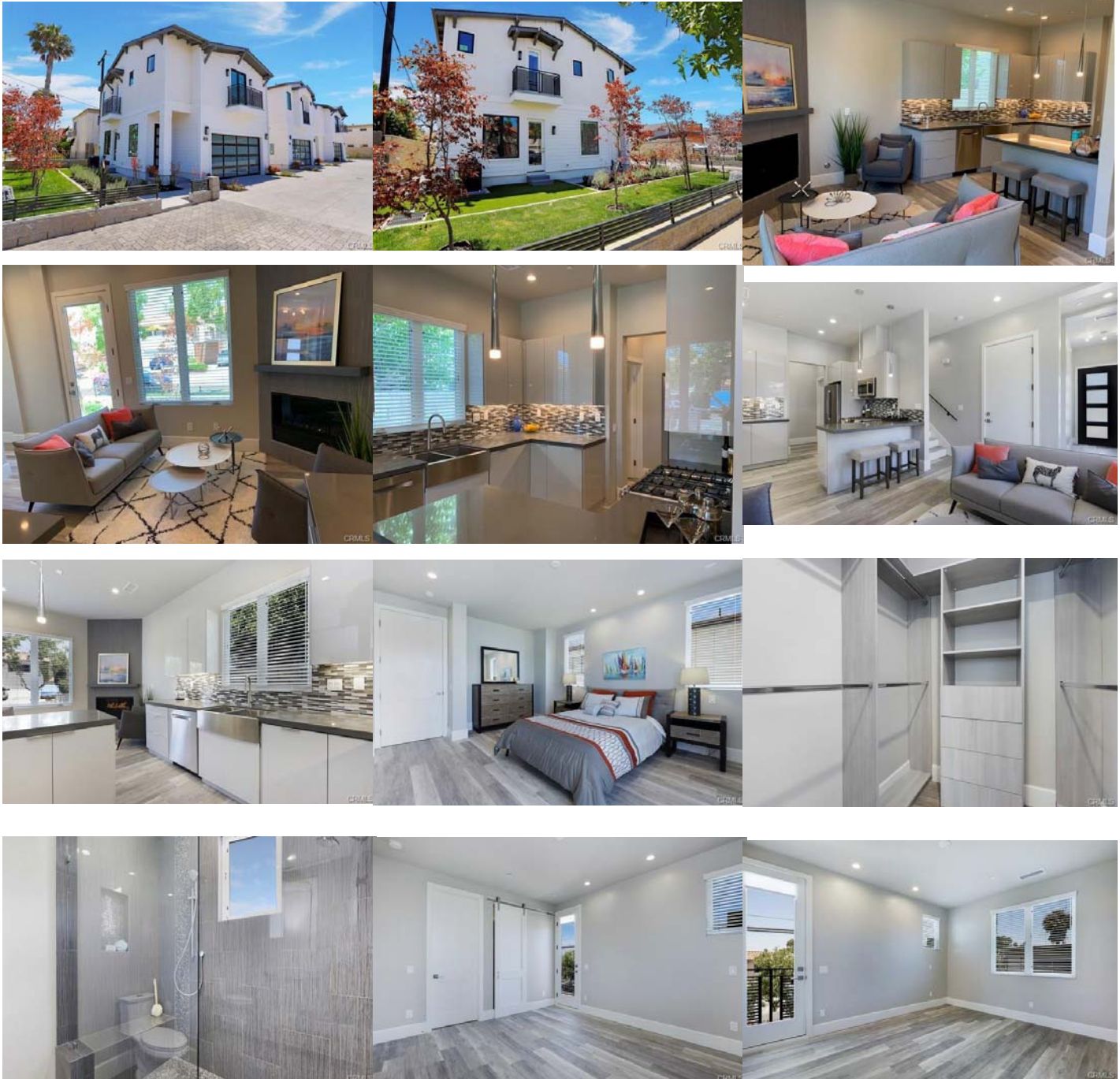
## Michael Lembeck

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: OC20257136

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**Closed** •

List / Sold:

**\$2,100,000/\$2,015,000** ↓

**15 days on the market**

**Listing ID: NP21013668**

**392 Woodland Pl • Costa Mesa 92627**

**3 units • \$700,000/unit • 3,126 sqft • 6,098 sqft lot • \$644.59/sqft •  
Built in 1970**

**Tustin - west on Woodland on right hand side**



Enjoy positive cash flow from a freshly renovated, priced-to-move triplex! All 3 units are above grade, a rare find in the popular coastal rental market of Costa Mesa. Multiple opportunities for an investor primed to enhance their portfolio with this turnkey trophy asset, or an owner generating strong income while living free in one of SoCal's most prized zip codes. 2 units- 900 sq ft, 2 Bd/1 Bth. 1 unit-approx 1300 sq ft, 3 Bd/2 Bth. 4 single garages; one for each tenant and an extra for landlord or front unit. On market for first time in over a decade, in highly desirable Newport Mesa school district. Eminently livable floor plans attract urban professionals. Crisp, clean build features upgraded gourmet kitchens, all new stainless steel appliances and chic new quartz countertops. Living rooms large enough for a sprawling statement sectional sofa, accented by stunning new wide plank oak wood floors in warm, inviting tones. Masters boast a spacious bath w/ high, sunkissed windows for a dose of Vitamin D while you shower. Private terraces are an entertainers dream, a stylish sanctuary. Within mins of Newport Harbor, John Wayne Airport, world class beaches. Everything is brand new: sliding doors, windows+blinds, fans, hardware, kitchen cabinets, sink+disposals, tub/shower, toilets, tile, vanity+sinks, can lighting, smooth coat plaster exterior, repaved alley. Prized property boasts all the right perks, in all the right places - pride of ownership awaits!

### Facts & Features

- Sold On 03/11/2021
- Original List Price of \$2,100,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Central, Wall Furnace
- Laundry: Common Area, Individual Room
- \$97800 Gross Scheduled Income
- \$93180 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

### Interior

- Rooms: Galley Kitchen
- Floor: Wood
- Appliances: Gas Oven, Water Heater
- Other Interior Features: Ceiling Fan(s)

### Exterior

- Lot Features: Park Nearby, Sprinkler System, Sprinklers In Front, Yard
- Fencing: Wood
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$4,620
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$3,400	\$3,400	\$3,600
2:	1	2	1	1	Unfurnished	\$2,400	\$2,400	\$2,500
3:	1	2	1	1	Unfurnished	\$2,200	\$2,400	\$2,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C5 - East Costa Mesa area
- Orange County
- Parcel # 42623205

**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: NP21013668

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**Closed** • **Triplex**

List / Sold:

**\$1,499,000/\$1,556,000** ↑

**3 days on the market**

**Listing ID: ND21023393**

**209 W Escalones** • **San Clemente 92672**

**3 units** • **\$499,667/unit** • **2,940 sqft** • **4,370 sqft lot** • **\$529.25/sqft** •  
**Built in 1969**

**El Camino Real, West on Escalones.**



Fully occupied San Clemente Triplex located a block from San Clemente Beach Trail that leads to the Pier, shops, dining and great surf spots. All three spacious units are 980 square feet and have 2 bedrooms, 1.5 baths. Each unit has its own patio and private 1-car garage plus 1-driveway parking space. Onsite Laundry room. Units A & B have long term tenants (since 2015). Unit C was remodeled in 2019. Close to community park and schools.

### Facts & Features

- Sold On 03/09/2021
- Original List Price of \$1,499,000
- 1 Buildings
- Levels: Multi/Split
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Common Area, Community, Inside
- \$77940 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

- Floor: Carpet, Laminate, Tile
- Appliances: Disposal, Gas Oven, Gas Range, Gas Cooktop
- Other Interior Features: Balcony, Ceiling Fan(s)

### Exterior

- Lot Features: Sloped Down
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$406.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,268
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,100	\$2,100	\$2,100
2:	1	2	2	1	Unfurnished	\$2,100	\$2,100	\$2,100
3:	1	2	2	1	Unfurnished	\$2,295	\$2,295	\$2,295

### # Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator: 1

- Dishwasher:
- Disposal:

- Wall AC:

## Additional Information

- Standard sale

- SN - San Clemente North area
- Orange County
- Parcel # 69207322

## 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: ND21023393

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Closed •

List / Sold:

**\$1,379,000/\$1,360,000** ↓

7 days on the market

Listing ID: PW21001419

**101 N Merrimac Dr # A-D • Anaheim 92807**

**4 units • \$344,750/unit • 4,082 sqft • 6,295 sqft lot • \$333.17/sqft •  
Built in 1964**

**North of 55 Freeway and East of N. Tustin Avenue**



We are pleased to present 101 N. Merrimac Drive, a 4-unit apartment complex located in the highly-desirable rental market of Anaheim. Situated on a corner lot conveniently located near the 55 and 91 Freeways, and just minutes from both Yorba Linda and Villa Park, two of Orange County's premier inland cities. The Merrimac Drive apartments is located on a quiet residential neighborhood, and just a short drive from both Eisenhower Park and The Village at Orange, a large shopping mall that has anchored local retail since 1971. This investment opportunity is comprised of highly-desirable 2-bedroom units with amenities such as garage parking, patios/balconies, and washer/dryer hookups. Recent improvements include all-new and rebuilt balconies, stairs, and landing, and 2-units feature granite countertops. Through continued upgrades and improved rents along with its stand-out location makes this an excellent investment opportunity. \*All 2-Bedroom Units Situated on a Corner Lot, \*Desirable Rental Location Near Villa Park, \*Convenient Access to 55 and 91 Freeways, \*Garages, Patios, Balconies, & Washer/Dryer Hookups, \*Upgraded Flooring, Granite Countertops, New Balconies & Stairs, \*Cash-Flow with Only 30% Down Payment

### Facts & Features

- Sold On 03/08/2021
- Original List Price of \$1,379,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 4.3
- \$86340 Gross Scheduled Income
- \$59620 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$24,130
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00965994
- Gardener:
- Licenses:
- Insurance: \$1,510
- Maintenance: \$4,187
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$1,403
- Other Expense Description: Utility

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$1,950
2:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$1,950
3:	1	2	1	1	Unfurnished	\$1,845	\$1,845	\$1,950
4:	1	2	2	1	Unfurnished	\$1,700	\$1,700	\$2,050

### # 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

- 699 - Not Defined area
- Orange County
- Parcel # 36019122

---

### Michael Lembeck

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

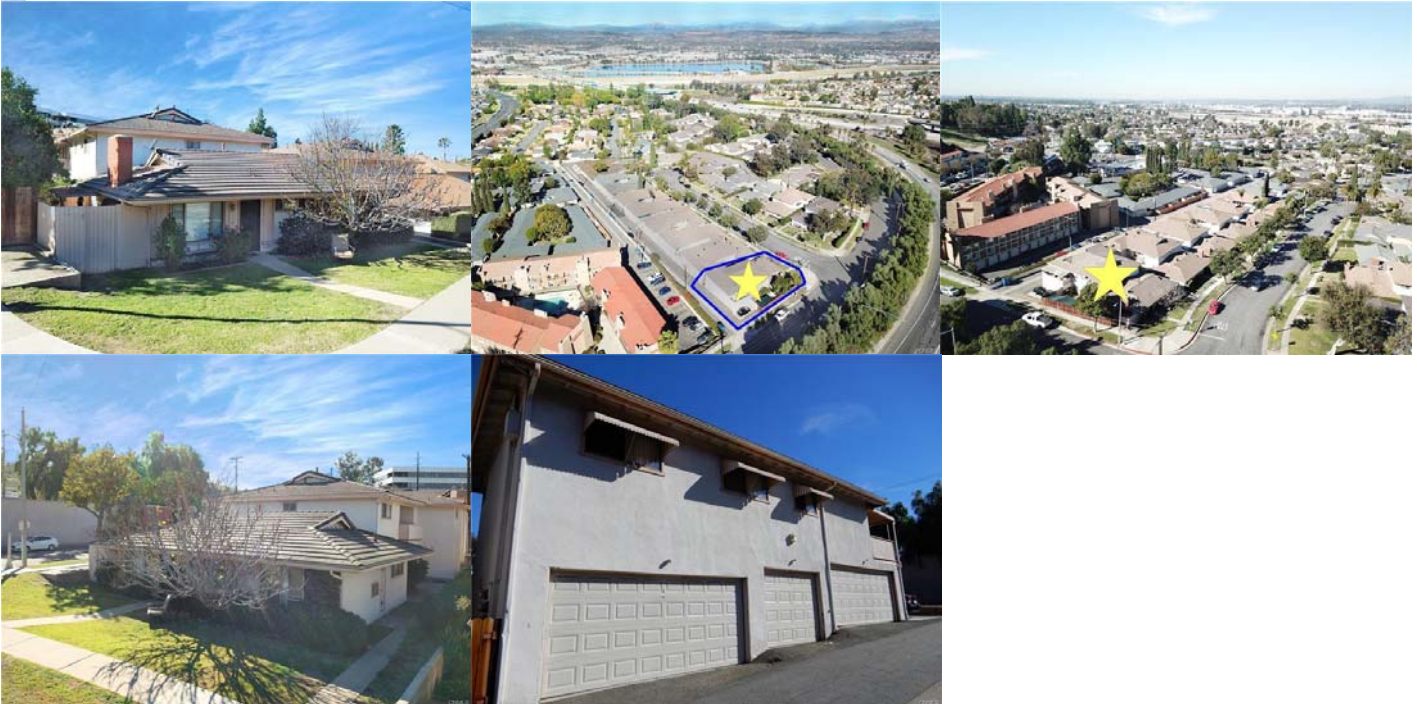
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### Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: PW21001419

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**Closed •**

List / Sold:

**\$1,875,000/\$1,850,000 ↓**

**146 days on the market**

**Listing ID: PW20176410**

**12702 Flower St • Garden Grove 92840**

**8 units • \$234,375/unit • 5,112 sqft • 10,019 sqft lot • \$361.89/sqft •  
Built in 1960**

**North of Garden Grove Boulevard and East of Brookhurst Street**



We are pleased to offer 12702 Flower Street, an 8-unit apartment building in the in-demand rental market of Garden Grove. This investment opportunity has been well maintained over the years with capital improvements such as complete gas re-pipe (2017) and more recently, all-new bathrooms for every unit that include new tubs, vanities, flooring, toilets and ceiling exhaust fans. Situated on a large lot, tenants enjoy large grassy areas and excellent spacing between neighboring buildings offering an established single-family residential neighborhood feel. Already offering an excellent value-add opportunity through increased rents, a new investor can further increase their equity through continually upgrading interiors. The Flower Street apartments are poised to be an excellent addition to any investor's investment portfolio. \*In-Demand Garden Grove Location, \* All-New Bathrooms in Every Unit, \*Well-Maintained Asset, \*Complete Gas Re-Pipe (2017), \*(14) On-Site Parking Spaces

### Facts & Features

- Sold On 03/09/2021
- Original List Price of \$1,890,000
- 1 Buildings
- Levels: Two
- 14 Total parking spaces
- Laundry: Community
- Cap Rate: 3.8
- \$118380 Gross Scheduled Income
- \$72142 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$42,686
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,789
- Maintenance: \$6,890
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$8,640
- Other Expense Description: Utility

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1	0	Unfurnished	\$1,208	\$9,665	\$1,495

### # Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

---

## Additional Information

- Standard sale
- Rent Controlled

- 63 - Garden Grove S of Chapman, W of Euclid area
- Orange County
- Parcel # 08963206

---

## 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: PW20176410

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**Closed** • **Commercial/Residential**

List / Sold:

**\$4,100,000/\$4,050,000** ↓

139 days on the market

Listing ID: PW20194444

**1370 San Juan St # 1-9 • Tustin 92780**

**9 units • \$455,556/unit • 14,375 sqft • 16,954 sqft lot • \$281.74/sqft • Built in 1982**

**San Juan St and Redhill**



PRICE REDUCTION! Seller will meet the market. Once in a lifetime investment. 1370 San Juan St is a pride of ownership 9 unit condo style multifamily investment located in the city of Tustin, California. Just north of the 5 freeway in a quaint neighborhood located on the backside of Tustin High School off Redhill. This building takes advantage of being so close to the new development Tustin Cottage Townhomes. Each unit is individually parceled, zoned condominiums and can be sold as individual condos if a buyer chooses to do so. Mainly three bedroom 2.5 bath townhomes with 2 bedroom 2.5. bath townhomes, grade level garage parking with 2 spaces per unit (upside is to charge units \$50 per space) and ample parking on the street. Very spacious units that include, private patios, washer and dryer hookups, family room fireplaces, central heat and air, granite counter tops, two story living and a gated community pool. More then half the units have already been upgraded. Rent survey shows a 25% upside on current rents. Drive by only. Do not disturb tenants and property showing will be done with submitted and accepted offer. If you have any questions or would like to submit an offer call Brendon Guichet (see agent contact info)

### Facts & Features

- Sold On 03/12/2021
- Original List Price of \$4,100,000
- 1 Buildings
- Levels: Two
- 18 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Electric Dryer Hookup, Washer Hookup
- Cap Rate: 5.68
- \$242520 Gross Scheduled Income
- \$166639 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$68,906
- Electric: \$2,396.00
- Gas:
- Furniture Replacement:
- Trash: \$2,592
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,876
- Maintenance: \$5,900
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,195
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	2	6	Unfurnished	\$6,010	\$6,010	\$7,500
2:	6	3	2	12	Unfurnished	\$14,200	\$14,200	\$18,000

### # Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 9

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

## Additional Information

- Standard sale
- Rent Controlled

- 71 - Tustin area
- Orange County
- Parcel # 93262179

## 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:** PW20194444

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