

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		214 N Yale AVE	FUL	83	STD	2	\$64,800		\$1,075,000	\$411.72	2611	1922/ASR	6,098/0.14	4	04/16/21	0/0
2		284 Chiquita ST	LB	NL	STD	2	\$130,800		\$2,283,500↓	\$1,295.97	1762	1965/PUB	4,356/0.1	2	04/13/21	29/29
3		1421 Seal WAY	SLB	1A	STD	3	\$0		\$2,900,000↓	\$746.65	3884	1967/ASR	3,868/0.0888	3	04/15/21	47/47
4		2516 & 25 Bayside DR	CDM	CS	STD	3	\$105,840		\$2,460,000↓	\$1,030.15	2388	1972/ASR	154,202,400/3540	2	04/14/21	0/0
5		17902 Baron CIR	HB	15	STD	4	\$98,436		\$1,751,000↑	\$408.83	4283	1973/ASR	8,712/0.2	5	04/16/21	2/2
6		2103 W Brownwood AVE	ANA	79	STD	4	\$89,400		\$1,295,000↓	\$327.68	3952	1963/ASR	6,621/0.152	4	04/12/21	52/52
7		2124 W Brownwood AVE #1-4	ANA	79	STD	4	\$78,120		\$1,315,000↓	\$289.90	4536	1964/ASR	6,970/0.16	0	04/15/21	29/29
8		477 N Olive ST	ORG	OTO	TRUS	4	\$52,896		\$1,280,000↑	\$402.01	3184	1961/PUB	6,534/0.15	4	04/16/21	11/11
9		469 N Olive ST	ORG	OTO	TRUS	4	\$60,660		\$1,280,000↑	\$401.88	3185	1961/PUB	6,534/0.15	4	04/16/21	11/11
10		2248 2250 Bristol ST	SA	699	STD	4	\$41,400		\$1,200,000↓	\$303.64	3952	1956/ASR	13,939/0.32	4	04/16/21	47/47
11		745 Shalimar DR	CM	699	STD	4	\$91,200		\$1,525,000↑	\$444.35	3432	1962/ASR	6,534/0.15	4	04/12/21	37/79
12		412 E Pine ST	SA	69	STD	8	\$145,440	6	\$1,860,000↓	\$347.14	5358	1965/ASR	9,335/0.2143	0	04/16/21	23/23
13		1940 E Wilson AVE	ORG	OTO	STD	10			\$2,395,000↓	\$287.65	8326	1961	11,326/0.26		04/12/21	38/38

Closed • Duplex

List / Sold: **\$1,100,000/\$1,075,000**

214 N Yale Ave • Fullerton 92831

0 days on the market

2 units • \$550,000/unit • 2,611 sqft • 6,098 sqft lot • \$411.72/sqft • Built in 1922

Listing ID: PW21048366

Chapman/Yale



Adorable Craftsman Duplex located walking distance to downtown Fullerton. You will love this Investment property. First unit is 3 bedroom 2 bath with upgraded kitchen that has stainless steel appliances, beautiful cabinetry and granite. Original hardwood floors, 2 bedrooms downstairs and a very large bedroom upstairs with its own Ductless Air Conditioning. The second unit is 3 Bedrooms and 2 baths. This unit has 1 bedroom downstairs and 2 bedrooms upstairs. New windows through majority of the property. Main pipes have been replaced, electrical updated from knob and tube. Both units have their own private backyard and their own 2 car garage. Unit 2 also has a detached office that has a small A/C wall unit, for extra income.

Facts & Features

- Sold On 04/16/2021
- Original List Price of \$1,075,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Closet, In Garage
- \$64800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Main Floor Bedroom, Main Floor Master Bedroom
- Appliances: Gas Range, Refrigerator
- Floor: Stone, Tile, Wood
- Other Interior Features: Granite Counters

Exterior

- Lot Features: Front Yard, Lot 6500-9999, Sprinklers In Front
- Sewer: Public Sewer
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,300	\$2,300	\$2,700
2:	1	3	2	2	Unfurnished	\$2,400	\$2,400	\$2,800

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale

- 83 - Fullerton area
- Orange County
- Parcel # 03316107

Michael Lembeck

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 Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Duplex

\$2,425,000/\$2,283,500 ↓

29 days on the market

284 Chiquita St • Laguna Beach 92651

2 units • \$1,212,500/unit • 1,762 sqft • 4,356 sqft lot • \$1295.97/sqft • Built in 1965

Listing ID: OC21001027

PCH > Chiquita



ACCEPTING BACK-UP OFFERS. Laguna Beach Cozy-Style Duplex — Northern Laguna. OCEAN VIEWS! - In the lower unit, 282, it is newly remodeled & freshly painted with neutral colors, high quality vinyl wood planks, gorgeous new quartz countertops and white cabinetry with glass accent doors, neutral subway tile backsplash, opulent decor, stainless steel appliances, ceiling fans, and premium fixtures and finishes. Top unit, 284, boasts a beamed, warm wood ceiling, glass sliding doors from the living room and both bedrooms all with access to the deck boasting a full panoramic ocean view! Enjoy morning coffee and breakfast basking in the Southern California sunshine gazing onto the Pacific Ocean. Absolutely stunning ocean and coastline views. This northern Laguna duplex has a beachy, maintenance-free landscape with natural grasses and succulents. With no problem parking, you'll enjoy the extended driveway and two private enclosed garages with convenient additional parking for another six parking spots. Other highlights include central AC/Heat, fireplace and private laundry in each unit, and separate gas, electric and water meters. Just a short walk to the amazing Crescent Bay beach and park. Each unit is approx. 880 sq. ft. with 2 bedrooms and 1.5 baths.

Facts & Features

- Sold On 04/13/2021
- Original List Price of \$2,500,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Dryer Included, Gas Dryer Hookup, Individual Room, Inside, Stackable, Washer Hookup, Washer Included
- \$130800 Gross Scheduled Income
- \$104500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Appliances: Dishwasher, Gas Oven, Gas Range, Refrigerator
- Other Interior Features: Beamed Ceilings, Ceiling Fan(s), Living Room Balcony

Exterior

- Lot Features: 0-1 Unit/Acre
- Waterfront Features: Across the Road from Lake/Ocean
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Negotiable	\$5,950	\$5,950	\$5,950
2:	1	2	2	1	Negotiable	\$4,950	\$4,950	\$5,450

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
- NL - North Laguna area
- Orange County
- Parcel # 05312423

Michael Lembeck

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

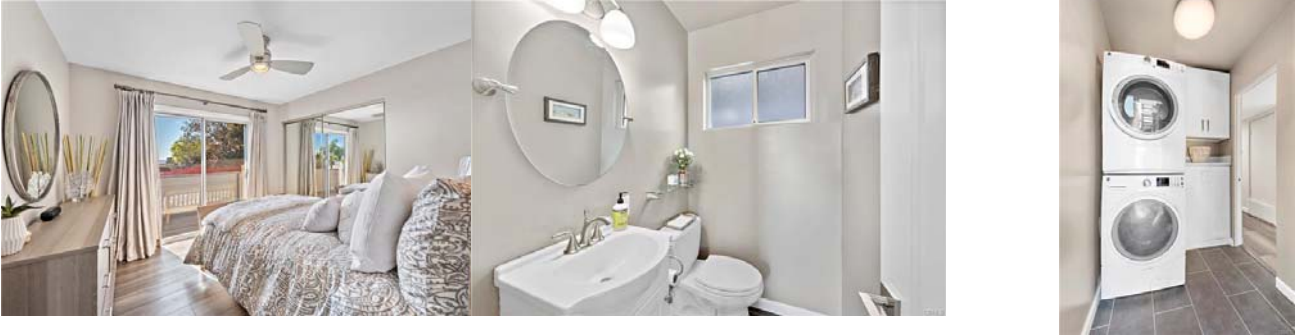
Re/Max Property Connection

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

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Closed • **Triplex**

\$3,500,000/\$2,900,000 ↓

47 days on the market

1421 Seal Way • Seal Beach 90740

3 units • **\$1,166,667/unit** • **3,884 sqft** • **3,868 sqft lot** • **\$746.65/sqft** • **Built in 1967**

Listing ID: PW21019971

Cross Streets: Ocean and Dolphin



This Multifamily property offers Mid-Century Modern aesthetics and an iconic beach front location. A Triplex, the 3 bedroom, 5 bath larger two story primary residence's has floor to ceiling glass doors and clean lines, stone masonry and slate floors. Beach front. Watch the waves from the very tall rooftop deck with 360 degree views. Two ground floor units also face the beach front and have a shared walkout balcony. Expansive views of the Pacific Ocean, Catalina Island and the coastline. Ready to be restored or developed.

Facts & Features

- Sold On 04/15/2021
- Original List Price of \$3,500,000
- 1 Buildings
- Levels: Three Or More
- 3 Total parking spaces
- Cooling: See Remarks
- Laundry: Individual Room
- 0 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Atrium, Laundry, Living Room, Sauna
- Floor: Carpet, Stone
- Other Interior Features: Elevator, High Ceilings, Living Room Balcony, Recessed Lighting, Two Story Ceilings, Vacuum Central, Wet Bar

Exterior

- Lot Features: Zero Lot Line
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02100419
- 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	0	Unfurnished	\$1,500	\$1,500	\$2,800
2:	1	0	1	0	Unfurnished	\$0	\$0	\$1,900
3:	1	3	5	3	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale

- 1A - Seal Beach area
- Orange County
- Parcel # 19909211

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Re/Max Property Connection

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

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Closed •**\$2,495,000/\$2,460,000** ↓

0 days on the market

2516 & 2518 Bayside Dr • Corona del Mar 92625**3 units** • **\$831,667/unit** • **2,388 sqft** • **3,540 acre(s) lot** • **\$1030.15/sqft** •
Built in 1972

Listing ID: OC21048136

south of Begonia Park, on Bayside Drive, Across from Fernleaf/Bayside interaction

Multi-unit income property, corner location, zoned R2 and has a peek-a-boo view of the bay. Building Plans Included, for two modern homes. Or leave and structure as is, with three units, all rented, good income property and great location. Located one block from Begonia Park and within walking distance to the beach. Nestled in Corona del Mar village, south of PCH and adjacent to walking trails/sidewalks. Enter through a dedicated driveway (for only two parcels) and elevated from Bayside Drive. Spacious between neighbors. The structure has three units, each unit has their own address: Two (2516 & 2518) have 2 Bed/2 Bath/1-car garage and 3rd unit 2516 ½ is a studio. The two bedroom units each have A/C, newer appliances, refrigerators, and washer/dryer laundry closets. One unit has newly two remodeled bathrooms and the other has newer hardwood floors. Both have vaulted hardwood ceilings and lots of windows with views. The studio unit includes a storage room, a covered patio and side yard. All tenants are long term. Geological and topography reports completed.

Facts & Features

- Sold On 04/14/2021
- Original List Price of \$2,495,000
- 1 Buildings
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- Laundry: Dryer Included, Individual Room, Inside, Washer Included
- \$105840 Gross Scheduled Income
- \$780 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Floor: Wood
- Appliances: Dishwasher, Electric Range, Disposal
- Other Interior Features: Cathedral Ceiling(s)

Exterior

- Lot Features: Rectangular Lot, Level, Sprinkler System
- Fencing: None
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,190
- Electric: \$1,180.00
- Gas: \$420
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01898893
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$450
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$3,585	\$3,585	\$3,800
2:	1	2	2	1	Unfurnished	\$3,585	\$3,585	\$3,800
3:	1	0	1	0	Unfurnished	\$1,650	\$1,650	\$1,700

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 0
- Carpet:
- Dishwasher: 2
- Disposal:

- Drapes:
- Patio: 3
- Ranges: 2
- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale

- CS - Corona Del Mar - Spyglass area
- Orange County
- Parcel # 45911410

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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 •

\$1,750,000/\$1,751,000 ↑

2 days on the market

17902 Baron Cir • Huntington Beach 92647

4 units • \$437,500/unit • 4,283 sqft • 8,712 sqft lot • \$408.83/sqft •
 Built in 1973

Listing ID: OC21030871

W/Beach. North off Talbert



Great building in a great area on a Cul De Sac street. Owners unit has 3BR, 2.5 BA, fireplace, & 2car garage. All units have washer/dryer hook ups with yard or deck. 5 garages w/openers + one car port & two open spaces

Facts & Features

- Sold On 04/16/2021
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Forced Air
- Laundry: In Closet, Washer Hookup
- \$98436 Gross Scheduled Income
- \$75744 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet
- Appliances: Dishwasher, Free-Standing Range, Disposal
- Other Interior Features: Balcony, Built-in Features

Exterior

- Lot Features: 0-1 Unit/Acre, Cul-De-Sac, Sprinklers In Front, Sprinklers On Side
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$22,692
- Electric: \$3,858.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01926151
- Gardener:
- Licenses:
- Insurance: \$1,334
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$2,071	\$2,071	\$2,850
2:	2	2	2	2	Unfurnished	\$4,142	\$4,142	\$4,600
3:	1	2	1	1	Unfurnished	\$1,990	\$2,071	\$2,300

Of Units With:

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

Additional Information

- Standard sale

- 15 - West Huntington Beach area
- Orange County
- Parcel # 16518111

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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: OC21030871

Printed: 04/18/2021 7:49:02 PM

Closed •

\$1,325,000/\$1,295,000 ↓

52 days on the market

2103 W Brownwood Ave • Anaheim 92801

4 units • **\$331,250/unit** • **3,952 sqft** • **6,621 sqft lot** • **\$327.68/sqft** •
Built in 1963

Listing ID: PW21012855

Exit Brookhurst off the 5 Fwy and go south



The Brownwood Avenue 4-plex apartments present an opportunity to acquire a well maintained 4-plex with a desirable unit mix in a neighborhood surrounded by schools and employment opportunities. The building features (2) 2 bed 2 bath and (2) 2 bed 1 bath apartments which produce a monthly rental income of \$7,400. The units are spacious with an open layout and have been updated with tile flooring and have updated kitchen cabinets, stone countertops and bathroom vanities. Additional unit amenities include forced air heating, ceiling fans, and an onsite laundry facility which produces additional monthly income. Residents have both enclosed garage and open parking spaces. The subject property is within 2 blocks of major employment opportunities (Home Depot and Starbucks) while schools and freeway access are minutes away as well. The Brownwood Avenue 4-plex apartments are an asset that will stand the test of time based on the desired construction and a location that will always be an attractive option for tenants.

Facts & Features

- Sold On 04/12/2021
- Original List Price of \$1,375,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Community
- \$89400 Gross Scheduled Income
- \$58326 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: \$28,410
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01971429
- Gardener:
- Licenses:
- Insurance: \$1,350
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$3,600
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	1	Unfurnished	\$1,900	\$3,800	\$2,000
2:	2	2	1	1	Unfurnished	\$1,800	\$3,600	\$1,950

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
- Rent Controlled

- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 07262210

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:

\$1,325,000/\$1,315,000 ↓

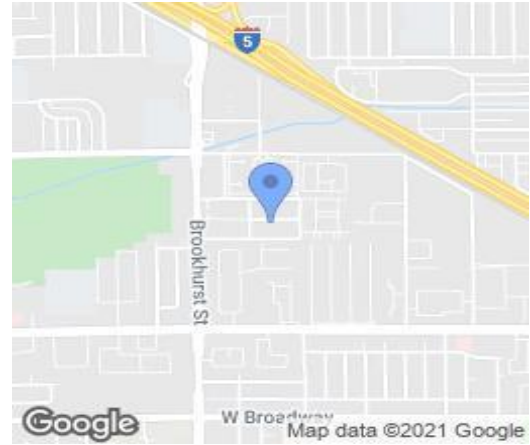
29 days on the market

Listing ID: OC21030920

2124 W Brownwood Ave # 1-4 • Anaheim 92801

4 units • **\$331,250/unit** • **4,536 sqft** • **6,970 sqft lot** • **\$289.90/sqft** • **Built in 1964**

W Catalina Ave to W Brownwood



This recently updated well-maintained 4-plex is ready for its new owner. An excellent opportunity for investors, fully occupied with long term tenants. It was built in 1969 and sits on a large lot of 6,970 square feet. Each unit is pleasantly spacious with 1,134 square feet of living area and is equipped with its own 1-car carport parking space. The building also features a laundry room with leased washing and drying machine. Located next to shopping centers, restaurants, and entertainment. Conveniently located near schools, parks, and Disneyland. Easily accessible to the 5 FWY.

Facts & Features

- Sold On 04/15/2021
- Original List Price of \$1,325,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- Laundry: Common Area
- \$78120 Gross Scheduled Income
- \$75010 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

- Floor: Tile

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,347
- Electric: \$350.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01749179
- Gardener:
- Licenses:
- Insurance: \$960
- 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	2	2	0	Unfurnished	\$1,550	\$1,550	\$1,650
2:	1	2	2	0	Unfurnished	\$1,620	\$1,620	\$1,650
3:	1	2	2	0	Unfurnished	\$1,620	\$1,620	\$1,750
4:	1	2	2	0	Unfurnished	\$1,620	\$1,620	\$1,750

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 79 - Anaheim West of Harbor area
 - Orange County
 - Parcel # 07262304
-

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 •

List / Sold:

\$1,275,000/\$1,280,000 ↑

11 days on the market

Listing ID: PW21029198

477 N Olive St • Orange 92866

4 units • \$318,750/unit • 3,184 sqft • 6,534 sqft lot • \$402.01/sqft • Built in 1961

cross streets Walnut and Glassell



Back on the Market! Location Location! Excellent opportunity to own investment property in Old Town Orange. This fourplex is one block west of Chapman College and near the Orange Circle. All units are 2 bedroom 1 bath with washer dryer hook ups inside and separate electric and gas meters. Each unit has it's own garage (garage doors newly installed). All leases are month to month with rents well below market, offering an incredible upside potential for buyer. This property can be purchased separately or together with 469 N Olive.

Facts & Features

- Sold On 04/16/2021
- Original List Price of \$1,265,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Laundry: Electric Dryer Hookup, Inside
- \$52896 Gross Scheduled Income
- \$41976 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,735
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,869
- 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	1	1	Unfurnished	\$908	\$908	\$1,895
2:	1	2	1	1	Unfurnished	\$845	\$845	\$1,895
3:	1	2	1	1	Unfurnished	\$1,895	\$1,895	\$1,895
4:	1	2	1	1	Unfurnished	\$760	\$760	\$1,895

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled

- OTO - Old Towne Orange area
- Orange County
- Parcel # 03914402

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: PW21029198

Printed: 04/18/2021 7:49:03 PM

Closed •

\$1,275,000/\$1,280,000 ↑

11 days on the market

469 N Olive St • Orange 92866

4 units • \$318,750/unit • 3,185 sqft • 6,534 sqft lot • \$401.88/sqft • Built in 1961

Listing ID: PW21029159

cross streets Walnut and Glassell



Back on the market! Location Location! Excellent opportunity to own investment property in Old Town Orange. This fourplex is one block west of Chapman College and near the Orange Circle. All units are 2 bedroom 1 bath with washer dryer hook ups inside and separate electric and gas meters. Each unit has it's own garage (garage doors newly installed). All leases are month to month with rents well below market, offering an incredible upside potential for buyer. This property can be purchased separately or together with 477 N Olive

Facts & Features

- Sold On 04/16/2021
- Original List Price of \$1,265,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Laundry: Electric Dryer Hookup, Inside
- \$60660 Gross Scheduled Income
- \$37793 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,867
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,014
- 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	1	1	Unfurnished	\$1,090	\$1,090	\$1,895
2:	1	2	1	1	Unfurnished	\$910	\$910	\$1,895
3:	1	2	1	1	Unfurnished	\$1,455	\$1,455	\$1,895
4:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,895

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled

- OTO - Old Towne Orange area
- Orange County
- Parcel # 03914403

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: PW21029159

Printed: 04/18/2021 7:49:03 PM

Closed •**\$1,350,000/\$1,200,000** ↓

47 days on the market

Listing ID: OC21034818

2248 2250 N Bristol St • Santa Ana 92706**4 units** • **\$337,500/unit** • **3,952 sqft** • **.32 acre(s) lot** • **\$303.64/sqft** •
Built in 1956**Nearby Cross Streets: North Bristol Street & West Santa Clara Avenue**

2248 - 2250 North Bristol Street is a 4-unit multifamily investment property located in Santa Ana, CA. Built in 1956, 2248 - 2250 North Bristol Street has an attractive unit mix consisting exclusively of two-bedroom units and offers uncovered and garage parking, single-story construction, security doors, and a spacious courtyard. The property is situated 0.4 miles away from Bristol Marketplace whose anchor tenants include Target, Smart & Final Extra!, and Northgate Market, providing residents with easy access to everyday needs. 2248 - 2250 North Bristol Street is also 0.5 miles from Santa Ana College which has an annual enrollment of over 29,000 students. The property is located in the highly sought after Floral Park neighborhood.

Facts & Features

- Sold On 04/16/2021
- Original List Price of \$1,490,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$41400 Gross Scheduled Income
- \$15151 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,007
- Electric: \$828.50
- Gas: \$829
- Furniture Replacement:
- Trash: \$829
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,204
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$829
- Other Expense: \$3,234
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$800	\$800	\$1,750
2:	1	2	1	1	Unfurnished	\$800	\$800	\$1,700
3:	1	2	2	1	Unfurnished	\$1,050	\$1,050	\$1,800
4:	1	2	1	1	Unfurnished	\$800	\$800	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Orange County
- Parcel # 00127717

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: OC21034818

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Closed •

\$1,525,000/\$1,525,000 ↑

37 days on the market

745 Shalimar Dr • Costa Mesa 92627

4 units • **\$381,250/unit** • **3,432 sqft** • **6,534 sqft lot** • **\$444.35/sqft** • **Built in 1962**

Listing ID: PW21005951

West of Placentia, South of 17th St.



Beautiful 4-plex for sale. This Complex is located in the heart of Costa Mesa. Located minutes from the Beach and close to the 55 frwy giving you access to all major freeways. Upper floors have great views of the city. Units have been completely remodeled and are absolutely beautiful. Don't miss this opportunity to own this great investment property. This property can be sold alone or together with the next building located on 741 Shalimar Dr.

Facts & Features

- Sold On 04/12/2021
- Original List Price of \$152,500
- 1 Buildings
- 4 Total parking spaces
- Heating: Central
- Laundry: Common Area
- \$91200 Gross Scheduled Income
- \$76268 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: \$14,932
- Electric: \$762.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,254
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$816
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,014
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Unfurnished	\$2,000	\$4,000	\$2,000
2:	2	1	1	1	Unfurnished	\$1,650	\$3,300	\$1,650

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Orange County

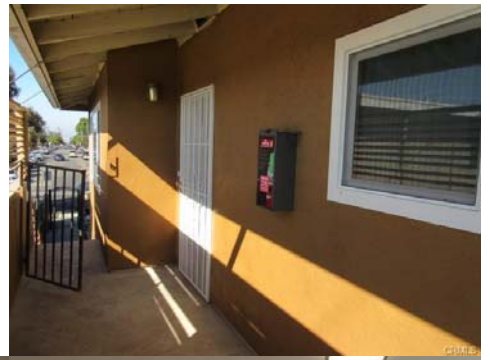
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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: PW21005951

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Closed •

List / Sold:

\$1,950,000/\$1,860,000 ↓

23 days on the market

Listing ID: OC20261986

412 E Pine St • Santa Ana 92701

8 units • \$243,750/unit • 5,358 sqft • 9,335 sqft lot • \$347.14/sqft • Built in 1965

S. of E. 1st St. and E. of Main St.



Highly desirable well maintained 8-unit apartment complex, located in Henninger Park area of Santa Ana. This complex has low turnover and produces immediate cash flow with market rents, perfect for new investors. Featuring 8 spacious 1-bed / 1-bath units, on-site laundry facility, covered carports, and assigned parking. Some of the units have been renovated including; kitchen cabinets with granite or tile countertops, and the flooring is a combination of laminate, tile, or carpet. Walking distance to recently renovated Santa Ana Historic District, featuring restaurants, entertainment, shopping, easy access to public transit and schools. Pine Street's proximity to the 5 & 55 freeways, employment, area shopping malls, and just a few miles to the City of Tustin, makes this an ideal location for renters. This is an opportunity you won't want to miss.

Facts & Features

- Sold On 04/16/2021
- Original List Price of \$1,950,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Common Area, Community, Dryer Included, Washer Included
- Cap Rate: 6
- \$145440 Gross Scheduled Income
- \$109589 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom
- Floor: Carpet, Laminate, Tile
- Appliances: Gas Range
- Other Interior Features: Formica Counters, Granite Counters, Open Floorplan, Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Gated Community, Security Lights, Smoke Detector(s), Window Bars
- Fencing: Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$32,838
- Electric: \$563.00
- Gas: \$1,066
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01948246
- Gardener:
- Licenses:
- Insurance: \$1,870
- Maintenance: \$4,700
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,827
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,490	\$1,490	\$1,490
2:	1	1	1	1	Unfurnished	\$1,425	\$1,425	\$1,490
3:	1	1	1	1	Unfurnished	\$1,435	\$1,435	\$1,490
4:	1	1	1	1	Unfurnished	\$1,470	\$1,470	\$1,490

5:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,450
6:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,450
7:	1	1	1	1	Unfurnished	\$1,750	\$1,750	\$1,750
8:	1	1	1	1	Unfurnished	\$1,750	\$1,750	\$1,750

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
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 40408502

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 •**\$2,395,000/\$2,395,000** ↓

38 days on the market

Listing ID: 21691412

1940 E Wilson Ave • Orange 92867**10 units** • **\$239,500/unit** • **8,326 sqft** • **11,326 sqft lot** • **\$287.65/sqft** •
Built in 1961**From the 55 Freeway, exit Katella and head west, left on N Tustin St, left on E Wilson Ave.**

Wonderful opportunity in Orange. 10 units at the end of a cul-de-sac located in the heart of the City of Orange. Built in 1961, 1940 E. Wilson Avenue features a 2-story apartment building sitting on a 11,326 sq. ft. lot with 7,275 sq. ft. of rentable space. Each unit is 1 bed / 1 bath, ranging from 675-775 sq. ft. This property has been professionally managed and updated. The units are individually metered for both gas and electricity, and the building features 14 parking spots, as well as income-producing laundry facilities. Tenants enjoy easy access to the 55 freeway, public transportation, shopping, restaurants, and a variety of other local amenities. This opportunity is ideal for the investor looking for an easy-to-manage property in the reliable Orange County rental market, with steady, increasing rents.

Facts & Features

- Sold On 04/12/2021
- Original List Price of \$2,499,995
- 1 Buildings
- Heating: Wall Furnace
- \$127400 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$54,600
- 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:	1	1	1		Unfurnished	\$1,316	\$0	\$1,500
2:	1	1	1		Unfurnished	\$1,316	\$1,350	\$1,500
3:	1	1	1		Unfurnished	\$1,316	\$1,300	\$1,500
4:	1	1	1		Unfurnished	\$1,316	\$1,350	\$1,500
5:	1	1	1		Unfurnished	\$1,316	\$1,200	\$1,500
6:	1	1	1		Unfurnished	\$1,316	\$1,425	\$1,500
7:	1	1	1		Unfurnished	\$1,316	\$1,300	\$1,500
8:	1	1	1		Unfurnished	\$1,316	\$0	\$1,500
9:	1	1	1		Unfurnished	\$1,316	\$1,350	\$1,500
10:	1	1	1		Unfurnished	\$1,316	\$1,250	\$1,500
11:								
12:								
13:								

Of Units With:

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

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

Additional Information

- Standard sale

- OTO - Old Towne Orange area
- Orange County
- Parcel # 37554115

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
 26371 Crown Valley Pkwy, #180
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