

## 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="#">OC21043044</a>	S	413 <a href="#">Frankfort AVE</a>	HB	15	STD	2	\$46,316		\$1,475,000↓	\$884.29	1668	1955/ASR	6,534/0.15	1	04/19/21	<a href="#">4/4</a>
2	<a href="#">PW21057505</a>	S	8211 <a href="#">19th ST</a>	WTM	65	TRUS	2	\$39,000		\$775,000	\$430.56	1800	1961/PUB	6,534/0.15	2	04/19/21	<a href="#">0/0</a>
3	<a href="#">PW21052649</a>	S	932 <a href="#">Fair WAY</a>	SA	70	STD	2	\$36,900		\$635,000↓	\$9,071.43	70	1956/EST	7,300/0.1676	2	04/19/21	<a href="#">26/26</a>
4	<a href="#">WS21047432</a>	S	1026 N <a href="#">Patt ST</a>	ANA	78	STD	2	\$44,160		\$745,000↑	\$410.92	1813	1911/ASR	7,405/0.17	0	04/20/21	<a href="#">10/10</a>
5	<a href="#">PF21019980</a>	S	5821 5821 <a href="#">Burnham AVE</a>	BP	82	STD	2	\$37,200		\$740,000↓	\$422.86	1750	1926/ASR	8,102/0.186	0	04/19/21	<a href="#">12/12</a>
6	<a href="#">NP21042803</a>	S	316 <a href="#">Broadway</a>	CM	C5	STD	2	\$65,000		\$1,750,000↑	\$1,005.17	1741	1945/ASR	6,534/0.15	2	04/20/21	<a href="#">6/6</a>
7	<a href="#">PW21001752</a>	S	340 N <a href="#">Clark ST</a>	ORG	OTO	STD	2	\$43,500	4	\$746,000↓	\$414.44	1800	1961/ASR	7,405/0.17	2	04/19/21	<a href="#">59/297</a>
8	<a href="#">21690196</a>	S	2009 <a href="#">California ST</a>	HB	15	STD	3			\$1,535,000↓	\$507.27	3026	1974	6,534/0.15		04/19/21	<a href="#">36/36</a>
9	<a href="#">PW21016841</a>	S	1015 <a href="#">Cypress AVE #A-C</a>	SA	69	STD	3	\$53,400		\$815,000↓	\$282.40	2886	1964/ASR	6,534/0.15	2	04/19/21	<a href="#">42/42</a>
10	<a href="#">PW20227858</a>	S	321 S <a href="#">Orange AVE</a>	SA	69	STD	3	\$0		\$924,900	\$357.24	2589	1907/ASR	4,765/0.1094	0	04/23/21	<a href="#">140/140</a>
11	<a href="#">PTP2100533</a>	S	1216 N <a href="#">Placentia AVE</a>	ANA	79	STD	3	\$48,000	4	\$950,000↑	\$382.29	2485	1961/APP	8,276/0.19	4	04/21/21	<a href="#">42/42</a>
12	<a href="#">OC21054192</a>	S	240 W <a href="#">Mariposa</a>	SC	SC	STD	3	\$97,550	4	\$1,760,000↑	\$644.22	2732	1965/ASR	4,051/0.093	0	04/19/21	<a href="#">10/10</a>
13	<a href="#">PW21012993</a>	S	7381 <a href="#">Franklin ST #A-D</a>	BP	82	STD	4	\$72,000		\$1,100,000↓	\$300.55	3660	1964/ASR	9,583/0.22	4	04/22/21	<a href="#">48/48</a>
14	<a href="#">PW21053222</a>	S	319 <a href="#">Camarillo ST</a>	PLA	84	STD	4	\$82,800		\$1,350,000↓	\$311.13	4339	1977/ASR	7,841/0.18	5	04/20/21	<a href="#">7/7</a>
15	<a href="#">OC21031228</a>	S	34121 <a href="#">Amber Lantern ST</a>	DP	LT	STD	4	\$88,800		\$1,794,000↓	\$706.86	2538	1965/APP	4,487/0.103	4	04/19/21	<a href="#">5/5</a>
16	<a href="#">OC20251545</a>	S	111 <a href="#">Via Florence</a>	NB	N8	PRO	5	\$120,840		\$2,962,500↓	\$841.62	3520	1948/ASR	4,273/0.0981	5	04/23/21	<a href="#">81/81</a>
17	<a href="#">OC21012679</a>	S	629 E <a href="#">Chestnut AVE</a>	SA	69	STD	6	\$116,340	4	\$1,745,000↓	\$337.26	5174	1980/ASR	6,534/0.15	0	04/19/21	<a href="#">37/37</a>

**Closed** • **Single Family Residence**

List / Sold:

**\$1,499,000/\$1,475,000** ↓

**4 days on the market**

**Listing ID: OC21043044**

**413 Frankfort Ave • Huntington Beach 92648**

**2 units • \$749,500/unit • 1,668 sqft • 6,534 sqft lot • \$884.29/sqft • Built in 1955**

**Frankfort**



<https://vimeo.com/user9072077/review/523070065/a14017889c> copy and paste video\*\*\* PHENOMENAL INVESTMENT OPPORTUNITY\*\*\* This Exquisite Property has Not Been on the Market Since 1955 ! Two 2 Bedroom, 1 Bath Single Family Homes on Giant Corner Lot (6,534 SF) in Downtown Huntington Beach! These 2 Charming Bungalow-Style Homes are Beautifully Maintained .They each have 834 Square Feet of Living Space, a Welcoming Covered Front Porch and are Surrounded by Grassy Yards with White Picket Fences. They each have a Direct Access to their Own Single Car Garage with Washer & Dryer Hook-Ups and they are Each on Separate Gas & Electric Meters. Each Home Boasts Lots of Natural Light, Custom Window Blinds, Wood Laminate Flooring, Ceiling Fans, Retro Tile Countertops, and are Open Light and Bright. Each Bathroom has Retro Tiled Vanity and a Tub/Shower Combo. Low Operating Expenses. Long Term Tenants. Walking Distance to the Beach, Pier, Downtown HB Shopping, Dining, Pacific City, Entertainment, and Night Life. Feel the Ocean Breezes while the Kids are Playing in the Fenced In Yards. Live in One and Rent One, or Rent Both, or Build Your Dream Home on this Double + Lot!

### Facts & Features

- Sold On 04/19/2021
- Original List Price of \$1,499,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Garage
- \$46316 Gross Scheduled Income
- \$41878 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

### Interior

- Rooms: All Bedrooms Down, Galley Kitchen, Kitchen, Living Room, Main Floor Bedroom
- Floor: Laminate
- Appliances: Gas Oven, Gas Cooktop, Water Heater
- Other Interior Features: Ceiling Fan(s), Tile Counters

### Exterior

- Lot Features: Corner Lot, Front Yard, Lawn, Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$21,301
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$756
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,366
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,900	\$22,800	\$2,900
2:	1	2	1	1	Unfurnished	\$2,000	\$24,000	\$2,900

**# Of Units With:**



- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 0
- Carpet: 0
- Dishwasher:
- Disposal: 1

- Drapes: 0
- Patio:
- Ranges: 2
- Refrigerator:
- Wall AC:

## Additional Information

- Standard sale

- 15 - West Huntington Beach area
- Orange County
- Parcel # 02421306

## Michael Lembeck

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

## Re/Max Property Connection

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

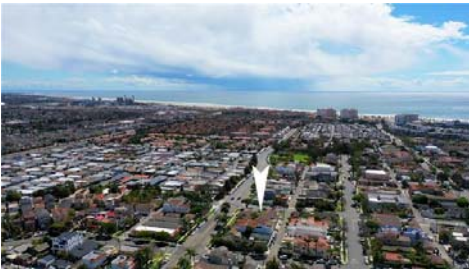
Click arrow to display photos















**Closed** • Duplex

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

**8211 19th St • Westminster 92683**

**0 days on the market**

**2 units • \$387,500/unit • 1,800 sqft • 6,534 sqft lot • \$430.56/sqft •  
Built in 1961**

**Listing ID: PW21057505**

**East of Beach Bl on 19th**



In spite of public records, property is a duplex. Each unit is 2br 1ba, with w/d hookups inside Two single car garages are situated between the two living units. Each unit has a small private yard. Units are in good condition, driveway is badly cracked. Sold As-Is. Property is in a trust, trustees have limited knowledge about the property.

### Facts & Features

- Sold On 04/19/2021
- Original List Price of \$775,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Laundry: Inside, See Remarks
- \$39000 Gross Scheduled Income
- \$26492 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$12,508
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$528
- Cable TV: 01814504
- Gardener:
- Licenses:
- Insurance: \$744
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,536
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,450	\$1,450	\$1,800
2:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$1,800

### # Of Units With:

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

### Additional Information

- Trust sale
- Rent Controlled
- 65 - N of Blsa, S of GGrv, E of Bch, W of Brookhrs area
- Orange County
- Parcel # 09705319

**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: PW21057505

Printed: 04/25/2021 6:56:41 PM



**Closed** •

List / Sold: **\$709,000/\$635,000** ↓

**932 Fair Way** • Santa Ana 92703

**26 days on the market**

**2 units** • **\$354,500/unit** • **70 sqft** • **7,300 sqft lot** • **\$9071.43/sqft** •  
**Built in 1956**

**Listing ID: PW21052649**

**See map quest**



Nice duplex in Santa Ana, front house 2 bedrooms 1 bath and back house 3 bedrooms 1 bath (1 rooms added on with out permit). Great opportunities for investor. THE PROPERTIES SOLD AS IS CUURENT CONDITIONS. Drive by only. Make an offer subject to inspections.

### Facts & Features

- Sold On 04/19/2021
- Original List Price of \$709,000
- 0 Buildings
- 2 Total parking spaces
- \$36900 Gross Scheduled Income
- \$36900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$1,440
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$60
- Cable TV: 01525531
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$60
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,375	\$1,375	\$1,375
2:	1	3	1	2	Unfurnished	\$1,700	\$1,700	\$1,700

### # 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 # 40521126

**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: PW21052649

Printed: 04/25/2021 6:56:41 PM



**Closed** •

List / Sold: **\$735,000/\$745,000** ↑

**1026 N Patt St • Anaheim 92801**

**10 days on the market**

**2 units • \$367,500/unit • 1,813 sqft • 7,405 sqft lot • \$410.92/sqft • Built in 1911**

**Listing ID: WS21047432**

**N/ La Palma Ave.**



Income property with 2 separate detached units. Front unit has 3 bedrooms & 2 bathrooms. Rear unit has 2 bedrooms & 2 bathrooms. Each unit has its own front yard. Long & spacious driveway for plenty of parking spaces. 2 gas meters and 2 electric meters. New exterior paint. Convenient location w/ easy access to 91 Freeway.

### Facts & Features

- Sold On 04/20/2021
- Original List Price of \$735,000
- 3 Buildings
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Outside
- \$44160 Gross Scheduled Income
- \$27142 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Appliances: Free-Standing Range

### Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$17,018
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01379606
- Gardener:
- Licenses:
- Insurance: \$3,600
- Maintenance:
- Workman's Comp:
- Professional Management: 2400
- Water/Sewer: \$1,330
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,025	\$2,025	\$0
2:	1	2	2	0	Unfurnished	\$1,655	\$1,655	\$0

### # Of Units With:

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

### Additional Information

- Standard sale
- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 26716303

---

**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:** WS21047432

Printed: 04/25/2021 6:56:42 PM



**Closed** • Duplex

List / Sold: **\$749,000/\$740,000** ↓

**5821 5821 1/2 Burnham Ave** • Buena Park 90621

12 days on the market

2 units • \$374,500/unit • 1,750 sqft • 8,102 sqft lot • \$422.86/sqft •  
Built in 1926

Listing ID: PF21019980

West of Beach-North of Artesia



Duplex in city of Buena Park. 2 BR/2BA & 1BR/1BA

### Facts & Features

- Sold On 04/19/2021
- Original List Price of \$749,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Common Area
- \$37200 Gross Scheduled Income
- \$25200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Appliances: Gas Cooktop

### Exterior

- Lot Features: 0-1 Unit/Acre, Lot 6500-9999
- Fencing: Wood
- Sewer: Sewer Paid

### Annual Expenses

- Total Operating Expense: \$12,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,850	\$1,850	\$2,000
2:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$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
- 82 - Buena Park area
- Orange County
- Parcel # 06611230

**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:** PF21019980

Printed: 04/25/2021 6:56:42 PM



**Closed** • Duplex

List / Sold:

**\$1,698,000/\$1,750,000** ↑

6 days on the market

Listing ID: NP21042803

**316 Broadway** • Costa Mesa 92627

**2 units** • **\$849,000/unit** • **1,741 sqft** • **6,534 sqft lot** • **\$1005.17/sqft** •  
**Built in 1945**

**Santa Ana/ Broadway**



Come take advantage of this amazing opportunity to invest in a highly sought-after and tightly-held property that's being offered to the market for the first time in thirty years! This stunning duplex is ideal for those looking to move in and rent out one residence, or you could choose to offer both homes to the rental market and enjoy fantastic returns on your investment. There are two separate units, including one two-story, two-bedroom, and one-bath abode set at the back of the lot with a deck and private yard. The second home is set at the front with a single-story layout offering two bedrooms and one bath along with light-filled living spaces. No HOA fees, add further appeal to this impressive property as will the prized location that's sure to please. The property is set within the desirable Newport Mesa School District and Mariners School District, and 17th Street's restaurants, bars, and coffee shops are all within close distance. World-famous beaches are moments away along with public transportation, parks, and more essentials. Come take a tour to experience this versatile property all for yourself!

### Facts & Features

- Sold On 04/20/2021
- Original List Price of \$1,698,000
- 1 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Dryer Included, In Garage, Individual Room, Outside, Washer Hookup
- \$65000 Gross Scheduled Income
- \$56500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Other Interior Features: Open Floorplan

### Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Lawn, Lot 6500-9999, Park Nearby, Sprinkler System, Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$600.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02020993
- Gardener:
- Licenses:
- Insurance: \$3,420
- 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	2	1	1	Unfurnished	\$0	\$0	\$0
2:	1	2	1	1	Unfurnished	\$2,600	\$2,600	\$2,600

### # Of Units With:

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

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

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

## Additional Information

- Standard sale

- C5 - East Costa Mesa area
- Orange County
- Parcel # 11725305

## Michael Lembeck

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

## Re/Max Property Connection

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

Click arrow to display photos



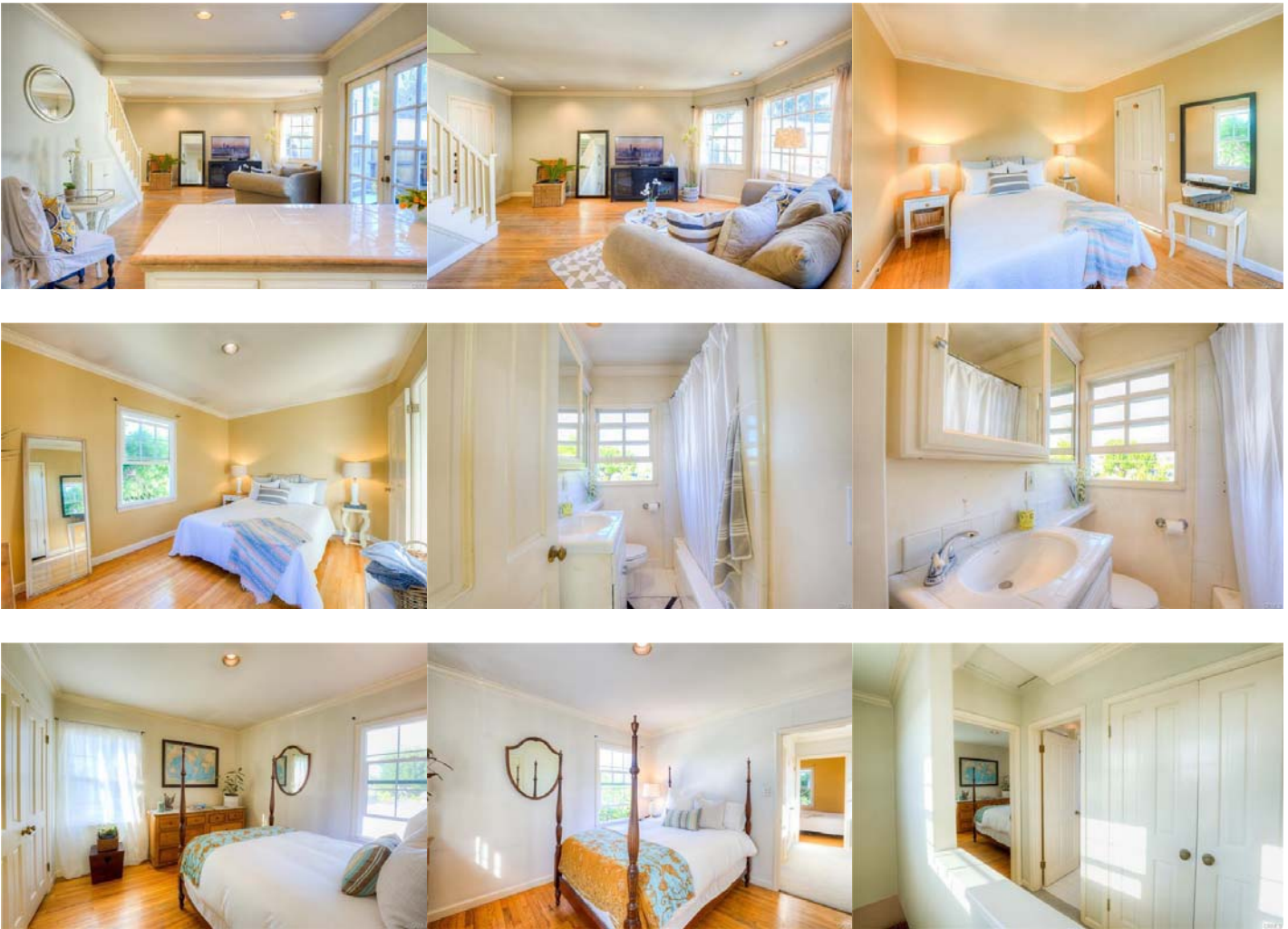












**Closed •**

List / Sold: **\$749,000/\$746,000 ↓**

**340 N Clark St • Orange 92868**

**59 days on the market**

**2 units • \$374,500/unit • 1,800 sqft • 7,405 sqft lot • \$414.44/sqft •  
Built in 1961**

**Listing ID: PW21001752**

**NORTH OF CHAPMAN/EAST OF MAIN**



GREAT OPPORTUNITY TO PURCHASE A DUPLEX EACH UNIT WITH A TWO BEDROOM ONE BATHROOM IN CITY OF ORANGE, CLOSE TO COLLEGE AND NEAR HISTORICAL CIRCLE. EACH UNIT WITH A SINGLE CAR GARAGE, WASHER & DRYER HOOKUP, AND A PRIVATE LARGE BACK YARD

### Facts & Features

- Sold On 04/19/2021
- Original List Price of \$749,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup, In Garage, In Kitchen
- Cap Rate: 4.2
- \$43500 Gross Scheduled Income
- \$31700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Carpet, Tile
- Appliances: Gas Range, Gas Water Heater, Water Heater
- Other Interior Features: Open Floorplan

### Exterior

- Lot Features: 2-5 Units/Acre, Lot 6500-9999, Near Public Transit, Sprinklers None
- Fencing: Block
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$13,165
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,040
- Cable TV:
- Gardener:
- Licenses: 50
- Insurance: \$1,050
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$825
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	2	Unfurnished	\$3,625	\$43,500	\$48,000

#### # Of Units With:

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

### Additional Information

- Standard sale
- OTO - Old Towne Orange area



- Rent Controlled

- Orange County
- Parcel # 38644113

---

**Michael Lembeck**

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

**Re/Max Property Connection**

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

---

Click arrow to display photos





**Closed •**

List / Sold:

**\$1,599,000/\$1,535,000 ↓**

**36 days on the market**

**Listing ID: 21690196**

**2009 California St • Huntington Beach 92648**

**3 units • \$533,000/unit • 3,026 sqft • 6,534 sqft lot • \$507.27/sqft •  
Built in 1974**

**Follow I-405 S to Center Ave in Huntington Beach. Take exit 16 from I-405 S. Take exit 16 toward Huntington Beach. Take Beach Blvd to California St.**



Located only minutes from the surf and sand in Huntington Beach, 2009 California features three distinct units, great as an investment, or ideal to live in one unit and rent out the other two units with excellent rental proforma. Unit A is a ground level 3 bedroom / 2 bathroom unit with abundant natural light, in-unit laundry area, spacious kitchen, and a large outdoor patio area. Unit B is an adjacent 2 bedroom / 2 bathroom ground floor unit that has a large living room with a private outdoor area with a water feature. Unit C is a quintessential 1 bedroom / 1 bathroom on the second level, with two outdoor areas, and great light throughout. A rental proforma can be supplied upon request.

### Facts & Features

- Sold On 04/19/2021
- Original List Price of \$1,599,000
- 1 Buildings
- Heating: Natural Gas
- \$64720 Net Operating Income

### Interior

- Appliances: Dishwasher, Refrigerator

### Exterior

### Annual Expenses

- Total Operating Expense: \$24,080
- 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	3	2		Unfurnished	\$2,750	\$2,750	\$3,000
2:	1	2	2		Unfurnished	\$1,590	\$1,590	\$2,400
3:	1	1	1		Unfurnished	\$1,190	\$1,190	\$2,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								



### # Of Units With:

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

### Additional Information

- Standard sale
- 15 - West Huntington Beach area
- Orange County
- Parcel # 02508512

### Michael Lembeck

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

### Re/Max Property Connection

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

Click arrow to display photos













**Closed** • **Triplex**

List / Sold: **\$829,900/\$815,000** ↓

**1015 Cypress Ave # A-C • Santa Ana 92701**

**42 days on the market**

**3 units • \$276,633/unit • 2,886 sqft • 6,534 sqft lot • \$282.40/sqft •  
Built in 1964**

**Listing ID: PW21016841**

**Head east on First Street, turn left on Main Street, left on Cubbon, right on Cypress**



Triplex in the heart of Santa Ana!! Great for investors or first time buyers...live in one and rent the other two! All units are 2 bedrooms, one bath. Plenty of parking space. Property on a quiet cul-de-sac. Property priced to sell!

### Facts & Features

- Sold On 04/19/2021
- Original List Price of \$829,900
- 2 Buildings
- 2 Total parking spaces
- Laundry: Washer Hookup
- \$53400 Gross Scheduled Income
- \$50550 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$13,128
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,215
- 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	\$1,750
2:	1	2	1	0	Unfurnished	\$1,450	\$1,450	\$1,650
3:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$1,650

### # 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
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01106205

**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: PW21016841

Printed: 04/25/2021 6:56:47 PM

**Closed** •

List / Sold: **\$924,900/\$924,900**

**321 S Orange Ave • Santa Ana 92701**

**140 days on the market**

**3 units • \$308,300/unit • 2,589 sqft • 4,765 sqft lot • \$357.24/sqft •  
Built in 1907**

**Listing ID: PW20227858**

**Orange & Bishop**



THREE UNITS FOR SALE. GREAT OPPORTUNITY FOR THIS TRIPLEX PROPERTY. BIGGEST UNIT OFFERS THREE BEDROOMS ALONG WITH ONE BATH. THE SECOND UNIT OFFERS A ONE BEDROOM WITH ONE BATH AND THE THIRD UNIT IS A ONE BEDROOM WITH ONE BATH. THIS IS A EXCELLENT RENTAL INCOME OPPORTUNITY FOR A BIG FAMILY OR INVESTOR.

### Facts & Features

- Sold On 04/23/2021
- Original List Price of \$924,900
- 1 Buildings
- 0 Total parking spaces
- Laundry: See Remarks
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01869347
- 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	1	0	Unfurnished	\$2,395	\$2,395	\$2,395
2:	1	1	1	0	Unfurnished	\$1,495	\$1,495	\$1,495
3:	1	1	1	0	Unfurnished	\$1,395	\$1,395	\$1,395

### # 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
- Rent Controlled
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 40409404



**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: PW20227858

Printed: 04/25/2021 6:56:47 PM

**Closed** • **Triplex**

List / Sold: **\$950,000/\$950,000** ↑

**1216 N Placentia Ave • Anaheim 92806**

**42 days on the market**

**3 units • \$316,667/unit • 2,485 sqft • 8,276 sqft lot • \$382.29/sqft •  
Built in 1961**

**Listing ID: PTP2100533**

**South of I91 on State College blvd, left on South Placentia**



Great little triplex rental units with stable income. Central area. Only to be shown from outside until signed offer is received. Please do NOT disturb tenants. All units 2 bed 1 bath in hot rental area.

### Facts & Features

- Sold On 04/21/2021
- Original List Price of \$890,000
- 1 Buildings
- 7 Total parking spaces
- Laundry: Common Area
- Cap Rate: 4.28
- \$48000 Gross Scheduled Income
- \$46600 Net Operating Income
- 3 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Front Yard

### Annual Expenses

- Total Operating Expense: \$7,300
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01105386
- Gardener:
- Licenses:
- Insurance: \$225
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,600
- Other Expense:
- Other Expense Description:

### Unit Details

#### # Of Units With:

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

### Additional Information

- Standard sale
- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 26821201

**Michael Lembeck**

State License #: 01019397

**Re/Max Property Connection**

State License #: 01891031



Click arrow to display photos



**Closed** • **Triplex**

List / Sold:

**\$1,675,000/\$1,760,000** ↑

**10 days on the market**

**Listing ID: OC21054192**

**240 W Mariposa** • **San Clemente 92672**

**3 units** • **\$558,333/unit** • **2,732 sqft** • **4,051 sqft lot** • **\$644.22/sqft** •  
**Built in 1965**

**West off N El Camino Real**



Fabulous investment property perfect for owner-occupant, this turn-key triplex is just one block from San Clemente Beach, and a few blocks from beautiful Avenida Del Mar. A thorough renovation completed in 2018, for over \$260,000, included: full restoration of exterior with addition of shiplap to the front of building, all new Milgard windows, driftwood-colored waterproof laminate flooring throughout, fresh new kitchens with quartz countertops, stainless steel appliances, dishwashers, gas ranges. Updated bathrooms throughout. The largest apartment has fireplace, sliding glass door to private patio, and master bedroom with ensuite bathroom. Each unit also has covered parking with room for two additional cars behind; nine spaces in total. Front upper unit living room/kitchen could be transformed into an indoor/outdoor living space by the addition of an enclosed larger garage with a deck over it. Building is fully occupied; please do not disturb the tenants.

### Facts & Features

- Sold On 04/19/2021
- Original List Price of \$1,675,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Heating: Forced Air
- Laundry: Community
- Cap Rate: 4.14
- \$97550 Gross Scheduled Income
- \$69335 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

- Floor: Laminate
- Appliances: Dishwasher, Gas Range
- Other Interior Features: Open Floorplan, Recessed Lighting, Stone Counters

### Exterior

- Lot Features: Landscaped, Park Nearby
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$28,215
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$751
- Cable TV: 02126626
- Gardener:
- Licenses:
- Insurance: \$1,850
- Maintenance:
- Workman's Comp:
- Professional Management: 5832
- Water/Sewer: \$2,152
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$2,495	\$2,495	\$2,800
2:	1	2	1	0	Unfurnished	\$2,195	\$2,195	\$2,650
3:	1	2	1	0	Unfurnished	\$2,195	\$2,195	\$2,650

**# Of Units With:**



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

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

## Additional Information

- Standard sale

- SC - San Clemente Central area
- Orange County
- Parcel # 69209103

## Michael Lembeck

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

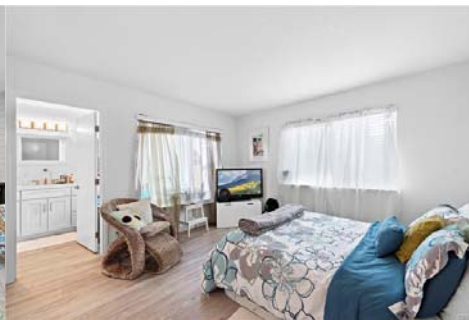
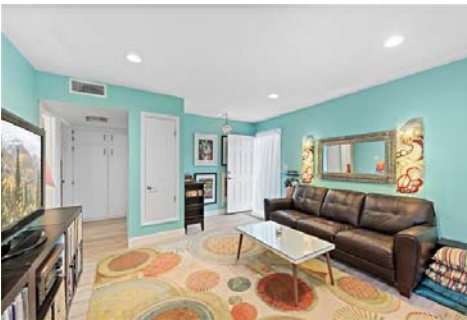
## Re/Max Property Connection

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

Click arrow to display photos















**Closed •**

List / Sold:

**\$1,225,000/\$1,100,000 ↓**

**48 days on the market**

**Listing ID: PW21012993**

**7381 Franklin St # A-D • Buena Park 90621**

**4 units • \$306,250/unit • 3,660 sqft • 9,583 sqft lot • \$300.55/sqft •  
Built in 1964**

**N/Artesia. W/Beach**



Great Investment Opportunity. 4 units in the heart of Buena Park! All 2 bedroom and 1 bathroom units. This is an opportunity to own a value-add asset in a high demand rental market with tremendous growth potential. All 4 unit interiors renovated. New kitchens and baths include new paint, flooring, custom cabinets w/granite counter tops, and new bathroom vanities with stone tops. All new windows in each unit and new roof in 2012. Each unit has a private patio, inside laundry, 2 AC wall units, detached garage. There is space for 2 off-street parking, 1 garage & 1 open space. Alley access as well as public street parking. Low maintenance property. Tenants pay gas and electric. All four units occupied by long term tenants with a potential to increase rent. No disruption of rent due to COVID. Upside to rents without having to do capital improvements. This area has high rental occupancy rates. No rent control. Very well maintained. Dense rental market with low vacancy. Close to public transportation and freeways. Near Knott's Berry Farm, Buena Park Mall, 5 and 91 Freeways, restaurants and shopping centers.

### Facts & Features

- Sold On 04/22/2021
- Original List Price of \$1,299,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- \$72000 Gross Scheduled Income
- \$50560 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom
- Appliances: Disposal, Gas Oven, Gas Range, Gas Water Heater, Range Hood, Water Heater
- Other Interior Features: Granite Counters

### Exterior

- Lot Features: 16-20 Units/Acre, Rectangular Lot, Level
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$23,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,280
- Cable TV:
- Gardener:
- Licenses: 94
- Insurance: \$1,389
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,599
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,650
2:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,650
3:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,650



4: 1 2 1 1 Unfurnished \$1,500 \$1,500 \$1,650

# Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher: 4
- Disposal: 4
- Drapes:
- Patio: 4
- Ranges: 4
- Refrigerator:
- Wall AC: 8

Additional Information

- Standard sale
- 82 - Buena Park area
- Orange County
- Parcel # 06612106

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



**Closed •**

List / Sold:

**\$1,399,000/\$1,350,000 ↓**

**7 days on the market**

**Listing ID: PW21053222**

**319 Camarillo St • Placentia 92870**

**4 units • \$349,750/unit • 4,339 sqft • 7,841 sqft lot • \$311.13/sqft •  
Built in 1977**

**East of the 57 frwy near intersection of Placentia Ave and Chapman Ave**



This covington style 4 plex is located in a desirable rental neighborhood of Placentia and very close proximity to CAL State Full (CSUF). This property was built in 1977 with a sqft of 4,339. These tenants enjoy easy access to shopping centers, entertainment venues like - Disneyland, Honda Center Anaheim Stadium, Knotts, etc, easy frwy access to (57,91,5), and employment centers. The tenants here are long term and have paid on time even thru Covid 19 and this property definitely offers a investor upside in rental income. All units have individual meters for both Electric and Gas for low owner expense with a convenient onsite laundry room for extra owner income. The property also features tenant benefits of central heat and air, private patios, and garages.

### Facts & Features

- Sold On 04/20/2021
- Original List Price of \$1,399,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Community
- \$82800 Gross Scheduled Income
- \$60127 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

### Interior

- Rooms: Family Room
- Appliances: Dishwasher, Gas Oven, Gas Cooktop, Vented Exhaust Fan
- Other Interior Features: Ceiling Fan(s)

### Exterior

- Lot Features: 2-5 Units/Acre, Lot 6500-9999, Sprinklers In Front, Yard
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System
- Fencing: Block
- Sewer: Sewer Paid

### Annual Expenses

- Total Operating Expense: \$20,189
- 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: \$4,800
- Other Expense Description: HOA

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,200	\$2,200	\$2,495
2:	1	2	2	1	Unfurnished	\$1,475	\$1,475	\$1,895
3:	1	2	2	1	Unfurnished	\$1,775	\$1,775	\$1,895
4:	1	2	1	1	Unfurnished	\$1,450	\$1,450	\$1,795

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 84 - Placentia area
- Orange County
- Parcel # 33941304

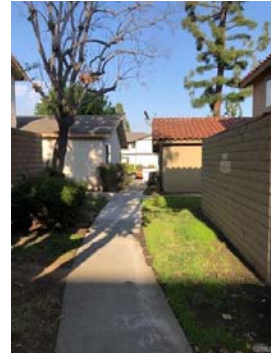
**Michael Lembeck**

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: PW21053222

Printed: 04/25/2021 6:56:56 PM



**Closed •**

List / Sold:

**\$1,799,990/\$1,794,000 ↓**

**34121 Amber Lantern St • Dana Point 92629**

**5 days on the market**

**4 units • \$449,998/unit • 2,538 sqft • 4,487 sqft lot • \$706.86/sqft •  
Built in 1965**

**Listing ID: OC21031228**

**from PCH turn north on Amber Lantern, 3rd building on left Cross Streets: Amber Lantern and PCH**



This FAVORABLE FOUR-PLEX is located in the heart of Dana Point with great walkability. FOUR SINGLE CAR GARAGES, with plenty of storage, including 4 driveway spaces. Units are in good condition. This is an OPPORTUNE time to invest in the Dana Point Lantern District!! Shopping, Surfing, Whale Watching, Restaurants and Beach Walks/Trails all close for your tenants to enjoy! Consider this INCREDIBLE opportunity for income AND appreciating value -- It's TRULY a fabulous location for convenient and enjoyable strolls to all the new, trendy attractions and restaurants. Including the breath-taking views of Catalina, Dana Point Harbor and the beautiful Coastline, which aren't far from this 4-unit building. Nestled between Laguna Beach and San Clemente, this charming city is slated to receive a \$330M renovation of the harbor over the next few years.. Dana point is rapidly emerging as South County's hottest new destination.

### Facts & Features

- Sold On 04/19/2021
- Original List Price of \$1,799,990
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Central
- Laundry: Common Area
- \$88800 Gross Scheduled Income
- \$51376 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

### Interior

- Appliances: Dishwasher, Freezer, Gas Range, Microwave, Refrigerator

### Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$37,361
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$607
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance: \$9,500
- Workman's Comp:
- Professional Management: 5400
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,300	\$2,300	\$2,300
2:	1	0	1	1	Unfurnished	\$1,450	\$1,450	\$1,500
3:	1	1	1	1	Unfurnished	\$1,750	\$1,750	\$1,800
4:	1	1	1	1	Unfurnished	\$1,800	\$1,800	\$1,800

### # Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 4
- Drapes:
- Patio:
- Ranges: 4

- Carpet:
- Dishwasher: 4
- Disposal: 4

- Refrigerator: 4
- Wall AC:

## Additional Information

- Standard sale
- Rent Controlled

- LT - Lantern Village area
- Orange County
- Parcel # 68228213

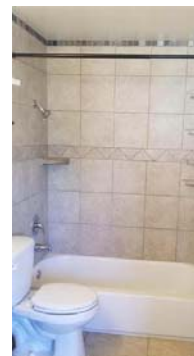
## Michael Lembeck

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

## Re/Max Property Connection

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

Click arrow to display photos







Closed •

List / Sold:

**\$3,275,000/\$2,962,500 ↓**

**81 days on the market**

**Listing ID: OC20251545**

**111 Via Florence • Newport Beach 92663**

**5 units • \$655,000/unit • 3,520 sqft • 4,273 sqft lot • \$841.62/sqft •  
Built in 1948**

**Via Lido Soud & Via Florence**



BACK ON MARKET - \$325,000 Price Reduction. Lido Isle 5 is offered through probate, however no court confirmation is required. The listing Brokers are in direct communication with the trustee overseeing the sale. Beneficiaries are motivated to sell. The building, like may on the Isle, has a very private large courtyard for residents use. Residents have creatively decorated under the upstairs overhang to create quaint outdoor sitting spaces. The property has a Mediterranean-style tile pitched roof and (5) enclosed garages; there are three hot water heaters. The property features (4) large one-bedroom, one-bath residences and (1) two-bedroom, one-bath unit which is upstairs and has a fireplace and separate dinning room. All unit interiors are very spacious and charming. There are vinyl windows throughout the building and each unit has panel ray heat. There is some level of interior upgrades including scrapped ceilings, crown molding, and newer kitchen granite counter top and cabinets. Some unit interiors feature marble tile entry, kitchen and bath flooring. The property and grounds are exceptionally clean and a pride of residency is evident by tenants as well. The building is mastered metered for utilities accentuating that rental rates are extremely low. Ownership has resided in Northern California, and there is a 3rd party management company overseeing the building. As a result, rents are significantly under market. Email the Listing Broker for a Marketing Brochure.

## Facts & Features

- Sold On 04/23/2021
- Original List Price of \$3,600,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- \$120840 Gross Scheduled Income
- \$60678 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

## Interior

- Floor: Carpet, Tile
- Appliances: Gas Oven, Gas Range, Gas Water Heater

## Exterior

- Lot Features: Landscaped
- Fencing: Block
- Sewer: Public Sewer

## Annual Expenses

- Total Operating Expense: \$55,329
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- 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	1	1	1	Unfurnished	\$1,850	\$1,850	\$2,650
2:	1	1	1	1	Unfurnished	\$1,850	\$1,850	\$2,650
3:	1	1	1	1	Unfurnished	\$1,895	\$1,895	\$2,650

4:	1	1	1	1	Unfurnished	\$1,995	\$1,995	\$2,650
5:	1	2	1	1	Unfurnished	\$2,480	\$2,480	\$3,350

- # Of Units With:
- Separate Electric: 1
  - Gas Meters: 1
  - Water Meters: 1
  - Carpet:
  - Dishwasher:
  - Disposal:

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

Additional Information

- Probate Listing sale
  - \$1,532 HOA dues Annually
  - Rent Controlled
- N8 - West Newport - Lido area
  - Orange County
  - Parcel # 42316303

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos









**Closed** • **Apartment**

List / Sold:

**\$1,775,000/\$1,745,000** ↓

**37 days on the market**

**Listing ID: OC21012679**

**629 E Chestnut Ave** • **Santa Ana 92701**

**6 units** • **\$295,833/unit** • **5,174 sqft** • **6,534 sqft lot** • **\$337.26/sqft** •  
**Built in 1980**

**Corner of Chestnut and Halladay**



Six-unit multifamily townhome style apartment complex, in Santa Ana. This complex has low turnover and produces immediate cash flow with market rents, perfect for new investors. Featuring 3 spacious 2-bed / 1.5 bath units, and 3, 1-bed / 1 bath unit. On-site laundry facility, and Tuck-under gated parking. Walking distance to recently renovated Santa Ana Historic District, featuring restaurants, entertainment, shopping, easy access to public transit and schools. Visible corner lot on Chestnut Ave., close 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 04/19/2021
- Original List Price of \$1,825,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- Laundry: Community, Individual Room
- Cap Rate: 4
- \$116340 Gross Scheduled Income
- \$81759 Net Operating Income
- 7 electric meters available
- 6 gas meters available
- 1 water meters available

### Interior

- Floor: Carpet, Laminate, Tile
- Appliances: Gas & Electric Range, High Efficiency Water Heater
- Other Interior Features: Balcony, Ceiling Fan(s)

### Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Wrought Iron
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$36,209
- Electric: \$563.00
- Gas: \$1,066
- Furniture Replacement:
- Trash: \$1,700
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,880
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Unfurnished	\$1,550	\$1,550	\$1,550
2:	1	1	1	1	Unfurnished	\$1,435	\$1,435	\$1,500
3:	1	1	1	1	Unfurnished	\$1,435	\$1,435	\$1,500
4:	1	2	1	2	Unfurnished	\$1,785	\$1,785	\$1,850
5:	1	2	1	2	Unfurnished	\$1,690	\$1,690	\$1,800
6:	1	2	1	2	Unfurnished	\$1,800	\$1,750	\$1,850

**# Of Units With:**

- Separate Electric: 7
- Gas Meters: 6
- 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 # 40407515

---

## 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: OC21012679

Printed: 04/25/2021 6:56:57 PM