

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg Spcs	Date	DOM/CDOM
1	OC22248696	S	1963 McCormack LN	PLA	84	STD	2	\$96,000		\$1,530,000.↓	\$522.90	2926	2022/BLD	5,522/0.1268	N	2	04/07/23	82/82
2	OC23031070	S	102 E Avenida San Gabriel	SC	SE	STD	2	\$88,000	5	\$1,250,000.↓	\$560.04	2232	1978/ASR	4,792/0.11	N	4	04/07/23	13/13
3	PW22187822	S	856 N Mallard ST #1,2,3	ORG	75	TRUS	3	\$64,140		\$1,125,000.↓	\$353.00	3187	1964/PUB	6,970/0.16	N	3	04/07/23	220/220
4	PW23029034	S	301 N Tustin AVE	ANA	78	STD	4	\$73,200	3	\$1,350,000.↓	\$335.82	4020	1964/ASR	10,454/0.24	N	5	04/05/23	13/13
5	OC22242016	S	2422 Ponderosa ST	SA	699	STD	4	\$86,484		\$1,550,000.↓	\$377.22	4109	1969/ASR	6,970/0.16	N	4	04/07/23	91/91

Closed • **Single Family Residence**

List / Sold:

\$1,598,000/\$1,530,000 ↓

82 days on the market

Listing ID: OC22248696

1963 McCormack Ln • Placentia 92870

**2 units • \$799,000/unit • 2,926 sqft • 5,522 sqft lot • \$522.90/sqft •
Built in 2022**

McCormack & E Bastanchury



BRAND NEW CONSTRUCTION - PLUS ADU IN BACK! This gorgeous ground-up development features not one, but TWO properties and is located in the prestigious Wagner Neighborhood of Placentia. Both properties have paid-off Solar Panels worth \$50k! The main house is a 2-story, 4-bed, 3-bath home with a spacious 1,976 sq ft of living space and can rent for \$4,500 and the ADU is 950 sq ft and can rent for \$3,500 for a combined rent roll of \$8,000 per month! The entire exterior curb appeal is stunning, with lush landscaping and stamped driveway which leads to the entry, where natural light fills the entire home. The 9-foot ceilings on both floors give the house an airy and spacious feel. The downstairs features an open floor plan with a sizable living room, dining room, and kitchen. Brand new luxury vinyl planks, modern white kitchen with black fixtures, and metal staircase provides that contemporary style that is so desirable! A half bathroom and direct 2-car garage access completes the downstairs floor plan. Upstairs features 4 bedrooms including the huge master bedroom. There is a luxurious shared bathroom upstairs along with washer & dryer hookup for convenience. The master suite features a walk-in closet, huge bathroom with marble shower, dual vanities, and a private water closet. **BONUS** Accessory Dwelling Unit (ADU) or Guest House in the back can rent for \$3,500. This 1-story ADU is 950 sq ft and offers 3-beds, 2-baths, with one of the rooms being a master suite. The cozy living and kitchen are designed similar to the front house, and also features 9-foot ceilings. This ADU is ALL separate metered for all utilities from the main house which was a very expensive upgrade! Placentia is one of the rare cities that allows **LEGAL** short-term rentals (AirBnb) with a city permit for the main house. Schools are top-notch, and very closeby to the neighborhood. Property has **NO** HOA fees. You do not want to miss out on the opportunity to own this custom new-build with 2 houses on a lot that features exquisite details throughout the houses with fine finishes!

Facts & Features

- Sold On 04/07/2023
- Original List Price of \$1,599,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, In Closet, Washer Hookup
- \$96000 Gross Scheduled Income
- \$96000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room, Master Bathroom, Master Bedroom, Master Suite, Walk-In Closet
- Floor: Tile, Vinyl
- Appliances: Dishwasher, Free-Standing Range, Disposal, Microwave, Range Hood, Refrigerator, Tankless Water Heater
- Other Interior Features: Attic Fan, Block Walls, High Ceilings, Quartz Counters, Wired for Data

Exterior

- Lot Features: Front Yard, Landscaped, Sprinklers In Front, Sprinklers In Rear, Utilities - Overhead
- Fencing: Block, Vinyl
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$2,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$0
- Cable TV: 01346870
- Gardener:
- Licenses:

- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 84 - Placentia area
- Orange County
- Parcel # 33640409

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: OC22248696

Printed: 04/09/2023 8:01:19 AM

Closed • Duplex

List / Sold:

\$1,450,000/\$1,250,000 ↓

13 days on the market

Listing ID: OC23031070

102 E Avenida San Gabriel • San Clemente 92672

2 units • **\$725,000/unit** • **2,232 sqft** • **4,792 sqft lot** • **\$560.04/sqft** •
Built in 1978

Head south on S El Camino Real, turn left on E Avenida San Gabriel



Your search for the ultimate income opportunity will pay off at this rare duplex on the golf course in San Clemente. In need of some repairs due to a fire that affected the garage, the two-level building features two apartments and a prime corner-lot location near beaches, shopping, restaurants, downtown San Clemente and I-5. The top-level unit presents gorgeous views of the adjacent San Clemente Municipal Golf Course and offers the advantage of a spacious sunroom, sunny deck and ocean views. A covered patio highlights the lower unit, and both feature two bedrooms, two baths and a living room with fireplace. The upper unit provides ocean views from the deck, living room and master bedroom. The possibilities are many: clear the lot and create a brand-new building, repair the garage and upgrade the apartments, lease both units for maximum income potential, or live in one and rent the other. Living areas currently encompass a combined total of approximately 2,232 square feet and the site extends about 4,792 square feet.

Facts & Features

- Sold On 04/07/2023
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Fireplace(s), Forced Air
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, In Closet, Inside, Washer Hookup
- Cap Rate: 4.6
- \$88000 Gross Scheduled Income
- \$66000 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Kitchen, Living Room, Master Bathroom, Master Bedroom
- Floor: Carpet, Tile
- Appliances: Built-In Range, Dishwasher, Gas Range, Gas Cooktop
- Other Interior Features: Built-in Features, Open Floorplan

Exterior

- Lot Features: Back Yard, Landscaped, On Golf Course, Walkstreet, Yard
- Fencing: Vinyl, Wire
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,000
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$300
- Cable TV: 02061504
- Gardener:
- Licenses: 0
- Insurance: \$2,400
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$2,400
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$0	\$0	\$3,800
2:	1	2	2	2	Unfurnished	\$0	\$0	\$3,600

Of Units With:

- Separate Electric: 3
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal: 2

- Drapes:
- Patio: 1
- Ranges: 2
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- SE - San Clemente Southeast area
- Orange County
- Parcel # 06003107

Michael Lembeck

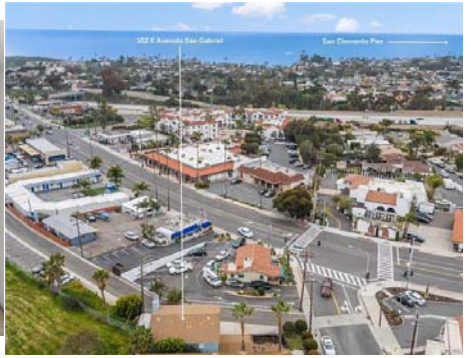
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

▼ Click arrow to display photos





Closed • **Triplex**

List / Sold:

\$1,299,000/\$1,125,000 ↓

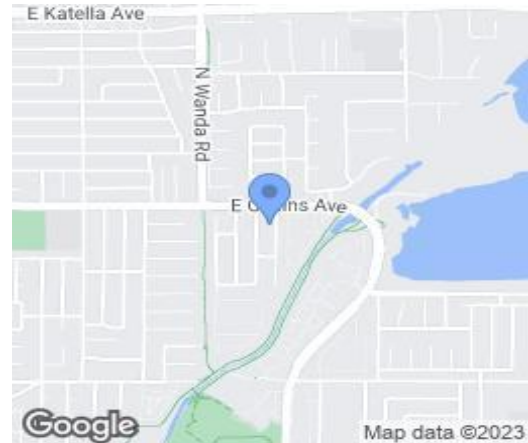
220 days on the market

Listing ID: PW22187822

856 N Mallard St # 1,2,3 • Orange 92867

3 units • **\$433,000/unit** • **3,187 sqft** • **6,970 sqft lot** • **\$353.00/sqft** •
Built in 1964

E Collins Ave & N Mallard St



"SHOWINGS BY A LICENSED REALTOR ONLY" The city of Orange is one of Southern California's Prime Rental communities. This Triplex has a highly desirable layout. There is a is one story 3 Bedroom ,2 Bathroom unit , and two 2 Bedroom,1.5 bathroom units in a townhome style. The property is well located near freeways, shopping and entertainment. Don't miss the exceptional investment opportunity

Facts & Features

- Sold On 04/07/2023
- Original List Price of \$1,323,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$749 (Estimated)
- Laundry: See Remarks
- \$64140 Gross Scheduled Income
- \$57726 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,000
- Electric: \$1,000.00
- Gas: \$1,000
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 02013444
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,310	\$2,310	\$2,300
2:	1	2	2	1	Unfurnished	\$1,815	\$1,815	\$1,850
3:	1	2	2	1	Unfurnished	\$1,754	\$1,754	\$1,795

Of Units With:

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

Additional Information

- Trust sale
- 75 - Orange, Orange Park Acres E of 55 area

- Orange County
- Parcel # 38307404

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: PW22187822

Printed: 04/09/2023 8:01:20 AM

Closed • **Quadruplex**

List / Sold:

\$1,500,000/\$1,350,000 ↓

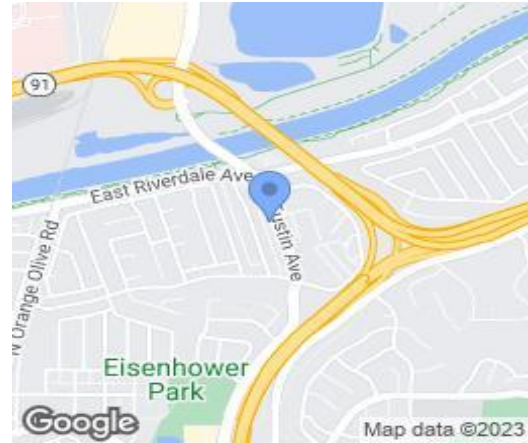
13 days on the market

301 N Tustin Ave • **Anaheim 92807**

4 units • **\$375,000/unit** • **4,020 sqft** • **10,454 sqft lot** • **\$335.82/sqft** •
Built in 1964

Listing ID: PW23029034

Going East on 91 Freeway, get off on Tustin Ave, pass the first signal light and property is on your right as you make the turn



Great opportunity to own a single story 4-plex in a highly desirable rental neighborhood in Anaheim. Close to 91 and 55 freeways, and shopping. Great investment opportunity in excellent location. Units are all 2 bedrooms, (3 of them with 1 bath each and one has 2 baths 2 Master Bedrooms). All units are tenant occupied (please do not disturb occupants). There are 5 single car garages and laundry room.

Facts & Features

- Sold On 04/05/2023
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- \$1,004 (Assessor)
- Laundry: Individual Room
- Cap Rate: 3.29
- \$73200 Gross Scheduled Income
- \$49350 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lot 10000-19999 Sqft
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,850
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01812614
- Gardener:
- Licenses:
- Insurance: \$1,750
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,550	\$1,450	\$1,850
2:	1	2	1	1	Unfurnished	\$1,550	\$1,450	\$1,850
3:	1	2	1	1	Unfurnished	\$1,600	\$1,500	\$1,850
4:	1	2	2	1	Unfurnished	\$1,400	\$1,300	\$2,200

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 36017205

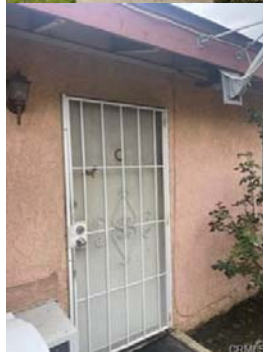
Michael Lembeck

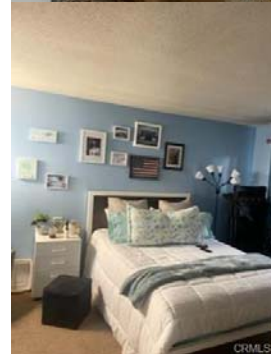
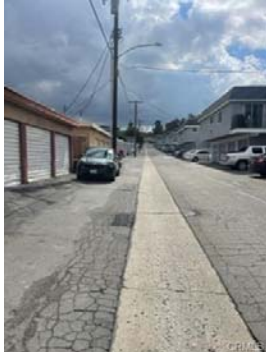
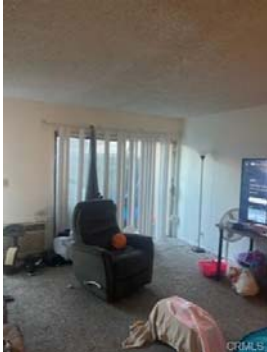
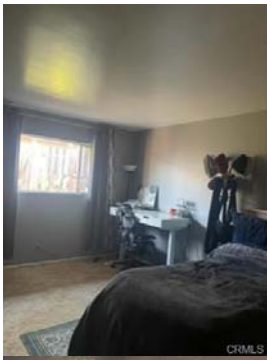
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

▼ Click arrow to display photos







Closed • **Quadruplex**

List / Sold:

\$1,575,000/\$1,550,000 ↓

2422 Ponderosa St • Santa Ana 92705

91 days on the market

4 units • **\$393,750/unit** • **4,109 sqft** • **6,970 sqft lot** • **\$377.22/sqft** •
Built in 1969

Listing ID: OC22242016

Heading north on Tustin Avenue from 17th turn right on to Franzen and then a quick left on to PONDEROSA.



PRICED TO SELL- MAJOR REDUCTION - FIRST TIME ON THE MARKET IN 25 + YEARS. This 4- plex is located in a very desirable area close to shopping at 17th / Tustin & freeway close to both the 55 & 22 Freeway. The property has 1- 3bedroom / 1 3/4-bathroom single level unit, 2 - 2 BD/ 2 Bathroom units and one 1-bedroom unit. All units have single car garages and patios/ balconies for outside living. This property is unique in that it has three open parking spaces allowing 2 designated spaces for 3 of the 4 units. On-site laundry provided for the residents plus allowing an owner additional income. Rent increases have been issued for three of the 4 units for December 2022.

Facts & Features

- Sold On 04/07/2023
- Original List Price of \$1,595,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- \$991 (Estimated)
- Laundry: Community
- \$86484 Gross Scheduled Income
- \$84780 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$99,999,999
- Electric: \$393.00
- Gas: \$1,237
- Furniture Replacement:
- Trash: \$2,007
- Cable TV: 01101802
- Gardener:
- Licenses:
- Insurance: \$1,900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,004
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,854	\$1,854	\$2,600
2:	1	2	2	1	Unfurnished	\$1,508	\$1,508	\$2,300
3:	1	2	2	1	Unfurnished	\$2,275	\$2,275	\$2,275
4:	1	1	1	1	Unfurnished	\$1,570	\$1,570	\$1,625

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher: 4
- Disposal: 4
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 0
- Wall AC: 4

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Orange County
- Parcel # 39613105

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: OC22242016

Printed: 04/09/2023 8:01:21 AM