

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	Spes	Date	DOM/CDOM
1	24366165	S	4272 Green AVE	LOSA	52	STD	2			\$1,335,000	\$626.40	2235	1957	9,492/0.2179		2		04/22/24	18/
2	QC24038715	S	8585 Lampson AVE	GG	63	TRUS	2	\$47,700		\$1,125,000	\$473.68	2375	1975/ASR	7,235/0.1661	N	3		04/22/24	25/25
3	QC24047577	S	213 E Central AVE	SA	69	STD	2	\$7,250		\$1,220,000	\$477.50	2555	1968/ASR	7,405/0.17	N	2		04/26/24	14/14
4	NP24000487	S	152 E 19th	CM	C5	STD	2	\$92,100		\$1,750,000	\$661.13	2647	1949/SEE	6,630/0.1522	N	1		04/26/24	17/17
5	QC24012581	S	34072 El Encanto AVE	DP	LT	STD	2	\$85,200		\$1,820,000	\$821.30	2216	1975/ASR	4,465/0.1025	N	2		04/26/24	48/48
6	PW24051448	S	202 16th ST	SLB	1A	STD	3	\$0		\$2,310,000	\$980.48	2356	1939/ASR	5,155/0.1183	N	3		04/22/24	4/4
7	PW24007434	S	712 Williams DR	HB	699	STD	3	\$97,320		\$1,550,000	\$381.40	4064	1979/ASR	6,098/0.14	N	4		04/22/24	66/137
8	QC23225667	S	717 E La Habra BLVD	LH	87	STD	3	\$66,000	6	\$1,100,000	\$364.12	3021	1950/APP	6,534/0.15	N	2		04/23/24	95/95
9	QC24059676	S	338 W Kelly AVE	ORG	OTO	STD	4	\$139,200		\$2,475,000	\$573.58	4315	1969/ASR	9,450/0.2169	N	4		04/23/24	13/13
10	QC24044863	S	124 W Truslow AVE	FUL	699	STD	5	\$124,901	4	\$1,850,000	\$475.95	3887	1992/ASR	8,712/0.2	N	10		04/26/24	36/36

Closed •

List / Sold:

\$1,400,000/\$1,335,000 ↓

18 days on the market

Listing ID: 24366165

4272 Green Ave • Los Alamitos 90720

2 units • \$700,000/unit • 2,235 sqft • 9,492 sqft lot • \$626.40/sqft • Built in 1957

605 Freeway exit Katella Avenue right on Noel Street left on Green Avenue



Excellent 2 unit multifamily investment property located in Los Alamitos on Green Avenue. Los Alamitos is a very strong rental market with award winning schools as well as many shops, restaurants, and within close proximity to Orange and LA County beaches. The front apartment is a 4 bedroom single story house with a private front and back yard and upgraded bathrooms and kitchen. The back apartment is a 2 bedroom single story house that is currently vacant with its own private yard and upgraded bathrooms and kitchen as well. Both units have washer and dryer hookups for private laundry. Parking includes a garage space as well as an uncovered parking space for each apartment unit. Individually metered for gas and electric, owner utilities are billed back to each tenant through a RUBS program maximizing cash flow.

Facts & Features

- Sold On 04/22/2024
- Original List Price of \$1,400,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- \$48697 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$22,016
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00409987
- 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	4	2		Unfurnished	\$3,275	\$3,275	\$4,000
2:	1	2	2		Unfurnished	\$0	\$0	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.250%

- 52 - Los Alamitos area
- Orange County
- Parcel # 22213104

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 24366165

Printed: 04/28/2024 8:25:22 AM

Closed • Duplex

List / Sold:

\$1,250,000/\$1,125,000 ↓

25 days on the market

Listing ID: OC24038715

8585 Lampson Ave • Garden Grove 92841

2 units • **\$625,000/unit** • **2,375 sqft** • **7,235 sqft lot** • **\$473.68/sqft** •
Built in 1975

North on Magnolia, West on Lampson, Corner of Adelle



Rare opportunity to own this well-maintained duplex in Garden Grove. Property includes a three bedroom two bath unit with a two car garage, along with a two bedroom two bath unit with a single car garage. Property has a partial newer roof that was installed last year and a newer water heater. Seller has also listed an additional duplex with similar layout at 8565 Lampson. An ideal set up for those investors who are looking for multiple unit properties.

Facts & Features

- Sold On 04/22/2024
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Forced Air, Wall Furnace
- \$587 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage
- \$47700 Gross Scheduled Income
- \$23868 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Carpet
- Appliances: Dishwasher, Gas Range, Gas Water Heater

Exterior

- Lot Features: Landscaped, Sprinklers In Front, Sprinklers • Sewer: Sewer Paid Timer

Annual Expenses

- Total Operating Expense: \$23,832
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01982174
- Gardener:
- Licenses:
- Insurance: \$1,010
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,952
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,950	\$1,950	\$2,145
2:	1	3	2	2	Unfurnished	\$2,025	\$2,025	\$2,225

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 63 - Garden Grove S of Chapman, W of Euclid area
- Orange County
- Parcel # 21508416

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: OC24038715

Printed: 04/28/2024 8:25:22 AM

Closed • Duplex

List / Sold:

\$1,199,000/\$1,220,000 ↑

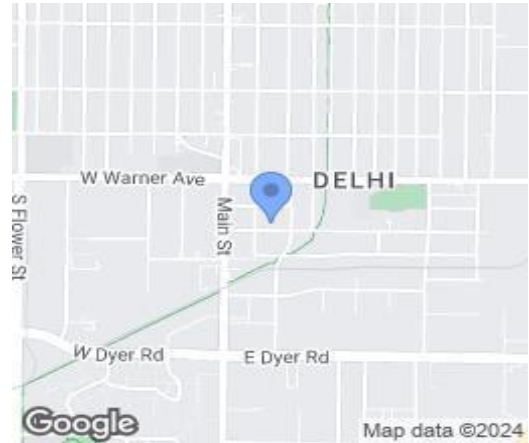
14 days on the market

Listing ID: OC24047577

213 E Central Ave • Santa Ana 92707

2 units • **\$599,500/unit** • **2,555 sqft** • **7,405 sqft lot** • **\$477.50/sqft** •
Built in 1968

S Maine and E Warner. North of W Dyer



Welcome to this newly renovated single-story duplex in Santa Ana. 213 E Central is a spacious 4 bedroom, 2 bathroom unit with new flooring throughout, renovated bathrooms, fresh paint, new kitchen countertops, and a new stove. 215 E Central is a spacious 3 bedroom, 2 bathroom, newly painted unit with newly remodeled bathroom and new stove. Updated exterior landscaping including new turf in the back area. Per the previous owner, the roof, block walls, concrete, windows, exterior paint, and fencing are all new. Spacious parking in the front driveway of property. There are 2 adjacent one-car garages providing the potential of converting them to an ADU. Ample additional parking in the oversized driveway. Buyers to do own due diligence regarding square footage and permits.

Facts & Features

- Sold On 04/26/2024
- Original List Price of \$1,199,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$525 (Estimated)
- Laundry: Inside
- \$7250 Gross Scheduled Income
- \$6800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,900
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$900
- Cable TV: 02192810
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- Rent Controlled
- Buyer Agency Compensation: 2.25%

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01603327

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

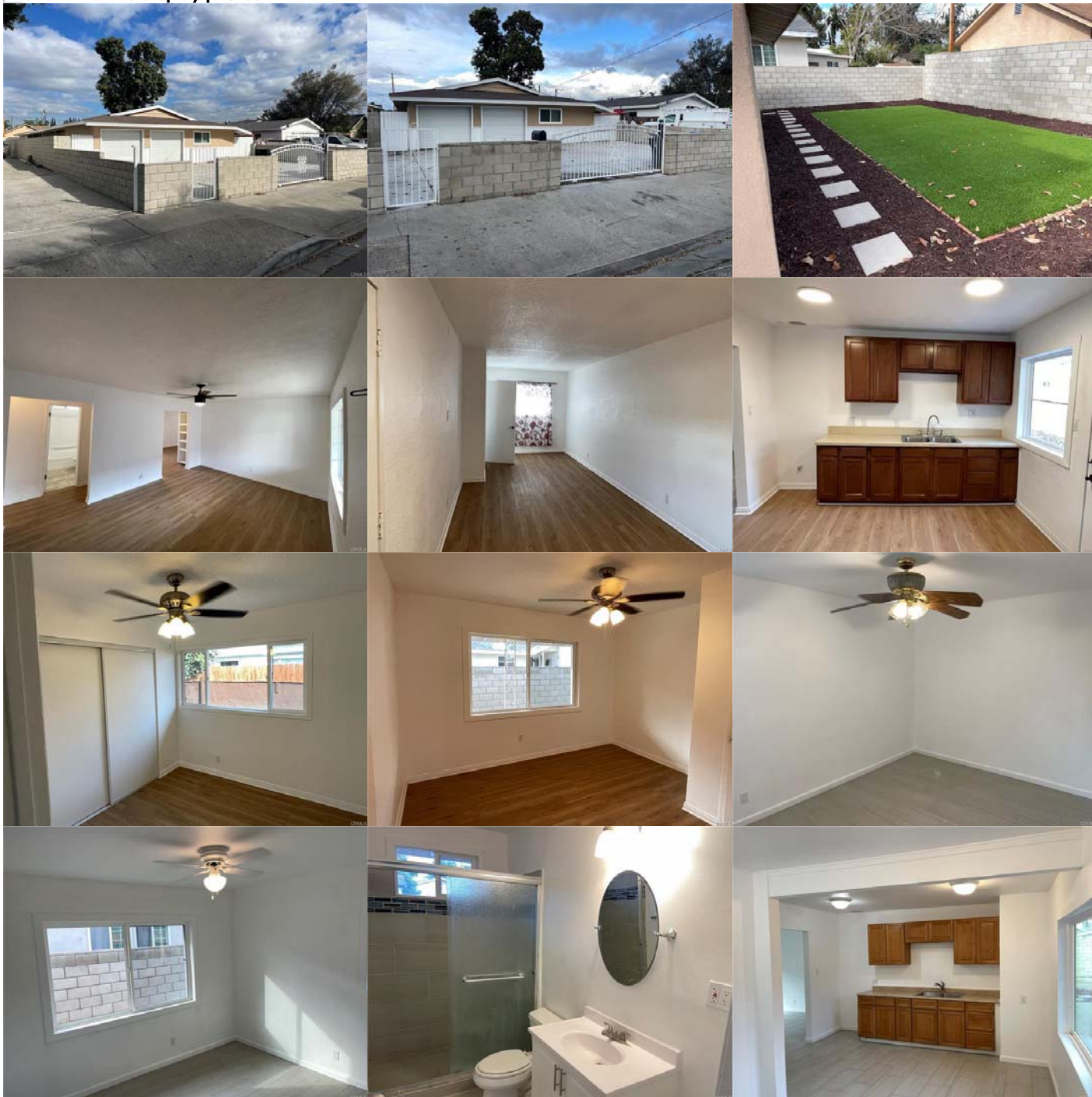
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State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

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Closed • Duplex

List / Sold:

\$1,799,000/\$1,750,000 ↓

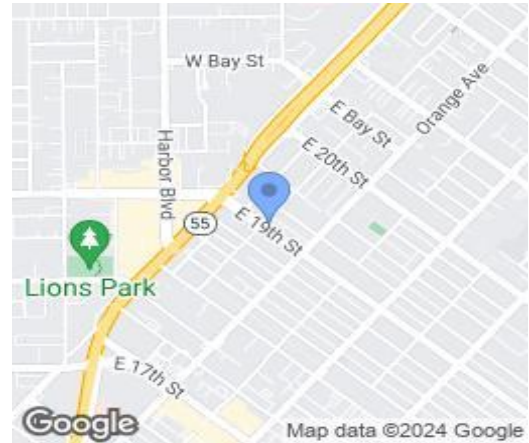
17 days on the market

Listing ID: NP24000487

152 E 19th • Costa Mesa 92627

2 units • **\$899,500/unit** • **2,647 sqft** • **6,630 sqft lot** • **\$661.13/sqft** •
Built in 1949

Newport Blvd to E. 19th. At the corner of E.19th and Fullerton



This exceptionally well-maintained Corner Duplex located in East Side Costa Mesa Corner of E.19th & Fullerton St. a block from Newport Blvd. Close to The Triangle, Mothers Market, 55/405 Freeways, Airport, Beaches and more. Collect the income or build condos. 6,630 sq.ft. lot. The Front Cottage Apt A is a single level 2bed 2 bath ensuites. 2 porches, wrap around yard with vinyl fence and huge private side yard, 1 car garage 2 driveway parking with side entry. Updated kitchen & baths, vinyl flooring throughout, laundry room includes owned washer/dry and pantry. The Back Apt B is 2 story 3 bed 3 bath (1 +1 downstairs suite) with gated private back yard, large deck upstairs off the kitchen, 3 driveway parking, separate laundry/storage room with coin operated owned washer/dry. Upstairs vaulted ceilings, vinyl, granite counters.

Facts & Features

- Sold On 04/26/2024
- Original List Price of \$1,888,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Forced Air
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Individual Room
- \$92100 Gross Scheduled Income
- \$79900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Entry, Family Room, Kitchen, Laundry, Main Floor Bedroom
- Floor: Carpet, Laminate, Tile
- Appliances: Built-In Range, Dishwasher, Free-Standing Range, Gas Oven, Gas Range, Gas Water Heater, Refrigerator, Water Heater
- Other Interior Features: Balcony, Cathedral Ceiling(s), Ceiling Fan(s), Ceramic Counters, Granite Counters, Living Room Deck Attached, Open Floorplan, Pantry, Recessed Lighting, Storage, Tile Counters, Unfurnished

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Front Yard, Garden, Lawn, Level with Street, Near Public Transit, Sprinklers In Front, Tear Down, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: New Condition, Redwood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$12,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01947727
- Gardener:
- Licenses:
- Insurance: \$4,000
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$3,200	\$3,200	\$3,900
2:	1	3	3	4	Unfurnished	\$4,475	\$4,475	\$6,000

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 1
 - Carpet: 2
 - Dishwasher: 2
 - Disposal: 0
- Drapes: 4
 - Patio: 2
 - Ranges: 2
 - Refrigerator: 1
 - Wall AC: 0

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C5 - East Costa Mesa area
 - Orange County
 - Parcel # 42603128

Michael Lembeck

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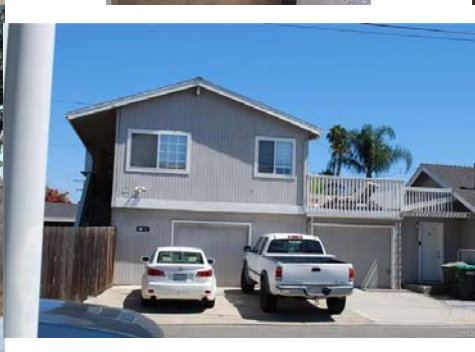
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CUSTOMER FULL: Residential Income LISTING ID: NP24000487

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Closed • Duplex

List / Sold:

\$1,895,000/\$1,820,000 ↓

48 days on the market

34072 El Encanto Ave • Dana Point 92629

**2 units • \$947,500/unit • 2,216 sqft • 4,465 sqft lot • \$821.30/sqft •
Built in 1975**

Listing ID: OC24012581

Located between La Cresta and PCH. Parking available in front of unit A or in the back alley.



MULTIGENERATIONAL LIVING OR INCOME PRODUCING... either way, this Lantern District Duplex offers a great location within minutes to shopping, restaurants, Dana Point Harbor, beach access and so much more. UNIT A: is a 3 bed + 2 bath layout. The entry has direct access to the 2 car garage and then steps that lead up to the living area. The living room offers a fireplace and a balcony off the front of the home. UNIT B: is a newly expanded 2 bedroom + 2 bath, single level layout. The entry is through the back gated patio. Parking for this unit is directly behind the home and has 3 uncovered spots. There are two washers + two dryers with both sets being in the shared garage space. Each unit can be accessed through the garage which is convenient for multigenerational living. Both units have newer windows, Air Conditioning, and a shared, tankless water heater.

Facts & Features

- Sold On 04/26/2024
- Original List Price of \$1,975,000
- 1 Buildings
- Levels: One, Two
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$2,006 (Estimated)
- Laundry: In Garage
- \$85200 Gross Scheduled Income
- \$73605 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Foyer, Kitchen, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom
- Floor: Laminate, Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Cooktop, High Efficiency Water Heater, Microwave, Refrigerator, Tankless Water Heater
- Other Interior Features: Balcony, Cathedral Ceiling(s), High Ceilings, In-Law Floorplan, Living Room Balcony

Exterior

- Lot Features: Back Yard, Front Yard, Park Nearby
- Fencing: Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$8,000
- Electric: \$2,400.00
- Gas: \$360
- Furniture Replacement:
- Trash: \$328
- Cable TV: 01926151
- Gardener:
- Licenses:
- Insurance: \$4,000
- Maintenance: \$75
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$432
- Other Expense:
- Other Expense Description:

Unit Details

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

2: 1 2 2 0 Unfurnished \$3,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- LT - Lantern Village area
- Orange County
- Parcel # 68227210

Michael Lembeck

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Citivest Realty Services, Inc

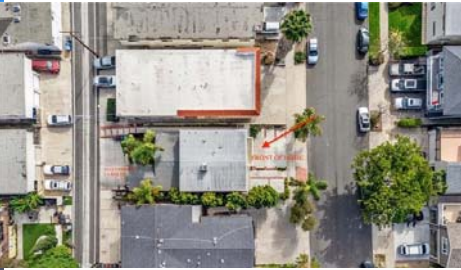
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CUSTOMER FULL: Residential Income LISTING ID: OC24012581

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Closed • Duplex

List / Sold:

\$2,200,000/\$2,310,000 ↑

202 16th St • Seal Beach 90740

4 days on the market

**3 units • \$733,333/unit • 2,356 sqft • 5,155 sqft lot • \$980.48/sqft •
Built in 1939**

Listing ID: PW24051448

Take Seal Beach Blvd and turn right on Electric



Welcome to your exceptional opportunity to purchase 2 parcels that total 5,163 sq ft. in the quaint coastal town of Seal Beach. Nestled along the greenbelt, 202 16th Street boasts a 3,555 sq ft lot and is appraised of a main house and 1-bedroom ADU, whereas the three-car garage, plus 4 to 5 additional off-street parking spaces sit on the other parcel on a 1,608 sq ft lot at 212 16th Street. Combined, this beautifully remodeled property offers a lifestyle of unparalleled charm and convenience. As you step onto the grounds of this remarkable property, you are greeted by ocean breezes and peaceful views of the greenbelt. The main residence boasts an open floor plan with a living and dining room and kitchen all open to each other along with two downstairs bedrooms, an inviting office space and a full bathroom, offering the perfect environment for productivity or relaxation. Upstairs you will discover the gorgeous primary suite, a sanctuary of comfort with a private balcony. With its expansive layout and panoramic views of the surrounding landscape, this space encompasses the entire 2nd floor and provides ultimate privacy. Step outside into the courtyard, where the main residence and the beautifully remodeled ADU converge, offering endless possibilities for outdoor entertainment or peaceful reflection. Should you desire, the courtyard can be effortlessly divided into two separate sanctuaries, giving the main house and the ADU each their own outdoor space with their own gate. The elegant ADU beckons with its timeless allure and modern conveniences. Remodeled to perfection, this one-bedroom retreat offers a haven of comfort and style, with inside laundry facilities ensuring utmost convenience for its occupants. Last, but not least, the three-car garage is a stand alone building that sits on a separate parcel, which also has space for four to five additional Off-street parking spots. This additional parcel offers unparalleled convenience and flexibility, ensuring ample space for vehicles and storage. Situated just a block from the beach and within walking distance to the charming streets of Old Town Seal Beach, this coastal property epitomizes the quintessential California lifestyle, whether strolling along the beaches, exploring the vibrant local boutiques and restaurants, or simply relishing your own private sanctuary, every moment spent here is a celebration of coastal living at its finest.

Facts & Features

- Sold On 04/22/2024
- Original List Price of \$2,200,000
- 2 Buildings
- Levels: One
- 9 Total parking spaces
- Heating: Central
- \$640 (Estimated)
- Laundry: Individual Room
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, Primary Suite, Office
- Appliances: 6 Burner Stove, Dishwasher
- Floor: Laminate
- Other Interior Features: Balcony

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Garden, Greenbelt
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,400
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$400
- Cable TV: 01008773
- Gardener:
- Licenses:

- Water/Sewer: \$400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$6,000
2:	1	1	1	1	Unfurnished	\$0	\$0	\$2,500
3:	1	0	0	3	Unfurnished	\$0	\$0	\$600

Of Units With:

- Separate Electric: 3
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%
- 1A - Seal Beach area
- Orange County
- Parcel # 19906426

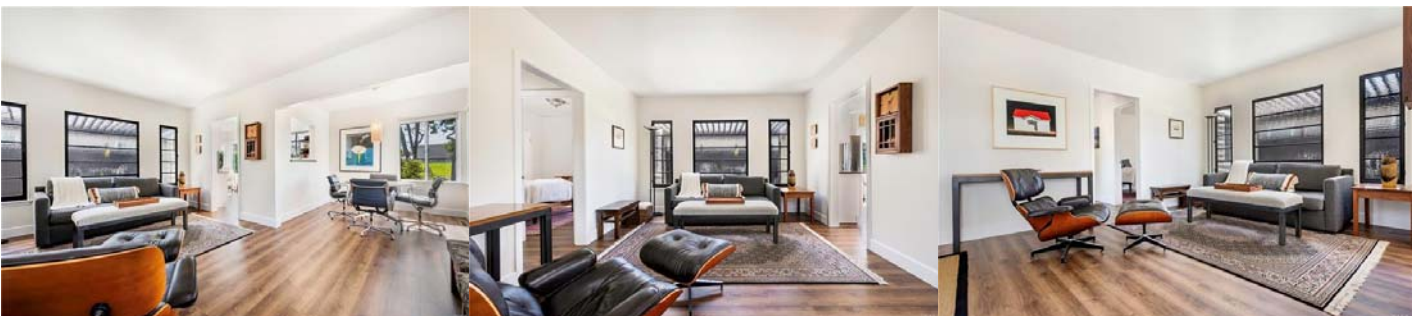
Michael Lembeck

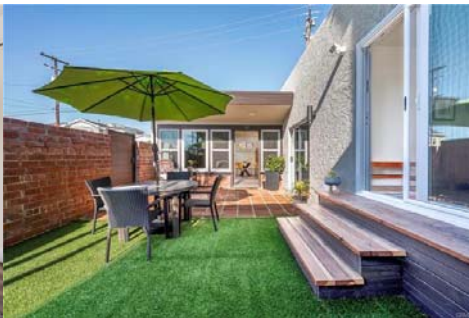
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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Triplex

List / Sold:

\$1,665,000/\$1,550,000 ↓

66 days on the market

712 Williams Dr • Huntington Beach 92648

3 units • \$555,000/unit • 4,064 sqft • 6,098 sqft lot • \$381.40/sqft •
Built in 1979

Listing ID: PW24007434

Take towards Huntington Beach, follow Beach Blvd to Williams Drive



The Williams Apartments is a spacious triplex situated in the highly sought-after rental market of Huntington Beach. This exceptional property boasts an appealing unit mix, featuring a stylish (1) 3-bedroom x 2.5-bathroom townhouse, (1) 2-bedroom x 1.5-bathroom townhouse, and (1) 2-bedroom x 1-bathroom unit. Enhancing the value are four garages and a dedicated laundry room, contributing to additional rental income. The Williams Apartments offer the opportunity to purchase an income-producing asset with a cap rate of 4.53% and \$410 per square foot.

Facts & Features

- Sold On 04/22/2024
- Original List Price of \$1,665,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$786 (Estimated)
- Laundry: Common Area
- \$97320 Gross Scheduled Income
- \$75382 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$27,120
- Electric: \$420.00
- Gas: \$840
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 02188471
- Gardener:
- Licenses:
- Insurance: \$2,032
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense: \$786
- Other Expense Description: Assmnts

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,650	\$2,650	\$2,750
2:	1	2	2	1	Unfurnished	\$0	\$0	\$2,850
3:	1	3	3	1	Unfurnished	\$2,610	\$2,610	\$3,350

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 699 - Not Defined area
- Orange County
- Parcel # 02518019

Michael Lembeck

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PW24007434

Printed: 04/28/2024 8:25:24 AM

Closed • **Commercial/Residential**

List / Sold:

\$1,250,000/\$1,100,000 ↓

95 days on the market

Listing ID: OC23225667

717 E La Habra Blvd • La Habra 90631

**3 units • \$416,667/unit • 3,021 sqft • 6,534 sqft lot • \$364.12/sqft •
Built in 1950**

Harbor to La Habra Blvd



A prime mixed-use commercial property comprised of three units, located in the vibrant heart of La Habra. This versatile space features a storefront facing La Habra Blvd, plus two units - one on the upper level and another on the ground floor. Ideal for a business seeking a strategic and bustling location! Storefront is 1,020 sf. w/ a bathroom and tile flooring. 1 bedroom / 1 bath downstairs unit is 951 sf. and also includes additional room/office space. 2 bedroom / 1 bath upstairs unit is 1,050 sf. Building has all of units leased at this time, Month to Month (Would love to stay if you choose). Freshly remodeled upstairs w/ beautiful beamed ceilings and views. Close to parks, schools, City Hall and businesses. Close to 57 freeway as well as the 60. Upstairs 2 bedroom unit has New vinyl flooring/carpet, new shower, new plumbing, new windows, electrical upgraded, fresh paint. Roof was replaced approximately 8 years ago. Washer/Dryer in downstairs garage are included in sale, upstairs washer/dryer not included with sale, however it has available hook-ups. Property is priced to move, and has some value add opportunities to increase your cash flow. Amply accommodates parking with space for eight cars, including a convenient two-car garage. Additionally, this unique property features an expansive outdoor parking area, providing ample room for parking/storage needs.

Facts & Features

- Sold On 04/23/2024
- Original List Price of \$1,699,000
- 1 Buildings
- 10 Total parking spaces
- Cooling: See Remarks, Wall/Window Unit(s)
- Heating: See Remarks, Wall Furnace
- \$1,095 (Estimated)
- Laundry: Dryer Included, In Garage, Individual Room, Inside, Upper Level, See Remarks, Stackable, Washer Included
- Cap Rate: 5.5
- \$66000 Gross Scheduled Income
- \$29006 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Dressing Area, Entry, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom, Primary Suite, Office, See Remarks
- Other Interior Features: Beamed Ceilings, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Granite Counters, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Storage, Two Story Ceilings, Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre, Lot 6500-9999, Level, Near Public Transit, No Landscaping, Park Nearby
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link, Good Condition, Privacy, Security, See Remarks, Stucco Wall, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$29,006
- Electric: \$200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$23
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,967
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$40
- Other Expense: \$1,663
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$0	\$0	\$2,400
2:	1	2	1	2	Unfurnished	\$2,000	\$2,000	\$2,800
3:	1	0	1	0	Unfurnished	\$1,000	\$1,000	\$3,200

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 87 - La Habra area
 - Orange County
 - Parcel # 30312408

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CUSTOMER FULL: Residential Income LISTING ID: OC23225667

Printed: 04/28/2024 8:25:26 AM

Closed • **Apartment**

List / Sold:

\$2,499,000/\$2,475,000 ↓

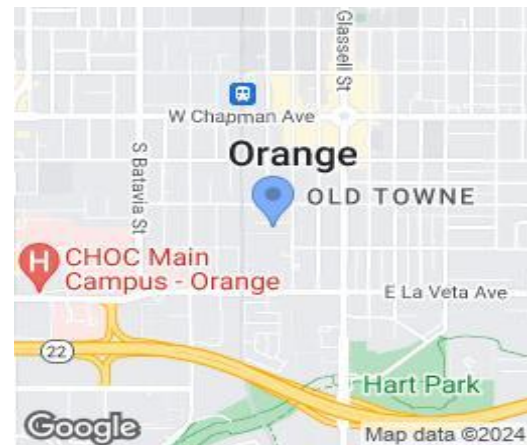
13 days on the market

Listing ID: OC24059676

338 W Kelly Ave • Orange 92866

**4 units • \$624,750/unit • 4,315 sqft • 9,450 sqft lot • \$573.58/sqft •
Built in 1969**

S/Palmyra and W/Lemon



IF PRIDE OF OWNERSHIP AND EASY FINANCING ARE YOUR BUYER'S PRIORITY, THEN BE SURE TO CHECK OUT THIS 4-PLEX!!! SEE SUPPLEMENT ATTACHED TO THIS LISTING FOR FINANCIAL ANALYSIS AND LIST OF REMODEL IMPROVEMENTS!!! ALSO, OWNER WILL CARRY FIRST T.D. LOAN with no prepay penalty for up to 10 years with min. down of 30%... Year (one) at 5%, year (two) at 5.5% and year (3) at 6%. Remaining terms are negotiable!!! Great opportunity for your Buyer!!! This OUTSTANDING 4-PLEX INVESTMENT in a GREAT LOCATION IN THE CITY OF ORANGE HAS IT ALL ---- SUPERB CONDITION!!! - GREAT INCOME AT \$139,200 per yr.!!! - EXCEPTIONAL PROPERTY MANAGEMENT!!! "METICULOUSLY REMODELED" and "EXPERTLY MANAGED" over the last 6 years by one of Orange County's most discerning apartment owners. This 4-Plex is a true gem giving the term "TURNKEY PROPERTY" a new meaning. Virtually nothing to do when taking over this very well managed and remodeled 4-plex. Just purchase it and start collecting rents. It's highly unlikely that you will find a nicer more well maintained 4-Plex investment in Orange County. Located on a very nice and quiet Cul-de-sac street within walking distance of the "Traffic Circle" in "Old Towne Orange" and "Chapman College". All Brand New Central Heat and Air Conditioning for each unit. New Central Water water heater in laundry room. Ceilings in downstairs units have been insulated to quiet any noise from tenants above. New Roof, completely remodeled Kitchens and Bathrooms Including Tubs/Shower enclosures. All new window coverings. All new kitchen appliances. Purchase price includes new, in 2018, REFRIGERATORS AND 4 STACKED WASHER AND DRYER UNITS IN CENTRAL LAUNDRY ROOM FOR EACH TENANT. New Ceiling fans in all Living rooms, dining rooms and bedrooms. New canned lighting in kitchen ceilings. All new vinyl windows. Complete New Landscaping including beautiful artificial turf. Parking area Paving and Striping are in great condition having been repaved in 2018. All New Flooring in All units. All New complete Wood Fencing. Four Stacked Clothes Washers in central laundry owned by Seller. Therefore each tenant has their own designated washer/dryer which is free to use by each tenant. This is truly a property you must see to believe and appreciate. So, if you want to invest in the best 4-plex investment in Orange County, look no further. You have just found it!!!

Facts & Features

- Sold On 04/23/2024
- Original List Price of \$2,499,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,037 (Assessor)
- Laundry: Common Area, Community, Dryer Included, Electric Dryer Hookup, Gas Dryer Hookup, Individual Room, Stackable, Washer Hookup, Washer Included
- \$139200 Gross Scheduled Income
- \$87264 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Built-In Range
- Other Interior Features: Balcony, Block Walls, Granite Counters, Unfurnished, Wired for Data

Exterior

- Lot Features: Cul-De-Sac, Front Yard, Garden, Lawn, Level with Street, Lot 6500-9999, Rectangular Lot, Sprinkler System
- Fencing: Masonry, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$49,152
- Insurance: \$2,996

- Electric: \$658.00
- Gas: \$1,596
- Furniture Replacement:
- Trash: \$1,626
- Cable TV: 00745605
- Gardener:
- Licenses:

- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,763
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$3,530	\$3,530	\$3,530
2:	1	3	2	1	Unfurnished	\$3,530	\$3,530	\$3,530
3:	1	2	2	1	Unfurnished	\$2,450	\$2,450	\$2,665
4:	1	1	1	1	Unfurnished	\$2,090	\$2,090	\$2,274

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- OTO - Old Towne Orange area
- Orange County
- Parcel # 39064117

Michael Lembeck

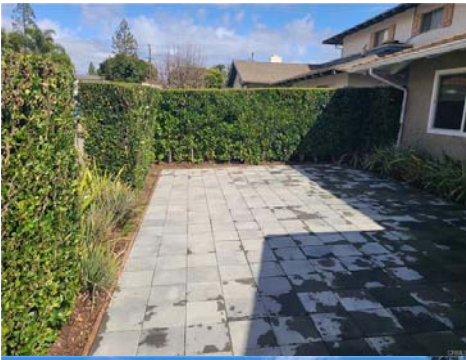
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

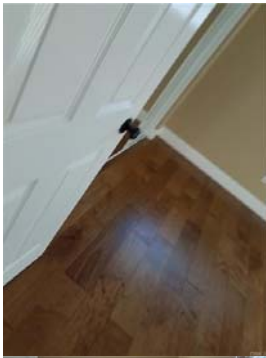
 Click arrow to display photos













Closed • **Apartment**

List / Sold:

\$1,900,000/\$1,850,000 ↓

36 days on the market

124 W Truslow Ave • Fullerton 92832
5 units • **\$380,000/unit** • **3,887 sqft** • **.2 acre(s) lot** • **\$475.95/sqft** •
Built in 1992

Listing ID: OC24044863

Cross Streets of West Truslow Avenue & South Harbour Boulevard



124 West Truslow Avenue is a 5-unit multifamily investment property located in Fullerton, one of the premier rental markets in Orange County, California. Built in 1992, the property offers a highly desirable mix consisting of 1, one-bedroom unit and 4, two-bedroom units, of which 2 are townhomes. Amenities include ample surface and garage parking, private patios or balconies, and an on-site laundry facility. 124 West Truslow Avenue is located within walking distance of Downtown Fullerton, placing residents moments away from a wide variety of shopping, dining, and entertainment options. Additionally, the property is just over 0.30 miles from three regional shopping centers, Fullerton Town Center, Orangefair Marketplace, and Fullerton Metrocenter, placing residents moments away from 1 million square feet of combined retail space. Furthermore, the property benefits from its proximity to higher-education institutions including Fullerton College and California State University, Fullerton (CSUF), both major housing drivers for the area. 124 West Truslow Avenue also benefits from its close proximity to State Route 91, providing residents with easy access to employment hubs throughout Orange, Los Angeles, and Riverside Counties.

Facts & Features

- Sold On 04/26/2024
- Original List Price of \$1,900,000
- 3 Buildings
- Levels: One
- 12 Total parking spaces
- \$1,293 (Assessor)
- Laundry: Community
- Cap Rate: 4.3
- \$124901 Gross Scheduled Income
- \$81686 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$40,761
- Electric: \$1,508.00
- Gas: \$1,508
- Furniture Replacement:
- Trash: \$1,508
- Cable TV: 02121641
- Gardener:
- Licenses:
- Insurance: \$2,250
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,508
- Other Expense: \$9,293
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,619	\$1,619	\$2,195
2:	4	2	2	9	Unfurnished	\$8,790	\$8,790	\$10,380

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 699 - Not Defined area
- Orange County
- Parcel # 03225307

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