

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	SW23046655	S	122 E El Portal	SC	699	TRUS	2	\$36,600	3	\$1,499,000 	\$629.04	2383	1964/ASR	5,266/0.1209	N	2	04/25/23	3/3
2	NP23005180	S	5376 Nelson ST	CYP	80	STD	2	\$0		\$877,000	\$522.02	1680	1965/EST	7,126/0.1636	N	2	04/24/23	18/18
3	OC23005674	S	26291 Via California A & B	DP	CB	TRUS	2	\$95,400		\$1,800,000 	\$486.49	3700	1958/ASR	9,074/0.2083	N	4	04/24/23	70/70
4	NP23022962	S	505 38th ST	NB	N8	TRUS	2	\$0		\$2,400,000 	\$1,628.22	1474	1940/PUB	2,823/0.0648	N	2	04/26/23	13/13
5	OC23017181	S	416 Legion/575 Through ST	LB	LV	STD	3	\$252,000	4	\$3,900,000 	\$1,147.06	3400	1934/ASR	5,227/0.12	N	5	04/27/23	46/206
6	PW22187827	S	2041 E Washington AVE	ORG	OTO	TRUS	3	\$57,960		\$950,000 	\$361.49	2628	1961/ASR	8,429/0.1935	N	3	04/24/23	214/214

Closed • Duplex

List / Sold:

\$1,505,000/\$1,499,000 ↑

3 days on the market

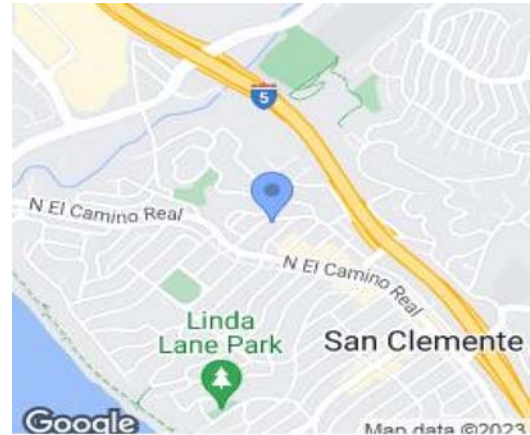
122 E El Portal • San Clemente 92672

2 units • **\$752,500/unit** • **2,383 sqft** • **5,266 sqft lot** • **\$629.04/sqft** •

Built in 1964

exit palizada

Listing ID: SW23046655



Great opportunity to own an income producing property on the west side of freeway. Just blocks away from downtown, pier, and beaches. Upstairs unit has peak ocean view. It is a two bedroom and one bath unit. Laminate flooring throughout living room, hallway, and one bedroom. It also comes with a carport and semi private use yard. Upstairs unit was built over the garage and carport. So no one is above or below the other unit. The downstairs unit is three bedroom and 1.75 baths. Master bedroom has his and her closets. Secondary bedroom comes with a walkin closet. It has a separate laundry room off the kitchen. There is currently laminate flooring through the home, but I was told from tenant that the original hardwood is still intact underneath. It has a good size front and side yard. There is also a little artist studio in the back. Downstairs unit also comes with a two car garage. This unit has two water heaters servicing it so hot water is always ready. So much potential for this property! This is a great opportunity for long term rental income. So much upside. Don't let this one pass you by!

Facts & Features

- Sold On 04/25/2023
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: One, Two
- 3 Total parking spaces
- 1 Total carport spaces
- Heating: Forced Air, Wall Furnace
- \$22 (Estimated)
- Laundry: Individual Room
- Cap Rate: 3
- \$36600 Gross Scheduled Income
- \$31286.64 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Irregular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,313
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01353781
- Gardener:
- Licenses:
- Insurance: \$1,892
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense: \$1,321
- Other Expense Description: taxes

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,175	\$14,100	\$2,175
2:	1	3	2	2	Unfurnished	\$1,875	\$22,500	\$2,875

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator: 1
- Wall AC:

Additional Information

- Trust sale

- 699 - Not Defined area
- Orange County
- Parcel # 05715401

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: SW23046655

Printed: 04/30/2023 7:22:10 AM

Closed • Duplex

List / Sold: **\$877,000/\$877,000**

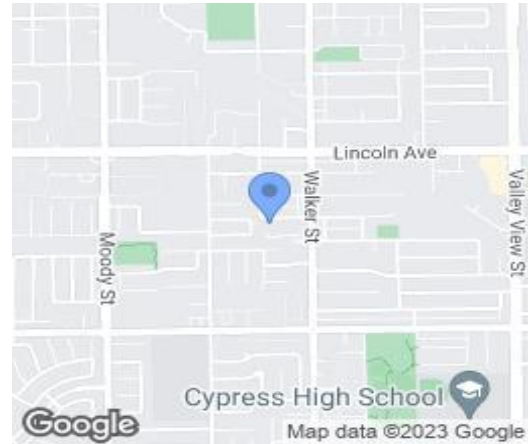
5376 Nelson St • Cypress 90630

18 days on the market

2 units • \$438,500/unit • 1,680 sqft • 7,126 sqft lot • \$522.02/sqft • Built in 1965

Listing ID: NP23005180

Cross Streets: Nelson Street & Walker Street



FANTASTIC DUPLEX! ATTENTION DEVELOPERS, BUILDERS, AND INVESTORS, THIS PROPERTY IS FOR YOU!! There are no investment properties in Cypress with a lot size of 7,126 sq. ft. so don't hesitate! This property consists of two units on this oversized lot, both units have 2 bedrooms, 1 bath. Independent water meter, gas meter, and electric. Rear unit address is 5378 Nelson Street. Rear unit has a 2 car garage and nice sized front yard. Front unit address is 5376 Nelson Street. Front unit has existing driveway and plenty of room to add on. Both units have washer/dryer hook-ups. Located in Cypress school district, close to shopping, parks, and nationally ranked Oxford Academy. This Property is ready to be your design dream project!

Facts & Features

- Sold On 04/24/2023
- Original List Price of \$877,000
- 2 Buildings
- Levels: One, Multi/Split
- 2 Total parking spaces
- \$506 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 2124657
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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

- 80 - Cypress North of Katella area
- Orange County
- Parcel # 24432230

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: NP23005180

Printed: 04/30/2023 7:22:10 AM

Closed • Duplex

List / Sold:

\$1,950,000/\$1,800,000 ↓

70 days on the market

Listing ID: OC23005674

26291 Via California A & B • Dana Point 92624

2 units • \$975,000/unit • 3,700 sqft • 9,074 sqft lot • \$486.49/sqft • Built in 1958

Camino Las Ramblas R on Via California property is on the right where Via Espinoza intersects, next to the vacant lot



2 separate contemporary homes on 1 large 9,100' lot located in the highly desirable "Palisades" neighborhood of Dana Point. This is an outstanding opportunity for an investor or owner occupant. The front home is a large 4 bdrm. 3 ba., 2,350sf (nt) home that was built in 2007 and remodeled in 2018. 3 bedrooms downstairs & one bdrm up. The down master is appropriately amenitized with a fireplace. As you go upstairs to the main living area you will find a 4th bedroom/office and a huge family/kitchen grand room with balconies off the front and back. The back balcony has an expansive 700sf lanai w/ peek a-boo ocean/city views & a large wrap around hard scaped backyard downstairs. The smaller 2bd. 2 ba. home (approx 1350 sf) is located in the back of the lot and features a large enclosed patio/flex room. This rear home is detached from the front home and was remodeled in 2019 and has it's own private back yard. City light views can be enjoyed off the back of both homes. Both are nicely amenitized and currently occupied by excellent tenants who are on a month to month lease. This is a very appealing family neighborhood in an excellent location. One short block from Palisades Elementary School. Being in this highly desirable "Palisades" neighborhood is a huge plus point for this property. Both homes feature solid wood floors, LED lighting throughout, quartz counter tops in the bathrooms, stainless steel appliances, a 2 car garage for each unit, Central A/C and very popular white shaker style cabinetry.

Facts & Features

- Sold On 04/24/2023
- Original List Price of \$2,200,000
- 2 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Cooling: Central Air, Electric, ENERGY STAR Qualified Equipment
- Heating: Central, Forced Air, High Efficiency
- \$2,036 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Garage, Stackable
- \$95400 Gross Scheduled Income
- \$62300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Attic, Den, Entry, Family Room, Great Room, Kitchen, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Suite, Walk-In Closet
- Floor: Carpet, Tile, Wood
- Appliances: Convection Oven, Dishwasher, Electric Water Heater, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Disposal, Gas Oven, Gas Cooktop, Microwave, Range Hood, Recirculated Exhaust Fan, Refrigerator, Self Cleaning Oven, Water Heater, Water Line to Refrigerator
- Other Interior Features: Balcony, Bar, Beamed Ceilings, Built-in Features, Cathedral Ceiling(s), Copper Plumbing Partial, Granite Counters, High Ceilings, Living Room Deck Attached, Open Floorplan, Recessed Lighting, Stone Counters, Storage, Unfurnished, Wired for Data

Exterior

- Lot Features: Back Yard, Bluff, Landscaped, Lawn, Lot 6500-9999, Rectangular Lot, Park Nearby, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer, Treed Lot, Yard
- Waterfront Features: Ocean Side of Freeway
- Security Features: Carbon Monoxide Detector(s), Fire
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters, Sump Pump

Annual Expenses

- Total Operating Expense: \$33,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01904891
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$4,250	\$4,250	\$4,500
2:	1	3	2	2	Unfurnished	\$3,700	\$3,700	\$3,900

Of Units With:

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

Additional Information

- Trust sale
- CB - Capistrano Beach area
- Orange County
- Parcel # 69140120

Michael Lembeck

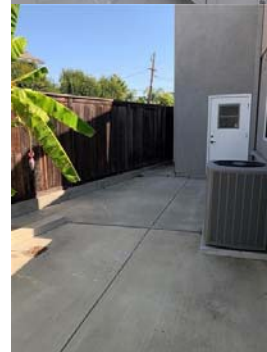
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: OC23005674

Printed: 04/30/2023 7:22:12 AM

Closed • Duplex

List / Sold:

\$2,399,000/\$2,400,000 ↑

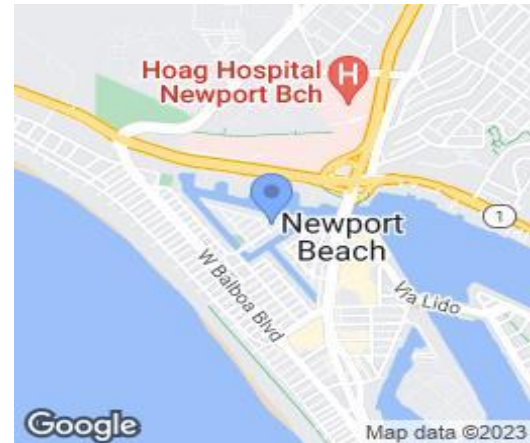
13 days on the market

Listing ID: NP23022962

505 38th St • Newport Beach 92663

2 units • \$1,199,500/unit • 1,474 sqft • 2,823 sqft lot • \$1628.22/sqft •
Built in 1940

Balboa to 38th Street.



Opportunities abound with this charming bungalow-style Duplex on Newport Island. This is a great opportunity for an owner-user to live in this amazing neighborhood while, at the same time, generating monthly income. These units would make for fabulous long-term rentals as tenant demand is very strong on the island due to the location and the uniqueness of the neighborhood. Also, this could be a phenomenal opportunity for someone who would like to start fresh and build their dream home in one of Newport Beach's most coveted neighborhoods. The new construction possibilities include a single-family residence with an ADU, a duplex or possibly even two condos. Per the city, total allowable build up to 3,840 sq. ft. including garages. Both units have two bedrooms and one bathroom and they share a two car garage and a laundry. The charming front unit is on the ground level with no steps and move-in ready. Tenants enjoy a sizable front patio for outdoor dining & relaxing, a quaint living space with wood-like floors, wainscoting, a dining room and an updated kitchen. The back unit, which is located over the garage, is just as charming with a lanai, perfect for morning coffee, a Dutch door and ample living space. Situated on one of the eight islands in Newport Harbor, this neighborhood is about as special as you can get. Residents enjoy a gorgeous waterfront park equipped with a playground, a half basketball court, grill area and a baby beach that overlooks the channel. On any given day, you will find islanders launching paddle boards and kayaks from the baby beach as well as from various inlets around the neighborhood. Some residents lease moorings from the City of Newport Beach, which are located around the island. It's a quick walk across the bridge and down two blocks to the locals' favorite beach and surf spot. This is a community that enjoys getting together. Residents gather for parties in the park, for just about every major holiday and several times throughout the summer. Newport Island looks and feels very much like a private community but, in fact, it's not. There are no monthly HOA dues. In addition to the island, enjoy all that Newport Beach has to offer. Walk to several other nearby parks or bike to the Newport Beach Pier, Marina Park and The Balboa Fun Zone. Stroll the Peninsula and Lido Village for all of the fabulous shopping and dining establishments.

Facts & Features

- Sold On 04/26/2023
- Original List Price of \$2,399,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$508 (Estimated)
- Laundry: Common Area, Dryer Included, Washer Included
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Main Floor Master Bedroom
- Appliances: Gas Oven, Gas Range
- Other Interior Features: Unfurnished, Wainscoting

Exterior

- Lot Features: Rectangular Lot, Park Nearby
- Fencing: Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02014153
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished			\$4,000
2:	1	2	1	1	Unfurnished			\$3,500

Of Units With:

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

Additional Information

- Trust sale
- N8 - West Newport - Lido area
- Orange County
- Parcel # 42306404

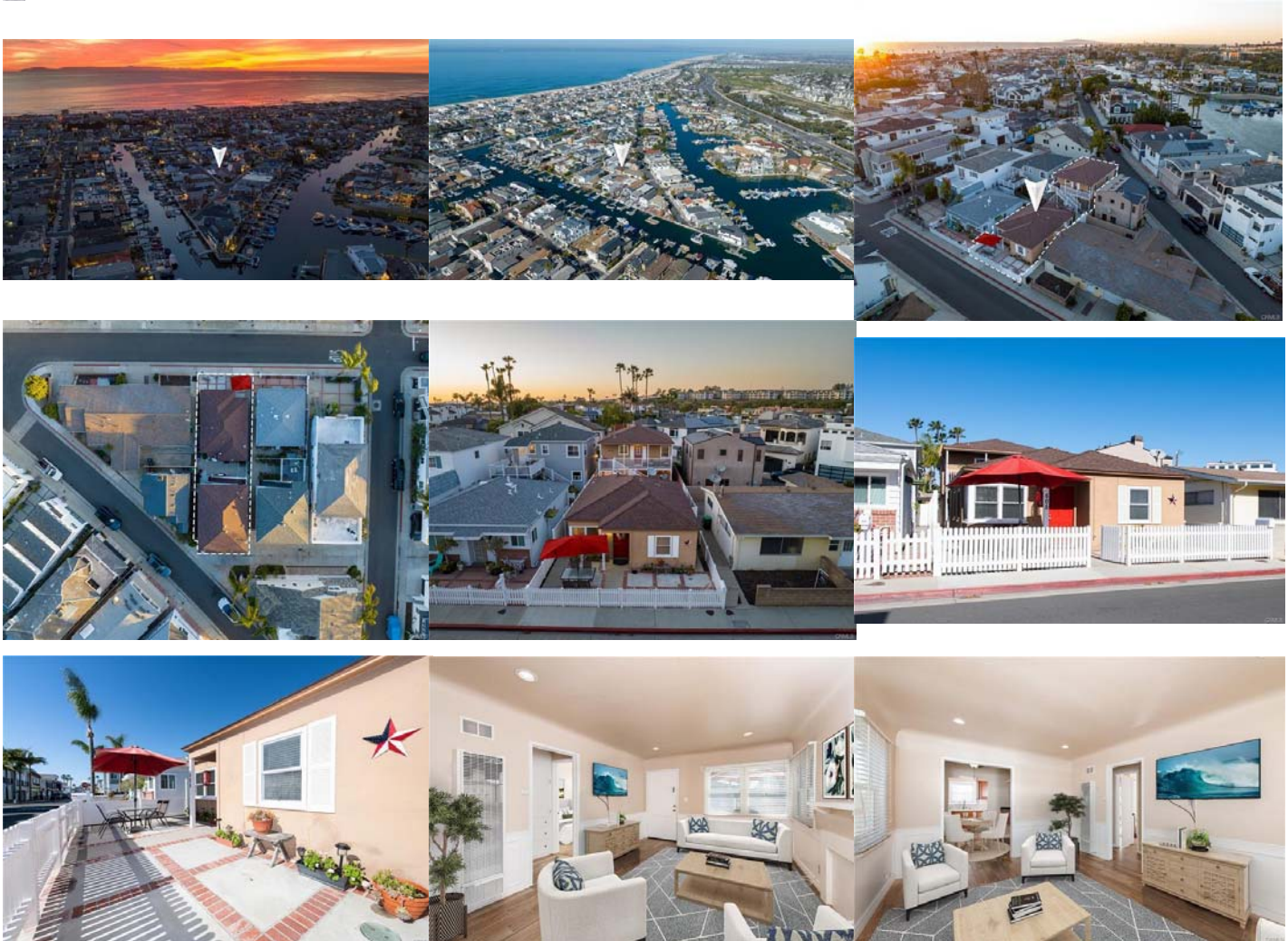
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: NP23022962

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Closed • Duplex

List / Sold:

\$4,200,000/\$3,900,000 ↓

46 days on the market

Listing ID: OC23017181

416 Legion/575 Through St • Laguna Beach 92651

3 units • \$1,400,000/unit • 3,400 sqft • 5,227 sqft lot • \$1147.06/sqft • Built in 1934

PCH to Legion. Property is on the corner of Legion Street and Through Street.



Are you searching for the ultimate coastal living experience? Look no further! This stunning turnkey 3 Units on 1 Lot (Separable into 2 Lots to be verified with the City of Laguna Beach), located just one block from PCH in the desirable Laguna Village, is the perfect blend of luxury and comfort. This property boasts a host of breathtaking features that have been expertly renovated to the highest standards. Step inside the Laguna Beach charmed cottages and be greeted by contemporary sophistication, with state-of-the-art appliances, designer tiles, and high-end finishes throughout. This magnificent property consists of two buildings plus an art studio, with a total of three units to choose from. Unit #1 features two bedrooms, two bathrooms, and a bonus art studio with a large outdoor patio. Unit #2 boasts stunning ocean views from the primary bedroom, living room, kitchen, dining area, and outdoor decks - perfect for entertaining guests. This 3 bedroom, 3 bathroom unit is bathed in natural light, thanks to its high ceilings, large windows, and ample outdoor space. Downstairs, you'll find Unit #3 - a cozy and inviting 1 bedroom, 1 bathroom unit with a large living room, walk-out patio, kitchen, and ample storage space. With its prime location just a block away from downtown Laguna and its array of restaurants, five-star hotels, picturesque beaches, and more, this property is a rare gem for those seeking the ultimate coastal lifestyle. So, don't wait any longer. Book a viewing today and discover the ultimate coastal living experience.

Facts & Features

- Sold On 04/27/2023
- Original List Price of \$4,200,000
- 3 Buildings
- Levels: One, Multi/Split
- 5 Total parking spaces
- Heating: Forced Air
- \$2,000 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 4.1
- \$252000 Gross Scheduled Income
- \$178920 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom
- Floor: Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Water Heater
- Other Interior Features: Balcony, Cathedral Ceiling(s), Quartz Counters, Two Story Ceilings

Exterior

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

Annual Expenses

- Total Operating Expense: \$28,080
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02202881
- 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	3	2	Unfurnished	\$0	\$0	\$11,000

2:	1	2	2	2	Unfurnished	\$0	\$0	\$7,000
3:	1	1	1	0	Unfurnished	\$0	\$0	\$3,000

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
- LV - Laguna Village area
 - Orange County
 - Parcel # 64404310

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Triplex**

List / Sold: **\$1,099,000/\$950,000** ↓

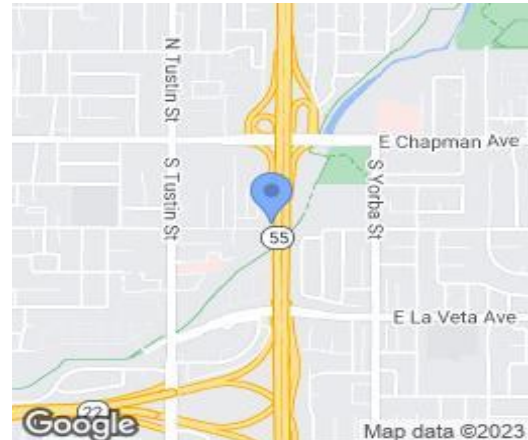
2041 E Washington Ave • Orange 92866

214 days on the market

**3 units • \$366,333/unit • 2,628 sqft • 8,429 sqft lot • \$361.49/sqft •
Built in 1961**

Listing ID: PW22187827

S Wayfield St & Palmyra Ave - End of Cul De Sac on Left



Looking for a Triplx in a very high demand rental area? This property features Three 2 bedroom 1 Bathroom units. The City of Orange is one of Southern California's high demand rental areas. The property is located near Freeways, Employment, Shopping & Entertainment. Please have a look at a great Triplex. Also please note if you drive by the property the back of the unit faces Washington and the front of the unit faces Palmyra.

Facts & Features

- Sold On 04/24/2023
- Original List Price of \$1,134,000
- 1 Buildings
- 6 Total parking spaces
- \$745 (Estimated)
- Laundry: See Remarks
- \$57960 Gross Scheduled Income
- \$52164 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Irregular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,000
- Electric: \$1,000.00
- Gas: \$1,000
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 02202889
- 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	2	1	1	Unfurnished	\$1,798	\$1,798	\$1,835
2:	1	2	1	1	Unfurnished	\$1,798	\$1,798	\$1,835
3:	1	2	1	1	Unfurnished	\$1,716	\$1,716	\$1,760

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
- OTO - Old Towne Orange area
- Orange County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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