

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	OC21235988	S	18862 E VINE AVE	ORG	75	STD,TRUS	2	\$72,000		\$900,000↑	\$418.99	2148	1970/PUB	6,750/0.155	N	0	04/25/22	111/111
2	PW22032300	S	724 N Morgan ST #A	ORG	75	STD	2	\$52,200		\$1,265,000↓	\$544.09	2325	1972/ASR	6,534/0.15	N	3	04/29/22	12/12
3	OC22053087	S	3805 Valencia DR W	FUL	83	STD	2	\$55,000		\$842,000↑	\$442.69	1902	1927/PUB	7,394/0.1697	N	0	04/25/22	7/7
4	NP22003706	S	210 Collins AVE	NB	N9	STD	2	\$120,000		\$3,755,000↓	\$2,133.52	1760	1966/ASR	2,614/0.06	N	2	04/27/22	25/25
5	RS22087884	S	610 S Grand ST	ORG	OTO	STD	2	\$61,200		\$1,200,000	\$907.72	1322	1920/EST	6,534/0.15	N	2	04/25/22	0/0
6	NP22007350	S	221 Ogle ST	CM	C5	STD	3	\$0		\$2,175,000↓		0	1948/ASR	5,663/0.13	N	3	04/27/22	49/49
7	OC22086267	S	18312 Patterson LN	HB	16	STD	4	\$99,300		\$2,000,000	\$450.35	4441	1972/APP	10,454/0.24	N	6	04/27/22	0/0
8	OC22037237	S	5502 Fernhill CIR	HB	17	STD	4	\$7,650		\$2,225,000↓	\$493.35	4510	1965/ASR	9,148/0.21	N	4	04/26/22	6/6
9	PW22057509	S	7921 2ND ST #1	STAN	61	STD	4	\$127,200		\$2,800,000↑	\$291.67	9600	2018/SLR	15,246/0.35	N	3	04/27/22	12/12
10	PW22042073	S	1045 W Bishop ST	SA	69	STD	4	\$76,800		\$1,360,000↑	\$453.33	3000	1957/PUB	7,745/0.1778	N	2	04/29/22	12/12
11	PW22030040	S	617 E Ocean	SLB	1A	TRUS	5	\$95,295		\$3,900,000	\$973.05	4008	1955/PUB	5,663/0.13	N	4	04/29/22	3/3
12	PW21153126	S	14225 Newport AVE	TUS	71	STD	6	\$102,120		\$1,900,000↓	\$576.11	3298	1953/PUB	18,104/0.4156	N	6	04/28/22	224/224
13	WS22035325	S	7561 7571 Warner AVE	HB	699	STD	6	\$0		\$2,900,000	\$511.10	5674	1978/ASR	11,761/0.27	N	6	04/25/22	14/14
14	LG22031036	S	673 Victoria ST #A	CM	C2	STD	12	\$108,610		\$6,250,000↓	\$651.04	9600	1960/ASR	34,882/0.8008	N	12	04/25/22	0/0

Closed • Duplex

List / Sold: **\$879,000/\$900,000** ↑

18862 E VINE AVE • Orange 92869

111 days on the market

2 units • **\$439,500/unit** • **2,148 sqft** • **6,750 sqft lot** • **\$418.99/sqft** •

Listing ID: OC21235988

Built in 1970

EAST CHAPMAN AVE / EAST OF HEWES ST



Amazing Investment opportunity!!! 2 Units on a single lot. Villa Park adjacent. Huge headache free Cash Flow! Centrally located near Schools, Parks and services. This is an opportunity to own a large lot with room for expansion of a 3rd unit in the highly desirable area of El Modena within the unincorporated city of Orange. Drive by only! Do not disturb tenants. Offered as is! Front unit is 3 bedroom 1 bath. Back unit is 4 bedroom 2 baths. The duplex is not Permitted. On title shows SFR (single family residence). Its zoned R4 Showing available only on accepted offer! Long term Tenants will stay.

Facts & Features

- Sold On 04/25/2022
- Original List Price of \$879,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air, Natural Gas
- \$7,204 (Public Records)
- Laundry: Dryer Included, Electric Dryer Hookup, Gas & Electric Dryer Hookup, Inside
- \$72000 Gross Scheduled Income
- \$72000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom
- Appliances: Dishwasher, Double Oven, Disposal, Gas & Electric Range, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Microwave

Exterior

- Lot Features: 2-5 Units/Acre, Lot 6500-9999, Level, Near Public Transit
- Sewer: Sewer On Bond

Annual Expenses

- Total Operating Expense: \$700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance: \$700
- 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	4	2	0	Unfurnished	\$3,000	\$3,000	\$3,100
2:	1	3	1	0	Unfurnished	\$3,000	\$3,000	\$3,100

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard, Trust sale
- 75 - Orange, Orange Park Acres E of 55 area
- Orange County
- Parcel # 38308272

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: OC21235988

Printed: 05/01/2022 9:40:27 AM

Closed • Duplex

List / Sold:

\$1,300,000/\$1,265,000 ↓

12 days on the market

Listing ID: PW22032300

724 N Morgan St # A • Orange 92867

2 units • \$650,000/unit • 2,325 sqft • 6,534 sqft lot • \$544.09/sqft • Built in 1972

KATELLA/WANDA/COLLINS



Welcome to 724 N Morgan Street! Located in the heart of Orange County, bordering the city of Villa Park, this is an incredible opportunity to own two well-maintained and remodeled units in a highly desirable neighborhood. The property is situated on a large corner lot with a beautifully landscaped wrap-around front yard. The side-by-side units have wonderful long-term tenants, and both feature their own private & enclosed patios, brand new HVAC's, upgraded plumbing & electrical, laundry located in the garage, one shared wall and nobody above or below! Unit A is a single-story home with 2 bedrooms, 2 bathrooms, 1,062 sq ft and an attached single-car garage. The interior comes fully remodeled with an open-concept floor plan, updated kitchen with new appliances, new carpet and tile flooring throughout and renovated bathrooms. Additionally, Unit A offers a Nest thermostat, cooling whole house fan and improved attic insulation. Unit B is a two-story home with 3 bedrooms (primary bedroom downstairs), 2 full bathrooms, 1,263 sq ft and a two-car garage. Featuring a partially remodeled kitchen including refinished cabinets, newer appliances, and tile flooring. Both bathrooms have been beautifully updated to meet the desired needs of future homeowners. Properties in this area rarely become available, don't let this one pass you by!

Facts & Features

- Sold On 04/29/2022
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: One, Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$505 (Estimated)
- Laundry: In Garage
- \$52200 Gross Scheduled Income
- \$48210 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, See Remarks, Walk-In Closet, Walk-In Pantry
- Floor: Carpet, Tile
- Appliances: Dishwasher, Electric Range, Electric Cooktop, Disposal, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Water Heater Central
- Other Interior Features: Open Floorplan, Pantry, Recessed Lighting, Storage

Exterior

- Lot Features: Back Yard, Corner Lot, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,990
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,950
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,040
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,050	\$2,050	\$2,500
2:	1	3	2	2	Unfurnished	\$2,300	\$2,300	\$2,900

Of Units With:

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

Additional Information

- Standard sale
- 75 - Orange, Orange Park Acres E of 55 area
 - Orange County
 - Parcel # 38317318

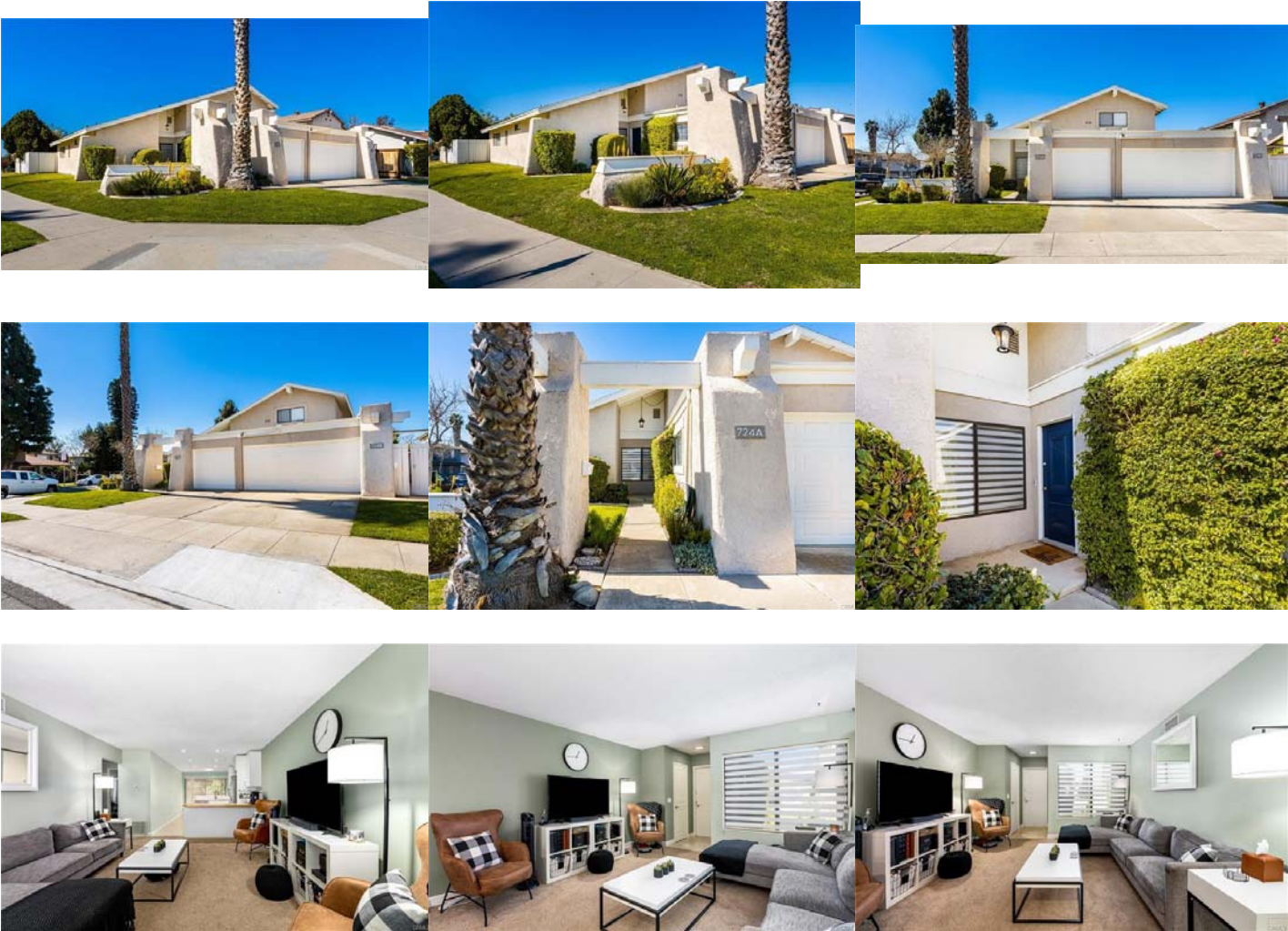
Michael Lembeck

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

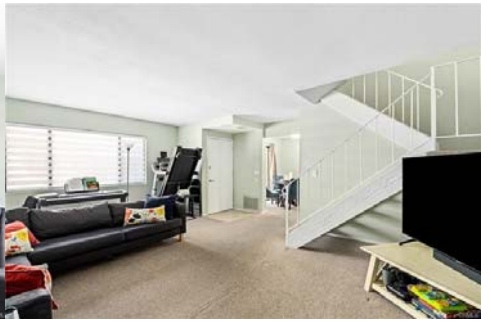
Re/Max Property Connection

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

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Closed • **Single Family Residence**

List / Sold: **\$840,000/\$842,000** ↑

3805 Valencia Dr W • Fullerton 92833

7 days on the market

**2 units • \$420,000/unit • 1,902 sqft • 7,394 sqft lot • \$442.69/sqft •
Built in 1927**

Listing ID: OC22053087

West of Magnolia



Welcome to 3805 and 3807 W. Valencia. Wonderful opportunity to own a "Duplex" in the city of Fullerton, which just so happens to be in the "Opportunity Zone". Please see Ca State Website <https://opzones.ca.gov/> for more information. 3805 is an original "Craftsman Style" home built in 1927 with a Charming Front Porch! The home was built as a 2 bedroom 1 bath, but over the years a patio was enclosed and used as a Bedroom and adjacent to one of the Bedrooms is an Office/Playroom! The kitchen, as always, will bring guests together and the Charming Living Room is Light & Bright! All new Paint, Vinyl Plank Floors, and Carpets. Don't miss the Carriage House and the spacious Back Yard. 3807 was built approximately in 1959. It also has 2 bedrooms and 1 bath, Vinyl Floors and Carpet, Upgraded Kitchen and Bathroom, Private Back Yard with Storage Shed, and a Long Driveway; great for those extra cars! Both homes together are unfurnished and have separate meters.

Facts & Features

- Sold On 04/25/2022
- Original List Price of \$840,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside
- \$55000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Converted Bedroom, Kitchen, Laundry, Main Floor Bedroom, See Remarks
- Floor: Carpet, Tile, Vinyl, Wood
- Appliances: Water Heater
- Other Interior Features: Ceiling Fan(s), Unfurnished

Exterior

- Lot Features: Level with Street, Lot 6500-9999, Level, Utilities - Overhead
- Security Features: Smoke Detector(s)
- Fencing: Chain Link, Fair Condition, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,150
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$750
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$11,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 83 - Fullerton area
- Orange County
- Parcel # 03003424

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: OC22053087

Printed: 05/01/2022 9:40:32 AM

Closed • Duplex

List / Sold:

\$3,795,000/\$3,755,000 ↓

25 days on the market

Listing ID: NP22003706

210 Collins Ave • Newport Beach 92662

**2 units • \$1,897,500/unit • 1,760 sqft • 2,614 sqft lot • \$2133.52/sqft •
Built in 1966**

Marine Avenue to Balboa, left on Collins



This charming Balboa Island duplex is ideally situated on a wide, quiet street in the heart of the island. Extensively renovated, the property maintains the quintessential beach cottage-feel with all the modern amenities. The front home includes three bedrooms, two baths, large open patio, and welcoming living room with fireplace. A Dutch front door opens to the relaxing patio space inviting the ocean breezes into the bright and airy interiors. Impeccable and detailed upgrades throughout include wide-plank floors and custom wood and tile work. The beautifully remodeled kitchen features quartz counters, beverage bar with wine fridge and ice maker, as well as built-in banquets. A luxurious master bedroom includes an ensuite bath with Walker Zanger tile and walk-in shower. The rear apartment has a large living room, dining area, vaulted ceilings, bedroom suite, and a private upper level patio. This unique property also includes newer windows, doors, and roof, front unit A/C, two-car garage, custom window coverings, and security system. Offering multiple opportunities for a owner occupied front unit with income from the apartment, or an investment opportunity for seasonal or yearly rents, this turnkey property is move-in ready.

Facts & Features

- Sold On 04/27/2022
- Original List Price of \$3,795,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$507 (Estimated)
- Laundry: In Garage
- \$120000 Gross Scheduled Income
- \$117429 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Family Room, Kitchen, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom
- Appliances: Freezer, Disposal, Gas Range, Microwave, Refrigerator
- Other Interior Features: Built-in Features, Recessed Lighting

Exterior

- Lot Features: Rectangular Lot
- Security Features: Security System, Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,571
- Electric: \$720.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$72
- Cable TV: 01897784
- Gardener:
- Licenses:
- Insurance: \$1,779
- 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	2	2	Unfurnished	\$0	\$0	\$6,500
2:	1	1	1	0	Unfurnished	\$2,650	\$2,650	\$3,200

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
- N9 - Lower Newport Bay - Balboa Island area
- Orange County
- Parcel # 05009109

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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

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Closed •

List / Sold: **\$1,200,000/\$1,200,000**

610 S Grand St • Orange 92866

0 days on the market

**2 units • \$600,000/unit • 1,322 sqft • 6,534 sqft lot • \$907.72/sqft •
Built in 1920**

Listing ID: RS22087884

E River/Grand



Dreamy, duplex with a large private yards and converted 2 car garage for a studio!! This beautiful attached home features a covered front porch, private yard and numerous beautiful craftsman details. These classically styled details range from original casing throughout, new herringbone tile, a claw foot tub, a galley style kitchen, separate dining and living area. For creature comforts, there is a separate laundry area, a whole house fan to keep the house cool, large private yards and large storage garage complete with a work bench and lighting for your art studio, photography studio or playroom. 1 Car Driveway, easy freeway access and walkability to Old Towne Orange complete this picturesque lifestyle!

Facts & Features

- Sold On 04/25/2022
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Forced Air
- \$505 (Estimated)
- Laundry: Inside
- \$61200 Gross Scheduled Income
- \$53200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,782
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$312
- Cable TV: 01993305
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,050
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,700	\$2,700	\$2,700
2:	1	1	1	2	Unfurnished	\$0	\$0	\$2,400

Of Units With:

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

Additional Information

- Standard sale

- OTO - Old Towne Orange area
- Orange County
- Parcel # 39010509

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

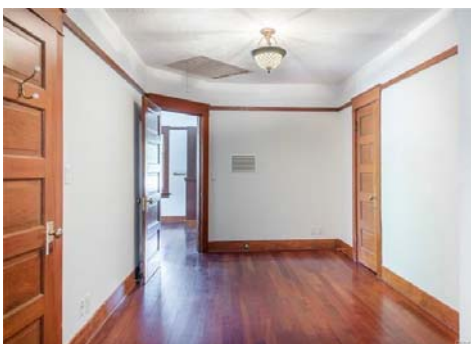
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: RS22087884

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Closed •

List / Sold:

\$2,250,000/\$2,175,000 ↓

49 days on the market

Listing ID: NP22007350

221 Ogle St • Costa Mesa 92627

**3 units • \$750,000/unit • 0 sqft • 5,663 sqft lot • No \$/Sqft data •
Built in 1948**

X Street - Orange Ave



Great Eastside Costa Mesa triplex, well located south of 17th street, convenient for walking to all of 17th Streets many restaurants and amenities!. The property consists of a front cottage style home with front and rear patios, and 2 further units behind, with ample parking for all residents. Lushly landscaped, this popular location is extremely easy to rent. Unit #A and Unit #B have long term tenants both on month to month agreements, Unit #C is currently unrented after being remodeled, this allows flexibility for an owner occupier or to lease at current market rental rates - new interior paint, refinished kitchen cabinets, new appliances, a cozy fireplace, with vaulted ceilings & ceiling fans, plus a versatile large deck area. Separately metered for gas and electric. Property sold "as-is". Further expenses to follow.

Facts & Features

- Sold On 04/27/2022
- Original List Price of \$2,250,000
- 2 Buildings
- 5 Total parking spaces
- 2 Total carport spaces
- \$0 (Estimated)
- Laundry: Inside
- 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: \$882
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01814504
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$882
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$2,350	\$2,350	\$2,950
2:	1	1	1	1	Unfurnished	\$1,250	\$1,250	\$1,850
3:	1	2	2	3	Unfurnished	\$0	\$0	\$3,500

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

- C5 - East Costa Mesa area
- Orange County
- Parcel # 42520206

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

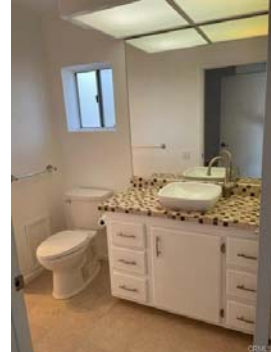
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos







Closed •

List / Sold: **\$2,000,000/\$2,000,000**

18312 Patterson Ln • Huntington Beach 92646

0 days on the market

**4 units • \$500,000/unit • 4,441 sqft • 10,454 sqft lot • \$450.35/sqft •
Built in 1972**

Listing ID: OC22086267

Beach and Ellis



Great location, close to all the best of Huntington Beach. All units are fully leased.

Facts & Features

- Sold On 04/27/2022
- Original List Price of \$2,000,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$1,017 (Estimated)
- Laundry: In Garage
- \$99300 Gross Scheduled Income
- \$83000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- 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:	3	2	0	3	Unfurnished	\$0	\$0	\$0
2:	1	1	0	2	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 16 - Fountain Valley / Northeast HB area
- Orange County
- Parcel # 15735201

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: OC22086267

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Closed •

List / Sold:

\$2,300,000/\$2,225,000 ↓

6 days on the market

Listing ID: OC22037237

5502 Fernhill Cir • Huntington Beach 92649

4 units • \$575,000/unit • 4,510 sqft • 9,148 sqft lot • \$493.35/sqft • Built in 1965

From PCH turn left on Graham, will be on your right side before Heil.



Great location! Four Plex overlooking the Meadowlark Golf Course. No attached walls. All the units have laundry inside and beautiful golf course views! This four plex includes Two: 3 bedroom/2 bath units, plus two units with:2 bedrooms/1 bath. Walking distance to the Butterfly Park; ride your bike down to Bolsa Chica Beach/Sunset Beach, just turn right on Warner and enjoy the ride. You could even stop for lunch at the many restaurants on the way. The exterior of the building was just upgraded, as well as new windows and sliding glass doors. Plus 4 separate single garages. Enjoy sitting outside in the small community area and soak up the sun! It's quite nice!

Facts & Features

- Sold On 04/26/2022
- Original List Price of \$2,300,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Electric, Wall Furnace
- \$993 (Estimated)
- Laundry: Electric Dryer Hookup, Stackable, Washer Hookup, Washer Included
- \$7650 Gross Scheduled Income
- \$5970.5 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Laundry, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom
- Appliances: Built-In Range
- Floor: Carpet

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,823
- Electric: \$360.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,280
- Cable TV: 01008773
- Gardener:
- Licenses: 90.5
- Insurance: \$2,292
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$3,000	\$3,000	\$3,000
2:	1	3	2	1	Unfurnished	\$1,800	\$1,800	\$1,800
3:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,300
4:	1	2	1	1	Unfurnished	\$1,550	\$1,550	\$1,550

Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 14635111

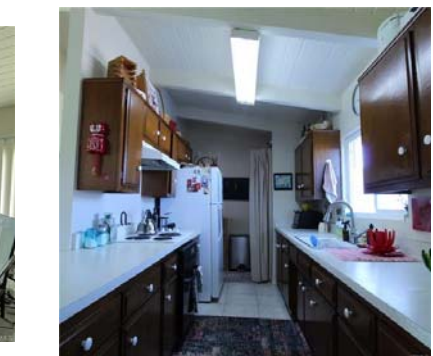
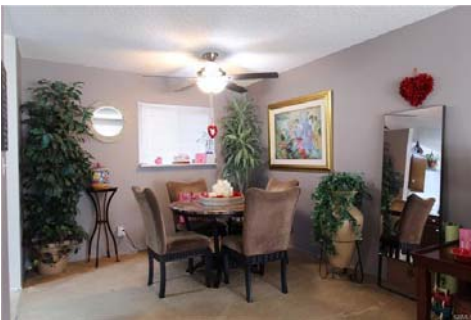
Michael Lembeck

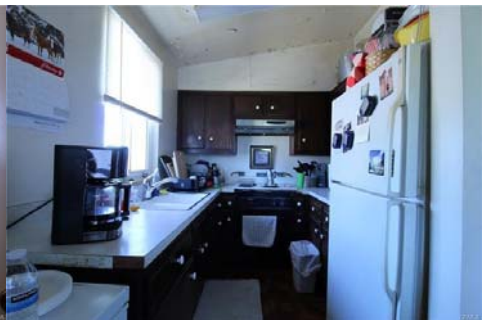
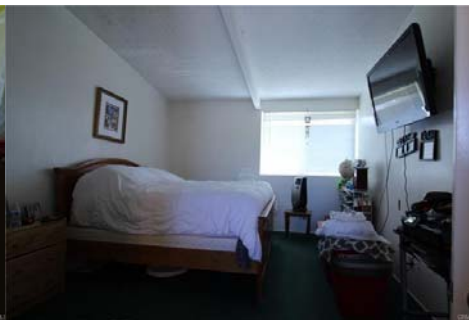
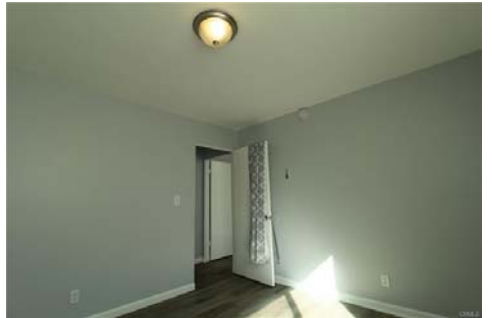
State License #: 01019397
Cell Phone: 714-742-3700

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: OC22037237

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Closed • **Condominium**

List / Sold:

\$2,800,000/\$2,800,000 ↑

12 days on the market

7921 2ND ST#1 • Stanton 90680

4 units • **\$700,000/unit** • **9,600 sqft** • **15,246 sqft lot** • **\$291.67/sqft** •
Built in 2018

Listing ID: PW22057509

Cross Streets: Beach and Ball/Cerritos



-4 new condos in large lot (only 3 years old). All units have separate parcel numbers. Each unit is approximately 1,350 living sft, has 3 beds, 3 full baths, 3 car garages. All units have separate water, gas and electrical meters. Extra parking outside. Current tenants are month-to-month. Owner want to sell all units together as investment property. Current rent \$2,650 proforma \$3,000-\$3,200. Each unit will have one additional parking outside, and huge driveway.

Facts & Features

- Sold On 04/27/2022
- Original List Price of \$2,600,000
- 1 Buildings
- 11 Total parking spaces
- 8 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$4,302 (Unknown)
- Laundry: Gas Dryer Hookup
- \$127200 Gross Scheduled Income
- \$87500 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$39,700
- Electric: \$2,400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 00958467
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	3	3	3	Unfurnished	\$2,650	\$2,650	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- 61 - N of Gar Grv, S Of Ball, E of Knott, W of Dal area

- Orange County
- Parcel # 93620496

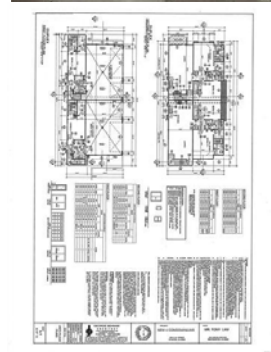
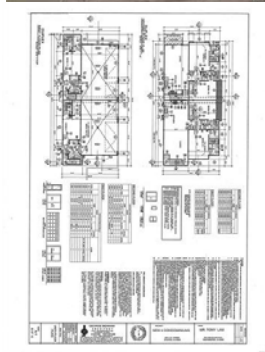
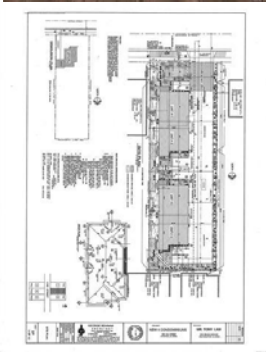
Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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Closed • **Quadruplex**

List / Sold:

\$1,350,000/\$1,360,000 ↑

12 days on the market

Listing ID: PW22042073

1045 W Bishop St • Santa Ana 92703

4 units • **\$337,500/unit** • **3,000 sqft** • **7,745 sqft lot** • **\$453.33/sqft** •
Built in 1957

South of First St. /West of Flower St.



Unique investment opportunity!!! fourplex for sale for the first time in 46 years!! all units occupied with great tenants, with separate gas and electric meters, help keep owner's costs down! located in a neighborhood surrounded by schools, churches, shopping and transportation, in an enterprise zone.

Facts & Features

- Sold On 04/29/2022
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$983 (Estimated)
- \$76800 Gross Scheduled Income
- \$64209 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,751
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,330
- Cable TV: 00000001
- Gardener:
- Licenses: 188
- Insurance: \$1,751
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,482
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Unfurnished	\$1,800	\$3,600	\$1,800
2:	2	1	1	1	Unfurnished	\$1,400	\$2,800	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01012153

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Cell Phone: 714-742-3700

Re/Max Property Connection
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CUSTOMER FULL: Residential Income LISTING ID: PW22042073

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Closed •

List / Sold: **\$3,900,000/\$3,900,000**

617 E Ocean • Seal Beach 90740

3 days on the market

**5 units • \$780,000/unit • 4,008 sqft • 5,663 sqft lot • \$973.05/sqft •
Built in 1955**

Listing ID: PW22030040

PCH SOUTH TO 6TH TO OCEAN



Prime location in the heart of Seal Beach on Ocean Avenue. Five spacious apartments consisting of (2) 2-bedrooms/1-bath and (3) 1-bedroom/1 bath units, 4 garages, outside storage and on-site coin operated laundry room. All units have ample closet space, front and back entrances, one or two attached patios, dual pane windows, plenty of natural light, upgraded kitchens with granite countertops, modern appliances, ceiling fans and A/C. 2 bedroom units are equipped with their own stackable washer/dryer. Owner lived on the premises and the building is kept in pristine condition w/beautiful landscaping. Award winning schools and walking distance to Old Town Main Street offering great eateries, lots of unique shops, movie theater and the famous Seal Beach Pier. Building is located across from the beach, minutes from local bike trails and nearby Marina. Easy access to Pacific Coast Hwy. and minutes from the 405, 605 and 22 freeways.

Facts & Features

- Sold On 04/29/2022
- Original List Price of \$3,900,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air, Dual
- Heating: Central, Wall Furnace
- \$15,098 (Estimated)
- Laundry: Common Area, Gas & Electric Dryer Hookup, Individual Room, Outside
- \$95295 Gross Scheduled Income
- \$85267 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

- Rooms: Walk-In Closet
- Floor: Carpet, Laminate, Wood
- Appliances: Built-In Range, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, Self Cleaning Oven, Water Line to Refrigerator
- Other Interior Features: Balcony, Granite Counters, Storage

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Block, Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,023
- Electric: \$1,453.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,023
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$2,489
- 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:	2	2	2	2	Unfurnished	\$2,850	\$5,700	\$6,300
2:	1	1	1	1	Unfurnished	\$1,950	\$1,950	\$2,200

3:	1	1	1	0	Unfurnished	\$1,850	\$1,850	\$2,100
4:	1	1	1	1	Unfurnished	\$0	\$0	\$2,200

Of Units With:

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

Additional Information

- Trust sale
- 1A - Seal Beach area
 - Orange County
 - Parcel # 19903215

Michael Lembeck

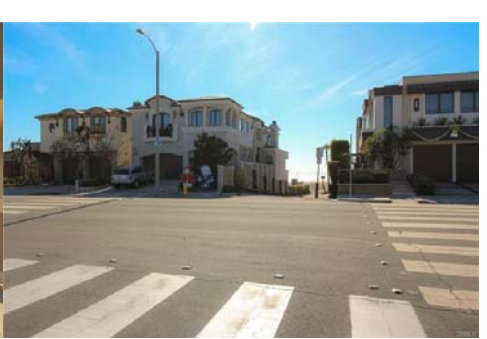
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Cell Phone: 714-742-3700

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Mission Viejo, 92691

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Closed • **Commercial/Residential**

List / Sold:

\$1,899,999/\$1,900,000 ↓

224 days on the market

Listing ID: PW21153126

14225 Newport Ave • Tustin 92780

6 units • **\$316,667/unit** • **3,298 sqft** • **18,104 sqft lot** • **\$576.11/sqft** •
Built in 1953

Newport and McFadden



Back on the market! Location, Location, Location. Located on Newport Blvd in the city of Tustin, 14217 -14225 Newport, a conveniently located 6 unit multi family building, is calling your name. Comprised of 2 buildings with a common walkway, there are six spacious 1 bedroom units, 6 detached garages and ample parking in the back. Laundry facility is on site. Upgraded electrical (2019) and repiped (2015) Easy access to the 5 and 55 freeways Close to shopping, restaurants, churches and schools. Legal non- conforming building. currently zoned commerical, lots of possibilities.

Facts & Features

- Sold On 04/28/2022
- Original List Price of \$1,975,000
- 2 Buildings
- Levels: One
- 16 Total parking spaces
- 1 Total carport spaces
- Laundry: Individual Room
- \$102120 Gross Scheduled Income
- \$66363 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$35,757
- Electric: \$100.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses: 91
- Insurance: \$6,810
- Maintenance: \$5,318
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,160
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,395	\$1,395	\$1,625
2:	1	1	1	1	Unfurnished	\$1,410	\$1,410	\$1,625
3:	1	1	1	1	Unfurnished	\$1,415	\$1,415	\$1,625
4:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$1,625
5:	1	1	1	1	Unfurnished	\$1,440	\$1,440	\$1,625
6:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,625

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 71 - Tustin area
- Orange County
- Parcel # 40233113

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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Closed •

List / Sold: **\$2,900,000/\$2,900,000**

7561 7571 Warner Ave • Huntington Beach 92647

14 days on the market

**6 units • \$483,333/unit • 5,674 sqft • 11,761 sqft lot • \$511.10/sqft •
Built in 1978**

Listing ID: WS22035325

Near the corner of Warner Ave and Beach Blvd



Built in 1978, completely remodeled both the exterior and interior in 2018 and 2019, apartments consist of two separate parcels with two 3bed/2bath units and four 2bed/2 bath units, 6 parking garages and 8 surface parking spaces, two laundry facilities on first floor, conveniently near shopping centers, restaurants, and the beach.

Facts & Features

- Sold On 04/25/2022
- Original List Price of \$2,900,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- \$749 (Estimated)
- Laundry: See Remarks
- 7 electric meters available
- 7 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02117426
- 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:	4	2	2	1	Unfurnished	\$9,445	\$9,445	\$9,445
2:	2	3	2	1	Unfurnished	\$5,490	\$5,490	\$5,490

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 6

Additional Information

- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 14221216

Michael Lembeck
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Cell Phone: 714-742-3700

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Closed • **Apartment**

List / Sold:

\$6,500,000/\$6,250,000 ↓

0 days on the market

Listing ID: LG22031036

673 Victoria St # A • Costa Mesa 92627

12 units • \$541,667/unit • 9,600 sqft • 34,882 sqft lot • \$651.04/sqft • Built in 1960

55 Freeway, Newport Blvd to Victoria Street



673 and 675 Victoria Street is a 12-unit, single-level, bungalow style complex. All units are 2 bedrooms, 1 bathroom, a living room with a fireplace, kitchen, private yards and 1-car detached garages. The rents are well-below market. Opportunities abound, fix up, update or build new on this 35,000 square foot lot.

Facts & Features

- Sold On 04/25/2022
- Original List Price of \$6,500,000
- 6 Buildings
- Levels: One
- 12 Total parking spaces
- \$3,353 (Estimated)
- Laundry: Inside
- \$108610 Gross Scheduled Income
- 12 electric meters available
- 12 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- 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:	12	2	1	1	Unfurnished	\$880	\$108,610	\$2,700

Of Units With:

- Separate Electric: 12
- Gas Meters: 12
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

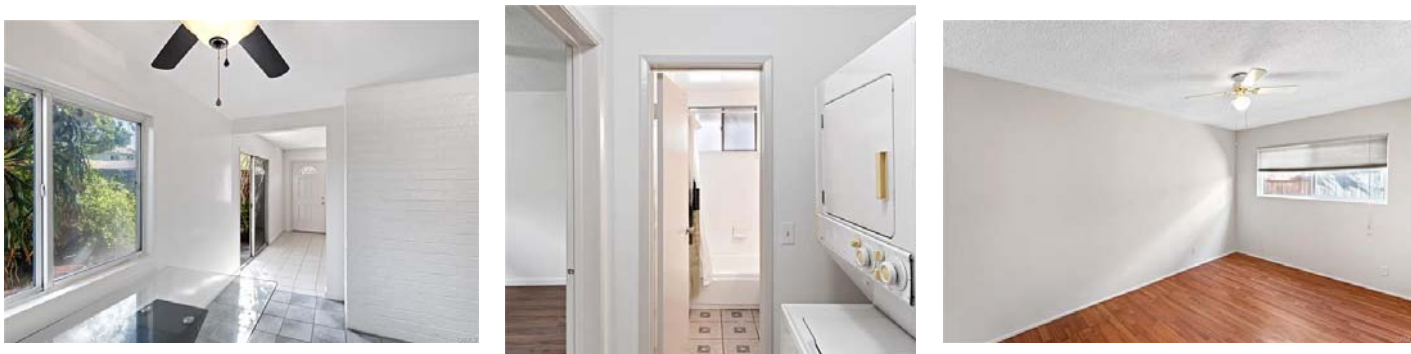
Additional Information

- Standard sale
- Rent Controlled
- C2 - Southwest Costa Mesa area
- Orange County
- Parcel # 42221108

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

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