

Cross Property Customer 1 Line

| | Listing ID | S | St# St Name | City | Area | SLC | Units | GSI | Cap | L/C Price | \$/Sqft | Sqft | YrBuilt | LSqft/Ac | Grg Spcs | Date | DOM/CDOM |
|----|----------------------------|---|---|------|------|------|-------|-----------|-----|--------------|------------|------|----------|---------------|----------|----------|-------------------------|
| 1 | PW21056167 | S | 4961 Pearce DR #A&B | HB | 17 | STD | 2 | \$58,800 | | \$1,250,000↓ | \$442.63 | 2824 | 1974/PUB | 9,583/0.22 | 1 | 04/30/21 | 8/8 |
| 2 | PW21051923 | S | 579 N Olive ST | ORG | 72 | STD | 2 | \$57,600 | | \$1,015,000↑ | \$507.50 | 2000 | 1906/ASR | 6,756/0.1551 | 1 | 04/29/21 | 21/21 |
| 3 | PW21033127 | S | 142 E Union AVE | FUL | 83 | STD | 2 | \$36,000 | 3 | \$675,000 | \$698.76 | 966 | 1922/PUB | 4,792/0.11 | 0 | 04/26/21 | 22/22 |
| 4 | NP21032695 | S | 203 Cedar ST | NB | N8 | STD | 2 | \$72,000 | | \$1,750,000↓ | \$970.07 | 1804 | 1975/ASR | 2,200/0.0505 | 2 | 04/26/21 | 28/28 |
| 5 | CV21031213 | S | 3401 Finley AVE | NB | N8 | STD | 2 | \$99,600 | | \$3,550,000↓ | \$1,365.91 | 2599 | 1960/ASR | 4,617/0.106 | 2 | 04/27/21 | 1/1 |
| 6 | LG21003586 | S | 416 Aster ST | LB | NL | STD | 2 | \$66,000 | | \$2,000,000 | \$1,824.82 | 1096 | 1924/ASR | 6,504/0.1493 | 0 | 04/26/21 | 46/46 |
| 7 | PW21039379 | S | 905 E 18th ST | SA | 699 | STD | 2 | \$51,000 | | \$950,000 | \$443.72 | 2141 | 1972/ASR | 6,012/0.138 | 3 | 04/28/21 | 35/35 |
| 8 | RS21040703 | S | 611 W Broadway | ANA | 699 | STD | 2 | \$56,400 | | \$984,000↑ | \$370.76 | 2654 | 1898/ASR | 8,490/0.1949 | 0 | 04/26/21 | 19/19 |
| 9 | PW21057200 | S | 12892 Civic Center DR | GG | 64 | STD | 3 | \$3,000 | | \$870,000↓ | \$119.46 | 7283 | 1945/BLD | 7,283/0.1672 | 1 | 04/27/21 | 15/15 |
| 10 | PW21057603 | S | 8219 19th ST | WTM | 65 | TRUS | 3 | \$51,660 | | \$925,000 | \$365.76 | 2529 | 1965/PUB | 6,534/0.15 | 2 | 04/30/21 | 0/0 |
| 11 | PW21056360 | S | 131 N Montague AVE | FUL | 83 | STD | 3 | \$55,980 | 3 | \$1,075,000↓ | \$431.73 | 2490 | 1959/ASR | 7,364/0.1691 | 4 | 04/26/21 | 15/15 |
| 12 | OC21056060 | S | 119 E Mariposa | SC | SC | STD | 3 | \$80,400 | | \$1,389,375↓ | \$435.27 | 3192 | 1972/ASR | 3,920/0.09 | 3 | 04/30/21 | 5/5 |
| 13 | PW20186867 | S | 217 N Olive ST | ANA | 78 | STD | 4 | \$83,400 | | \$1,300,000↓ | \$454.39 | 2861 | 1922/ASR | 5,458/0.1253 | 2 | 04/29/21 | 174/174 |
| 14 | TR20209753 | S | 7592 Artesia BLVD | BP | 82 | STD | 4 | \$123,600 | | \$2,400,000↓ | \$373.83 | 6420 | 2010/ASR | 12,384/0.2843 | 8 | 04/30/21 | 103/103 |
| 15 | PW21077463 | S | 304 N Glassell ST | ORG | OTO | STD | 5 | \$0 | | \$1,500,000↑ | \$494.07 | 3036 | 1909/ASR | 6,534/0.15 | 1 | 04/29/21 | 5/5 |
| 16 | OC21042336 | S | 17561 Jefferson LN | HB | 16 | STD | 8 | \$161,100 | | \$3,000,000↓ | \$438.60 | 6840 | 1963/ASR | 25,265/0.58 | 0 | 04/27/21 | 13/13 |
| 17 | OC21044571 | S | 574 Joann ST | CM | C2 | STD | 8 | \$178,230 | | \$2,980,000↓ | \$469.00 | 6354 | 1959/ASR | 12,196/0.28 | 0 | 04/30/21 | 19/381 |
| 18 | PW20202918 | S | 16662 Alliance AVE | TUS | 699 | STD | 8 | \$162,240 | 4 | \$2,540,000↓ | \$330.60 | 7683 | 1965/ASR | 11,018/0.2529 | 8 | 04/30/21 | 163/163 |

Closed • Duplex

List / Sold:

\$1,295,000/\$1,250,000 ↓

8 days on the market

4961 Pearce Dr # A&B • Huntington Beach 92649

2 units • \$647,500/unit • 2,824 sqft • 9,583 sqft lot • \$442.63/sqft • Built in 1974

Listing ID: PW21056167

405 Fwy ffrom north or south) get off at Bolsa Chica and head towards the ocean to Pearce and turn right.



WOW! COMPLETELY REMODELED: LIKE TWO HUNTINGTON HARBOR HOMES! Over \$175,000 spent on upgrades. Both kitchens & all 4 bathrooms w/ granite counters and cherry cabinets. Both units owner occupant quality w/ 2 bedrooms 2 baths w/ a loft & the other 3 bedrooms 2 baths. Bathrooms feature seamless clear shower doors, inlaid stone walls w/ inset shampoo nooks, tile floors & built-in seats! All bedrooms have ceiling fans & mirrored wardrobe doors while the upstairs bedrooms feature upgraded carpet. Downstairs floors in both units tiled & have a circular inlay at the entry area where you enter through solid mahogany beveled glass doors. New top of the line stainless steel appliances w/ fancy European style hoods in both. Unit B (3 bed) has a built in wine cooler along w/ a granite breakfast bar. Both homes are complete w/ recessed lights, granite fire places & rear yard patios finish it off. Both homes feature a rarity in H. B. w/ new central air & heat while both have 1 car garages w/ direct access to the homes! This wonderful property is finished off w/ new French style double paned windows & new paint. **UNBEATABLE LOCATION FOR EASY ACCESS TO OCEAN. HARBOR. AWARD WINNING SCHOOLS, FREEWAYS & SHOPPING.** This is what "Pride of Ownership" was meant to be!!!

Facts & Features

- Sold On 04/30/2021
- Original List Price of \$1,295,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Electric Dryer Hookup, In Garage, Stackable, Washer Hookup
- \$58800 Gross Scheduled Income
- \$39307 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Up, Living Room, Loft, Master Bedroom
- Floor: Carpet, Tile
- Appliances: Built-In Range, Dishwasher, Electric Oven, Electric Range, Electric Water Heater, ENERGY STAR Qualified Appliances, Disposal, Range Hood, Water Line to Refrigerator
- Other Interior Features: Balcony, Beamed Ceilings, Cathedral Ceiling(s), Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,702
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$665
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,150
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$665
- Other Expense:
- Other Expense Description:

Unit Details

| | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1 | 2 | 2 | 1 | Unfurnished | \$2,575 | \$2,575 | \$2,600 |
| 2: | 1 | 3 | 2 | 1 | Unfurnished | \$2,325 | \$2,325 | \$2,400 |

Of Units With:

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

Additional Information

- Standard sale
- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 17822216

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





Closed • Duplex

List / Sold: **\$995,000/\$1,015,000** ↑

579 N Olive St • Orange 92867

21 days on the market

**2 units • \$497,500/unit • 2,000 sqft • 6,756 sqft lot • \$507.50/sqft •
Built in 1906**

Listing ID: PW21051923

FROM THE PLAZA, NORTH ON GLASSEL TO ROSE, LEFT,, QUICK LEFT ON OLIVE, ON LEFT



1 BLOCK NORTH OF OLD TOWNE, 1 BLOCK WEST OF GLASSELL, CLOSE TO CHAPMAN UNIVERSITY, PARK AND THE PLAZA. TWO HOUSES ON ONE LOT IN A HIGH DEMAND RENTAL AREA. FRONT UNIT (581) IS A 2 BEDROOM 1 BATH INCLUDING WASHER/DRYER, ALL KITCHEN APPLIANCES, AND NEWER CABINETS. THERE IS A FENCED FRONT YARD, CARPORT. INDIRECT LIGHTING, PLANTATION SHUTTERS, TILE FLOORS, CEILING FANS. AND ENERGY EFFICIENT TANKLESS HOT WATER HEATER. THE REAR HOUSE (579) INCLUDES 4 BEDROOMS AND 2 BATHS. WITH A COVERED PORCH THAT LEADS TO A LARGE LIVING ROOM WITH WOOD LAMINATE FLOORS, REMODELED BATHS. THE KITCHEN HAS AN EATING AREA AND INCLUDES THE REFRIGERATOR. BEDROOMS WITH PLANTATION SHUTTERS, CEILING FANS, CROWN MOLDING. CENTRAL HEATING AND AN OVERSIZED 1 CAR GARAGE. THESE HOMES ARE READY TO RENT, LIVE IN ONE AND RENT THE OTHER! "HOME IS BEING SOLD AS IS"

Facts & Features

- Sold On 04/29/2021
- Original List Price of \$995,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central, Wall Furnace, Natural Gas
- Laundry: Dryer Included, Gas & Electric Dryer Hookup, In Kitchen, Individual Room, Washer Hookup, Washer Included
- \$57600 Gross Scheduled Income
- \$36317 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry
- Floor: Tile
- Appliances: Dishwasher, Free-Standing Range, Disposal, Gas Oven, Gas Range, Range Hood, Refrigerator, Tankless Water Heater, Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Rectangular Lot, Near Public Transit, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,555
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$456
- Cable TV:
- Gardener:
- Licenses: 80
- Insurance: \$2,200
- Maintenance: \$3,234
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- 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 | \$0 | \$1,800 |
| 2: | 1 | 4 | 2 | 1 | Unfurnished | \$0 | \$0 | \$3,000 |

Of Units With:

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

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

Additional Information

- Standard sale

- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 03913303

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos







Closed • Duplex

List / Sold: **\$675,000/\$675,000**

142 E Union Ave • Fullerton 92832

22 days on the market

2 units • \$337,500/unit • 966 sqft • 4,792 sqft lot • \$698.76/sqft • Built in 1922

Listing ID: PW21033127

Cross street: Harbor Blvd & Chapman Ave and Harbor Blvd and Union Ave



Rare opportunity- Beautiful Craftsman style duplex in trendy downtown Fullerton. Two 1 bedroom units on two parcels of property. (483sqft each) Second smaller parcel included APN 02903102. Second parcel has a parking slab for resident's use for off street parking. Each unit has a private patio and off street parking spaces. The property was refurbished in 2010, with a newer roof and has been earthquake retrofitted, including new sewers lines and copper plumbing. The property is located in downtown Fullerton, walking distance to restaurants, transportation, and both Fullerton high school and Fullerton Jr college. Please do not disturb the residents.

Facts & Features

- Sold On 04/26/2021
- Original List Price of \$675,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace, Natural Gas
- Cap Rate: 3.24
- \$36000 Gross Scheduled Income
- \$20757 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate
- Appliances: Gas Range, Water Heater
- Other Interior Features: Balcony, Copper Plumbing Full

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Landscaped, Irregular Lot, Sprinkler System
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,147
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$92
- Cable TV: 01875823
- Gardener:
- Licenses:
- Insurance: \$530
- Maintenance: \$2,375
- Workman's Comp:
- Professional Management: 1745
- Water/Sewer: \$1,815
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 83 - Fullerton area
- Orange County
- Parcel # 02903101

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: PW21033127

Printed: 05/02/2021 6:21:49 PM

Closed • Duplex

List / Sold:

\$1,799,000/\$1,750,000 ↓

28 days on the market

Listing ID: NP21032695

203 Cedar St • Newport Beach 92663

2 units • **\$899,500/unit** • **1,804 sqft** • **2,200 sqft lot** • **\$970.07/sqft** •
Built in 1975

Cross Streets: Corner of PCH and Cedar Street



FIRST TIME ON THE MARKET IN 35 YEARS!! Perfect duplex for prime Newport Beach living offers investment potential, rental income and a 1031 exchange opportunity for the savvy buyer. Located in Newport Shores, this steps-to-the sand duplex has it all. There are two separate units, the upstairs has 3 bedrooms and 2 baths, with a 1 bedroom, 1 bath downstairs. Live in one and rent the other, or use both units for in-demand beach income properties minus the HOA fees. Walk to Newport Peninsula, Cannery Village, Lido Marina Village, Pavilions, Lido House Hotel and all the cool coffee spots, bars, and restaurants that define Newport Shores living. Think ocean breezes and ocean views with upstairs private brand-new roof deck and glass sliders bringing the exterior in. Downstairs boasts a patio with French doors for entertaining. Brick fireplaces in both units make for cozy winter nights. Both freshly painted homes have wood beamed vaulted ceilings, double pane windows, sliding glass doors, stainless steel appliances, updated vanities, newer washer/dryer with laminate and tile flooring throughout. Both master bedrooms have convenient en suite baths. In addition, 2 car garage and 2 carport parking spots, located in the desirable Newport Mesa School District.

Facts & Features

- Sold On 04/26/2021
- Original List Price of \$1,799,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central
- Laundry: Common Area, Outside, Stackable
- \$72000 Gross Scheduled Income
- \$70080 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Great Room, Kitchen, Living Room, Master Bathroom, Master Bedroom, Master Suite, Walk-In Closet
- Floor: Laminate, Tile, Wood
- Appliances: Microwave, Refrigerator

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot, Lot 6500-9999, • Sewer: Public Sewer
- Park Nearby, Patio Home

Annual Expenses

- Total Operating Expense: \$20,060
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01778230
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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 | 1 | 1 | 1 | Unfurnished | \$2,500 | \$2,500 | \$2,500 |
| 2: | 1 | 3 | 2 | 1 | Unfurnished | \$3,500 | \$3,500 | \$3,500 |

Of Units With:

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

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

Additional Information

- Standard sale

- N8 - West Newport - Lido area
- Orange County
- Parcel # 04508312

Michael Lembeck

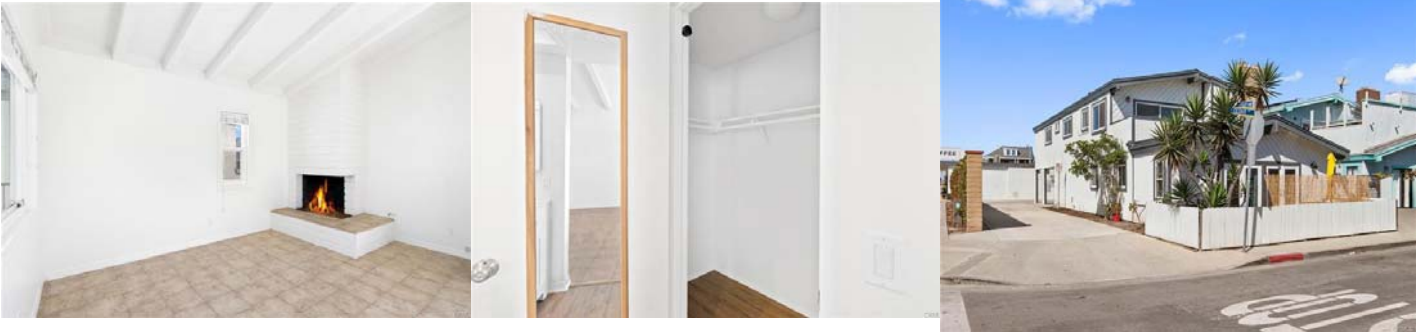
State License #: 01019397
Cell Phone: 714-742-3700

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: NP21032695

Printed: 05/02/2021 6:21:49 PM

Closed • Duplex

List / Sold:

\$3,600,000/\$3,550,000 ↓

1 days on the market

Listing ID: CV21031213

3401 Finley Ave • Newport Beach 92663

2 units • \$1,800,000/unit • 2,599 sqft • 4,617 sqft lot • \$1365.91/sqft • Built in 1960

Newport Blvd/Finley/36th



Welcome to Finley Avenue in Newport Beach, Waterfront, remodeled duplex! From the amazing waterfront views, centrally located to everything your heart desires, walking distance to the beach, shops, restaurants and the Lido Marina Village. This newly updated duplex has it all, each unit has two bedrooms and two baths, Quartz countertops in Kitchen and Bathrooms, Hardwood floors throughout. Downstairs unit has a two car attached garage with private laundry, it also has a beautiful patio to enjoy your afternoons sunsets or to have family and friends for a BBQ and then a nice cruise around the harbor. Upstairs unit has views for days, from its own private Patio as well, with ample room for a BBQ with seating for family and friends. Both units each have their own unique flair. Private dock can easily accommodate two vessels, kayaks, paddleboards and a mooring. The Views of the water will hypnotize you, but the tranquil corner lot location of this turn key duplex will make you desire it for yourself. It is also next to the adjacent green belt. Same family ownership for almost 30 years! Do not let this opportunity pass you by, This one will not last!

Facts & Features

- Sold On 04/27/2021
- Original List Price of \$3,600,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: In Garage, Inside
- \$99600 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry
- Floor: Wood
- Appliances: Disposal, Gas & Electric Range, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot, Level with Street
- Waterfront Features: Bay Front, Canal Front, Fishing in Community, Includes Dock, Marina in Community, Ocean Access
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer
- Other Exterior Features: Barbecue Private, Boat Slip, Dock Private

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01245734
- 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 | 2 | 0 | Unfurnished | \$3,800 | \$3,800 | \$4,900 |
| 2: | 1 | 2 | 2 | 2 | Unfurnished | \$4,500 | \$4,500 | \$5,500 |

Of Units With:

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

Additional Information

- Standard sale
- N8 - West Newport - Lido area
 - Orange County
 - Parcel # 42309607

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**

416 Aster St • Laguna Beach 92651

46 days on the market

**2 units • \$1,000,000/unit • 1,096 sqft • 6,504 sqft lot • \$1824.82/sqft •
Built in 1924**

Listing ID: LG21003586

Between Monterey and High Drive



Two one bedroom indoor/ outdoor light and bright cottages on one lot! Great North Laguna location! Both cottages have fireplaces, 2 parking spots each, front and back yards/ patios and private laundry. Walk to beach, restaurants and town! Wonderful location! Great potential! Super special property in an awesome location just 10 minute walk to downtown Laguna and 5 minute or less walk to coffee and restaurants!

Facts & Features

- Sold On 04/26/2021
- Original List Price of \$2,000,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Laundry: In Garage, Outside
- \$66000 Gross Scheduled Income
- \$66000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01926719
- 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 | 1 | 1 | 0 | Unfurnished | \$2,500 | \$2,500 | \$3,000 |
| 2: | 1 | 1 | 1 | 0 | Unfurnished | \$3,000 | \$3,000 | \$3,500 |

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- NL - North Laguna area
- Orange County

• Parcel # 49616311

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

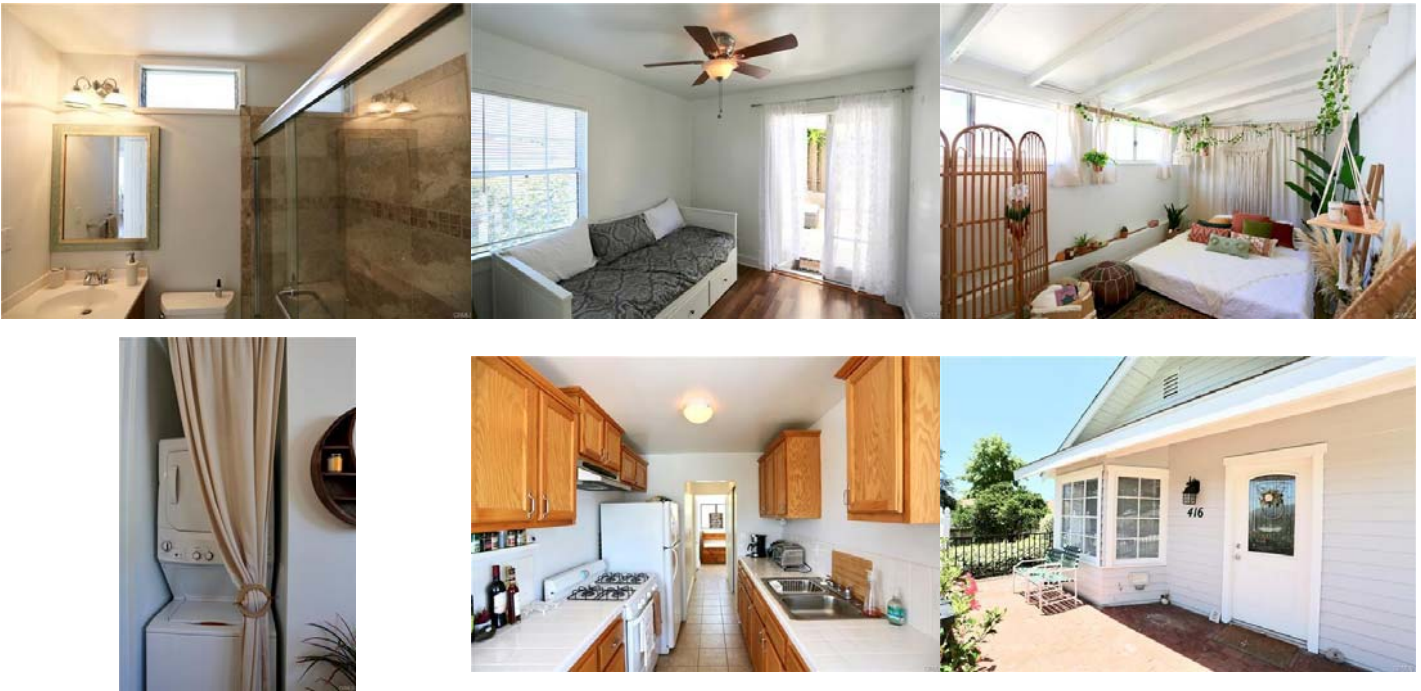
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: LG21003586

Printed: 05/02/2021 6:21:53 PM

Closed •

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

905 E 18th St • Santa Ana 92706

35 days on the market

**2 units • \$475,000/unit • 2,141 sqft • 6,012 sqft lot • \$443.72/sqft •
Built in 1972**

Listing ID: PW21039379

Exit 17th Street off the 5 freeway



Great opportunity to purchase an attractive duplex in the trendy Park Santiago neighborhood of Santa Ana. 905-907 East 18th Street was built in 1972 and features a 3 bed 2 bath townhome (front unit) and a 2 bed 1 bath (rear unit). Amenities for each apartment that have lead to long term tenancy through the years include enclosed back yards, attached garages with private entrances, central AC & heat, laundry hookups and a 3:1 parking ratio. The building was updated with new windows in 2020 and has a newer tin roof and siding. The 3 bedroom has ceramic tile and laminate wood plank flooring throughout and the master bedroom shower was recently redone with floor to ceiling contemporary tile work. The 2 bedroom has ceramic tile flooring and the kitchen cabinets and countertop were replaced about 5 years ago. The subject property sits at the end of a cul-de-sac street and is backed by Park Santiago homes selling for \$700K or more. This asset will continue to appreciate as the location will be sought after for tenants and buyers for years to come with its close proximity to jobs, entertainment, freeways and retail. THE 2 BEDROOM APARTMENT CAN BE DELIVERED VACANT AT THE CLOSE OF ESCROW.

Facts & Features

- Sold On 04/28/2021
- Original List Price of \$950,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas & Electric Dryer Hookup, In Garage, Washer Hookup
- \$51000 Gross Scheduled Income
- \$31265 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile

Exterior

- Lot Features: Level, Sprinklers Timer
- Fencing: New Condition, Redwood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$18,205
- Insurance: \$1,000
- Electric: \$2,300
- Maintenance: \$2,474
- Gas: \$1,950
- Workman's Comp: \$2,700
- Furniture Replacement: \$2,100
- Professional Management: \$2,100
- Trash: \$0
- Water/Sewer: \$1,800
- Cable TV: 01366226
- Other Expense: \$2,100
- Gardener: \$2,100
- Other Expense Description: \$2,100
- Licenses: \$2,100

Unit Details

| | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1 | 3 | 2 | 2 | Unfurnished | \$2,300 | \$2,300 | \$2,700 |
| 2: | 1 | 2 | 1 | 1 | Unfurnished | \$1,950 | \$1,950 | \$2,100 |

Of Units With:

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

- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal: 2

- Ranges: 2
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 699 - Not Defined area
- Orange County
- Parcel # 39609112

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: PW21039379

Printed: 05/02/2021 6:21:54 PM

Closed •

List / Sold: **\$949,000/\$984,000** ↑

611 W Broadway • Anaheim 92805

19 days on the market

2 units • \$474,500/unit • 2,654 sqft • 8,490 sqft lot • \$370.76/sqft • Built in 1898

Listing ID: RS21040703

MAJOR CROSS STREETS BROADWAY/HARBOR



BEAUTIFUL TURNKEY UNITS, MOVE IN READY!!! Rent one live in the other... Two separate detached completely remodeled homes on one lot in the Anaheim Colony Historic District. Front home features 3 bedrooms, 1 full bathroom with washer/dryer hookups. Rear house is approx. 700 sq. ft. and features 1 bedroom 1 full bathroom that was built in 1980. Plenty of parking space and the ability to add a 3rd Unit. Units have separate water heaters, electric & gas meters . All has been updated to current codes. Units were completely remodeled. Newer copper plumbing, newer electrical. Newer cabinets, flooring, granite counter tops, tile, exterior and interior paint, stainless steel appliances in kitchen, newer wooden driveway gates, newer asphalt on driveway, sprinkler system, landscaping. Newer roof on both houses. Back home can also be used as a mother in law unit. Aside from all the upgrades this home is centrally located and 5 minutes to Disneyland, Downtown Anaheim, Anaheim Packing District, Honda Center, Anaheim Angels Stadium, Cal State Fullerton, Fullerton College, Knott's Berry Farm, and many popular shopping malls. Easy access to 5, 91, 57, 22 and 55 freeways.

Facts & Features

- Sold On 04/26/2021
- Original List Price of \$949,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- Laundry: See Remarks
- \$56400 Gross Scheduled Income
- \$42423 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,977
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,620
- Cable TV: 02061094
- Gardener:
- Licenses:
- Insurance: \$2,165
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

| | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1 | 3 | 1 | 0 | Unfurnished | \$2,950 | \$2,950 | \$3,200 |
| 2: | 1 | 1 | 1 | 0 | Unfurnished | \$1,850 | \$1,850 | \$2,000 |

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

- 699 - Not Defined area
- Orange County
- Parcel # 25111154

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 • **Single Family Residence**

List / Sold: **\$928,000/\$870,000** ↓

12892 Civic Center Dr • Garden Grove 92840

15 days on the market

3 units • \$309,333/unit • 7,283 sqft • 7,283 sqft lot • \$119.46/sqft • Built in 1945

Listing ID: PW21057200

Garden Grove Blvd & Civic Center Drive



*** AMAZING OPPORTUNITY *** A MUST SEE! This RARE Find in Garden Grove CA. 7283 sq ft. lot. The main home features 2 master bedrooms, with 2 full baths 1,640 sq. ft. You have 2 detached 400 sq ft. single studio units almost ready to rent as investment properties or guest suites, etc. Split HVAC unit hook up ready for you to install. Dry wall up just waiting for the finish. All the rough plumbing and electrical permitted and completed. You can live in the main house and collect rent from the other two. The main house has a privacy gate and great size front porch area. Cute red door into the Mediterranean feel home. Open concept kitchen and dining area all in one. Tile floor throughout the front area. Vaulted ceilings and great space for family gatherings. Each of the 2 bedrooms have their own suite full bathroom. One with soaking tub. Bedrooms and living room have beautiful bamboo flooring and in the hallway with a built in office and bookshelf. One of the bedrooms includes a huge built in bookshelf. Property located minutes to the Historic Main Street, Steel Craft Garden Grove and close to freeway 22/5, Little Saigon, Korea Town, Costco, Home Depot, supermarket, and much more!!

Facts & Features

- Sold On 04/27/2021
- Original List Price of \$928,000
- 3 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air, See Remarks
- Heating: Central, See Remarks
- Laundry: Inside
- \$3000 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Bamboo
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Microwave

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,180
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,380
- Cable TV: 01884309
- Gardener:
- Licenses:
- Insurance: \$3,120
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,680
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Drapes:
- Patio:

- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 64 - Garden Grove E of Euclid, W of Harbor area
- Orange County
- Parcel # 09017203

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: PW21057200

Printed: 05/02/2021 6:21:59 PM

Closed • **Triplex**

List / Sold: **\$925,000/\$925,000**

8219 19th St • Westminster 92683

0 days on the market

**3 units • \$308,333/unit • 2,529 sqft • 6,534 sqft lot • \$365.76/sqft •
Built in 1965**

Listing ID: PW21057603

East of Beach on 19th



Three units, only 2 garages plus off street parking Long term tenants all on housing assistance. 2 bedrooms 1 bath, 2 units down, one up Newer windows and roof. Tenants tend the gardens, little other outside routine maintenance. Units believed to have stacked washer dryer units.

Facts & Features

- Sold On 04/30/2021
- Original List Price of \$925,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Laundry: Inside
- \$51660 Gross Scheduled Income
- \$36606 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,054
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$792
- Cable TV: 01932401
- 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 | 2 | 1 | 1 | Unfurnished | \$1,475 | \$1,475 | \$1,800 |
| 2: | 1 | 2 | 1 | 1 | Unfurnished | \$1,500 | \$1,500 | \$1,800 |
| 3: | 1 | 2 | 1 | 0 | Unfurnished | \$1,330 | \$1,330 | \$1,600 |

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 65 - N of Blsa, S of GGrv, E of Bch, W of Brookhrs area
- Orange County
- Parcel # 09705324

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: PW21057603

Printed: 05/02/2021 6:21:59 PM

Closed •

List / Sold:

\$1,100,000/\$1,075,000 ↓

15 days on the market

Listing ID: PW21056360

131 N Montague Ave • Fullerton 92831

**3 units • \$366,667/unit • 2,490 sqft • 7,364 sqft lot • \$431.73/sqft •
Built in 1959**

North of E. Commonwealth Ave & East of Raymond Ave



We are pleased to present 131 N. Montague Drive, a 3-unit investment opportunity located in the premier rental market of Fullerton. Phenomenally located within the city, the Montague Drive apartments is just over 1 mile to Cal State Fullerton, Downtown Fullerton, Fullerton Train Station and Fullerton College providing strong rental demand for the property. Comprised entirely of highly desirable and seldom available single-story construction with each unit offering its own private yard, garage parking and washer/dryer hookups. Furthermore, the Montague Drive apartments have been exceptionally maintained through the years with restored original hardwood floors, upgraded tile flooring in the kitchen and bathrooms along with new windows and exterior paint offering superb curb appeal on a street filled with single-family homes. This investment opportunity offers excellent growth potential without any capital or cosmetic improvements as well as an excellent opportunity for an owner-occupied investment property making the Montague Drive apartments a standout investment or any type of investor.

Facts & Features

- Sold On 04/26/2021
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 3.3
- \$55980 Gross Scheduled Income
- \$35948 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,352
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$996
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$3,060
- Other Expense Description: Utility

Unit Details

| | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 2 | 1 | 1 | 1 | Unfurnished | \$1,383 | \$2,765 | \$1,800 |
| 2: | 1 | 2 | 1 | 1 | Unfurnished | \$1,900 | \$1,900 | \$2,150 |

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 83 - Fullerton area
- Orange County
- Parcel # 03339603

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: PW21056360

Printed: 05/02/2021 6:21:59 PM

Closed •

List / Sold:

\$1,465,000/\$1,389,375 ↓

5 days on the market

Listing ID: OC21056060

119 E Mariposa • San Clemente 92672

**3 units • \$488,333/unit • 3,192 sqft • 3,920 sqft lot • \$435.27/sqft •
Built in 1972**

EL CAMINO REAL TO EAST MARIPOSA



LARGE,CLEAN ,WELL MAINTAINED TRI-PLEX . GREAT LOCATION IN CENTRAL SAN CLEMENTE.

Facts & Features

- Sold On 04/30/2021
- Original List Price of \$1,465,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Common Area
- \$80400 Gross Scheduled Income
- \$61404 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,996
- Electric: \$540.00
- Gas: \$192
- Furniture Replacement:
- Trash: \$792
- Cable TV: 01375978
- Gardener:
- Licenses:
- Insurance: \$1,672
- 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 | \$1,700 | \$1,700 | \$2,500 |
| 2: | 1 | 2 | 1 | 1 | Unfurnished | \$1,900 | \$1,900 | \$2,100 |
| 3: | 1 | 2 | 1 | 1 | Unfurnished | \$1,625 | \$1,625 | \$2,200 |

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
- SC - San Clemente Central area
- Orange County
- Parcel # 05715629

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: OC21056060

Printed: 05/02/2021 6:21:59 PM

Closed •

List / Sold:

\$1,300,000/\$1,300,000 ↓

174 days on the market

Listing ID: PW20186867

217 N Olive St • Anaheim 92805

**4 units • \$325,000/unit • 2,861 sqft • 5,458 sqft lot • \$454.39/sqft •
Built in 1922**

easy to get to from the 5 and 91 freeways!



THIS PROPERTY HAS THE BEST RETURN OUT OF ALL PROPERTIES LISTED IN ANAHEIM! MILLS ACT = TAX SAVINGS OF HUNDREDS AND HUNDREDS PER MONTH! There are not many opportunities like this, in fact, this is the only opportunity of this nature for the last several years! A Mills Act income property! There are two meticulously maintained buildings and a two car detached garage. Building one has a long front porch and a foyer entry, similar to what you would see on the east coast. Entering the foyer you have a common greeting space and access to the downstairs, two bedroom unit, or upstairs there are two one bedroom units one with a bonus room. There is an adorable cottage on the other side of the back yard which also has one bedroom. The entire property was completely renovated during 2012 and 2013. New plumbing, electrical wiring, and a sewer line all the way out to the street was also put in. A new roof was put on the front building, which houses Apartments A, B, and C, as well as the back cottage and the garage. All units are cableready. Garage comes with 4 stackable washer/gas dryer units and 3 storage units. The tankless, gas water heater in the garage serves the washing machines.

Facts & Features

- Sold On 04/29/2021
- Original List Price of \$1,450,000
- 2 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: Central Air, See Remarks
- Heating: Central, See Remarks
- Laundry: Dryer Included, Inside, Stackable, Washer Included
- \$83400 Gross Scheduled Income
- \$69763 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry
- Other Interior Features: Balcony

Exterior

- Lot Features: Back Yard, Front Yard
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$13,637
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,503
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,531
- Other Expense:
- Other Expense Description:

Unit Details

| | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1 | 2 | 1 | 0 | Unfurnished | \$1,975 | \$1,975 | \$2,000 |
| 2: | 1 | 1 | 1 | 0 | Unfurnished | \$1,700 | \$1,700 | \$1,750 |
| 3: | 1 | 1 | 1 | 0 | Unfurnished | \$1,595 | \$1,595 | \$1,625 |
| 4: | 1 | 1 | 1 | 0 | Unfurnished | \$1,775 | \$1,775 | \$1,825 |

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

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 25507406

Michael Lembeck

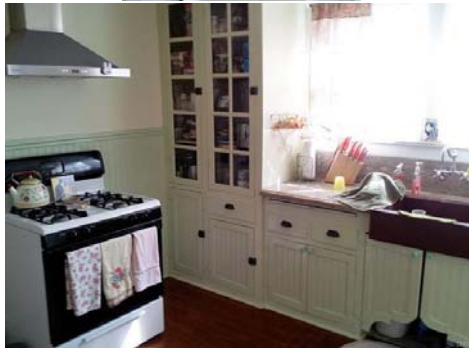
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos









Closed •

List / Sold:

\$2,498,888/\$2,400,000 ↓

103 days on the market

Listing ID: TR20209753

7592 Artesia Blvd • Buena Park 90621

**4 units • \$624,722/unit • 6,420 sqft • 12,384 sqft lot • \$373.83/sqft •
Built in 2010**

Artesia & Kingman



Great residential income opportunity! Four units townhomes located in the center of Buena Park. Close to freeways, shopping centers, and Knots Berry Farm. All four units have long term tenants with a potential rent increase. Great condition with engineering floor, stone countertops, and wood shutter. Large master bathroom, walk-in closet. Each unit has a small back yard. A must see!

Facts & Features

- Sold On 04/30/2021
- Original List Price of \$2,498,888
- 2 Buildings
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage
- \$123600 Gross Scheduled Income
- \$114200 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Wood
- Appliances: Built-In Range, Dishwasher, Gas Oven, Gas Cooktop, Range Hood, Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,116
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,160
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,176
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,560
- Other Expense:
- Other Expense Description:

Unit Details

| | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1 | 3 | 3 | 2 | Unfurnished | \$2,400 | \$2,400 | \$2,650 |
| 2: | 1 | 3 | 3 | 2 | Partially | \$2,750 | \$2,750 | \$2,800 |
| 3: | 1 | 3 | 3 | 2 | Unfurnished | \$2,500 | \$2,500 | \$2,650 |
| 4: | 1 | 3 | 3 | 2 | Unfurnished | \$2,650 | \$2,650 | \$2,750 |

Of Units With:

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

Additional Information

- Standard sale

- 82 - Buena Park area
- Orange County
- Parcel # 27707130

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: TR20209753

Printed: 05/02/2021 6:22:10 PM

Closed •

List / Sold:

\$1,389,000/\$1,500,000 ↑

5 days on the market

304 N Glassell St • Orange 92866

**5 units • \$277,800/unit • 3,036 sqft • 6,534 sqft lot • \$494.07/sqft •
Built in 1909**

Listing ID: PW21077463

From the Old Towne Orange Plaza head north 3 blocks. Property sits directly across the street from Chapman University main campus



A RARE opportunity to own 5 UNITS directly across the street from the acclaimed Chapman University and 2 short blocks from the downtown Orange Historic Plaza! This multi-family property consists of a front house built in 1909, now housing 3 separate 1 bed/1 bath units PLUS a rear duplex with 2, 1 bed/ 1 bath units. Located on a prominent corner lot and zoned Old Towne Mixed Use Spoke Street, this property had not changed hands in DECADES. With over 3000 square feet of total living area on a lot size of 6842 square feet, this is truly an investor's dream acquisition. Each unit is separately metered for electricity, the front and rear buildings each have 2 gas meters and there is a common water meter for all units. A detached garage plus long driveway and an extra parking space separate the 2 buildings. A side yard to the west of the duplex offers potential additional parking options. The duplex is a fixer and waiting to be restored to its original beauty. The main house has wonderful vintage detailing throughout including pocket doors, picture moldings, 5 panel doors, crystal doorknobs, custom wood banisters and more. The upstairs unit enjoys a front sleeping porch in addition to a spacious bedroom! Both the main house and the duplex were tastefully painted on the exterior approximately 2 years ago. With student housing in demand, vacancies are never an issue at this location. This property should qualify for the Mills Act Tax Reduction Program. Please contact the City of Orange to confirm eligibility and explore the Mixed Use possibilities with the City of Orange for additional options and a location that just can't be beat!

Facts & Features

- Sold On 04/29/2021
- Original List Price of \$1,389,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: See Remarks
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: Gas Range

Exterior

- Lot Features: Corner Lot, Front Yard, Lot 6500-9999, Near Public Transit
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00745605
- 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: | 5 | 1 | 1 | 1 | Unfurnished | \$3,300 | \$3,300 | \$9,500 |

Of Units With:

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

Additional Information

- Standard sale
- OTO - Old Towne Orange area
- Orange County
- Parcel # 03915307

Michael Lembeck

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

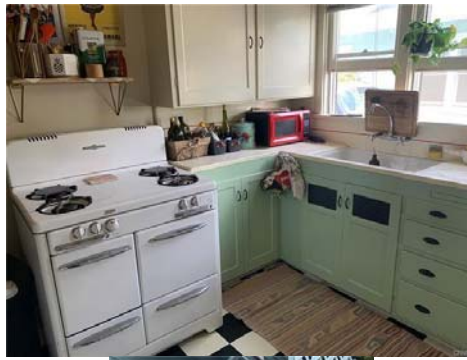
Re/Max Property Connection

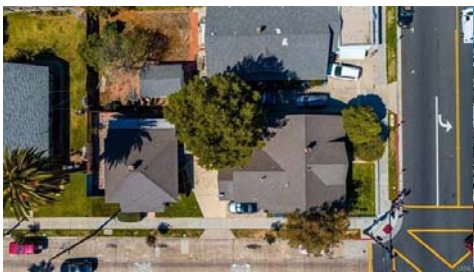
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Click arrow to display photos











CUSTOMER FULL: Residential Income LISTING ID: PW21077463

Printed: 05/02/2021 6:22:11 PM

Closed •

List / Sold:

\$3,400,000/\$3,000,000 ↓

13 days on the market

Listing ID: OC21042336

17561 Jefferson Ln • Huntington Beach 92647

**8 units • \$425,000/unit • 6,840 sqft • 25,265 sqft lot • \$438.60/sqft •
Built in 1963**

Slater to Jefferson Lane



Fabulous opportunity to own 8 residential 2 bedroom 1 bath units in two buildings in a prime Huntington Beach rental area. They are located at 17551 and 17561 Jefferson Lane. These units are fully occupied with stable long term tenants. There is great upside potetial in the rents. The buildings sit on separately deeded adjacent lots and are only being offered together as one complex. Six of the units have good-sized private fenced yard areas, and the two end units enjoy substantially over-sized yards. Several of the units have been upgraded with tile floors, granite counters and some double paned windows and sliding patio doors. Each unit has its own carport, and there is additonal on-site parking. The parking area will be re-surfaced in the coming weeks. One building houses the laundry room and the second has a storage area or the possibility for a second laundry.

Facts & Features

- Sold On 04/27/2021
- Original List Price of \$3,400,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- \$161100 Gross Scheduled Income
- \$119913 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$36,211
- Electric: \$494.00
- Gas:
- Furniture Replacement:
- Trash: \$3,952
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$2,070
- Workman's Comp:
- Professional Management: 7806
- Water/Sewer: \$5,000
- Other Expense:
- Other Expense Description:

Unit Details

| | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1 | 2 | 1 | 0 | Unfurnished | \$1,635 | \$19,620 | \$2,000 |
| 2: | 1 | 2 | 1 | 0 | Unfurnished | \$1,575 | \$18,900 | \$2,000 |
| 3: | 1 | 2 | 1 | 0 | Unfurnished | \$1,605 | \$19,260 | \$2,000 |
| 4: | 1 | 2 | 1 | 0 | Unfurnished | \$1,685 | \$20,220 | \$2,000 |
| 5: | 1 | 2 | 1 | 0 | Unfurnished | \$1,630 | \$19,560 | \$2,000 |
| 6: | 1 | 2 | 1 | 0 | Unfurnished | \$1,605 | \$19,260 | \$2,000 |
| 7: | 1 | 2 | 1 | 0 | Unfurnished | \$1,895 | \$22,740 | \$2,150 |
| 8: | 1 | 2 | 1 | 0 | Unfurnished | \$1,795 | \$21,540 | \$2,150 |

Of Units With:

- Separate Electric: 8
- Drapes:

- Gas Meters: 8
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

- Patio: 8
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 16 - Fountain Valley / Northeast HB area
- Orange County
- Parcel # 16748107

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: OC21042336

Printed: 05/02/2021 6:22:11 PM

Closed •

List / Sold:

\$2,999,000/\$2,980,000 ↓

19 days on the market

Listing ID: OC21044571

574 Joann St • Costa Mesa 92627

**8 units • \$374,875/unit • 6,354 sqft • 12,196 sqft lot • \$469.00/sqft •
Built in 1959**

harbor passed golf course turn right



Great 8 unit complex on 2 lots 574 and 578 Joann Street. This is a turnkey pair of 4 plexes with gated courtyard in the middle and is in a Fabulous location right next to Costa Mesa Golf course. Near by shopping, restaurants and schools. All 8 units are totally remodeled, 7 units just a few years ago and 1 unit just completed. The Roof and exterior paint are new with in the last few years too. The units are all rented at 1800 except one at 1850. Very easy to rent, vacancy has never been a problem here. Rents could be raised to get higher return. You also could do 2 separate loans because each 4 plex has its own APN #.

Facts & Features

- Sold On 04/30/2021
- Original List Price of \$3,000,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Individual Room
- \$178239 Gross Scheduled Income
- \$141408 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Front Yard, Level with Street
- Security Features: Gated Community
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$36,831
- Electric: \$600.00
- Gas: \$840
- Furniture Replacement:
- Trash: \$1,573
- Cable TV: 01932401
- Gardener:
- Licenses:
- Insurance: \$2,878
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,560
- Other Expense: \$190
- Other Expense Description: fire ext

Unit Details

| | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 8 | 16 | 8 | 0 | Unfurnished | \$14,450 | \$14,450 | \$14,450 |

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 2
- Carpet:
- Dishwasher: 8
- Disposal: 8
- Drapes:
- Patio:
- Ranges: 8
- Refrigerator: 7
- Wall AC:

Additional Information

- Standard sale

- C2 - Southwest Costa Mesa area
- Orange County
- Parcel # 42216304

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:

\$2,595,000/\$2,540,000 ↓

163 days on the market

Listing ID: PW20202918

16662 Alliance Ave • Tustin 92780

**8 units • \$324,375/unit • 7,683 sqft • 11,018 sqft lot • \$330.60/sqft •
Built in 1965**

North of McFadden Avenue & West of Tustin Village Way



We are pleased to offer 16662-16666 Alliance Avenue, an 8-unit apartment investment opportunity located in the desirable and seldom available rental market of Tustin. The property is comprised of good-sized 1, 2, and 3 bedroom units, and has a strong history of tenant retention. In addition to Tustin being located in the heart of Orange County, Alliance Avenue is well placed near schools, retail centers, and employment centers, and offers quick access to both the 5 and 55 freeways, meaning residents can get anywhere in Orange County relatively quickly. The property is well-maintained and offers garage parking, gated access, and laundry facilities. With such a tight rental market in Tustin, there is certainly room for an investor to capitalize on the upside and boost revenue even more. *Highly Desirable Tustin Rental Market, *Excellent Mix of 1, 2 & 3-Bedroom Units, *Close Proximity to Schools, Retail and Entertainment, *Convenient Access to 5 and 55 Freeways, *Garage Parking and Gated Access, *Stable Occupancy History; Very Low Turnover

Facts & Features

- Sold On 04/30/2021
- Original List Price of \$2,595,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Laundry: Community
- Cap Rate: 4
- \$162240 Gross Scheduled Income
- \$102858 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$54,514
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,156
- Maintenance: \$8,243
- Workman's Comp: \$1,800
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$8,788
- Other Expense Description: Utility

Unit Details

| | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 2 | 1 | 1 | 1 | Unfurnished | \$1,410 | \$2,820 | \$1,495 |
| 2: | 4 | 2 | 1 | 1 | Unfurnished | \$1,678 | \$6,710 | \$1,925 |
| 3: | 2 | 3 | 2 | 1 | Unfurnished | \$1,910 | \$3,820 | \$2,100 |

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Orange County
- Parcel # 40229213

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: PW20202918

Printed: 05/02/2021 6:22:12 PM