

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	OC24047920	S	405 Alabama ST	HB	15	STD	2	\$72,000		\$1,775,000 ↓	\$652.57	2720	1983/ASR	6,098/0.14	N	2	05/01/24	33/33
2	OC24061697	S	26571 Via Sacramento	DP	CB	STD	2	\$102,000		\$1,950,000 ↓	\$714.02	2731	1974/ASR	5,663/0.13	N	3	05/01/24	4/4
3	PW23217352	S	406 Jasmine AVE	CDM	CS	STD	2	\$0		\$3,100,000 ↓	\$1,198.76	2586	1950/ASR	3,642/0.0836	N	2	04/30/24	129/187
4	PW23180213	S	435 Ranch View CIR	AH	77	STD	3	\$74,640		\$1,325,000 ↓	\$389.48	3402	1974/ASR		N	1	04/30/24	155/155
5	DW24085174	S	8031 8th ST	BP	82	STD,TRUS	3	\$0		\$1,000,000	\$454.96	2198	1954/ASR	16,117/0.37	N	4	04/29/24	0/0
6	OC24051425	S	321 22nd ST	HB	15	STD,TRUS	4	\$129,892		\$2,712,500 ↓	\$661.42	4101	1973/ASR	5,875/0.1349	N	6	04/30/24	15/15
7	OC24051319	S	317 22nd ST	HB	15	STD,TRUS	4	\$129,892		\$2,712,500 ↓	\$661.42	4101	1973/ASR	5,875/0.1349	N	6	04/30/24	15/15
8	NP24034461	S	1022 El Camino DR	CM	C3	STD	4	\$155,544	4	\$2,475,000 ↓	\$529.87	4671	1964/ASR	6,534/0.15	N	4	04/30/24	55/55
9	NP24026154	S	12581 Kensington LN	GG	66	STD	8	\$189,600	6	\$2,408,000 ↓	\$470.31	5120	1960/ASR	9,583/0.22	N	0	04/29/24	21/21

Closed • Duplex

List / Sold:

405 Alabama St • Huntington Beach 92648
2 units • \$949,500/unit • 2,720 sqft • 6,098 sqft lot • \$652.57/sqft •
Built in 1983
alabama/elmira north of beach blvd. south of Adams

\$1,899,000/\$1,775,000 ↓
33 days on the market
Listing ID: OC24047920



Beach duplex with unlimited possibilities. This double lot property has an older cottage in the front 2 bedroom-den 1 bath with add on room.front patio, living room ,open kitchen with corona counters... small back fenced in patio-yard for kids or small dog. both units have their own laundry areas.The back unit was built in 1984 and consists of a 3 bedroom 3 bath unit with one bedroom /bath on the first level and the kitchen ,living area and 2 other bedrooms 2 baths up stairs.The owner built 2 -2car garages also when the back unit was built..there is a back yard/patio..balcony off the living room upstairs.The roof is composition ..So now look through the drone pictures and you will see that you're only blocks down to Main Street ,Walk to pier,ocean and the pacific city shopping ,entertainment complex.use as a vacation home? live in one rent the other out? down the road you can build 2 single family homes...rents have not been raised in front unit in years... both on month to month...

Facts & Features

- Sold On 05/01/2024
- Original List Price of \$1,899,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Forced Air
- \$527 (Estimated)
- Laundry: In Garage, See Remarks
- \$72000 Gross Scheduled Income
- \$64000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile
- Appliances: Gas Range
- Other Interior Features: Ceramic Counters, Granite Counters

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01897784
- Gardener:
- Licenses:
- Insurance: \$1,450
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,640
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$4,000	\$4,000	\$4,800
2:	1	2	1	2	Unfurnished	\$2,100	\$2,100	\$3,100

Of Units With:

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

- Carpet: 2
- Dishwasher: 2
- Disposal: 2

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 15 - West Huntington Beach area
- Orange County
- Parcel # 02420631

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivest Realty Services, Inc

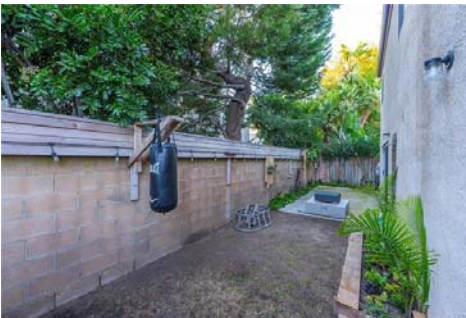
State License #: 01875823

4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: OC24047920

Printed: 05/05/2024 9:03:42 AM

Closed • Duplex

List / Sold:

\$2,100,000/\$1,950,000 ↓

4 days on the market

Listing ID: OC24061697

26571 Via Sacramento • Dana Point 92624

2 units • \$1,050,000/unit • 2,731 sqft • 5,663 sqft lot • \$714.02/sqft •
Built in 1974

Via California to Via Lopez then right onto Via Sacramento



CAPISTRANO BEACH DUPLEX - IDEAL FOR MULTI-GENERATIONAL LIVING OR RENTAL INVESTMENT - This exceptional Capistrano Beach duplex offers a prime opportunity for those seeking versatile living arrangements or lucrative rental investments. This property epitomizes the best of Orange County living with its convenient access to world-class beaches, renowned resorts, and vibrant coastal communities. FRONT UNIT HIGHLIGHTS: This two-story residence features a spacious layout with two bedrooms and a full bathroom conveniently located downstairs. The attached two-car garage includes laundry hookups for added convenience. Upstairs, you'll find a third bedroom, full bathroom, dining room, and a well-appointed kitchen with granite countertops and seating for two. The inviting family room is warmed by a cozy fireplace along with a large deck, perfect for outdoor entertaining. Stylish luxury vinyl flooring adds to the appeal, complemented by plush carpeting in the bedrooms. REAR UNIT FEATURES: Thoughtfully designed for single-level living, this unit offers a primary bedroom with an ensuite bathroom and direct access to the expansive backyard, providing a serene retreat. The ensuite bathroom features a step-in shower and a spacious walk-in closet. A generously sized secondary bedroom also offers direct backyard access. The remodeled kitchen is open to the family room and eating nook, boasting a center island, quartz countertops, white shaker cabinets, stainless steel appliances, and counter seating for four. An interior laundry room with storage cabinets adds to the unit's functionality, along with an additional full secondary bathroom. A detached one-car garage provides parking or storage space, and modern amenities include a tankless water heater and luxury vinyl flooring. LOCATION: Conveniently located just minutes away from a plethora of attractions, including world-class beaches, 5-star resorts, the iconic San Clemente Pier, Dana Point Harbor, the charming Lantern District, and the artistic enclave of Laguna Beach. Whether you're drawn to coastal adventures, fine dining, or cultural experiences, this property offers unparalleled access to the best that Orange County has to offer. Don't miss out on this exceptional opportunity to own a piece of coastal paradise in Capistrano Beach. Schedule your showing today and experience the epitome of Southern California living!

Facts & Features

- Sold On 05/01/2024
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup, In Garage, Individual Room, Inside, Washer Hookup
- \$102000 Gross Scheduled Income
- \$95930 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Entry, Family Room, Kitchen, Laundry, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom, Primary Suite, Two Primaries, Walk-In Closet
- Floor: Carpet, Laminate
- Appliances: Dishwasher, Free-Standing Range, Disposal, Gas Range, Refrigerator, Water Heater
- Other Interior Features: Granite Counters, In-Law Floorplan, Open Floorplan, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Level with Street, Rectangular Lot, Level, Yard
- Waterfront Features: Ocean Side of Freeway
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Vinyl, Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters, Satellite Dish

Annual Expenses

- Total Operating Expense: \$6,070
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$550
 - Cable TV: 01845716
 - Gardener:
 - Licenses:
- Insurance: \$3,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$720
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2				\$4,600
2:	1	2	2	1				\$3,900

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
 - Buyer Agency Compensation: 2%
- CB - Capistrano Beach area
 - Orange County
 - Parcel # 12316215

Michael Lembeck

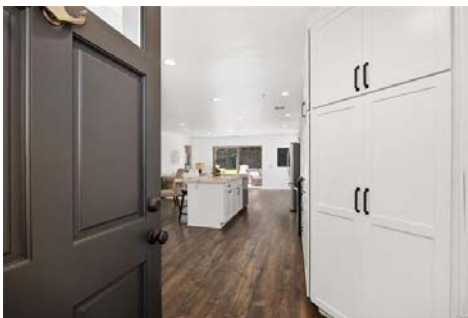
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos









Closed • Duplex

List / Sold:

406 Jasmine Ave • Corona del Mar 92625

2 units • \$1,574,500/unit • 2,586 sqft • 3,642 sqft lot • \$1198.76/sqft •
Built in 1950

PCH / jasmine

\$3,149,000/\$3,100,000 ↓

129 days on the market

Listing ID: PW23217352



MAJOR PRICE REDUCTION!! LOWEST PRICED MULTI FAMILY WEST OF COAST HWY! 2 ON A LOT WITH POTENTIAL FOR 3 UNITS! We have contractor bids to remodel entire property. Welcome to living coastal living in Corona Del Mar! Nestled west of Pacific Coast Highway, this amazing property offers a unique opportunity to own not one, but two residences, (with option for an additional studio), in the heart of Corona Del Mar's "Flower Streets". Perfectly positioned, just a short stroll from the pristine beaches, shops, and restaurants, this is coastal living at its finest. Front Cottage: Step into this peaceful home, and as you enter the front cottage, a spacious 2-bedroom, 2-bathroom home. Rear House: The rear house is currently configured as a spacious 3-bedroom, 2-bathroom layout, however, envision the possibilities as it offers the potential for conversion into a 2-bedroom, 1-bathroom residence upstairs, with an additional studio apartment on the lower level. This flexibility caters to your unique needs, whether you're looking for extra living space, a home office, or an income-generating rental unit. Both units have their own outdoor space. This sought-after address places you within the popular "Flower Streets" within a short walk of the iconic Corona Del Mar beaches, ensuring endless days of sun, sand, and surf. Explore the nearby boutiques, art galleries, and culinary delights that define the charm of this coastal community. Your new home is not just a residence; it's a lifestyle. Don't miss the chance to make this coastal retreat your own. Embrace the tranquility, luxury, convenience and excellent schools that this unique property offers. Schedule a viewing today and experience the allure of coastal living like never before!

Facts & Features

- Sold On 04/30/2024
- Original List Price of \$3,499,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- 1 Total carport spaces
- Heating: Central, Fireplace(s)
- \$508 (Estimated)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Wood

Exterior

- Lot Features: Sprinklers In Front
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01516164
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

UNITS BEDS BATHS GARAGE FURNISHED? ACTUAL RENT TOTAL RENT PRO FORMA

1:	1	3	2	2	Unfurnished	\$0	\$0	\$6,800
2:	1	2	2	1	Unfurnished	\$0	\$0	\$6,000

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
 - Buyer Agency Compensation: 2.5%
- CS - Corona Del Mar - Spyglass area
 - Orange County
 - Parcel # 45919104

Michael Lembeck

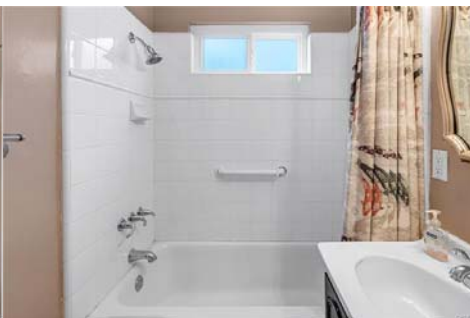
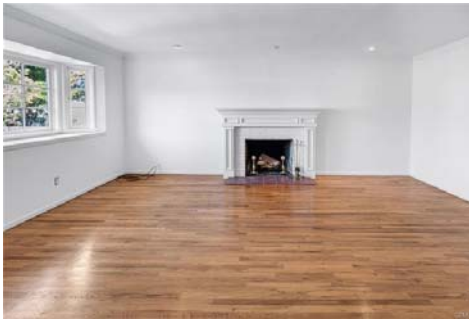
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

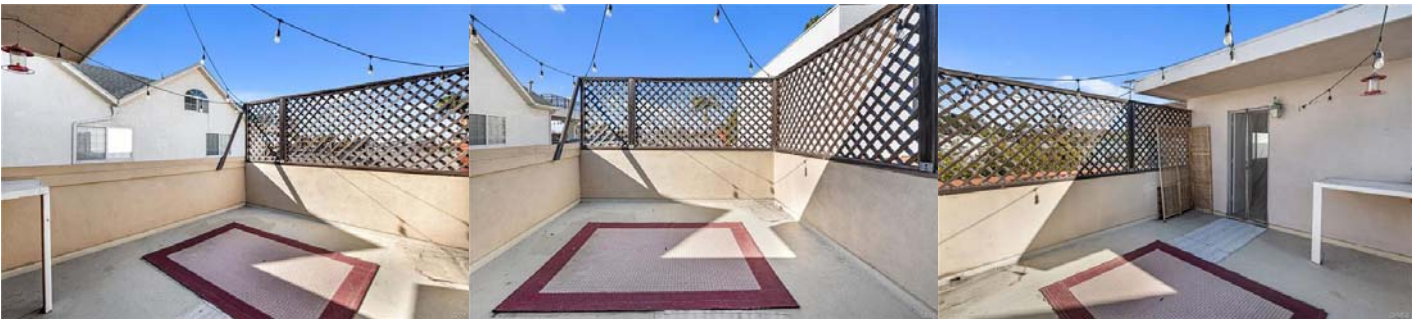
Click arrow to display photos











Closed • **Townhouse**

List / Sold:

\$1,300,000/\$1,325,000 ↓

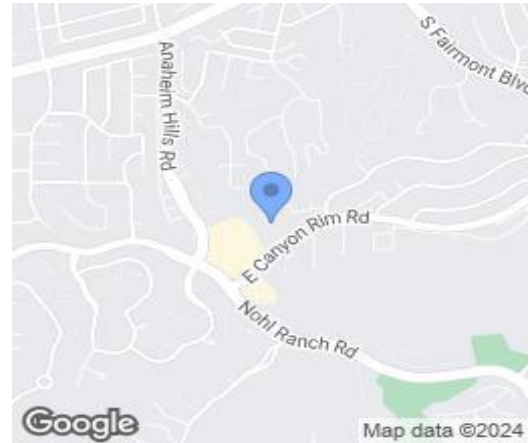
155 days on the market

Listing ID: PW23180213

435 Ranch View Cir • Anaheim Hills 92807

3 units • \$433,333/unit • 3,402 sqft • No lot size data • \$389.48/sqft • Built in 1974

East Of imperial North of Nohl Ranch rd.



Multi Family Property 3 Units. located in the Canyon Rim Villas, Consists of a 3-bedroom 2 Bath Unit a 2-bed 2 bath and a 1-bedroom 1 Bath , Community HOA Pool, Walking Distance to Anaheim Hills Golf Course and Anaheim Hills Plaza. Located close by also Anaheim Hills Library. 3 bedroom renovated about 3 1/2 years ago 91 Fwy. close by. all units have Washer and Dryer Hook Ups

Facts & Features

- Sold On 04/30/2024
- Original List Price of \$1,400,000
- 1 Buildings
- 3 Total parking spaces
- Cooling: Central Air, Electric
- \$0 (Unknown)
- Laundry: Electric Dryer Hookup, Washer Hookup
- \$74640 Gross Scheduled Income
- \$59151 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,489
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$15,489
- Other Expense Description: HOA

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$3,200	\$3,200	\$3,200
2:	1	2	2	1	Unfurnished	\$0	\$0	\$2,800
3:	1	1	1	0	Unfurnished	\$1,195	\$1,195	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- 77 - Anaheim Hills area

- \$1,291 HOA dues Monthly
- Buyer Agency Compensation: 2%

- Orange County
- Parcel # 93638008

Michael Lembeck

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

Citivest Realty Services, Inc

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

 Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: PW23180213

Printed: 05/05/2024 9:03:48 AM

Closed • **Triplex**

List / Sold:

\$1,000,000/\$1,000,000

0 days on the market

Listing ID: DW24085174

8031 8th St • Buena Park 90621

3 units • \$333,333/unit • 2,198 sqft • 16,117 sqft lot • \$454.96/sqft • Built in 1954

Stanton



Three detached units on a large lot.

Facts & Features

- Sold On 04/29/2024
- Original List Price of \$1,000,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- \$782 (Estimated)
- Laundry: Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- 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:	1	2	1	2	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0
3:	1	1	1	2	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 0%
- 82 - Buena Park area
- Orange County
- Parcel # 07002113

Michael Lembeck

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

Citivist Realty Services, Inc

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

▼ Click arrow to display photos



Closed • **Quadruplex**

List / Sold:

\$2,750,000/\$2,712,500 ↓

321 22nd St • Huntington Beach 92648

15 days on the market

**4 units • \$687,500/unit • 4,101 sqft • 5,875 sqft lot • \$661.42/sqft •
Built in 1973**

Listing ID: OC24051425

PCH to 22nd Street, turn north. Building will be on left side 2.5 blocks up from PCH.



321 22nd Street in Downtown Huntington Beach was one of the last double (50 foot) lot fourplexes constructed on the Downtown Numbered Streets before custom builders switched to the development of 2 & 3 story SFRs constructed on 25 foot wide lots. Most fourplexes built in the area are in the 3600 to 3900 square foot range; however, this building is 4101 square feet due to an excellent design & rear 2nd floor cantilever. There are 3 fourplexes on the 300 block of 22nd St, the other structures both in front and behind are single lot SFRs (which are valued in the \$1.75 to \$2.5 million range). This building defines a fourplex which is suitable for an "owner-user" who intends to occupy one of the units (full time or as a "beach close" second home). High income tenants are naturally drawn to the area by nearby attractions including: The soft sands & rideable waves of Surf City, blufftop park/bike path, Beach Playground, Pier, Main Street Village, restaurants, shopping, entertainment, & numerous events (4th of July parade & fireworks, US Open of Surfing, Pacific Airshow, & more). The building next door 317 22nd Street is also available. This is the first time these properties (317 & 321 22nd St) have been offered for sale in 40 years. They are arguably the best owner user quality buildings that have come on the market in several years. The mix of units includes (two) 3 BR – 2.5 BA units, (one) 2 BR – 1 Ba unit, and (one) 1BR – 1BA unit. Each 3 bedroom unit has two garage spaces, and there is one garage space each for the other two units (for a total of 6 garage spaces). There is onsite parking for two additional cars. Built in 1973, and individually metered for gas & electric. The building is only 6 blocks from award winning Elementary & Middle Schools – 10 blocks from Huntington Beach High School (which offers the Academy of Performing Arts and Nationally Ranked athletics programs). Fantastic upside potential - Current rents can be increased significantly to estimated market levels. Contact Listing Agent for rent comparables. Given its proximity to beach, pier, and Main Street Village, this offering represents an attractive opportunity to rehab and substantially increase rental income for the long term income property investor or owner occupant. The location & two large 3 bedroom "front" units makes these buildings "ideal" for partnerships. Note: 317 22nd Street is a "model match" building with same footprint & floorplans on the same size (50' X 115') lot.

Facts & Features

- Sold On 04/30/2024
- Original List Price of \$2,750,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 0 Total carport spaces
- Heating: Natural Gas
- \$1,037 (Estimated)
- Laundry: Community
- \$129892 Gross Scheduled Income
- \$81663 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet

Exterior

- Lot Features: Sprinklers In Front
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$44,346
- Electric: \$481.00
- Gas:
- Furniture Replacement:
- Trash: \$1,835
- Insurance: \$3,000
- Maintenance: \$2,800
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,501

- Cable TV: 00409987
- Gardener:
- Licenses:

- Other Expense: \$2,675
- Other Expense Description: See OM

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$3,300	\$3,300	\$3,600
2:	1	3	3	2	Unfurnished	\$3,600	\$3,600	\$3,600
3:	1	2	1	1	Unfurnished	\$2,160	\$2,160	\$3,250
4:	1	1	1	1	Unfurnished	\$1,728	\$1,728	\$2,400

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 15 - West Huntington Beach area
- Orange County
- Parcel # 02312503

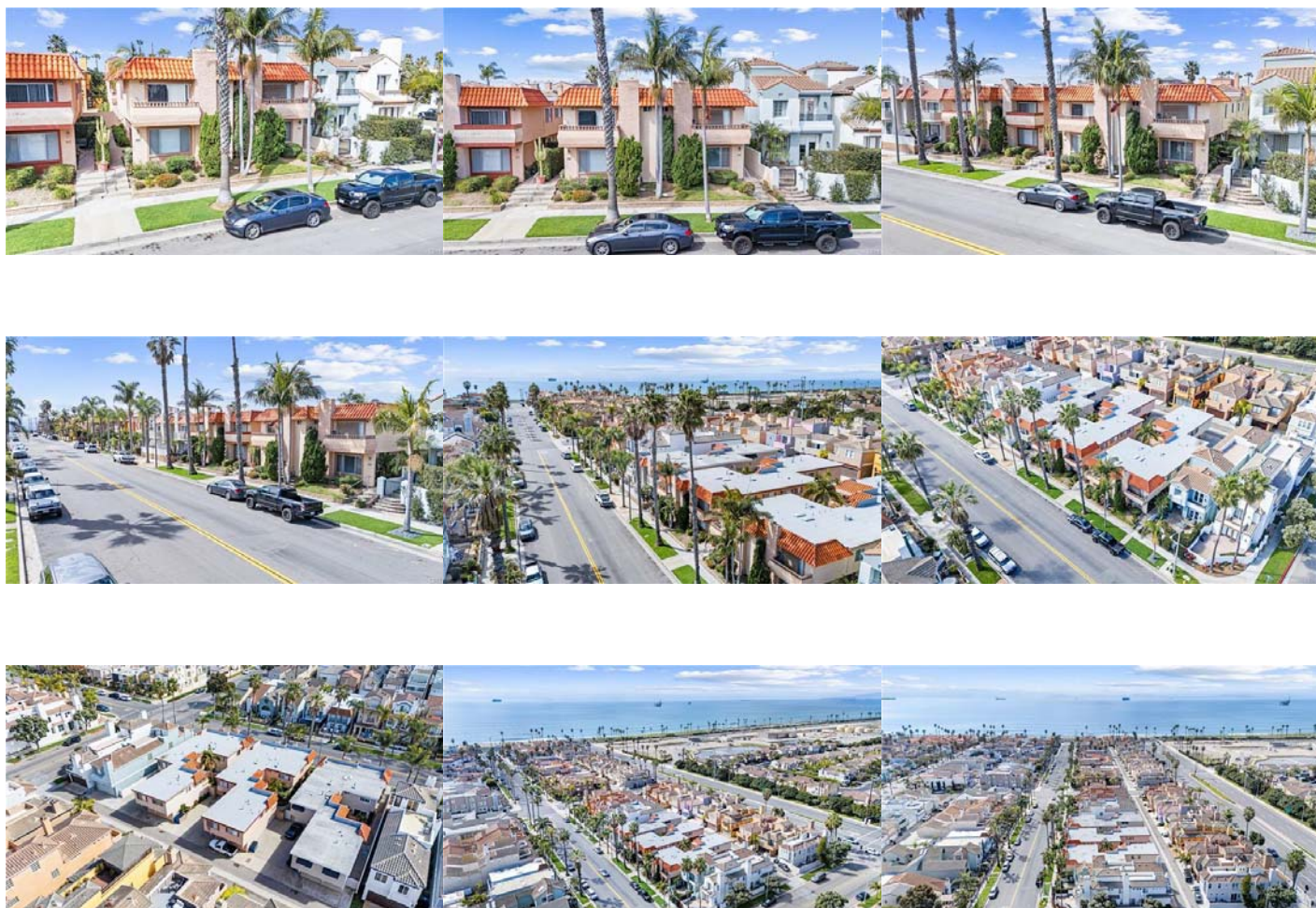
Michael Lembeck

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

Citivest Realty Services, Inc

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

▼ Click arrow to display photos





MEASUREMENTS AND CALCULATIONS BY SURVEYING TECHNOLOGY. DIMENSIONS ARE APPROXIMATE BUT NOT GUARANTEED.

02/05/23



MEASUREMENTS AND CALCULATIONS BY SURVEYING TECHNOLOGY. DIMENSIONS ARE APPROXIMATE BUT NOT GUARANTEED.

02/05/23



MEASUREMENTS AND CALCULATIONS BY SURVEYING TECHNOLOGY. DIMENSIONS ARE APPROXIMATE BUT NOT GUARANTEED.

02/05/23



MEASUREMENTS AND CALCULATIONS BY SURVEYING TECHNOLOGY. DIMENSIONS ARE APPROXIMATE BUT NOT GUARANTEED.

02/05/23





Closed • **Quadruplex**

List / Sold:

\$2,750,000/\$2,712,500 ↓

15 days on the market

Listing ID: OC24051319

317 22nd St • Huntington Beach 92648

**4 units • \$687,500/unit • 4,101 sqft • 5,875 sqft lot • \$661.42/sqft •
Built in 1973**

PCH to 22nd Street, turn north. Building will be on our left side in 2.5 blocks



317 22nd Street in Downtown Huntington Beach was one of the last double (50 foot) lot fourplexes constructed on the Downtown Numbered Streets before custom builders switched to the development of 2 & 3 story SFRs constructed on 25 foot wide lots. Most fourplexes built in the area are in the 3600 to 3900 square foot range; however, this building is 4101 square feet due to an excellent design & rear 2nd floor cantilever. There are 3 fourplexes on the 300 block of 22nd St, the other structures both in front and behind are single lot SFRs (which are valued in the \$1.75 to \$2.5 million range). This building defines a fourplex which is suitable for an "owner-user" who intends to occupy one of the units (full time or as a "beach close" second home). High income tenants are naturally drawn to the area by nearby attractions including: The soft sands & ridable waves of Surf City, blufftop park/bike path, Beach Playground, Pier, Main Street Village, restaurants, shopping, entertainment, & numerous events (4th of July parade & fireworks, US Open of Surfing, Pacific Airshow, & more). The building next door 321 22nd Street is also available. This is the first time these properties (317 & 321 22nd St) have been offered for sale in 40 years. They are arguably the best owner user quality buildings that have come on the market in several years. The mix of units includes (two) 3 BR – 2.5 BA units, (one) 2 BR – 1 Ba unit, and (one) 1BR – 1BA unit. Each 3 bedroom unit has two garage spaces, and there is one garage space each for the other two units (for a total of 6 garage spaces). There is onsite parking for two additional cars. Built in 1973, and individually metered for gas & electric. The building is only 6 blocks from award winning Elementary & Middle Schools – 10 blocks from Huntington Beach High School (which offers the Academy of Performing Arts and Nationally Ranked athletics programs). Fantastic upside potential - Current rents can be increased significantly to estimated market levels. Contact Listing Agent for rent comparables. Given its proximity to beach, pier, and Main Street Village, this offering represents an attractive opportunity to rehab and substantially increase rental income for the long term income property investor or owner occupant. The location & two large 3 bedroom "front" units makes these buildings "ideal" for partnerships. Note: 321 22nd Street is a "model match" building with same footprint & floorplans on the same size (50' X 115') lot.

Facts & Features

- Sold On 04/30/2024
- Original List Price of \$2,750,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Natural Gas
- \$0 (Estimated)
- Laundry: Community, Individual Room
- \$129892 Gross Scheduled Income
- \$81663 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet

Exterior

- Lot Features: Rectangular Lot, Sprinklers In Front
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$44,346
- Electric: \$481.00
- Gas:
- Furniture Replacement:
- Trash: \$1,835
- Insurance: \$3,000
- Maintenance: \$2,800
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,501

- Cable TV: 00409987
- Gardener:
- Licenses:

- Other Expense: \$2,675
- Other Expense Description: See OM

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$3,300	\$3,300	\$3,600
2:	1	3	3	2	Unfurnished	\$3,240	\$3,240	\$3,600
3:	1	2	1	1	Unfurnished	\$2,160	\$2,160	\$3,250
4:	1	1	1	1	Unfurnished	\$1,900	\$1,900	\$2,400

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2%
- 15 - West Huntington Beach area
- Orange County
- Parcel # 02312510

Michael Lembeck

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

Citivest Realty Services, Inc

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

▼ Click arrow to display photos





MEASUREMENTS ARE CALCULATED BY SURVEYING TECHNOLOGY. DIMENSIONS ARE APPROXIMATE BUT NOT GUARANTEED.

C2B4.5



MEASUREMENTS ARE CALCULATED BY SURVEYING TECHNOLOGY. DIMENSIONS ARE APPROXIMATE BUT NOT GUARANTEED.

C2B5.5



MEASUREMENTS ARE CALCULATED BY SURVEYING TECHNOLOGY. DIMENSIONS ARE APPROXIMATE BUT NOT GUARANTEED.

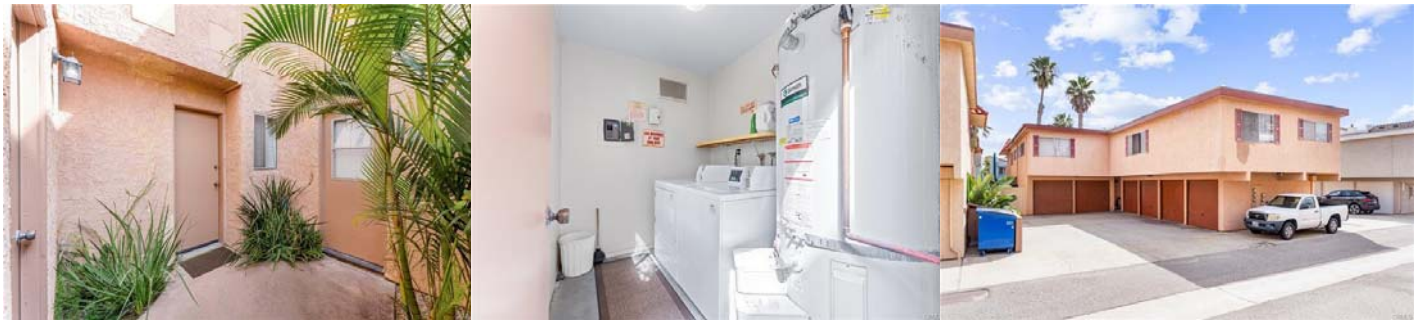
C2B6.5



MEASUREMENTS ARE CALCULATED BY SURVEYING TECHNOLOGY. DIMENSIONS ARE APPROXIMATE BUT NOT GUARANTEED.

C2B7.5





Closed • **Apartment**

List / Sold:

\$2,595,000/\$2,475,000 ↓

55 days on the market

Listing ID: NP24034461

1022 El Camino Dr • **Costa Mesa 92626**

4 units • **\$648,750/unit** • **4,671 sqft** • **6,534 sqft lot** • **\$529.87/sqft** •
Built in 1964

From 73/405 Freeway, Exit Baker onto Fairview. Left on Mendoza



Welcome to 1022 El Camino Drive, Costa Mesa, CA 92626 a four-unit apartment community in Mesa Del Mar. This property comprises four meticulously renovated units, each featuring a spacious 3-bedroom, 2-bathroom layout with an average size of 1167 square feet. Nestled in the sought-after Mesa Del Mar neighborhood of Costa Mesa, this location offers the perfect blend of tranquility and convenience. The property boasts (4) single-car garages and (3) off-street parking spaces, ensuring ample parking for residents and guests. Additionally, the on-site laundry room enhances the convenience and appeal of this well-maintained investment. With a strategic location and upgraded units, 1022 El Camino Drive presents an excellent opportunity for investors seeking a premium multi-unit property in the heart of Costa Mesa.

Facts & Features

- Sold On 04/30/2024
- Original List Price of \$2,595,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Wall Furnace
- \$1,594 (Estimated)
- Laundry: Community
- Cap Rate: 4.01
- \$155544 Gross Scheduled Income
- \$104244 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$46,634
- Electric: \$1,500.00
- Gas: \$1,500
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01986798
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance: \$7,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,087
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$3,186	\$3,186	\$3,750
2:	1	3	2	1	Unfurnished	\$3,037	\$3,037	\$3,750
3:	1	3	2	1	Unfurnished	\$3,300	\$3,300	\$3,750
4:	1	3	2	1	Unfurnished	\$2,982	\$2,982	\$3,750

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

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

- C3 - South Coast Metro area
- Orange County
- Parcel # 14166510

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: NP24034461

Printed: 05/05/2024 9:03:48 AM

Closed • **Commercial/Residential**

List / Sold:

\$2,499,500/\$2,408,000 ↓

21 days on the market

Listing ID: NP24026154

12581 Kensington Ln • Garden Grove 92840

8 units • \$312,438/unit • 5,120 sqft • 9,583 sqft lot • \$470.31/sqft • Built in 1960

Southwest Corner of Nutwood and Lampson



HIGHEST CAP RATE IN GARDEN GROVE! Property in excellent condition, lot has space for 1 ADU unit, 2:1 parking ratio! One Bedroom units on the same block are currently renting for \$2100! 4 of 8 units are fully renovated in turnkey condition, the remain 4 units underwent minor renovations in 2023. 3 of 8 tenants are section 8 housing, other 5 tenants are on year leases! Units include: tile or vinyl flooring, dual pane windows, new appliances, new fixtures and outlets, brand new electric subpanels, wall heaters, re-glazed bathtubs, new cabinets and countertops, large walk-in closets. 5 of 8 tenants have RUBs in contract.

Facts & Features

- Sold On 04/29/2024
- Original List Price of \$2,499,500
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$2,505 (Estimated)
- Laundry: Common Area
- Cap Rate: 5.52
- \$189600 Gross Scheduled Income
- \$137739 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: \$46,317
- Electric: \$500.00
- Gas: \$1,000
- Furniture Replacement:
- Trash: \$1,885
- Cable TV: 00866406
- Gardener:
- Licenses:
- Insurance: \$3,072
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,521
- Other Expense: \$1,500
- Other Expense Description: Misc.

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	0	Unfurnished	\$1,983	\$1,983	\$2,100
2:	4	1	1	0	Unfurnished	\$1,867	\$1,867	\$2,100

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

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

- 66 - N of Blsa, S of GGrv, E of Brookhrst, W of Ha area
- Orange County
- Parcel # 08906308

Michael Lembeck

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

Citivest Realty Services, Inc

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

 Click arrow to display photos



