

Residential Income Agent 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	DOM/CDOM	BAC	Sqft	YrBuilt	Ac/LSqft	LO Phone	Date	MLS
1	OC22038984	S	34412 Via Gomez	DP	CB	STD	2	\$63,800		\$1,720,000 	3/3	2	2337	1973/PUB	5,227/0.12	949-661-9355	04/04/22	CRMLSM
2	OC22050846	S	122 10th ST	SLB	1A	STD	3	\$75,600		\$1,805,000 	8/8	2.5	1425	1915/ASR	3,049/0.07	949-307-0400	04/08/22	CRMLSM
3	PW22046755	S	326 19th ST	HB	15	STD,TRUS	3	\$105,120		\$2,590,000 	11/11	2	3402	1976/PUB	5,546/0.1273	562-439-6377	04/04/22	CRMLSM
4	PW21203116	S	314 E Wilhelmina ST	ANA	78	STD	3	\$32,200		\$87,500 	168/168	1	2286	1922/PUB	6,970/0.16	800-676-4657	04/08/22	CRMLSM
5	OC22033768	S	303 N Vine ST	ANA	78	STD	3	\$52,200		\$1,145,000 	10/10	2	2683	1956/ASR	9,148/0.21	213-804-7647	04/05/22	CRMLSM
6	OC21256086	S	24812 Sherwood WAY	DP	DH	STD	3	\$72,240		\$1,830,000 	78/78	2	3174	1976/PUB	6,970/0.16	877-730-9755	04/08/22	CRMLSM
7	OC22054976	S	34055 Alcazar Dr	DP	LT	TRUS	3	\$73,800		\$1,830,000 	5/5	2.5	3000	1964/PUB	3,864/0.0887	949-498-3702	04/07/22	CRMLSM
8	PW22062473	S	2323 W West AVE #4	FUL	83	STD	4	\$67,200		\$1,320,000 	3/3	2.5	3433	1956/ASR	6,970/0.16	949-251-8800	04/05/22	CRMLSM
9	PW22012191	S	728 E Walnut ST	SA	69	STD	8	\$131,350	5	\$1,725,000 	15/15	1.5	2992	1961/PUB	6,969/0.16	949-756-3232	04/04/22	CRMLSM
10	PW21234242	S	451 N Lemon ST	ORG	OTO	STD	8	\$108,510	2	\$2,100,000 	9/9	2.25	6804	1954/ASR	19,626/0.4506	714-974-9191	04/07/22	CRMLSM

Closed • Duplex

List / Sold:

\$1,699,000/\$1,720,000 ↑

3 days on the market

Listing ID: OC22038984

34412 Via Gomez • Dana Point 92624

2 units • \$849,500/unit • 2,337 sqft • 5,227 sqft lot • \$735.99/sqft • Built in 1973

Cross Street Via California and Via Salvador



Oceanview duplex in the highly desirable Palisades neighborhood near Capistrano Beach. The front unit is a single story 2 bedrooms 2 baths. The rear unit is 2 stories with 2 bedrooms on the entry level and the main living area and kitchen are on the second floor. There is a large 5 by 32 balcony on the top floor with amazing ocean views and ocean breeze. Both units have an abundance of natural light and are each approximately 1200 sq feet. They each have an open floorplan living room area, fireplace, large bedrooms and indoor laundry. The building has been updated with newer windows, kitchens have granite counter tops and stainless steel appliances. Both units have stone tile and wood floors throughout and indoor laundry. Parking is plentiful with 3 attached garages and up to 6 car driveway parking. The units are set back from the street for maximum privacy and share a common low maintenance backyard. Buyer possibly has the ability to build an ADU unit in rear yard. Buyer to verify with City of Dana Point for rules and restrictions on the ADU. The elementary school and the beach are within a short walking distance. DO NOT DISTURB TENANTS. DRIVE BY ONLY. All Offers Subject to Interior Inspection.

Facts & Features

- Sold On 04/04/2022
- Original List Price of \$1,699,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central
- \$1,565 (Estimated)
- Laundry: Inside
- \$63800 Gross Scheduled Income
- \$47638 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Master Bedroom
- Floor: Tile, Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Water Heater, Refrigerator, Water Heater
- Other Interior Features: Balcony, Granite Counters, Living Room Balcony, Open Floorplan

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,162
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$612
- Cable TV: 02050775
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$750
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$2,600		
2:	1	2	2	1	Unfurnished	\$2,700		

Of Units With:

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

Additional Information

- Standard sale
- CB - Capistrano Beach area
- Orange County
- Parcel # 12315234

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Triplex**

List / Sold:

\$1,800,000/\$1,805,000 ↑

8 days on the market

Listing ID: OC22050846

122 10th St • Seal Beach 90740

**3 units • \$600,000/unit • 1,425 sqft • 3,049 sqft lot • \$1266.67/sqft •
Built in 1915**

Go West on Main St from PCH, turn left on Electric Ave., and Right on 10th St. Triplex is on the Left side



Great Investor Property located only a half a block from the beach and one block from Main Street's shops, restaurants, and coffee houses. This charming multi-unit property offers investors an opportunity to acquire a turnkey investment or an owner-user asset in the most desirable area of Seal Beach. This property has three units, all of which have been updated. Each unit offers an open kitchen layout, inside stackable washer/dryer laundry, A/C and Heating system, refrigerator, and appliances, 1 parking spot (3 parking spots for the property). There is a nice little community yard that is shared between the three units as well. The property has separate meters for each unit so tenants pay for their own gas and electric and the landlord pays for Water and trash. This triplex is located in the award-winning Los Alamitos School District and provides residents with an excellent community environment. Seal Beach's proximity to the 405, 605, and 22 freeways make it highly desirable to those commuting to both Los Angeles and Orange County.

Facts & Features

- Sold On 04/08/2022
- Original List Price of \$1,800,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$1,215 (Estimated)
- Laundry: Inside, Stackable
- \$75600 Gross Scheduled Income
- \$55600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Main Floor Bedroom, Separate Family Room
- Appliances: Gas Oven, Gas Cooktop
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Back Yard
- Waterfront Features: Across the Road from Lake/Ocean, Ocean Access
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$8,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense: \$5,000
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$2,200	\$2,200	\$2,400
2:	1	1	1	1	Unfurnished	\$2,200	\$2,000	\$2,350
3:	1	1	1	1	Unfurnished	\$1,900	\$1,900	\$2,150

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

- 1A - Seal Beach area
- Orange County
- Parcel # 19904222

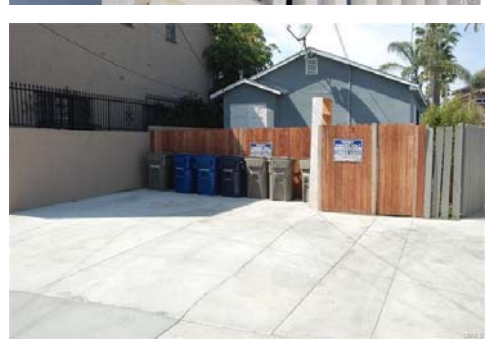
Michael Lembeck

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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:

\$2,700,000/\$2,590,000 ↓

11 days on the market

Listing ID: PW22046755

326 19th St • Huntington Beach 92648

**3 units • \$900,000/unit • 3,402 sqft • 5,546 sqft lot • \$761.32/sqft •
Built in 1976**

pch to 19th to orange



LOCATION LOCATION ! prestigiously set in prime Downtown Huntington Beach just 3 short blocks from the sand & ocean ... featuring a rare buildable and dividable, double lot ...with a detached 3br/2ba front house has spacious wooden deck, plus 2, 2 story townhome style units, patios,W/D hookups plus 3 garages. The one bedroom unit has a loft the size of a bedroom that is typically used as a bedroom. The upside in rent is a huge plus. but the development potential is incredible! With the beach & ocean in view down the street... and the close proximity to world class surf & Main Street Huntington Beach " Surf City USA" ... this is truly an amazing investment rental and or development opportunity.

Facts & Features

- Sold On 04/04/2022
- Original List Price of \$2,700,000
- 2 Buildings
- 5 Total parking spaces
- Heating: Central, Natural Gas
- \$1,012,188 (Public Records)
- Laundry: Washer Hookup
- \$105120 Gross Scheduled Income
- \$89418 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Wood
- Other Interior Features: Balcony

Exterior

- Lot Features: Corner Lot
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,640
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,080
- Cable TV: 01359009
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,080
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$3,460	\$3,460	\$4,000
2:	1	1	2	1	Unfurnished	\$2,700	\$2,700	\$3,000
3:	1	2	2	1	Unfurnished	\$2,600	\$2,600	\$3,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 15 - West Huntington Beach area
- Orange County
- Parcel # 02315501

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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: **\$890,000/\$87,500** ↓

314 E Wilhelmina St • Anaheim 92805

168 days on the market

**3 units • \$296,667/unit • 2,286 sqft • 6,970 sqft lot • \$38.28/sqft •
Built in 1922**

Listing ID: PW21203116

cross streets Anaheim Blvd/ Lincoln



OPPORTUNITY KNOCKING! GREAT INVESTMENT OPPORTUNITY IN A GREAT LOCATION NEAR DISNEYLAND!!! THIS 3-PLEX OFFERS GREAT INCOME POTENTIAL AND IT FEATURES 3 - 2 BEDROOMS - 1 BATH- 2 CAR GARAGE APARTMENTS. THE RENTS ARE ON THE LOW SIDE WITH LONG TERM STABLE TENANTS. TENANTS ARE ON A MONTH-TO-MONTH BASIS. Great opportunity to purchase this Triplex in Anaheim. This property is truly a diamond in the rough with great upscale potential for investors or anyone seeking to do their own remodel and create their own dream rental property. Located in a highly desired rental market in Anaheim, The property is near the 91 and 57 the 5 Freeway only about 3 miles from Cal State Fullerton.

Facts & Features

- Sold On 04/08/2022
- Original List Price of \$890,000
- 2 Buildings
- 2 Total parking spaces
- \$357 (Estimated)
- Laundry: Individual Room
- \$32200 Gross Scheduled Income
- \$30200 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01375978
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$2,100
2:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$2,100
3:	1	2	1	0	Unfurnished	\$0	\$0	\$2,000

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

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03516104

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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: PW21203116

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Closed • **Triplex**

List / Sold:

\$1,100,000/\$1,145,000 ↑

10 days on the market

Listing ID: OC22033768

303 N Vine St • Anaheim 92805

3 units • \$366,667/unit • 2,683 sqft • 9,148 sqft lot • \$426.76/sqft • Built in 1956

Near East St & Lincoln Ave at Corner of Cypress & Vine St.



303 N. Vine St. in Anaheim is a wonderful Triplex property that's been family owned for over 40+ years. The entire property totals 2,683 sf is fully occupied with long term & stable tenants, on a generous corner lot location with plenty of outdoor space for you or your tenants. The front unit is a 2 bed/1 bath, the middle unit is a 1 bed/1 bath, and the rear unit is a bigger 2 bed/1 bath potential owner's unit. All units are in good condition with washer/dryer hookups, laminate/hardwood flooring, and private backyards for added storage and space. The property was originally built in 1956, and sits on a generous 9,112 sf corner lot in a quiet neighborhood of Anaheim, Ca. With a cul-de-sac street, ample street parking, tons of garden area, and separate garages, there are tons of possibilities to convert them into an ADU, and create an additional unit for income. Prime Location in Downtown Anaheim, in Orange County near Fullerton, Buena Park, Cal State Fullerton, Anaheim Packing District, Disneyland Park, Angels Stadium, Kaiser, UCI Medical Center, Freeways, Restaurants & Shops.

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- \$748 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen, Outside, Washer Hookup
- \$52200 Gross Scheduled Income
- \$27764 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, See Remarks
- Appliances: Gas Range, Water Heater
- Floor: Carpet, Laminate, Wood

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot, Cul-De-Sac, Front Yard
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,870
- Insurance: \$0
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$0
- Water/Sewer: \$0
- Cable TV: 01906449
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,450	\$1,450	\$2,400
2:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$1,800
3:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,600

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

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03522112

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Triplex**

List / Sold:

\$1,900,000/\$1,830,000 ↓

78 days on the market

Listing ID: OC21256086

24812 Sherwood Way • Dana Point 92629

3 units • **\$633,333/unit** • **3,174 sqft** • **6,970 sqft lot** • **\$576.56/sqft** •
Built in 1976

On Golden Lantern - going Inland from PCH, pass Stonehill, first right on Acapulco, right on Nottingham, subject is on right at end of block just across the street: Golden Lantern/Acapulco/Stone.



Very desirable income property - close to ocean (1.6 mile), 3 unit, located in the "Golden Lantern Homes" area of Dana Point - close to beaches/harbor/marina. Two 3 bdrm/2 bth units (3rd bdrms w/o closets), brick fireplaces and private inside laundries. The downstairs unit has a large private fenced yard, the upstairs unit has a large balcony/deck and cool ocean breeze. 3rd unit is carriage unit above the garage, it is 2 bdrm/1 bth, private balcony/deck with storage room. All units are equipped with dishwasher and garbage disposals. Remodeling completed approx. 2 years ago - new flooring, countertops, baths, cabinets. There are 3 separate garages and 6 add'l off-street parking spaces.

Facts & Features

- Sold On 04/08/2022
- Original List Price of \$1,900,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$2,924 (Estimated)
- Laundry: Gas Dryer Hookup
- \$72240 Gross Scheduled Income
- \$64609 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: \$6,568
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01038564
- Gardener:
- Licenses:
- Insurance: \$2,608
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,760
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,250	\$2,250	\$0
2:	1	3	2	1	Unfurnished	\$2,000	\$2,000	\$0
3:	1	2	1	1	Unfurnished	\$1,770	\$1,770	\$0

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet: 0
- Dishwasher: 3
- Disposal: 3
- Drapes: 3
- Patio: 3
- Ranges: 3
- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale

- DH - Dana Hills area
- Orange County
- Parcel # 67308315

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

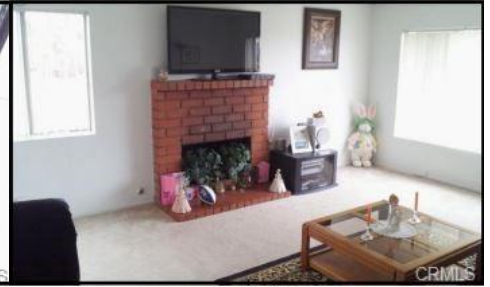
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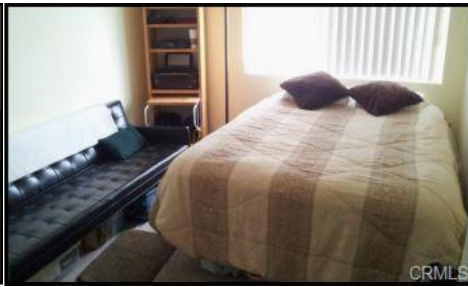
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC21256086

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Closed •

List / Sold:

\$1,729,900/\$1,830,000 ↑

5 days on the market

Listing ID: OC22054976

34055 Alcazar Dr • Dana Point 92629

3 units • \$576,633/unit • 3,000 sqft • 3,864 sqft lot • \$610.00/sqft • Built in 1964

Coast Hwy to Alcazar Dr.



Fabulous Triplex, perfect for the owner user, extended family, short term rental, or a combo of all! Located in the heart of Dana Point, walk to the charming Lantern District, restaurants, shops, & Dana Point Harbor. 3 Spacious units! Each with a 1 car garage , plus driveway parking space. Unit#A, is a 2 bedroom 1.75 bath, updated kitchen and baths. Unit#B is a 2 bedroom, 1 Bath, with updated kitchen, bath and fireplace. Unit #C is a spacious 1 bedroom, 1 bath, updated kitchen & Bath. Ocean View. Open Beam ceilings, back yard area, Laundry area with newer, non coin op units. All Tenants are on a month to month. This is an estate sale, all units in good condition, however sold 'AS IS". Priced to sell!

Facts & Features

- Sold On 04/07/2022
- Original List Price of \$1,729,900
- 1 Buildings
- 3 Total parking spaces
- \$0 (Public Records)
- Laundry: Community
- \$73800 Gross Scheduled Income
- \$68000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Utilities - Overhead, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,390
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01897290
- Gardener:
- Licenses:
- Insurance: \$1,390
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	5	4	3	Unfurnished	\$6,150	\$6,150	\$8,500

Of Units With:

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

Additional Information

- Trust sale
- LT - Lantern Village area

Michael Lembeck

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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:

\$1,375,000/\$1,320,000 ↓

3 days on the market

2323 W West Ave # 4 • Fullerton 92833

**4 units • \$343,750/unit • 3,433 sqft • 6,970 sqft lot • \$384.50/sqft •
Built in 1956**

Listing ID: PW22062473

South of Valencia Dr and west of Gilbert St



The West Avenue 4-plex apartments present a rare opportunity to acquire a 4-plex apartment building in a mostly single family home area of Fullerton. The structure is 3,433 and has four 2 bed 1 bath units which are rented to longer term tenants. The building is two stories and features a newer, pitched composition shingle roof. Tenants enjoy spacious apartments, garage parking and an enclosed, gated back yard area. This is the first time in over thirty years the building has been on the market. The West Avenue 4-plex apartments are just minutes from freeways, employment and the trendy downtown of Fullerton.

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$1,375,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$994 (Estimated)
- \$67200 Gross Scheduled Income
- \$38514 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999, Rectangular Lot, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$27,342
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$540
- Cable TV: 01220368
- Gardener:
- Licenses:
- Insurance: \$1,600
- 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:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$2,000
2:	1	2	1	1	Unfurnished	\$1,450	\$1,450	\$2,000
3:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$2,000
4:	1	2	1	1	Unfurnished	\$1,450	\$1,450	\$2,000

Of Units With:

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

Additional Information

- Standard sale

- 83 - Fullerton area
- Orange County
- Parcel # 03038403

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:** PW22062473

Printed: 04/10/2022 12:20:43 PM

Closed •

List / Sold:

\$1,750,000/\$1,725,000 ↓

15 days on the market

Listing ID: PW22012191

728 E Walnut St • Santa Ana 92701

**8 units • \$218,750/unit • 2,992 sqft • 6,969 sqft lot • \$576.54/sqft •
Built in 1961**

Contact Agent



Pleased to present the Walnut Street Apartments, an 8-unit turnkey apartment building located in Santa Ana, CA. The building is composed of all recently upgraded studios that come with laminate wood floors, Formica countertops, upgraded showers and vanities, new kitchen cabinets, pulldown kitchen sink faucets, refrigerators, gas stoves, and gas wall heating. The property is individually metered for gas and electricity, has a laundry facility, large private patios (downstairs units), gated carport parking, dual-pane windows, and an outdoor common area. This property offers an investor the opportunity to purchase the highest cap rate in Orange County with 75% Loan-to-Value already quoted (\$1.275 Million).

Facts & Features

- Sold On 04/04/2022
- Original List Price of \$1,750,000
- 1 Buildings
- 8 Total parking spaces
- 8 Total carport spaces
- \$1,967 (Estimated)
- Laundry: Common Area
- Cap Rate: 5.3
- \$131352 Gross Scheduled Income
- \$92768 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$36,644
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01921625
- 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:	8	0	1	0	Unfurnished	\$1,363	\$10,906	\$1,500

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 0
- 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 # 40407101

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: PW22012191

Printed: 04/10/2022 12:20:43 PM

Closed • **Commercial/Residential**

List / Sold:

\$1,900,000/\$2,100,000 ↑

9 days on the market

451 N Lemon St • Orange 92866

**8 units • \$237,500/unit • 6,804 sqft • 19,626 sqft lot • \$308.64/sqft •
Built in 1954**

Listing ID: PW21234242

South of Walnut, north of Sycamore, on east side of Lemon.



We are pleased to present this single-story 8 Unit Project-Based HUD apartment complex in the prime real estate location of Old Towne Orange. This property is located less than 2 blocks from Chapman University, and just 4 1/2 blocks from the Old Towne Circle. The complex boasts One (1) 3 Bed / 2 Bath, Four (4) 2 Bed / 1 Bath Units, and Three (3) 1 Bed / 1 Bath Units. There are a total of 11 parking spaces on-site, with 3 shared and each unit has a dedicated space, in addition, the entire roof was replaced in 2021. The units are on 19,626 Square Feet of land and have 6,804 Livable Square Feet. This is an opportunity you won't want to miss.

Facts & Features

- Sold On 04/07/2022
- Original List Price of \$1,900,000
- 3 Buildings
- Levels: One
- 11 Total parking spaces
- 7 Total carport spaces
- Heating: Electric, Natural Gas, Wall Furnace
- \$1,970 (Assessor)
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- Cap Rate: 2.2
- \$108516 Gross Scheduled Income
- \$67008 Net Operating Income
- 8 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Main Floor Bedroom
- Floor: Carpet, Laminate, Vinyl
- Appliances: Disposal, Gas Range, Range Hood, Refrigerator, Water Heater

Exterior

- Lot Features: 6-10 Units/Acre, Landscaped, Lawn, Lot 10000-19999 Sqft, Rectangular Lot, Level, Near Public Transit
- Fencing: Masonry, Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$34,152
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,452
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$12,492
- Maintenance:
- Workman's Comp:
- Professional Management: 9747
- Water/Sewer: \$3,300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,327	\$1,327	\$2,150
2:	1	2	1	0	Unfurnished	\$1,189	\$1,189	\$1,875
3:	1	2	1	0	Unfurnished	\$1,189	\$1,189	\$1,875
4:	1	2	1	0	Unfurnished	\$1,189	\$1,189	\$1,875
5:	1	2	1	0	Unfurnished	\$0	\$1,189	\$1,875

6:	1	1	1	0	Unfurnished	\$1,079	\$1,079	\$1,575
7:	1	1	1	0	Unfurnished	\$1,079	\$1,079	\$1,575
8:	1	1	1	0	Unfurnished	\$1,079	\$1,079	\$1,575

Of Units With:

- Separate Electric: 8
 - Gas Meters: 1
 - Water Meters: 1
 - Carpet: 8
 - Dishwasher:
 - Disposal: 8
- Drapes:
 - Patio: 8
 - Ranges: 8
 - Refrigerator: 8
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- OTO - Old Towne Orange area
 - Orange County
 - Parcel # 03914329

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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