

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	OC23044472	S	34565	Via Catalina	DP	CB	STD	2	\$43,080		\$1,525,000↓	\$661.89	2304	1971/ASR	6,098/0.14	N	3	05/05/23	15/15
2	NP22121129	S	2516	Ocean BLVD	CDM	CS	STD	2	\$0		\$5,500,000↓	\$2,340.43	2350	1950/PUB	3,485/0.08	N	2	05/01/23	308/308
3	IG23035983	S	34031	Pequito DR	DP	LT	STD	2	\$70,800		\$1,486,000↓	\$850.60	1747	1966/ASR	2,169/0.0498	N	2	05/01/23	33/33
4	OC22233646	S	1140 W	Balboa BLVD	NB	NP	STD	2	\$84,000		\$2,375,000↓	\$1,055.56	2250	1955/ASR	3,049/0.07	N	2	05/02/23	114/114
5	PW23028127	S	2041 S	Sprague LN #A-D	ANA	78	STD	4	\$75,300		\$1,350,000↓	\$351.20	3844	1963/PUB	10,019/0.23	N	5	05/03/23	28/28
6	OC23041552	S	3100	Pearl DR	FUL	83	STD	4	\$82,848		\$1,500,000↓	\$392.67	3820	1965/ASR	11,761/0.27	N	6	05/05/23	36/36
7	NP23059900	S	628 S	Fashion Park ST	ORG	OTO	STD	4	\$143,400		\$2,500,000↑	\$487.61	5127	1966/ASR	8,516/0.1955	N	4	05/05/23	8/8
8	MB23045469	S	7850	2nd ST	STAN	61	STD	8	\$120,000	3	\$2,000,000↓	\$285.96	6994	1964/ASR	17,424/0.4	N	0	05/04/23	0/0
9	OC23025718	S	601 613, 6	Birch ST	BREA	699	STD	36	\$932,352		\$13,605,000↓	\$670.56	20289	1964/ASR	32,670/0.75	N	0	05/04/23	28/28

Closed • Duplex

List / Sold:

\$1,650,000/\$1,525,000 ↓

15 days on the market

Listing ID: OC23044472

34565 Via Catalina • Dana Point 92624

2 units • **\$825,000/unit** • **2,304 sqft** • **6,098 sqft lot** • **\$661.89/sqft** • **Built in 1971**

Camino Capistrano to Via Catalina



Ocean Close Duplex located less than 1,000 feet from the sand. Each unit is two stories and includes 2 bedrooms, 2 bathrooms and a private yard with partial ocean views from the 2nd story. The units main level includes kitchen, dining, a 3/4 bath and living rooms with direct garage access. The upper levels include both bedrooms and a full bathroom. One unit has a 2 car garage and the other has a single car garage. Great value add investment opportunity.

Facts & Features

- Sold On 05/05/2023
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: Two, Multi/Split
- 3 Total parking spaces
- \$1,425 (Estimated)
- Laundry: In Garage
- \$43080 Gross Scheduled Income
- \$25380 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01517140
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,725	\$1,725	\$3,500
2:	1	2	2	1	Unfurnished	\$1,865	\$1,865	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- CB - Capistrano Beach area
- Orange County

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

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC23044472

Printed: 05/07/2023 10:32:25 AM

Closed • Duplex

List / Sold:

\$5,895,000/\$5,500,000 ↓

308 days on the market

2516 Ocean Blvd • Corona del Mar 92625

2 units • \$2,947,500/unit • 2,350 sqft • 3,485 sqft lot • \$2340.43/sqft •
Built in 1950

Listing ID: NP22121129

Ocean Blvd between Dahlia and Carnation



This is an amazing BUILD TO SUIT opportunity in one of the best places in the world. Located on Ocean Boulevard in Corona Del Mar, listen to the waves crashing and take in the spectacular nightly sunsets. A Napa Valley Contemporary inspired home by CJ Light and Associates Architecture. This elegant home boasts four stories, an elevator, 5 bedrooms, 6 full baths, 2 half baths, a separate entry ADU (320 sq ft) with kitchenette, basement level bonus room with bar, a chilled wine wall, upper level lounge, Savant Home AV System, and a covered rooftop deck with full bath, BBQ, spa, and fire pit. Neolith will be used on the counters, fireplace surround, and select walls. Pre-wired for Palladiom Shades. The basement can be configured into a game room, theater and a large storage room. Purchase now and have the opportunity to create it to fit your desires. Selling AS-IS with these amazing plans.

Facts & Features

- Sold On 05/01/2023
- Original List Price of \$9,500,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- \$501 (Estimated)
- Laundry: In Garage
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01338815
- 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	\$0	\$0	\$0
2:	1	2	2	2	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale

- CS - Corona Del Mar - Spyglass area
- Orange County
- Parcel # 05203107

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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

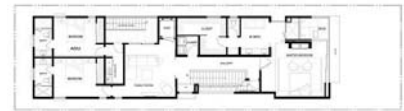
Click arrow to display photos



Custom Residence
3316 Ocean Blvd. • Corona Del Mar • California • 92623
BASEMENT LEVEL FLOOR PLAN



Custom Residence
3316 Ocean Blvd. • Corona Del Mar • California • 92623
FIRST LEVEL FLOOR PLAN



Custom Residence
3316 Ocean Blvd. • Corona Del Mar • California • 92623
SECOND LEVEL FLOOR PLAN



Custom Residence
3316 Ocean Blvd. • Corona Del Mar • California • 92623
THIRD LEVEL FLOOR PLAN

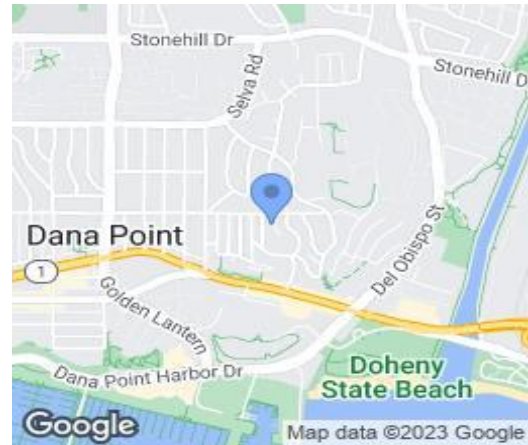


Closed • Duplex**\$1,550,000/\$1,486,000** ↓

33 days on the market

34031 Pequito Dr • Dana Point 92629**2 units** • **\$775,000/unit** • **1,747 sqft** • **2,169 sqft lot** • **\$850.60/sqft** •
Built in 1966

Listing ID: IG23035983

East on Golden Lantern from PCH* Right on La Cresta* Right on Pequito*

Introducing an exceptional ocean-view luxury residence or investment opportunity located in the highly coveted Lantern District in Dana Point! This immaculately maintained 4 bedroom beach residence boasts a host of desirable features that are sure to impress. The upstairs penthouse features 2 bedrooms, 2 bathrooms, and breathtaking views of the ocean. The reimagined bathrooms and beautiful flooring throughout add a touch of elegance to the space. The chef's kitchen is perfect for entertaining guests and comes equipped with top-tier stainless steel appliances, custom cabinets, a beautiful backsplash, breakfast bar, and a stunning stained glass accent. Step outside to the ocean-view balcony and enjoy the fresh sea breeze and stunning views. The primary suite is designed for ultimate relaxation and comfort and includes a walk-in closet and walk-in shower. Downstairs, you'll find an additional elegant 2 bedroom, 1 bathroom living space with a bonus kitchen and stainless steel appliances. This unit also features an enclosed private patio, perfect for intimate dining. Located in South County, just a short distance from the harbor, pristine beaches, legendary surf, fine dining, retail, and entertainment, this home offers the perfect combination of seaside luxury and rare investment opportunity. Whether you're looking for a private ocean-view residence or a lucrative investment property, this immaculate beach home is the perfect choice. Don't miss out on this one-of-a-kind opportunity to own a piece of paradise in the iconic Lantern District.

Facts & Features

- Sold On 05/01/2023
- Original List Price of \$1,550,000
- 1 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- Cooling: Dual
- Heating: Central
- \$1,504 (Estimated)
- Laundry: In Closet
- \$70800 Gross Scheduled Income
- \$67075 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: Gas Range, Refrigerator, Vented Exhaust Fan, Water Heater
- Other Interior Features: Balcony, Recessed Lighting

Exterior

- Lot Features: Cul-De-Sac
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,725
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance: \$2,750
- 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	1	Unfurnished	\$3,300	\$3,300	\$0
2:	1	2	1	1	Unfurnished	\$2,600	\$2,600	\$0

Of Units With:

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

Additional Information

- Standard sale
- LT - Lantern Village area
- Orange County
- Parcel # 68213651

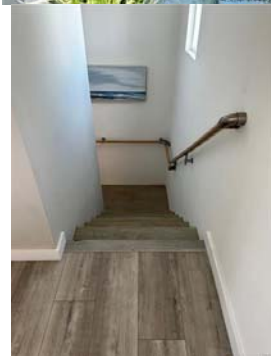
Michael Lembeck

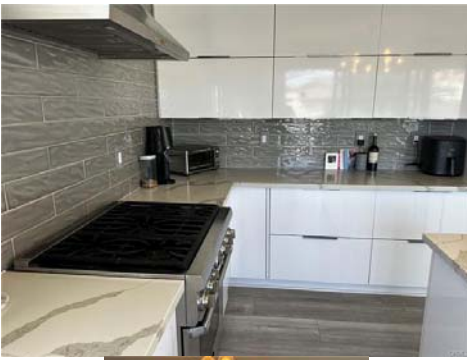
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Duplex**\$2,495,000/\$2,375,000** ↓

114 days on the market

Listing ID: OC22233646

1140 W Balboa Blvd • Newport Beach 92661**2 units** • **\$1,247,500/unit** • **2,250 sqft** • **3,049 sqft lot** • **\$1055.56/sqft** • **Built in 1955****PCH to Balboa Blvd to 11th Street**

A unique opportunity to acquire a Residential Duplex on Balboa Boulevard in Newport Beach, CA. The Residential Duplex consists of a one unit that is comprised of a 3 bedroom / 2 bathroom and another unit that is a 2 bedroom / 1 bathroom. Both units are currently on MTM Leases at below market rent, which allows an investor the opportunity to bring the units to market rent. In addition, the duplex currently zoned for R-2, which allows for short term lodging (less than 30 consecutive days) with a city permit. The subject property is located in Newport Beach, CA, specifically in the affluent neighborhood of Balboa Peninsula. The duplex is ideally located on Balboa Boulevard near 11th street, which is a couple blocks from the beach and the bay. commonly known as the Balboa Peninsula of Newport Beach, CA. The property is within walking distance to Newport Pier, Marina Park, Newport Elementary School, the Balboa Fun Zone and numerous restaurants and shops. The duplex is within a few miles of Hoag Hospital, which regionally and nationally ranked by U.S. News & World Report.

Facts & Features

- Sold On 05/02/2023
- Original List Price of \$2,495,000
- 1 Buildings
- Levels: One, Two
- 2 Total parking spaces
- \$501 (Estimated)
- Laundry: In Garage
- \$84000 Gross Scheduled Income
- \$50567 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Waterfront Features: Across the Road from Lake/Ocean, Ocean Side Of Highway 1
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,753
- Insurance: \$937
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$156
- Water/Sewer: \$781
- Cable TV: 01767484
- 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	\$2,500	\$2,500	\$30,000
2:	1	3	2	1	Unfurnished	\$4,500	\$4,500	\$54,000

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- NP - Balboa Peninsula area
- Orange County
- Parcel # 04726322

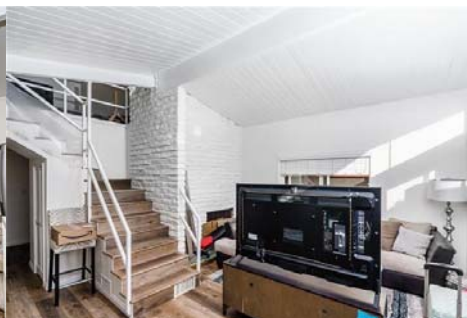
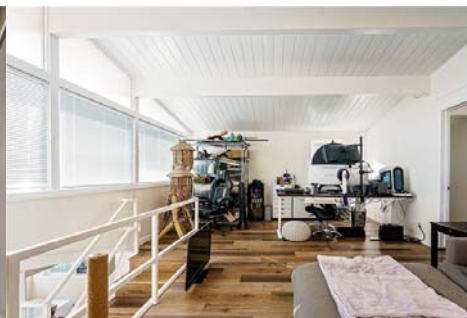
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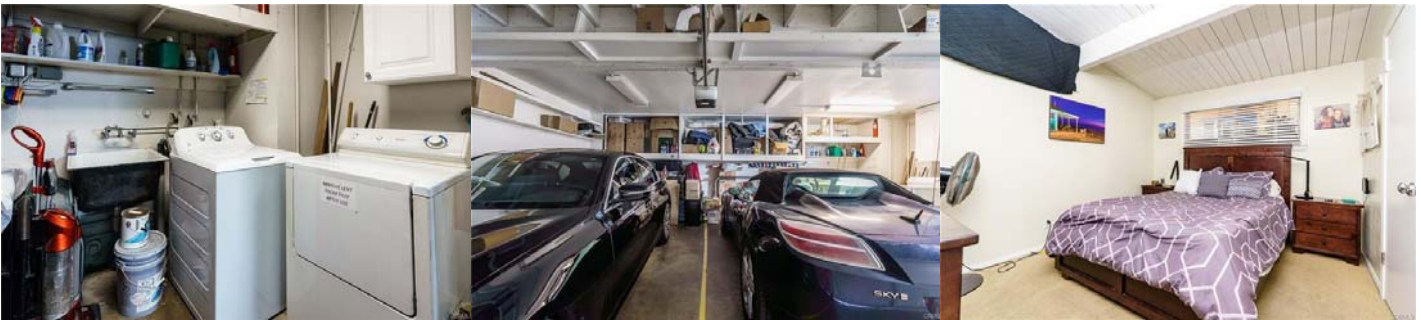
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

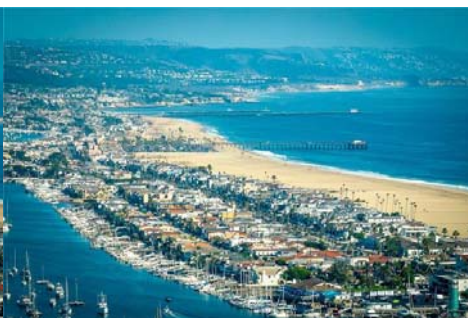
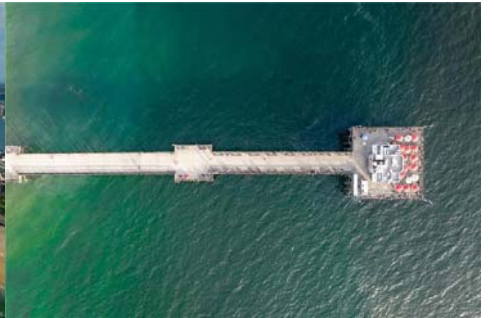
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CUSTOMER FULL: Residential Income LISTING ID: OC22233646

Printed: 05/07/2023 10:32:30 AM

Closed • **Quadruplex**

\$1,450,000/\$1,350,000 ↓

28 days on the market

2041 S Sprague Ln # A-D • Anaheim 92802

4 units • **\$362,500/unit** • **3,844 sqft** • **10,019 sqft lot** • **\$351.20/sqft** • **Built in 1963**

Listing ID: PW23028127

On Orangewood Avenue going west pass the 5 Fwy and turn right on Sprague Lane/On Orangewood Avenue going east pass Harbor Blvd and turn left on Sprague Lane.



Excellent Investment Opportunity with 4 units, all units are 2 bedrooms with 2 bathrooms, 5 single car garages located on a large lot near shopping, schools, parks, and freeway access. The downstairs units have patios while the upstairs units have balconies. There is an onsite laundry room. All units are occupied. The property needs TLC with deferred maintenance that's reflected in the Sale Price and has tremendous potential.

Facts & Features

- Sold On 05/03/2023
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Community
- \$75300 Gross Scheduled Income
- \$62092 Net Operating Income
- 4 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Tile
- Appliances: Gas Oven
- Other Interior Features: Formica Counters

Exterior

- Lot Features: Corner Lot, Cul-De-Sac, Irregular Lot
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,931
- Electric: \$2,700.00
- Gas: \$900
- Furniture Replacement:
- Trash: \$1,600
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,413
- Maintenance: \$2,723
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense: \$1,675
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,500	\$1,500	\$1,800
2:	1	2	2	1	Unfurnished	\$1,500	\$1,500	\$1,800
3:	1	2	2	2	Unfurnished	\$1,650	\$1,650	\$2,100
4:	1	2	2	1	Unfurnished	\$1,625	\$1,625	\$1,950

Of Units With:

- Separate Electric: 4
- Gas Meters: 1
- Water Meters: 1
- Drapes:
- Patio: 2
- Ranges: 4

- Carpet: 4
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC: 4

Additional Information

- Standard sale

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 13734326

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State License #: 01019397

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Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • [Apartment](#)

\$1,530,000/\$1,500,000 ↓

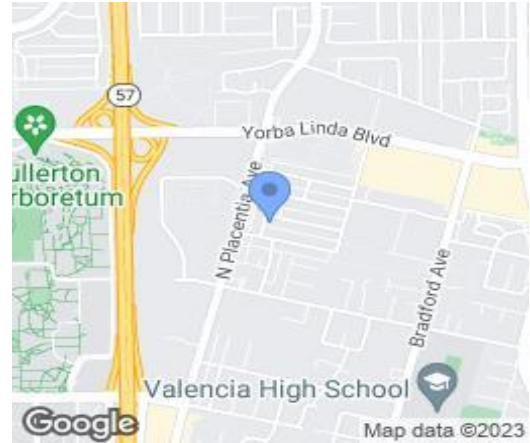
36 days on the market

3100 Pearl Dr • Fullerton 92831

4 units • **\$382,500/unit** • **3,820 sqft** • **11,761 sqft lot** • **\$392.67/sqft** • **Built in 1965**

Listing ID: OC23041552

Placentia Ave / Yorba Linda Blvd



This four-unit opportunity is located in the north Orange County submarket of Fullerton, CA. It is Located near the 57 Freeway only .75 miles from California State University Fullerton. The property consists of all, 2BD/2BA units, each unit being roughly 955 square feet, the property is situated on an oversized corner lot. Each of the units has a small patio or balcony and a garage space available, making this an ideal destination for prospective tenants. There is an owner owned on-site laundry room and the units are separately metered for gas and electricity.

Facts & Features

- Sold On 05/05/2023
- Original List Price of \$1,530,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$994 (Estimated)
- Laundry: Community
- \$82848 Gross Scheduled Income
- \$50160 Net Operating Income
- 5 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$32,951
- Electric: \$1,924.00
- Gas: \$628
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02174581
- Gardener:
- Licenses:
- Insurance: \$1,547
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$7,122
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	2	1	Unfurnished	\$1,726	\$6,904	\$2,095

Of Units With:

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

Additional Information

- Standard sale
- 83 - Fullerton area
- Orange County

• Parcel # 33923301

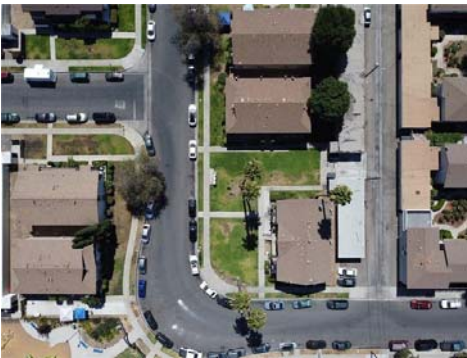
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State License #: 01019397
Cell Phone: 714-742-3700

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: OC23041552

Printed: 05/07/2023 10:32:30 AM

Closed • **Quadruplex**

\$1,600,000/\$2,500,000 ↑

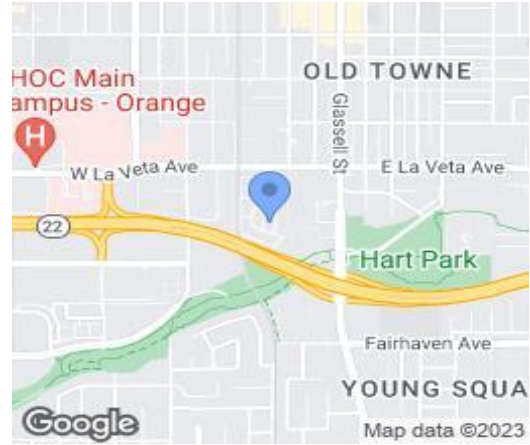
8 days on the market

628 S Fashion Park St • Orange 92866

4 units • **\$400,000/unit** • **5,127 sqft** • **8,516 sqft lot** • **\$487.61/sqft** • **Built in 1966**

Listing ID: NP23059900

Rosewood & Fashion Park



DO NOT DISTURB TENANTS! DO NOT DISTURB TENANTS! DRIVE BY ONLY, DO NOT DISTURB TENANTS!! This opportunity is UNPRICED, TEXT/CALL agent for details. THIS TURNKEY PROPERTY IS COMPLETELY UPGRADED WITH BRAND NEW: ROOF, PLUMBING, ELECTRICAL, UNIT INTERIORS, WATER HEATERS, HVAC, WINDOWS, AND GARAGES! EACH UNIT HAS BEEN RENNOVATED TO INCLUDE: WOOD PLANK VINYL FLOORING, NEW CABINETS, NEW COUNTERTOPS, BRAND NEW APPLIANCES, CENTRAL AC AND HEATING, NEW TUBS/SHOWERS/VANITIES, ALL NEW FIXTURES AND A FRESH COAT OF PAINT. THIS IS A PRIDE OF OWNERSHIP INVESTMENT IN THE HEART OF ORANGE LESS THAN A MILE FROM OLD TOWNE. ALL FOUR UNITS ARE OCCUPIED WITH HIGH QUALITY TENANTS, PRODUCING THE HIGHEST GROSS INCOME OF ANY FOURPLEX ON THE MARKET IN NORTH ORANGE COUNTY. DRIVE BY ONLY, DO NOT DISTURB TENANTS!

Facts & Features

- Sold On 05/05/2023
- Original List Price of \$999,999
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,006 (Estimated)
- Laundry: Common Area
- \$143400 Gross Scheduled Income
- \$128595 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,575
- Electric: \$720.00
- Gas: \$1,000
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 02021351
- Gardener:
- Licenses:
- Insurance: \$2,050
- Maintenance: \$1,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,700	\$2,700	\$2,800
2:	1	2	2	1	Unfurnished	\$2,700	\$2,700	\$2,800
3:	1	2	2	1	Unfurnished	\$2,750	\$2,750	\$2,850
4:	1	3	2	1	Unfurnished	\$3,600	\$3,600	\$3,700

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- OTO - Old Towne Orange area
- Orange County
- Parcel # 39063203

Michael Lembeck

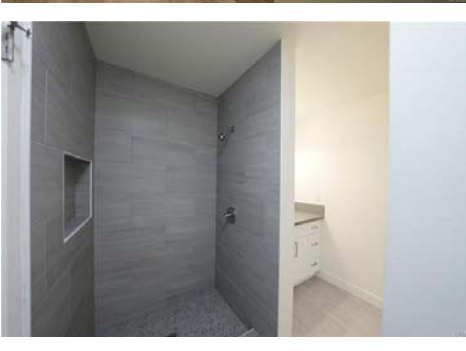
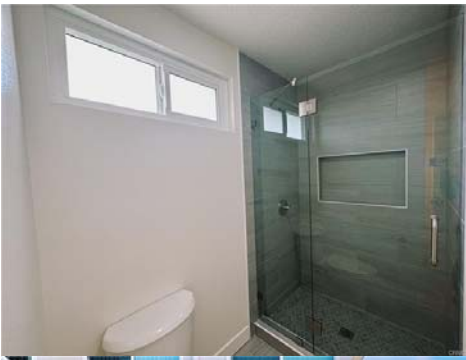
State License #: 01019397
Cell Phone: 714-742-3700

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: NP23059900

Printed: 05/07/2023 10:32:32 AM

Closed • Commercial/Residential

List / Sold:

\$2,199,000/\$2,000,000 ↓

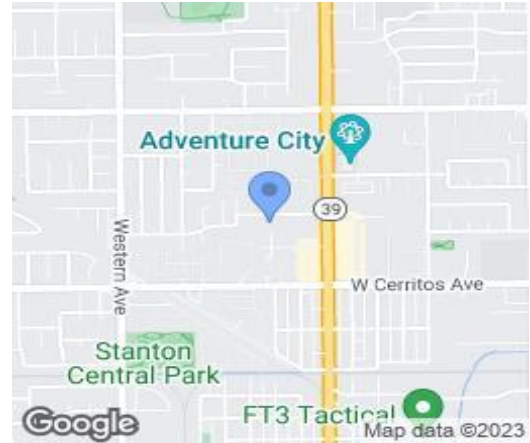
0 days on the market

Listing ID: MB23045469

7850 2nd St • Stanton 90680

8 units • \$274,875/unit • 6,994 sqft • 17,424 sqft lot • \$285.96/sqft •
Built in 1964

beach Ncerritos



8 units

Facts & Features

- Sold On 05/04/2023
- Original List Price of \$2,199,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$2,689 (Estimated)
- Laundry: Common Area
- Cap Rate: 3
- \$120000 Gross Scheduled Income
- \$80000 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$40,000
- Electric: \$1,600.00
- Gas: \$2,800
- Furniture Replacement:
- Trash: \$700
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$8,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	1	0	Unfurnished	\$120,000	\$120,000	\$220,000

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
- 61 - N of Gar Grv, S Of Ball, E of Knott, W of Dal area
- Orange County
- Parcel # 07923223

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

Re/Max Property Connection
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • [Apartment](#)

\$14,365,000/\$13,605,000 ↓

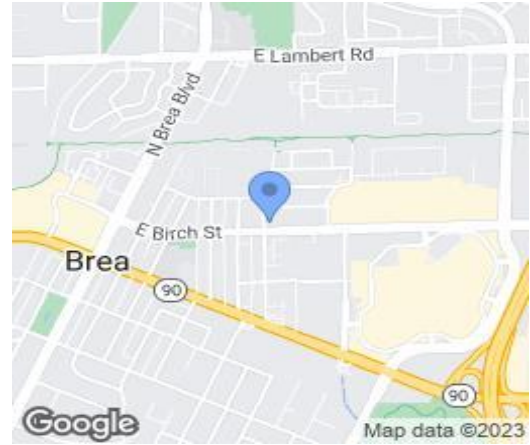
28 days on the market

601 613, 617 E Birch St • Brea 92821

36 units • **\$399,028/unit** • **20,289 sqft** • **.75 acre(s) lot** • **\$670.56/sqft** • **Built in 1964**

Listing ID: OC23025718

Nearby Cross Streets: South Poplar Avenue & East Birch Street



Birch Terrace Apartments is a 36-unit multifamily investment property located at 601, 613, and 617 East Birch Street in Brea, CA. Built in 1964, but completely renovated over the last two years, Birch Terrace Apartments represents a turnkey investment opportunity. Current ownership has invested significant capital into improvements at the property to provide a luxury living experience to its residents. The well-maintained exterior features fresh paint, a recently upgraded monument sign, all vinyl windows, and an immaculately landscaped front yard. All units have been renovated with high-quality finishes and upgrades including new appliances, flooring, cabinetry, paint, and more. Residents enjoy the property's proximity to an abundance of local amenities including popular restaurants, entertainment venues, and shopping destinations. The property is situated within walking distance of the Brea Marketplace, Brea Mall, and Brea Downtown, providing convenient access to everyday needs. Additionally, the property is located just 0.75 miles from the junction of State Route 57 and Imperial Highway. Brea's excellent north Orange County location near Los Angeles County has made it one of Southern California's most desirable and versatile markets.

Facts & Features

- Sold On 05/04/2023
- Original List Price of \$14,365,000
- 4 Buildings
- Levels: Two
- 36 Total parking spaces
- 36 Total carport spaces
- \$8,950 (Assessor)
- Laundry: Dryer Included, Washer Included
- \$932352 Gross Scheduled Income
- \$627427 Net Operating Income
- 36 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$300,954
- Electric: \$9,509.00
- Gas: \$9,509
- Furniture Replacement:
- Trash: \$9,509
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$8,308
- Maintenance: \$20,000
- Workman's Comp:
- Professional Management: 32493
- Water/Sewer: \$9,511
- Other Expense: \$44,043
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	32	1	1	0	Unfurnished	\$67,189	\$67,189	\$73,440
2:	3	2	1	0	Unfurnished	\$7,712	\$7,712	\$8,385
3:	1	2	1	0	Unfurnished	\$2,795	\$2,795	\$2,795

Of Units With:

- Separate Electric: 36
- Gas Meters: 0
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Orange County
- Parcel # 31923428

Michael Lembeck

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

Re/Max Property Connection

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 Mission Viejo, 92691

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