

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	PW21059822	S	305 8th ST	SLB	1A	STD	2	\$59,940		\$1,425,000	\$777.41	1833	1965/ASR	3,800/0.0872	2	04/06/21	4/4
2	PW21031333	S	2553 E Terrace ST	ANA	78	STD	4	\$90,480	5	\$1,432,000	\$262.37	5458	1969/ASR	7,841/0.18	5	04/09/21	25/25
3	TR21019595	S	121 S Illinois ST	ANA	79	STD	4	\$73,600	4	\$1,335,000	\$329.79	4048	1973/PUB	6,970/0.16	4	04/07/21	16/16
4	21697528	S	204 S Ohio ST	ANA	79	STD	6			\$1,350,000	\$357.05	3781	1961	12,442/0.29	6	04/07/21	20/20
5	LG20263182	S	1635 Coriander DR	CM	C1	STD	4	\$87,492		\$1,850,000	\$408.03	4534	1965/ASR	7,631/0.1752	5	04/05/21	20/20
6	NP21026676	S	2417 Orange AVE	CM	C5	STD	6	\$192,000		\$3,350,000	\$579.99	5776	1954/ASR	19,769/0.4538	6	04/06/21	9/9
7	20661002	S	183 N Waverly ST	ORG	OTO	STD	5			\$1,225,000	\$415.11	2951	1924	7,504/0.17		04/07/21	119/119
8	PW21006713	S	406 E Glendale DR	ORG	RVB	STD	2	\$63,600		\$1,020,000	\$471.79	2162	1972/ASR	9,148/0.21	3	04/06/21	10/10
9	OC21030078	S	227 W Canada #1-3	SC	SC	TRUS	3	\$72,000		\$1,425,000	\$613.70	2322	1964/ASR	3,737/0.0858	0	04/08/21	18/18
10	21692968	S	156 W Escalones	SC	SC	STD	4			\$1,685,000	\$557.21	3024	1963	5,711/0.14		04/07/21	13/13
11	OC21042752	S	234 W Mayfair AVE	ORG	699	STD	4	\$67,200		\$1,099,000		0	1955/ASR	7,562/0.1736	0	04/08/21	21/21
12	PW21045928	S	739 Center ST	CM	699	STD	2	\$0		\$1,100,000	\$337.84	3256	1934/EST	8,276/0.19	2	04/06/21	2/2
13	OC20192151	S	3147 W Lanerose DR	ANA	699	STD	6	\$128,300	5	\$2,020,000	\$381.85	5290	1970/PUB	16,393/0.3763	6	04/06/21	149/149

Closed •

List / Sold:

\$1,495,000/\$1,425,000 ↓

4 days on the market

Listing ID: PW21059822

305 8th St • Seal Beach 90740

2 units • \$747,500/unit • 1,833 sqft • 3,800 sqft lot • \$777.41/sqft • Built in 1965

PCH and 8th street



Rare two beach cottages on one over sized lot in Old Town Seal Beach. Property was completely remodeled (taken down to the studs) in 2001, with roof replacement in 2004 and all bathrooms & appliances recently updated and/or replaced. Large open concept kitchen/dining and living area with French doors opened onto large patio for an entertainers delight. Front house has 2 bedrooms with fan lights, 2 full baths, closet organizers, tile floors throughout with wood laminate in bedrooms. Back cottage has a wonderful kitchen with Corian counters and back splash, wine rack. French doors in kitchen open to a secure patio for additional space to live or entertain. Back house has two bedrooms with fan lights, one full bath, closet organizers and again tile floors throughout with wood laminate in bedrooms. Both houses have their own in home stack washer/dryers and window air conditioners. There is a separate single car garage for each house with the back house having a door into the secure patio. Property is one block off Main Street in Old Town Seal Beach and just off the greenbelt at Electric.

Facts & Features

- Sold On 04/06/2021
- Original List Price of \$1,495,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Stackable, Washer Hookup
- \$59940 Gross Scheduled Income
- \$39721 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile
- Appliances: Disposal, Gas Range, Gas Water Heater, Refrigerator
- Other Interior Features: Block Walls, Ceiling Fan(s), Copper Plumbing Partial, Corian Counters

Exterior

- Lot Features: Irregular Lot
- Security Features: Smoke Detector(s)
- Fencing: Block, Excellent Condition
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$20,219
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$432
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$775
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,795	\$2,795	\$3,000

2: 1 2 1 1 Unfurnished \$2,200 \$2,200 \$2,400

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: 4

Additional Information

- Standard sale
- 1A - Seal Beach area
- Orange County
- Parcel # 04311109

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

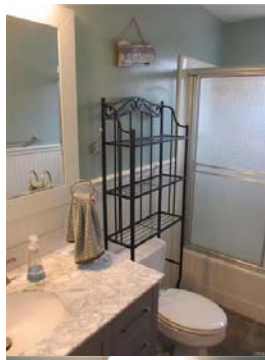
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos





Closed •

List / Sold:

\$1,435,000/\$1,432,000 ↑

25 days on the market

Listing ID: PW21031333

2553 E Terrace St • Anaheim 92806

4 units • \$358,750/unit • 5,458 sqft • 7,841 sqft lot • \$262.37/sqft • Built in 1969

E/ Placentia Ave. S/La Jolla St.



Rare HUGE approx. 5,458 square foot 4 plex consisting of one 3 bedroom 2 bath owners style unit with fireplace, large patio and enclosed garage. One two bedroom 2 bath with balcony and two 2 bedroom 1.5 bath townhouse style units with enclosed patios. All units have enclosed garages—some with direct access to unit. All units have either fully enclosed patio or balcony. Very well maintained. All new vinyl dual pane windows. Extra monthly income of \$100-200 could be achieved by utilizing currently unused laundry room. Easy to manage—one tenant takes care of all minor maintenance issues. Room to increase rents for new owner. Market rents are \$2,000-2,050 for 2 bedroom units.

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$1,315,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Forced Air
- Laundry: Common Area, Community, Gas Dryer Hookup, Individual Room, See Remarks, Washer Hookup
- Cap Rate: 4.97
- \$90480 Gross Scheduled Income
- \$66443 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Vinyl

Exterior

- Lot Features: Landscaped, Lawn, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,228
- Electric: \$1,500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,400
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,500	\$2,500	\$2,500
2:	1	2	2	1	Unfurnished	\$1,700	\$1,700	\$2,050
3:	1	2	2	2	Unfurnished	\$1,700	\$1,700	\$2,000
4:	1	2	2	1	Unfurnished	\$1,640	\$1,640	\$2,000

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

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 34402210

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: PW21031333

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Closed • **Quadruplex**

List / Sold:

\$1,360,000/\$1,335,000 ↓

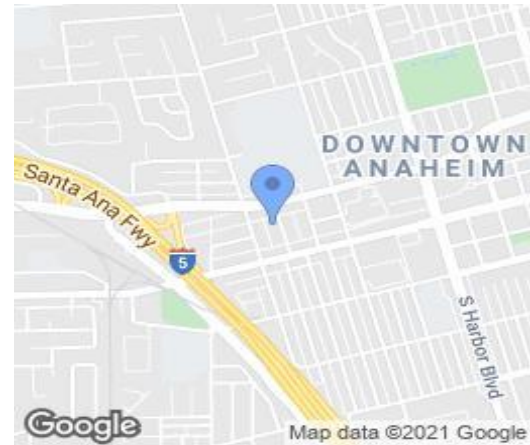
16 days on the market

Listing ID: TR21019595

121 S Illinois St • Anaheim 92805

**4 units • \$340,000/unit • 4,048 sqft • 6,970 sqft lot • \$329.79/sqft •
Built in 1973**

Cross Streets: Lincoln Ave & Harbor Blvd



This desirable well-maintained 4-plex located in the Anaheim Colony Historic District. An excellent opportunity for investors, fully occupied with long terms tenants. It was built in 1973 and sits on a large lot of 7,338 square feet. Each unit is pleasantly spacious with 1,012 square feet of living area and is equipped with its own 1-car garage. Two units have their own balcony and the other two units have their own backyard. The building also features a laundry room with owned washing and drying machines. Recent cap-ex on fencing, paint, stucco, garage doors, and more. Located in a quiet neighborhood, next to shopping centers, restaurants, and entertainment. Conveniently located near schools, parks, and Disneyland too. Easily accessible to the 5 FWY. Since 1997, the Anaheim City Council has adopted four historic districts. Although Anaheim is comprised of historically significant structures throughout the City's 50 square miles, the vast majority are clustered in the area shown in the adjacent map. These districts encompass approximately two-square miles of Anaheim.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$1,360,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Common Area
- Cap Rate: 4
- \$73600 Gross Scheduled Income
- \$54787 Net Operating Income
- 5 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,813
- Electric: \$425.00
- Gas: \$1,645
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,447
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,905
- Other Expense: \$305
- Other Expense Description: Pest Con

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,491	\$1,491	\$1,571
2:	1	2	1	1	Unfurnished	\$1,452	\$1,452	\$1,532
3:	1	2	1	1	Unfurnished	\$1,453	\$1,453	\$1,533
4:	1	2	1	1	Unfurnished	\$1,454	\$1,454	\$1,534

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 03611106

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

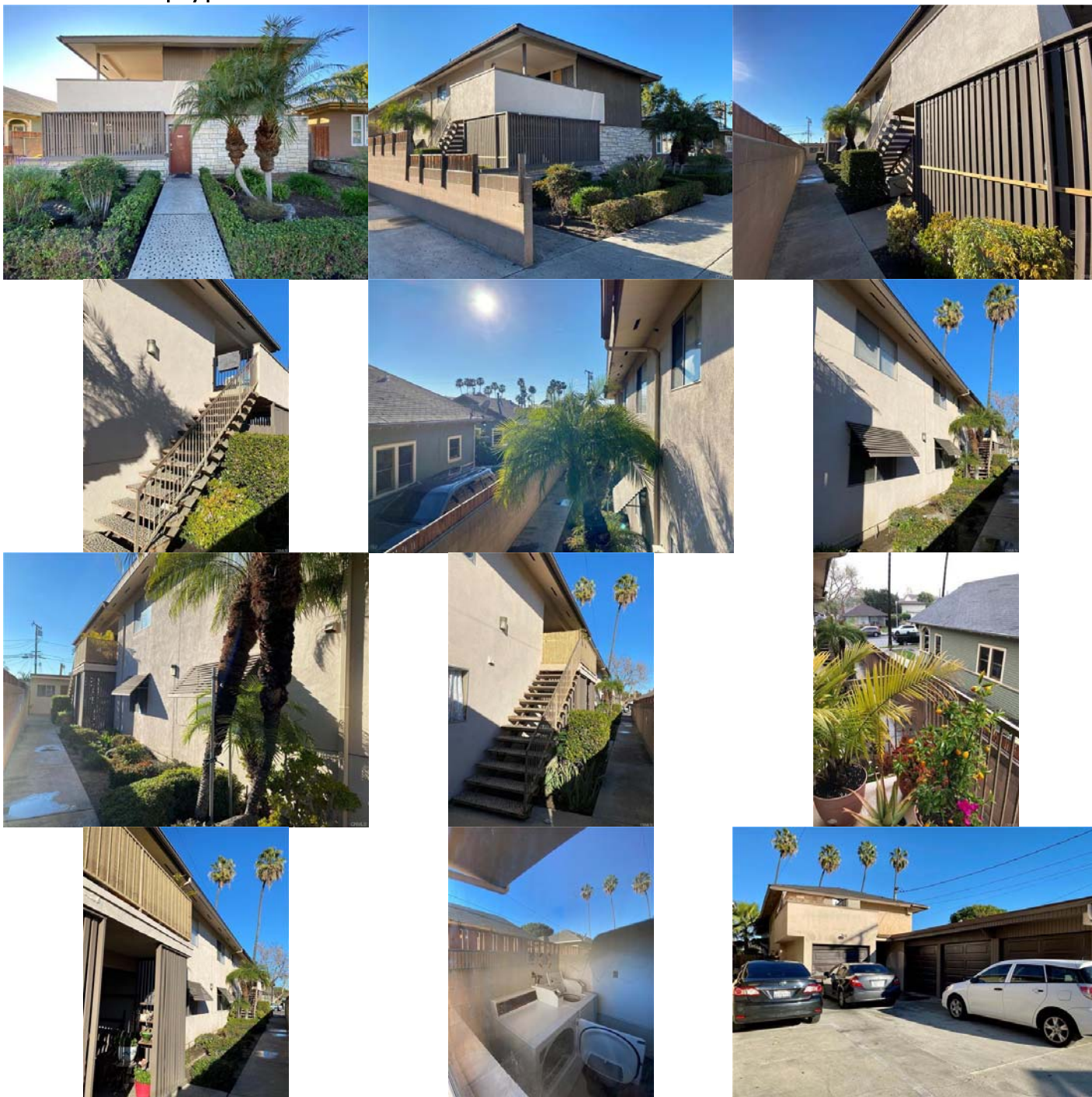
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: TR21019595

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Closed •

List / Sold:

\$1,415,000/\$1,350,000 ↓

204 S Ohio St • Anaheim 92805

20 days on the market

**6 units • \$235,833/unit • 3,781 sqft • 12,442 sqft lot • \$357.05/sqft •
Built in 1961**

Listing ID: 21697528

From the I-5N, Exit Lincoln Ave and Turn Right onto Lincoln Ave, then a Right onto S. Ohio St. Property will be on the left.



This multifamily property is located in Anaheim, California. 204 S. Ohio street boasts a 6-unit multifamily investment located on a corner lot on a residential street. Near Anaheim High School, 5 Freeway & Disneyland, this exceptionally maintained property includes 1- & 2-bedroom units with 100% rent collections. Single-car garage for all units and an on-site laundry room are some of the amenities the tenants benefit from.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$1,415,000
- 2 Buildings
- 6 Total parking spaces
- \$56718 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$31,720
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- 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:	5	1	1		Unfurnished	\$1,131	\$5,655	\$7,375
2:	1	2	1		Unfurnished	\$1,850	\$1,850	\$2,000

3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 03611401

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: 21697528

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Closed • **Quadruplex**

List / Sold: **\$1,850,000/\$1,850,000**

1635 Coriander Dr • Costa Mesa 92626

20 days on the market

4 units • \$462,500/unit • 4,534 sqft • 7,631 sqft lot • \$408.03/sqft • Built in 1965

Listing ID: LG20263182

Harbor Blvd to Nutmeg



Hard to find spacious fourplex in the highly desirable Spice Streets Tract of Mesa Verde. This beautifully maintained building is conveniently located off of Harbor and Baker Street and situated near multiple restaurants, retail shopping center destinations, Smallwood park and in close proximity to 73, 405 and 55 freeways. At the quiet end of the street -close to the park and away from Harbor Blvd. Unit A is 3 bedroom/2 bath on the ground floor. All others are 2 bedroom, 2 bath. Three of the units are occupied by long term tenants, shown with accepted offer only. One two bedroom unit has been newly renovated with wood flooring, granite kitchen countertops, new hardware, lighting, vanities, shower and dual paned windows. Plenty of parking, 5 garages and 2 assigned spots, shared laundry room and wide paved alley. The spacious yard and mature trees add to the charm and comfortable, quiet atmosphere. All expenses are estimated. Long term tenants-Pro forma rent in excess of \$100,000.

Facts & Features

- Sold On 04/05/2021
- Original List Price of \$1,850,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Central
- Laundry: Community
- \$87492 Gross Scheduled Income
- \$61492 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Wood
- Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater, Water Heater Central
- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: Front Yard, Lawn, Level with Street, Rectangular Lot, Level, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Redwood
- Sewer: Sewer Paid
- Other Exterior Features: Rain Gutters, TV Antenna

Annual Expenses

- Total Operating Expense: \$26,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01021009
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- 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:	1	3	2	2	Unfurnished	\$2,275	\$27,300	\$2,800
2:	1	2	2	1	Unfurnished	\$1,435	\$17,220	\$2,100
3:	1	2	2	1	Unfurnished	\$1,381	\$16,572	\$2,100

4: 1 2 2 1 Unfurnished \$0 \$0 \$2,200

Of Units With:

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

Additional Information

- Standard sale
- C1 - Mesa Verde area
 - Orange County
 - Parcel # 13949202

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: LG20263182

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Closed •

List / Sold:

\$3,500,000/\$3,350,000 ↓

9 days on the market

Listing ID: NP21026676

2417 Orange Ave • Costa Mesa 92627

**6 units • \$583,333/unit • 5,776 sqft • 19,769 sqft lot • \$579.99/sqft •
Built in 1954**

Orange Ave in between Santa Isabel and Monte Vista



We are pleased to present the sale of 2417 Orange Ave, located in Eastside Costa Mesa. This 6 unit investment property sits on an approximate 20,000 square foot lot and features a favorable unit mix of (1) 2 bed / 2 bath unit, (4) 2 bed/ 1 bath units, and (1) 1 bed/ 1 bath unit. Each unit is separately metered for gas and electricity, includes in unit laundry (1 bedroom unit hook-ups in garage), AC, recessed lighting, and private yard space. There are (2) single car garages, (2) two car garages, and six additional on site parking spaces. 2417 Orange Ave, located in one of the strongest rental markets in orange County and offers tenants close proximity to major freeways, John Wayne Airport, world class beaches, and all the amenities 17th street has to offer. This asset will be delivered vacant and offers multiple opportunities for an investor looking to grow their real estate portfolio, or an owner user looking to live in a unit while generating strong income from the other units. This is one investment property you do not want to miss!

Facts & Features

- Sold On 04/06/2021
- Original List Price of \$3,500,000
- 3 Buildings
- Levels: One, Two
- 12 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: In Garage, In Kitchen
- \$192000 Gross Scheduled Income
- \$131080 Net Operating Income
- 7 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate, Tile
- Appliances: Dishwasher, Gas Range, Refrigerator
- Other Interior Features: Recessed Lighting

Exterior

- Lot Features: Back Yard, Landscaped, Lawn, Lot 10000-19999 Sqft, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$1,500.00
- Gas:
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 01276088
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$0	\$0	\$2,900
2:	4	2	1	3	Unfurnished	\$0	\$0	\$2,700
3:	1	1	1	1	Unfurnished	\$0	\$0	\$2,300

Of Units With:

- Separate Electric: 7
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C5 - East Costa Mesa area
- Orange County
- Parcel # 43929134

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 •

List / Sold:

\$1,290,000/\$1,225,000 ↓

119 days on the market

Listing ID: 20661002

183 N Waverly St • Orange 92866

**5 units • \$258,000/unit • 2,951 sqft • 7,504 sqft lot • \$415.11/sqft •
Built in 1924**

From the Orange Circle, head East on East Chapman then make a left on North Waverly.



183 N Waverly Street is a 5-unit multifamily investment property located in the city of Orange, one of the most highly coveted rental markets in Southern California.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$1,525,000
- 2 Buildings
- \$47996 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$26,710
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- 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	2		Unfurnished	\$1,450	\$1,450	\$2,700
2:	4	1	1		Unfurnished	\$1,193	\$4,770	\$6,600
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale

- OTO - Old Towne Orange area
- Orange County
- Parcel # 38606202

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

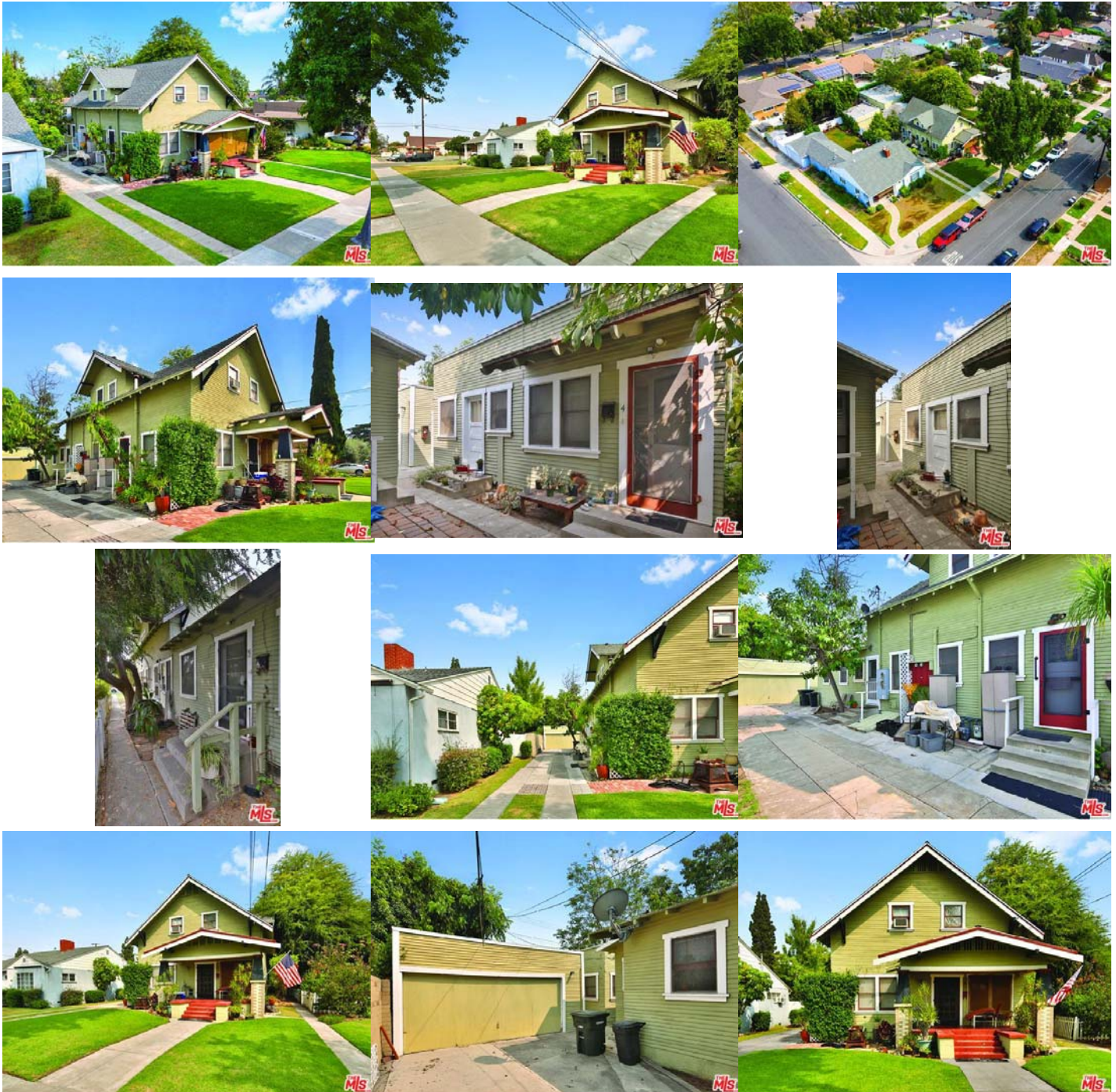
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos



Closed •

List / Sold: **\$999,000/\$1,020,000** ↑

406 E Glendale Dr • Orange 92865

10 days on the market

**2 units • \$499,500/unit • 2,162 sqft • 9,148 sqft lot • \$471.79/sqft •
Built in 1972**

Listing ID: PW21006713

North of Katella and East of Tustin Ave.



The Glendale Drive duplex apartments present a great opportunity to purchase a single story duplex in a rarely available, predominately single family neighborhood located in north east Orange. Both apartments are turnkey 3 bedroom 2 bathroom units with private, enclosed front/back yards and are currently not occupied by tenants. This makes the duplex ideal for either an owner occupant looking to move in and have a tenant of their choice pay a significant portion of the mortgage or for an investor looking to start with a clean slate with the ability to rent both units at market rates without having to assume the cost of renovations. Upgrades to both units include the following: vinyl wood plank flooring, tile floors in the bathrooms, modern stone countertops in kitchens and bathrooms, new shower enclosures, and newer appliances. Apartment amenities include: enclosed front and back yards, central AC and heat, laundry hookups, fireplace in the living room, and garage parking. The Glendale Drive duplex is truly a unique and rare property in a great neighborhood in Orange.

Facts & Features

- Sold On 04/06/2021
- Original List Price of \$999,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage
- \$63600 Gross Scheduled Income
- \$43197 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,495
- Electric: \$823.00
- Gas: \$1,000
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$738
- Maintenance: \$3,085
- 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	\$2,700	\$2,700	\$2,900
2:	1	3	2	1	Unfurnished	\$2,600	\$2,600	\$2,800

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: 2

Additional Information

- Standard sale
- Rent Controlled

- RVB - Riverbend area
- Orange County
- Parcel # 37442228

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: PW21006713

Printed: 04/11/2021 7:09:04 PM

Closed • **Triplex**

List / Sold:

\$1,400,000/\$1,425,000 ↑

18 days on the market

Listing ID: OC21030078

227 W Canada # 1-3 • San Clemente 92672

**3 units • \$466,667/unit • 2,322 sqft • 3,737 sqft lot • \$613.70/sqft •
Built in 1964**

El Camino Real to W Canada towards ocean



Amazing opportunity to own an income property just a short walk to the beach and within blocks of coveted Del Mar Street offering the finest shops and restaurants. This light and bright triplex offers updated units equipped with private outdoor space, community laundry and ocean views from several areas throughout the building. Rare on-site parking for two vehicles for each unit. All units are equipped with one covered space and one additional space on the driveway.

Facts & Features

- Sold On 04/08/2021
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: Common Area, See Remarks
- \$72000 Gross Scheduled Income
- \$48040 Net Operating Income
- 3 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$23,960
- Electric: \$106.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$276
- Cable TV: 01200533
- Gardener:
- Licenses:
- Insurance: \$1,639
- Maintenance: \$1,260
- Workman's Comp:
- Professional Management: 4719
- Water/Sewer: \$960
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,100	\$2,100	\$2,200
2:	1	1	1	1	Unfurnished	\$1,950	\$1,950	\$1,950
3:	1	1	1	1	Unfurnished	\$1,950	\$1,950	\$1,950

Of Units With:

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

Additional Information

- Trust sale

- SC - San Clemente Central area
- Orange County
- Parcel # 69208225

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: OC21030078

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Closed •

List / Sold:

\$1,650,000/\$1,685,000 ↑

13 days on the market

Listing ID: 21692968

156 W Escalones • San Clemente 92672

**4 units • \$412,500/unit • 3,024 sqft • 5,711 sqft lot • \$557.21/sqft •
Built in 1963**

Head southwest on West Escalones from North El Camino Real.



The Property is located in the highly desirable coastal community of San Clemente, California. 156 W Escalones boasts a 4-unit multifamily investment. Located in the heart of San Clemente, within distance to the beach, this exceptionally maintained property has all 2-bedroom single-story units, 4 single-car garages, large community balcony and a community laundry room.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$1,650,000
- 1 Buildings
- \$76986 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$26,602
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,245	\$26,940	\$27,540
2:	1	2	1		Unfurnished	\$2,133	\$25,596	\$27,540
3:	1	2	1		Unfurnished	\$2,106	\$25,272	\$27,540
4:	1	2	1		Unfurnished	\$2,106	\$25,272	\$27,540

5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- SC - San Clemente Central area
- Orange County
- Parcel # 05805168

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: 21692968

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Closed • **Quadruplex**

List / Sold: **\$1,099,000/\$1,099,000**

234 W Mayfair Ave • **Orange 92867**

21 days on the market

4 units • **\$274,750/unit** • **0 sqft** • **7,562 sqft lot** • **No \$/Sqft data** •
Built in 1955

Listing ID: OC21042752

Use maps



Buyer did not perform, listing available and back on market. Pleased to present an opportunity to acquire a Four-unit income property located in Old Towne Orange, CA. Built-in 1955 and recently upgraded, The Mayfair Avenue Apartments is solely comprised of one-bedroom /one-bathroom units, built on a 7,562 square foot lot. The property has gone through recent renovations of the interior and exterior; some of which include but are not limited to updated kitchens with granite countertops, updated bathrooms, and new flooring. Additionally, the property offers tenants ample on-site parking, on-site storage, private patios, and proximity to schools, parks, retail, and freeways. Marketing package in supplements.

Facts & Features

- Sold On 04/08/2021
- Original List Price of \$1,099,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$67200 Gross Scheduled Income
- \$45531 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Patio Home
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,653
- Electric: \$1,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$587
- Cable TV: 02003646
- Gardener:
- Licenses:
- Insurance: \$1,452
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	0	Unfurnished	\$1,400	\$5,600	\$1,650

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined 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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Closed • Duplex

List / Sold:

\$1,050,000/\$1,100,000 ↑

2 days on the market

Listing ID: PW21045928

739 Center St • Costa Mesa 92627

2 units • **\$525,000/unit** • **3,256 sqft** • **8,276 sqft lot** • **\$337.84/sqft** •
Built in 1934

Center/Pomona



Don't miss this opportunity to own this great investment property, In a great rental area of Costa Mesa, only a few miles from the beach. The subject property is located near community schools, freeway access, major employment centers, shopping and neighborhood parks. all of the units are in average condition for multi family units of the subject's age. Unit #A contains 4 bedrooms 3 baths Square feet 1,815 Unit # B 4 bedrooms and 2 baths Square feet 1,441, all units are occupied and are on month to month lease, No missed rents during Covid 19!

Facts & Features

- Sold On 04/06/2021
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: See Remarks
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up
- Floor: Carpet, Tile
- Appliances: Gas Range

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Patio Home
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,360
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 02061430
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$280
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	1	Negotiable	\$3,100	\$5,700	\$3,100
2:	1	4	2	1	Negotiable	\$2,600	\$5,700	\$2,600

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 42420402

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW21045928

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Closed •

List / Sold:

\$2,045,000/\$2,020,000 ↓

149 days on the market

Listing ID: OC20192151

3147 W Lanerose Dr • Anaheim 92804

**6 units • \$340,833/unit • 5,290 sqft • 16,393 sqft lot • \$381.85/sqft •
Built in 1970**

Please do not disturb tenants. Make all offers subject to inspection.



The Lanerose Drive Apartments is a six-unit apartment building located in the highly desirable City of Anaheim within the greater Orange County area. The subject property is located in a quiet residential community of predominantly single-family homes and provides easy access to freeways, retail, schools, entertainment, and employment. Built in 1970, the property offers an attractive unit mix solely comprised of two-bedroom/ two-bathroom units totaling 5,290 square feet, situated over a large 16,393 square foot lot. The subject property has gone through recent renovations of the interiors and exterior. Tenant amenities include ample on-site parking including enclosed garages, on-site laundry facility, patios, balconies, and a large private garden common area in rear of property. This offering represents a rare opportunity for an investor to achieve a 4.52% CAP Rate / 6.83% total return on a stable and well-located investment property in the solid rental market of West Anaheim, California.

Facts & Features

- Sold On 04/06/2021
- Original List Price of \$2,050,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Laundry: Community
- Cap Rate: 4.52
- \$128304 Gross Scheduled Income
- \$92337 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped, Near Public Transit, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$35,493
- Electric:
- Gas: \$1,520
- Furniture Replacement:
- Trash: \$1,520
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,880
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,520
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	2	0	Unfurnished	\$10,692	\$10,692	\$12,600

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
 - Orange County
 - Parcel # 07957122
-

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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