

Cross Property Customer 1 Line

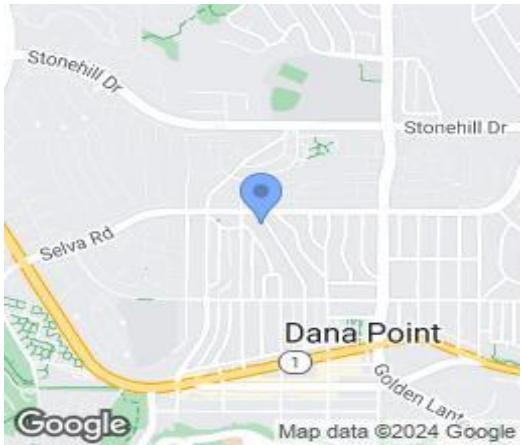
	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg Spcs	Date	DOM/CDOM
1	PW24037351	S	33771 El Encanto AVE	DP	699	STD	2	\$35,160		\$1,655,000↓	\$656.23	2522	1976/PUB	4,792/0.11	N	3	04/08/24	16/16
2	PW23229845	S	1809 S Birch ST	SA	70	STD	2	\$42,000		\$780,000↓	\$512.48	1522	1948/ASR	6,098/0.14	N	2	04/09/24	31/31
3	NP23223454	S	2236 Judith LN	SA	70	STD,TRUS	2	\$45,300		\$805,000↑	\$524.09	1536	1954/ASR	6,482/0.1488	N	2	04/12/24	54/54
4	PW24046280	S	202 Toronto AVE	HB	15	STD	3	\$51,456		\$1,651,138↑	\$627.09	2633	1976/ASR	7,841/0.18	N	3	04/11/24	7/7
5	OC23185549	S	2248 2250 Bristol ST	SA	70	STD	4	\$141,600		\$1,540,000↓	\$389.68	3952	1956/ASR	13,939/0.32	N	4	04/08/24	132/298
6	OC24044212	S	711 W Provential DR	ANA	79	PRO	4	\$0		\$1,405,000↑	\$408.67	3438	1961/ASR	9,148/0.21	N	6	04/09/24	19/19
7	OC24033286	S	604 Calle Campana	SC	SN	STD	4	\$134,400		\$1,810,000↓	\$491.85	3680	1973/ASR	9,583/0.22	N	4	04/12/24	26/26
8	NP24001121	S	266 -276 E. 20th ST	CM	C5	STD	6	\$232,954	4	\$3,820,000↓	\$800.84	4770	1955/ASR	25,388/0.5828	N	8	04/11/24	8/8
9	PW24022495	S	202 E Walnut ST	SA	699	STD	10	\$277,800	6	\$2,850,000↓	\$373.13	7638	1937/ASR	11,224/0.2577	N	5	04/08/24	63/63

Closed • Duplex

List / Sold:

33771 El Encanto Ave • Dana Point 92629
2 units • \$899,500/unit • 2,522 sqft • 4,792 sqft lot • \$656.23/sqft •
Built in 1976
Right on Golden Lantern left on Selva Road

\$1,799,000/\$1,655,000 ↓
16 days on the market
Listing ID: PW24037351



Unlock the potential of coastal living with this Dana Point duplex. This property presents a lucrative residential income opportunity to buy and hold or to live in one unit and collect rent from the tenant. Property has ample storage space with a three car garage, a great view from top deck, and includes designated parking spots. Situated in a sought-after location near beaches, dining, and trails, this duplex promises both lifestyle and financial rewards. Great opportunity to purchase this duplex unit with each unit being one level of a two story building. Must see, don't miss this opportunity

Facts & Features

- Sold On 04/08/2024
- Original List Price of \$1,799,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$1,941 (Estimated)
- Laundry: In Garage
- \$35160 Gross Scheduled Income
- \$28860 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,020
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$2,700
- 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	2	2	1	Unfurnished	\$2,930	\$2,930	\$48,000
2:	1	3	2	2	Unfurnished	\$0	\$0	\$60,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 699 - Not Defined area
- Orange County
- Parcel # 68209104

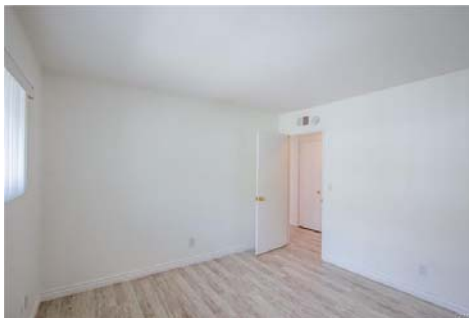
Michael Lembeck

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

Citivest Realty Services, Inc

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

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Closed • Duplex

List / Sold: **\$814,900/\$780,000** ↓

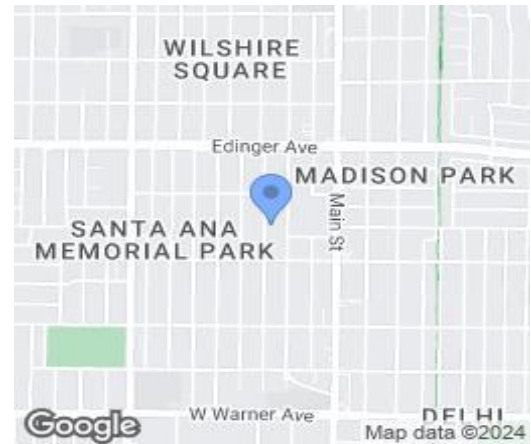
1809 S Birch St • Santa Ana 92707

31 days on the market

2 units • **\$407,450/unit** • **1,522 sqft** • **6,098 sqft lot** • **\$512.48/sqft** •
Built in 1948

Listing ID: PW23229845

S. Main St to W Edinger Ave to S Birch St



Great Income property for an Investor or first-time home Buyer. Duplex, 2 Bedrooms, 1 bathroom, each with detached two separate 1 car garages in the back of the units. Also, there's additional parking alongside the units. In the last 2 years, the owners have invested around \$25,000 in renovations.

Facts & Features

- Sold On 04/09/2024
- Original List Price of \$814,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$525 (Estimated)
- Laundry: Outside
- \$42000 Gross Scheduled Income
- \$29892 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,180
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$380
- Cable TV: 01220905
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	2	Unfurnished	\$1,750	\$3,500	\$3,500
# Of Units With:								
• Separate Electric: 2					• Drapes:			
• Gas Meters: 2					• Patio:			
• Water Meters: 1					• Ranges:			
• Carpet:					• Refrigerator:			
• Dishwasher:					• Wall AC:			
• Disposal:								

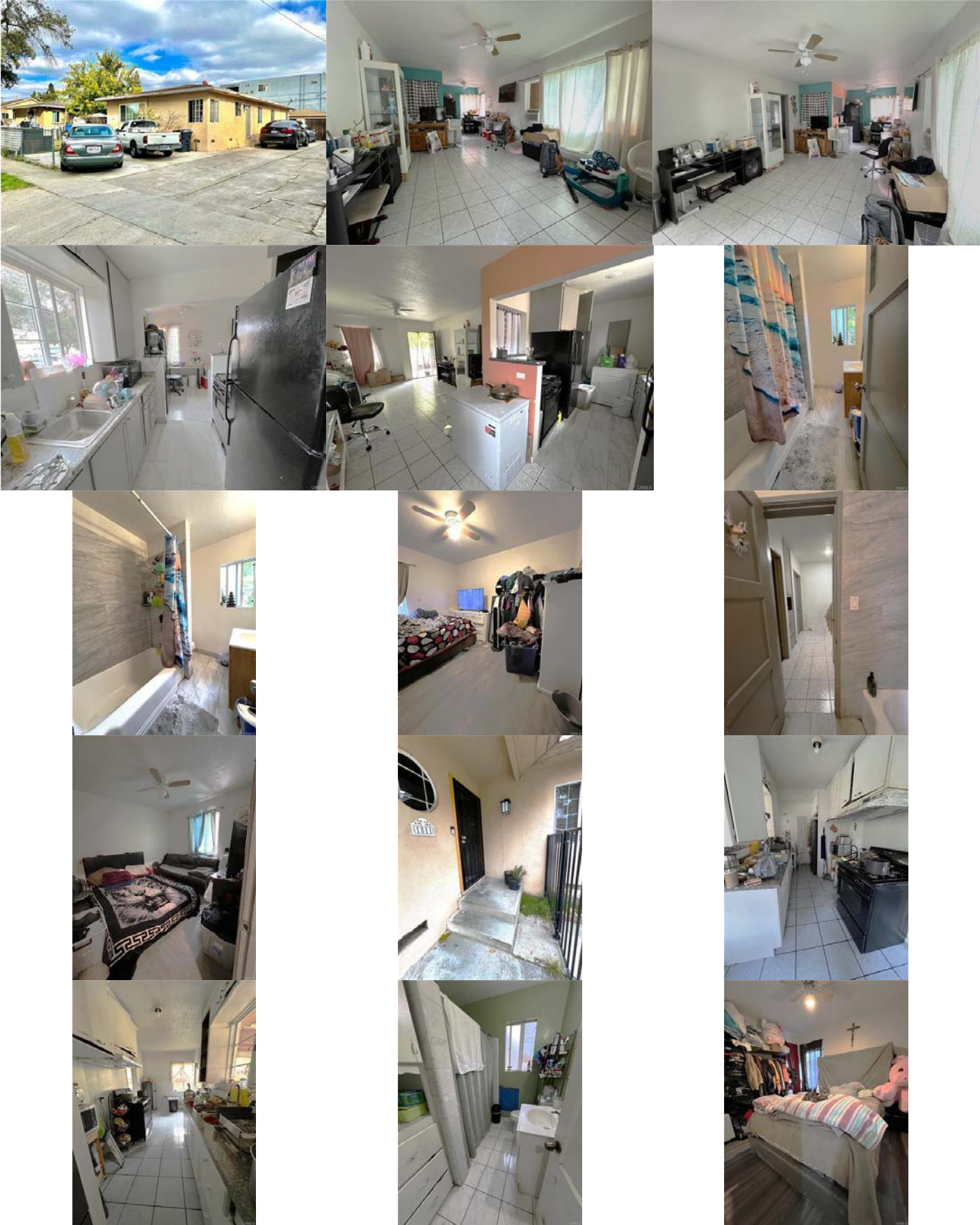
Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 70 - Santa Ana North of First area
- Orange County
- Parcel # 01505209

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

Citivist Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Apartment

List / Sold: **\$799,000/\$805,000** ↑

2236 Judith Ln • Santa Ana 92706

54 days on the market

2 units • **\$399,500/unit** • **1,536 sqft** • **6,482 sqft lot** • **\$524.09/sqft** •
Built in 1954

Listing ID: NP23223454

From W 17th St head South on North King Rd and right on Judith. Property is on left.



Great opportunity to purchase this Santa Ana duplex consisting of (2) 2bd-1ba cottage style homes separated by garages. Rear unit has a large private backyard and front unit has a fireplace and good sized private front yard. Each unit has its own enclosed single car garage and its own separate laundry room. Back unit was rehabbed in 2018 and front unit had some flooring done but needs work. Lends itself well to owner-occupied use!

Facts & Features

- Sold On 04/12/2024
- Original List Price of \$799,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Natural Gas
- \$504 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Outside
- \$45300 Gross Scheduled Income
- \$29180 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,120
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$929
- Maintenance: \$2,095
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,648
- Other Expense: \$200
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,190	\$2,190	\$2,450
2:	1	2	1	1	Unfurnished	\$1,585	\$1,585	\$2,300

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 70 - Santa Ana North of First area
- Orange County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

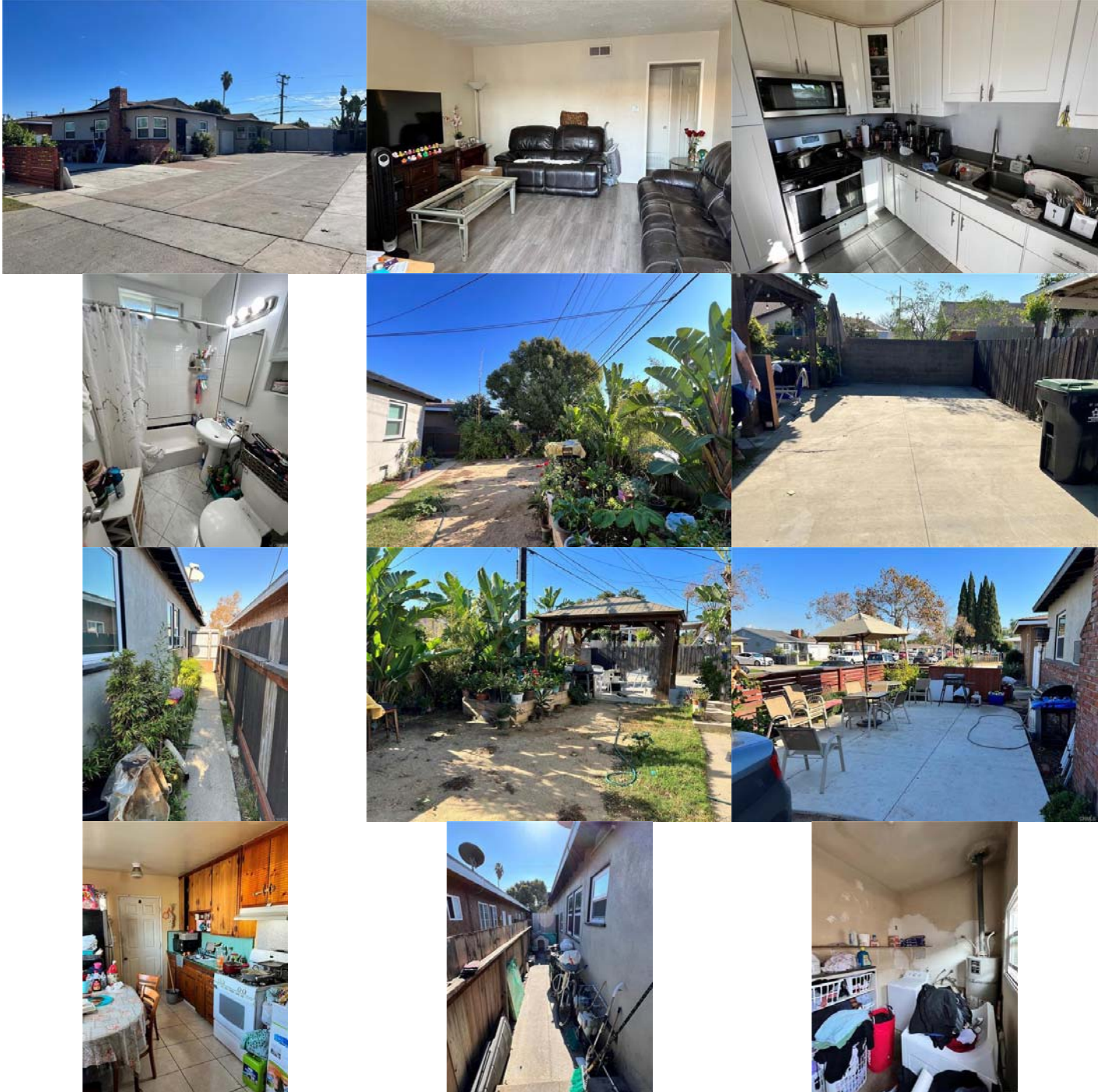
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Newport Beach, 92660

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Closed • **Triplex**

List / Sold:

\$1,625,000/\$1,651,138 ↑

202 Toronto Ave • **Huntington Beach 92648**

7 days on the market

3 units • **\$541,667/unit** • **2,633 sqft** • **7,841 sqft lot** • **\$627.09/sqft** •
Built in 1976

Listing ID: PW24046280

S of Utica, N of Adams, off Alabama St, on corner of Alabama & Toronto/on E side of Alabama -



Location and Opportunity Abound! This is a great Surf City Triplex with the perfect mix consisting of a 3 bed/2 bath, a 2 bed/1 bath and a 1 bed/1 bath property. Owners currently occupy one of the units and the two unit are occupied by long time, stable tenants. Common for all units: Each has its own garage with roll up garage door/remote and in W/D hookups garage. Each unit has stainless steel range, dishwasher and a fireplace. All 3 have recessed lighting in kitchen with tray ceiling. Property is metered with 3 electric and gas, so tenants pay this. Owners currently pay water/trash/sewer and gardener. Unit 1 (3/2) is a double door entry with a large fenced yard facing Toronto Ave. This unit has Central Heat, No AC. Kitchen recently remodeled, like unit #2; gray cabinetry with white quartz counters. Unit 2 (2/1) has California Shutters throughout, shows like a model, this Unit #3 (1/1) has oak cabinets with black granite counters. Stainless steel range but this unit has over the range exhaust hood/fan. Roof, windows, perimeter vinyl fence, water heaters, rain gutters have all been updated at various times in the last 10 years. Great opportunity to be beach close in downtown HB, .4 mi to HBHS and little over 1/2 mile to Dwyer Middle School, Beach Close, shops, restaurants, commerce, and freeway close. Single level, no stairs. Buy as investment or Owner Occupied. Don't miss this one!

Facts & Features

- Sold On 04/11/2024
- Original List Price of \$1,625,000
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- 1 Total carport spaces
- Heating: Central, Wall Furnace
- \$782 (Estimated)
- Laundry: In Garage
- \$51456 Gross Scheduled Income
- \$46432 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Carpet, Laminate
- Appliances: Disposal, Gas & Electric Range, Microwave, Vented Exhaust Fan
- Other Interior Features: Granite Counters, High Ceilings, Quartz Counters, Recessed Lighting, Tray Ceiling(s)

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Vinyl
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$5,024
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,104
- Cable TV: 01933507
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,750	\$2,750	\$3,300
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,600
3:	1	1	1	1	Unfurnished	\$1,538	\$1,538	\$2,400

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 1.75%
- 15 - West Huntington Beach area
 - Orange County
 - Parcel # 02503209

Michael Lembeck

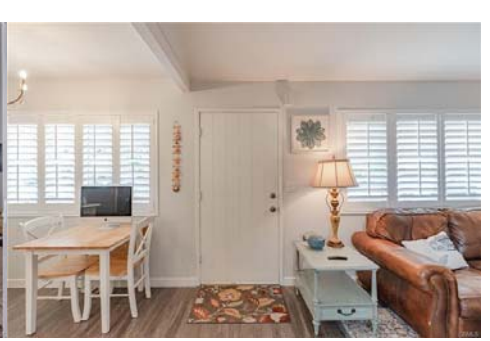
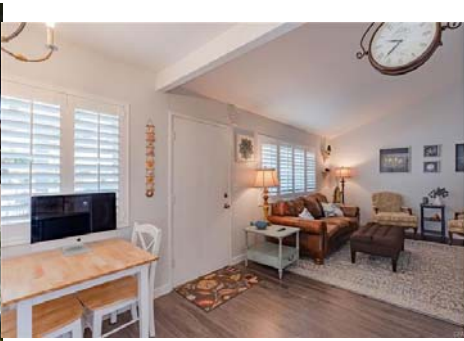
State License #: 01019397
Cell Phone: 714-742-3700

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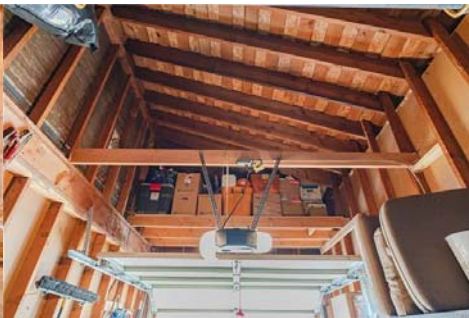
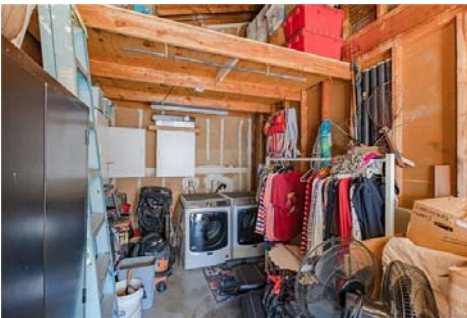
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PW24046280

Printed: 04/14/2024 9:15:02 AM

Closed • **Quadruplex**

List / Sold:

\$1,670,000/\$1,540,000 ↓

132 days on the market

Listing ID: OC23185549

2248 2250 N Bristol St • Santa Ana 92706

**4 units • \$417,500/unit • 3,952 sqft • 13,939 sqft lot • \$389.68/sqft •
Built in 1956**

N Bristol Street, cross street W Santa Clara Ave



Investors or Contractor's Special! Not finished remodel project! Two side by side duplex in two different parcels, total 4 units investment property! All 2 bedroom 2 bathroom single story unit, each unit has a single car garage direct alley access, Plenty of on-site parking spaces; Private patio and spacious courtyard; Rough plumbing, Vent, Shower Pan; Rough electric, Main panel; Rough framing all signed off by the city inspector; Most of the work left are kitchen and cosmetic work, Per the city red tag could be removed after remodel final signed off, Inspection card can be provided for buyer's reference; Great location! Easy access to I-5, CA-22 and CA-57; Close to Bristol Marketplace and Santa Ana College.

Facts & Features

- Sold On 04/08/2024
- Original List Price of \$1,690,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$0 (Assessor)
- Laundry: In Kitchen
- \$141600 Gross Scheduled Income
- \$111852 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00683217
- Gardener:
- Licenses:
- Insurance: \$3,000
- 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:	4	2	2	4	Unfurnished	\$0	\$0	\$11,800

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.5%

- 70 - Santa Ana North of First area
- Orange County
- Parcel # 00127717

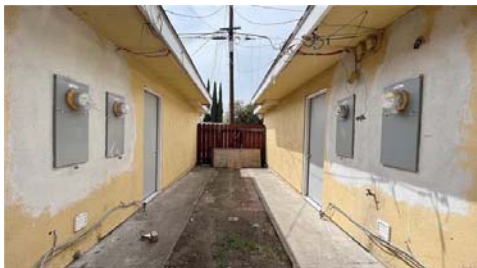
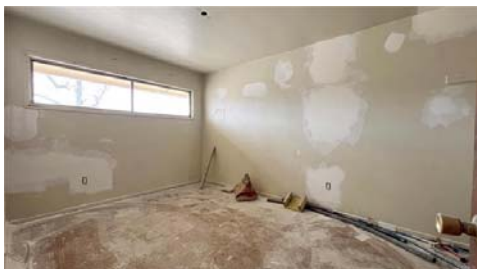
Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: OC23185549

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Closed • Quadruplex

List / Sold:

\$1,390,000/\$1,405,000 ↑

19 days on the market

Listing ID: OC24044212

711 W Provential Dr • Anaheim 92805

4 units • \$347,500/unit • 3,438 sqft • 9,148 sqft lot • \$408.67/sqft •
Built in 1961

West of Harbor Blvd



Welcome to this great investment opportunity! This property can elevate your investment portfolio with of this 4 unit property. All four units are 2-bedroom, 1 bathroom. 3 units are downstairs with large private back yards and 1 unit upstairs. This great 4-plex has 6 enclosed garages with newer garage doors. All 6 garages have alley access. One unit has been completely refurbished and ready for leasing. There is an onsite laundry room. Two units are ready for your new tenants. This prime location is less than 10 minutes to Disneyland, close to shopping, entertainment and major freeways.

Facts & Features

- Sold On 04/09/2024
- Original List Price of \$1,390,000
- 1 Buildings
- Levels: One, Two
- 6 Total parking spaces
- Heating: Wall Furnace
- \$0 (Estimated)
- Laundry: Community
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Cooktop

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Sewer Paid, Unknown

Annual Expenses

- Total Operating Expense: \$11,501
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$1,496
- Maintenance: \$6,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,925
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,400	\$1,400	\$1,400
2:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$1,200
3:	1	2	1	2	Unfurnished	\$0	\$0	\$0
4:	1	2	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio: 3
- Ranges: 4
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 2.5%

- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 03618312

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: OC24044212

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Closed • **Quadruplex**

List / Sold:

\$1,899,000/\$1,810,000 ↓

604 Calle Campana • **San Clemente 92673**

26 days on the market

4 units • **\$474,750/unit** • **3,680 sqft** • **9,583 sqft lot** • **\$491.85/sqft** •
Built in 1973

Listing ID: OC24033286

On I5 N, take the Camino De Estrella exit, right onto Camino de los Mares, right onto Calle Campana



Great investment opportunity close to some of the best beaches on the coast! Large property with 4 units encompassing 3,680 sq ft. One 3bdr/2ba unit, two 2bdr/2ba units and one 1bdr/1ba unit. Rare for this area is this property has 10 total parking spaces (4 garages and 6 uncovered parking spaces on the property)! Large corner lot with hills and glistening city lights views. Each unit has its own private outdoor space to enjoy a cool ocean breeze. Additional highlights include community laundry, new exterior pavers, granite countertops in the updated kitchens and more. This well-maintained building could be yours! Great location close to easy freeway access, shops, restaurants, and only minutes to many excellent beaches and the Dana Point Harbor!

Facts & Features

- Sold On 04/12/2024
- Original List Price of \$2,099,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- \$36 (Estimated)
- Laundry: Community
- \$134400 Gross Scheduled Income
- \$104100 Net Operating Income
- 4 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$30,300
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01943726
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,625	\$2,625	\$3,500
2:	1	2	2	1	Unfurnished	\$1,750	\$1,750	\$2,850
3:	1	2	2	1	Unfurnished	\$1,750	\$1,750	\$2,850
4:	1	1	1	1	Unfurnished	\$1,700	\$1,700	\$2,000

Of Units With:

- Separate Electric: 4
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- SN - San Clemente North area
- Orange County
- Parcel # 67511129

Michael Lembeck

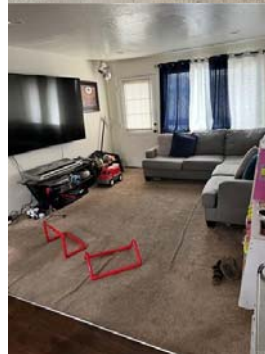
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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Closed • **Apartment**

List / Sold:

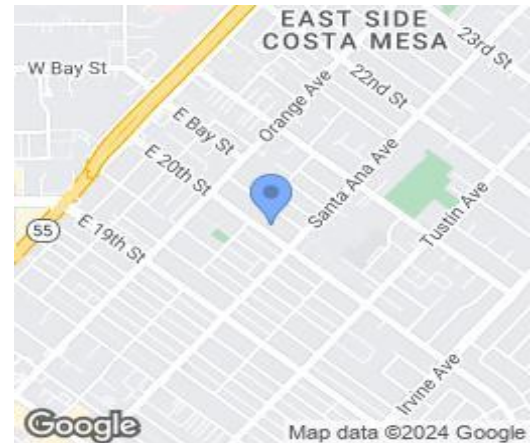
\$4,100,000/\$3,820,000 ↓

8 days on the market

266 -276 E. 20th St • Costa Mesa 92627
6 units • **\$683,333/unit** • **4,770 sqft** • **25,388 sqft lot** • **\$800.84/sqft** •
Built in 1955

Listing ID: NP24001121

LOCATED OFF OF E. 20TH STREET BETWEEN ORANGE AND SANTA ANA AVENUES



Welcome to 266-276 E. 20th Street in the heart of Costa Mesa's premier Eastside. The side-by-side triplexes sit on two parcels totaling over 25,000 sq.ft. of land on a primarily residential street surrounded by multimillion-dollar homes. All six (6) apartments are single-story, 2-Bedroom/1-Bathroom units, with washer/dryer hookups, private yards, and ample parking including garages and off-street spaces. The seller has completely renovated 5 of the 6 units over the last several years. This is a rare opportunity to own a Turn-Key apartment building where tenants can live in what feels like a Single Family Residence. The property is located just 3 blocks from E. 17th Street shopping and dining, within walking distance to the Upper Newport Back Bay, and surrounded by some of the best public schools in the country. Tenants are also offered easy access to 55 Freeway connecting them to all of Southern California.

Facts & Features

- Sold On 04/11/2024
- Original List Price of \$4,100,000
- 3 Buildings
- Levels: One
- 14 Total parking spaces
- Heating: Wall Furnace
- \$2,240 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Garage, Washer Hookup
- Cap Rate: 3.84
- \$232954 Gross Scheduled Income
- \$157309 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$68,657
- Electric: \$1,250.00
- Gas: \$750
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 02221910
- Gardener:
- Licenses:
- Insurance: \$3,750
- Maintenance: \$11,648
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$3,350	\$3,350	\$3,595
2:	1	2	1	1	Unfurnished	\$3,300	\$3,300	\$3,595
3:	1	2	1	1	Unfurnished	\$3,245	\$3,245	\$3,595
4:	1	2	1	1	Unfurnished	\$3,350	\$3,350	\$3,595
5:	1	2	1	1	Unfurnished	\$3,300	\$3,300	\$3,595
6:	1	2	1	1	Unfurnished	\$2,668	\$2,668	\$3,595

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C5 - East Costa Mesa area
- Orange County
- Parcel # 42621118

Michael Lembeck

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

Citivest Realty Services, Inc

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

 Click arrow to display photos



Closed • **Apartment**

List / Sold:

\$3,195,000/\$2,850,000 ↓

63 days on the market

Listing ID: PW24022495

202 E Walnut St • Santa Ana 92701

10 units • **\$319,500/unit** • **7,638 sqft** • **11,224 sqft lot** • **\$373.13/sqft** •
Built in 1937

South of W. 1st Street and West of Orange Avenue



Pleased to present 202 E. Walnut Street, a garden style, 10-unit apartment complex overflowing with curb appeal, consisting of (9) Large 1-Bedroom units and (1) Studio averaging 763 SF each. Beautifully maintained with lush landscaping and a heavily upgraded property, the units are situated on a sizeable corner lot of a quiet, treelined street. Residents of the property enjoy the proximity to the Historic Downtown District (walking distance) known for its vibrant artistic & cultural scene, trendy dining establishments and various other entertainment related venues. All units of the property have been meticulously cared for and fully upgraded with washer and dryer machines included in each unit, all new kitchens with stainless steel appliance, interior paint, fixture throughout the units, and dual pane windows. Priced at a 6.3% CAP rate on the current rents makes this investment one the most attractive multifamily investments in the entire county. A rare opportunity to take advantage of positive leverage, allowing the investor to place a smaller down payment and increase the cash-on-cash return. Additionally, current ownership is in the process of obtaining approval for (2) ADU (Accessory Dwelling Units) which is expected to receive planning approval shortly. The additional income generate from this unit is expected to increase gross income by 23%.

Facts & Features

- Sold On 04/08/2024
- Original List Price of \$3,195,000
- 3 Buildings
- Levels: Two
- 5 Total parking spaces
- \$2,565 (Assessor)
- Laundry: Dryer Included, Washer Included
- Cap Rate: 6.3
- \$277800 Gross Scheduled Income
- \$202025 Net Operating Income
- 11 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$67,441
- Electric: \$3,000.00
- Gas: \$3,000
- Furniture Replacement:
- Trash: \$3,000
- Cable TV: 01220368
- Gardener:
- Licenses: 750
- Insurance: \$5,347
- Maintenance: \$8,084
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,000
- Other Expense: \$2,695
- Other Expense Description: reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Furnished	\$2,395	\$2,395	\$2,495
2:	1	1	1	0	Furnished	\$2,695	\$2,695	\$2,795
3:	8	1	1	0	Unfurnished	\$2,195	\$17,560	\$2,295

Of Units With:

- Separate Electric: 11
- Drapes:

- Gas Meters: 10
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

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

- 699 - Not Defined area
- Orange County
- Parcel # 40409213

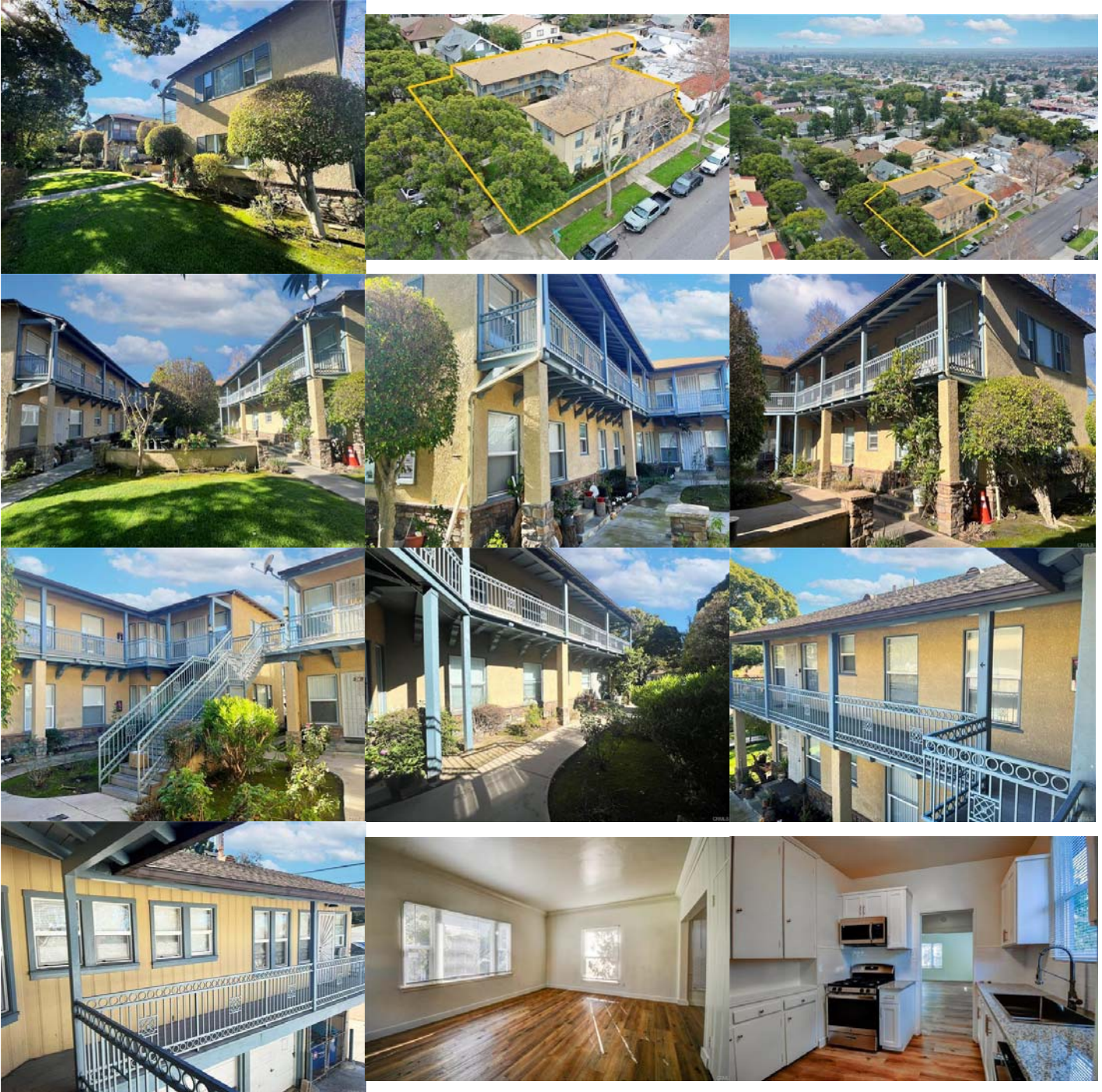
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CUSTOMER FULL: Residential Income LISTING ID: PW24022495

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