

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	PW23030565	S	7831 First ST	STAN	61	STD	2	\$0		\$925,000	\$503.81	1836	1947/ASR	15,401/0.3536	N	4	04/11/23	26/26
2	PW23052274	S	504 S Halladay ST	SA	69	STD	2	\$0		\$925,000	\$422.95	2187	1922/ASR	12,092/0.2776	N	0	04/12/23	7/7
3	PW22258600	S	1108 W Commonwealth AVE	FUL	83	STD	2	\$0		\$900,000	\$417.44	2156	1947/ASR	6,534/0.15	N	4	04/11/23	43/402
4	PW23044444	S	973 S Melrose ST	PLA	84	STD	2	\$2,500		\$635,000	\$482.52	1316	1929/ASR	4,600/0.1056	N	0	04/12/23	4/4
5	QC23042600	S	221 Avenida Miramar	SC	SC	STD	2	\$80,400	4	\$1,680,000	\$873.18	1924	1965/ASR	3,920/0.09	N	2	04/10/23	11/11
6	QC23015580	S	1047 W Wilson ST	CM	C2	TRUS	3	\$0		\$1,250,000	\$740.96	1687	1953/PUB	8,550/0.1963	N	0	04/11/23	15/15
7	PW23000708	S	151 Albert PL	CM	C5	STD,TPAP,TRL	3	\$107,700		\$2,650,000	\$587.71	4509	1986/BLD	9,148/0.21	N	6	04/10/23	65/65
8	PW23031823	S	2647 E Park LN	ANA	78	STD	4	\$108,600		\$1,552,500	\$406.41	3820	1965/ASR	9,148/0.21	N	5	04/11/23	8/8
9	QC23004182	S	12571 Kensington LN	GG	63	STD	8	\$131,700	4	\$1,980,000	\$387.32	5112	1960/ASR	10,019/0.23	N	0	04/11/23	55/69
10	PW23037126	S	1114 N Mayfair AVE	ANA	699	STD	8	\$180,000	5	\$2,425,000	\$494.19	4907	1958/PUB	8,653/0.1986	N	0	04/10/23	28/28
11	NP23040256	S	1010 N Bewley ST	SA	699	STD	9	\$130,140		\$3,000,000	\$420.88	7128	1944/PUB	41,703/0.9574	N	16	04/10/23	12/12

Closed • Duplex

List / Sold: **\$1,010,000/\$925,000** ↓

7831 First St • Stanton 90680

26 days on the market

2 units • **\$505,000/unit** • **1,836 sqft** • **15,401 sqft lot** • **\$503.81/sqft** •

Listing ID: PW23030565

Built in 1947

22 FWY EXIT BEACH BLVD. GO NORTH TO FIRST ST. TURN LEFT



Excellent investment and land value! Potential for new development for additional units. Currently two houses on-a-lot. Front house is 2 BR and 1 BA approx. 802 sq. ft. and one car garage with yard space. Back house is 2 BR and 1 BA approx. 1,034 sq. ft. with a 3-car garage and a large back yard. Two addresses for this property: 7831 and 7827 First Street. Buyer to verify lot size, square footage, zoning, and permits with City of Stanton and County of Orange.

Facts & Features

- Sold On 04/11/2023
- Original List Price of \$1,010,000
- 2 Buildings
- Levels: One
- 10 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$619 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Carpet
- Appliances: Gas Water Heater, Water Heater
- Other Interior Features: Ceiling Fan(s), Unfurnished

Exterior

- Lot Features: Back Yard, Cul-De-Sac, Front Yard, Lawn, Level with Street, Lot 10000-19999 Sqft, Rectangular Lot, Level, Near Public Transit, Value In Land, Yard
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00614861
- 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	\$0	\$0	\$0
2:	1	2	1	3	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 0
- Carpet: 2
- Drapes: 2
- Patio:
- Ranges: 2
- Refrigerator:

- Dishwasher:
- Disposal: 2

- Wall AC: 2

Additional Information

- Standard sale

- 61 - N of Gar Grv, S Of Ball, E of Knott, W of Dal area
- Orange County
- Parcel # 07923225

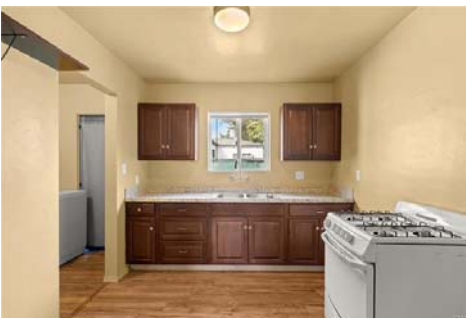
Michael Lembeck

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 • Duplex

List / Sold: **\$825,000/\$925,000** ↑

504 S Halladay St • Santa Ana 92701

7 days on the market

2 units • **\$412,500/unit** • **2,187 sqft** • **12,092 sqft lot** • **\$422.95/sqft** •
Built in 1922

Listing ID: PW23052274

South of first, South on Halladay



Investor Special! Come check out this incredible 12,000+ sqft lot! With two homes on this lot and room for so much more, this is a great opportunity! Plenty of parking with ample space between the two units this layout is a great find. Close to schools, entertainment and shopping. Bring your tools and some imagination, this deal won't last long!

Facts & Features

- Sold On 04/12/2023
- Original List Price of \$825,000
- 2 Buildings
- Levels: One
- 10 Total parking spaces
- \$504 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Basement

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00960124
- 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:	2	5	3	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

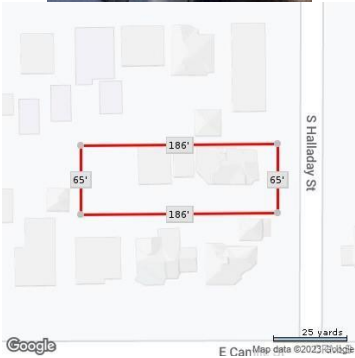
Additional Information

- Standard sale
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 40405215

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Closed • Duplex

List / Sold: **\$980,000/\$900,000** ↓

1108 W Commonwealth Ave • Fullerton 92833

43 days on the market

2 units • \$490,000/unit • 2,156 sqft • 6,534 sqft lot • \$417.44/sqft • Built in 1947

Listing ID: PW22258600

From Euclid West on Commonwealth



Unique property including commercial front building currently operating furniture upholstery business. Commercial building has showroom, office area, breakroom, storage room and full bath. Second building is 3 bedroom, 1 bath home with patio and small yard. Two 2 car garages plus driveway with room for 6 cars. This property is zoned C-2, which allows a wide variety of retail uses and the following uses: automotive sales, financial, home improvement, laundry/dry cleaning, massage, nursery, office general, office medical, personal services such as nail salon, hair or studios, pharmacy, poolroom, repair shops, restaurant, tattoo parlor, temporary commercial uses, etc. This property also has an existing home which is believed to be a non-conforming legal use. Buyer to confirm any dimensions of the property or structures, uses, and potential uses for the property. Dimensions or potential requirements for any particular uses have not been confirmed. Uses may also require compliance with other city requirements such as parking. Buyer to confirm all city or other requirements for business operations. Does not qualify for residential financing.

Facts & Features

- Sold On 04/11/2023
- Original List Price of \$980,000
- 4 Buildings
- 4 Total parking spaces
- \$626 (Estimated)
- Laundry: Electric Dryer Hookup, Washer Hookup
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02182130
- 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	0	2	Unfurnished	\$0	\$0	\$0
2:	1	3	0	2	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale

- 83 - Fullerton area
- Orange County
- Parcel # 03114209

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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: PW22258600

Printed: 04/16/2023 5:46:15 AM

Closed • **Single Family Residence**

List / Sold: **\$635,000/\$635,000** ↑

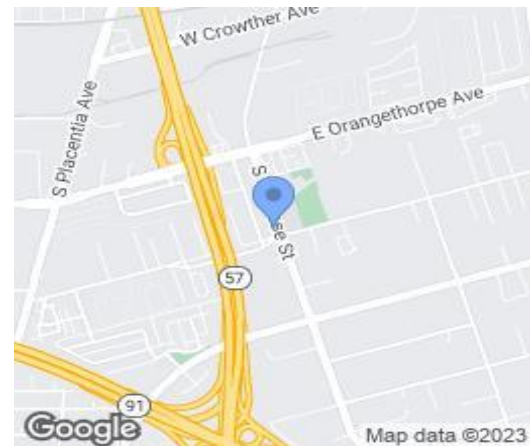
973 S Melrose St • Placentia 92870

4 days on the market

2 units • \$317,500/unit • 1,316 sqft • 4,600 sqft lot • \$482.52/sqft • Built in 1929

Listing ID: PW23044444

From 57 FWY exit at Orangethorpe and go East. Right on Melrose. House is on the right hand side.



Well kept property. Front house is 880 sq ft. Back unit is 436 sq ft. Perfect for someone who wants two separate spaces for a parent, video studio, or work space. Square footage includes both units. Dual paned windows, Long driveway with covered parking, Large walk in closet in the front house that could be turned into an office or small bedroom. Elementary school across the street. Top High School Valence HS district. Zoned Med Density for duplex and triplex, and so much more. This is a must see property!

Facts & Features

- Sold On 04/12/2023
- Original List Price of \$595,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$769 (Estimated)
- Laundry: Outside
- \$2500 Gross Scheduled Income
- \$1 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 02182130
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

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

- 84 - Placentia area
 - Orange County
 - Parcel # 34416321
-

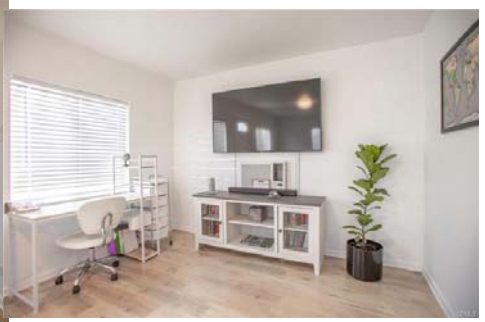
Michael Lembeck

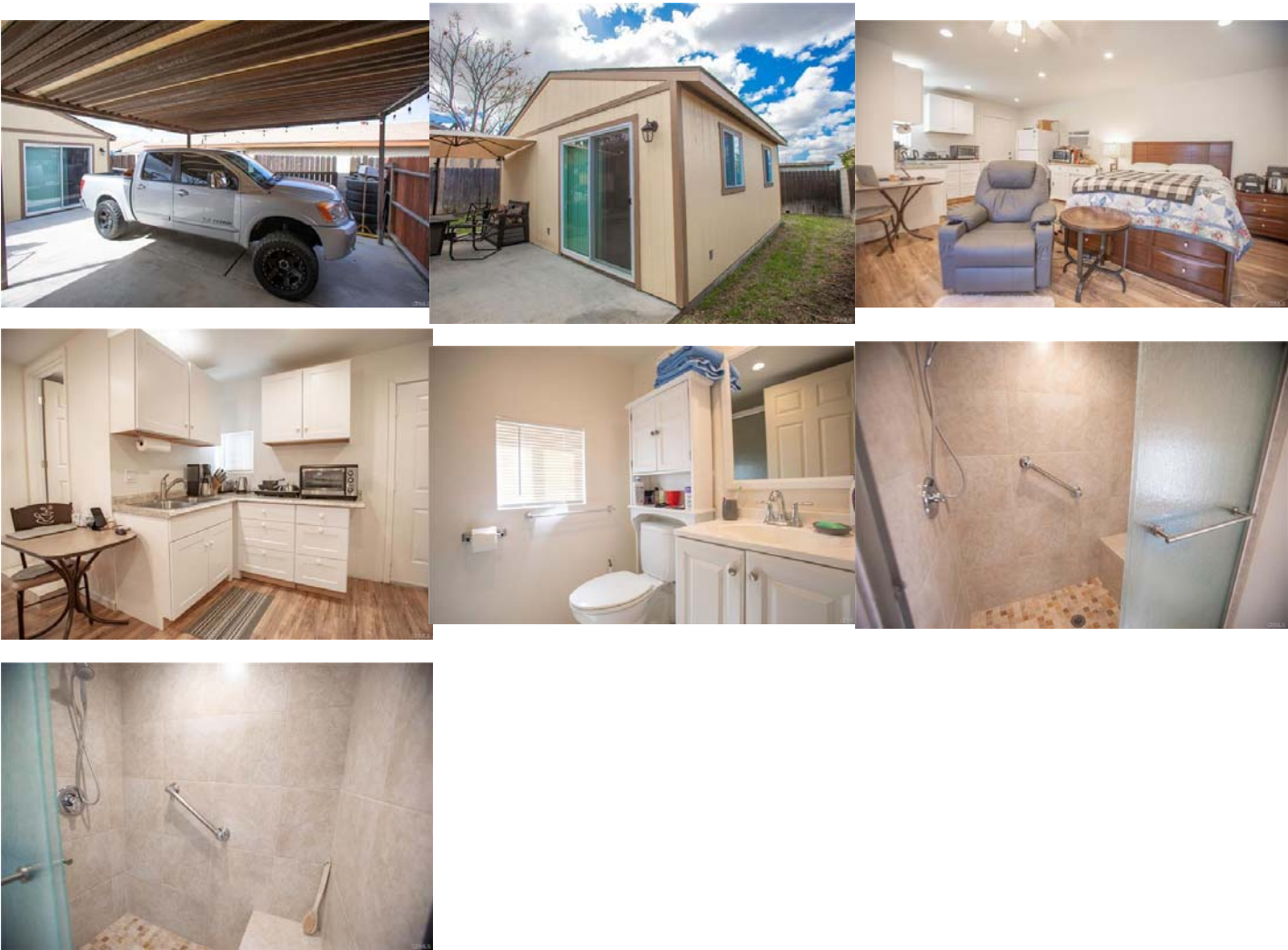
State License #: 01019397
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Re/Max Property Connection

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

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Closed • Duplex

List / Sold:

\$1,500,000/\$1,680,000 ↑

11 days on the market

Listing ID: OC23042600

221 Avenida Miramar • San Clemente 92672

2 units • \$750,000/unit • 1,924 sqft • 3,920 sqft lot • \$873.18/sqft • Built in 1965

Between El Camino Real and Ola Vista



This is an outstanding chance to acquire an incredible income-generating property that comprises two distinct units. The first unit consists of two cozy bedrooms with one bathroom, while the second unit offers three spacious bedrooms with two bathrooms. Both units feature comfortable living spaces that are sure to please. In addition, there is an onsite laundry room, a separate garage, and a storage space/workroom. Situated close to the San Clemente pier, this property provides easy access to the beautiful beaches of San Clemente, as well as a wide range of restaurants, cafes, and shops. Furthermore, it is conveniently located just a short drive from major freeways, enabling visitors to explore other parts of Orange County with ease. This exceptional opportunity comes with a host of benefits and investment potential for anyone interested in generating rental income. Don't miss out on this opportunity to invest in a remarkable property.

Facts & Features

- Sold On 04/10/2023
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$27 (Estimated)
- Laundry: Dryer Included, Individual Room, Washer Included
- Cap Rate: 3.9
- \$80400 Gross Scheduled Income
- \$58990 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Laminate, Tile
- Appliances: Dishwasher, Gas Oven, Gas Range, Refrigerator, Water Heater Central, Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,410
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,880
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,700	\$32,400	\$3,900
2:	1	2	1	2	Unfurnished	\$0	\$0	\$2,800

Of Units With:

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

- Dishwasher: 2
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- SC - San Clemente Central area
- Orange County
- Parcel # 05812209

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC23042600

Printed: 04/16/2023 5:46:17 AM

Closed • **Triplex**

List / Sold:

\$1,217,000/\$1,250,000 ↑

15 days on the market

Listing ID: OC23015580

1047 W Wilson St • Costa Mesa 92627

3 units • **\$405,667/unit** • **1,687 sqft** • **8,550 sqft lot** • **\$740.96/sqft** •
Built in 1953

West on Wilson past Canyon Drive; the property is the sixth driveway on the left.



Welcome to 1047 West Wilson, located in Costa Mesa. The property is a single-level triplex with three units on an 8,500 sqft lot. There is a two-bedroom, one-bath, 828 sqft; a one-bedroom, one-bath, 534 sqft; and a studio, one-bath, 325 sqft. Each unit has its own patio area and laundry space. Plenty of parking on-site. Centrally located minutes away from the Triangle Square shopping center, the Newport Beaches, and just 6 miles from John Wayne Airport (SNA). The property is being sold "As Is." Great investment opportunity!

Facts & Features

- Sold On 04/11/2023
- Original List Price of \$1,217,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- 0 Total carport spaces
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Lot 6500-9999, Yard
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- 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	0	Unfurnished	\$0	\$0	\$2,800
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,500
3:	1	0	1	0	Unfurnished	\$0	\$0	\$1,800

Of Units With:

- Separate Electric: 1
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Drapes:
- Patio: 2
- Ranges: 3
- Refrigerator: 0

- Dishwasher: 1
- Disposal: 3

- Wall AC:

Additional Information

- Trust sale
- C2 - Southwest Costa Mesa area
- Orange County
- Parcel # 42207104

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC23015580

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Closed • **Triplex**

List / Sold:

\$2,750,000/\$2,650,000 ↓

65 days on the market

Listing ID: PW23000708

151 Albert Pl • Costa Mesa 92627

3 units • **\$916,667/unit** • **4,509 sqft** • **9,148 sqft lot** • **\$587.71/sqft** •
Built in 1986

Exit 22nd St./Victoria St. Exit, make left onto 22nd st. and left on Elden Ave. Property on the corner of Elden and Albert.



We are pleased to present 151 Albert Place, a premier Eastside Costa Mesa Triplex built to condominium-quality levels and situated on a tree-lined 9,148 SF lot. This is the first time this property has ever been on the market and it is being sold by the original builder. Constructed in 1986, this triplex comprises all 3-Bedroom/3.5-Bathroom Townhouse style units that each have a double-car garage with direct access, washer/dryer hookups, and private patios and yards. The community is located on a desirable corner lot where each unit has the feeling of a private Single Family Residence. Each of the units is also individually metered for Electricity, Gas, and Water, helping to reduce a buyer's overall expenses on the property. 151 Albert Place is located near grocery stores, coffee shops, restaurants, and other hip establishments.

Facts & Features

- Sold On 04/10/2023
- Original List Price of \$2,995,000
- 1 Buildings
- Levels: Two
- 13 Total parking spaces
- Heating: Central
- \$2,009 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$107700 Gross Scheduled Income
- \$60489 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Tile
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$41,402
- Electric: \$1,260.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance: \$5,223
- 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:	2	3	4	2	Unfurnished	\$2,950	\$5,900	\$9,500
2:	1	3	4	2	Unfurnished	\$3,075	\$3,075	\$4,750

Of Units With:

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

- Disposal:

Additional Information

- Standard, Third Party Approval, Trust sale
- Rent Controlled

- C5 - East Costa Mesa area
- Orange County
- Parcel # 42606302

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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: PW23000708

Printed: 04/16/2023 5:46:17 AM

Closed • **Quadruplex**

List / Sold:

\$1,500,000/\$1,552,500 ↑

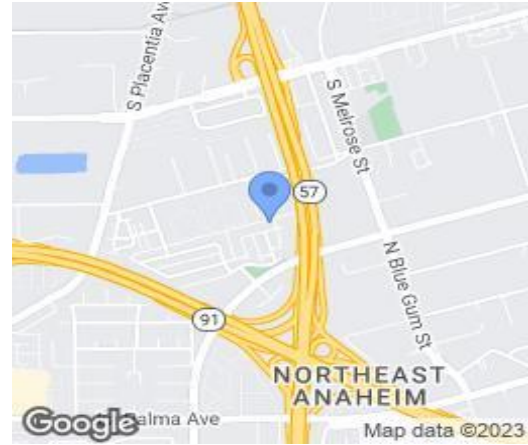
8 days on the market

2647 E Park Ln • Anaheim 92806

4 units • \$375,000/unit • 3,820 sqft • 9,148 sqft lot • \$406.41/sqft • Built in 1965

Listing ID: PW23031823

North on Miraloma off La Palma (call listing agent if needed)



ALL RENTS HAVE BEEN RAISED EXCEEDING PREVIOUS PERFORMA FOR THIS INCOME GENERATING - SUPER CLEAN PROPERTY. ALL UNITS ARE 2 + 2 WITH LARGE PATIOS. EACH UNIT HAS A SINGLE CAR GARAGE - ADDED INCOME IS GENERATED FROM THE 5TH GARAGE. THESE UNITS ARE VERY SPACIOUS - HAVE BEEN REMODELED INCLUDING NEWER KITCHENS AND BATH - NEWER WINDOWS - NEWER TILE FLOORING - RECENTLY PAINTED - PLUS A REPIPE OF PEX PLUMBING THROUGHOUT. ALL UNITS WITH SEPARATE ELECTRIC AND GAS METERS KEEP OPERATING EXPENSE LOW. PRIVATE LAUNDRY ROOM CAN GENERATE EXTRA INCOME. THIS GREAT RENTAL PROPERTY IS ON A SIZABLE LOT - IN A GREAT RENTAL AREA - ON A TREE LINED STREET - BORDERING THE CITY OF PLACENTIA.

Facts & Features

- Sold On 04/11/2023
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$992 (Assessor)
- Laundry: Community, Gas Dryer Hookup, Individual Room
- \$108600 Gross Scheduled Income
- \$103131 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room, Master Bathroom, Master Bedroom
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Range Hood, Water Heater
- Other Interior Features: Balcony, Granite Counters, Pantry, Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,694
- Electric: \$372.00
- Gas: \$204
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01425866
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,478
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,400	\$2,400	\$2,400
2:	1	2	2	1	Unfurnished	\$2,300	\$2,300	\$2,400
3:	1	2	2	1	Unfurnished	\$2,100	\$2,100	\$2,400
4:	1	2	2	1	Unfurnished	\$1,875	\$1,875	\$2,400

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher: 4
- Disposal: 4

- Drapes:
- Patio: 4
- Ranges: 4
- Refrigerator: 4
- Wall AC: 4

Additional Information

- Standard sale

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 34429144

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: PW23031823

Printed: 04/16/2023 5:46:18 AM

Closed • **Apartment**

List / Sold:

\$2,050,000/\$1,980,000 ↓

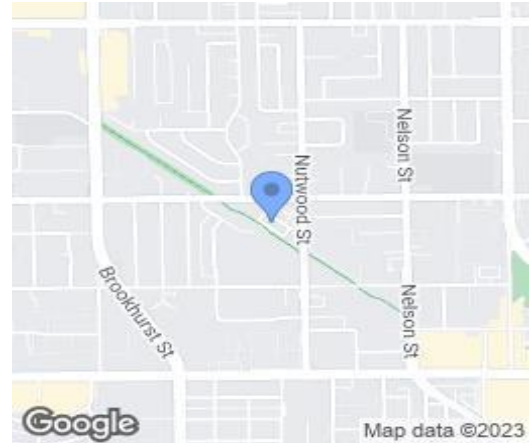
55 days on the market

Listing ID: OC23004182

12571 Kensington Ln • Garden Grove 92840

8 units • \$256,250/unit • 5,112 sqft • .23 acre(s) lot • \$387.32/sqft • Built in 1960

Intersection Lampson Ave and Nutwood St, turn onto Kensington



12571 Kensington Lane is located in the desirable City of Garden Grove, California which has been owned and operated by the same family since 1968! Built in 1960, this garden-style two-story walkup consists of all one-bed one-bath units averaging over 630 square feet per unit. The building has a pitched & rolled roof, separate electric meters and an on-site laundry room, and open assigned parking in the rear. The grounds and landscaping have been well maintained and offer excellent curb appeal. The property is in central Garden Grove just north of the 22 Freeway, close to the Disneyland Park, Disney California Adventure Park, Great Wolf Lodge, "The Block", Anaheim Convention Center, Angel Stadium, Honda Center, Little Saigon and much more. Nearby parks include Euclid Park, Faylane Park and Community Center Park. The ideal location is situated near major retail, educational and employment opportunities for the tenants to enjoy and benefit from.

Facts & Features

- Sold On 04/11/2023
- Original List Price of \$2,198,888
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 0 Total carport spaces
- \$24,074 (Estimated)
- Laundry: Community
- Cap Rate: 4.3
- \$131700 Gross Scheduled Income
- \$88178 Net Operating Income
- 9 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$40,905
- Electric: \$613.00
- Gas: \$1,898
- Furniture Replacement:
- Trash: \$2,246
- Cable TV: 01316702
- Gardener:
- Licenses:
- Insurance: \$2,312
- Maintenance: \$4,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,562
- Other Expense: \$1,000
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1	0	Unfurnished	\$1,363	\$10,905	\$14,360

Of Units With:

- Separate Electric: 9
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 8
- Drapes:
- Patio:
- Ranges: 8
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 63 - Garden Grove S of Chapman, W of Euclid area
- Orange County
- Parcel # 08906307

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: OC23004182

Printed: 04/16/2023 5:46:18 AM

Closed • **Apartment**

List / Sold:

\$2,500,000/\$2,425,000 ↓

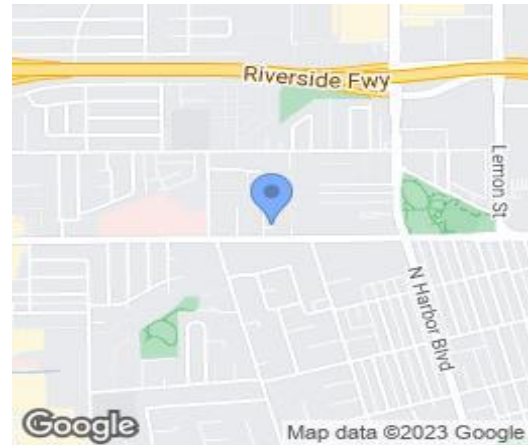
28 days on the market

Listing ID: PW23037126

1114 N Mayfair Ave • Anaheim 92801

8 units • **\$312,500/unit** • **4,907 sqft** • **8,653 sqft lot** • **\$494.19/sqft** •
Built in 1958

Major cross streets are W La Palma and N Mayfair Ave



Newly renovated property in a high occupancy rental area of Anaheim. This property has significant systems upgrades to go along with the cosmetic finishes, creating a desirable property for landlords looking for a low maintenance, cash-flowing property.

Facts & Features

- Sold On 04/10/2023
- Original List Price of \$2,500,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$1,993 (Estimated)
- Laundry: Common Area
- Cap Rate: 5
- \$180000 Gross Scheduled Income
- \$125246 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$49,936
- Electric: \$480.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,000
- Cable TV: 01898399
- Gardener:
- Licenses:
- Insurance: \$3,400
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,760
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1		Unfurnished	\$1,875	\$15,000	\$15,600

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
- 699 - Not Defined area
- Orange County
- Parcel # 27102208

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

Re/Max Property Connection
State License #: 01891031
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Mission Viejo, 92691

 Click arrow to display photos



Closed • **Apartment**

List / Sold:

\$2,500,000/\$3,000,000 ↑

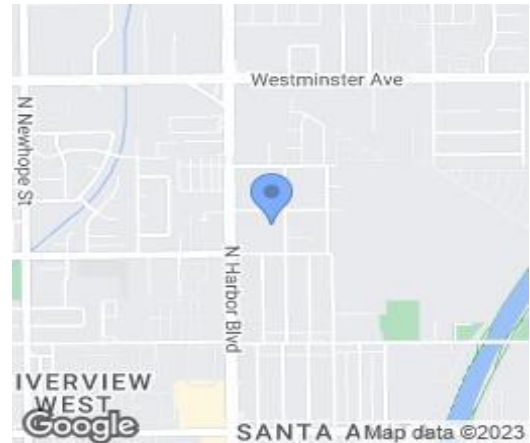
12 days on the market

Listing ID: NP23040256

1010 N Bewley St • Santa Ana 92703

9 units • **\$277,778/unit** • **7,128 sqft** • **41,703 sqft lot** • **\$420.88/sqft** •
Built in 1944

Off Harbor Blvd



Offered for sale for the first time in 80 years, this value-add investment is comprised of 9 residential income units located at 1004, 1006, 1008 A/ B/ C, 1010 & 1012 A /B /C Bewley St, Santa Ana. Situated on nearly an acre in an OPPORTUNITY ZONE, each unit is a single story stand-alone structure featuring 2 bedrooms and 1 bathroom. All units enjoy attached 1 or 2 car garages, driveways and ample outdoor space with a charming common area grass along with individual private fenced side yards. Each unit has its own laundry amenity. Recent improvements in select units include kitchen cabinetry, paint and roof. All tenants are long term and all leases are month to month. Each unit is individually metered for electricity and gas.

Facts & Features

- Sold On 04/10/2023
- Original List Price of \$2,500,000
- 9 Buildings
- Levels: One
- 16 Total parking spaces
- \$0 (Estimated)
- Laundry: Inside
- \$130140 Gross Scheduled Income
- \$94399 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$58,587
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,600
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$6,000
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management: 14400
- Water/Sewer: \$5,544
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	1	2	Unfurnished	\$1,205	\$1,205	\$2,400
2:	1	2	1	0	Unfurnished	\$1,205	\$1,205	\$2,400

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Orange County
- Parcel # 19823108

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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