

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	Spes	Date	DOM/CDOM
1	PW21140300	S	1001	W Myrtle ST	SA	69	STD	2	\$49,800		\$1,000,000 	\$329.49	3035	1931/PUB	9,583/0.22	N		5	05/02/22	125/125
2	NDP2201909	S	3603	W Park Balboa AVE	ORG	72	STD	2	\$29,580	0	\$1,240,000 		2	1978/ASR	6,239/0.14	N		2	05/03/22	7/7
3	RS22057626	S	619	E Chalynn CIR	ORG	OTO	STD	2	\$37,200		\$979,000 	\$592.26	1653	1955/ASR	6,098/0.14	N		2	05/04/22	7/7
4	PW22042905	S	409	S Center ST	ORG	72	STD	3	\$69,420		\$1,300,000 	\$675.68	1924	1954/ASR	6,098/0.14	N		2	05/04/22	22/22
5	OC22055884	S	2221	Alabama ST	HB	699	STD	3	\$88,440		\$2,000,000	\$607.53	3292	1976/ASR	6,098/0.14	N		4	05/05/22	4/4
6	LG22022875	S 	240	Avenida Aragon	SC	699	STD	3	\$87,840		\$2,200,000		0	1988/ASR	3,920/0.09	N		4	05/03/22	50/50
7	LG22046324	S	245	LOWER CLIFF DR	LB	LV	STD	3	\$0		\$2,750,000 	\$1,998.55	1376	1920/ASR	6,534/0.15	N		0	05/05/22	26/26
8	OC22047979	S	223	Avenida De La Grulla	SC	SC	STD	3	\$108,000	5	\$1,730,000	\$632.08	2737	1964/ASR	4,356/0.1	N		3	05/02/22	0/0
9	SR22057176	S	1041	W Central AVE	SA	69	STD	4	\$81,400		\$1,365,000 	\$299.54	4557	1977/PUB	6,534/0.15	N		8	05/06/22	4/4
10	OC22021824	S	206	Chicago AVE	HB	15	STD	5	\$70,200		\$2,050,000 	\$862.79	2376	1956/ASR	6,534/0.15	N		0	05/03/22	27/27

Closed •

List / Sold:

\$1,276,000/\$1,000,000 ↓

125 days on the market

Listing ID: PW21140300

1001 W Myrtle St • Santa Ana 92703

2 units • \$638,000/unit • 3,035 sqft • 9,583 sqft lot • \$329.49/sqft • Built in 1931

Myrtle / Shelton



First time on the market in over 50+ years. Two houses on one large lot approx. 9,583 sq. ft. Front house consists of 2 bedrooms and one bath, 2 car garage attached, back house is a 2 story house with 5 bedrooms and 3 bathrooms with an attached 3 car garage. Second unit was built in the 70s. Long term ownership with large upside to increase rental income. Tenants are in a month to month lease. Separately metered for gas, electric and water. Located close to schools, shopping, parks, public transportation and downtown Santa Ana.

Facts & Features

- Sold On 05/02/2022
- Original List Price of \$1,276,000
- 2 Buildings
- Levels: One
- 12 Total parking spaces
- Laundry: In Garage
- \$49800 Gross Scheduled Income
- \$46800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01898399
- 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:	1	2	1	2	Unfurnished	\$1,300	\$1,300	\$1,850
2:	1	5	3	3	Unfurnished	\$2,850	\$2,850	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- 69 - Santa Ana South of First area

- Orange County
- Parcel # 00824142

Michael Lembeck

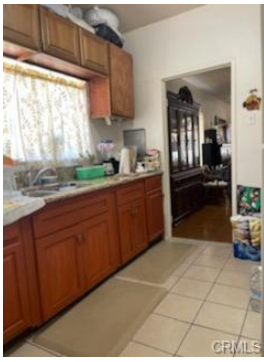
State License #: 01019397
Cell Phone: 714-742-3700

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: PW21140300

Printed: 05/08/2022 12:44:03 PM

Closed • Duplex

List / Sold:

\$1,150,000/\$1,240,000 ↑

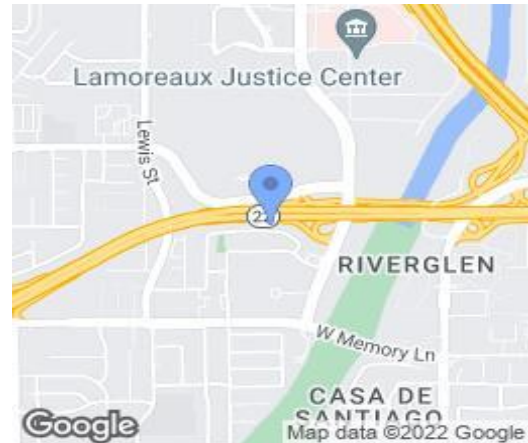
7 days on the market

Listing ID: NDP2201909

3603 W Park Balboa Ave • Orange 92868

2 units • \$575,000/unit • 2 sqft • 6,239 sqft lot • No \$/Sqft data • Built in 1978

W. of City Drive/S of 22 freeway



Investment Property, live in one rent out the other...Upgraded duplex... Move in ready, 3 bedrooms / 3 bathrooms in each unit. Total square footage is 2925, 1462 square foot each unit..One full bath and bedroom in each unit on the first floor. Each home has detached two car garage...Upgraded Kitchen, with one unit having granite counter tops and the other marble counter tops.Laminate flooring, one unit has carpet only on the stairs... Ceiling fans, AC. Master bedrooms have two walk in closets. Attached at one wall only and the garages are also attached one wall. Close to freeway, shopping and schools.

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$1,150,000
- 2 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- \$0
- Laundry: In Garage
- Cap Rate: 0
- \$29580 Gross Scheduled Income
- \$19652 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,928
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$840
- Other Expense:
- Other Expense Description:

Unit Details

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
- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area

- \$25 HOA dues Monthly

- Orange County
- Parcel # 23130306

Michael Lembeck

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Re/Max Property Connection

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

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Closed •

List / Sold: **\$949,000/\$979,000** ↑

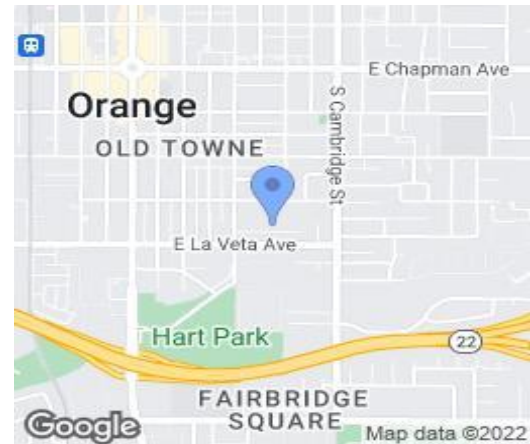
619 E Chalynn Cir • Orange 92866

7 days on the market

**2 units • \$474,500/unit • 1,653 sqft • 6,098 sqft lot • \$592.26/sqft •
Built in 1955**

Listing ID: RS22057626

From Shaffer St N/B turn right into Chalynn Cir



Excellent opportunity these two units are located in Old Town Orange front unit is 2 bedrooms 1 bath, rear unit is 3 bedrooms 1 bath units are in good condition centrally located easy access to freeways and very close to downtown. Must see to appreciate.

Facts & Features

- Sold On 05/04/2022
- Original List Price of \$949,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- \$505 (Estimated)
- Laundry: Gas Dryer Hookup, Outside, Washer Hookup
- \$37200 Gross Scheduled Income
- \$27774 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Cul-De-Sac
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,426
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,650	\$1,650	\$2,700
2:	1	2	1	1	Unfurnished	\$1,450	\$1,450	\$2,300

Of Units With:

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

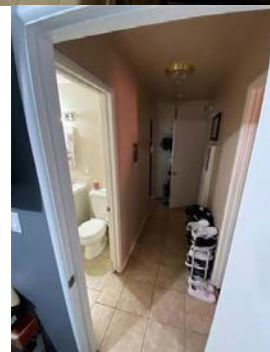
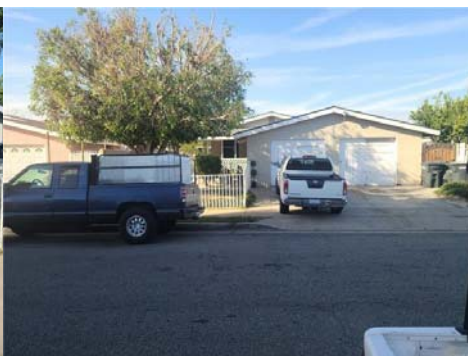
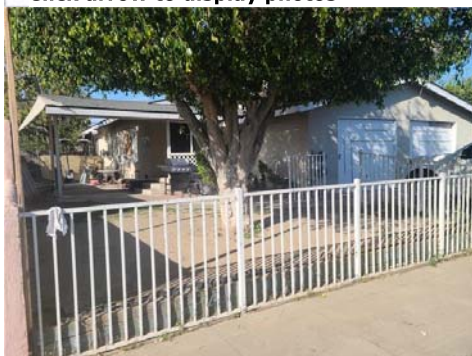
Additional Information

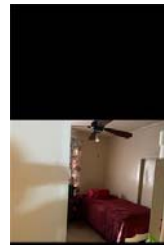
- Standard sale
- Rent Controlled
- OTO - Old Towne Orange area
- Orange County
- Parcel # 39013141

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 • **Triplex**

List / Sold:

\$1,295,000/\$1,300,000 ↑

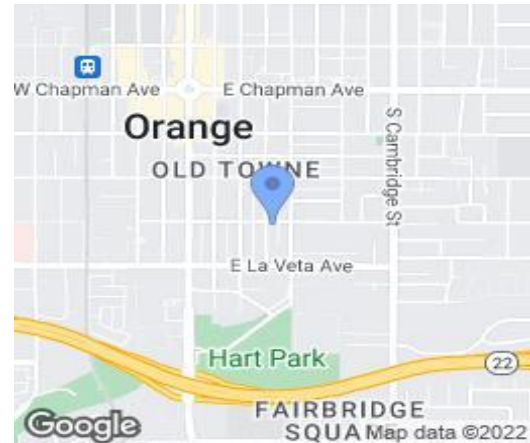
22 days on the market

409 S Center St • **Orange 92866**

3 units • **\$431,667/unit** • **1,924 sqft** • **6,098 sqft lot** • **\$675.68/sqft** •
Built in 1954

Listing ID: PW22042905

FROM THE PLAZA, EAST TO CENTER, RIGHT 4 BLOCKS SOUTH



3 UNITS IN OLD TOWNE ORANGE! CLOSE TO THE PLAZA, THE PARK, AND FREEWAYS, THIS INVESTMENT PAYS OFF. THE PERFECT MIX OF 1-2-3 BEDROOMS 1 BATH UNITS ON A CORNER LOT WITH A NICE PRIVATE YARD. THE PRIVATE COURTYARD ALLOWS FOR BBQS AND FUN. THE LOWER LEVEL HAS A 3 BEDROOM 1 BATH. UPSTAIRS A 2 BEDROOM 1 BATH WITH A BALCONY. THE REAR SINGLE-STORY STUDIO HAS A CHARMING FRONT PORCH. FOR EXTRA MONEY, A SEPARATE LAUNDRY ROOM HAS A COIN-OPERATED WASHER AND DRYER. 1 DETACHED 2 CAR GARAGE OFF THE ALLEY AND A LARGE PARKING AREA KEEP THE CARS OFF THE STREET. THERE ARE 3 GAS METERS AND 3 ELECTRIC METERS, INDIVIDUAL HOT WATER HEATERS TO DEFRAY THE COSTS OF OPERATION. SIMPLE DESIGN MAKES THESE UNITS EASY TO MAINTAIN. RENTAL DEMAND IS HIGH IN THE OLD TOWN AREA AND THESE UNITS ARE SELDOM AVAILABLE.

Facts & Features

- Sold On 05/04/2022
- Original List Price of \$1,295,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- \$505 (Estimated)
- Laundry: Community, Individual Room
- \$69420 Gross Scheduled Income
- \$43765 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Vinyl

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Landscaped, Sprinklers Timer, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,570
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01451217
- Gardener:
- Licenses: 85
- Insurance: \$2,300
- Maintenance: \$3,740
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$920
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$2,150	\$2,150	\$2,495
2:	1	2	1	1	Unfurnished	\$0	\$0	\$1,895
3:	1	1	1	0	Unfurnished	\$1,075	\$1,075	\$1,395

Of Units With:

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

Additional Information

- Standard sale
- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 39041401

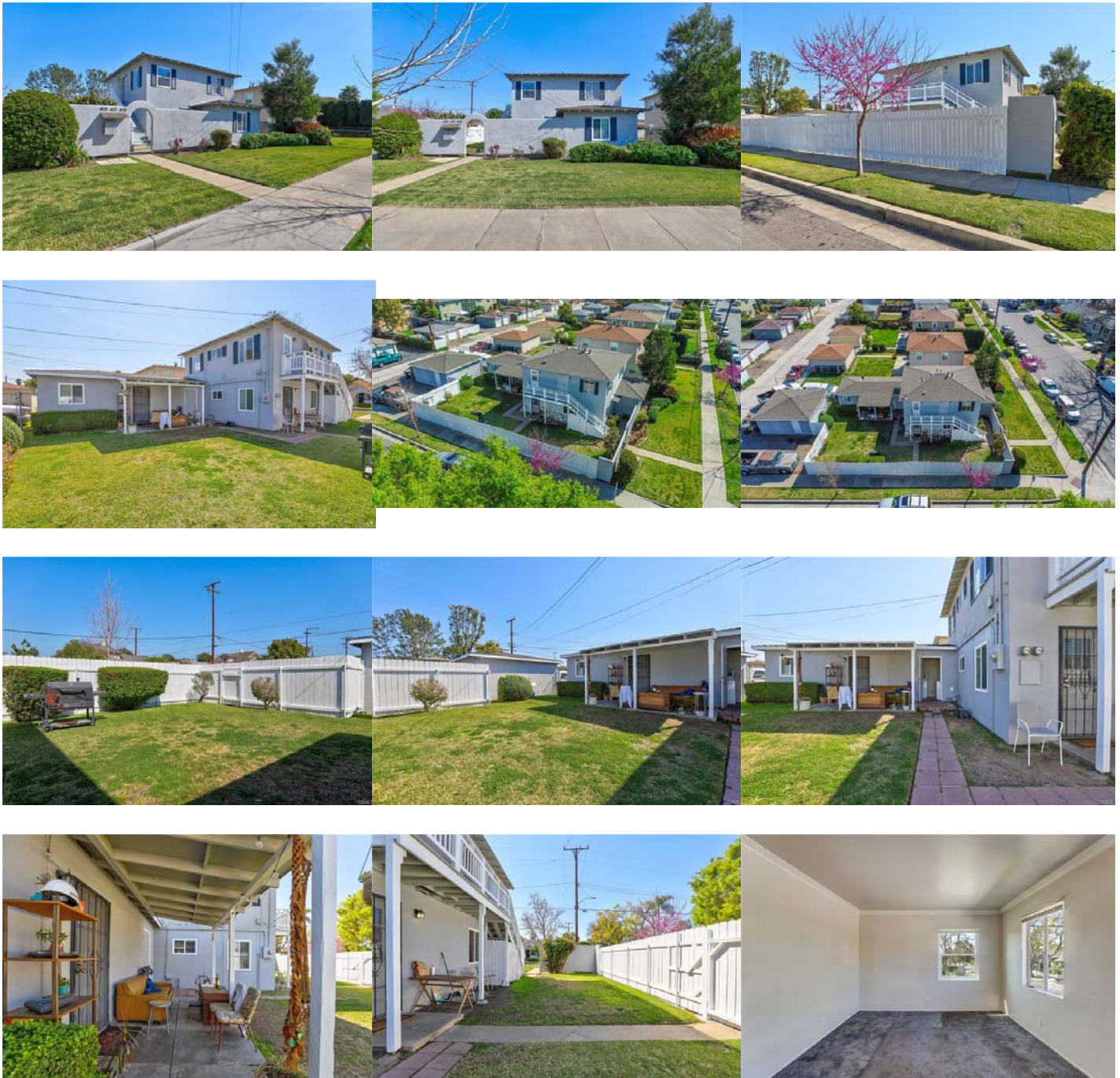
Michael Lembeck

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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: PW22042905

Printed: 05/08/2022 12:44:05 PM

Closed •

List / Sold: **\$2,000,000/\$2,000,000**

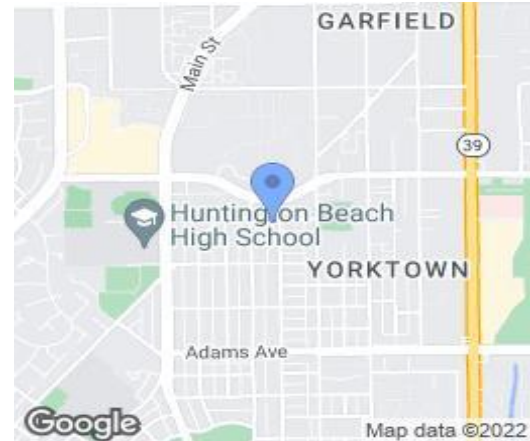
2221 Alabama St • Huntington Beach 92648

4 days on the market

3 units • \$666,667/unit • 3,292 sqft • 6,098 sqft lot • \$607.53/sqft • Built in 1976

Listing ID: OC22055884

Beach blvd to Yorktown to Alabama



2221 Alabama Street in Huntington Beach California is a 3-unit apartment opportunity located in a prime rental location in Huntington Beach. The city is home to almost 40% renters which makes Huntington Beach one of the smartest places to invest. 2221 Alabama Street is comprised of 3 remodeled units; (1) one bedroom/one bathroom unit, (1) two bedroom/ one and a half bathroom unit and (1) three bedroom/two bathroom unit. Tenants enjoy garage parking, patios and balconies. Located in prime orange county in one of the strongest rental markets that is not subject to rent control. The front 3 bedroom unit also makes this ideal for an owner-occupy setup. Short distance to beaches, HB Pier, neighborhood shopping center, trails and all of what Huntington Beach has to offer.

Facts & Features

- Sold On 05/05/2022
- Original List Price of \$2,000,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Heating: Forced Air
- \$749 (Estimated)
- Laundry: Community, See Remarks
- \$88440 Gross Scheduled Income
- \$61880 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate
- Other Interior Features: Balcony, Corian Counters

Exterior

- Lot Features: 2-5 Units/Acre, Level
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,900
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$900
- Cable TV: 00581965
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$3,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense: \$3,500
- Other Expense Description: misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$3,025	\$3,025	\$3,500
2:	1	2	2	1	Unfurnished	\$2,675	\$2,675	\$2,850
3:	1	1	1	1	Unfurnished	\$1,670	\$1,670	\$1,850

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio: 3
- Ranges: 3

- Carpet: 3
- Dishwasher: 3
- Disposal: 3

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 699 - Not Defined area
- Orange County
- Parcel # 02502317

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

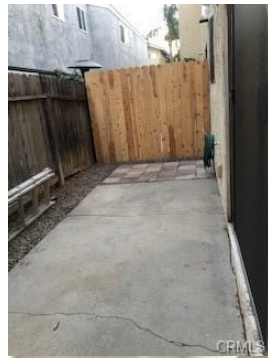
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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income **LISTING ID:** OC22055884

Printed: 05/08/2022 12:44:05 PM

Closed • **Triplex**

List / Sold: **\$2,200,000/\$2,200,000**

240 Avenida Aragon • San Clemente 92672

50 days on the market

3 units • **\$733,333/unit** • **0 sqft** • **3,920 sqft lot** • **No \$/Sqft data** •
Built in 1988

Listing ID: LG22022875

Cross St: Buena Vista



Great location, multi unit building just a half block from the beautiful beaches of San Clemente. 2-Two Car Tandem Garages each with their own Laundry Hook-ups. Back upstairs unit has been updated. Extra income generated by Studio on main level.

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$2,200,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Central
- \$30 (Estimated)
- Laundry: In Garage
- \$87840 Gross Scheduled Income
- \$71866 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Water Heater

Exterior

- Lot Features: Level with Street
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$15,974
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,675
- Maintenance: \$3,700
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,562
- Other Expense: \$8,037
- Other Expense Description: taxes

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$2,995	\$2,995	\$3,500
2:	1	2	2	2	Unfurnished	\$2,995	\$2,995	\$3,500
3:	1	1	1	0	Unfurnished	\$1,330	\$1,330	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area

- Orange County
- Parcel # 69211337

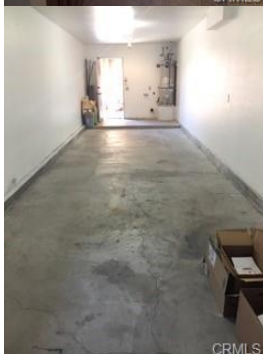
Michael Lembeck

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

Re/Max Property Connection

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

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Closed • [Triplex](#)

List / Sold:

\$2,995,000/\$2,750,000 ↓

26 days on the market

Listing ID: LG22046324

245 LOWER CLIFF Dr • Laguna Beach 92651

3 units • **\$998,333/unit** • **1,376 sqft** • **6,534 sqft lot** • **\$1998.55/sqft** •
Built in 1920

Pacific Coast Highway to Cliff Drive to Lower Cliff Drive



FIRST TIME ON THE MARKET. LAGUNA BEACH MULTI-UNIT INCOME PROPERTY WITH INCREDIBLE VIEWS. Original Laguna Beach multi-unit income property located on Lower Cliff Drive with incredible views of main beach Laguna and the south coast. Street to street property within walking distance to downtown Laguna Beach shopping district and restaurants. Property is being sold AS-IS.

Facts & Features

- Sold On 05/05/2022
- Original List Price of \$2,995,000
- 2 Buildings
- Levels: Three Or More
- 2 Total parking spaces
- Heating: Wall Furnace
- \$10,615 (Public Records)
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Wood
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Sloped Down, Near Public Transit, Value In Land
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- 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:	3	1	1	0	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
- LV - Laguna Village area
- Orange County
- Parcel # 49601208

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Cell Phone: 714-742-3700

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: LG22046324

Printed: 05/08/2022 12:44:06 PM

Closed •

List / Sold: **\$1,730,000/\$1,730,000**

223 Avenida De La Grulla • San Clemente 92672

0 days on the market

**3 units • \$576,667/unit • 2,737 sqft • 4,356 sqft lot • \$632.08/sqft •
Built in 1964**

Listing ID: OC22047979

W off N El Camino Real



Incredible investment opportunity within walking distance to the beach and the San Clemente Beach Trail! Building consists of 2bdr/2ba, 2bdr/1ba, and 1bdr/1ba. One car garage for each unit. Property needs work.

Facts & Features

- Sold On 05/02/2022
- Original List Price of \$1,730,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$30 (Estimated)
- Laundry: Washer Hookup
- Cap Rate: 4.89
- \$108000 Gross Scheduled Income
- \$23300 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,800	\$1,800	\$3,500
2:	1	1	1	1	Unfurnished	\$1,600	\$1,600	\$2,500
3:	1	2	1	1	Unfurnished	\$0	\$0	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- SC - San Clemente Central area
- Orange County

• Parcel # 69211204

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:** OC22047979

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Closed • **Quadruplex**

List / Sold:

\$1,265,000/\$1,365,000 ↑

4 days on the market

Listing ID: SR22057176

1041 W Central Ave • Santa Ana 92707

4 units • **\$316,250/unit** • **4,557 sqft** • **6,534 sqft lot** • **\$299.54/sqft** •
Built in 1977

South of 405 Freeway .Bristol St and Warner Ave



4 Unit Apartment building in the heart of Santa Ana. Close to South Coast Plaza and walking distance to shopping and transportation on Bristol St, This property includes a townhome with 3 bedrooms and 2 bathrooms and two patios. There are two 2 bedroom/2 bathroom units and one 2 bedroom/1 bathroom unit. In total 4,557 Sqft of living space with 4 attached garages and 4 additional parking spaces, plus 3 visitor parking spaces in a community with an open area. 100% occupied by long-time tenants. huge upside in rent and a truly added value investment opportunity.

Facts & Features

- Sold On 05/06/2022
- Original List Price of \$1,265,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$991 (Estimated)
- Laundry: Common Area
- \$81400 Gross Scheduled Income
- \$59100 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,300
- Electric: \$300.00
- Gas: \$1,500
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 200
- Insurance: \$1,300
- Maintenance: \$1,000
- 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	\$2,172	\$2,172	\$2,950
2:	1	2	2	1	Unfurnished	\$1,400	\$1,400	\$2,650
3:	1	2	2	1	Unfurnished	\$1,507	\$1,507	\$2,650
4:	1	2	1	1	Unfurnished	\$1,508	\$1,508	\$2,400

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 41042108

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: SR22057176

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Closed • Apartment

List / Sold:

\$2,250,000/\$2,050,000 ↓

27 days on the market

Listing ID: OC22021824

206 Chicago Ave • Huntington Beach 92648

5 units • **\$450,000/unit** • **2,376 sqft** • **6,534 sqft lot** • **\$862.79/sqft** •
Built in 1956

Turn on Alabama off Atlanta



This is a truly rare investment opportunity to own a 5-unit building on a DOUBLE LOT in an absolutely prime location of Huntington Beach less than half a mile from the beach and just moments away from fine dining and shopping at nearby Pacific City and Main Street. Investment opportunities like this simply don't hit the market often. These units have been lovingly maintained by a family with true pride of ownership and have personally managed the property. This double lot property has five 1BR/1BA units with two separate buildings (3 units in the front, 2 in the back), and each unit has its own designated parking spot and there is a sizable yard area. Properties like this very rarely hit the market, especially ones offering an unbeatable location such as this! This is a one-of-a-kind investment opportunity.

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$2,250,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- \$1,237 (Estimated)
- Laundry: Community
- \$70200 Gross Scheduled Income
- \$42017 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Master Bathroom, Master Bedroom
- Floor: Carpet

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,183
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$480
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,150	\$1,150	\$1,900
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,900
3:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,900
4:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,900
5:	1	1	1	0	Unfurnished	\$1,150	\$1,150	\$1,900

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 15 - West Huntington Beach area
- Orange County
- Parcel # 02420320

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

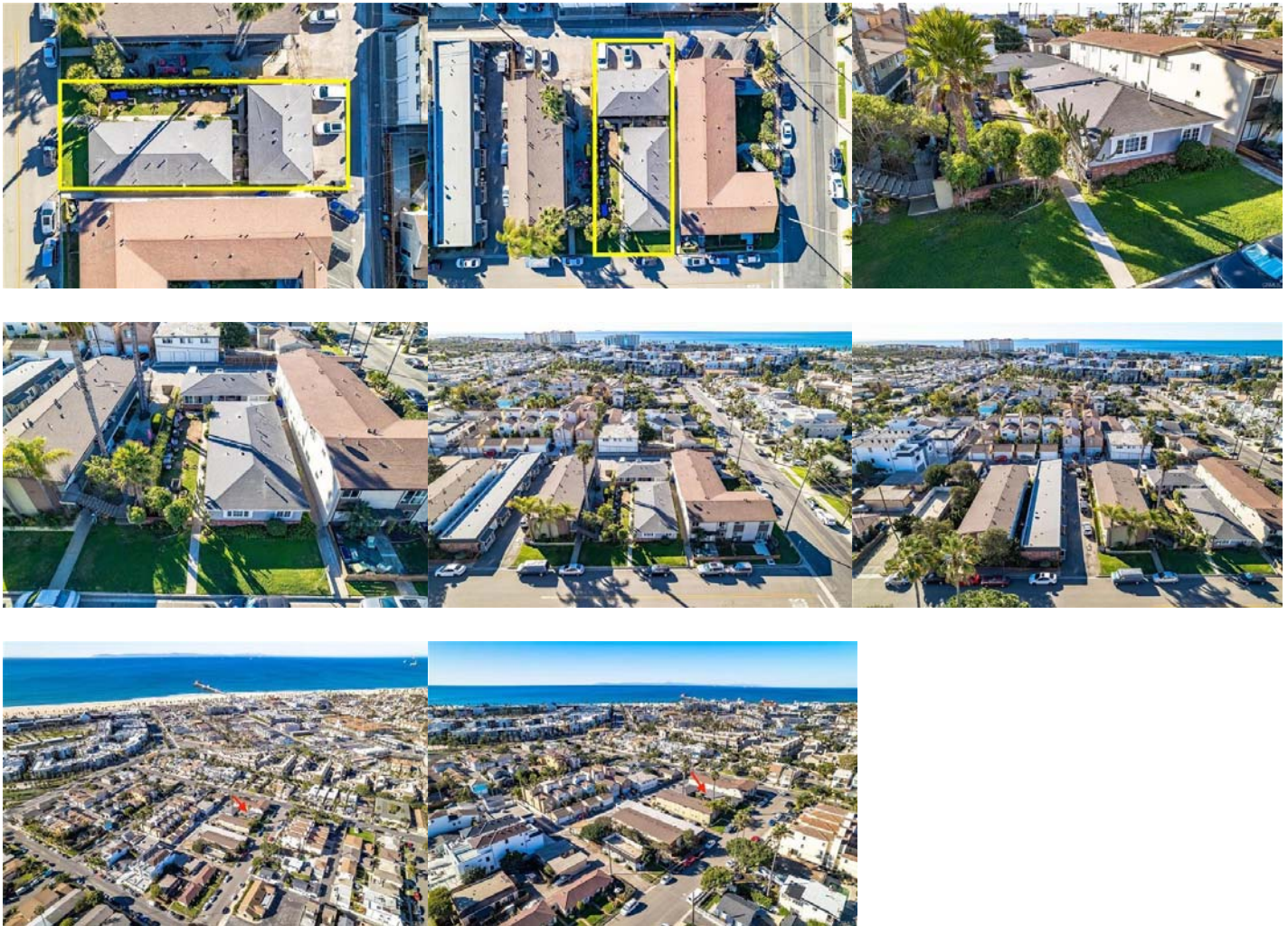
Re/Max Property Connection

State License #: 01891031

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