

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	OC24069880	S	1539 West Stanford Street	SA	69	STD	2	\$0	5	\$1,000,000 	\$500.00	2000	1963/ASR	7,405/0.17	N	2	05/16/24	5/5
2	24373383	S	417 E Truslow AVE	FUL	83	STD	2			\$980,000 	\$601.23	1630	1924	5,663/0.13	N		05/15/24	40/40
3	NP24033181	S	210 Abalone Avenue	NB	N9	STD	2	\$60,000		\$3,325,000 	\$2,353.15	1413	1970/PUB	2,550/0.0585	N	2	05/13/24	42/42
4	OC23210794	S	330 Avenida Cabrillo	SC	SC	STD	3	\$117,600	4	\$1,799,000 	\$817.73	2200	1947/ASR	3,920/0.09	N	3	05/17/24	162/162
5	PW24051661	S	2131 S Fairview ST	SA	69	STD	4	\$100,200		\$1,700,000 	\$317.40	5356	1964/ASR	8,276/0.19	N	4	05/15/24	33/33
6	OC24061358	S	1104 French ST	SA	70	STD	4	\$143,400	6	\$1,680,000 	\$443.51	3788	1965/ASR	7,572/0.1738	N	3	05/16/24	11/11
7	PW24065071	S	213 E Orangewood AVE	ANA	78	STD	4	\$78,000	3	\$1,435,000 	\$373.31	3844	1963/ASR	8,712/0.2	N	5	05/15/24	15/15
8	PW24032797	S	2036 E Wilshire AVE	FUL	83	STD	4	\$103,860		\$1,800,000 	\$430.42	4182	1963/ASR	10,019/0.23	N	6	05/13/24	19/19

Closed • Duplex

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

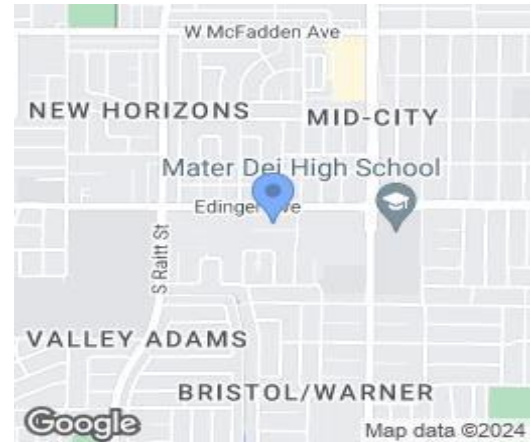
1539 West Stanford Street • Santa Ana 92704

5 days on the market

**2 units • \$499,500/unit • 2,000 sqft • 7,405 sqft lot • \$500.00/sqft •
Built in 1963**

Listing ID: OC24069880

Edinger Ave to S. Pacific Ave, right on W. Stanford St.



Ideal Duplex investment opportunity with 5% Cap rate, no need to worry about under market rents since you get to pick your own tenants, or purchase as a shared home with private units for extended family. Superbly located on a tree lined street in the Shadow Run area of Santa Ana boasting a large flat usable lot, within walking distance of shopping, dining, local parks, and schools, the well maintained freshly painted exterior and green grassy front lawn welcome you to this property. Pass through the gated entrance down the pathway lined with colorful landscaping where you will find units A & B on your left, each unit has separate gas and electric meters, and the property has 1 water meter. Both units are move in ready with desirable single level floor plans and have freshly painted neutral interiors with easy care tile floors, spacious light filled living areas, dual pane windows, and sparkling updated kitchens with timeless white shaker cabinetry, granite countertops, updated faucets and hardware, new stainless steel gas stoves, sunny breakfast nooks, prized breakfast bars, and direct access to the backyard and patio. Unit A has 2 bedrooms with mirrored closet doors and updated ceiling fans and a full bath. Unit B boasts a primary bedroom suite with en-suite bath which has been beautifully updated with a Quartz topped vanity, new faucet, new hardware, new lighting and a step-in shower. Unit B also includes 2 guest bedrooms and an updated full guest bath with new Quartz topped vanity, new sink faucet, and new lighting. There is an onsite shared laundry room with full size appliance hookups and a highly desirable 2 car garage with storage cabinets. Blessed with a huge shared space backyard with large patio, manicured landscaping, wrap around grassy lawn, fragrant fruit bearing trees, and mature landscaping. Within walking distance of multiple schools, shopping, dining, and close to Centennial Park with picturesque lakes and walking paths, picnic areas, playground, sports fields and courts, and skate park.

Facts & Features

- Sold On 05/16/2024
- Original List Price of \$999,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Central, Forced Air
- \$0 (Unknown)
- Laundry: Common Area, Gas Dryer Hookup, Individual Room, Washer Hookup
- Cap Rate: 5
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom, Primary Suite, See Remarks
- Floor: Carpet, Tile
- Appliances: Gas Oven, Gas Cooktop
- Other Interior Features: Ceiling Fan(s), Granite Counters, Open Floorplan, Quartz Counters

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Landscaped, Lawn, Lot 6500-9999, Level, Park Nearby, Yard
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,461
- Electric: \$933.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01200533
- Insurance: \$456
- Maintenance: \$1,629
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,771
- Other Expense: \$1,963

- Gardener:
- Licenses:

- Other Expense Description: Gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,500
2:	1	3	2	1	Unfurnished	\$0	\$0	\$2,900

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet: 1
- Dishwasher: 0
- Disposal:
- Drapes: 0
- Patio: 2
- Ranges: 2
- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 40827103

Michael Lembeck

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Citivest Realty Services, Inc

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

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Closed •

List / Sold: **\$950,000/\$980,000** ↑

417 E Truslow Ave • Fullerton 92832

40 days on the market

**2 units • \$475,000/unit • 1,630 sqft • 5,663 sqft lot • \$601.23/sqft •
Built in 1924**

Listing ID: 24373383

Waze.com



Welcome to your next savvy investment in the heart of Fullerton. This DUPLEX presents an exceptional chance to diversify your portfolio while capitalizing on the thriving real estate market in this highly sought-after area. Each unit boasts 3 bedrooms and 1 bathroom, promising both consistent rental income and significant long-term appreciation potential. Recent upgrades including: a fresh coat of paint (exterior) and a new roof enhance the property's appeal and minimize maintenance concerns for investors. Strategically positioned in close proximity to Maple Elementary, Fullerton High School, and Fullerton College, this property is sure to attract tenants seeking quality education for their families. Furthermore, Easy access to the Metro Station- convenient location near Downtown Fullerton's vibrant array of shops, restaurants, and entertainment venues ensures high tenant demand and strong rental yields. Priced competitively and primed for growth, this duplex represents a compelling opportunity to bolster your investment strategy and secure your stake in Fullerton's dynamic real estate landscape. Not to be missed!

Facts & Features

- Sold On 05/15/2024
- Original List Price of \$950,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$60700 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$4,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02190063
- 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	1		Unfurnished	\$2,575	\$2,575	\$3,500
2:	2	3	1		Unfurnished	\$2,775	\$2,775	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%

- 83 - Fullerton area
- Orange County
- Parcel # 03314317

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Closed • Duplex

List / Sold:

\$3,400,000/\$3,325,000 ↓

42 days on the market

Listing ID: NP24033181

210 Abalone Avenue • Newport Beach 92662

2 units • \$1,700,000/unit • 1,413 sqft • 2,550 sqft lot • \$2353.15/sqft • Built in 1970

Marine Ave left at the stop sign and left on Crystal left to Abalone



When you think of the quintessential Balboa Island cottage this 2 bedroom 1 bath front unit of this duplex is it! Plus there is a nicely remodeled 1 bedroom back unit above the garage too. The front unit has a dutch door that opens to an open beam ceiling and a cozy fireplace in the living room, with a built in hutch in the dinning area. The kitchen has been upgraded with newer appliances. There is laminate flooring throughout. The main bedroom has a remote controlled ceiling fan and the second bedroom has a sliding glass door that leads to the back patio. The bathroom has been upgraded with a newer vanity and newer tile in the shower. The upstairs back 1 bedroom unit is located above the 2 car garage and it has newer LVP wood grained flooring throughout and newer quartz countertops in the kitchen and bathroom. The entire property was painted on the inside in 2023' and all of the appliances were installed in 2023' as well. The bathroom was majorly upgraded with new tub/shower combo and new a toilet. This property may be a prime candidate for a major rebuild and anyone considering this should contact the City of Newport Beach as to what could be built on the property.

Facts & Features

- Sold On 05/13/2024
- Original List Price of \$3,400,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- 0 Total carport spaces
- Heating: Central, Wall Furnace
- \$0 (Public Records)
- Laundry: In Garage
- \$60000 Gross Scheduled Income
- \$29000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Main Floor Bedroom, Main Floor Primary Bedroom
- Floor: Laminate, Vinyl
- Appliances: Built-In Range, Dishwasher, Disposal, Gas Water Heater, Ice Maker, Refrigerator, Vented Exhaust Fan
- Other Interior Features: Beamed Ceilings, Ceiling Fan(s), High Ceilings, Quartz Counters

Exterior

- Lot Features: Level with Street
- Waterfront Features: Beach Access
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01908774
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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	1	Unfurnished	\$30,000	\$30,000	\$60,000
2:	1	1	0	1	Unfurnished	\$42,000	\$42,000	\$42,000

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 1
 - Carpet: 0
 - Dishwasher: 2
 - Disposal: 2
- Drapes: 2
 - Patio: 1
 - Ranges: 2
 - Refrigerator: 2
 - Wall AC:

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- N9 - Lower Newport Bay - Balboa Island area
 - Orange County
 - Parcel # 05019231

Michael Lembeck

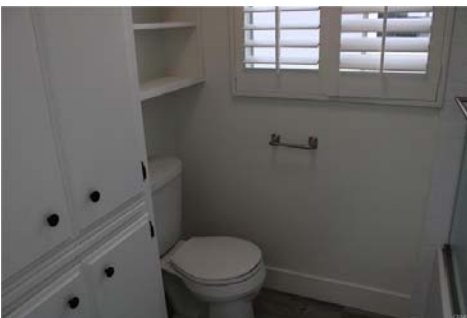
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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • **Triplex**

List / Sold:

\$1,799,000/\$1,799,000 ↓

162 days on the market

Listing ID: OC23210794

330 Avenida Cabrillo • San Clemente 92672

3 units • **\$599,667/unit** • **2,200 sqft** • **3,920 sqft lot** • **\$817.73/sqft** •
Built in 1947

W off N El Camino Real



Incredible location within walking distance to the beach, the San Clemente Beach Trail, the San Clemente Pier, Linda Lane Park and Beach and Avenida Del Mar filled with unique boutiques and restaurants. Offering the very best of coastal living with a highly sought after location in the heart of San Clemente! One unit is 2bdr/1ba and two units are 1bdr/1ba. Each unit has a one car garage, community laundry room too. Located on the west side of PCH and the I5. A great investment opportunity or live in one unit and rent out the others. Steps to the sand and surf awaits!

Facts & Features

- Sold On 05/17/2024
- Original List Price of \$1,949,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$53 (Estimated)
- Laundry: Individual Room
- Cap Rate: 4.4
- \$117600 Gross Scheduled Income
- \$84672 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: \$32,928
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$850
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense: \$7,500
- Other Expense Description: MISC

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,985	\$1,985	\$3,500
2:	1	1	1	1	Unfurnished	\$1,945	\$1,945	\$3,150
3:	1	1	1	1	Unfurnished	\$2,300	\$2,300	\$3,150

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- SC - San Clemente Central area
- Orange County
- Parcel # 69205317

Michael Lembeck

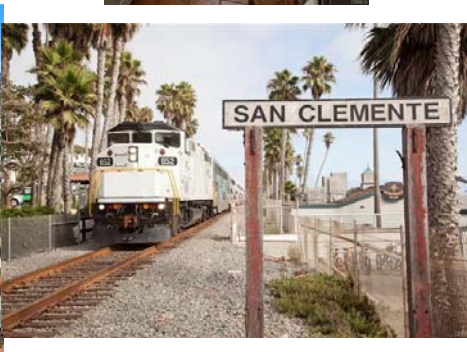
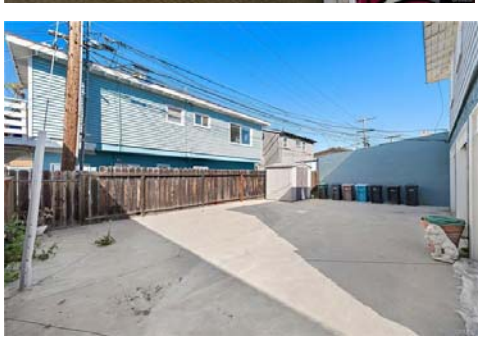
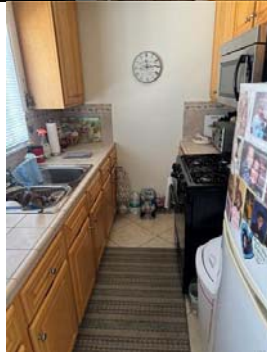
State License #: 01019397
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Citivest Realty Services, Inc

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CUSTOMER FULL: Residential Income LISTING ID: OC23210794

Printed: 05/19/2024 8:41:47 AM

Closed • **Quadruplex**

List / Sold:

\$1,695,000/\$1,700,000 ↑

33 days on the market

Listing ID: PW24051661

2131 S Fairview St • Santa Ana 92704

4 units • \$423,750/unit • 5,356 sqft • 8,276 sqft lot • \$317.40/sqft • Built in 1964

WARNER AND FAIRVIEW



HUGE SOUTH SANTA ANA FOURPLEX OVER 5,300 SQ. FT.! ALL UNITS ARE LARGE 3BR+2BA TOWNHOME STYLE, REAR 2 UNITS HAVE A 4TH BR, NEW ROOF 9 YRS AGO, THE BUILDING WAS REPIPED 6 YRS AGO, ALL NEWER WINDOWS, ALL TENANTS PAY \$160 MONTHLY FOR RUBS UTILITIES, GREAT LOCATION CLOSE TO SOUTH COAST METRO AREA, SURROUNDED BEHIND THE BUILDING IS A QUIET RESIDENTIAL NEIGHBORHOOD, FRONT UNITS HAVE LARGE PRIVATE YARDS, MARKET RENT \$3,200-\$3,400! THE BUILDING NEXT DOOR ALSO AVAILABLE 2135 SOUTH FAIRVIEW, THIS WILL NOT LAST!

Facts & Features

- Sold On 05/15/2024
- Original List Price of \$1,695,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,035 (Estimated)
- \$100200 Gross Scheduled Income
- \$65130 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$35,070
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01897784
- 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	3	2	1	Unfurnished	\$1,957	\$2,117	\$3,200
2:	1	3	2	1	Unfurnished	\$1,957	\$2,117	\$3,200
3:	1	3	2	1	Unfurnished	\$1,957	\$2,117	\$3,200
4:	1	3	2	1	Unfurnished	\$1,839	\$1,999	\$3,200

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 69 - Santa Ana South of First area
 - Orange County
 - Parcel # 40822308

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4340 Von Karman Ave, #200
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Click arrow to display photos



Closed • **Quadruplex**

List / Sold:

\$1,748,000/\$1,680,000 ↓

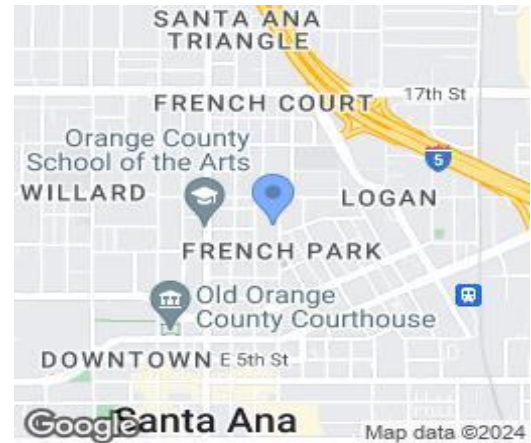
1104 French St • Santa Ana 92701

11 days on the market

**4 units • \$437,000/unit • 3,788 sqft • 7,572 sqft lot • \$443.51/sqft •
Built in 1965**

Listing ID: OC24061358

From Main and 17th head south, make a left on Washington and a right on French St.



A great Turn-Key Investment Opportunity with a HIGH RENTAL INCOME. Current income: \$11,950 per month. This property offers a single family home in the front and a 3 units apartment building in the back. ALL UNITS FULLY REMODELED. Remodeling included ALL new Kitchens, ALL new Bathrooms, ALL New flooring and Paint, Partial New Plumbing and Electrical. The front main house also come with its own laundry room inside the unit a small California basement and a private Front yard. Separate Electric meter in all of the units. Excellent cash flow and a High CAP Rate of 6.4% and 12.2 GRM. Units sizes are: 1. 3 Bed/ 2bath 2. 1 bed/1 bath 3. 1 bed/ 1 bath 4. 1bed / 1 bath. a 3-car garage and Uncovered Parking spaces on the property. The Three one bedroom apartments are rented Fully FURNISHED. All Brand-New Appliances and Furniture convey with the sale. This is a rare opportunity and by far the best deal in town. The property is located on a quiet street, well established, clean and safe north of downtown Santa Ana in the desired French Park neighborhood. Only one block from OCSHA and few blocks north of Downtown. The next door property at 1102 French St. is also available for sale together or separately.

Facts & Features

- Sold On 05/16/2024
- Original List Price of \$1,748,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- \$1,000 (Estimated)
- Laundry: Common Area, Individual Room, Inside, See Remarks
- Cap Rate: 6.4
- \$143400 Gross Scheduled Income
- \$112740 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

- Other Interior Features: Partially Furnished

Exterior

- Lot Features: 31-35 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$30,660
- Electric: \$0.00
- Gas: \$720
- Furniture Replacement:
- Trash: \$2,220
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,120
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$4,250	\$4,250	\$4,250
2:	1	1	1	0	Furnished	\$2,600	\$2,600	\$2,600
3:	1	1	1	0	Furnished	\$2,500	\$2,500	\$2,600

4: 1 1 1 0 Furnished \$2,600 \$2,600 \$2,600

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 70 - Santa Ana North of First area
 - Orange County
 - Parcel # 39802720

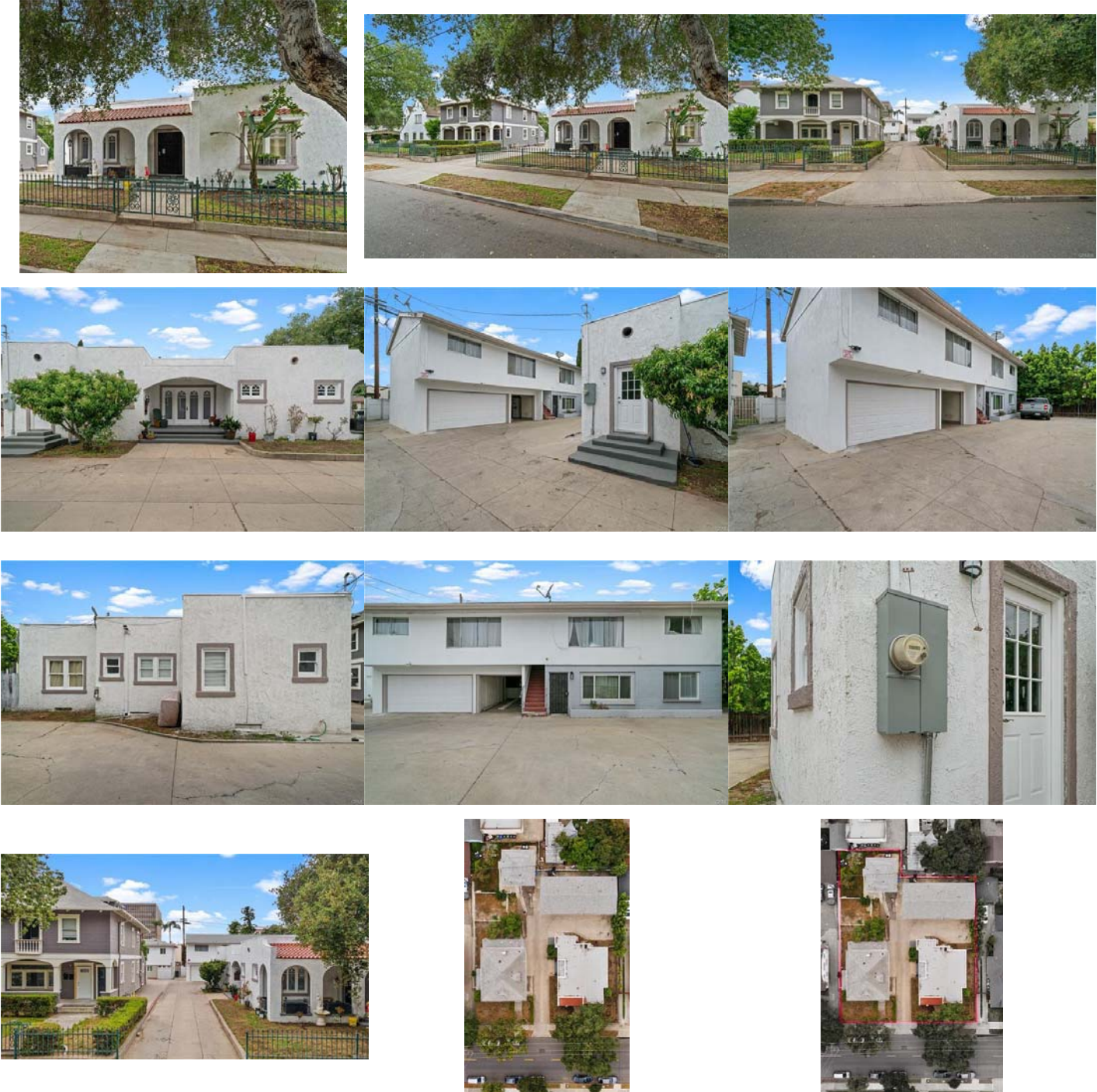
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CUSTOMER FULL: Residential Income LISTING ID: OC24061358

Printed: 05/19/2024 8:41:47 AM

Closed • **Quadruplex**

List / Sold:

\$1,450,000/\$1,435,000 ↓

15 days on the market

Listing ID: PW24065071

213 E Orangewood Ave • Anaheim 92802

4 units • \$362,500/unit • 3,844 sqft • 8,712 sqft lot • \$373.31/sqft • Built in 1963

North side of Orangewood Ave. & West of the 5 Freeway



Great opportunity in Anaheim; bordering the Platinum Triangle. 213 East Orangewood Avenue is a two story 4-pex with all 2 bedroom and 2 bath units. All apartments feature spacious living rooms, two full bathrooms, gas ranges, and newer windows. Additionally, each tenant has their own individual garage and open parking space (2 to 1 parking ratio). The structure has been upgraded with a newer roof and plumbing. The building sits atop a spacious rectangular lot and is located in one of Anaheim's premier rental markets. Freeway access (5 and 57), schools (Ponderosa Elementary & South Junior High), retail shopping (The Outlets at Orange) and parks (Ponderosa Park) are all within walking distance. The Orangewood 4-plex apartments will be a sought-after rental location for years to come. 205 E. Orangewood is also listed for sale. The buildings can be purchased together or individually.

Facts & Features

- Sold On 05/15/2024
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Heating: Wall Furnace
- \$1,035 (Estimated)
- Laundry: Common Area, Community
- Cap Rate: 3.16
- \$78000 Gross Scheduled Income
- \$45843 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Gas Range

Exterior

- Lot Features: Rectangular Lot, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,817
- Electric: \$1,300.00
- Gas: \$1,300
- Furniture Replacement:
- Trash: \$1,300
- Cable TV: 01220368
- Gardener:
- Licenses:
- Insurance: \$2,100
- Maintenance: \$3,690
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,300
- Other Expense: \$500
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	2	1	Unfurnished	\$1,600	\$6,400	\$2,200

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher: 3
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC:

- Disposal: 4

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 13734406

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: PW24065071

Printed: 05/19/2024 8:41:48 AM

Closed • **Quadruplex**

List / Sold:

\$1,820,000/\$1,800,000 ↓

2036 E Wilshire Ave • Fullerton 92831

19 days on the market

4 units • **\$455,000/unit** • **4,182 sqft** • **10,019 sqft lot** • **\$430.42/sqft** •
Built in 1963

Listing ID: PW24032797

57 Fwy to Chapman, then West on Chapman to Mountain View then left on Wilshire



LOCATION! LOCATION! LOCATION! EXCELLENT 4-PLEX INVESTMENT!!! Located approximately 1 mile to Cal State Fullerton, 1 mile to Fullerton College, 1 mile to Troy High School, and the Jr. High School is right next to it. The property features the following: (1.) All units have no one below or above any of the other tenants and tenants are mostly long term...virtually no vacancy!!! (2.) Plumbing was replaced with copper plumbing in 1995. (3.) Sectional Garage doors replaced in 2011. (4.) Outside lighting updated in 2017 (5.) Newer Exterior paint in 2013. (6.) All units have a porch, patio or yard. (7.) New landscaping, lawns and the sprinkler system was replaced in 2021. (8.) Unit "D" master bathroom has been completely renovated, and new laminate wood floor and carpet was replaced in 2023. (9.) Units "C" and "D" have had new windows installed. EXCELLENT UNIT MIX...2 units of 3 br-2 ba each with a 2 car garage and 2 units of 2 br-2 ba each with a 1 car garage. Central laundry room with leased equipment. SUBMIT OFFERS! THIS WON'T LAST!

Facts & Features

- Sold On 05/13/2024
- Original List Price of \$1,820,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central, Forced Air, Wall Furnace
- \$0 (Assessor)
- Laundry: Common Area
- \$103860 Gross Scheduled Income
- \$75161 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor
- Appliances: Dishwasher, Electric Oven
- Bedroom, Main Floor Primary Bedroom, Primary Bathroom,
- Other Interior Features: Pantry, Storage, Unfurnished
- Primary Bedroom
- Floor: Carpet, Laminate

Exterior

- Lot Features: 2-5 Units/Acre, Landscaped, Lawn, Paved,
- Sewer: Public Sewer
- Sprinklers Timer, Yard

Annual Expenses

- Total Operating Expense: \$28,699
- Insurance: \$1,312
- Electric: \$572.00
- Maintenance:
- Gas: \$1,964
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$1,008
- Water/Sewer: \$2,963
- Cable TV: 01998636
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2		\$2,205	\$2,205	\$2,800

2:	1	2	2	1	\$1,975	\$1,975	\$2,500
3:	1	2	2	1	\$1,975	\$1,975	\$2,500
4:	1	3	2	2	\$2,500	\$2,500	\$2,800

Of Units With:

- Separate Electric: 5
 - Gas Meters: 5
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges: 4
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 83 - Fullerton area
 - Orange County
 - Parcel # 26909405

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