

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	QC23036370	S	312 Anade AVE	NB	NP	TRUS	2	\$0		\$2,676,300.↓	\$1,291.65	2072	1966/ASR	2,178/0.05	N	2	05/16/23	30/30
2	AR23010999	S	1706 W Oceanfront	NB	NP	STD,TRUS	2	\$0		\$7,450,000.↓	\$2,081.59	3579	1972/ASR	3,049/0.07	N	2	05/15/23	75/75
3	QC23045685	S	205 West Escalones	SC	SC	STD	4	\$115,200	5	\$1,950,000.↑	\$585.23	3332	1971/ASR	3,920/0.09	N	3	05/15/23	6/6
4	QC23040350	S	138 S Princeton AVE	FUL	83	STD	7	\$119,940		\$1,828,000.↓	\$372.45	4908	1960/PUB	8,461/0.1942	N	7	05/18/23	6/6

Closed • Duplex

List / Sold:

\$3,600,000/\$2,676,300 ↓

30 days on the market

Listing ID: OC23036370

312 Anade Ave • Newport Beach 92661

2 units • \$1,800,000/unit • 2,072 sqft • 2,178 sqft lot • \$1291.65/sqft • Built in 1966

East on Balboa Blvd; Left on Island Ave 354 ft.; Right on 2nd cross street 200 ft.; Left at the 1st cross street onto Anade Ave. 138 ft.; Destination will be on the right



Great duplex only 8 houses from prestigious Bay Island and just 2 minutes from the Newport Harbor Yacht Club and Newport Beach Public Library. Close to Balboa Ferry landing. Very quiet street with beach access just feet away. Deck affords beautiful view. This is a legal duplex with two full garage spots. Perfect for a remodel and option of owner occupancy with short term rentals in rented unit. CHECK OUT THE VIEWS FROM THE ROOF DECK ACCESSIBLE THROUGH THE SLIDER ON THE UPSTAIRS UNIT. SELLER WILL CONSIDER A CARRYBACK.

Facts & Features

- Sold On 05/16/2023
- Original List Price of \$3,600,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- \$513 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Main Floor Bedroom

Exterior

- Lot Features: Front Yard, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$37,260
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00832241
- Gardener:
- Licenses:
- Insurance: \$1,260
- 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	4	2	1	Unfurnished	\$0	\$0	\$0
2:	1	2	2	1	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

- Trust sale

- NP - Balboa Peninsula area
- Orange County
- Parcel # 04806212

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

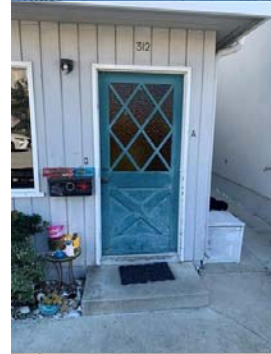
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos





Closed • Duplex

List / Sold:

\$7,998,000/\$7,450,000 ↓

75 days on the market

Listing ID: AR23010999

1706 W Oceanfront • Newport Beach 92663

2 units • \$3,999,000/unit • 3,579 sqft • 3,049 sqft lot • \$2081.59/sqft • Built in 1972

On Oceanfront between 17th and 18th.



Incredibly rare, highly sought after duplex on the sand in Newport Beach on the peninsula. Panoramic views of the beach, ocean and Catalina from both units. Unbelievable opportunity to live in one and rent the other. A total of 8 bedrooms and 5 baths. The upstairs unit is a large spacious 5 bedroom, 3 bath, while the downstairs has 3 bedrooms, 2 baths. The upstairs includes huge living room with vaulted ceilings, fireplace, attached balcony with impressive views. Gourmet kitchen with granite counters, travertine backsplash, Viking dishwasher & stove, Samsung fridge, breakfast bar & travertine floors. Huge primary bedroom w/ceiling fan, attached bath with designer tiles and heavy frameless shower door. Carpeted bedrooms with mirrored wardrobe doors. Also included, spacious dining area, and laundry room. The downstairs boasts and open floorplan with spacious living room opening to the patio on the boardwalk, ocean views, gas fireplace and attached dining area. Extremely large kitchen with Kitchen Aid fridge & dishwasher and Viking Stove, breakfast bar, granite counters and travertine floors. Primary bedroom with attached bath and separate entrance. Bedrooms include wood veneer flooring & large closets. This magnificent home also includes a NEW roof, dual pane windows, plantation shutters, crown molding, recessed lighting, 2 car attached garage with laundry and automatic opener. Steps from the Newport Pier, restaurants, Marina Park, and Lido Island

Facts & Features

- Sold On 05/15/2023
- Original List Price of \$7,998,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Central
- \$1,752 (Estimated)
- Laundry: In Garage, Individual Room
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom

Exterior

- Lot Features: Level with Street, Rectangular Lot, No Landscaping
- Sewer: Public Sewer, Sewer Paid

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:	1	5	3	1	Unfurnished	\$0	\$0	\$0

2: 1 3 2 1 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, Trust sale
- NP - Balboa Peninsula area
- Orange County
- Parcel # 04720112

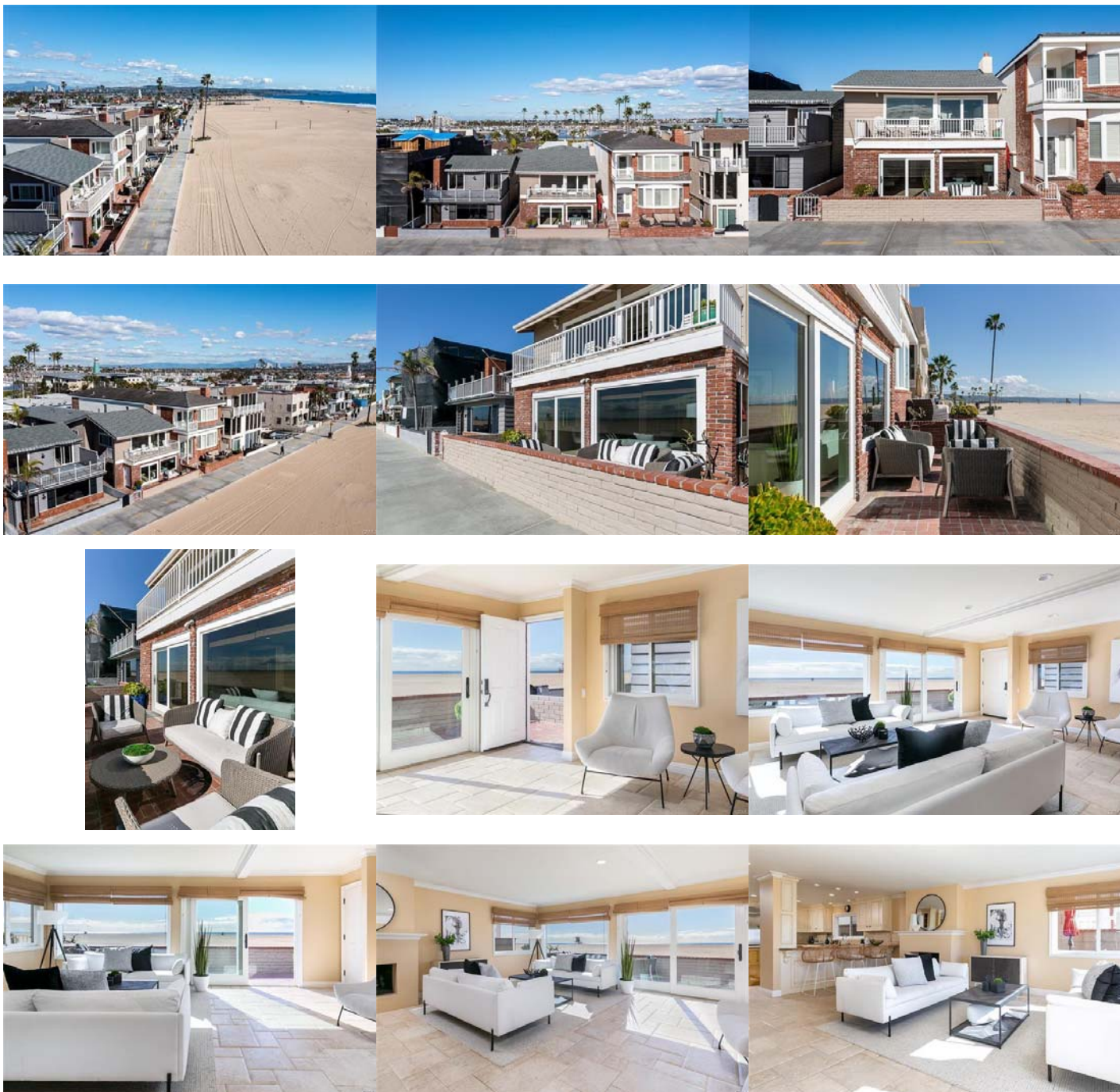
Michael Lembeck

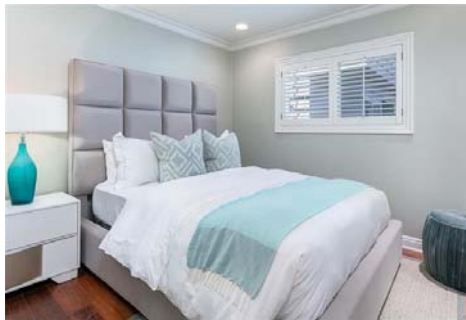
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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1706 W Oceanfront
Newport Beach, CA 92663

MEASUREMENTS ARE CALCULATED BY FURBERIA TECHNOLOGY, INC. BASED ON AERIAL PHOTOGRAPHS AND ARE NOT GUARANTEED.



Closed • **Triplex**

List / Sold:

\$1,895,000/\$1,950,000 ↑

6 days on the market

Listing ID: OC23045685

205 West Escalones • **San Clemente 92672**

4 units • **\$473,750/unit** • **3,332 sqft** • **3,920 sqft lot** • **\$585.23/sqft** •
Built in 1971

I-5 N exit east on Avenida Palizada, turn right on N El Camino Real, left on W Escalones



Welcome to a rare and unique investment opportunity in the heart of San Clemente! This beach-close multi-family residential building features four units and is a great opportunity for anyone looking to invest in Southern California real estate. The building is located in Central San Clemente, just steps away from the ocean, and offers stunning ocean views from the upper unit's deck. This is a fantastic location for tenants who want to live in a desirable coastal community with easy access to the beach, shops, and restaurants. The building boasts 3,332 square feet of living space on a lot of 3,920 square feet. The four units include three 2-bedroom, 1.5-bathroom units, and one studio. Each unit has been well-maintained and features functional layouts, making them perfect for tenants looking for comfortable and convenient living spaces. The upper unit's deck is an ideal spot for tenants to relax and soak up the sun while enjoying stunning ocean views. The property also includes a private outdoor space, which provides tenants with an opportunity to enjoy the beautiful Southern California weather. This multi-family residential building presents a great opportunity for investors looking to increase their rental property portfolio. With the current high demand for housing in San Clemente, this property is well-positioned to generate a steady income stream. Additionally, this investment offers the potential for long-term capital appreciation due to the property's prime location and the strong demand for real estate in San Clemente. In summary, this rare beach-close investment opportunity in Central San Clemente is a fantastic chance for anyone looking to invest in Southern California real estate. With its four units, ocean views, and desirable location, this multi-family residential building is an ideal investment for anyone looking to generate a steady income stream while enjoying long-term capital appreciation potential. Don't miss out on this unique investment opportunity!

Facts & Features

- Sold On 05/15/2023
- Original List Price of \$1,895,000
- 1 Buildings
- Levels: Three Or More
- 6 Total parking spaces
- Heating: Forced Air
- \$0 (Assessor)
- Laundry: Common Area, Community
- Cap Rate: 4.7
- \$115200 Gross Scheduled Income
- \$89050 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Kitchen, Living Room
- Floor: Carpet, Stone, Tile
- Appliances: Built-In Range, Disposal, Gas Range, Gas Cooktop, Vented Exhaust Fan
- Other Interior Features: Ceiling Fan(s), Pantry, Tile Counters

Exterior

- Lot Features: Walkstreet
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,150
- Electric: \$1,200.00
- Gas:
- Furniture Replacement:
- Trash: \$700
- Cable TV: 01200533
- Insurance: \$3,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$0	\$0	\$2,600
2:	1	2	2	1	Unfurnished	\$0	\$0	\$2,600
3:	1	2	2	1	Unfurnished	\$0	\$0	\$2,800
4:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher: 3
- Disposal: 3
- Drapes:
- Patio: 4
- Ranges: 3
- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale
- SC - San Clemente Central area
- Orange County
- Parcel # 69207324

Michael Lembeck

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

Re/Max Property Connection

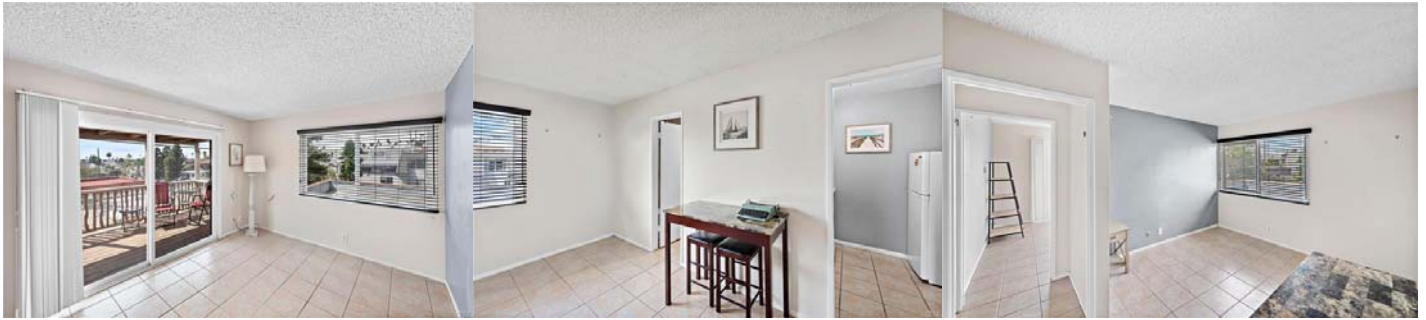
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC23045685

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Closed • **Commercial/Residential**

List / Sold:

\$1,890,000/\$1,828,000 ↓

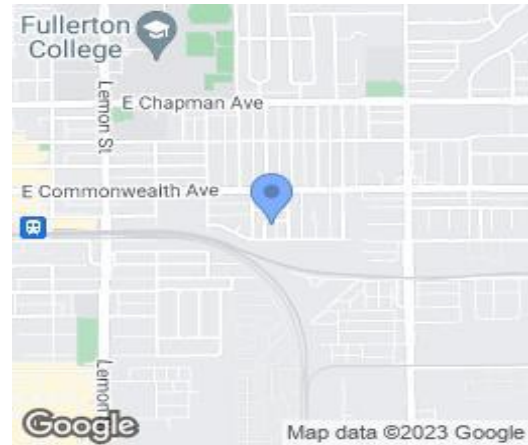
6 days on the market

Listing ID: OC23040350

138 S Princeton Ave • Fullerton 92831

7 units • **\$270,000/unit** • **4,908 sqft** • **8,461 sqft lot** • **\$372.45/sqft** •
Built in 1960

138 S Princeton Avenue



> Property is found in the highly desirable rental market of Fullerton, CA > Garage Parking and On-Site Laundry > Seven (7) 1BD/1BA Units > Upside in Rental Income! > Close Proximity to the City's Major Destinations, including Downtown Fullerton, CSUF, and Fullerton College

Facts & Features

- Sold On 05/18/2023
- Original List Price of \$1,890,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Forced Air
- \$1,748 (Estimated)
- Laundry: Community
- \$119940 Gross Scheduled Income
- \$78305 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$39,236
- Electric: \$588.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,615
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$2,112
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,350	\$1,350	\$1,800
2:	1	1	1	1	Unfurnished	\$1,425	\$1,425	\$1,800
3:	1	1	1	1	Unfurnished	\$1,430	\$1,430	\$1,800
4:	1	1	1	1	Unfurnished	\$1,440	\$1,440	\$1,800
5:	3	1	1	3	Unfurnished	\$1,450	\$4,350	\$5,400

Of Units With:

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

Additional Information

- Standard sale

- 83 - Fullerton area
- Orange County
- Parcel # 03315303

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: OC23040350

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