

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	EV24074353	S	34582 Calle Rosita	DP	CB	TRUS	2	\$38,400		\$1,290,000↓	\$520.79	2477	1974/ASR	3,920/0.09	N	2	05/22/24	16/16
2	NP24014764	S	4800 Seashore DR	NB	N8	STD	2	\$400,000		\$5,135,000↓	\$1,833.93	2800	1963/ASR	3,237/0.0743	N	3	05/23/24	93/93
3	NP24040498	S	124 Pearl Ave	NB	N9	STD,TRUS	2	\$0		\$3,218,000↓	\$1,562.14	2060	1944/PUB	2,550/0.0585	N	2	05/24/24	65/65
4	240009188SD	S	4122 Howard Ave	LOSA			3	\$76,200	3	\$1,450,000			1978				05/20/24	0/1
5	OC24084869	S	24871 Sherwood WAY #1	DP	DH	STD	3	\$84,180		\$1,900,000↑	\$598.61	3174	1976/ASR	10,251/0.2353	N	3	05/23/24	3/3
6	PW24070104	S	8156 Orangewood AVE	STAN	61	STD	4	\$64,800		\$1,570,000↑	\$381.44	4116	1975/ASR	7,841/0.18	N	5	05/24/24	10/10
7	PW24051670	S	2135 S Fairview ST	SA	69	STD	4	\$105,996		\$1,700,000↑	\$317.40	5356	1964/ASR	7,318/0.168	N	4	05/23/24	33/33
8	OC24061346	S	1102 French ST	SA	70	STD	4	\$136,800	6	\$1,630,000↓	\$470.83	3462	1917/ASR	8,276/0.19	N	0	05/21/24	11/11
9	CV24010658	S	5386 Camp ST	CYP	80	STD	4	\$100,200		\$1,635,000↓	\$610.76	2677	1946/ASR	13,068/0.3	N	5	05/20/24	40/40
10	OC24068670	S	2976 Royal Palm DR	CM	C1	STD,TRUS	4	\$97,800		\$1,980,000↓	\$269.39	7350	1960/ASR	7,405/0.17	N	4	05/20/24	21/21

Closed • Duplex

List / Sold:

\$1,400,000/\$1,290,000 ↓

16 days on the market

Listing ID: EV24074353

34582 Calle Rosita • Dana Point 92624

2 units • **\$700,000/unit** • **2,477 sqft** • **3,920 sqft lot** • **\$520.79/sqft** •
Built in 1974

off camino capistrano



Hello! Offered is an original duplex with no upgrades. Upper is a three bedroom 1-3/4 bath. Lower is a two bedroom, master is very large, 2 bath. Tenants have been there for years, Way below rents. One single car garage each. Yard in the rear.

Facts & Features

- Sold On 05/22/2024
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Forced Air
- \$2,126 (Estimated)
- Laundry: Inside
- \$38400 Gross Scheduled Income
- \$30400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$490
- Cable TV: 02018113
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,600	\$1,550	\$2,499
2:	1	3	2	1	Unfurnished	\$1,600	\$1,600	\$2,800

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- CB - Capistrano Beach area
- Orange County

• Parcel # 12326407

Michael Lembeck

State License #: 01019397

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Citivest Realty Services, Inc

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4340 Von Karman Ave, #200

Newport Beach, 92660

▼ Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: EV24074353

Printed: 05/26/2024 8:56:59 AM

Closed • Duplex

List / Sold:

\$5,295,000/\$5,135,000 ↓

93 days on the market

Listing ID: NP24014764

4800 Seashore Dr • Newport Beach 92663

2 units • **\$2,647,500/unit** • **2,800 sqft** • **3,237 sqft lot** • **\$1833.93/sqft** •
Built in 1963

PCH to Balboa Blvd. Right on 46Th and right on Seashore Drive



Ideally situated in the West Newport enclave of the Newport Beach Peninsula. Life on the Seashore is more fun than ever at this luxurious partial beach-front residence. Enjoy breathtaking ocean, sunset, coastline, crashing waves, from inside and out. The exquisite seashore duplex offers a unique opportunity to own a rare piece of paradise. With stunning ocean views, this multifamily home is a one-of-a-kind gem. Each unit boasts spacious living areas, modern amenities and direct access to the beach. Whether you're looking for a serene escape or an investment property with unparalleled rental potential, this seaside duplex with TWO short term rental permits is a dream come true. 5 car parking. The splendid coastal retreat features six bedrooms and three bathrooms. With this generous bedroom and bathroom configuration, you'll have plenty of space for family and friends to enjoy the comforts of beachfront living. This duplex offer a luxurious escape with all the amenities you need to make the most of your seaside experience. Grocery stores, theaters, hotels, world class golf, recreation and JWA international airport are all remarkably convenient. Property has the potential to receive over \$400K annually in STR gross income.

Facts & Features

- Sold On 05/23/2024
- Original List Price of \$5,295,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- \$528 (Estimated)
- Laundry: Common Area, Community, Individual Room, Inside
- \$400000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Value In Land
- Sewer: Public Sewer

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	4	2	2	Negotiable	\$0	\$0	\$0
2:	1	2	1	1	Negotiable	\$0	\$0	\$0

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- N8 - West Newport - Lido area
- Orange County
- Parcel # 42446416

Michael Lembeck

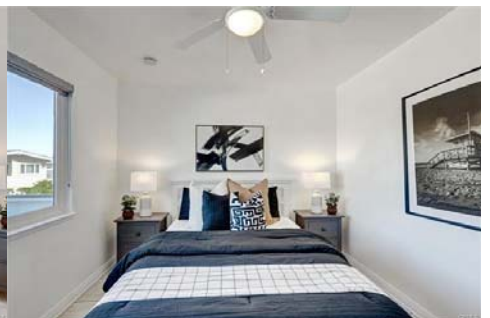
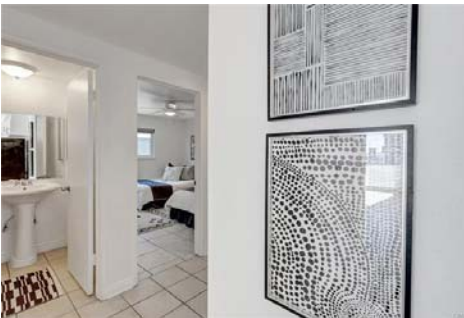
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4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos







Closed • Duplex

List / Sold:

\$3,280,000/\$3,218,000 ↓

65 days on the market

Listing ID: NP24040498

124 Pearl Ave • Newport Beach 92662

2 units • \$1,640,000/unit • 2,060 sqft • 2,550 sqft lot • \$1562.14/sqft •
Built in 1944

Marine Ave, Right on Park Ave, Left on Garnet Ave, Left on S Bayfront Alley, Left on Pearl Ave.



Charming duplex on the beautifully tree-lined One Hundred block of Pearl Ave on the quiet-end of Balboa Island. The upper unit is a renovated 2bed/2 bath featuring luxury vinyl plank flooring throughout, an elevator, and a large front balcony with an awning for those sunny summer afternoons. The well-appointed kitchen has stainless steel appliances and opens to the dining room. A large family room with large windows and sliders to the balcony, complete with a fireplace allow ample room to entertain. One bathroom has a tub-shower and the other a walk-in shower. The lower unit has 2bed/1 bath, kitchen and a large living room. Both units have newer dual-pane windows and a new roof. The oversized front patio is the jewel of this property. A 2-car garage with epoxy floors, a carport and laundry complete this duplex. Ideally located near the ferry and access to local beaches, Balboa Island has so much to offer, excellent restaurants, shops, community activities and a boardwalk around the perimeter allowing breathtaking views of the bay and harbor.

Facts & Features

- Sold On 05/24/2024
- Original List Price of \$3,280,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- 1 Total carport spaces
- Heating: Central
- \$1,780 (Owner)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Gas Range, Refrigerator, Water Heater
- Other Interior Features: Balcony, Crown Molding, Elevator, Living Room Balcony, Open Floorplan, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: 0-1 Unit/Acre, Rectangular Lot, Park Nearby
- 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
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1:	1	2	2	1	Partially	\$0	\$0	\$0
2:	1	2	2	2	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Buyer Agency Compensation: 2.25%
- N9 - Lower Newport Bay - Balboa Island area
 - Orange County
 - Parcel # 05004303

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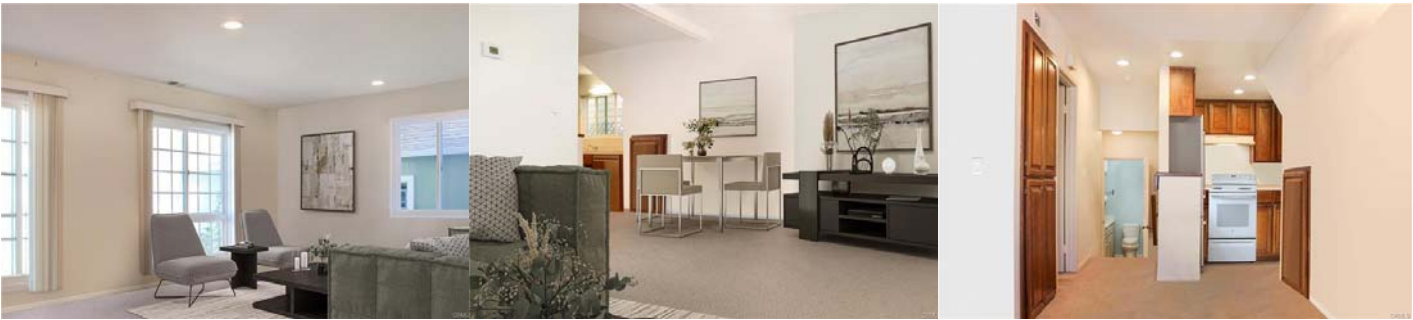




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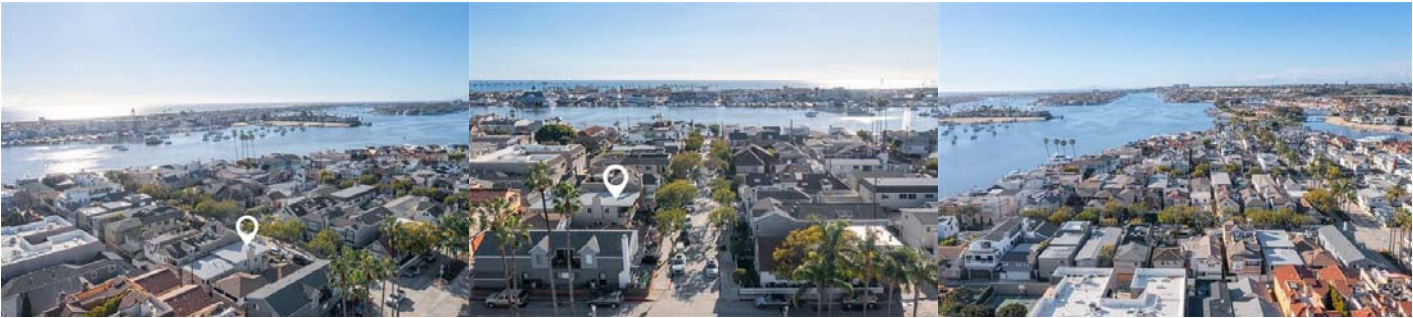
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PERIMETERS ARE CALCULATED BY SURVEY TECHNOLOGY. DIMENSIONS ARE APPROXIMATE AND NOT GUARANTEED.

05/26/24



Closed •

List / Sold:

\$1,450,000/\$1,450,000

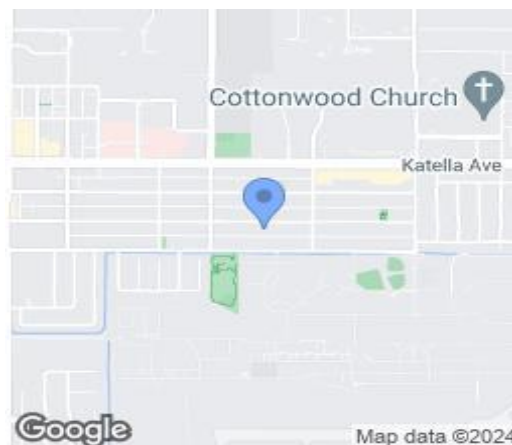
0 days on the market

4122 Howard Ave • Los Alamitos 90720

**3 units • \$483,333/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1978**

CrossStreet: Noel St

Listing ID: 240009188SD



Property is comprised of 3 units. All 2bd/1ba units. Two units are renovated and on year leases. The third unit is not renovated and is on month to month. The property contains a separate 3 car garage and sits on a 9,517 Sq Ft Lot that has ADU potential.

Facts & Features

- Sold On 05/20/2024
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- Cap Rate: 3
- \$76200 Gross Scheduled Income
- \$41782 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02037745
- 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:		2	1			\$2,500		\$2,700
2:		2	1			\$2,500		\$2,700
3:		2	1			\$1,350		\$2,700
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.500%
- Orange County

Michael Lembeck

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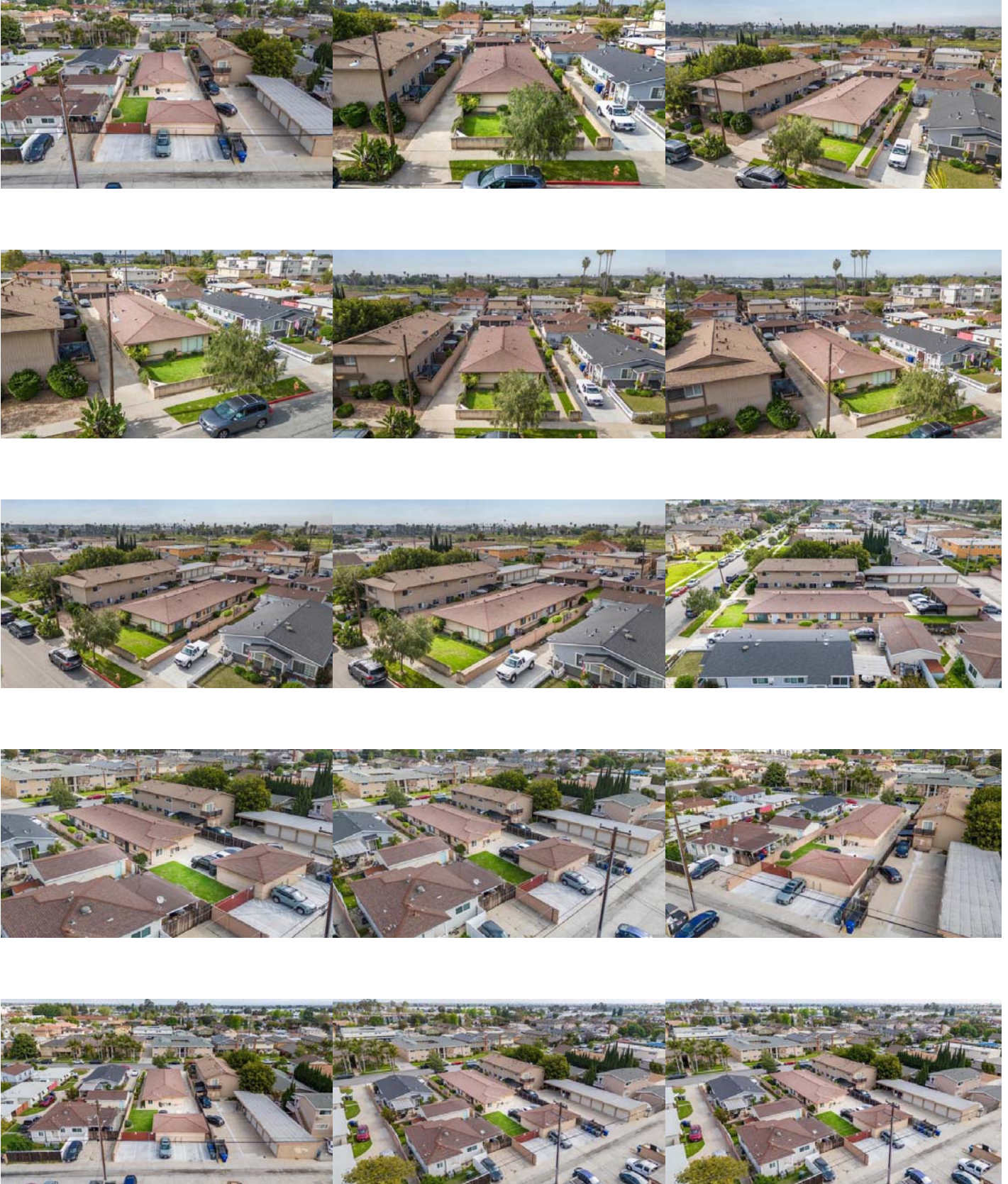
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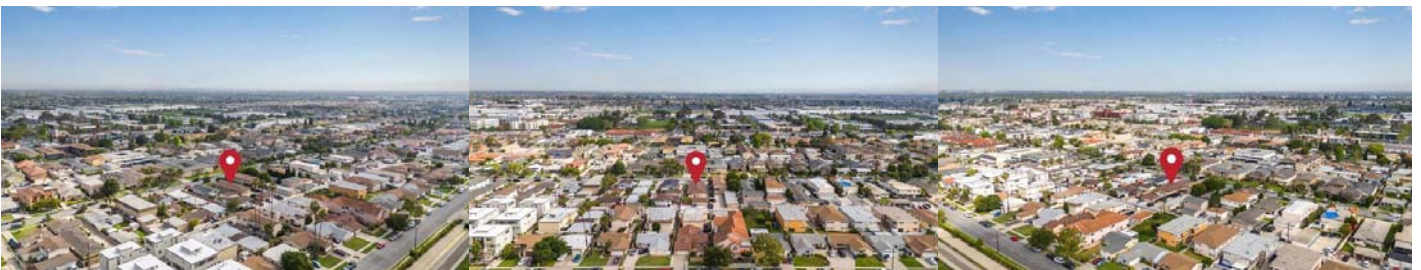
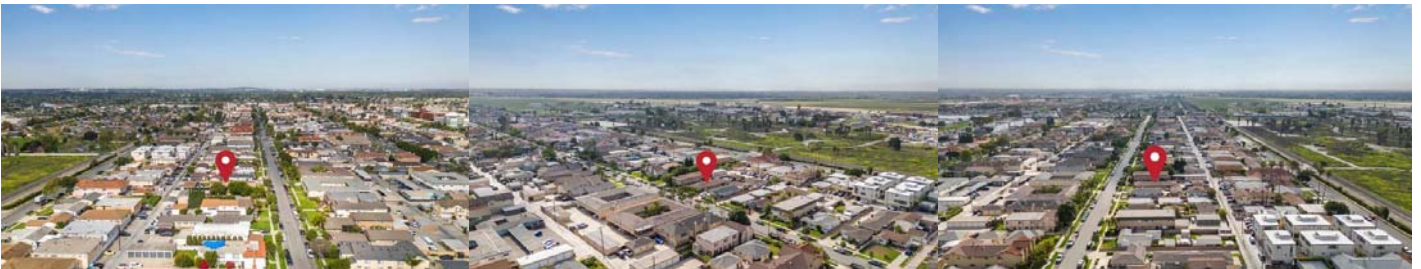
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4340 Von Karman Ave, #200

Newport Beach, 92660

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Closed • **Triplex**

List / Sold:

\$1,859,000/\$1,900,000 ↑

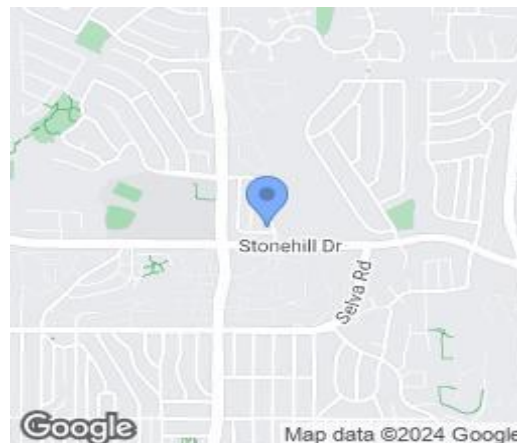
24871 Sherwood Way # 1 • Dana Point 92629

3 days on the market

3 units • \$619,667/unit • 3,174 sqft • 10,251 sqft lot • \$598.61/sqft • Built in 1976

Listing ID: OC24084869

Stonehill at Golden Lantern



Dana Point Tri-plex with three separate APN (939-471-69) (939-471-70) and (939-471-71) ; First time on the market is 20 + years: Parking is easy for each unit since each unit has a single car garage , along with an assigned parking space. Washer/dryer hookups are appointed in each unit, along with separate water heaters for each unit. Outdoor space with either a yard or deck for each unit. The building has 2 units that are 2 bedrooms with a den (some people use as a bedroom) the other unit is a 2 bedroom 1 bathroom. 32The building has termite clearance April 2024. The driveway has been sealed and stripped April 2024, along with landscaping that is fresh and clean. Just a short walk to the harbor and local schools.

Facts & Features

- Sold On 05/23/2024
- Original List Price of \$1,859,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 0 Total carport spaces
- Heating: Central
- \$1,135 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$84180 Gross Scheduled Income
- \$99999999 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,999,999
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$838
- Cable TV: 01907520
- Gardener:
- Licenses:
- Insurance: \$2,130
- 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	\$2,355	\$2,355	\$3,300
2:	1	2	2	1	Unfurnished	\$2,110	\$2,110	\$3,000
3:	1	2	1	1	Unfurnished	\$2,550	\$2,550	\$2,550

Of Units With:

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

- Disposal: 3

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- DH - Dana Hills area
- Orange County
- Parcel # 93947169

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CUSTOMER FULL: Residential Income LISTING ID: OC24084869

Printed: 05/26/2024 8:57:06 AM

Closed • **Quadruplex**

List / Sold:

\$1,549,990/\$1,570,000 ↑

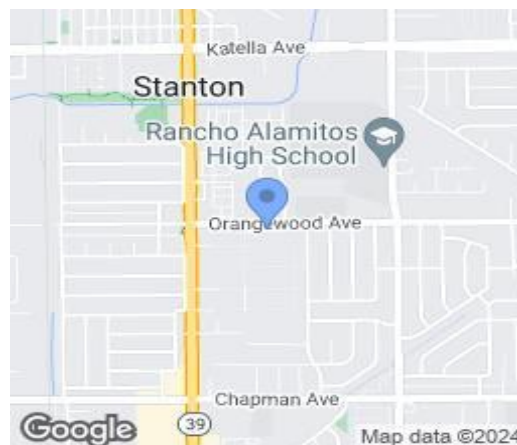
10 days on the market

Listing ID: PW24070104

8156 Orangewood Ave • Stanton 90680

4 units • \$387,498/unit • 4,116 sqft • 7,841 sqft lot • \$381.44/sqft • Built in 1975

Cross Streets: Orangewood & Beach Blvd



Introducing a magnificent Quadruplex property boasting a range of exceptional features. This property comprises four units, including a spacious 1-3 bedroom, 3 bath unit, a cozy 1-bedroom, 1 bath unit, and two charming 2-bedroom, 2 bath units. Each unit is equipped with modern amenities such as a dishwasher and gas range, ensuring convenience and comfort. The highlight is the 3 bedroom unit located at the front, with a 2-car garage, while the other units have one-car garages. The exterior has been updated with new paint, lighting, slurry driveway, and landscaping, offering a modern and sophisticated look. A community laundry area and courtyard are located centrally, fostering a sense of community. With long-term tenants in place, this property presents an excellent investment opportunity. Don't miss out on this must-see Quadruplex!

Facts & Features

- Sold On 05/24/2024
- Original List Price of \$1,549,990
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- \$0 (Unknown)
- Laundry: Community, Dryer Included, Washer Included
- \$64800 Gross Scheduled Income
- \$46934 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Gas Range, Range Hood, Water Heater
- Other Interior Features: Tile Counters, Unfurnished

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Sprinklers In Front, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,766
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$162
- Cable TV: 01984670
- Gardener:
- Licenses:
- Insurance: \$1,482
- Maintenance:
- Workman's Comp:
- Professional Management: 3240
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$1,750	\$1,750	\$1,894
2:	2	2	2	1	Unfurnished	\$2,800	\$2,800	\$3,031
3:	1	1	1	1	Unfurnished	\$850	\$850	\$920

Of Units With:

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

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

Additional Information

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

- 61 - N of Gar Grv, S Of Ball, E of Knott, W of Dal area
- Orange County
- Parcel # 13121142

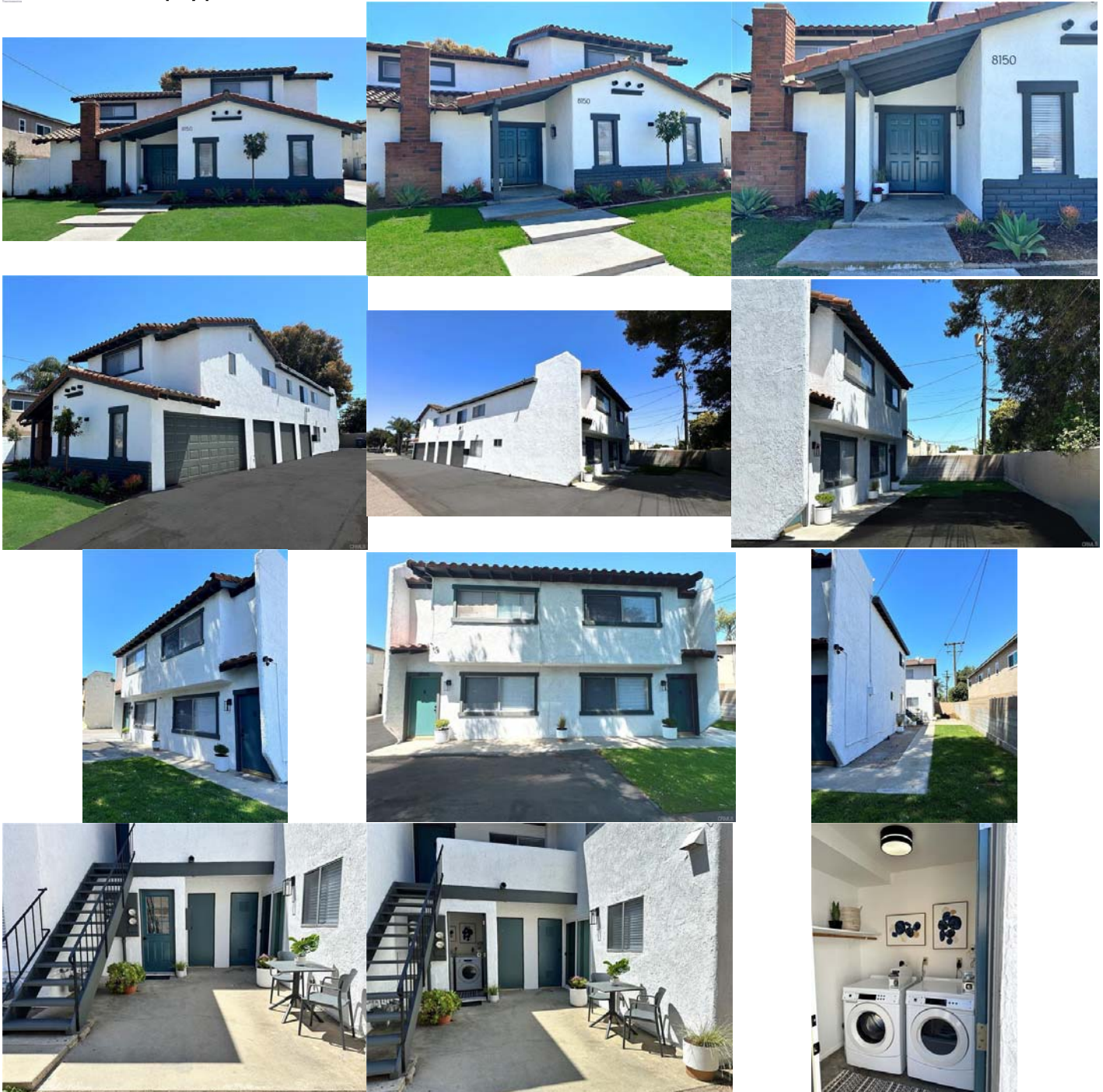
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CUSTOMER FULL: Residential Income LISTING ID: PW24070104

Printed: 05/26/2024 8:57:06 AM

Closed • **Quadruplex**

List / Sold:

\$1,695,000/\$1,700,000 ↑

2135 S Fairview St • Santa Ana 92704

33 days on the market

4 units • **\$423,750/unit** • **5,356 sqft** • **7,318 sqft lot** • **\$317.40/sqft** •
Built in 1964

Listing ID: PW24051670

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 RENTS \$3,200-\$3,400! THE BUILDING NEXT DOOR IS ALSO AVAILABLE 2131 SOUTH FAIRVIEW, THIS WILL NOT LAST!

Facts & Features

- Sold On 05/23/2024
- Original List Price of \$1,695,000
- 1 Buildings
- 6 Total parking spaces
- Heating: Central
- \$1,035 (Estimated)
- Laundry: Common Area
- \$105996 Gross Scheduled Income
- \$68897 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$37,098
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01973567
- 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	\$2,010	\$2,170	\$3,200
2:	1	3	2	1	Unfurnished	\$1,957	\$2,117	\$3,200
3:	1	3	2	1	Unfurnished	\$1,925	\$2,085	\$3,200
4:	1	3	2	1	Unfurnished	\$1,900	\$2,060	\$3,200

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
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 69 - Santa Ana South of First area
 - Orange County
 - Parcel # 40822309

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Citivest Realty Services, Inc

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

Click arrow to display photos



Closed • Commercial/Residential

List / Sold:

\$1,698,000/\$1,630,000 ↓

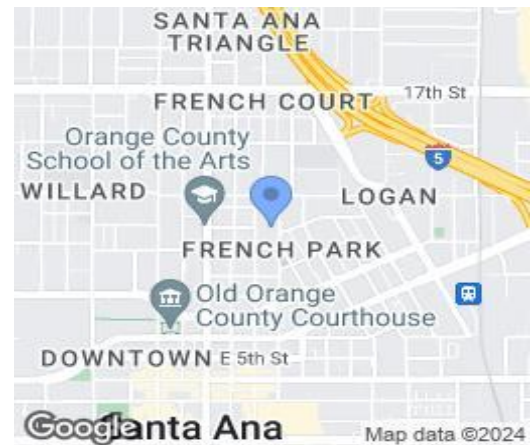
1102 French St • Santa Ana 92701

11 days on the market

**4 units • \$424,500/unit • 3,462 sqft • 8,276 sqft lot • \$470.83/sqft •
Built in 1917**

Listing ID: OC24061346

From 17th and Main head south on Main, Go East on Washington and South on French



A great Turn-Key Investment Opportunity with a HIGH RENTAL INCOME. Current income: \$11,400 per month and Performa of \$12,900. Good unit mix. 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 unit also come with its own laundry room inside the unit a basement and a private back yard. Separate Electric meter in 3 of the units. Excellent cash flow and a High CAP Rate of 6.3% and 12.4 GRM. Units sizes are: 1. 2 Bed/ 2bath + Den 2. 3 bed/2 bath 3. 1 bed/ 1 bath 4. 2bed / 1 bath. Uncovered Parking spaces on the property. Three of the units 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 1104 French St. is also available for sale together or separately.

Facts & Features

- Sold On 05/21/2024
- Original List Price of \$1,698,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$756 (Estimated)
- Laundry: Common Area, Individual Room, Inside
- Cap Rate: 6.3
- \$136800 Gross Scheduled Income
- \$107140 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Basement
- Floor: Laminate
- Other Interior Features: Furnished, Quartz Counters

Exterior

- Lot Features: Front Yard, Lot 10000-19999 Sqft, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,660
- Electric: \$0.00
- Gas: \$720
- Furniture Replacement:
- Trash: \$2,220
- Cable TV: 01852554
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,120
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$3,200	\$3,200	\$3,400
2:	1	3	2	0	Furnished	\$3,100	\$3,100	\$4,600
3:	1	1	1	0	Furnished	\$2,600	\$2,600	\$2,600
4:	1	2	1	0	Furnished	\$2,500	\$2,500	\$2,800

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- 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 # 39802719

Michael Lembeck

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

Citivest Realty Services, Inc

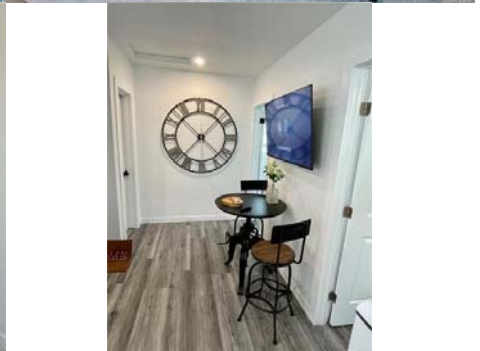
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CUSTOMER FULL: Residential Income LISTING ID: OC24061346

Printed: 05/26/2024 8:57:07 AM

Closed • **Quadruplex**

List / Sold:

\$1,688,000/\$1,635,000 ↓

5386 Camp St • Cypress 90630

40 days on the market

**4 units • \$422,000/unit • 2,677 sqft • 13,068 sqft lot • \$610.76/sqft •
Built in 1946**

Listing ID: CV24010658

Lincoln Ave. and Walker St.



Opportunity Awaits for this well maintained multifamily residence located in the heart of Cypress. The property consists of a single-family residence with a separate triplex mix of one and two bedroom units. The single-family home is a two bedroom and one bathroom property with a detached two car garage for plenty of storage. The home offers tiled flooring in the living areas and carpet in the bedrooms. It comes with a new roof to preserve costly maintenance for years to come. The triplex offers One 2 bedroom with 1 bathroom and Two 1 bedroom with one bathroom. Each unit is nicely appointed with all your basic kitchen needs, a cast iron shower/tub combination with tile flooring in the bathrooms and stackable washer/dryer hook ups for added convenience. A detached three car garage provides parking for every tenant. The three units have all been updated with new plumbing, energy saving dual pane windows and wall heaters. The property sits on over 13,000 sq. ft of useable land with potential for an additional ADU on the property (Buyer to verify with the city of Cypress). Close proximity to schools, shopping and freeways make this an ideal investment property.

Facts & Features

- Sold On 05/20/2024
- Original List Price of \$1,688,000
- 2 Buildings
- Levels: One
- 10 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$786 (Estimated)
- Laundry: Inside, Stackable
- \$100200 Gross Scheduled Income
- \$68837 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Gas Oven, Water Heater

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Lot 10000-19999 Sqft, Level, Sprinkler System, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link, Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$30,361
- Electric: \$0.00
- Gas:
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01924356
- Gardener:
- Licenses:
- Insurance: \$2,668
- Maintenance: \$3,006
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,080
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,400	\$2,400	\$2,700
2:	1	2	1	1	Unfurnished	\$2,150	\$2,150	\$2,400

3:	1	1	1	1	Unfurnished	\$1,900	\$1,900	\$2,150
4:	1	1	1	1	Unfurnished	\$1,900	\$1,900	\$2,150

Of Units With:

- Separate Electric: 4
 - Gas Meters: 4
 - Water Meters: 2
 - Carpet: 3
 - Dishwasher: 0
 - Disposal: 4
- Drapes:
 - Patio:
 - Ranges: 4
 - Refrigerator: 0
 - Wall AC: 1

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 80 - Cypress North of Katella area
 - Orange County
 - Parcel # 24432103

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CUSTOMER FULL: Residential Income LISTING ID: CV24010658

Printed: 05/26/2024 8:57:08 AM

Closed • **Quadruplex**

List / Sold:

\$1,995,000/\$1,980,000 ↓

21 days on the market

Listing ID: OC24068670

2976 Royal Palm Dr • Costa Mesa 92626

4 units • **\$498,750/unit** • **7,350 sqft** • **7,405 sqft lot** • **\$269.39/sqft** •
Built in 1960

main streets are Baker at Royal Palm Dr.



Our firm is pleased to present this Mesa Verde 4 - Plex, first time on the market in over 40 years. This property has been cared for and is clean and ready to sell. It has many newer items such as: a roof which replaced in October 2017, SB 721 compliant in February 2022, and three new electrical sub panels April 2024. This building has been very stable and has stackable washer /dryer hookups, single car garages with parking behind. Nice clean area with close access to both the 405 Freeway and 55 freeway, shopping and bus access.

Facts & Features

- Sold On 05/20/2024
- Original List Price of \$2,055,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- \$2,883 (Estimated)
- Laundry: Stackable
- \$97800 Gross Scheduled Income
- \$99999999 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$99,999,999
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01907520
- Gardener:
- Licenses:
- Insurance: \$4,105
- Maintenance:
- Workman's Comp:
- Professional Management: 6986
- Water/Sewer: \$1,723
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,025	\$2,025	\$2,450
2:	1	2	1	1	Unfurnished	\$2,005	\$2,005	\$2,450
3:	1	2	1	1	Unfurnished	\$2,275	\$2,275	\$2,450
4:	1	2	1	1	Unfurnished	\$1,845	\$1,845	\$2,450

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C1 - Mesa Verde area
 - Orange County
 - Parcel # 13920309

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