

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	OC22058623	S	305 N Oak ST	ORG	72	STD	2	\$58,000		\$1,000,000.↓	\$500.00	2000	1958/ASR	6,970/0.16	N	2	05/26/23	391/391
2	NP23065144	S	178 Virginia PL	CM	C5	STD	2	\$0		\$1,550,000.↓	\$712.32	2176	1928/PUB	10,019/0.23	N	2	05/25/23	21/21
3	OC22244441	S	34622 Camino Capistrano	DP	CB	STD,TRUS	2	\$32,400		\$1,850,000.↓	\$669.56	2763	1972/ASR	4,927/0.1131	N	1	05/24/23	132/132
4	PW23061527	S	1151 N Shattuck ST	ORG	699	STD	3	\$72,000	4	\$1,158,000.↓	\$347.75	3330	1963/ASR	7,017/0.1611	N	3	05/26/23	35/35
5	PW23000451	S	809 N Figueroa ST	SA	70	STD	3	\$78,000		\$950,000.↓	\$527.78	1800	1940/ASR	7,092/0.1628	N	0	05/26/23	117/117
6	PW23032523	S	1609 W 11th ST	SA	70	STD	3	\$31,200		\$1,240,000.↓	\$608.44	2038	1949/ASR	6,047/0.1388	N	1	05/24/23	75/75
7	PW23049943	S	550 Ridgeway LN	LH	87	STD	3	\$81,326		\$1,350,000.↑	\$448.06	3013	1962/PUB	11,326/0.26	N	3	05/22/23	9/9
8	OC23026200	S	2086 Wallace AVE	CM	C2	STD	3	\$67,500		\$1,395,000.↓	\$581.25	2400	1964/EST	8,899/0.2043	N	0	05/24/23	61/61
9	PW23053432	S	8072 Constantine DR	HB	16	STD,TRUS	4	\$105,540		\$2,080,000.↓	\$479.93	4334	1977/ASR	7,841/0.18	N	5	05/24/23	2/2
10	23249349	S	626 E 3rd ST	SA	70	STD	4			\$715,000.↓	\$410.92	1740	1930	6,141/0.14			05/23/23	43/43

Closed •

List / Sold:

\$1,050,000/\$1,000,000 ↓

391 days on the market

Listing ID: OC22058623

305 N Oak St • Orange 92867

2 units • \$525,000/unit • 2,000 sqft • 6,970 sqft lot • \$500.00/sqft • Built in 1958

Cross St: N. Oak & E. Palm



Huge price reduction! Great Investment Opportunity! This beautiful professionally remodeled single story duplex offers huge income potential. It sits on a convenient corner location with separate entrances, laundries, yards, addresses, and a RV parking in a large yard. One unit features 2 bedrooms, 2 baths, a living room, with renovated bathrooms. The other unit has 2 bedrooms, 1 bath with large living room, dinning area, and new renovated bathrooms and kitchen. Both units have their direct access to their own back yard. The property is convenient to the shopping and freeways.

Facts & Features

- Sold On 05/26/2023
- Original List Price of \$1,300,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$505 (Estimated)
- Laundry: Inside
- \$58000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$385
- Electric: \$200.00
- Gas:
- Furniture Replacement:
- Trash: \$75
- Cable TV: 01354451
- Gardener:
- Licenses:
- Insurance: \$35
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$75
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$800	\$800	\$12,000
2:	1	2	1	1	Unfurnished	\$0	\$0	\$13,000

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

- Orange County
- Parcel # 38602212

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos



CUSTOMER FULL: Residential Income **LISTING ID:** OC22058623

Printed: 05/28/2023 6:47:32 AM

Closed • Duplex

List / Sold:

\$1,800,000/\$1,550,000 ↓

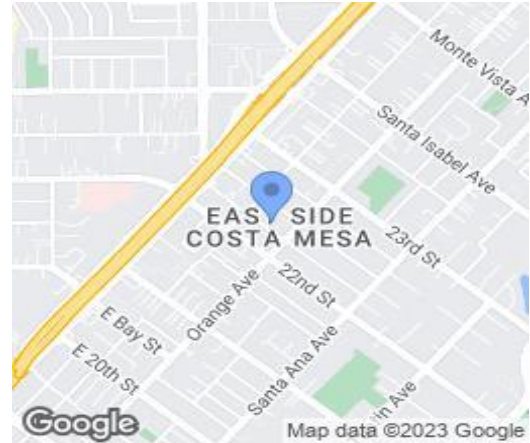
21 days on the market

Listing ID: NP23065144

178 Virginia Pl • Costa Mesa 92627

2 units • **\$900,000/unit** • **2,176 sqft** • **10,019 sqft lot** • **\$712.32/sqft** •
Built in 1928

Cross Streets: Orange Avenue & Virginia Place



Welcome to 178 Virginia Place, an ideally situated duplex in a prime Eastside Costa Mesa location. A standout for the prudent investor, this two-unit property represents countless opportunities: long-term rental income, add an additional unit thanks to the newest Accessory Dwelling Unit regulations, live in one unit and lease the other, or reimagine as a single-family home. The massive, R2 zoned lot boasts mature landscaping and over 10,000 square feet. One unit features a single-story layout with three bedrooms and one-and-one-half baths in approximately 1,496 square feet, while the other unit located above the garage offers one bedroom, one bath, and a kitchen in roughly 680 square feet. Each unit is separately metered for gas and electric. Ample, private lawn spaces create the perfect retreat for residents of each unit to enjoy outdoor living and entertaining in the crisp coastal breeze. Additional conveniences include a two-car garage with laundry, as well as additional parking. Discover an excellent location close to some of the best dining, shopping, and entertainment Orange County has to offer — not to mention the nearby beaches. The 55, 73, and 405 Freeways are nearby, as are award-winning schools in the Newport-Mesa Unified School District. Stroll to nearby restaurants or bike to the sand; there is no shortage of activities to fill your time. Rentals in this area produce some of the best opportunities in the coastal marketplace — come see this desirable duplex in person before it's too late.

Facts & Features

- Sold On 05/25/2023
- Original List Price of \$1,950,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$1,257 (Estimated)
- Laundry: In Garage
- 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 Master Bedroom
- Appliances: Built-In Range

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Garden, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01767484
- 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	2	Unfurnished	\$0	\$0	\$0
2:	1	1	1	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 sale
- C5 - East Costa Mesa area
- Orange County
- Parcel # 42606217

Michael Lembeck

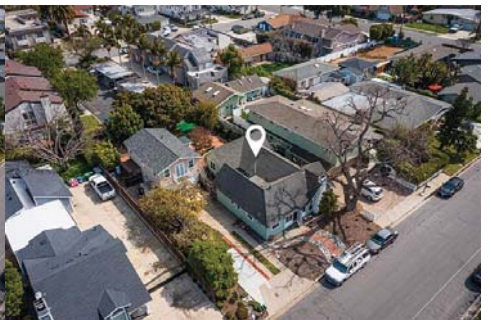
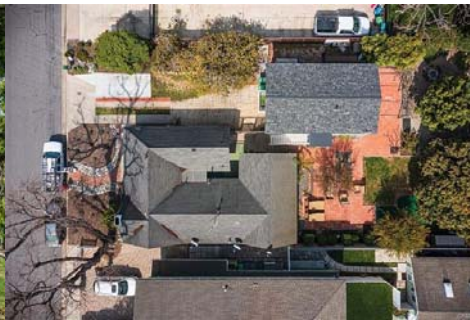
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos







Closed • Duplex

List / Sold:

\$1,875,000/\$1,850,000 ↓

132 days on the market

Listing ID: OC22244441

34622 Camino Capistrano • Dana Point 92624

2 units • \$937,500/unit • 2,763 sqft • 4,927 sqft lot • \$669.56/sqft •
Built in 1972

Eastside of Camino Cap btwn Via Catalina and Via California



Listen to the waves crash at night from this Capo Beach duplex. Each unit features a two story reverse floor plan in prime Capo Beach location with ocean and coastline views! Enter on second level into living room, dining area, kitchen, and half bath with the master bathroom, second bedroom, private laundry room, and garage being downstairs. Bright open living room with tall beamed ceilings that lead out to two large ocean view decks. Downstairs bathrooms are dual entry, master has access to three quarter bath with sink/vanity area and shower which leads directly to second three quarter bath featuring sink/vanity area, toilet, and tub. Second bath door leads to hallway. Master bedroom has slider access to good size private backyard (not shared). Large laundry room for each unit, which can be accessed by unit or from exterior unit entry, houses full size, side-by-side washer, and dryer (not included) with plenty of room left for pantry set up or a little storage area. One car attached garage with driveway parking. Garage does not access unit directly and is manual (no garage door opener). Close to schools, parks, shopping, restaurants, San Clemente, and North Beach, as well as Hole in the Fence and the Harbor.

Facts & Features

- Sold On 05/24/2023
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: Two, Multi/Split
- 1 Total parking spaces
- Heating: Forced Air
- \$0 (Estimated)
- Laundry: Individual Room, Inside
- \$32400 Gross Scheduled Income
- \$32400 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Wood
- Appliances: Free-Standing Range
- Other Interior Features: Beamed Ceilings, High Ceilings

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,040
- Electric: \$1,200.00
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$240
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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	2	3	1	Unfurnished	\$2,700	\$2,700	\$2,700
2:	1	2	3	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 1
- Drapes:

- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard, Trust sale

- CB - Capistrano Beach area
- Orange County
- Parcel # 69138218

Michael Lembeck

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

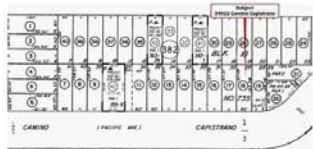
Re/Max Property Connection

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

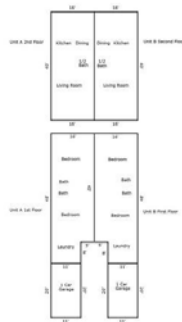
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Area Calculations Summary		Calculation Details	
Living Area	728 Sq Ft	11' x 8' = 88	
Unit A First Floor		40' x 20' = 800	
Unit B First Floor	728 Sq Ft	11' x 8' = 88	
Unit B Second Floor	440 Sq Ft	40' x 20' = 800	
Unit B Second Floor	440 Sq Ft	20' x 40' = 800	
Total Living Area (Roundup)	3748 Sq Ft		
Open Living Area	225 Sq Ft	11' x 20' = 220	
2 Car Attached	330 Sq Ft	11' x 30' = 330	

Closed • **Triplex**

List / Sold:

\$1,298,000/\$1,158,000 ↓

35 days on the market

1151 N Shattuck St • Orange 92867

**3 units • \$432,667/unit • 3,330 sqft • 7,017 sqft lot • \$347.75/sqft •
Built in 1963**

Listing ID: PW23061527

Near Katella Ave and Tustin St



New to Market! A well-maintained triplex located in a highly desirable Orange neighborhood. First time on the market in over 25 years! The Shattuck Street Apartments are located in central Orange, are 100% occupied and most tenants have been occupants for numerous years. The seller will be offering tenants a 1 year lease at close of escrow as part of the sale terms. Featured units are composed of (1) 3 bedroom and 2 bathroom unit and (2) 2 bedroom and 1.5 bathroom townhome style units which are spacious and well designed featuring an outdoor landscaped recreation area for residence enjoyment. Additionally, there are (3) single-car garages accessible for each tenant. This building is located within an excellent rental location and boasts historically low vacancy rates with the ability to drastically increase rents beyond the expiration of the lease terms. The Shattuck Street Apartments have 3 electric meters, 3 gas meters and 1 water/sewer meter. Landlord expenses include water, sewer, trash services and gardening. All tenant specific units are separately metered for electricity and gas. Other features of the Shattuck Street Apartments include newer bathrooms, fresh paint and flooring (units A & B) and a newer central air unit for unit C. The Shattuck Street Apartments are located near the cross streets of Katella Avenue and Tustin Street with close proximity to many Southern California's family destinations such as Disneyland, Los Angeles Angels of Anaheim, Honda Center, and Knott's.

Facts & Features

- Sold On 05/26/2023
- Original List Price of \$1,298,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$758 (Estimated)
- Cap Rate: 3.66
- \$72000 Gross Scheduled Income
- \$47489 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,351
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$800
- Cable TV: 01840569
- Gardener:
- Licenses: 150
- Insurance: \$1,500
- Maintenance: \$2,880
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,000	\$2,000	\$3,200
2:	1	2	1	1	Unfurnished	\$2,050	\$2,050	\$2,550
3:	1	2	1	1	Unfurnished	\$1,950	\$1,950	\$2,550

Of Units With:

- Separate Electric: 3
- Drapes:

- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges: 3
- Refrigerator: 3
- Wall AC: 2

Additional Information

- Standard sale

- 699 - Not Defined area
- Orange County
- Parcel # 37541301

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: **\$1,049,900/\$950,000** ↓

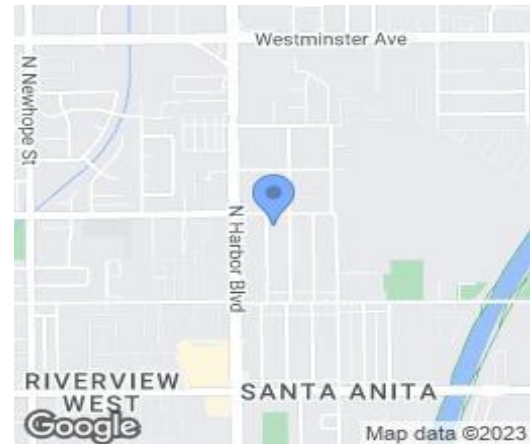
809 N Figueroa St • Santa Ana 92703

117 days on the market

3 units • \$349,967/unit • 1,800 sqft • 7,092 sqft lot • \$527.78/sqft • Built in 1940

Listing ID: PW23000451

Harbor Blvd, Right on Fifth Street, Left on Figueroa st



Triplex in centrally located area of Santa Ana. Ideal for two or three families or investor. Newly rehabilitated units. Excellent opportunity.

Facts & Features

- Sold On 05/26/2023
- Original List Price of \$1,099,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Ductless
- Heating: Ductless, Wall Furnace
- \$509 (Estimated)
- Laundry: Electric Dryer Hookup, Gas & Electric Dryer Hookup, Individual Room, Inside
- \$78000 Gross Scheduled Income
- \$66690 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry
- Floor: Tile, Vinyl
- Appliances: Electric Range, Electric Water Heater, Free-Standing Range
- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Lot 6500-9999
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,595
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,020
- Cable TV:
- Gardener:
- Licenses: 150
- Insurance: \$1,200
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,250
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1					
2:	1	2	2					
3:	1	1	1					

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 70 - Santa Ana North of First area
- Orange County
- Parcel # 19816146

Michael Lembeck

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

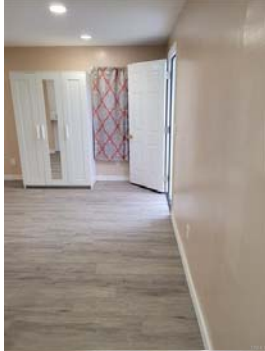
Re/Max Property Connection

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

 Click arrow to display photos







Closed • **Single Family Residence**

List / Sold:

\$1,275,000/\$1,240,000 ↓

75 days on the market

Listing ID: PW23032523

1609 W 11th St • Santa Ana 92703

**3 units • \$425,000/unit • 2,038 sqft • 6,047 sqft lot • \$608.44/sqft •
Built in 1949**

North on Bristol, left on W 11th St, property is on right hand side



Back on market 5/4/2023, subject to cancellation of current escrow due to buyer's financing. Single family home with an attached JADU and a detached ADU in a tree-line neighborhood in Santa Ana. Home is within walking distance to Santa Ana College and all the great amenities along Bristol St. Main unit is approximately 800 sq.ft., 2 bed/1 bath and attached 1-car garage, and was fully renovated in 2022 with city permit. The brand-new ADU and JADU are brand-new construction with city permit. Each unit has its own address, electric and gas meter. Style tile bathroom design, designer doors, and wall wainscot are typical in the units. The ADU is 748 sq.ft. with a huge 242 sq.ft. front porch, consists of 2 bed/2 bath, solar power, 9-foot ceiling and central AC/heating. The solar system is fully paid with 25-year warranty. The JADU is 498 sq.ft. with a good sized front porch, consists of 1 bed/1 bath, and also central AC/heating. Low maintenance backyard while also provides private outdoor area for each unit. Off-street parking is available for each unit. Easy to show! Do not disturb tenant!

Facts & Features

- Sold On 05/24/2023
- Original List Price of \$1,275,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$365 (Estimated)
- Laundry: Inside
- \$31200 Gross Scheduled Income
- \$23400 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Flag Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01452202
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$7,000
- Other Expense Description: Pro. Tax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$31,200	\$31,200	\$31,200
2:	1	2	2	1	Unfurnished	\$0	\$0	\$33,600
3:	1	1	1	1	Unfurnished	\$0	\$0	\$20,400

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 70 - Santa Ana North of First area
- Orange County
- Parcel # 40515236

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

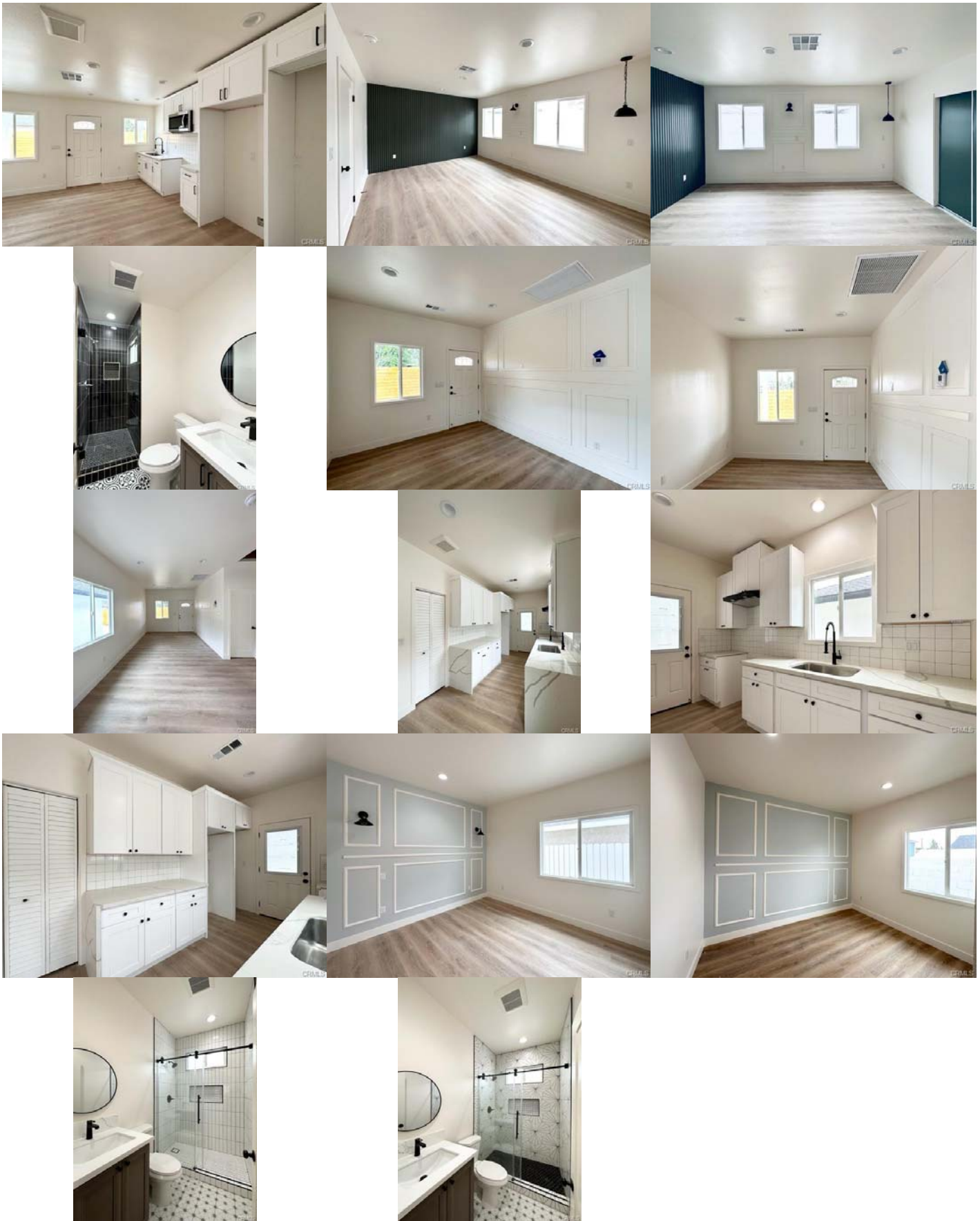
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • **Triplex**

List / Sold:

\$1,250,000/\$1,350,000 ↑

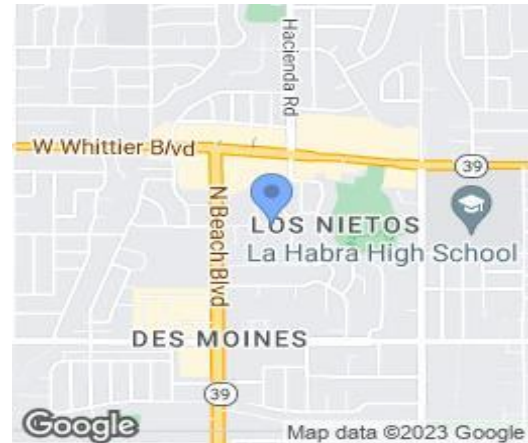
9 days on the market

Listing ID: PW23049943

550 Ridgeway Ln • La Habra 90631

**3 units • \$416,667/unit • 3,013 sqft • 11,326 sqft lot • \$448.06/sqft •
Built in 1962**

Cross Streets: Beach Blvd and Whittier Blvd



This is a well-kept and easy to own and manage triplex property located in the wonderful city of La Habra. This is a great starter investment Property where all three units are currently occupied by great tenants who always pay their rent in time or may be a great Property for an owner to live in one unit and collect rent from the other two units (subject to California AB 1482 no fault just causes reasons). The lot size is an expansive 0.26 acres with plenty of green yard space and trees. This is simply a wonderful place to live and call home. All three homes are 2 beds-2 baths and are all good sizes (totaling approximately 1,000 sq ft each) with separate laundry rooms, central air, forced air heating, and separate water heaters. There are 3 automatic garages and plenty of other onsite parking spaces including Unit C's carport. Two of the three garage opener machines have been recently replaced with new ones in 2023 and the entire HVAC unit for Apt. B was replaced with a brand new unit in 2021. Carpets have been replaced with laminate flooring in some of the units. The property is located in a desirable area of La Habra close to Costco, shopping, restaurants, schools and other amenities. Convenient access to Beach Blvd. and all the amenities that Beach Blvd. provides. All three units are currently occupied on a month to month rental but are subject to California AB 1482. Total monthly rent is \$6,777.18. There may be a possibility to build an ADU in the garage spaces (subject to any tenant's rights under his/her lease) and generate even more rental income to help you pay for your mortgage payments. Buyer to do its own due diligence in regards to the ADU, tenants' leases and in regards to California AB 1482 and Seller makes no representations or warranties in regards to same. Furthermore, Buyer is responsible for independently verifying the accuracy of all information regarding the Property including but not limited to building and lot size, bedroom/bathroom counts, zoning, building permits/licensing, etc. Seller is a California licensed real estate broker. Property is sold in its "As-Is" condition.

Facts & Features

- Sold On 05/22/2023
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$758 (Estimated)
- Laundry: Inside
- \$81326 Gross Scheduled Income
- \$63254 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,085
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01072434
- Gardener:
- Licenses:
- Insurance: \$1,603
- Maintenance: \$2,700
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,822
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,205	\$2,205	\$2,205
2:	1	2	2	1	Unfurnished	\$2,051	\$2,051	\$2,050
3:	1	2	2	2	Unfurnished	\$2,522	\$2,522	\$2,521

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
- 87 - La Habra area
 - Orange County
 - Parcel # 01804124

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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Closed • **Triplex**

List / Sold:

\$1,395,000/\$1,395,000 ↓

2086 Wallace Ave • Costa Mesa 92627

61 days on the market

3 units • **\$465,000/unit** • **2,400 sqft** • **8,899 sqft lot** • **\$581.25/sqft** •
Built in 1964

Listing ID: OC23026200

Placentia to Hanilton St to Wallace



Fantastic Triplex!!! Three units, all on one level with separate yards and on-site parking for up to 10 cars!!! Situated on a huge approx 9000 sq ft lot! PLUS ROOM TO ADD AN ADU per City of Costa Mesa! As an added bonus, this triplex is located in a highly coveted Opportunity Zone! Investors: FABULOUS IMPROVEMENTS are now complete to the #2 & #3 unit's kitchens and baths plus new vinyl plank hardwood-like flooring, new interior paint. This property is also great for multi-family living, or live in one unit and rent out the other two! Located in an area of Costa Mesa where many properties are being nicely remodeled and updated, this triplex is also situated in close proximity to many adorable and well-kept single family homes. Approximately three miles to Newport Beach and the Newport Pier and only 1.3 miles to all of the exciting shops, restaurants, theaters, Trader Joe's, etc at The Triangle in Costa Mesa! All units will be delivered vacant at COE!

Facts & Features

- Sold On 05/24/2023
- Original List Price of \$1,425,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside, Washer Hookup
- \$67500 Gross Scheduled Income
- \$67500 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00745605
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1			\$1,675		\$2,600
2:	1	2	1			\$1,975		\$2,600
3:	1	2	1			\$1,975		\$2,200

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- C2 - Southwest Costa Mesa area
- Orange County
- Parcel # 42225204

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CUSTOMER FULL: Residential Income LISTING ID: OC23026200

Printed: 05/28/2023 6:47:42 AM

Closed • **Quadruplex**

List / Sold:

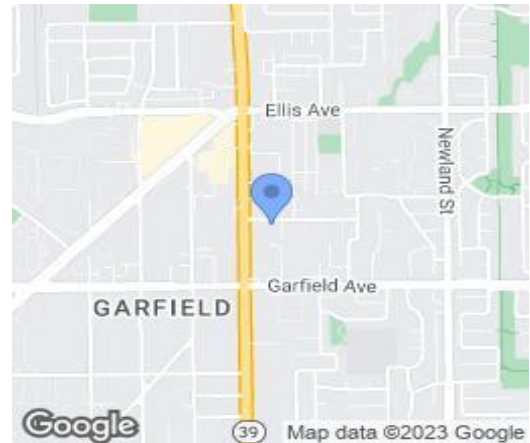
\$2,100,000/\$2,080,000 ↓

2 days on the market

8072 Constantine Dr • **Huntington Beach 92646**
4 units • **\$525,000/unit** • **4,334 sqft** • **7,841 sqft lot** • **\$479.93/sqft** •
Built in 1977

Listing ID: PW23053432

N/Garfield Ave. & E/Beach Blvd.



Wonderful investment opportunity. Highly desirable fourplex in the city of Huntington Beach. 2 3 bedroom and 2 2 bedroom generously sized units with plentiful upgrade potential, units have individual washer dryer hookups.

Facts & Features

- Sold On 05/24/2023
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- \$1,006 (Estimated)
- Laundry: Inside
- \$105540 Gross Scheduled Income
- \$85540 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn, Yard
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$9,360
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,820
- Cable TV: 01274114
- Gardener:
- Licenses:
- Insurance: \$5,900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,340
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,139	\$2,139	\$3,100
2:	1	3	3	1	Unfurnished	\$3,100	\$3,100	\$3,200
3:	1	2	2	1	Unfurnished	\$1,922	\$1,922	\$2,500
4:	1	2	1	1	Unfurnished	\$1,634	\$1,634	\$2,200

Of Units With:

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

Additional Information

- Standard, Trust sale
- 16 - Fountain Valley / Northeast HB area
- Orange County

• Parcel # 15745233

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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CUSTOMER FULL: Residential Income LISTING ID: PW23053432

Printed: 05/28/2023 6:47:42 AM

Closed •

List / Sold: **\$875,000/\$715,000** ↓

626 E 3rd St • Santa Ana 92701

43 days on the market

**4 units • \$218,750/unit • 1,740 sqft • 6,141 sqft lot • \$410.92/sqft •
Built in 1930**

Listing ID: 23249349

The property is located minutes from Downtown Santa Ana, the Santa Ana Metrolink, 4th St Market, the OC Streetcar rail, Santa Ana Zoo, Main Place Mall, and the Santa Ana DMV. The property is ideally located near the 5 & 55 FWY for an easy commute.



626 E 3rd. St. is a 4-unit multifamily investment property located in Santa Ana, CA. Built in 1920, this property is located at 626 E 3rd St. and consists of all one-bedroom, one bath units, in addition to tremendous rental upside potential with an interior renovation plan and adding an ADU. The property is situated on a +/- 6,141 SF lot and is zoned for 5+ units. This provides an investor with the potential of an ADU addition for more rental income but keeping the integrity of the existing parking spaces for the tenants. An investor can also take advantage of additional tax benefits with the property being situated in an opportunity zone. There is an ability to further enhance yield with the implementation of a RUBS system to minimize the expense for water, electricity, gas, and trash. We encourage all interested parties to do their own due diligence with Santa Ana's planning and development division regarding any ADU potential! The property to be sold as-is!

Facts & Features

- Sold On 05/23/2023
- Original List Price of \$950,000
- 1 Buildings
- \$31475 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$15,565
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- 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:	4	1	1		Unfurnished	\$1,000	\$4,000	\$6,000
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 70 - Santa Ana North of First area
- Orange County
- Parcel # 39848210

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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