

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	Grg	Spcls	Date	DOM/CDOM
1	OC20253046	S	1541 W Commonwealth AVE	FUL	83	STD	2	\$33,120		\$800,000	\$484.85	1650	1950/ASR	8,276/0.19	2		05/24/21	87/87
2	OC20253045	S	1537 W Commonwealth AVE	FUL	83	STD	2	\$37,236		\$800,000	\$484.85	1650	1950/ASR	8,276/0.19	2		05/24/21	87/87
3	LG21066880	S	1553 Arroyo DR	LB	LC	STD	2	\$0		\$1,400,000 ↓	\$940.86	1488	1929/EST	7,405/0.17	0		05/28/21	9/9
4	OC21004144	S	127 24th ST	NB	N8	STD	2	\$0	4	\$1,799,900 ↓	\$1,105.59	1628	1932/PUB	1,750/0.0402	0		05/26/21	86/86
5	NP21059068	S	128 46th ST	NB	N8	STD	2	\$105,600	0	\$2,600,000	\$1,083.33	2400	1982/ASR	2,178/0.05	4		05/28/21	0/0
6	OC21073806	S	206 39th ST	NB	NP	STD	2	\$77,424		\$1,995,000	\$1,003.52	1988	1945/ASR	3,049/0.07	1		05/28/21	1/1
7	IV21079688	S	628 E Chalynn CIR	ORG	OTO	STD	2	\$0		\$940,000 ↑	\$568.32	1654	1955/ASR	6,534/0.15	2		05/25/21	8/8
8	OC20259873	S	217 De La Grulla AVE #A/B	SC	SC	STD	2	\$43,800	0	\$1,115,000 ↓	\$775.92	1437	1948/ASR	3,915/0.0899	2		05/27/21	109/109
9	PW21063185	S	15825 S Myrtle AVE	TUS	71	STD	3	\$52,300		\$1,001,000 ↑	\$319.81	3130	1963/ASR	7,841/0.18	4		05/24/21	24/24
10	PW21035353	S	4004 Carol DR	FUL	83	STD,TRUS	3	\$0		\$857,500 ↓	\$324.81	2640	1965/ASR	5,663/0.13	3		05/27/21	27/27
11	OC21041353	S	150 Avenida Serra	SC	SC	STD	3	\$76,200	4	\$1,435,000 ↑	\$750.52	1912	1953/ASR	3,920/0.09	2		05/25/21	0/0
12	OC21079435	S	259 Avenida Granada	SC	SC	STD	3	\$122,400	4	\$2,500,000 ↑	\$799.74	3126	1988/APP	6,098/0.14	4		05/25/21	10/10
13	PW21095426	S	17150 San Mateo ST #11	FV	16	STD	4	\$79,200		\$1,100,000	\$365.21	3012	1970/ASR	10,000/0.2296	0		05/27/21	7/7
14	OC21016201	S	2524 E Terrace ST #A-D	ANA	78	STD	4	\$87,704	5	\$1,450,000 ↑	\$343.52	4221	1976/ASR	6,970/0.16	5		05/27/21	73/73
15	OC21056849	S	3124 Topaz LN #A-D	FUL	83	STD	4	\$75,900		\$1,315,000 ↑	\$304.47	4319	1964/PUB	7,735/0.1776	4		05/27/21	29/29
16	OC20119659	S	791 Shalimar DR #A-D	CM	C2	STD	4	\$103,500	4	\$1,700,000 ↓	\$453.58	3748	1962/ASR	7,405/0.17	0		05/26/21	281/281
17	OC20228047	S	225 W Knepp AVE	FUL	699	STD	4	\$93,000	4	\$1,430,000 ↓	\$381.13	3752	1958/PUB	6,392/0.1467	4		05/24/21	176/176
18	PW21005941	S	741 Shalimar DR	CM	699	STD	4	\$91,200		\$1,525,000	\$445.52	3423	1962/ASR	6,534/0.15	4		05/24/21	98/140
19	PW21056279	S	33422 Cheltam WAY	DP	699	STD	4	\$103,200	4	\$1,875,000 ↑	\$499.73	3752	1976/ASR	13,939/0.32	4		05/24/21	26/26
20	DW21047397	S	531 N Justin AVE #2	SA	70	STD	6	\$98,100		\$1,250,000	\$393.08	3180	1970/OTH	365,765/8.3968	0		05/24/21	13/13
21	PW21024688	S	1810 W Houston AVE	FUL	83	TRUS	6	\$109,800		\$1,850,000 ↓	\$340.32	5436	1959/ASR	20,473/0.47	1		05/28/21	70/70
22	OC21039967	S	1775 Orange AVE	CM	C5	STD	7	\$146,400		\$3,100,000 ↓	\$675.97	4586	1960/ASR	14,375/0.33	0		05/27/21	60/60
23	PW21059376	S	2209 E Westport DR	ANA	699	STD	8	\$108,276	3	\$1,830,000 ↓	\$369.10	4958	1960/ASR	9,090/0.2087	8		05/28/21	42/42

Closed •

List / Sold: **\$789,000/\$800,000**

1541 W Commonwealth Ave • Fullerton 92833

87 days on the market

**2 units • \$394,500/unit • 1,650 sqft • 8,276 sqft lot • \$484.85/sqft •
Built in 1950**

Listing ID: OC20253046

From W. Commonwealth Avenue turn right onto N. Orchard Ave



Very Rare Duplex on a huge lot. You don't want to miss this duplex in beautiful Fullerton just 5 miles from Cal State Fullerton. Great income potential. Nice back yards, big grassy area plus one car garage per unit. You don't want to miss this opportunity!

Facts & Features

- Sold On 05/24/2021
- Original List Price of \$800,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central
- Laundry: Inside
- \$33120 Gross Scheduled Income
- \$30120 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Landscaped, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,688
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 00909354
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- 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	2	1	1	Unfurnished	\$1,450	\$17,400	\$26,400
2:	1	2	1	1	Unfurnished	\$1,500	\$18,000	\$26,400

Of Units With:

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

Additional Information

- Standard sale
- 83 - Fullerton area
- Orange County
- Parcel # 03111326

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

List / Sold: **\$789,000/\$800,000**

1537 W Commonwealth Ave • Fullerton 92833

87 days on the market

2 units • \$394,500/unit • 1,650 sqft • 8,276 sqft lot • \$484.85/sqft • Built in 1950

Listing ID: OC20253045

From W. Commonwealth Avenue turn right onto N. Orchard Ave



Very rare Duplex on a huge lot. You don't want to miss this duplex in beautiful Fullerton within 5 miles of Cal State Fullerton. Great Income potential. Nice back yard, big grassy area plus one car garage per unit. You don't want to miss this opportunity!

Facts & Features

- Sold On 05/24/2021
- Original List Price of \$800,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Central
- Laundry: Inside
- \$37236 Gross Scheduled Income
- \$34236 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,688
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 00909354
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- 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	2	1	1	Unfurnished	\$1,750	\$21,000	\$26,400
2:	1	2	1	1	Unfurnished	\$1,450	\$17,400	\$26,400

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
- 83 - Fullerton area
- Orange County
- Parcel # 03111325

Michael Lembeck
State License #: 01019397
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Re/Max Property Connection
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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List / Sold:

Closed • Duplex**\$1,495,000/\$1,400,000** ↓

9 days on the market

1553 Arroyo Dr • Laguna Beach 92651
2 units • **\$747,500/unit** • **1,488 sqft** • **7,405 sqft lot** • **\$940.86/sqft** •
Built in 1929

Listing ID: LG21066880

Canyon Acres to Arroyo. Cross Street: Canyon Acres Dr.



The history and charm of Laguna Canyon awaits. Privacy set amongst lush landscaping this income producing duplex can satisfy all your needs. Live and work moments from the Sawdust Festival and Pageant of the Masters, miles of incredible beaches and all that downtown Laguna has to offer. Upper 3-bedroom, 2 bathrooms, living room, kitchen, inside laundry and office space. Lush landscaping and ocean breezes. A/C for those balmy summer nights. Lower 1 bed 1 bath with office. Tropical outdoor oasis with dry riverbed to fuel your creativity. Artists, writers, and dreamers welcome to your new home.

Facts & Features

- Sold On 05/28/2021
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside, Washer Hookup
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom
- Appliances: Dishwasher, Gas Oven, Gas Cooktop, Microwave, Refrigerator, Tankless Water Heater
- Floor: Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02096423
- 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	0	Unfurnished	\$0	\$0	\$3,600
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,200

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- LC - Laguna Canyon area
- Orange County
- Parcel # 64118122

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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

Click arrow to display photos







List / Sold:

Closed • Duplex**\$1,799,900/\$1,799,900** ↓

86 days on the market

127 24th St • Newport Beach 92663**2 units** • **\$899,950/unit** • **1,628 sqft** • **1,750 sqft lot** • **\$1105.59/sqft** •
Built in 1932

Listing ID: OC21004144

Cross Streets: W. Balboa/24th. Heading N on E. Coast Hwy., take a slight R turn onto Newport Blvd., toward Balboa Peninsula, R-30th St., L-West Balboa Blvd., R-24th St. Property is 2nd house on R.

Location, location, location, this charming property is in the heart of the Newport Beach Peninsula on the ocean side of Balboa Blvd., just steps from the sand. You're in a walker's paradise where no car is needed and most daily errands or activities can be accomplished on foot because of the numerous coffee shops, restaurants, grocery stores, shopping, the pier and beach activities nearby. Plenty of free parking surrounds the area including 24th Street itself, the city offers several parking-permits options, plus there's a surplus of metered lots within an easy stroll. Professionally decorated with 5-star reviews you'll enjoy exceptional detail throughout. These bright and cheery vacation units are consistently in high demand all year. Extended leases are 31+ days with a historical average of 31-90 days. Tenants from all over the world return year after year. Zoned R1 as a legal, non-conforming grandfathered duplex, there's 3 separate private entrances: Front unit 670+/- sf 1bedroom/1 bath; Back lower unit 500+/- sf studio/1 bath; Upper back unit 460+/- sf 1bedroom/1bath. Front and back lower units can connect if you'd like (total ground floor square footage is 1,170+/-) as they share the lock-off utility space and stackable washer/dryer. Well maintained with brand new double-pane windows and a tankless water heater. Furnishings and all supplies are available for purchase. Please do not disturb tenants or walk the fully-occupied property. Following COVID protocol.

Facts & Features

- Sold On 05/26/2021
- Original List Price of \$1,899,900
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace, Space Heater, Natural Gas
- Laundry: Inside, Stackable
- Cap Rate: 4.2
- 2 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Main Floor Bedroom
- Floor: Carpet, Tile
- Appliances: Disposal, Gas Oven, Refrigerator, Tankless Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre, Level with Street, Rectangular Lot, Level, Near Public Transit, No Landscaping, Park Nearby, Value In Land
- Waterfront Features: Across the Road from Lake/Ocean, Beach Access, Ocean Access, Ocean Side of Freeway, Ocean Side Of Highway 1
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Good Condition, Stucco Wall
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0

- Cable TV: 01200533
- Gardener:
- Licenses:

- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	2	0	Furnished	\$0	\$0	\$0
2:	1	1	1	0	Furnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- N8 - West Newport - Lido area
- Orange County
- Parcel # 04714127

Michael Lembeck

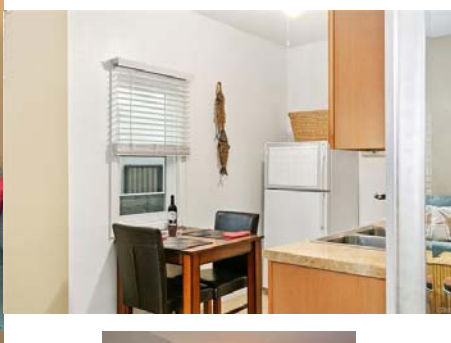
State License #: 01019397
 Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Duplex

List / Sold: **\$2,600,000/\$2,600,000**

128 46th St • Newport Beach 92663

0 days on the market

2 units • **\$1,300,000/unit** • **2,400 sqft** • **2,178 sqft lot** • **\$1083.33/sqft** •
Built in 1982

Listing ID: NP21059068

Cross streets Balboa Blvd and Seashore on 46th



This townhouse style duplex is just a few steps from beach, located on the 100 block of the Newport Beach Peninsula. Unit A is a two level, 2 bedroom, 1.5 Bath, ceiling fans in every room, mounted TVs, vaulted ceilings, wood-burning fire place and balcony views of the ocean. Unit B is an open floor plan, 2 bedroom and 1 full bathroom. It's all one level with vaulted ceilings throughout, gas fireplace, newly renovated kitchen, wash and dryer and balcony views of the ocean in both bedrooms. The property has a massive 4 car garage and outdoor surf shower. Perfectly located near PCH, restaurants, surf, bike paths, shopping and all Newport Beach living has to offer. This already profitable rental property brings in \$105,600 a year and is a fantastic investment opportunity.

Facts & Features

- Sold On 05/28/2021
- Original List Price of \$2,600,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 0
- \$105600 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Family Room, Kitchen, Master Bedroom
- Floor: Laminate
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator
- Other Interior Features: Balcony, Ceiling Fan(s), High Ceilings

Exterior

- Lot Features: Rectangular Lot
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Negotiable	\$4,400	\$4,400	\$4,400
2:	1	2	1	2	Negotiable	\$4,400	\$4,400	\$4,400

Of Units With:

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

- Dishwasher: 2
- Disposal: 2

- Wall AC:

Additional Information

- Standard sale

- N8 - West Newport - Lido area
- Orange County
- Parcel # 42441303

Michael Lembeck

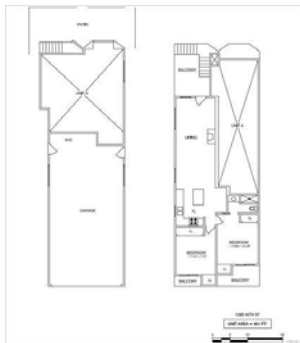
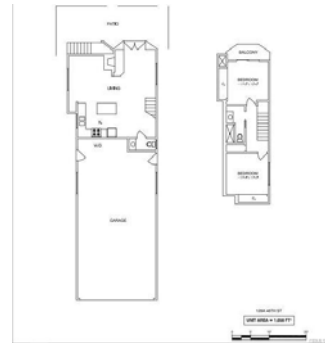
State License #: 01019397
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Re/Max Property Connection

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

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Closed •

List / Sold: **\$1,995,000/\$1,995,000**

206 39th St • Newport Beach 92663

1 days on the market

2 units • \$997,500/unit • 1,988 sqft • 3,049 sqft lot • \$1003.52/sqft • Built in 1945

Listing ID: OC21073806

PCH to West Balboa Blvd to 39th Street. Cross Streets: River Ave. And West Balboa



Ready to embrace the relaxed beach lifestyle or take on a great investment property? Just steps away from the sand on the highly desirable Newport Beach Peninsula, awaits this charming coastal retreat situated on a rare 50-ft wide lot. This beautifully maintained duplex lives like a single family home. The main unit is a two-story home offering 3 bedrooms and 2 bathrooms. Enter inside to the spacious living room with fireplace. The airy, all-white kitchen offers ample cabinet storage, a window seat, and opens to the private rear patio/courtyard. The numerous windows throughout allow for an abundance of natural light within the home. An entertainer's paradise, the rooftop deck is large enough to entertain guests while enjoying breathtaking Pacific Ocean views. Completely remodeled in 2015, the other unit is located on the second-level featuring a 1 bedroom, 1 bathroom layout with a private deck offering peek-a-boo ocean views. The 1-car garage has a brand new garage door and opener. The driveway allows for parking 2 additional vehicles. Outdoors is the shared laundry for both units. Centrally located, this property is close to the beach, surf spots, dining, and affluent shopping centers. This functional Duplex is perfect as a Short/Long Term Rental or for year-round BEACH Living!

Facts & Features

- Sold On 05/28/2021
- Original List Price of \$1,995,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Forced Air
- Laundry: Outside
- \$77424 Gross Scheduled Income
- \$53273 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Other Interior Features: Balcony, Ceiling Fan(s), Furnished, Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$28,045
- Electric: \$1,200.00
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 00745605
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Furnished	\$4,395	\$4,395	\$4,395
2:	1	1	1	0	Furnished	\$2,500	\$2,500	\$2,500

Of Units With:

- Separate Electric: 0
- Drapes:

- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher: 2
- Disposal: 2

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

Additional Information

- Standard sale

- NP - Balboa Peninsula area
- Orange County
- Parcel # 42330805

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: **\$899,990/\$940,000** ↑

628 E Chalynn Cir • Orange 92866

8 days on the market

2 units • **\$449,995/unit** • **1,654 sqft** • **6,534 sqft lot** • **\$568.32/sqft** •
Built in 1955

Listing ID: IV21079688

GPS



DUPLEX: 2 units located in Old Town Orange features NEW windows, NEW roof, NEW exterior repairs and paint, fenced ayards, attached garage/1 per unit and so much more inside! Unit 628 is super clean features 2 bed/1bath, w & d hook up, NEW gas wall heater, NEW water heater, full 4 pc bath with ADA toilet and ample patio with private entrance. Current tenants since 2012. Unit 630 is a STUNNER, completely renovated in June 2019 and features pretty much NEW everything! 3 bedrooms with NEW ceiling fans and NEW carpet. Bathroom was gutted to the studs, insulated and treated with a waterproof menbrain to provide extra protection to sub surfaces. NEW EVERYTHING from there including tile shower surround. Kitchen INCLUDES NEWstainless steel appliances ~ gas cooking, range hood, refrigerator, dishwasher and rolling cart (island) NEW countertops, sink fixtures & garbage disposal. Cabinets were sanded and repainted and new hardware installed, Let's not overlook these other great improvements! Life Proof LVT flooring in living areas and bath, NEW interior doors w/new knobs and NEW baseboards throughout. NEW light fixtures, NEW curtain rods throughout. Updated electrical, NEW A/C wall unit, NEW water heater, newer gas wall heater. Washer & dryer hook up, and private patio. Current tenants on unit 630 are moving out by the end of April.

Facts & Features

- Sold On 05/25/2021
- Original List Price of \$899,990
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen
- Floor: Carpet, Laminate, Tile
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Landscaped, Lawn, Lot 6500-9999, Rectangular Lot, Level, Sprinklers In Front, Sprinklers In Rear
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Good Condition, Wrought Iron
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$3,125
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$416
- Cable TV: 00000001
- Gardener:
- Licenses: 0
- Insurance: \$789
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
-------	------	-------	--------	------------	-------------	------------	-----------

1:	1	3	1	1	Unfurnished	\$3,000	\$3,000	\$3,000
2:	1	2	1	1	Unfurnished	\$1,325	\$1,325	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- OTO - Old Towne Orange area
- Orange County
- Parcel # 39013157

Michael Lembeck

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

Re/Max Property Connection

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

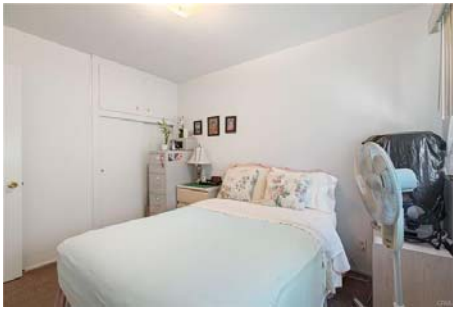
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CUSTOMER FULL: Residential Income LISTING ID: IV21079688

Printed: 05/30/2021 6:35:22 PM

Closed •

List / Sold:

\$1,124,500/\$1,115,000 ↓

109 days on the market

217 De La Grulla Ave # A/B • San Clemente 92672

2 units • \$562,250/unit • 1,437 sqft • 3,915 sqft lot • \$775.92/sqft •

Built in 1948

Listing ID: OC20259873

PCH NORTH TO DE LA GRULLA



***** \$70,500.00 REDUCTION ***** TWO SEPARATE UNITS: UNIT #A \$2150: TWO BEDROOM ONE BATHROOM HOUSE IN FRONT, NICELY MAINTAINED WITH A FRONT YARD/UNIT #B \$1500: CUTE ONE BEDROOM ONE BATHROOM APARTMENT WITH A BIG DECK, WASHER/DRYER IN THE TWO CAR GARAGE. SHORT WALK TO BUENA VISTA STAIRS DOWN TO THE BEACH. CENTRALLY LOCATED TO SHOPPING, RESTAURANTS AND THE SAN CLEMENTE OUTLET MALL.

Facts & Features

- Sold On 05/27/2021
- Original List Price of \$1,195,000
- 2 Buildings
- 4 Total parking spaces
- Laundry: In Garage
- Cap Rate: 0
- \$43800 Gross Scheduled Income
- \$28648 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,152
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$270
- Cable TV: 01521930
- Gardener:
- Licenses: 0
- Insurance: \$1,100
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$1,532
- Other Expense: \$0
- Other Expense Description: 0

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2	2	Unfurnished	\$3,650	\$43,800	\$43,800

Of Units With:

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

Additional Information

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

• Parcel # 69211207

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC20259873

Printed: 05/30/2021 6:35:22 PM

Closed •

List / Sold: **\$925,000/\$1,001,000** ↑

15825 S Myrtle Ave • Tustin 92780

24 days on the market

3 units • **\$308,333/unit** • **3,130 sqft** • **7,841 sqft lot** • **\$319.81/sqft** •
Built in 1963

Listing ID: PW21063185

Off the 55 frwy exit Macfadden and drive East to Myrtle Ave and turn right



This Myrtle Triplex offers a investor a excellent unit mix of (1) 3+2, (1) 2+2 and (1) 2+1 apartments situated in a rental neighborhood of Tustin. This property features long term month to month tenants with upside in rental income. Last year, the seller re-piped the building with new pexs, and also installed a new central water. This building is also separately metered for gas and electric for low owner costs. Each tenant is provided their own private patio and garage. Their is also some additional open space parking behind the building. The property also offers the use of a onsite convenient laundry room which produces the owner additional monthly income. Local to schools, parks, and shopping centers. Also close proximity to Anaheim Stadium, Honda center, and Disneyland.

Facts & Features

- Sold On 05/24/2021
- Original List Price of \$925,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- Laundry: Community
- \$52300 Gross Scheduled Income
- \$38102 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Water Heater

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Lot 6500-9999, Sprinklers In Front
- Security Features: Security Lights
- Fencing: Block
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$12,702
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01522411
- 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	\$1,590	\$1,590	\$2,495
2:	1	2	2	1	Unfurnished	\$1,450	\$1,450	\$1,995
3:	1	2	1	1	Unfurnished	\$1,320	\$1,320	\$1,895

Of Units With:

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

- Carpet:
- Dishwasher: 1
- Disposal: 2

- Refrigerator:
- Wall AC: 3

Additional Information

- Standard sale

- 71 - Tustin area
- Orange County
- Parcel # 40212205

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW21063185

Printed: 05/30/2021 6:35:22 PM

Closed • Triplex

List / Sold: **\$879,999/\$857,500** ↓

4004 Carol Dr • Fullerton 92833

27 days on the market

3 units • **\$293,333/unit** • **2,640 sqft** • **5,663 sqft lot** • **\$324.81/sqft** •
Built in 1965

Listing ID: PW21035353

South of commonwealth / west of magnolia



Investors Delight! Nestled in Fullerton, this investment property features 2 larger units of 2 bedrooms, 1 bath each, w/ newly update kitchen counters and fresh paint throughout. Both bathrooms have been upgraded as well. An additional 1 bed 1 bath unit recently updated with new drywall, paint, new flooring, dual pain window and new kitchen cabinets. Building features 3 attached single car garages with large driveway in front of garages. Large common area at back of building. This property features fresh exterior paint and recent termite completion, 12/20. Great option to live in one unit and rent the 2 units out! Freeway access to 91/5 freeways, shopping center and retail only minutes. Close to Buena Park HS and minutes away from to Knotts Berry farm. Don't wait on this one!

Facts & Features

- Sold On 05/27/2021
- Original List Price of \$879,999
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Hookup
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Oven, Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$10,200.00
- Gas: \$1,680
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01897784
- Gardener:
- Licenses:
- Insurance: \$2,075
- 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:	2	2	1	2	Unfurnished	\$0	\$0	\$1,850
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,400

Of Units With:

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

Additional Information

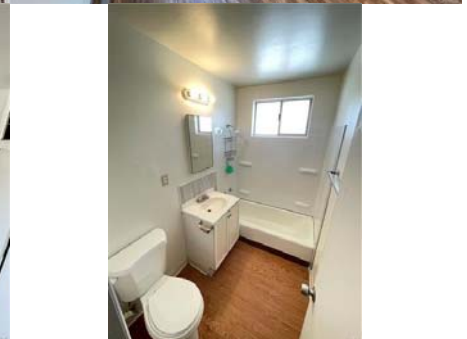
- Standard, Trust sale

- 83 - Fullerton area
- Orange County
- Parcel # 03003223

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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List / Sold:

Closed • **Triplex****\$1,435,000/\$1,435,000** ↑

0 days on the market

150 Avenida Serra • San Clemente 92672**3 units** • **\$478,333/unit** • **1,912 sqft** • **3,920 sqft lot** • **\$750.52/sqft** •
Built in 1953

Listing ID: OC21041353

W off N El Camino Real

Triplex in the heart of San Clemente! Excellent location within walking distance to the beach, the San Clemente Beach Trail which leads to the Pier, Linda Lane Park and Avenida Del Mar with all its fantastic shops and restaurants to enjoy! Also located in the short term vacation rental zone. This incredible investment opportunity is west of the 5 and PCH. Two units are 1bdr/1ba and one unit is 2bdr/1ba. Two garage spaces and four uncovered spaces. New exterior paint and new double pane windows.

Facts & Features

- Sold On 05/25/2021
- Original List Price of \$1,425,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Community
- Cap Rate: 3.95
- \$76200 Gross Scheduled Income
- \$57050 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Park Nearby
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,150
- Electric: \$500.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,650
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,795	\$1,795	\$1,950
2:	1	1	1	0	Unfurnished	\$1,650	\$1,650	\$1,950
3:	1	2	1	1	Unfurnished	\$1,995	\$1,995	\$2,450

Of Units With:

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

Additional Information

- Standard sale
- SC - San Clemente Central area
- Orange County
- Parcel # 05807207

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





List / Sold:

Closed • **Triplex****\$2,250,000/\$2,500,000** ↑

10 days on the market

259 Avenida Granada • San Clemente 92672
3 units • **\$750,000/unit** • **3,126 sqft** • **6,098 sqft lot** • **\$799.74/sqft** •
Built in 1988

Listing ID: OC21079435

W Off S El Camino Real onto Avenida Granada

Spectacular light-filled Luxury Property in the "Old Spanish Village By The Sea," San Clemente. Prime location, just steps to Avenida Del Mar and San Clemente Pier! Perfect TurnKey investment for owner-occupant to live in the top floor penthouse, Unit C, with ocean views, 3 bedrooms, 3 bathrooms, 2 decks, and lease the other units. Three gorgeous full floor units with interiors inspired by a Scandinavian beach house--modern clean lines, tasteful decor and easy open spaces. Top Floor unit: 3 beds, 3 baths. Middle and Lower Floor units: 2 beds 2 baths each. Full remodel completed in 2016 for over \$480,000. Complete exterior restoration. All new high-end kitchens, stainless steel appliances including dishwashers, quartz countertops, fresh white cabinetry. Downdraft hood range creates an airy "great room" in each beautifully appointed boutique vacation rental unit with mid-century furnishings from Room & Board, West Elm, Crate & Barrel. Driftwood-colored laminate flooring, all new Milgard windows, and all new bathrooms with glass showers & classic subway tiles. Air conditioner in every room. Washer/dryer in each unit (2 in penthouse). Private Decks, fully rebuilt, with BBQ grill for each apartment. Ground floor Unit A has private patio with French doors to terra cotta tile patio and peak-a-boo ocean view. The rear bedroom of the penthouse is a potential studio ADU (accessory dwelling unit) that already has its own private entrance, in-unit washer/dryer and separate electric meter. Walk to charming and lively Avenida Del Mar 1 block and the Pier at San Clemente Beach 3 blocks. Make this your beach retreat where you park the car on arrival and leave it there--breakfast by the beach at Bear Coast Coffee, lunch al fresco from the Cellar Restaurant or Café Mimosa, sunset cocktails at The Fisherman on the Pier. Hop on the Amtrak train at the Pier and go to the horse races in Del Mar, be at an Angels baseball game in Santa Ana in 25 min, or zip up to Los Angeles Union Station for a night at the symphony or theater. Four garage spaces plus two open spaces.

Facts & Features

- Sold On 05/25/2021
- Original List Price of \$2,250,000
- 1 Buildings
- 6 Total parking spaces
- Cooling: Central Air, Zoned
- Heating: Forced Air
- Laundry: Inside, Stackable
- Cap Rate: 3.9
- \$122400 Gross Scheduled Income
- \$87456 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Great Room, Kitchen, Living Room, Master Bathroom, Master Bedroom, Master Suite, Walk-In Closet
- Floor: Laminate
- Appliances: Dishwasher, Disposal, Gas Range
- Other Interior Features: Balcony, Ceiling Fan(s), Living Room Balcony, Living Room Deck Attached, Open Floorplan, Recessed Lighting, Stone Counters

Exterior

- Lot Features: Landscaped
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Security Features: Fire Sprinkler System
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$34,944
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Insurance: \$1,850
- Maintenance:
- Workman's Comp:
- Professional Management: 7344

- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:

- Water/Sewer: \$2,250
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$0	\$0	\$3,000
2:	1	2	2	1	Unfurnished	\$0	\$0	\$3,000
3:	1	3	3	2	Unfurnished	\$0	\$0	\$4,200

Of Units With:

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

Additional Information

- Standard sale
- SC - San Clemente Central area
- Orange County
- Parcel # 05811367

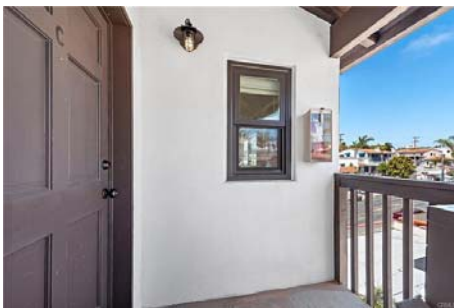
Michael Lembeck

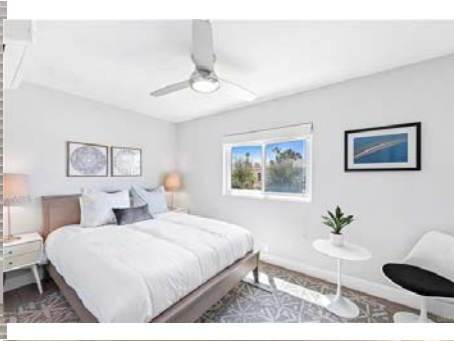
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Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: OC21079435

Printed: 05/30/2021 6:35:25 PM

Closed • **Quadruplex**

List / Sold: **\$1,100,000/\$1,100,000**

17150 San Mateo St # 11 • Fountain Valley 92708

7 days on the market

**4 units • \$275,000/unit • 3,012 sqft • 10,000 sqft lot • \$365.21/sqft •
Built in 1970**

Listing ID: PW21095426

From Brookhurst, head east on Warner, Park Pacific Apartments will be on the right side.



RARE 4-UNIT INVESTMENT OPPORTUNITY in the city of Fountain Valley!!! This resort-like property is professionally managed and maintained by Park Pacific Apartments. This property is conveniently located from parks and shopping centers, 1 mile away from the 405 FWY and across the street from Mile Square Park & golf course. This corner building faces the community pool, a few steps from the laundry facility and courtyard. All 4 units are currently leased, each unit is 753 square feet, featuring 1 bed 1 bath, dining room, spacious living room, kitchen, balcony, and designated carport per unit. HOA dues are \$1,700 a month which includes: on-site full professional management company, rent collection, accounting services, leasing of units, landscape, water, trash, gas, and pool maintenance. It's completely "Hassle Free". Tenants only pay for electricity, cable TV, and internet, making it very attractive and easy to lease. Other community features include: on-site laundry, BBQ grills & picnic tables, and clubhouse.

Facts & Features

- Sold On 05/27/2021
- Original List Price of \$1,100,000
- 1 Buildings
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- Laundry: Community
- \$79200 Gross Scheduled Income
- \$54083 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Vinyl
- Appliances: Dishwasher, Gas Oven, Gas Range, Microwave, Water Heater
- Other Interior Features: Balcony, Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$100,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01939992
- 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	Unfurnished	\$1,725	\$1,725	\$1,750
2:	1	1	1	1	Unfurnished	\$1,750	\$1,750	\$1,750
3:	1	1	1	1	Unfurnished	\$1,475	\$1,475	\$1,750
4:	1	1	1	1	Unfurnished	\$1,650	\$1,650	\$1,750

Of Units With:

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

Additional Information

- Standard sale
- \$1,700 HOA dues Monthly
- 16 - Fountain Valley / Northeast HB area
- Orange County
- Parcel # 93029411

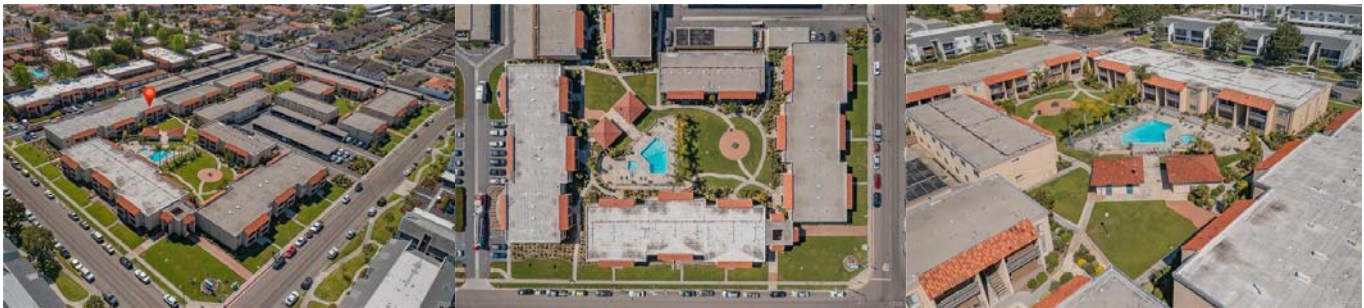
Michael Lembeck

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 • **Quadruplex**

List / Sold:

\$1,450,000/\$1,450,000 ↑

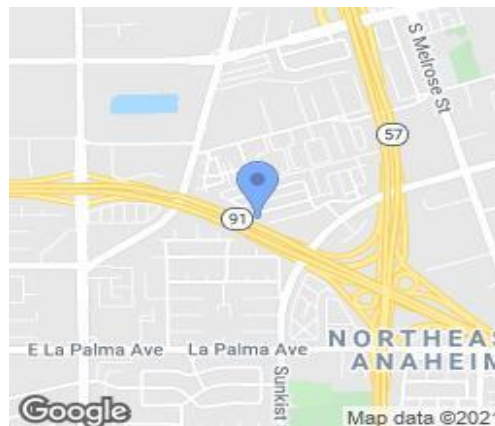
73 days on the market

Listing ID: OC21016201

2524 E Terrace St # A-D • Anaheim 92806

4 units • \$362,500/unit • 4,221 sqft • 6,970 sqft lot • \$343.52/sqft • Built in 1976

91 fwy & 57 fwy



"Bread and Butter" Investment Property Great Location Centrally Located! ****New Roofs & New Garage Doors**** The complex consists of: one Single Story, 3 bedroom/2 bath Front Unit that has a Master Bedroom and Central HVAC and 2 Car Enclosed Garage w/gated yard, there are two 2 bedroom/1.5 bath units and each has 1/2 Bath Downstairs 1 has a 2 car Garage and 1 has a 1 Car Garage and ALL have Individual Central HVAC and both have Private Yards and one 2 bedroom / 1 bath Upstairs Unit above Garages with a Balcony and Central HVAC Unit. 3 Community Parking Spaces on Property, \$ Coin Operated Laundry Room \$, Conveniently Located with access to the 91 & 57 Freeways, Great Shopping and Restaurants, close to Disneyland, Angel Stadium and the Honda Center, and borders Fullerton. All Units Occupied with Long Term Tenants, This is a Great Investment Opportunity Property! New: Roof, Garage Doors, Paint, Wrought Iron, Windows and Doors, Partial Plumbing

Facts & Features

- Sold On 05/27/2021
- Original List Price of \$1,399,999
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Community, Individual Room
- Cap Rate: 5
- \$87703.8 Gross Scheduled Income
- \$66683.8 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,020
- Electric: \$1,200.00
- Gas: \$1,620
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01110989
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,100	\$2,100	\$2,500
2:	1	2	2	1	Unfurnished	\$1,784	\$1,784	\$2,000
3:	1	2	2	2	Unfurnished	\$1,750	\$1,750	\$2,000
4:	1	2	1	0	Unfurnished	\$1,675	\$1,675	\$1,850

Of Units With:

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

- Dishwasher:
- Disposal: 4

- Wall AC:

Additional Information

- Standard sale

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 34404111

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

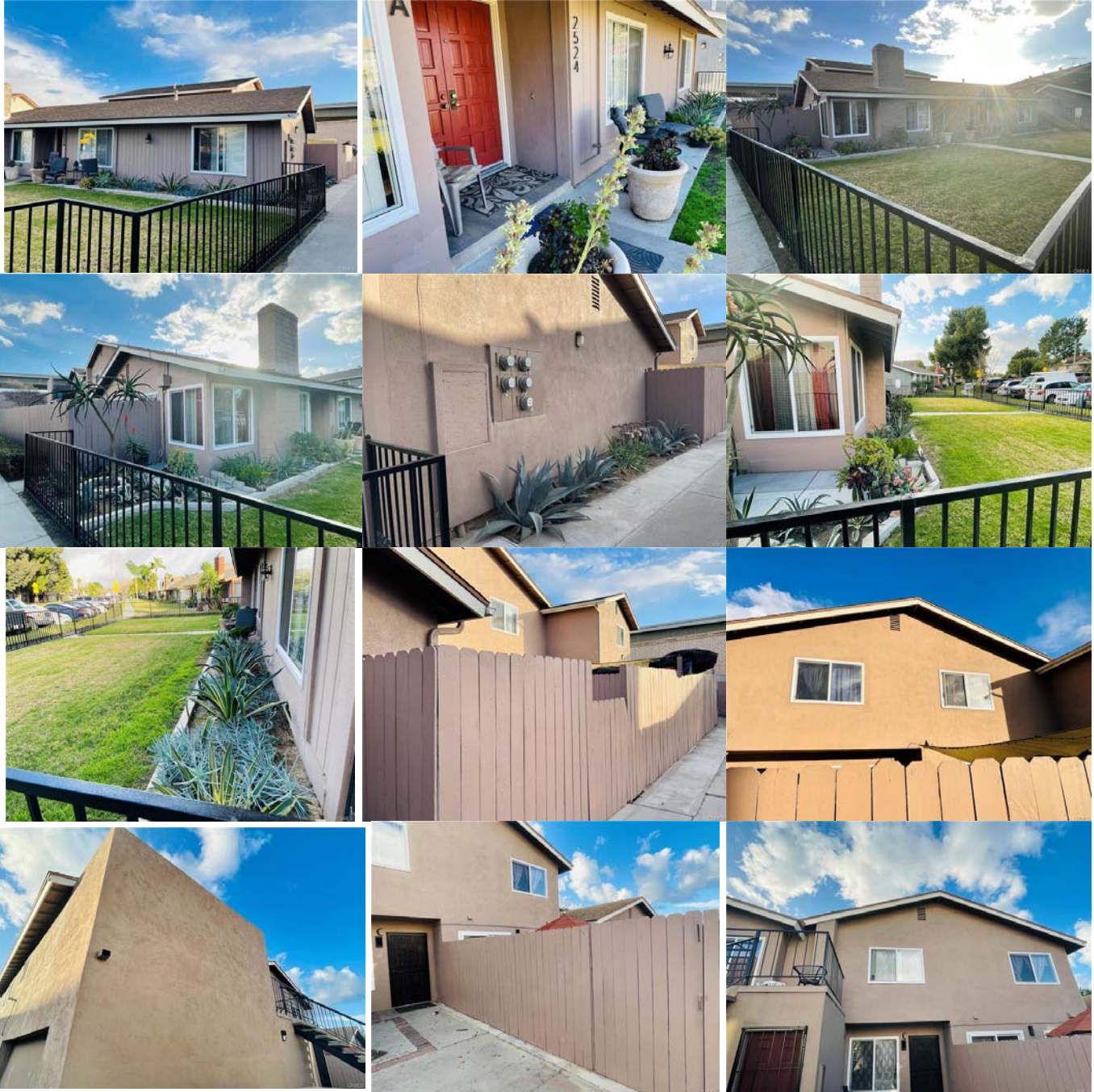
Re/Max Property Connection

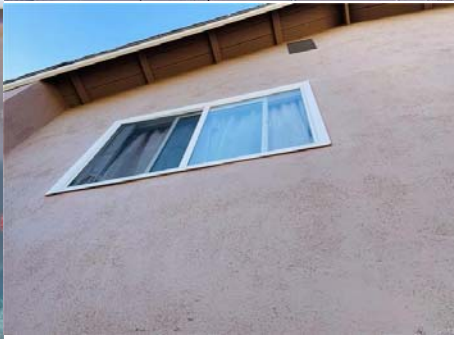
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos





terrace - Camera 01 (Fluent)

terrace - Camera 07 (Fluent)



Closed •

List / Sold:

\$1,300,000/\$1,315,000 ↑

29 days on the market

3124 Topaz Ln # A-D • Fullerton 92831

4 units • \$325,000/unit • 4,319 sqft • 7,735 sqft lot • \$304.47/sqft •
Built in 1964

Listing ID: OC21056849

3124 Topaz Lane, Fullerton, CA 92831



> Property is found in North Orange County's Premier Rental Market of Fullerton, CA > Excellent Unit Mix consisting of (1) 3BD/2BA, and (3) 2BD/1BA > Garage Parking and On-Site Laundry > Upside in Rental Income by a projected 12.7% > Attractive, Residential Financing Available (Contact Listing Agent for more details)

Facts & Features

- Sold On 05/27/2021
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Common Area
- \$75900 Gross Scheduled Income
- \$48056 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,527
- Electric: \$473.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$573
- Cable TV: 02059058
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,873
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,795
2:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$1,795
3:	1	3	2	1	Unfurnished	\$1,825	\$1,825	\$2,195
4:	1	2	1	1	Unfurnished	\$1,650	\$1,772	\$1,795

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
- 83 - Fullerton area

- Orange County
- Parcel # 33922305

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 • **Quadruplex**

List / Sold:

\$1,750,000/\$1,700,000 ↓

791 Shalimar Dr # A-D • Costa Mesa 92627

281 days on the market

4 units • **\$437,500/unit** • **3,748 sqft** • **7,405 sqft lot** • **\$453.58/sqft** •
Built in 1962

Listing ID: OC20119659

cross streets: 18th & Placentia



Turnkey investment in high appreciation market. This 4-unit property has recently been renovated with a new roof, exterior paint electric system, windows, and security system. The interior of the 4-units have new laminate flooring, new paint and updated kitchen and bath with all new appliances. Located in central Orange County with close proximity to the beach, Triangle Square, South Coast Plaza and 17th Street Boutiques and restaurants.

Facts & Features

- Sold On 05/26/2021
- Original List Price of \$1,725,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central
- Laundry: Common Area
- Cap Rate: 4.2
- \$103500 Gross Scheduled Income
- \$78536 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Galley Kitchen, Kitchen, Main Floor Bedroom
- Floor: Laminate
- Appliances: Dishwasher, Disposal, Gas Range, Gas Cooktop, Microwave
- Other Interior Features: Balcony, Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre, Cul-De-Sac, Front Yard, Landscaped, Lawn, Park Nearby, Sprinkler System
- Security Features: Security System
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,964
- Electric: \$434.00
- Gas: \$2,050
- Furniture Replacement:
- Trash: \$2,324
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,860
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,310
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,450	\$2,450	\$2,450
2:	1	3	2	0	Unfurnished	\$2,000	\$2,000	\$2,450
3:	1	2	1	0	Unfurnished	\$2,250	\$2,250	\$2,300
4:	1	2	1	0	Unfurnished	\$1,850	\$1,850	\$2,300

Of Units With:

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

- Carpet:
- Dishwasher: 4
- Disposal: 4

- Refrigerator: 1
- Wall AC:

Additional Information

- Standard sale

- C2 - Southwest Costa Mesa area
- Orange County
- Parcel # 42405403

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: OC20119659

Printed: 05/30/2021 6:35:31 PM

Closed •

List / Sold:

\$1,440,000/\$1,430,000 ↓

176 days on the market

225 W Knepp Ave • Fullerton 92832

4 units • \$360,000/unit • 3,752 sqft • 6,392 sqft lot • \$381.13/sqft • Built in 1958

Listing ID: OC20228047

Please do not disturb tenants. Make all offers subject to inspection.



The Knepp Avenue Apartments is a four-unit apartment building located in the City of Fullerton, one of the strongest rental markets in Southern California. The city of Fullerton is a dynamic city in Orange County with a vibrant downtown located in Orange County, approximately 25 miles southeast of downtown Los Angeles. The property offers an attractive unit mix comprised of all two bedroom/ one-bathroom units totaling 3,752 square feet, situated on a 6,392 square foot lot. The subject property has recently gone through an extensive remodel of the interiors and exterior. Some interior upgrades include but are not limited to new kitchens, new appliances, new flooring, new windows, new bathrooms, new garage doors, and new landscaping. The subject property's close proximity to Cal State Fullerton and Downtown Fullerton provides a large pool of potential student renters looking for convenient, quality housing. This offering represents a rare opportunity for an investor to acquire a 4.41% Cap Rate / 6.61% total return for a stable, renovated, "A" location investment property in the solid rental market of Fullerton, California.

Facts & Features

- Sold On 05/24/2021
- Original List Price of \$1,485,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Laundry: Community
- Cap Rate: 4.41
- \$93000 Gross Scheduled Income
- \$63541 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Landscaped, Near Public Transit • Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,304
- Electric:
- Gas: \$2,000
- Furniture Replacement:
- Trash: \$2,000
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$1,590
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	0	Unfurnished	\$7,750	\$7,750	\$8,000

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Orange County
- Parcel # 07307105

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: OC20228047

Printed: 05/30/2021 6:35:32 PM

Closed •

List / Sold: **\$1,525,000/\$1,525,000**

741 Shalimar Dr • Costa Mesa 92627

98 days on the market

**4 units • \$381,250/unit • 3,423 sqft • 6,534 sqft lot • \$445.52/sqft •
Built in 1962**

Listing ID: PW21005941

West of Placentia, South of 17th st



Beautiful 4-plex investment property for sale located in the heart of Costa Mesa. Minutes from the Beach and close to the 55frrwy giving you access to all major freeways. Upper floors have great views of the city, and all Units have garages. Each Unit has been completely remodeled and are absolutely beautiful. All Units are rented at market rent. Don't miss this opportunity to own this great investment property. The twin of this Property at 745 Shalimar just sold recently and so we do not expect this opportunity to be available much longer.

Facts & Features

- Sold On 05/24/2021
- Original List Price of \$1,525,000
- 1 Buildings
- 5 Total parking spaces
- Heating: Central
- Laundry: Common Area
- \$91200 Gross Scheduled Income
- \$74948 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Sprinklers In Front
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,252
- Electric: \$755.74
- Gas:
- Furniture Replacement:
- Trash: \$4,255
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$816
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,336
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	2	Unfurnished	\$2,000	\$2,000	\$2,000
2:	2	1	1	1	Unfurnished	\$1,650	\$1,650	\$1,650

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area

- Orange County
- Parcel # 42405413

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 •

List / Sold:

\$1,850,000/\$1,875,000 ↑

26 days on the market

33422 Cheltam Way • Dana Point 92629
4 units • \$462,500/unit • 3,752 sqft • 13,939 sqft lot • \$499.73/sqft •
Built in 1976

Listing ID: PW21056279

North of Stonehill Drive & East of Golden Lantern



We are pleased to present 33422 Cheltam Way, a 4-unit investment opportunity located in one of Orange County's premier coastal communities of Dana Point. Perched upon a ridge, the Cheltam Way apartments offer sweeping canyon views from the building's expansive patios and balconies all while being in close proximity to the best of what the city has to offer including the revitalized and trendy Lantern District, Dana Point Harbor, and miles of iconic beaches. This exceptionally well-maintained coastal asset is desirably comprised of 1 & 2-bedroom with den units that are always in high rental demand. Step inside and tenants will enjoy upgraded kitchens, bathrooms, and flooring paired with upscale and high-end amenities such as fireplaces, dishwashers, and washer/dryer hookups. A new investor can cash-flow with as little as 25% down payment without having to invest in capital or cosmetic improvements, making the Cheltam Way apartments an exceptional addition to any investor's portfolio. *2-Bedroom Units are 2-Bedroom + Den

Facts & Features

- Sold On 05/24/2021
- Original List Price of \$1,850,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 3.9
- \$103200 Gross Scheduled Income
- \$71384 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$28,720
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,631
- Maintenance: \$5,005
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$2,325
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	1	Unfurnished	\$1,750	\$3,500	\$1,850
2:	2	2	2	1	Unfurnished	\$2,550	\$5,100	\$2,800

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Orange County
- Parcel # 67323105

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 • Apartment

List / Sold: **\$1,250,000/\$1,250,000**

531 N Tustin Ave # 2 • Santa Ana 92705

13 days on the market

6 units • \$208,333/unit • 3,180 sqft • 365,765 sqft lot • \$393.08/sqft •
Built in 1970

Listing ID: DW21047397

North of 4th/Irvine, west of the 55



Rarely available building in the Village Apartments, HOA. Tenants pay for all utilities and HOA pays for insurance and manages/leases the apartments. Rents are slightly under market, and cash flows well. Building contains 6 1 bedroom/1 bath units (originally studios, now with pony walls), with tuck under carports. Unique hands free opportunity. Only items owner pays is taxes and any repairs. Close to 55/22 freeways. Don't miss this great opportunity!

Facts & Features

- Sold On 05/24/2021
- Original List Price of \$1,250,000
- 1 Buildings
- 13 Total parking spaces
- Laundry: Community
- \$98100 Gross Scheduled Income
- \$79416 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Over 40 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$34,309
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01527225
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$18,684
- Other Expense Description: HOA/Mgmt

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,325	\$1,325	\$1,525
2:	1	1	1	0	Unfurnished	\$1,375	\$1,375	\$1,525
3:	1	1	1	0	Unfurnished	\$1,375	\$1,375	\$1,525
4:	1	1	1	0	Unfurnished	\$1,375	\$1,375	\$1,525
5:	1	1	1	0	Unfurnished	\$1,375	\$1,375	\$1,525
6:	1	1	1	0	Unfurnished	\$1,350	\$1,350	\$1,525

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- 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 # 93071493

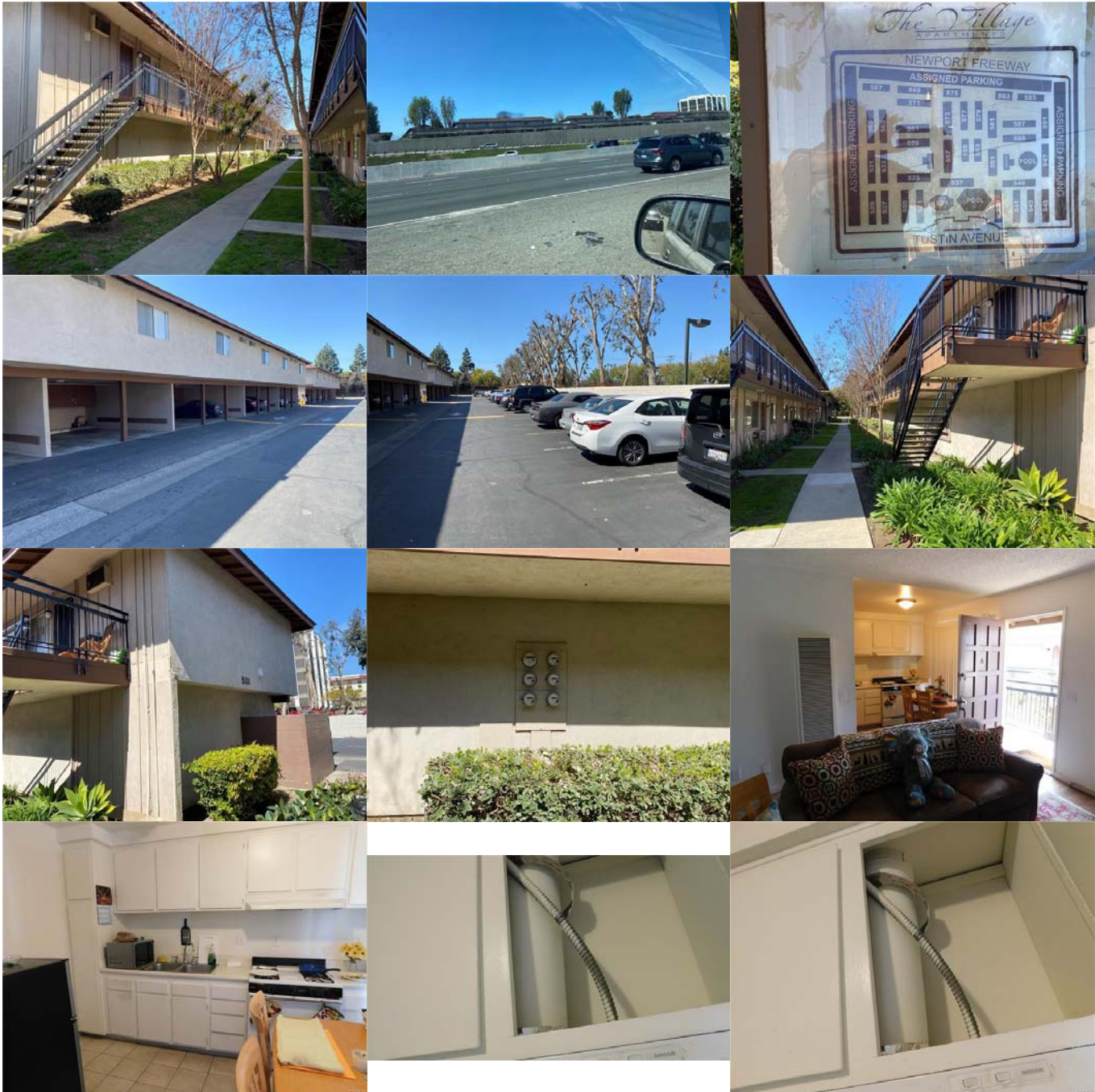
Michael Lembeck

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

Re/Max Property Connection

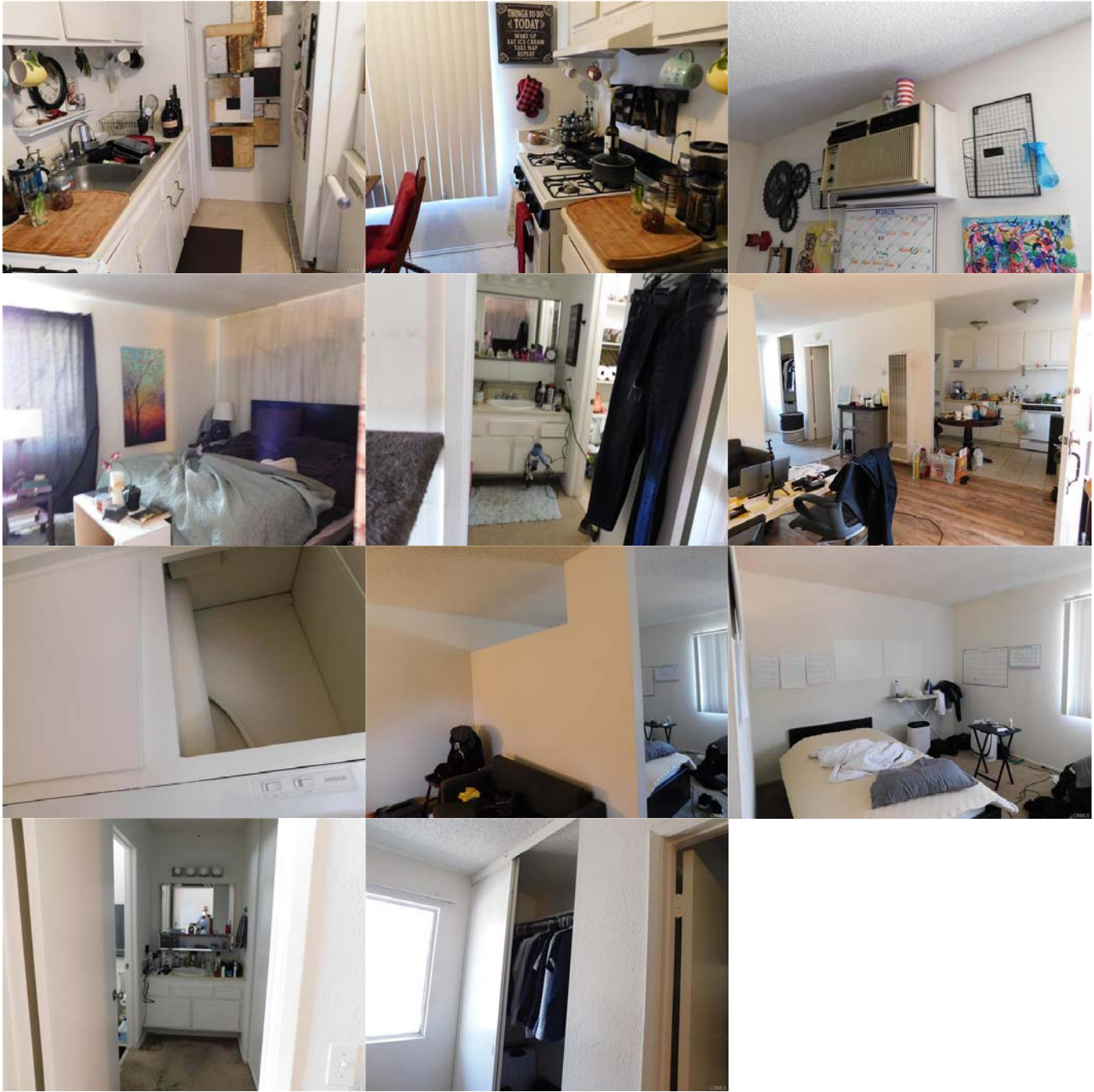
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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List / Sold:

Closed • **Single Family Residence****\$1,999,888/\$1,850,000** ↓

70 days on the market

1810 W Houston Ave • Fullerton 92833**6 units** • **\$333,315/unit** • **5,436 sqft** • **20,473 sqft lot** • **\$340.32/sqft** •
Built in 1959

Listing ID: PW21024688

East of Brookhurst and North of Page

Six Individual Houses. This six-plex has six, 2 bedroom, 1 bath single family homes, with attached one car garage, all on separate meters gas & electric. Long term tenants and some rents are below market rent. The complex sits on a 21,235 Sq. Ft. lot. All units have been upgraded within last ten years (Coper plumbing, double pane vinyl windows, tile flooring, etc. Three units have newer roofs. four units have good size fenced yards.

Facts & Features

- Sold On 05/28/2021
- Original List Price of \$2,250,000
- 6 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: In Kitchen
- \$109800 Gross Scheduled Income
- \$81800 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Floor: Carpet

Exterior

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

Annual Expenses

- Total Operating Expense: \$28,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,980
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$5,400
- Maintenance:
- Workman's Comp:
- Professional Management: 10800
- Water/Sewer: \$6,276
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,950	\$23,400	\$24,000
2:	1	2	1	1	Unfurnished	\$1,250	\$15,000	\$24,000
3:	1	2	1	1	Unfurnished	\$1,300	\$15,600	\$24,000
4:	1	2	1	1	Unfurnished	\$1,850	\$22,200	\$24,000
5:	1	2	1	1	Unfurnished	\$1,300	\$15,600	\$24,000
6:	1	2	1	1	Unfurnished	\$1,300	\$15,600	\$24,000

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Drapes:
- Patio:
- Ranges: 6
- Refrigerator: 0
- Wall AC: 6

- Disposal: 6

Additional Information

- Trust sale
- 83 - Fullerton area
- Orange County
- Parcel # 07151105

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 •

List / Sold:

\$3,299,000/\$3,100,000 ↓

60 days on the market

Listing ID: OC21039967

1775 Orange Ave • Costa Mesa 92627

7 units • **\$471,286/unit** • **4,586 sqft** • **14,375 sqft lot** • **\$675.97/sqft** • **Built in 1960**

Rochester and Orange



Motivated Seller!! Bring Your Offer...Gated 7 unit investment opportunity in prime Eastside Costa Mesa near the highly desirable 17th St. Sprawling lot of over 14,000 sq.ft. Well-maintained 6 unit building includes a mix of 1 bedroom + den/1 bath. All units have been remodeled including new windows. Several units feature upgraded kitchens and bathrooms with granite countertops. Also attached to the building is an onsite laundry room. Each unit has a dedicated water heater and is separately metered for gas and electric. The 7th unit is a detached and upgraded home with 2 bedrooms/1.5 baths; remodeled throughout including high-end kitchen and bath amenities. This home also features A/C and inside washer/dryer hookups. Attached is an oversized deck with built-in fire pit. Large parking area with plenty of onsite spots. This unique investment opportunity is conveniently located near restaurants and shopping along 17th St. and Newport Blvd., 55 freeway close by, the beach, Hoag Hospital, and Newport Aquatic Center. ****No interior showings and do not walk the property!!****

Facts & Features

- Sold On 05/27/2021
- Original List Price of \$3,399,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Laundry: Community, Gas Dryer Hookup, Washer Hookup
- \$146400 Gross Scheduled Income
- \$114000 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,900
- Electric: \$874.00
- Gas: \$900
- Furniture Replacement:
- Trash: \$3,600
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management: 4000
- Water/Sewer: \$2,164
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	0	Unfurnished	\$1,600	\$9,600	\$10,800
2:	1	2	1	0	Unfurnished	\$2,600	\$2,600	\$3,000

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

- C5 - East Costa Mesa area
- Orange County
- Parcel # 42541511

Michael Lembeck

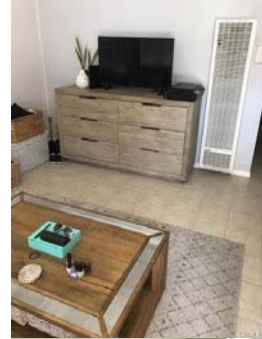
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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List / Sold:

Closed •**\$1,900,000/\$1,830,000** ↓

42 days on the market

2209 E Westport Dr • Anaheim 92806
8 units • **\$237,500/unit** • **4,958 sqft** • **9,090 sqft lot** • **\$369.10/sqft** •
Built in 1960

Listing ID: PW21059376

South of Lincoln Ave & East of State College Blvd

We are pleased to present 2209 E. Westport Drive, a pride of ownership 8-unit investment opportunity located in the in-demand rental market of Anaheim. Built in 1960, the subject property consists exclusively of one bedroom/one bathroom units. The property offers amenities including security doors, a shared courtyard, an onsite laundry facility and (4) double-car garages and (4) open parking spaces for a 1.5:1 parking ratio. The Westport Drive apartments offers exceptional curb appeal from its recent exterior renovation that included fresh exterior paint, new garage doors and majority new windows paired with attractive landscaping. Step inside and find that several of the interiors have been renovated with upgrades to kitchens, bathrooms and flooring which are highly desirable to current and future tenants. Tenants also enjoy the property's walking distance to a major retail center and close proximity to the trendy and urban Anaheim Packing District. Furthermore, the Westport Apartments is just over 3 miles to Disneyland, a major employer to the citizens of Anaheim and a favorite local attraction. Through continued modernization of remaining units and increased rents, this investment opportunity offers a strong long-term hold strategy with exceptional growth potential for any type of investor.

Facts & Features

- Sold On 05/28/2021
- Original List Price of \$1,900,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- Laundry: Community
- Cap Rate: 3.4
- \$108276 Gross Scheduled Income
- \$65425 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$39,603
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,983
- Maintenance: \$5,251
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$7,254
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1	1	Unfurnished	\$1,129	\$9,032	\$1,500

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Orange County
- Parcel # 08344113

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

