

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	IV24011994	S	8041 18th ST	WTM	65	TPAP	2	\$0		\$960,000	\$347.20	2765	1961/PUB	8,233/0.189	N	1	05/30/24	27/27
2	OC24066901	S	14311 Green Valley DR	TUS	71	STD	2	\$42,000		\$1,175,000	\$588.09	1998	1964/ASR	5,902/0.1355	N	2	05/30/24	12/12
3	PW24027328	S	535 E Van Bibber AVE	ORG	OTO	STD	2	\$64,440		\$1,375,000	\$669.10	2055	1919/ASR	6,900/0.1584	N	2	05/30/24	51/51
4	OC24044325	S	120 E Mariposa	SC	SW	STD	2	\$79,200		\$1,375,000	\$916.67	1500	1953/ASR	3,920/0.09	N	2	05/30/24	70/70
5	PW24027564	S	1212 E Sycamore ST	ANA	78	STD	3	\$4,200		\$750,000	\$519.39	1444	1944/ASR	8,242/0.1892	N	0	05/31/24	36/36
6	OC23146983	S	102 W Avenida Santiago	SC	SW	STD	3	\$121,440		\$2,400,000	\$775.95	3093	1960/PUB	5,663/0.13	N	3	05/30/24	268/268
7	OC24076932	S	33972 Malaga DR	DP	LT	STD	4	\$84,600		\$2,350,000	\$481.85	4877	1973/ASR	4,718/0.1083	N	4	05/29/24	13/13
8	PW24078264	S	2026 N Park LN	ORG	RVB	STD	4	\$106,332	4	\$1,815,000	\$413.06	4394	1975/ASR	9,148/0.21	N	5	05/28/24	25/25
9	PW24050853	S	12891 128 Adelle ST	GG	699	STD	5	\$96,324	4	\$1,545,000	\$562.02	2749	1939/ASR	12,173/0.2795	N	0	05/29/24	3/3
10	PW23194489	S	243 Avenida Montalvo	SC	SW	TRUS	6	\$137,580		\$3,080,000	\$546.78	5633	1971/ASR	6,970/0.16	N	1	05/28/24	178/178
11	OC24046070	S	125 16th ST	HB	15	STD	18	\$514,067		\$8,650,000	\$547.16	15809	1971/ASR	17,424/0.4	N	24	05/29/24	17/17

Closed • Duplex

List / Sold: **\$935,000/\$960,000** ↑

8041 18th St • Westminster 92683

27 days on the market

2 units • \$467,500/unit • 2,765 sqft • 8,233 sqft lot • \$347.20/sqft •

Listing ID: IV24011994

Built in 1961

Main Cross Streets: Beach Blvd. & 18th St. Head North on Beach Blvd., then head East on 18th St.



This property has two houses on one lot. The front structure has three bedrooms and two bathrooms with approximately 1,900 square feet of living space. The rear structure is a one bedroom one bath with approximately 865 square feet of living space. There is ample off street parking. The both structures have illegally constructed additions and alterations that must be demolished or made legal. There is an active code enforcement case and the buyer may be required to enter into a rehabilitation agreement with the city in order to complete repairs. The property is being sold in it's As-Is, Where-Is condition, the seller is exempt from disclosure. All diligence is the responsibility of the buyer.

Facts & Features

- Sold On 05/30/2024
- Original List Price of \$935,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace
- \$1,114 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside, See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Range Hood

Exterior

- Lot Features: Lot 6500-9999, Rectangular Lot, Level
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525709
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Third Party Approval sale
- Buyer Agency Compensation: 2%

- 65 - N of Blsa, S of GGrv, E of Bch, W of Brookhrs area
- Orange County
- Parcel # 09706109

Michael Lembeck

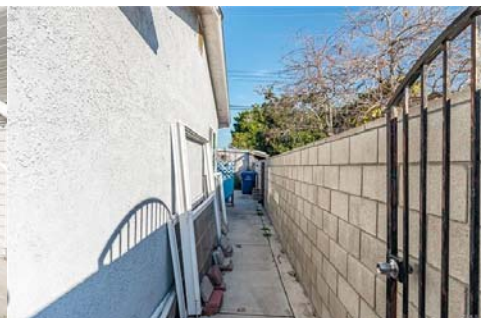
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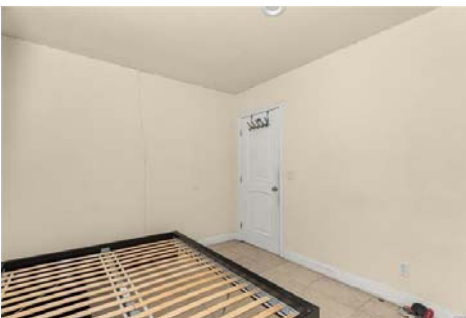
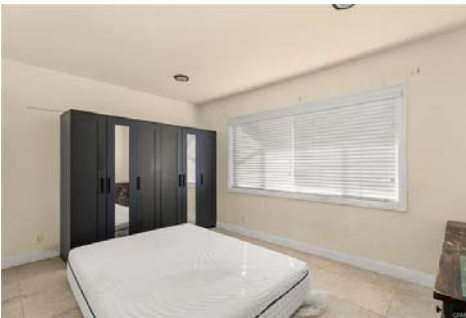
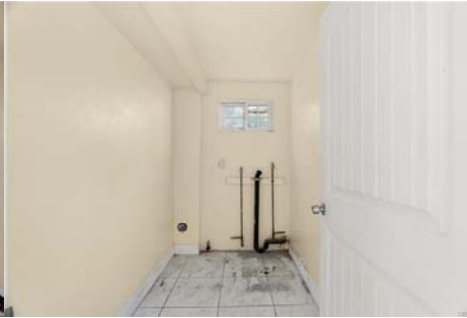
Citivest Realty Services, Inc

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

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Closed • Duplex

List / Sold:

\$1,175,000/\$1,175,000

12 days on the market

Listing ID: OC24066901

14311 Green Valley Dr • Tustin 92780

**2 units • \$587,500/unit • 1,998 sqft • 5,902 sqft lot • \$588.09/sqft •
Built in 1964**

From Red Hill, turn onto Mitchell and then onto Green Valley Dr.



Professional Photography (Interior/Exterior) will be added soon. Very rare investment opportunity located on a quiet cul-de-sac in the heart of Tustin. Each unit in this duplex features 2 bedrooms, 2 full bathrooms, 1 car garage, laundry, nearly 1,000 sqft of living space, and outdoor patio space. Both sides were recently remodeled by the long time owner. These units have been very well cared for throughout the years, and rents are well under market prices. This Duplex is in an ideal location, close to shopping, parks, schools and freeways.

Facts & Features

- Sold On 05/30/2024
- Original List Price of \$1,175,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$696 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$42000 Gross Scheduled Income
- \$38950 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile, Vinyl
- Other Interior Features: Granite Counters

Exterior

- Lot Features: Level with Street, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,050
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$650
- Cable TV: 02064433
- Gardener:
- Licenses:
- Insurance: \$1,300
- 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:	2	2	2	1	Unfurnished	\$3,400		\$6,000

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 71 - Tustin area
- Orange County
- Parcel # 43209143

Michael Lembeck

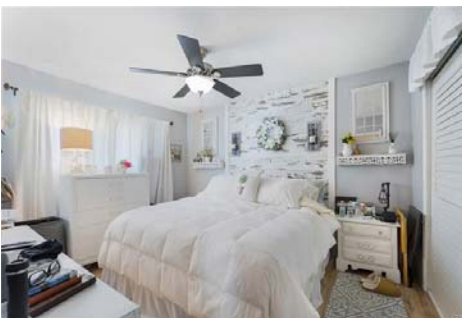
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Closed • Duplex

List / Sold:

\$1,375,000/\$1,375,000 ↓

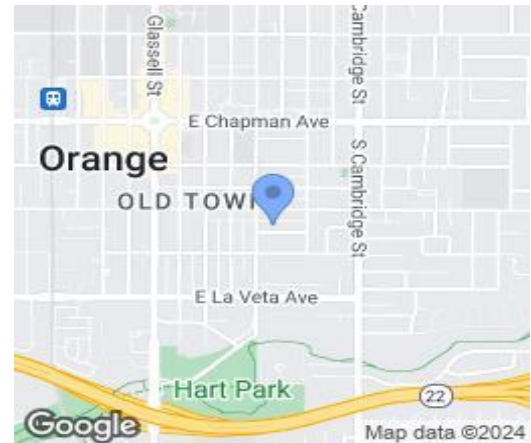
51 days on the market

Listing ID: PW24027328

535 E Van Bibber Ave • Orange 92866

2 units • \$687,500/unit • 2,055 sqft • 6,900 sqft lot • \$669.10/sqft • Built in 1919

Cross Streets: South Shaffer Street and East Palmyra Avenue



2 HOMES ON ONE LOT IN OLD TOWNE ORANGE HISTORIC DISTRICT! This rare property consists of a charming front craftsman home built in 1919 with 2 bedrooms, 1 bathroom and modern amenities such as central heat and air conditioning, dual paned windows, indoor washer/dryer hookups and more. There is a small storage area connected to the rear of the front home. Per the assessor's office, the rear home was built in 1981 and has 862 square feet. Approximately 10 years ago the rear home was extensively remodeled. It was originally a 2 bedroom, 1 bathroom dwelling but the current owner modified the home and it now is a 1 bedroom, 1 bathroom home with a living room, remodeled kitchen with giant center island, extensive travertine flooring, crown moldings, custom sliding entry doors, remodeled bathroom, central heat and air conditioning, washer/dryer hookups in the garage and a newer roof. Both the front and back units have their own exterior living spaces. The front home has a front yard, front porch and covered side patio. The rear home has a beautifully landscaped patio area LED lighting, natural gas firepit and an approximately 200 square foot covered patio with 2 Bahama style fans. There is a 2 car garage behind the rear unit which opens into the alley behind the property. The two homes are separated by a gated fence. This stunning property is near Chapman University and is located within walking distance to Old Towne Orange and all the dining, shopping and entertainment it offers!

Facts & Features

- Sold On 05/30/2024
- Original List Price of \$1,399,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$522 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, In Garage, Inside, Washer Hookup
- \$64440 Gross Scheduled Income
- \$61940 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Entry, Family Room, Kitchen, Laundry, Main Floor Bedroom
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Level with Street, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01888918
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,725	\$2,725	\$2,725
2:	1	1	1	2	Unfurnished	\$2,645	\$2,645	\$2,645

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
 - Buyer Agency Compensation: 2.5%
- OTO - Old Towne Orange area
 - Orange County
 - Parcel # 39042120

Michael Lembeck

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

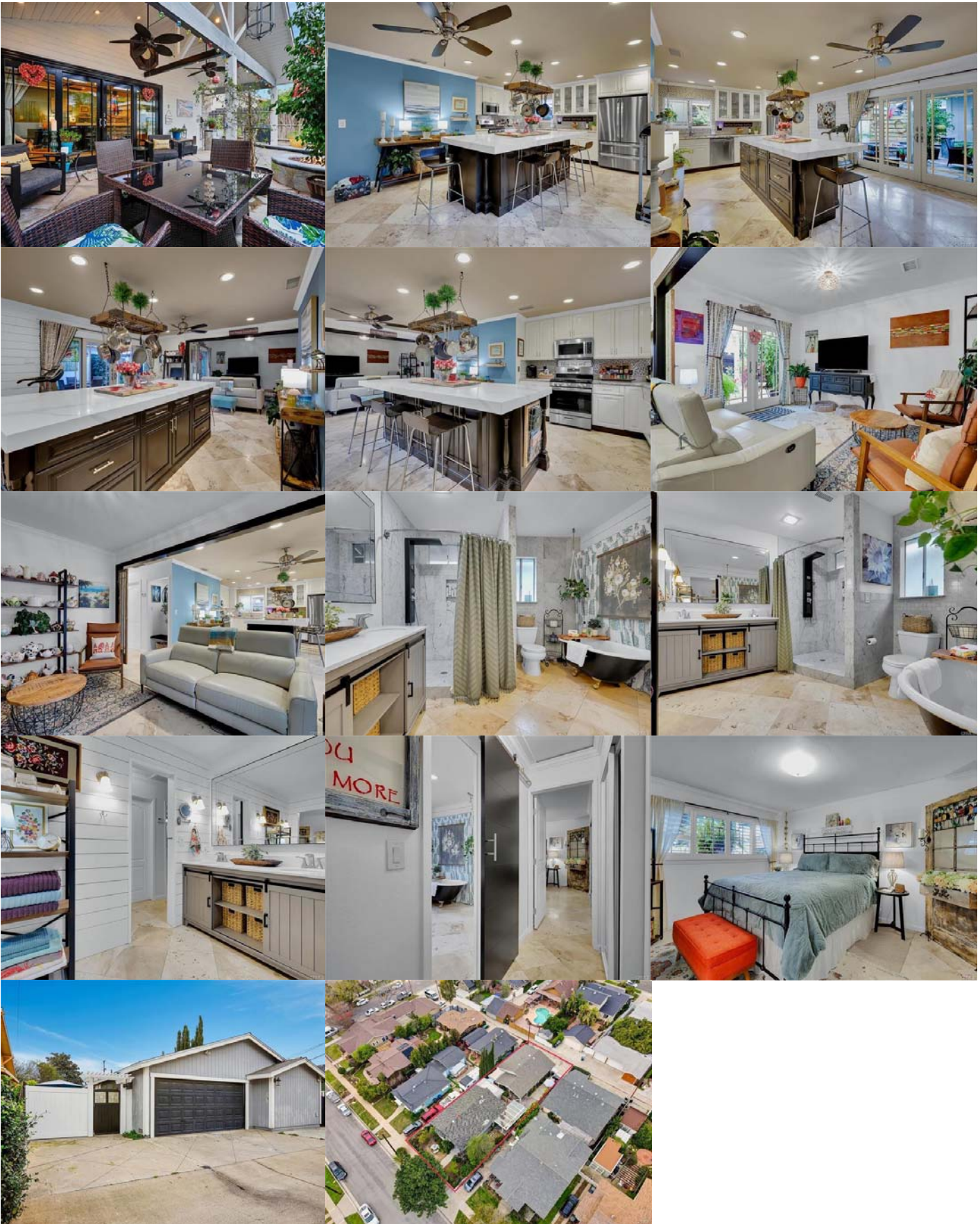
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Closed • Duplex

List / Sold:

\$1,399,999/\$1,375,000 ↓

70 days on the market

Listing ID: OC24044325

120 E Mariposa • San Clemente 92672

**2 units • \$700,000/unit • 1,500 sqft • 3,920 sqft lot • \$916.67/sqft •
Built in 1953**

N El Camino Real and Palizada



Welcome to your dream home in San Clemente, California! This stunning 2-unit property offers an unparalleled opportunity to embrace coastal living at its finest. Boasting breathtaking ocean views, this home has been meticulously remodeled from top to bottom, promising a lifestyle of luxury and comfort. As you step inside, you'll be greeted by a fresh and modern interior featuring all-new doors, windows, and vinyl flooring throughout. Every inch of this home has been carefully curated, with new paint adding a touch of elegance to every room. The bathrooms have been completely revamped, showcasing new tubs, tile, vanities, and toilets, while the addition of new lighting illuminates the space with warmth and style. The heart of the home lies in the renovated kitchens, where no detail has been spared. New cabinets, quartz countertops, and stainless steel appliances create a gourmet atmosphere, while custom tile backsplashes add a pop of personality to the space. Whether you're cooking for family or entertaining guests, these kitchens are sure to impress even the most discerning chefs. Outside, the updates continue with a refreshed 2-car garage boasting new epoxy flooring, garage doors, and openers. The hardscape surrounding the home has also been renewed, providing a seamless transition between indoor and outdoor living spaces. Imagine sipping your morning coffee on the patio, basking in the ocean breeze and ocean views that stretch as far as the eye can see. Perfect for investors or those seeking additional income, this 2-unit property offers endless possibilities. Whether you choose to rent out both units long-term or explore the lucrative world of short-term rentals, this home promises an exceptional return on investment. Plus, with its prime location within walking distance to downtown San Clemente and the beach, you'll have easy access to shopping, dining, and recreation opportunities at your fingertips. Don't miss your chance to own a piece of paradise in one of Southern California's most coveted coastal communities. Schedule a showing today and discover the endless potential awaiting you at this remarkable San Clemente home!

Facts & Features

- Sold On 05/30/2024
- Original List Price of \$1,679,900
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Ductless, Electric, ENERGY STAR Qualified Equipment, Heat Pump, High Efficiency
- Heating: Ductless, Electric, ENERGY STAR Qualified Equipment, Heat Pump, High Efficiency
- \$27 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Gas Dryer Hookup, Individual Room, Washer Hookup
- \$79200 Gross Scheduled Income
- \$79200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Entry, Great Room, Main Floor Bedroom, Primary Bathroom
- Floor: Vinyl
- Appliances: Built-In Range, Dishwasher, Disposal, Gas Water Heater, Microwave
- Other Interior Features: Copper Plumbing Full, Open Floorplan, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Gentle Sloping, Level, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Fair Condition, New Condition, Wood
- Sewer: Public Sewer, Sewer Paid
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$3,300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$50
- Cable TV: 01897290
- Gardener:
- Licenses:

- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- SW - San Clemente Southwest area
- Orange County
- Parcel # 05714115

Michael Lembeck

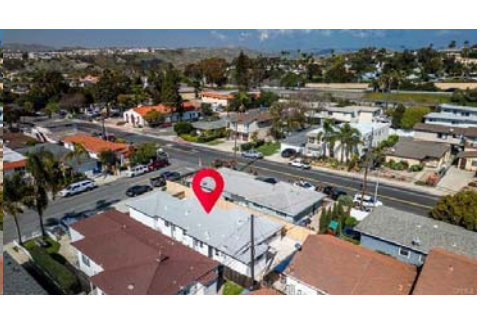
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: OC24044325

Printed: 06/02/2024 9:09:24 AM



Now available, prime investment property centrally located within 10 minutes of Orange County’s most popular tourist destinations including Disneyland, Honda Center, Angel Stadium, and the Anaheim Convention Center. This Triplex is divided / upstairs 748 sqft 2 Bedroom and 1 bathroom, downstairs 2 units each 348 sqft 1 Bedroom and 1 Bathroom perfect for establishing short- or long-term rental units or for large families looking for greater individual privacy. The lot features a large backyard for ample parking space or for development into any imaginable amenity or garden. Your imagination is the limit with this 8200+ Lot(src) property!

Facts & Features

- Sold On 05/31/2024
 - Original List Price of \$1,050,000
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - \$377 (Estimated)
 - SellerConsiderConcessionYN:
- \$4200 Gross Scheduled Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Living Room

Exterior

- Lot Features: Walkstreet
- Fencing: Block
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01231976
 - Gardener:
 - Licenses:
- Insurance: \$1,460
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

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
- Buyer Agency Compensation: 1.5%

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03530128

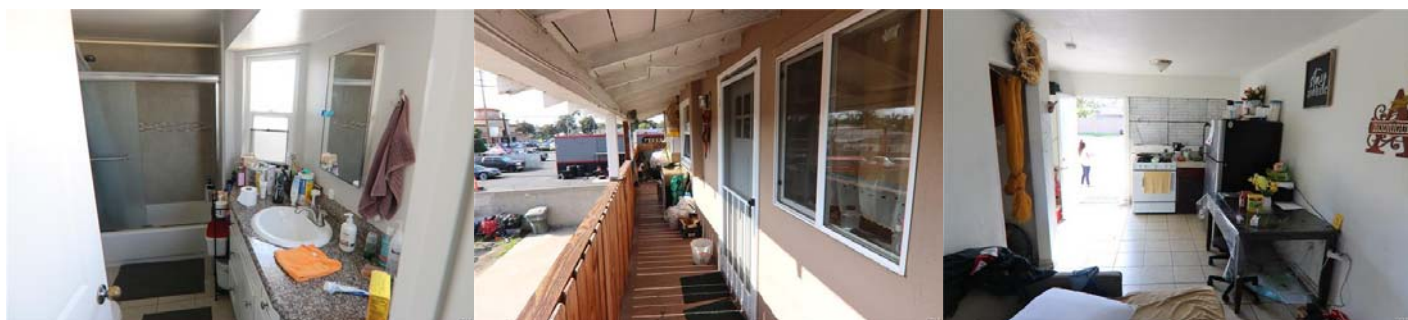
Michael Lembeck

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Newport Beach, 92660

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Closed • Triplex

List / Sold:

\$2,495,000/\$2,400,000 ↓

268 days on the market

Listing ID: OC23146983

102 W Avenida Santiago • San Clemente 92672

3 units • \$831,667/unit • 3,093 sqft • 5,663 sqft lot • \$775.95/sqft •
Built in 1960

El Camino Real -> W Avenida Santiago



Rare opportunity for a Mid Century Modern multi residential income property, with ocean views, in a highly desirable SouthWest San Clemente, primarily Residential location! Tri-plex configured with two Upper level units featuring a 3 Bed/2 Bath & 2 Bed/1 Bath with balconies and spanning ocean views. The downstairs unit offers a 2 Bed/1 Bath with private patio space. Each unit has its own garage space. Additional income potential. Walking distance to San Clemente's finest beaches, local dining, and shopping.

Facts & Features

- Sold On 05/30/2024
- Original List Price of \$2,995,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Wall Furnace
- \$31 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$121440 Gross Scheduled Income
- \$94900 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Balcony

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Front Yard, Landscaped, Walkstreet
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$26,540
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,440
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$3,300	\$3,300	\$3,850
2:	1	2	1	1	Unfurnished	\$2,860	\$2,860	\$3,350
3:	1	2	1	1	Unfurnished	\$2,420	\$2,420	\$3,250

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.125%

- SW - San Clemente Southwest area
- Orange County
- Parcel # 69215224

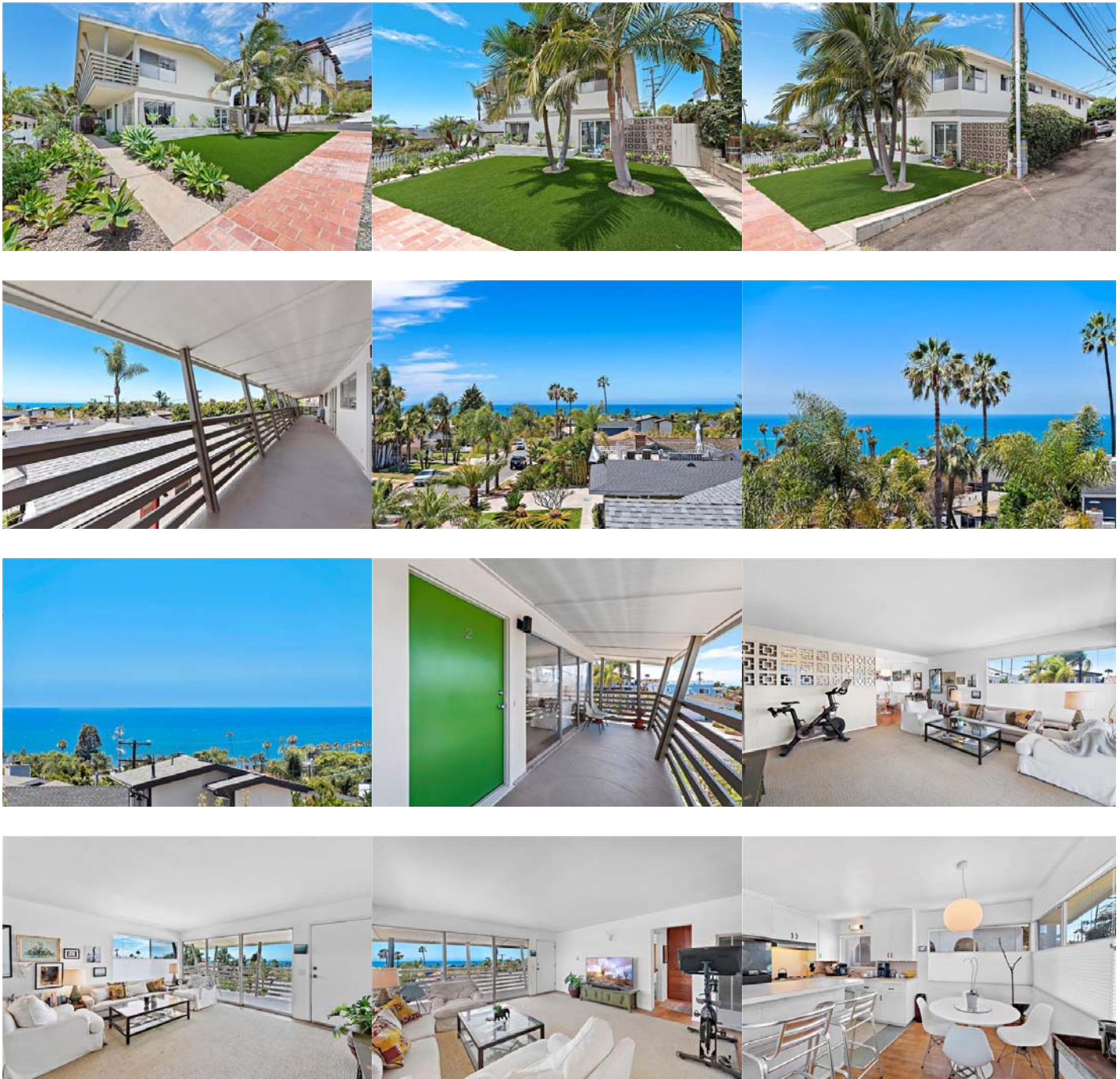
Michael Lembeck

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

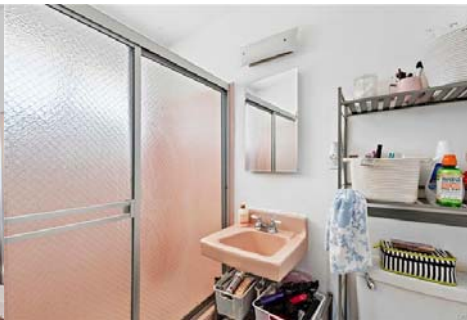
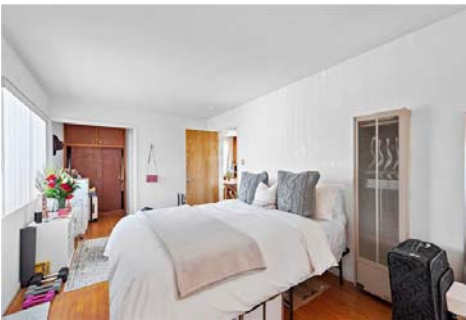
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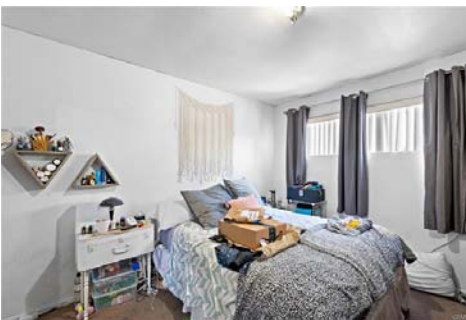
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Closed • [Quadruplex](#)

List / Sold:

\$2,099,900/\$2,350,000 ↑

33972 Malaga Dr • Dana Point 92629

13 days on the market

4 units • \$524,975/unit • 4,877 sqft • 4,718 sqft lot • \$481.85/sqft • Built in 1973

Listing ID: OC24076932

Up PCH, Right on Malaga



Welcome to your future investment opportunity in Dana Point! This charming 4-plex offers a prime location, nestled in the heart of Dana Point's vibrant community and just a stone's throw away from the majestic ocean. Situated in an amazing location, this multi-family investment property presents an incredible opportunity for investors seeking a highly sought-after asset. Each unit is individually metered, ensuring ease of management and maximizing rental potential. Convenience is key, with a garage provided for each unit, offering tenants secure parking and additional storage space. Additionally, the community laundry facilities enhance the appeal for potential renters. This corner property boasts not only a fantastic location but also proximity to downtown Dana Point, making it a desirable choice for tenants looking to enjoy the local amenities, restaurants, and entertainment options within walking distance. Don't miss out on this exceptional opportunity to invest in Dana Point's thriving real estate market. Whether you're a seasoned investor or exploring your first venture, this 4-plex promises both financial stability and the chance to own a piece of paradise by the sea.

Facts & Features

- Sold On 05/29/2024
- Original List Price of \$2,099,900
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$3,087 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Community
- \$84600 Gross Scheduled Income
- \$84600 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room, Primary Bathroom, Primary Bedroom
- Floor: Carpet, Laminate
- Appliances: Dishwasher, Gas Cooktop, Microwave, Refrigerator

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Paved, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01926151
- 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	\$1,650	\$1,650	\$2,200

2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,900
3:	1	2	2	1	Unfurnished	\$3,300	\$3,300	\$3,300
4:	1	2	2	1	Unfurnished	\$2,100	\$2,100	\$3,300

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- LT - Lantern Village area
 - Orange County
 - Parcel # 68225314

Michael Lembeck

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

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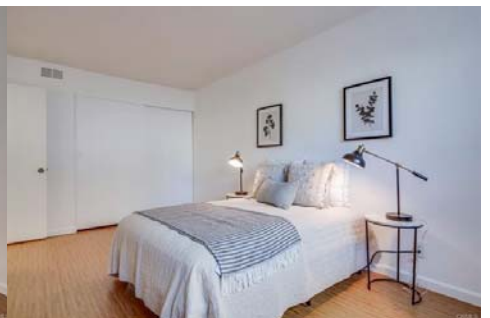
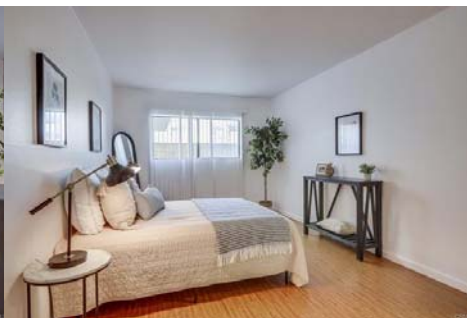
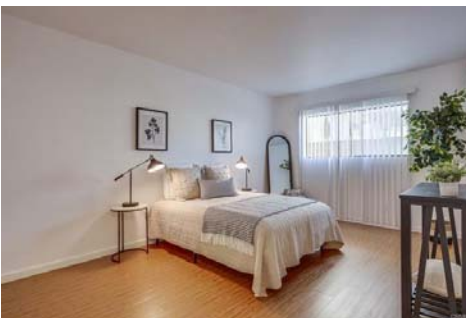
State License #: 01875823
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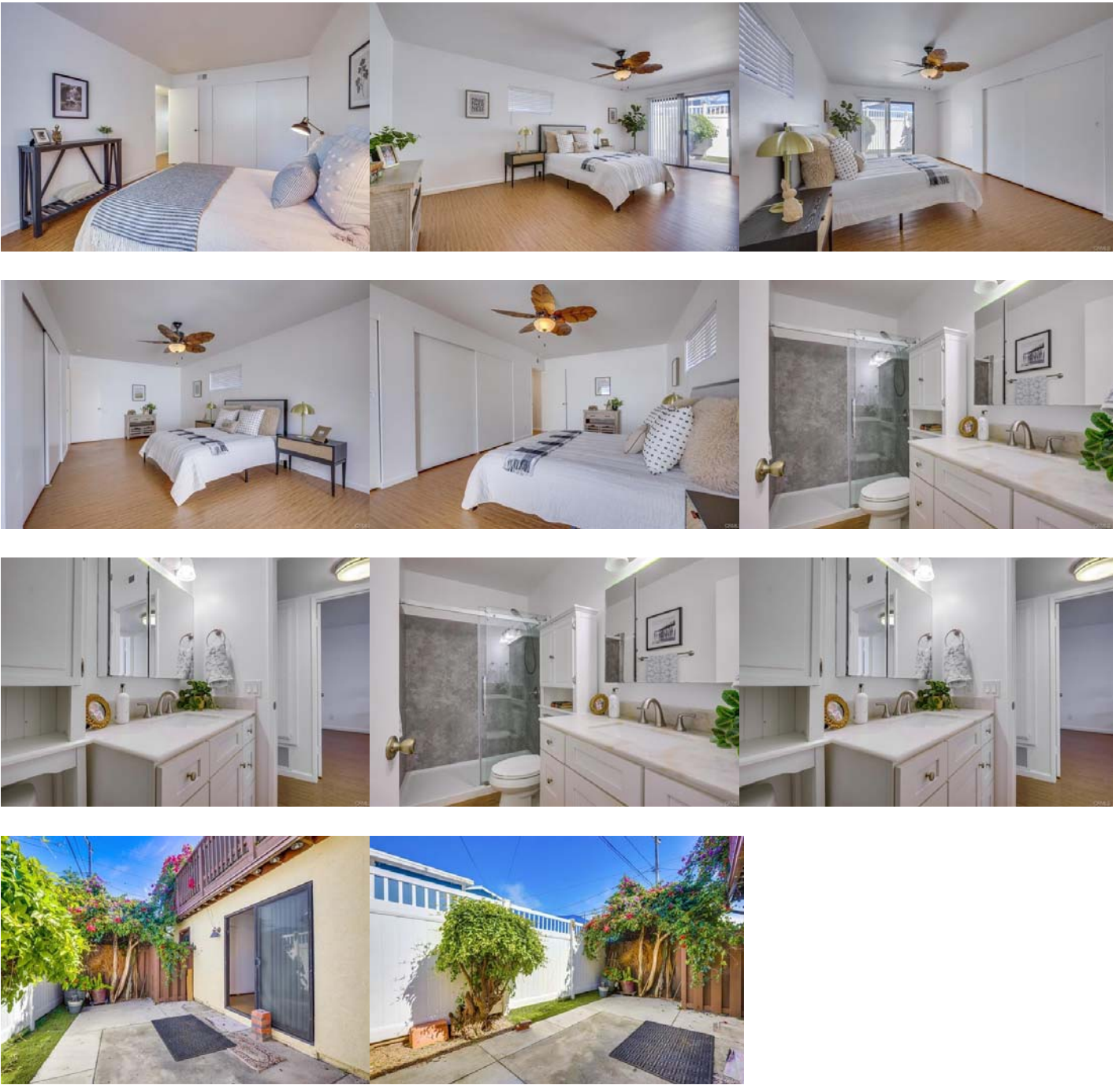
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Closed • **Quadruplex**

List / Sold:

\$1,875,000/\$1,815,000 ↓

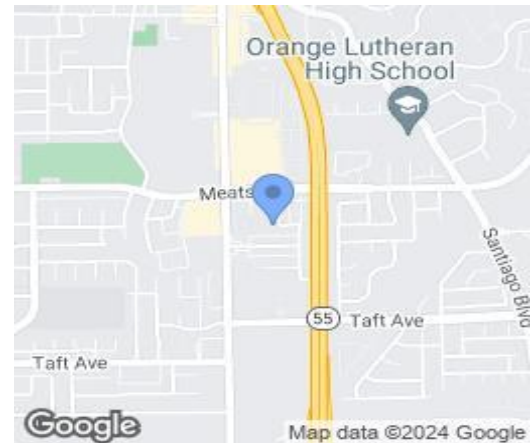
25 days on the market

Listing ID: PW24078264

2026 N Park Ln • Orange 92865

4 units • \$468,750/unit • 4,394 sqft • 9,148 sqft lot • \$413.06/sqft • Built in 1975

South of Meats Avenue and West of the 55 freeway



The Park Lane Apartments, are a recently renovated, Covington style 4-plex located within the Villa Park school district in the city of Orange. The subject property has recently received over \$125,000 in renovations including new exterior paint, new windows, new landscaping, exterior lighting and new air conditioning condensers. The building is comprised of four nicely appointed units: 1 (3+2.5 TH), 1 (2+2), and 2 (2+1.5 TH). Constructed in 1975, the subject property has 4,394 rentable square feet and sits atop a 9,360 square foot lot. Three of the four units are townhome style with an upstairs downstairs floor plan. All 4 have enclosed patio areas and have access to a gated back yard area. There are 5 large enclosed garages at the property along with two additional spaces. Each of the apartments is separately metered for gas and electric and has central A/C. An onsite laundry room brings in additional income. The Park Lane Apartments present a unique opportunity for an owner occupant or investor to purchase a turn key apartment asset in a sought-after rental neighborhood in the city of Orange.

Facts & Features

- Sold On 05/28/2024
- Original List Price of \$1,875,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 3.8
- \$106332 Gross Scheduled Income
- \$71329 Net Operating Income
- 55 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$33,518
- Electric: \$1,250.00
- Gas: \$1,250
- Furniture Replacement:
- Trash: \$1,250
- Cable TV: 01527235
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance: \$5,210
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,250
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,670	\$1,670	\$3,300
2:	1	2	2	1	Unfurnished	\$2,047	\$2,047	\$2,500
3:	1	2	2	1	Unfurnished	\$1,917	\$1,917	\$2,500
4:	1	2	2	1	Unfurnished	\$2,047	\$2,047	\$2,500

Of Units With:

- Separate Electric: 55
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 4
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- RVB - Riverbend area
- Orange County
- Parcel # 37213121

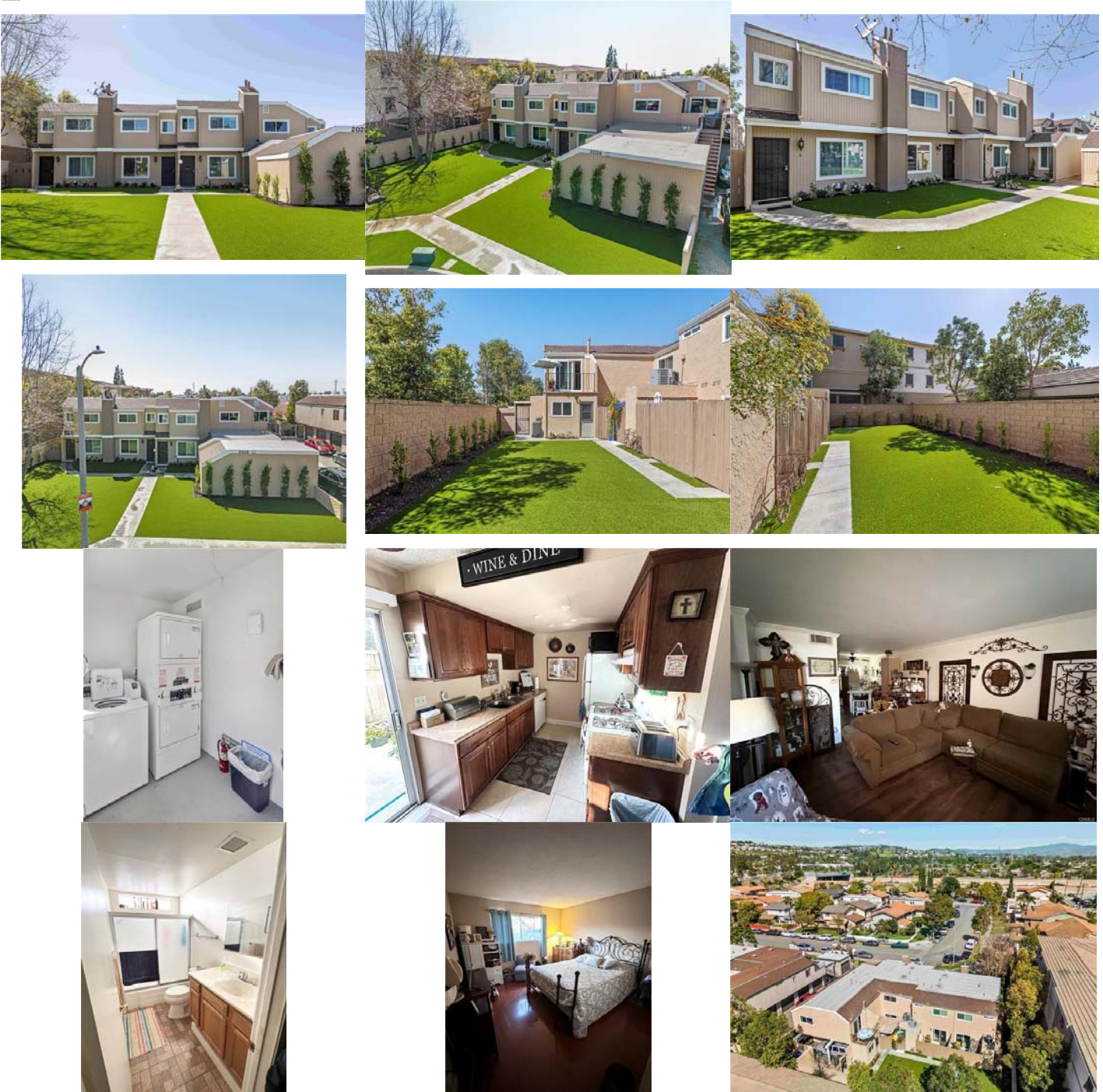
Michael Lembeck

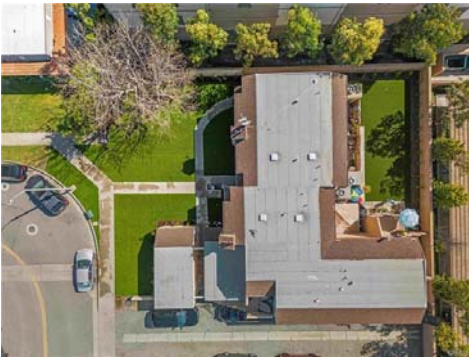
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Cell Phone: 714-742-3700

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CUSTOMER FULL: Residential Income LISTING ID: PW24078264

Printed: 06/02/2024 9:09:28 AM

Closed • Apartment

List / Sold:

\$1,395,000/\$1,545,000 ↑

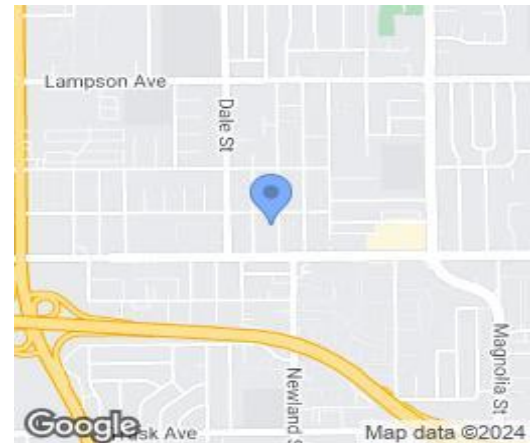
3 days on the market

Listing ID: PW24050853

12891 12893 Adelle St • Garden Grove 92841

5 units • \$279,000/unit • 2,749 sqft • 12,173 sqft lot • \$562.02/sqft •
Built in 1939

North of Garden Grove Blvd and East of Dale St.



Pleased to present 12891 & 12893 Adelle Street, Garden Grove, CA. A unique investment opportunity in the heart of the vibrant Koreatown neighborhood, just minutes away from the lively atmosphere of Little Saigon. The first component of this property is a charming single-story single-family home, providing a comfortable and private living space. Complementing the single-family home is a single-story fourplex on the adjacent lot, featuring (4) well-appointed one-bedroom/one-bathroom units. Investors will find immense potential in the redevelopment possibilities offered by the GGMU-2 zoning. The single-family house presents an excellent opportunity for transformation or expansion, allowing for creative and strategic redevelopment plans. Capitalize on the potential to enhance the property's value and maximize returns by exploring various development options. Don't miss the chance to be a part of the thriving Garden Grove community and seize the potential for growth and development at 12891 & 12893 Adelle Street. Whether you are an investor looking for a promising project or a homeowner seeking a unique property with development potential, this offering is sure to capture your attention. Explore the possibilities and make your mark in this dynamic and evolving neighborhood.

Facts & Features

- Sold On 05/29/2024
- Original List Price of \$1,395,000
- 2 Buildings
- Levels: Three Or More
- 6 Total parking spaces
- 0 Total carport spaces
- \$1,573 (Estimated)
- SellerConsiderConcessionYN:
- Cap Rate: 4.4
- \$96324 Gross Scheduled Income
- \$60874 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$32,560
- Electric: \$1,023.80
- Gas: \$1,024
- Furniture Replacement:
- Trash: \$1,024
- Cable TV: 01220368
- Gardener:
- Licenses:
- Insurance: \$3,420
- Maintenance: \$4,672
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,024
- Other Expense: \$750
- Other Expense Description: misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,870	\$1,870	\$2,350
2:	4	1	1	0	Unfurnished	\$1,539	\$6,156	\$1,995

Of Units With:

- Separate Electric: 5
- Drapes:

- Gas Meters: 5
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

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

- 699 - Not Defined area
- Orange County
- Parcel # 13347203

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CUSTOMER FULL: Residential Income LISTING ID: PW24050853

Printed: 06/02/2024 9:09:28 AM

Closed • **Commercial/Residential**

List / Sold:

\$3,200,000/\$3,080,000 ↓

243 Avenida Montalvo • **San Clemente 92672**

178 days on the market

6 units • **\$533,333/unit** • **5,633 sqft** • **6,970 sqft lot** • **\$546.78/sqft** •
Built in 1971

Listing ID: PW23194489

I-5 S to Avenida Calafia in San Clemente. Take exit 73 from I-5 S - Drive to Avenida Montalvo



Nestled in the coastal charm of San Clemente, 243 Avenida Montalvo stands as a meticulously maintained investment opportunity. Comprising six individual units, this apartment complex is a testament to well-cared-for real estate. Each unit comes complete with its own single-car garage for added convenience and privacy. Residents will appreciate the short and easy stroll to the beach, making coastal living a daily reality. Enhancing the appeal of these units are dual-pane windows that not only provide efficient insulation but also lend a modern touch to the property. For those seeking captivating vistas, the back units offer ocean views, providing a serene backdrop to everyday life. A vinyl fence surrounds the property, providing security and a polished look. The apartment units themselves vary, accommodating diverse living preferences. Apt. 1 through Apt. 4 each boast two bedrooms and 1.5 baths, providing spacious and comfortable living spaces. Meanwhile, Apt. 5 offers a two-bedroom and one-bath configuration, while Apt. 6 stands as a cozy one-bedroom, one-bath unit. Whether it's the allure of the beach, the convenience of single-car garages, or the potential for investment income, 243 Avenida Montalvo presents a versatile and well-maintained opportunity for those looking to make the most of San Clemente's coastal lifestyle.

Facts & Features

- Sold On 05/28/2024
- Original List Price of \$3,300,000
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- \$44 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$137580 Gross Scheduled Income
- \$42120 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

Interior

- Rooms: Living Room

Exterior

- Lot Features: Back Yard
- Security Features: Smoke Detector(s)
- Fencing: Average Condition, Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,955
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,111
- Cable TV: 00616212
- Gardener:
- Licenses: 40
- Insurance: \$4,559
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,945
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,900	\$1,900	\$2,900
2:	1	2	2	1	Unfurnished	\$2,195	\$2,195	\$2,900
3:	1	2	2	1	Unfurnished	\$1,750	\$1,750	\$2,900

4:	1	2	2	1	Unfurnished	\$1,800	\$1,800	\$2,900
5:	1	2	1	1	Unfurnished	\$2,095	\$2,095	\$2,500
6:	1	1	1	1	Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Trust sale
 - Buyer Agency Compensation: 2%
- SW - San Clemente Southwest area
 - Orange County
 - Parcel # 06014105

Michael Lembeck

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

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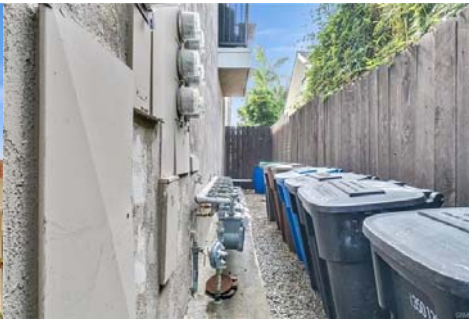
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Closed • **Commercial/Residential**

List / Sold:

\$8,990,000/\$8,650,000 ↓

17 days on the market

Listing ID: OC24046070

125 16th St • Huntington Beach 92648

18 units • \$499,444/unit • 15,809 sqft • 17,424 sqft lot • \$547.16/sqft • Built in 1971

Pacific Coast Hwy to 16th Street, turn north. Building is just 180 feet from PCH.



Beachwood Apartments is a rare offering being the largest building presently available in Huntington Beach and the closest to the sand. It is located in the 100 block of Downtown Huntington Beach (built on 6 legal lots) and is less than 200 feet from Pacific Coast Highway. This is an owner-user area with the majority of nearby dwellings being condominiums from \$1,000,000 to \$1,750,000 and SFRs in the \$2,000,000 to \$6,000,000 range. High income tenants are naturally drawn to this building by nearby attractions including: The soft sands & rideable waves of Surf City, blufftop park/bike path, Beach Playground, Pier, Main Street Village, restaurants, shopping, entertainment, and numerous events (4th of July parade & fireworks, US Open of Surfing, Pacific Airshow, & more). This is the first time the property has been offered for sale in 40 years and is arguably the best investment opportunity for upside rental potential in coastal Orange County. The mix of units includes (two) 3 BR – 2BA units, (three) 2BR – 2BA units, (eleven) 2BR – 1BA units, and (two) 1BR – 1BA units... several units have partial ocean views. 24 Garage Spaces. Built in 1971, and individually metered for gas & electric. The building is only 8 blocks from award winning Elementary & Middle Schools – 12 blocks from Huntington Beach High School (which offers the Academy of Performing Arts and Nationally Ranked athletics programs).

Facts & Features

- Sold On 05/29/2024
- Original List Price of \$8,990,000
- 1 Buildings
- Levels: Two
- 24 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$514067 Gross Scheduled Income
- \$303221 Net Operating Income
- 18 electric meters available
- 18 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Rectangular Lot, Sprinkler System
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$195,488
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$5,353
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$13,500
- Maintenance:
- Workman's Comp:
- Professional Management: 19948
- Water/Sewer: \$5,063
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	1	Unfurnished	\$1,918	\$3,836	\$4,800
2:	11	2	1	1	Unfurnished	\$2,374	\$26,114	\$35,750

3:	3	2	2	1	Unfurnished	\$2,304	\$6,912	\$10,200
4:	2	3	2	1	Unfurnished	\$3,400	\$6,800	\$7,200
# Of Units With:								
• Separate Electric: 18 • Gas Meters: 18 • Water Meters: 1 • Carpet: • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC:			

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 15 - West Huntington Beach area
 - Orange County
 - Parcel # 02316703

Michael Lembeck

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