

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	OC23050229	S	17200 Newhope ST #204	FV	16	STD	2	\$57,600	6	\$705,000 	\$437.34	1612	1986/ASR		N	1	05/30/23	29/29
2	PW23009021	S	317 S Bush ST	ANA	78	STD	2	\$69,600		\$1,069,000 	\$562.63	1900	1924/BLD	7,840/0.18	N	1	05/31/23	102/102
3	OC23053224	S	26566 Calle Lorenzo	SJ	JN	STD	2	\$0		\$1,400,000 	\$518.52	2700	1980/ASR	10,800/0.2479	N	3	06/02/23	31/31
4	OC23047184	S	307 Seal Beach BLVD	SLB	1A	TRUS	3	\$0		\$1,675,000 	\$1,046.88	1600	1953/ASR	3,920/0.09	N	2	05/31/23	38/38
5	PW23064625	S	8632 La Salle ST	CYP	57	STD	3	\$110,400		\$1,650,000 	\$494.01	3340	1981/PUB	10,019/0.23	N	4	05/30/23	6/59
6	NP23076344	S	2828 Royal Palm DR	CM	C1	STD	3	\$78,060		\$1,517,000 	\$479.00	3167	1960/ASR	6,970/0.16	N	3	05/31/23	7/7
7	OC22250810	S	241 Costa Mesa	CM	C5	TRUS	3	\$81,840		\$1,740,000 	\$805.56	2160	1954/PUB	8,712/0.2	N	3	06/02/23	49/49
8	OC23063283	S	150 CRESS ST	LB	LV	STD	3	\$451,000	4	\$8,250,000 	\$2,865.58	2879	2007/EST	7,241/0.1662	N	3	06/02/23	19/19

Closed • **Condominium**

List / Sold: **\$699,900/\$705,000** ↑

17200 Newhope St # 204 • Fountain Valley 92708

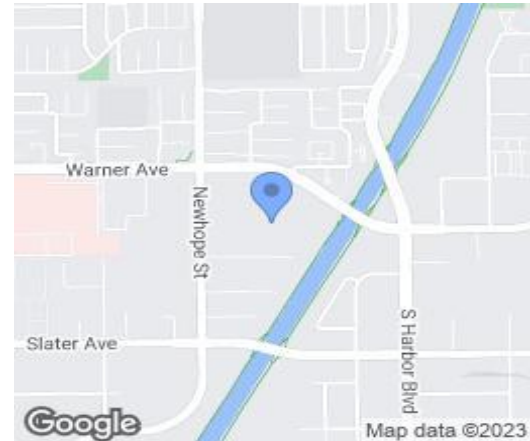
29 days on the market

2 units • \$349,950/unit • 1,612 sqft • No lot size data • \$437.34/sqft •

Listing ID: OC23050229

Built in 1986

North on Harbor, left on Slater, Right on Newhope, Right on Los Caballeros Way, Go up driveway park on your left by parking structure.



Excellent investment and rare opportunity to own a 3 bed / 3 bath duplex-style condo! Rarely do you find an income producing property of this caliber. One unit is 2 bed / 2 bath and the other unit is an adjoining 1 bed / 1 bath both with private entry. Live in one and rent the other - or rent them both and only pay one tax bill and one HOA bill. This condo's impressive floor plan features a 2 bedroom unit with 1040 sqft of spacious living area, laminate and tile floors, ceiling fan, in-unit laundry room, standard size appliances and ample cabinet space. The second unit features 572 sqft of cozy living space with laminate floors, tile counters and commercial size appliances. Non smoking gated community with amenities such as pools, jacuzzi's, BBQs, dog park, and plenty of open parking (property comes with one assigned covered gated detached parking space in shared garage). The Los Caballeros HOA has affordable dues and well funded reserves so you buy this income producing property with confidence!

Facts & Features

- Sold On 05/30/2023
- Original List Price of \$699,900
- 149 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$363 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- Cap Rate: 6.3
- \$57600 Gross Scheduled Income
- \$44000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate
- Appliances: Dishwasher, Gas Range, Microwave, Water Heater
- Other Interior Features: Open Floorplan, Tile Counters

Exterior

- Security Features: Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Private Sewer

Annual Expenses

- Total Operating Expense: \$12,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00745605
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance: \$800
- Workman's Comp:
- Professional Management: 2400
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,200	\$26,400	\$34,200
2:	1	1	1	0	Unfurnished	\$1,795	\$21,540	\$23,400

Of Units With:

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

Additional Information

- Standard sale
- \$396 HOA dues Monthly
- 16 - Fountain Valley / Northeast HB area
- Orange County
- Parcel # 93878290

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos



Closed • Duplex

List / Sold:

\$1,069,000/\$1,069,000 ↓

102 days on the market

Listing ID: PW23009021

317 S Bush St • Anaheim 92805

2 units • **\$534,500/unit** • **1,900 sqft** • **7,840 sqft lot** • **\$562.63/sqft** •
Built in 1924

between Broadway and Sant Anna



Newly Expanded and Renovated two houses on one gigantic lot. Fantastically located-- walking distance to the new downtown restaurant and shops. Both houses with brand new foundations. Front house is a 3+2 with high ceilings and lots of light. Completely Redone and and large addition. Open kitchen with all new stainless-steel appliances. Exquisite use of both Ann Sachs and Porcelanosa tiling . Back house is open floor plan and a large 1+1 with high ceilings. Both houses are new quartz countertops wood and laminate flooring and porcelain tiled wood-looking flooring. Everything brand new. Washer dryer hookups in both units. Craftsman style homes. Great curb appeal with quaint porch. Separate metered for Gas and Electric. Perfect for owner User or Investor looking for long term tenants.

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$1,084,900
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Ductless, ENERGY STAR Qualified Equipment
- Heating: Baseboard
- \$505 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside, Stackable
- \$69600 Gross Scheduled Income
- \$45600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,680
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$680
- Cable TV: 02105397
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	4	3					\$5,200

Of Units With:

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

Additional Information

- Standard sale

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03716339

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

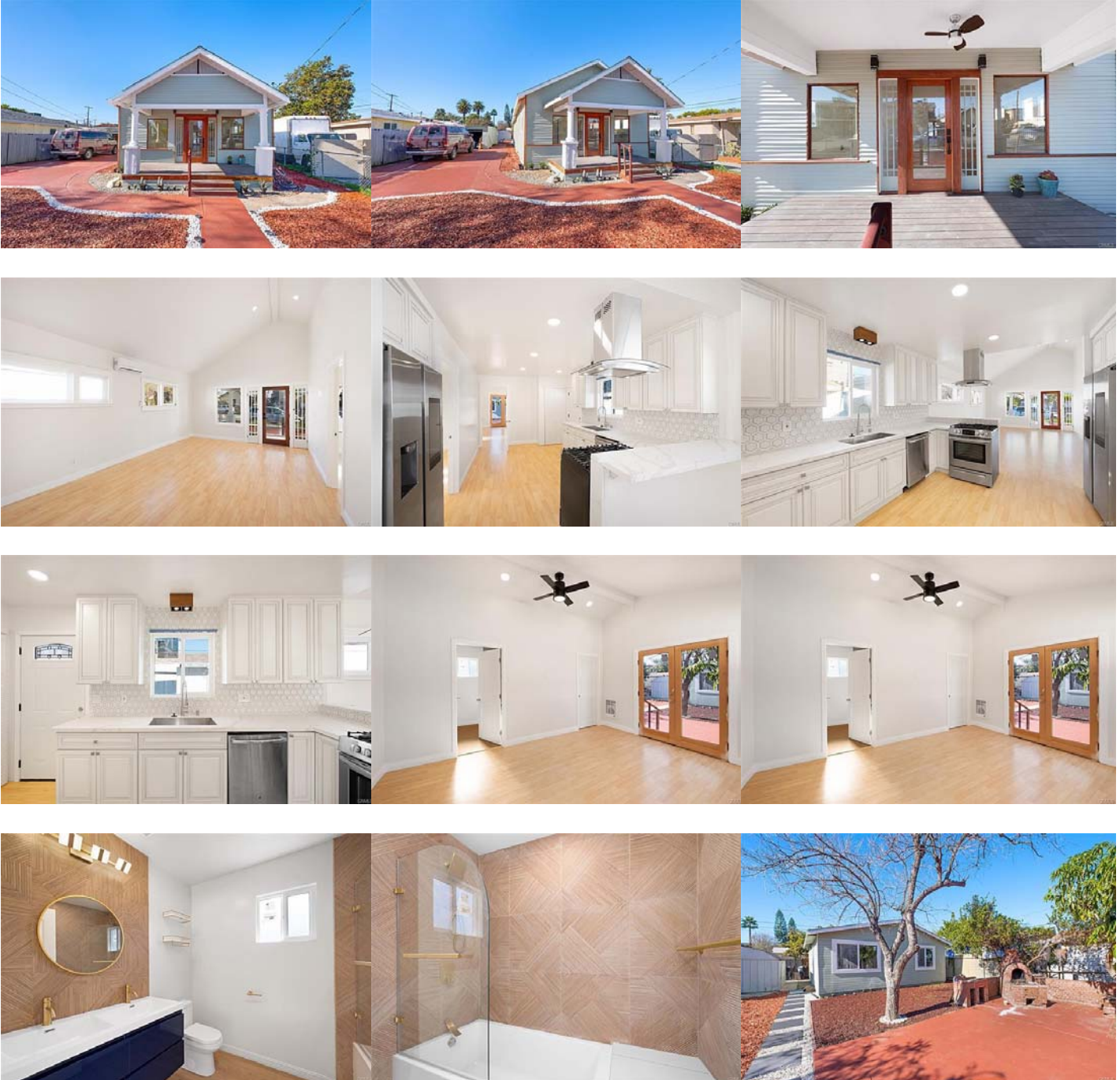
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos





Closed • Duplex

List / Sold:

\$1,475,000/\$1,400,000 ↓

31 days on the market

Listing ID: OC23053224

26566 Calle Lorenzo • San Juan Capistrano 92675

**2 units • \$737,500/unit • 2,700 sqft • 10,800 sqft lot • \$518.52/sqft •
Built in 1980**

North On Camino Capistrano Right On Calle Lorenzo



Very special and unique San Juan Capistrano custom home with detached apartment. Home Is 2100 square feet and apartment/accessory dwelling unit (ADU) is 600 square feet. Both located on a usable 10,800 square foot lot in a very private and quiet location. This character home is 3 bedroom and 2 1/2 bath with two fireplaces, entry area, step down living room with hardwood floors, formal dining room and family room. Home offers newer air condition system, new dual glazed glass sliding doors, and a wonderful viewing deck off the secondary bedroom. Large grassy yard, dog run, fruit trees, three car garage, and a gated driveway that can accommodate 7 cars. cape style apartment/ADU (detached) is 600 square feet with wood burning stove, skylights, vaulted ceiling, dormer window, and newer AC/heater unit. This Unit is perfect for work from home, Rental, or for adult Member. Close to J Sierra Catholic High School And Fairmont Private School. One block to bus lines and conveniently located to downtown San Juan Capistrano with shops, dining, train station, and the Historic Mission San Juan Capistrano. Property offers easy access to Interstate 5.

Facts & Features

- Sold On 06/02/2023
- Original List Price of \$1,475,000
- 2 Buildings
- Levels: Two
- 10 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$0 (Estimated)
- Laundry: Individual Room
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01517139
- 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	3	2	Unfurnished	\$0	\$0	\$4,700
2:	1	1	1	1	Unfurnished	\$0	\$0	\$2,000

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC: 1

Additional Information

- Standard sale

- JN - San Juan North area
- Orange County
- Parcel # 64905209

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

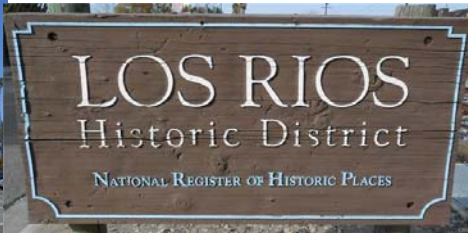
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • **Triplex**

List / Sold:

\$1,675,000/\$1,675,000 ↓

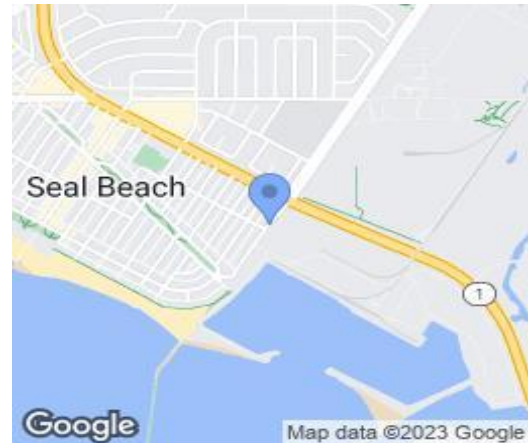
38 days on the market

Listing ID: OC23047184

307 Seal Beach Blvd • Seal Beach 90740

3 units • **\$558,333/unit** • **1,600 sqft** • **3,920 sqft lot** • **\$1046.88/sqft** •
Built in 1953

405 left on Seal Beach Blvd past Coast Highway on right



Fabulous Ocean close Triplex on 1.5 lots in Beautiful Seal Beach! Great Beach close Investor property! Each unit has 1 bedroom, 1bath with its own courtyard exterior patio area. Granite and tile counter tops in kitchen. Gas range/ovens, Refrigerators, Stainless steel sinks. Tile flooring. Separate laundry area with washer/dryer, sink and cupboard storage area for each tenant. Owner pays water, trash and electric/gas of laundry room. Units have separate meters tenant pays for Gas, Electric and Cable. 2 single car garages and single car carport other garage is storage unit.

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$1,800,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- 1 Total carport spaces
- Heating: Electric
- \$1,501 (Estimated)
- Laundry: Dryer Included, Individual Room, Washer Included
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom
- Appliances: Electric Oven, Electric Range, Refrigerator
- Other Interior Features: Granite Counters, Tile Counters, Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01862781
- 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		Unfurnished	\$0	\$0	\$2,000
2:	1	1	1		Unfurnished	\$0	\$0	\$2,000
3:	1	1	1		Unfurnished	\$0	\$0	\$2,000

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio: 3

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

- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- Trust sale

- 1A - Seal Beach area
- Orange County
- Parcel # 19906104

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • **Triplex**

List / Sold:

\$1,695,000/\$1,650,000 ↓

6 days on the market

8632 La Salle St • Cypress 90630

**3 units • \$565,000/unit • 3,340 sqft • 10,019 sqft lot • \$494.01/sqft •
Built in 1981**

Listing ID: PW23064625

South of Crescent St. East of Mody St.



Beautiful location, this is a Great opportunity for either an investor/Non-profit or a Family home with Income generating units on site. 10,000 Sqft lot. This is a good area that properties like this, do not go on sale often!!! The front House, 3 bedrooms, 2 bathrooms, spacious living room with fireplace, washer and dryer inside, Open inviting kitchen, Nice size large bedrooms with large closets, includes a master bedroom, Forced Air/ Heater and A/C. 2nd & 3rd unit Approximately 1000 Sqft, Market rent is \$2600.00. Each unit has a private garage as well as a second parking space on site. The 2 rental units have a dedicated laundry use with separate up and down private entry. Please submit Proof of funds and Lender approval with your offers.

Facts & Features

- Sold On 05/30/2023
- Original List Price of \$1,695,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central, Natural Gas
- \$758 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Kitchen, Washer Hookup
- \$110400 Gross Scheduled Income
- \$94996 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Walk-In Closet
- Floor: Tile, Wood
- Appliances: Built-In Range, Dishwasher, Gas Range, Vented Exhaust Fan
- Other Interior Features: Ceiling Fan(s), Open Floorplan, Recessed Lighting, Stone Counters

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Park Nearby, Paved, Sprinklers In Front
- Fencing: Block, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,650
- Electric: \$3,000.00
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$250
- Cable TV: 01726372
- Gardener:
- Licenses:
- Insurance: \$4,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 3
- Drapes:

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

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

Additional Information

- Standard sale

- 57 - Cypress N of Orangewood, S Of Katella area
- Orange County
- Parcel # 26232323

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Triplex**

List / Sold:

\$1,495,000/\$1,517,000 ↑

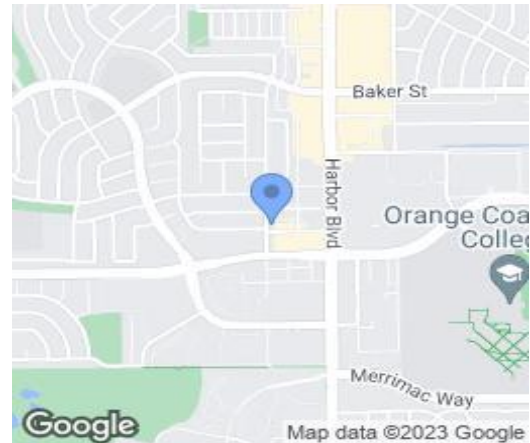
7 days on the market

Listing ID: NP23076344

2828 Royal Palm Dr • Costa Mesa 92626

3 units • **\$498,333/unit** • **3,167 sqft** • **6,970 sqft lot** • **\$479.00/sqft** •
Built in 1960

Corner of Royal Palm and Elm



Great corner Triplex, in excellent rental area - walking distance to shops, restaurants and many of Costa Mesa's many amenities. Unit #A is a single level, 2 bedroom, 1 bath home with fireplace, Units B & C are 2 story townhomes with 2 bedrooms 1 1/2 baths. All three have private fence patio areas. Each unit has a 1 car single garage, plus there is also 1 additional open parking space. Ample on street parking also for residents too. Roof was replaced in 2011(not the garage). The exterior was painted and landscape redone in 2018. All units have the added benefit of retrofitted windows in 2018/2019. Each unit has its own washer dryer hook ups.

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,932 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$78060 Gross Scheduled Income
- \$72360 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,495	\$2,495	\$2,795
2:	1	2	2	1	Unfurnished	\$2,010	\$2,010	\$2,700
3:	1	2	2	1	Unfurnished	\$2,000	\$2,000	\$2,700

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

- C1 - Mesa Verde area
- Orange County
- Parcel # 13930114

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 • **Triplex**

List / Sold:

\$1,800,000/\$1,740,000 ↓

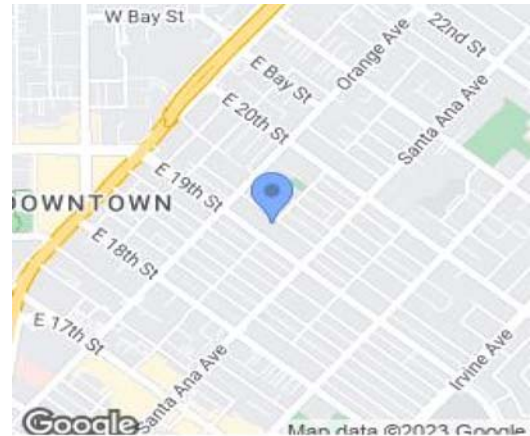
241 Costa Mesa • Costa Mesa 92627

49 days on the market

3 units • **\$600,000/unit** • **2,160 sqft** • **8,712 sqft lot** • **\$805.56/sqft** •
Built in 1954

Listing ID: OC22250810

From Route 55 south; turn left on 19th street; turn left on Orange Avenue; turn right on Costa Mesa Street; location is 1/2 block on the right.



Welcome to 241 Costa Mesa Street, located in the highly sought-after Eastside Costa Mesa. The property is a single-level triplex with three 2-bedroom, 1-bath units, each with 720 square feet of living space. Each unit has its own patio area and laundry space and is individually metered for electricity and natural gas. There are three detached single-car garages and a parking place in front of each garage. Centrally located minutes away from the Triangle Square shopping center, the Newport Beaches, and just 5 miles from John Wayne Airport (SNA). The property is being sold "As Is." Great investment opportunity!

Facts & Features

- Sold On 06/02/2023
- Original List Price of \$1,800,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$81840 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

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

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02041452
- 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	2	1	1	Unfurnished	\$1,650	\$1,650	\$3,000
2:	1	2	1	1	Unfurnished	\$2,695	\$2,695	\$2,800
3:	1	2	1	1	Unfurnished	\$2,475	\$2,475	\$3,000

Of Units With:

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

- Disposal: 3

Additional Information

- Trust sale
- C5 - East Costa Mesa area
- Orange County
- Parcel # 42627113

Michael Lembeck

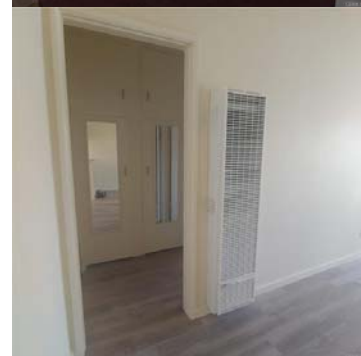
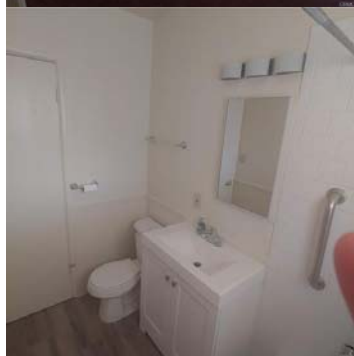
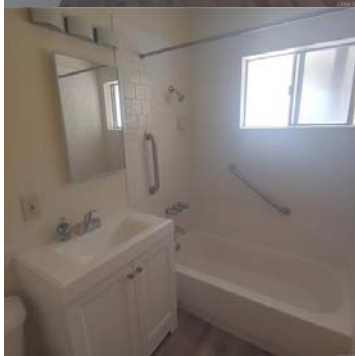
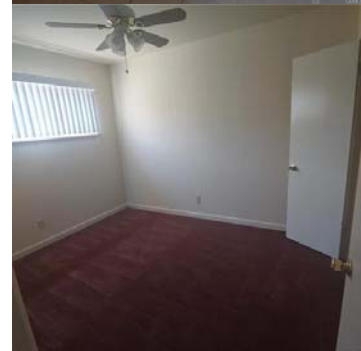
State License #: 01019397
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Re/Max Property Connection

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

 Click arrow to display photos





Closed • **Triplex**

List / Sold:

\$8,498,000/\$8,250,000 ↓

19 days on the market

Listing ID: OC23063283

150 CRESS St • Laguna Beach 92651

3 units • \$2,832,667/unit • 2,879 sqft • 7,241 sqft lot • \$2865.58/sqft • Built in 2007

PCH and Cress Cross Streets: PCH / Cress



Incredible Value & Opportunity!! Extraordinary Laguna Beach Location!! This one of a kind property offers three spectacular beach villas (a duplex & a single family residence). The villas generated gross income well over \$425K in 2022. These spectacular villas have the potential to generate income between \$500K to \$600K per year. Villas offer one of the highest CAP rates of over 4% & potential to exceed CAP rate of 5%. This gated World Class Laguna Beach residential family complex consists of 3 beautiful beach villas. Perhaps the most attractive and versatile multi-villas property currently available in the coastal areas of Orange County. Nestled on an approximately 7,200 sq. ft. lot immediately adjacent to the Cress Street Beach steps, and with parking for at least 6 vehicles. The property offers 3 lovely single-level villas with a total of 8 bedrooms, and 5.5 baths. Mixes of three villas: 2 bedrooms & 1 bath; 3 bedrooms & 2 baths; & 3 bedrooms & 2.5 baths (SFR). The family compound rests a short walk or ride from restaurants and shops in one of the area's trendiest neighborhoods, the Hip district. Completely renovated and incorporating the finest materials & fixtures, each of the beach villas is worthy of the most discriminating guests or family members. Wide-plank wood & tasteful natural stone floors & shower walls, recessed lighting, crown molding & tray ceilings, stainless steel kitchen appliances, & luxurious bathrooms are only a few of the features contributing to the ambiance of casual sophistication. An expansive, multi-level courtyard features 4 fire pits & seating, with views of the ocean and spectacular sunsets. The investment & use options of this one-of-a-kind complex make it a superb prospect for immediate as well as long-term financial and tax benefits. Villas offer a viable 1031 exchange & enhance your great investment opportunity. Excellent use as a beach house for family & friends; as a second home & rent the villas as vacation or long term rentals as needed to supplement the income to offset property expenses. Very rare Laguna Beach short term rental license conveys with the property. Potential to add a second story to capture mesmerizing Panoramic Ocean/Coastal line views, Catalina Island, beautiful hills, & to increase the value significantly.

Facts & Features

- Sold On 06/02/2023
- Original List Price of \$8,498,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air, Electric, SEER Rated 16+
- Heating: Electric, Fireplace(s), Forced Air, Heat Pump
- \$0 (Unknown)
- Laundry: Dryer Included, Gas Dryer Hookup, In Kitchen, Inside, Washer Hookup, Washer Included
- Cap Rate: 3.96
- \$451000 Gross Scheduled Income
- \$316775 Net Operating Income
- 3 electric meters available
- 1 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Entry, Living Room, Main Floor Bedroom, Master Bathroom, Master Bedroom
- Floor: Stone, Tile, Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Microwave, Refrigerator, Water Line to Refrigerator, Water Purifier
- Other Interior Features: Ceiling Fan(s), Coffered Ceiling(s), Copper Plumbing Full, Crown Molding, Granite Counters, Open Floorplan, Recessed Lighting, Wainscoting, Wired for Data

Exterior

- Lot Features: Bluff
- Waterfront Features: Ocean Side of Freeway
- Fencing: Wrought Iron
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$134,225
- Insurance: \$3,000

- Electric: \$3,600.00
- Gas: \$1,200
- Furniture Replacement: \$500
- Trash: \$0
- Cable TV: 01792623
- Gardener:
- Licenses: 350

- Maintenance: \$3,100
- Workman's Comp: \$0
- Professional Management: 24000
- Water/Sewer: \$2,850
- Other Expense: \$1,300
- Other Expense Description: Marketin

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	1	Furnished	\$11,430	\$11,430	\$12,500
2:	1	3	2	1	Furnished	\$11,430	\$11,430	\$12,500
3:	1	2	1	1	Furnished	\$11,430	\$11,430	\$12,500

Of Units With:

- Separate Electric: 3
- Gas Meters: 1
- Water Meters: 2
- Carpet: 0
- Dishwasher: 3
- Disposal: 3
- Drapes: 8
- Patio: 3
- Ranges: 3
- Refrigerator: 3
- Wall AC: 10

Additional Information

- Standard sale
- LV - Laguna Village area
- Orange County
- Parcel # 64407406

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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