

## 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  | <a href="#">PW22096755</a> | S | 1430  | <a href="#">West Saint Andrew Place</a> | SA   | 69   | STD | 2     | \$74,400  |     | \$1,235,000 | ↓       | \$614.73   | 2009    | 1957/PUB | 7,000/0.1607 | N   | 2    | 05/31/22 | <a href="#">16/16</a> |
| 2  | <a href="#">PW22043199</a> | S | 1805  | <a href="#">N Ross ST</a>               | SA   | 699  | STD | 2     | \$43,800  |     | \$900,000   | ↓       | \$513.70   | 1752    | 1940/ASR | 6,970/0.16   | N   | 2    | 05/31/22 | <a href="#">62/62</a> |
| 3  | <a href="#">LG22089701</a> | S | 34239 | <a href="#">Via Santa Rosa</a>          | DP   | CB   | STD | 2     | \$0       |     | \$1,430,000 | ↑       | \$953.33   | 1500    | 1947/EST | 3,049/0.07   | N   | 1.5  | 06/03/22 | <a href="#">1/1</a>   |
| 4  | <a href="#">OC22095771</a> | S | 26311 | <a href="#">Via California</a>          | DP   | CB   | STD | 2     | \$60,000  |     | \$1,675,000 | ↓       | \$634.23   | 2641    | 1978/ASR | 8,564/0.1966 | N   | 2.5  | 05/31/22 | <a href="#">6/6</a>   |
| 5  | <a href="#">OC22051582</a> | S | 33912 | <a href="#">Violet Lantern ST</a>       | DP   | LT   | STD | 2     | \$106,800 | 4   | \$2,200,000 | ↑       | \$707.62   | 3109    | 2004/EST | 5,663/0.13   | N   | 4    | 06/01/22 | <a href="#">46/46</a> |
| 6  | <a href="#">LG22019175</a> | S | 611   | <a href="#">Griffith Way</a>            | LB   | LV   | STD | 2     | \$75,600  |     | \$1,950,000 | ↓       | \$1,039.45 | 1876    | 1964/PUB | 4,792/0.11   | N   | 2    | 05/31/22 | <a href="#">62/62</a> |
| 7  | <a href="#">LG22038763</a> | S | 900   | <a href="#">Temple Terrace</a>          | LB   | LV   | STD | 2     | \$28,200  |     | \$2,600,000 | ↓       | \$1,468.93 | 1770    | 1929/PUB | 6,642/0.1525 | N   | 2    | 06/02/22 | <a href="#">29/67</a> |
| 8  | <a href="#">OC22019176</a> | S | 501   | <a href="#">Elena Lane</a>              | SC   | SC   | STD | 2     | \$0       |     | \$2,500,000 |         | \$380.81   | 6565    | 2022/OTH | 5,013/0.1151 | N   | 4    | 06/01/22 | <a href="#">75/75</a> |
| 9  | <a href="#">OC22055345</a> | S | 214   | <a href="#">Portland AVE</a>            | HB   | 14   | STD | 4     | \$102,288 | 2   | \$2,500,000 |         | \$688.52   | 3631    | 1975/OTH | 609,840/14   | N   | 4    | 05/31/22 | <a href="#">8/8</a>   |
| 10 | <a href="#">OC22080644</a> | S | 1603  | <a href="#">1605 Electric AVE</a>       | SLB  | 1A   | STD | 7     | \$194,940 | 4   | \$3,850,000 | ↓       | \$1,246.36 | 3089    | 1939/PUB | 6,098/0.14   | N   | 4    | 06/02/22 | <a href="#">8/8</a>   |

**Closed** • **Single Family Residence**

List / Sold:

**\$1,249,000/\$1,235,000** ↓

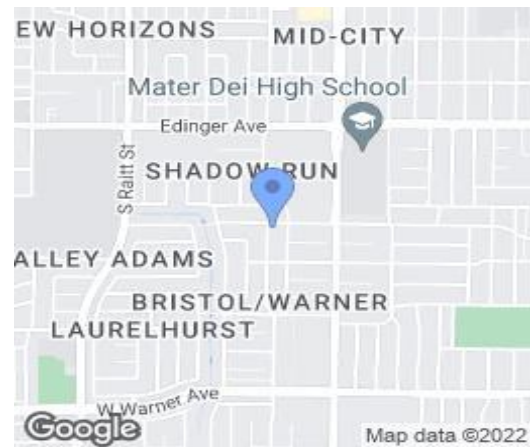
16 days on the market

**1430 West Saint Andrew Place • Santa Ana 92704**

**2 units • \$624,500/unit • 2,009 sqft • 7,000 sqft lot • \$614.73/sqft • Built in 1957**

**Listing ID: PW22096755**

**From Grand Ave, turn right onto E Edinger Ave, turn left onto Cypress Ave, turn right onto E St Andrew Pl, home is on your left.**



Centrally located just minutes from the South Coast Metro area with shopping, restaurants, and freeways and across the street from award-winning Mater Dei High School, 1430 W. St. Andrew Place has recently undergone a major makeover! Not only did the owner renovate the main house with 3 bedrooms, 2 baths & 1,009 square feet, but a brand new ADU was added offering 3 bedrooms, 2 baths, and 1,000 square feet of living space. Once in a while, a unique property presents itself and the savvy home buyer understands the need to move quickly before someone else takes advantage of it first. This property is no exception! Both the main house and ADU are currently renter-occupied, so this is an ideal situation for instant rental income. Both units enjoy their own backyard which ensures complete privacy and they also operate independently with separate gas and electrical utilities. From the exterior with artificial turf grass, patio, new smooth stucco finish, roof fascia & solar panels to the impressive interior with new laminate wood floors, remodeled kitchens with custom cabinets, quartz counters & new appliances plus remodeled bathrooms, no stone has been left overturned in either units. Their contemporary design and comfortable floor plans are accompanied with new windows & doors, filling the homes with natural light. This is one listing you won't want to miss!

### Facts & Features

- Sold On 05/31/2022
- Original List Price of \$1,249,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: In Closet, In Garage
- \$74400 Gross Scheduled Income
- \$67800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom
- Appliances: Gas Range, Range Hood
- Floor: Laminate

### Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$6,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01480932
- Gardener:
- Licenses:
- Insurance: \$600
- 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 | \$2,900     | \$2,900    | \$3,300   |
| 2: | 1     | 3    | 2     | 0      | Unfurnished | \$3,300     | \$3,300    | \$3,300   |

#### # 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
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 40832301

#### Michael Lembeck

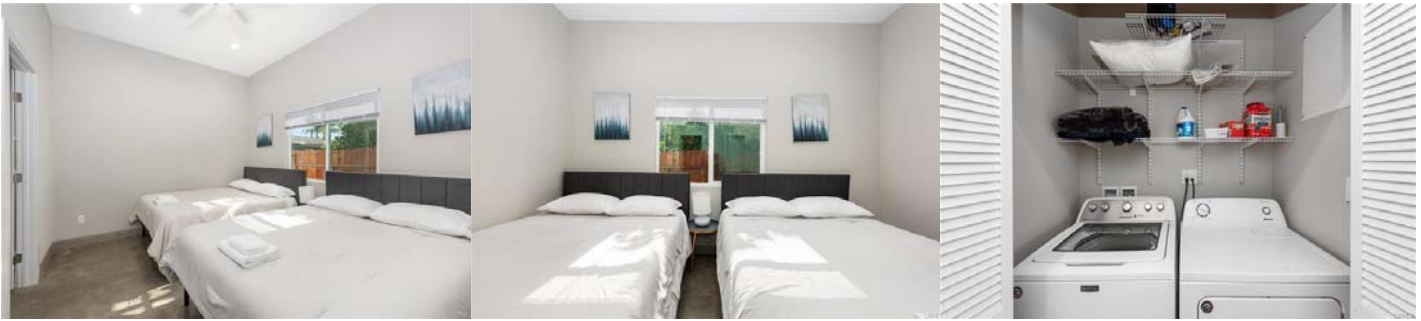
State License #: 01019397  
Cell Phone: 714-742-3700

#### Re/Max Property Connection

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

Click arrow to display photos







**Closed** • Duplex

List / Sold: **\$1,030,000/\$900,000** ↓

**1805 N Ross St** • Santa Ana 92706

62 days on the market

**2 units** • **\$515,000/unit** • **1,752 sqft** • **6,970 sqft lot** • **\$513.70/sqft** •  
**Built in 1940**

Listing ID: PW22043199

**57 south to 5 South/22East. Bear right to N. Broadway, turn R on W 19th and L on N. Ross**



Now is your chance to own in the prime location of Floral Park in Santa Ana. This cute 2-unit property is located at 1805 and 1807 N. Ross Street and is ready for new owners. The first unit is 2/1 and the second unit is 1/1. Both units have great living room space and ample size bedrooms. Work recently completed on the property includes fresh paint, and new laminate flooring. The 2-car garage is shared between the units and there is plenty of backyard space to be enjoyed by friends and family alike. Both units include interior washer and dryer hookups so the laundry can be done at home, and the units are separately metered for electric and gas. Located near freeways, restaurants, and The Main Place Mall, what a great opportunity this is for anyone to own in this very desirable community. Stop by and take a look!!

### Facts & Features

- Sold On 05/31/2022
- Original List Price of \$1,030,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$503 (Estimated)
- Laundry: In Kitchen
- \$43800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Laminate, Tile
- Appliances: Gas Water Heater
- Other Interior Features: Tile Counters, Unfurnished

### Exterior

- Lot Features: Back Yard, Front Yard, Lot 6500-9999, Sprinklers In Front, Sprinklers Manual, Walkstreet
- Fencing: Block, Wood
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1
- Cable TV: 02024176
- Gardener:
- Licenses: 124
- Insurance: \$713
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,269
- Other Expense: \$52
- Other Expense Description: Inspect

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 1     | 1      | Unfurnished | \$1,300     | \$1,300    | \$2,000   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$0         | \$0        | \$2,350   |

### # Of Units With:

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

- Dishwasher:
- Disposal: 2

- Wall AC:

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## Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Orange County
- Parcel # 00210215

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## Michael Lembeck

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

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## Re/Max Property Connection

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

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 Click arrow to display photos







**Closed** • **Single Family Residence**

List / Sold:

**\$1,395,000/\$1,430,000** ↑

**1 days on the market**

**Listing ID: LG22089701**

**34239 Via Santa Rosa • Dana Point 92624**

**2 units • \$697,500/unit • 1,500 sqft • 3,049 sqft lot • \$953.33/sqft • Built in 1947**

**Camino Capistrano & Victoria Blvd**



Two separate homes on a single lot in Capistrano Beach, less than half a mile to the beach and less than 2 minutes to Dana Point Harbor. This is a turnkey property in great condition! Front house is a SFR with 2 bedrooms and 1 full bathroom, beautifully re-done in the last three years. The detached guest house is a studio with 3/4 bath and kitchenette, and its own rooftop deck with amazing sunset views! It sits above a 1.5 garage with additional flex space that is great for an exercise area. Great for rental income for an owner/resident, extended family living or as an investment property. The guest house has its own tankless water heater, and is separately metered for electricity. There is a separate laundry room in the back building, as well as washer/dryer hookups in the front house. In between the buildings is a private courtyard with tropical trees, perfect for relaxing. Within the last three years, both the front house and guest house: new Simonton windows; new roof, fascia and soffits, all under warranty; new rain gutters; 5 new Velux triple coated skylights; walnut hardwood flooring; balcony deck resurfacing; new doors; new garage door. Both bathrooms fully remodeled with new toilets, shower walls, water heater, updated plumbing, high quality fixtures (Hansgrohe, Kichler, Moen). All done with quality workmanship.

### Facts & Features

- Sold On 06/03/2022
- Original List Price of \$1,395,000
- 2 Buildings
- Levels: Two
- 1.5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,398 (Assessor)
- Laundry: In Garage, Inside
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Floor: Wood

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01905857
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,378
- Other Expense:
- Other Expense Description:

### Unit Details

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

### # Of Units With:

- Separate Electric: 2
- Drapes:

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

- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 1

## Additional Information

- Standard sale

- CB - Capistrano Beach area
- Orange County
- Parcel # 66837230

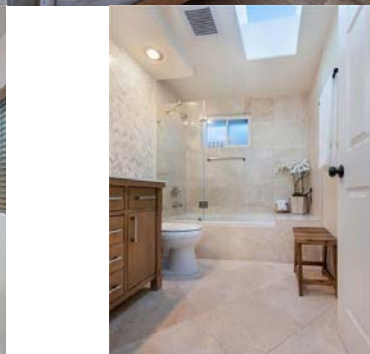
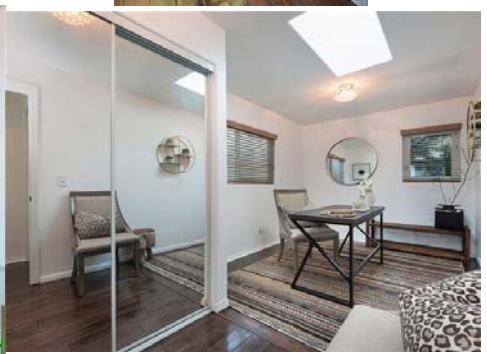
## Michael Lembeck

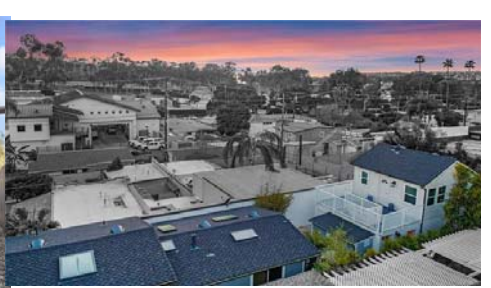
State License #: 01019397  
Cell Phone: 714-742-3700

## Re/Max Property Connection

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

 Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: LG22089701

Printed: 06/05/2022 1:19:12 PM

**Closed •**

List / Sold:

**\$1,750,000/\$1,675,000 ↓**

**6 days on the market**

**Listing ID: OC22095771**

**26311 Via California • Dana Point 92624**

**2 units • \$875,000/unit • 2,641 sqft • 8,564 sqft lot • \$634.23/sqft •  
Built in 1978**

**from camino capistrano, head north, property is on left side**



AMAZING DUPLEX-WALK TO THE BEACH -LIVE IN ONE AND RENT OUT THE OTHER-duplex in the highly desirable Palisades neighborhood in Capistrano Beach. The lower unit is a 2 bedroom 2 bath and the upper unit features 2 beds, 2 baths, plus an upper loft that can be used as a bedroom, which contains its own half bath. The building has been lovingly maintained and highly upgraded, as the owners originally intended to live in it themselves someday. Both units have long term excellent tenants with perfect records of timely payments, but both are on a month to month lease. Upside potential due to current rents below market. Parking is plentiful with 2 separate attached garages and a driveway covered in pavers that accommodates 7 additional cars! Peek ocean view. The elementary school and the beach are within a short walking distance. DO NOT DISTURB TENANTS. DRIVE BY ONLY. All Offers Subject to Interior Inspection.

### Facts & Features

- Sold On 05/31/2022
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: Two
- 2.5 Total parking spaces
- Heating: Central
- \$2,093 (Assessor)
- Laundry: Dryer Included, Washer Included
- \$60000 Gross Scheduled Income
- \$55724 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

### Interior

- Floor: Laminate

### Exterior

- Lot Features: Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$4,236
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$456
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 3     | 2      | Unfurnished | \$2,800     | \$2,800    | \$3,500   |
| 2: | 1     | 2    | 2     | 1      | Unfurnished | \$2,200     | \$2,200    | \$3,000   |

### # Of Units With:

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

- Disposal:

## Additional Information

- Standard sale

- CB - Capistrano Beach area
- Orange County
- Parcel # 69140126

### 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:

**\$2,199,000/\$2,200,000** ↑

46 days on the market

Listing ID: OC22051582

**33912 Violet Lantern St • Dana Point 92629**

**2 units • \$1,099,500/unit • 3,109 sqft • 5,663 sqft lot • \$707.62/sqft • Built in 2004**

**N on Violet Lantern from PCH**



Incredible duplex opportunity in the popular Lantern Village! Excellent location within walking distance to the beach, the Dana Point Harbor and a multitude of great restaurants and shopping! Highly sought-after townhouse style units set up perfectly for an owner to use one and rent out the other. Only one common wall and no one above or below. Both units are 2bdr/2.5ba units with an attached 2 car garage with a large, shared driveway. Both are on separate water meters, and pay their own water. Private laundry in the garages of both units. Both units have similar functional floorplans with a large master bed and bath with a walk-in closet on the lower level and on the upper level is the living room, dining, kitchen, a half bath and another large master bed and bath with a walk-in closet. Exceptionally designed and constructed to enjoy the outdoors with both units offering private backyard patios on the lower level and balconies from the upper-level bedrooms and a second balcony off the upper-level living rooms. One of the units also has a peak ocean view from the balcony. Additional highlights between both units include beautiful, vaulted ceilings, granite counters, fireplaces in the living rooms, French doors, fire sprinklers, and double paned windows.

### Facts & Features

- Sold On 06/01/2022
- Original List Price of \$2,199,000
- 1 Buildings
- 9 Total parking spaces
- Heating: Central
- \$1,546 (Estimated)
- Laundry: In Garage
- Cap Rate: 3.67
- \$106800 Gross Scheduled Income
- \$80600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Rooms: Great Room, Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Two Masters, Walk-In Closet
- Floor: Carpet, Tile
- Other Interior Features: Balcony, Cathedral Ceiling(s), Ceiling Fan(s), Granite Counters, High Ceilings, Living Room Balcony, Open Floorplan, Recessed Lighting, Stone Counters

### Exterior

- Lot Features: Yard
- Waterfront Features: Ocean Side of Freeway
- Security Features: Fire Sprinkler System
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$26,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01778230
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

### Unit Details

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

|    |   |   |   |   |             |         |         |         |
|----|---|---|---|---|-------------|---------|---------|---------|
| 1: | 1 | 2 | 3 | 2 | Unfurnished | \$3,100 | \$3,100 | \$4,450 |
| 2: | 1 | 2 | 3 | 2 | Unfurnished | \$3,100 | \$3,100 | \$4,450 |

# Of Units With:

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

Additional Information

- Standard sale
- LT - Lantern Village area
  - Orange County
  - Parcel # 68211329

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:

**\$2,100,000/\$1,950,000** ↓

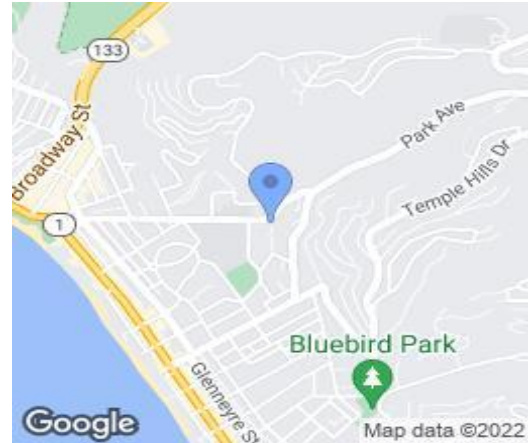
62 days on the market

Listing ID: LG22019175

**611 Griffith Way • Laguna Beach 92651**

**2 units • \$1,050,000/unit • 1,876 sqft • 4,792 sqft lot • \$1039.45/sqft • Built in 1964**

**Thalia left onto Wendt Terrace left onto Griffith Way to End of Cul-de-sac**



Perfectly Located in the Laguna Village at the End of the Cul-de-Sac on Griffith Way, this Secluded Two-Unit Duplex Features 4 Bedrooms, 4 Bathrooms, 2 Open Floorplan Family Rooms, 2 Interior Laundry Areas, a 2-Car Garage, a Large Private Upper Deck, an Extended Driveway with Additional Parking Pad, and all on a Spacious 4,792 square foot lot, approximately. With an Updated and Remodeled Interior, the Upper 2 Bedroom and 2 Bathroom Residence Offers an En-Suite, an Expansive Private Deck for Entertaining, a Remodeled Kitchen, Wall-Unit Air Conditioners in Bedrooms, 2 Remodeled Bathrooms, a Spacious Family Room, an Interior Laundry Area, Newer Engineered Flooring, Newer Carpet, Fresh Paint, Newer Light Fixtures, and Newer Windows. The Lower 2 Bedroom and 2 Bathroom Residence Presents a Comfortable Single-Level Living Atmosphere with an En-Suite, an Updated Kitchen, 2 Updated Bathrooms, a Spacious Family Room, an Interior Laundry Area, Newer Flooring, Fresh Paint, Newer Light Fixtures, Newer Windows, and a Private Rear Patio Surrounded by Trees and Vegetation. With the Access and Private Use of the Extended Driveway with an Additional Parking Pad and a Large 2-Car Garage, this Duplex Provides Sufficient Parking. The 2 Units also Include Stainless Appliances in the Kitchens, Newer Washers, and Newer Dryers. This Property is Positioned just Minutes to the Ocean and to Downtown for Shopping and Restaurants. There are Possibilities to Live in One and Lease the Other, or Lease Both for Income Purposes. Laguna Beach Offers Excellent Schools, World-Class Beaches, Fine Restaurants and Entertainment, Shopping, the Arts, and more...

### Facts & Features

- Sold On 05/31/2022
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- \$0 (Assessor)
- Laundry: Dryer Included, In Closet, Inside, Washer Included
- \$75600 Gross Scheduled Income
- \$72060 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

### Interior

- Rooms: Family Room, Galley Kitchen, Kitchen, Laundry, Main Floor Bedroom, Main Floor Master Bedroom, Master Suite
- Floor: Carpet, Tile, Vinyl
- Appliances: Dishwasher, Free-Standing Range, Gas Range, Refrigerator, Water Heater
- Other Interior Features: Balcony, Ceiling Fan(s)

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$3,540
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance: \$1,440
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 2     | 1      | Unfurnished | \$3,300     | \$3,300    | \$3,350   |
| 2: | 1     | 2    | 2     | 1      | Unfurnished | \$3,000     | \$3,000    | \$3,200   |

# Of Units With:

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

Additional Information

- Standard sale
- LV - Laguna Village area
  - Orange County
  - Parcel # 64411157

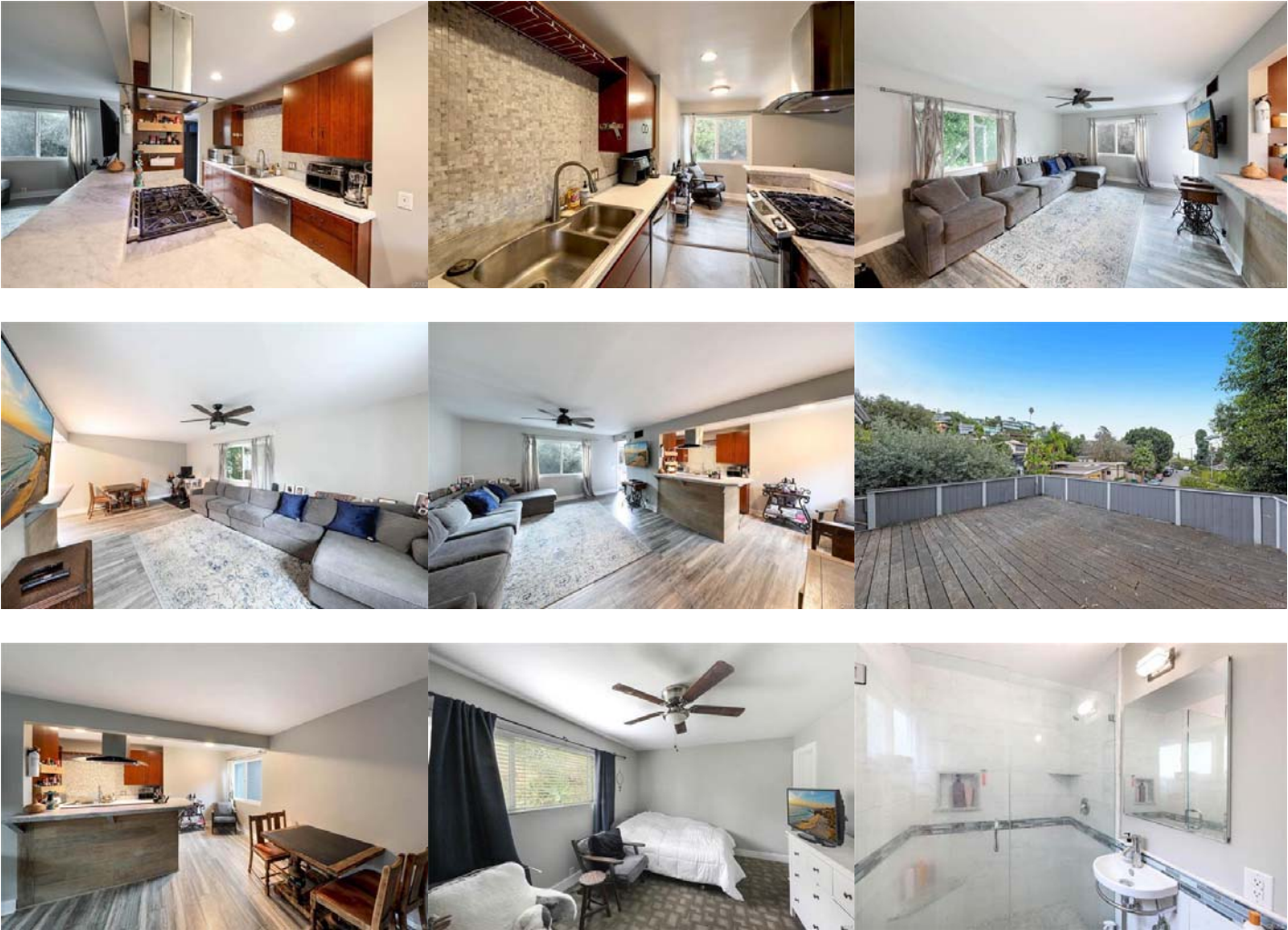
Michael Lembeck

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** • **Single Family Residence**

List / Sold:

**\$2,695,000/\$2,600,000** ↓

**29 days on the market**

**Listing ID: LG22038763**

**900 Temple Terrace** • **Laguna Beach 92651**

**2 units** • **\$1,347,500/unit** • **1,770 sqft** • **6,642 sqft lot** • **\$1468.93/sqft** •  
**Built in 1929**

**Pacific Coast Hwy to Thalia to Temple Terrace**



Historical Laguna Cottage with detached legal non conforming rental unit. 1929 English Tudor style main home has 3 bedrooms 2 baths on two levels. Cathedral open beam ceiling, wood burning fireplace, large deck, double garage and expansive driveway. Currently occupied income unit has a loft bedroom, full bathroom, large picture frame windows, open beam ceiling, garden patio and deck along with inside laundry and off street parking. Unique oversized corner lot only a few blocks to the beach, dining and one mile to shopping in the quaint artist inspired village. Property is being sold "AS IS". This could be a great project for the right buyer.

### Facts & Features

- Sold On 06/02/2022
- Original List Price of \$2,695,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$28200 Gross Scheduled Income
- \$28200 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Carpet, Stone, Wood
- Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater
- Other Interior Features: Balcony, Cathedral Ceiling(s), Ceiling Fan(s), Stone Counters

### Exterior

- Lot Features: Treed Lot
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$1,565
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$365
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 2     | 4    | 3     | 0      | Unfurnished | \$28,200    | \$28,200   | \$36,000  |

#### # Of Units With:

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

- Disposal: 0

## Additional Information

- Standard sale
- LV - Laguna Village area
- Orange County
- Parcel # 64412402

### Michael Lembeck

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Cell Phone: 714-742-3700

### Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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**Closed** • **Duplex**

List / Sold: **\$2,500,000/\$2,500,000**

**501 Elena Lane • San Clemente 92672**

**75 days on the market**

**2 units • \$1,250,000/unit • 6,565 sqft • 5,013 sqft lot • \$380.81/sqft •  
Built in 2022**

**Listing ID: OC22019176**

**North on I-5, Exit toward el Camino Real, turn left onto S El Camino Real, turn left onto W Paseo de Cristobal, turn right onto South Ola Vista, turn left onto Avenida Madrid, turn left onto Elena Lane.**



Amazing Development Opportunity in the San Clemente Pier Bowl area. This beautiful building is designed by Michael Luna and features two separate units that can be kept as a duplex or sold individually. Perfect opportunity for an owner/builder to build one and keep the other. Each unit features an ocean view rooftop deck, 2 car garage, private elevators, second-level decks and spacious kitchens with an open floor plan concept. Unit A features 3,307 square feet of living space, garage plus storage space, parlor entry, main floor guest room with ensuite bathroom, laundry, and private elevator. The second level features open concept living with a kitchen/dining area, a private den, and a large living area that opens to your own private deck. The third level features two secondary bedrooms and the primary suite with a wraparound deck. Unit B features 3,528 square feet of living space, garage plus storage space, private laundry, parlor entry on the first floor with a full deck and a private elevator. The second level features a study, formal dining room, open kitchen, fireplace and deck. The third level features 2 secondary bedrooms and the primary suite with a private deck. Both units include a spacious and open rooftop deck with ocean views, fireplace, grill and a sink. Plans have been submitted to the city. Demolition is expected to start in May so there is a limited time to purchase before the owner takes it off the market and completes the development. Just a short distance to beach access, San Clemente Pier and great downtown shops and restaurants on Avenida Del Mar. Existing structure to be sold as-is with plans and reports.

### Facts & Features

- Sold On 06/01/2022
- Original List Price of \$2,500,000
- 1 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Inside
- 3 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Rooms: Entry, Kitchen, Laundry, Living Room, Master Suite, Office, Walk-In Closet
- Other Interior Features: Balcony, Bar, Elevator, Living Room Deck Attached, Open Floorplan, Unfurnished

### Exterior

- Lot Features: 2-5 Units/Acre
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Security Features: Fire Sprinkler System
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

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

# Of Units With:

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

Additional Information

- Standard sale
- SC - San Clemente Central area
  - Orange County
  - Parcel # 69204425

Michael Lembeck

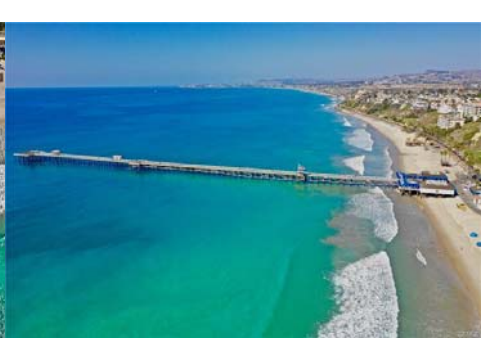
State License #: 01019397  
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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**Closed** •

List / Sold: **\$2,500,000/\$2,500,000**

**214 Portland Ave • Huntington Beach 92648**

**8 days on the market**

**4 units • \$625,000/unit • 3,631 sqft • 14 acre(s) lot • \$688.52/sqft •  
Built in 1975**

**Listing ID: OC22055345**

**1 mile north of Downtown Huntington Beach. South of Adams between Lake St. and Huntington St.**



214 Portland Avenue is a 4 unit apartment complex located the city of Huntington Beach, a world-renowned lifestyle community known for its year round beautiful weather, large sandy beaches, breathtaking scenic views, bike-friendly streets, shopping, restaurants, hotels and, of course, surfing. This property is in a prime location with local nearby shopping, Lake Park and, approximately one mile to the south, the iconic Downtown Huntington Beach and Huntington Pier. As such, the property merits an impressive walk score of 72 ("Very Walkable"). The property is comprised of 3 spacious two bedroom / one bath and 1 two bedroom / two bath units. All units have plank and tile flooring, upgraded kitchens with granite countertops, stainless steel appliances, a gas range, microwave oven, mirrored sliding closet doors and paneled interior doors. All of the units have gas fireplaces and all units have a patio (the front unit has two patios) or a balcony. Given its layout and amenities, the front, two bedroom/two bath unit would make an ideal owner's unit.

### Facts & Features

- Sold On 05/31/2022
- Original List Price of \$2,500,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$993 (Estimated)
- Laundry: Common Area
- Cap Rate: 2.38
- \$102288 Gross Scheduled Income
- \$59468 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

### Interior

- Floor: Carpet, Tile, Vinyl
- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator
- Other Interior Features: Balcony, Ceramic Counters, Granite Counters, Unfurnished

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$39,787
- Electric: \$333.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,696
- Cable TV: 01295551
- Gardener:
- Licenses:
- Insurance: \$2,977
- Maintenance: \$2,800
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,366
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Unfurnished | \$1,870     | \$1,870    | \$2,450   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$1,914     | \$1,914    | \$2,450   |
| 3: | 1     | 2    | 1     | 1      | Unfurnished | \$2,220     | \$2,220    | \$2,450   |
| 4: | 1     | 2    | 2     | 1      | Unfurnished | \$2,420     | \$2,420    | \$2,800   |

**# Of Units With:**

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet: 4
- Dishwasher: 4
- Disposal: 4

- Drapes:
- Patio: 5
- Ranges: 4
- Refrigerator: 4
- Wall AC:

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## Additional Information

- Standard sale

- 14 - South Huntington Beach area
- Orange County
- Parcel # 02504226

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### Michael Lembeck

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

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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: OC22055345

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**Closed** • **Apartment**

List / Sold:

**\$3,995,000/\$3,850,000** ↓

**8 days on the market**

**Listing ID: OC22080644**

**1603 1605 Electric Ave • Seal Beach 90740**  
**7 units • \$570,714/unit • 3,089 sqft • 6,098 sqft lot • \$1246.36/sqft •**  
**Built in 1939**

**Seal Beach Blvd and Electric Ave - Addresses are 1603 and 1605 Electric Avenue (2 parcels/buildings)**



Rare opportunity to purchase one of the finest 7-unit income properties in Old Town Seal Beach. These fully remodeled beach bungalows offer a strong cap rate in a spectacular location just a few blocks from the beach and downtown. The current owner took these units down to the studs in 2017 and painstakingly renovated the entire complex from top to bottom while keeping the charming feel of the original beach bungalows. During the renovation, almost everything was replaced including electrical, plumbing, roof, heating system, water heater, drywall, insulation, windows, doors, and outdoor hardscape and softscape. The interior of the units retained the "Beach House" feel and offer completely remodeled kitchens with new appliances, quartz countertops, cabinets, sinks and fixtures. All bathrooms were renovated with new toilets, vanities, cabinets, fixtures, and tile work. Other improvements include high-quality gray-wash laminate flooring throughout, new paint, light fixtures, garage doors, laundry room, cable and CAT-5 wiring. Electric Avenue is one of the most popular streets in Seal Beach and features a park in the center median. It is only a few blocks to the crashing waves, pier, downtown shopping, restaurants, and activities. These are remarkable units, and there is nothing else like them in Seal Beach. Once the remodel was completed, all units were fully leased within the first 10 days which demonstrates the demand for quality units. The units are currently fully occupied, and there have been no extended vacancies since the remodel was completed. All financial information in this package represents current leases in place and historical expenses as represented by the Seller. These units may be financed separately to take advantage of multi-family interest rates, but the owner requires both units to be purchased together. This remarkable property is priced at a true 3.6% cap with income upside potential located a few blocks from the beach and fully renovated – Hard to beat this combination!

## Facts & Features

- Sold On 06/02/2022
- Original List Price of \$3,995,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Electric, Wall Furnace
- \$17 (Assessor)
- Laundry: Community, Individual Room
- Cap Rate: 3.6
- \$194940 Gross Scheduled Income
- \$143774 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

## Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bedroom
- Floor: Laminate, Tile, Wood
- Appliances: Dishwasher, Electric Oven, Gas Range, Microwave, Refrigerator, Water Heater Central
- Other Interior Features: Ceiling Fan(s), Granite Counters, Open Floorplan, Recessed Lighting, Stone Counters

## Exterior

- Lot Features: Front Yard, Landscaped, Level with Street, Level, Park Nearby, Sprinkler System, Walkstreet
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Good Condition
- Sewer: Public Sewer

## Annual Expenses

- Total Operating Expense: \$51,166
- Electric: \$416.00
- Insurance: \$4,147
- Maintenance: \$2,400

- Gas: \$745
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$416
- Other Expense: \$912
- Other Expense Description: Laundry

## Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Unfurnished | \$2,795     | \$33,540   | \$34,740  |
| 2: | 1     | 1    | 1     | 1      | Unfurnished | \$2,195     | \$26,340   | \$28,740  |
| 3: | 1     | 1    | 1     | 0      | Unfurnished | \$2,295     | \$27,540   | \$28,740  |
| 4: | 1     | 1    | 1     | 0      | Unfurnished | \$2,395     | \$28,740   | \$29,940  |
| 5: | 1     | 0    | 1     | 0      | Unfurnished | \$1,695     | \$20,340   | \$21,540  |
| 6: | 1     | 1    | 1     | 1      | Unfurnished | \$2,375     | \$28,500   | \$29,940  |
| 7: | 1     | 1    | 1     | 1      | Unfurnished | \$2,295     | \$27,540   | \$28,740  |

### # Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher: 7
- Disposal: 7
- Drapes:
- Patio: 7
- Ranges: 7
- Refrigerator: 7
- Wall AC:

## Additional Information

- Standard sale
- 1A - Seal Beach area
- Orange County
- Parcel # 19906425

## 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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