

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	Grg Spcs	Date	DOM/CDOM
1	PW21004562	S	4332 E Washington	ORG	75	STD	2	\$0		\$550,000↓	\$315.37	1744	1930/ASR	4,800/0.1102	0	06/03/21	102/102
2	PW21060025	S	122 S Cherry ST	ANA	79	STD	2	\$36,000		\$750,000↑	\$357.14	2100	1951/ASR	6,791/0.1559	2	06/01/21	24/24
3	PW20212531	S	7310 W Oceanfront	NB	N8	STD	2	\$0		\$5,900,000↓	\$1,666.67	3540	2008/SLR	2,250/0.0517	3	06/04/21	208/208
4	NP21089015	S	200 Diamond AVE #2	NB	N9	STD,TRUS	2	\$50,000		\$2,400,000↑	\$1,066.67	2250	1969/SEE	2,614/0.06	2	06/03/21	0/0
5	NP21039445	S	311 Ruby AVE	NB	N9	STD	2	\$0		\$3,200,000↓	\$1,203.91	2658	1948/ASR	3,920/0.09	2	06/04/21	14/14
6	NP21094610	S	2711 W Balboa BLVD	NB	NP	STD	2	\$168,370	4	\$2,535,000↑	\$1,024.66	2474	1972/ASR	2,178/0.05	2	06/02/21	12/12
7	NP21032274	S	204 E Oceanfront	NB	NP	STD	2	\$0		\$5,000,000↓	\$2,000.00	2500	1995/ASR	2,400/0.0551	2	06/04/21	28/93
8	NP21088695	S	317 W Avenida Palizada	SC	SC	STD	3	\$0		\$1,530,000↑	\$574.32	2664	1972/ASR	3,920/0.09	3	06/03/21	0/0
9	PW21091385	S	16962 N Pacific AVE	SSB	699	STD	3	\$0		\$1,888,000↑	\$951.61	1984	1950/OTH	2,744/0.063	1	06/01/21	11/11
10	PW21062262	S	7741 Newman AVE	HB	15	STD	4	\$97,440		\$1,740,000↑	\$393.22	4425	1975/ASR	8,886/0.204	4	06/01/21	2/2
11	LG21069745	S	172 WAVE ST	LB	NL	STD	4	\$97,680		\$2,272,888↑	\$866.52	2623	1937/ASR	5,576/0.128	2	06/04/21	10/10
12	PW21029202	S	5822 Fullerton AVE	BP	82	STD,TRUS	5	\$114,600		\$1,410,000↓	\$263.60	5349	1981/SLR	11,822/0.2714	7	06/04/21	0/0
13	CV21029693	S	1216 W Balboa BLVD	NB	NP	STD	7	\$211,200		\$4,683,000↓	\$870.12	5382	1949/ASR	6,098/0.14	4	06/01/21	36/218

Closed •

List / Sold: **\$619,000/\$550,000** ↓

4332 E Washington • Orange 92869

102 days on the market

2 units • **\$309,500/unit** • **1,744 sqft** • **4,800 sqft lot** • **\$315.37/sqft** •

Listing ID: PW21004562

Built in 1930

COMING FROM FREEWAY 55 GOING EAST ON CHAPMAN AVE, TURN RIGHT ON PROSPECT, SECOND STREET WASHINGTON TURN LEFT. PROPERTY IS ON THE RIGHT HAND



Two detached homes (duplex) in high demand rental area. Blocks from El Modena high school. Each unit has 2 bedrooms and 1 bath and it's own large yard. Both units have separate meters for all utilities. Front house has white picket fence with trees for privacy and plenty of space in the backyard to get creative. Both units have plenty of windows that allow natural light to fill the home. Walking distance to public transportation, shopping centers, Centrally located to Chapman University, Santiago College, freeway access to the 55/22 and the 5, and the Toll Road. Excellent Investment Opportunity to own in the City of Orange.

Facts & Features

- Sold On 06/03/2021
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Irregular Lot, Level, Utilities - Overhead, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01823480
- 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	0	Unfurnished	\$1,672	\$1,672	\$0
2:	1	2	1	0	Unfurnished	\$1,672	\$1,672	\$0

Of Units With:

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

Additional Information

- Standard sale

- 75 - Orange, Orange Park Acres E of 55 area
- Orange County
- Parcel # 39218402

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

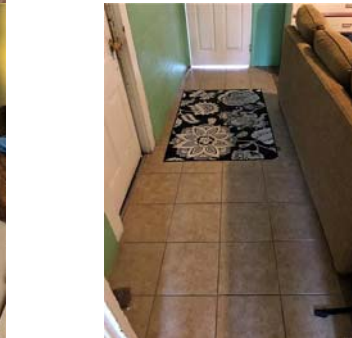
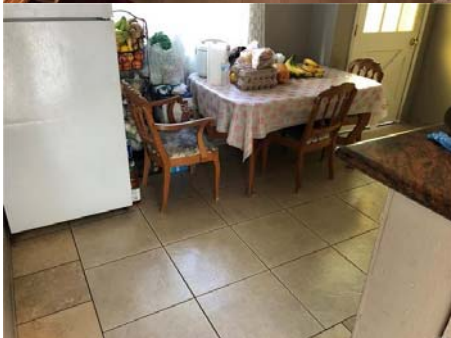
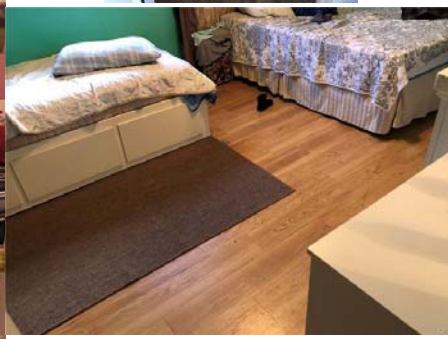
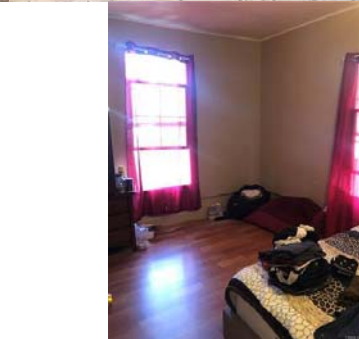
Re/Max Property Connection

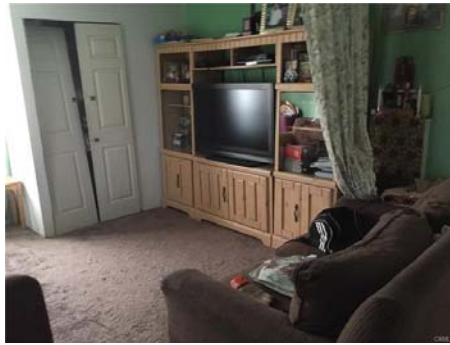
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income

LISTING ID: PW21004562

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Closed • Duplex

List / Sold: **\$745,000/\$750,000** ↑

122 S Cherry St • Anaheim 92805

24 days on the market

2 units • **\$372,500/unit** • **2,100 sqft** • **6,791 sqft lot** • **\$357.14/sqft** •

Listing ID: PW21060025

Built in 1951

CENTER/ CHERRY



1950'S CONSTRUCTION DUPLEX CONSISTING OF 2- 2 BEDROOM/ 1 BATH UNITS RENTED FOR \$1500 EACH! EACH UNIT HAS INSIDE WASHER/ DRYER HOOKUPS. 2 GARAGES PLUS ADDITIONAL PARKING IN DRIVEWAY/ STREET. UPDATED PLUMBING, REMODELED BATHROOMS. THIS PROPERTY HAS NO NEIGHBORS DIRECTLY ACROSS THE STREET AND SITS ON THE END OF A SMALL QUIET CUL DE SAC. RENTS ARE LOW AND HAVE NOT BEEN RAISED IN YEARS. LONG TERM OWNER. HURRY THIS WON'T LAST LONG!

Facts & Features

- Sold On 06/01/2021
- Original List Price of \$745,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Inside
- \$36000 Gross Scheduled Income
- \$24480 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01926377
- 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	\$1,500	\$1,500	\$1,900
2:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,900

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
- 79 - Anaheim West of Harbor area

- Rent Controlled

- Orange County
- Parcel # 03603133

Michael Lembeck

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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income

LISTING ID: PW21060025

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Closed •

List / Sold:

\$5,999,999/\$5,900,000 ↓

7310 W Oceanfront • Newport Beach 92663

208 days on the market

**2 units • \$3,000,000/unit • 3,540 sqft • 2,250 sqft lot • \$1666.67/sqft •
Built in 2008**

Listing ID: PW20212531

Olive and Oceanfront



Dip your toes in the sand and surf with the best oceanfront living on W Oceanfront. There's no better place for panoramic sunsets and views of white-water caps, the ocean and Catalina. As one of the tallest homes on W Oceanfront, there are 3 levels of living, with the structure currently configured as a duplex. This flexible structure could be converted to a single-family home or maybe convert the 1st floor to a 3rd unit as an ADU (buyer to confirm with the city). This home was remodeled to the studs in 2008 and features luxurious finishes and upgrades throughout. Entertainers will enjoy the private patio space with direct access to the beach and no boardwalk in front. The main level includes a finished 3-car garage, plus bathroom and bonus rooms with direct access to the patio. The 2nd floor is an owner's suite with a great room and kitchen, dining room, walk-in pantry, guest bath, plus oversized master suite with jumbo master closet and bathroom. The 3rd level features a great room and kitchen, 3 bedrooms and 2 full baths. The floorplan can be reconfigured for additional bedrooms if needed. The back stairway provides access all the way to the 4th level, which reveals a rooftop with dramatic views. The roof is brand new and carries a 30-year transferable warranty. This corner lot features ample parking, including a finished 3 car garage plus room for 2 additional cars. Per zoning, the property is eligible for Newport Beach short term rental (vacation rental) permit.

Facts & Features

- Sold On 06/04/2021
- Original List Price of \$6,499,999
- 1 Buildings
- Levels: Three Or More
- 5 Total parking spaces
- Cooling: Central Air
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Bonus Room

Exterior

- Lot Features: Corner Lot
- Waterfront Features: Beach Access, Beach Front, Ocean Front
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- 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	\$6,500
2:	1	1	3	2	Unfurnished	\$0	\$0	\$9,500

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
- N8 - West Newport - Lido area
- Orange County
- Parcel # 04502203

Michael Lembeck

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Re/Max Property Connection

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

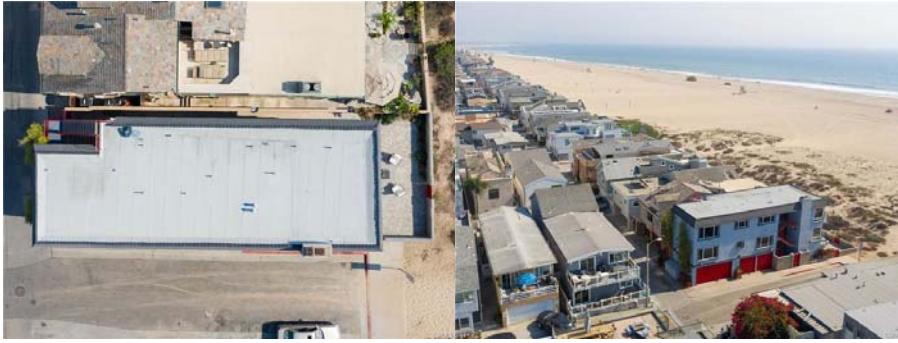
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CUSTOMER FULL: Residential Income LISTING ID: PW20212531

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Closed • Duplex

List / Sold:

\$2,350,000/\$2,400,000 ↑

0 days on the market

200 Diamond Ave # 2 • Newport Beach 92662

2 units • **\$1,175,000/unit** • **2,250 sqft** • **2,614 sqft lot** • **\$1066.67/sqft** •
Built in 1969

Listing ID: NP21089015

Jamboree to Balboa Avenue, right to Diamond Avenue, Left corner of Park Avenue. Located on the left corner of Diamond and Park



Balboa Island at its most charming. This is a corner location that faces west for wonderful sunset views from the second floor master-suite balcony. Master has an en-suite 3/4 bathroom that is divided for easy sharing. Shower was recently remodeled... Second bedroom with en-suite 3/4 bath as well and a first floor powder-room on the main floor. Main livingroom with high ceilings has french doors leading to the outdoor living space for great entertainment. Kitchen and Dining area with easy access through french doors to the breezeway between the two units. Great separation between front home and back apartment. Both units share the garage and laundry which is located in the garage. This is a must see as rarely does a property in this location and so well maintained come up. Located in a very walkable distance to the main street and the ferry, surrounded with great restaurants and outdoor activity, again, all in walking distance. Shopping and fine arts and great colleges all with-in driving distance. Some say Balboa Island is in the heart of the city. I have to agree! Year built and sq ft of the building are to be researched and verified by the buyer. City records do not reflect the front unit. Only the back structure (garage and apartment for year built)

Facts & Features

- Sold On 06/03/2021
- Original List Price of \$2,350,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Central
- Laundry: Dryer Included, In Garage, Washer Included
- \$50000 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Living Room
- Floor: Tile, Wood
- Other Interior Features: Balcony, Ceiling Fan(s), Ceramic Counters, Dry Bar, High Ceilings, Tile Counters

Exterior

- Lot Features: Corner Lot, Rectangular Lot, Sprinkler System, Sprinklers Timer
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01912352
- Gardener:
- Licenses:
- Insurance: \$3,000
- 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	3	1	Unfurnished	\$4,200	\$4,200	\$4,536
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,800

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet: 0
- Dishwasher: 2
- Disposal: 2

- Drapes: 0
- Patio: 1
- Ranges: 2
- Refrigerator: 2
- Wall AC: 0

Additional Information

- Standard, Trust sale
- Rent Controlled

- N9 - Lower Newport Bay - Balboa Island area
- Orange County
- Parcel # 05009314

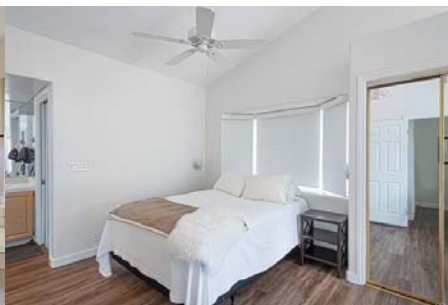
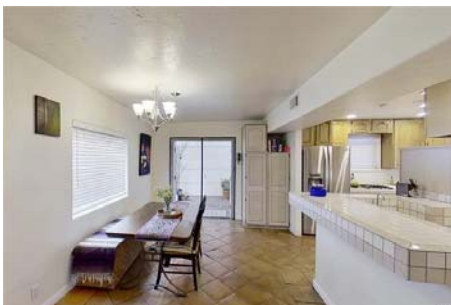
Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: NP21089015

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Closed • Duplex

List / Sold:

\$3,495,000/\$3,200,000 ↓

14 days on the market

311 Ruby Ave • Newport Beach 92662

2 units • \$1,747,500/unit • 2,658 sqft • 3,920 sqft lot • \$1203.91/sqft •
Built in 1948

Listing ID: NP21039445

311 Ruby Avenue



Welcome to 311 and 311 ½ Ruby Avenue, arguably one of the best locations on Balboa Island. Sitting on an oversized 45 foot lot this incredible duplex is a perfect inside and out. The front unit, 311 Ruby, features 3 bedrooms, 2 bathrooms. The unit opens to a beautiful side yard ideal for entertaining while taking in the beach breeze. The light and bright upstairs unit, 311 ½ Ruby, is a 1 bed, 1 bath unit located over the garage offering privacy to both tenants. Completing this beach retreat the property offers a 2 car garage, ample parking for both units and is centrally located to all of Balboa Islands activities, the ferry, restaurants, shopping and many local attractions. This is a perfect owner user opportunity or a great rental on the only street with a closed off swim area on the Island!

Facts & Features

- Sold On 06/04/2021
- Original List Price of \$3,495,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- 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	1	2	Unfurnished	\$5,500	\$5,500	\$0
2:	1	1	1	0	Unfurnished	\$2,000	\$2,000	\$0

Of Units With:

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

Additional Information

- Standard sale
- N9 - Lower Newport Bay - Balboa Island area
- Orange County
- Parcel # 05008116

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State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

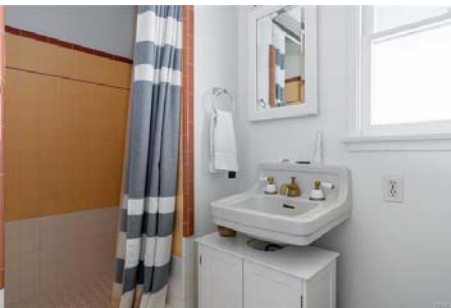
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos







Closed • Duplex

List / Sold:

\$2,495,000/\$2,535,000 ↑

12 days on the market

Listing ID: NP21094610

2711 W Balboa Blvd • Newport Beach 92663

2 units • \$1,247,500/unit • 2,474 sqft • 2,178 sqft lot • \$1024.66/sqft • Built in 1972

PCH to Balboa Blvd. Cross Streets: 28th



Discover authentic coastal living in the heart of the picturesque Balboa Peninsula. Located ten homes from the beach within the famed 100 block, just moments from Newport Beach's sparkling sand and sea, this premiere parcel is an idyllic compound for significant income opportunity or a personal beachside getaway. Comprised of two fully furnished units spanning approximately 2,474 square feet, the property has been remodeled and re-piped in 2020. Introduced by private staircase, Unit B is a remarkable and refined residence encompassing three bedrooms, two bathrooms, spacious dining area, and balcony with a BBQ servicing the opulent living room. Among the unit's decorative flourishes are dramatic tongue and groove vaulted ceilings, multiple skylights filling the interiors with an abundance of natural light, Dutch entry doors, custom designer tiles, and luxury vinyl plank flooring throughout both units. On the ground-level, Unit A is a spectacular, open-plan two-bedroom, two-bathroom abode finished with an array of upgrades and exceptional materials including Nest thermostats, recessed lighting, stainless steel appliances, custom cabinetry, designer subway tile backsplashes, and newer countertops. 2711 W Balboa is equipped with two short-term rental permits, achieving a cap rate of approximately 3.5% with great upside potential. Near famous beaches, world-class dining, and Fashion Island Shopping center, this offering provides tremendous opportunity for stable and steady income and existing reservations are already in place through Summer 2021.

Facts & Features

- Sold On 06/02/2021
 - Original List Price of \$2,495,000
 - 1 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Forced Air
 - Laundry: Gas & Electric Dryer Hookup, In Garage
 - Cap Rate: 3.57
 - \$168370 Gross Scheduled Income
 - \$89101 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available
-

Interior

- Rooms: Family Room, Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Walk-In Closet
 - Floor: Vinyl
 - Appliances: Dishwasher, Freezer, Gas Oven, Gas Cooktop, Microwave, Refrigerator
 - Other Interior Features: Balcony, Beamed Ceilings, Built-in Features, Ceiling Fan(s), High Ceilings, Living Room Balcony, Open Floorplan, Recessed Lighting, Tile Counters
-

Exterior

- Lot Features: Paved
 - Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
 - Sewer: Public Sewer
 - Other Exterior Features: Barbecue Private
-

Annual Expenses

- Total Operating Expense: \$32,192
 - Electric: \$1,755.00
 - Gas: \$917
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00616212
 - Gardener:
 - Licenses:
 - Insurance: \$2,060
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,012
 - Other Expense:
 - Other Expense Description:
-

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Furnished	\$87,451	\$89,251	\$93,771
2:	1	2	2	1	Furnished	\$63,382	\$65,182	\$67,066

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
- NP - Balboa Peninsula area
 - Orange County
 - Parcel # 04709233

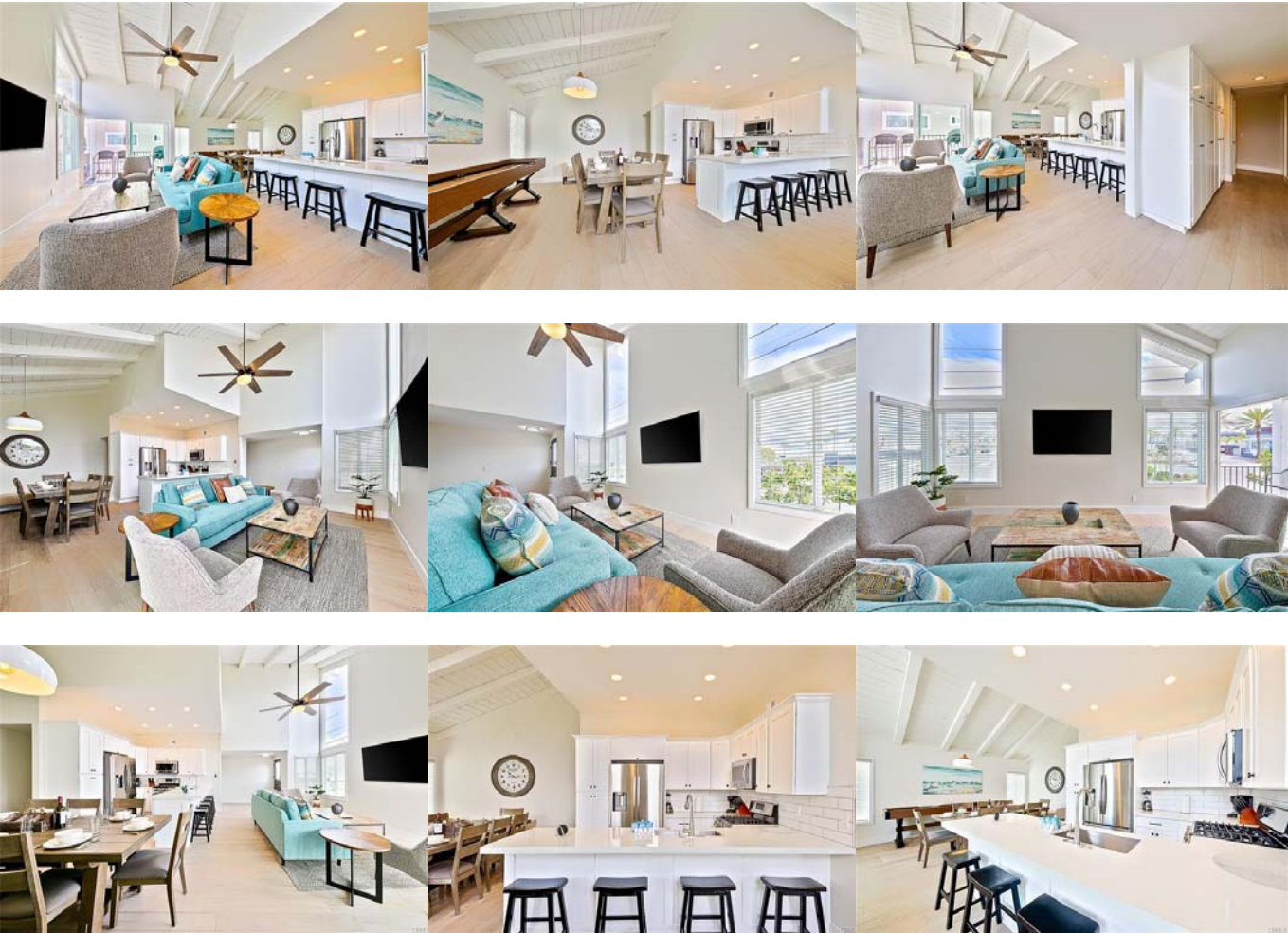
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Re/Max Property Connection

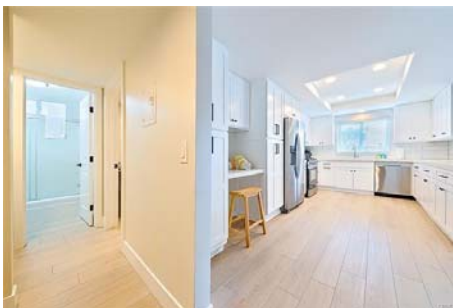
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CUSTOMER FULL: Residential Income LISTING ID: NP21094610

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Closed • Duplex

List / Sold:

\$5,295,000/\$5,000,000 ↓

28 days on the market

Listing ID: NP21032274

204 E Oceanfront • Newport Beach 92661**2 units** • **\$2,647,500/unit** • **2,500 sqft** • **2,400 sqft lot** • **\$2000.00/sqft** •
Built in 1995**East Balboa Blvd. to East Oceanfront**



This unique quintessential beachside property is situated on a prime lot, perfectly positioned between Newport Pier and the Balboa Pier. Each condo features breathtaking views of the surf and sand, with stunning sunsets in the evening, and a layout optimized for seamless indoor-outdoor living. The upper-level condo features an open layout with 3 bedrooms, 2 bathrooms, and a rooftop deck for entertaining. The bottom-level condo features 2 bedrooms, 1 bathroom, and opens to a private patio looking out over the boardwalk and beach. Just steps from the sand, this Balboa Peninsula property offers a serene setting with white water views of the sparkling Pacific Ocean as the backdrop of your daily life. Exquisitely designed, each single-level living space offers high-end finishes such as limestone flooring, top-of-the-line appliances, and custom cabinetry – all blending together to embody elegant coastal living. Comfortably situated in one of the most desirable areas of Southern California, this remarkable property is located just minutes from the Ferry, Fun Zone, the Wedge, and world-class shopping and dining. With the rarity of two true oceanfront condos, this property offers a once-in-a-lifetime opportunity to live in one home while renting the other or to have a separate guest home for friends and family.

Facts & Features

- Sold On 06/04/2021
 - Original List Price of \$5,295,000
 - 1 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - Cooling: Central Air
 - Laundry: Individual Room, Inside
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available
-

Interior

- Rooms: Laundry, Living Room, Master Bedroom, See Remarks, Walk-In Closet
 - Appliances: Dishwasher, Refrigerator
-

Exterior

- Lot Features: 2-5 Units/Acre
 - Sewer: None
-

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	5	3	2	Negotiable	\$0	\$0	\$0

Of Units With:

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

- Carpet:
- Dishwasher: 2
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale

- NP - Balboa Peninsula area
- Orange County
- Parcel # 93294106

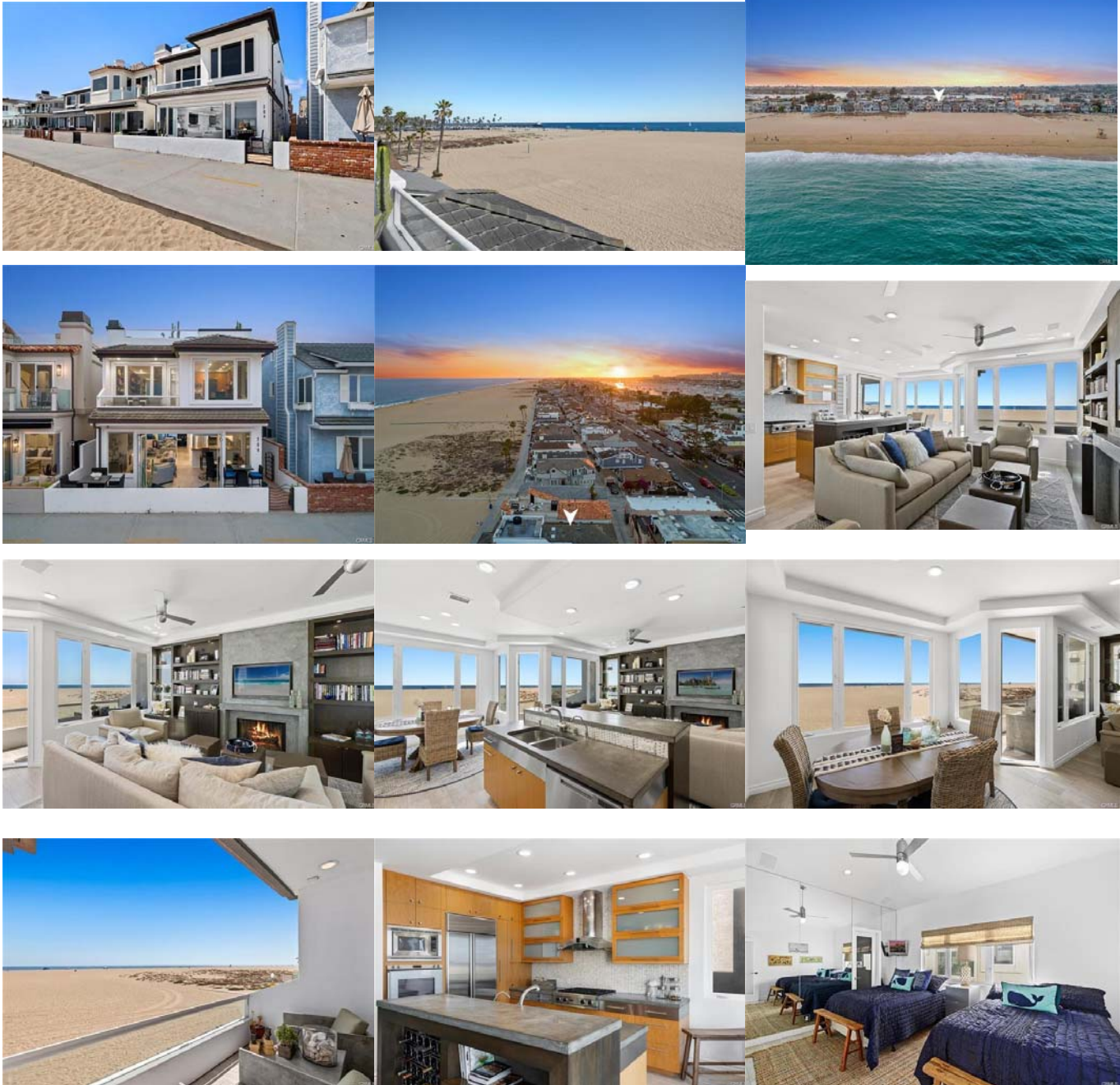
Michael Lembeck

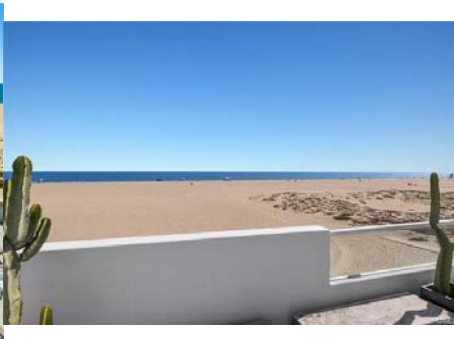
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,500,000/\$1,530,000 ↑

0 days on the market

317 W Avenida Palizada • San Clemente 92672

3 units • \$500,000/unit • 2,664 sqft • 3,920 sqft lot • \$574.32/sqft •

Built in 1972

Listing ID: NP21088695

Head northwest on S El Camino Real toward Avenida Del Mar, Turn left onto Avenida Miramar, Turn left onto W Avenida Palizada. Property will be on the left



Sold before processing. Inputted for comparable purposes only.

Facts & Features

- Sold On 06/03/2021
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Laundry: Outside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- 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	2	1	Unfurnished	\$0	\$0	\$7,200
2:	1	2	2	1	Unfurnished	\$0	\$0	\$0
3:	1	1	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- SC - San Clemente Central area
- Orange County
- Parcel # 69205308

Michael Lembeck
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CUSTOMER FULL: Residential Income **LISTING ID:** NP21088695

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Closed •

List / Sold:

\$1,700,000/\$1,888,000 ↑

11 days on the market

Listing ID: PW21091385

16962 N Pacific Ave • Sunset Beach 90742**3 units • \$566,667/unit • 1,984 sqft • 2,744 sqft lot • \$951.61/sqft •****Built in 1950****Pacific & 9th**

Coveted corner lot with potential for some fantastic views with a new build. Currently being utilized as a triplex, this property is truly just steps from the beach. Current layout is a stand-alone cottage that is a 1 bedroom, 1 bathroom with an adorable front porch (currently Airbnb). Property was remodeled recently with updated kitchen, bathroom and flooring. Separating the 2 structures is a brick-lined patio, perfect for those summer BBQs after a day at the beach. Rear structure has a 1 bedroom, 1 bathroom unit on the ground floor and a spacious 2 bedroom, 1 bathroom unit above. There is a 1 car garage with additional storage room for bikes and other beach toys. There are 3 uncovered spaces along the side of the home along with one space in the front of the property. With the corner lot orientation there is an abundance of natural light in all of the units and peek-a-boo view from the 2nd level unit's private patio. This is a great opportunity to own steps from the sand and have others help pay your mortgage or consider building the home of your dreams. Come see this one today with all that Sunset Beach has to offer, beach, restaurants and a renovated development, Peter's Landing, with Goldenrod Brewery, restaurants and Mother's Market expected to open soon.

Facts & Features

- Sold On 06/01/2021
 - Original List Price of \$1,700,000
 - 2 Buildings
 - 4 Total parking spaces
 - Heating: Wall Furnace
 - Laundry: In Garage
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available
-

Interior

- Rooms: Galley Kitchen, Kitchen, Living Room, Main Floor Bedroom
 - Floor: Laminate
 - Appliances: Built-In Range, Disposal
 - Other Interior Features: Ceiling Fan(s), Ceramic Counters, Tile Counters, Track Lighting
-

Exterior

- Lot Features: Corner Lot
 - Security Features: Carbon Monoxide Detector(s)
 - Fencing: Wood
 - Sewer: Public Sewer
-

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01008773
 - 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	Negotiable	\$0	\$0	\$2,500
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,200
3:	1	2	1	0	Unfurnished	\$0	\$0	\$3,000

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 699 - Not Defined area
- Orange County
- Parcel # 17854122

Michael Lembeck

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

Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: PW21091385

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Closed • **Quadruplex**

List / Sold:

\$1,599,000/\$1,740,000 ↑**7741 Newman Ave** • **Huntington Beach 92647****2 days on the market****4 units** • **\$399,750/unit** • **4,425 sqft** • **8,886 sqft lot** • **\$393.22/sqft** •
Built in 1975**Listing ID: PW21062262****Beach Blvd/Newman Ave, South by Talbert, North by Slater, East by Newland, West by Gothard**



What a beautiful investment property, conveniently located in Huntington Beach, great unit mix, one 3 bedrooms, and three 2 bedrooms. All units have inside laundry hookups, a separate dining area, and either a private yard, balcony, or side patio area. Unit B is the largest 3 bedrooms, 2.5 baths, 1700+ sq. ft per appraisal, two stories with balcony, side alley, updated with granite countertops, tile floor. Unit A is on top of four car garage consists of 2 bedrooms, 1 bath, a granite countertop, big balcony. Unit C is 2 bedrooms, 1.5 baths, single level completely updated 3 years ago with new cabinets, granite countertops in kitchen and bathrooms, updated flooring, new carpets with private yard. Unit D is also a single level, 2 bedrooms, 1.5 baths, and a private yard. Four enclosed garages and six-car parking spaces in the parking lot. Small Storage area to keep some extra stuff for the landlord. There is a good size courtyard in the middle of all the units. All utilities paid by the tenants except water and trash. Very close to the freeways, schools, shopping, and restaurants

Facts & Features

- Sold On 06/01/2021
 - Original List Price of \$1,599,000
 - 2 Buildings
 - Levels: Two
 - 10 Total parking spaces
 - Heating: Central
 - Laundry: In Kitchen, Inside
 - \$97440 Gross Scheduled Income
 - \$66458 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available
-

Interior

- Appliances: Dishwasher, Disposal, Gas Range
-

Exterior

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

Annual Expenses

- Total Operating Expense: \$28,482
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$3,136
 - Cable TV: 01187637
 - Gardener:
 - Licenses: 90
 - Insurance: \$2,707
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,774
 - Other Expense: \$1,175
 - Other Expense Description:
-

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$2,000
2:	1	2	2	1	Unfurnished	\$1,600	\$1,600	\$2,000
3:	1	2	2	1	Unfurnished	\$2,200	\$2,200	\$2,300
4:	1	3	3	1	Unfurnished	\$2,620	\$2,620	\$2,800

Of Units With:

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

- Carpet:
- Dishwasher: 4
- Disposal: 4

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 15 - West Huntington Beach area
- Orange County
- Parcel # 16531236

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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Closed • **Quadruplex**

List / Sold:

\$2,250,000/\$2,272,888 ↑

10 days on the market

Listing ID: LG21069745

172 WAVE St • Laguna Beach 92651

4 units • **\$562,500/unit** • **2,623 sqft** • **5,576 sqft lot** • **\$866.52/sqft** •
Built in 1937

Pacific Coast Highway to Wave Street.



170 - 176 Wave Street in North Laguna Beach is a four unit residential income property located on the beach side of Pacific Coast Highway. The property is comprised of two, two bedroom and one bath units, one, one bedroom and one bath unit and one studio unit with one bath (the studio unit is considered a bootleg unit). The units are vintage Laguna cottages conveniently located down the street from Shaw's Cove and to downtown Laguna Beach with all of its finest shops and restaurants.

Facts & Features

- Sold On 06/04/2021
- Original List Price of \$2,250,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: Community, Dryer Included, Individual Room, Washer Included
- \$97680 Gross Scheduled Income
- \$65994 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,686
- Electric: \$792.00
- Gas: \$756
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,720
- 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	\$2,290	\$2,290	\$27,480
2:	1	2	1	1	Unfurnished	\$2,400	\$2,400	\$28,800
3:	1	1	1	0	Unfurnished	\$2,300	\$2,300	\$27,600
4:	1	1	1	0	Unfurnished	\$1,150	\$1,150	\$13,800

Of Units With:

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

Additional Information

- Standard sale
- NL - North Laguna area
- Orange County
- Parcel # 05315409

Michael Lembeck

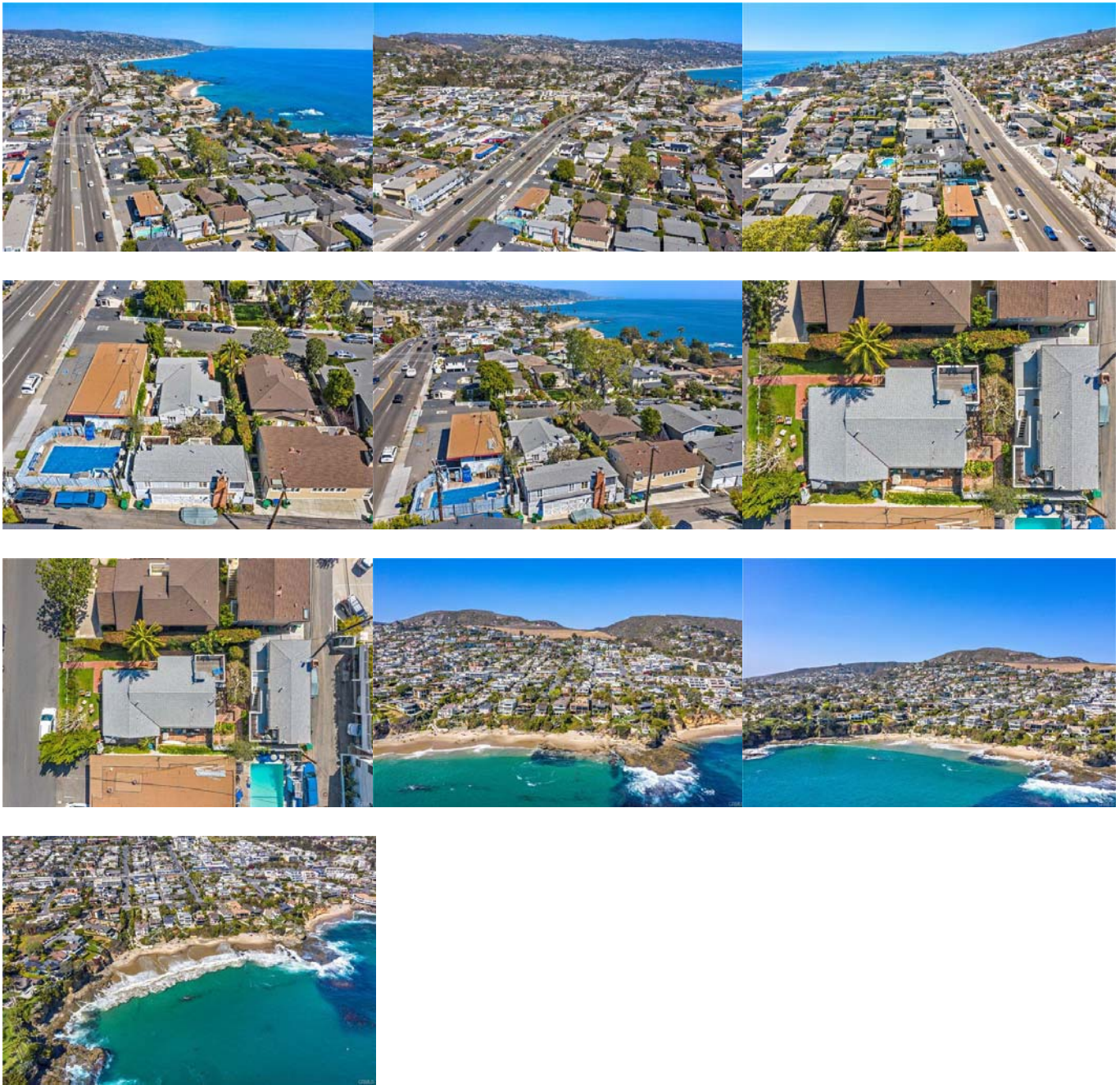
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,500,000/\$1,410,000 ↓

0 days on the market

5822 Fullerton Ave • Buena Park 90621

**5 units • \$300,000/unit • 5,349 sqft • 11,822 sqft lot • \$263.60/sqft •
Built in 1981**

Listing ID: PW21029202

N/ Artesia W/Beach



Custom built fabulous townhouse apartment complex. Front unit is a 3 bedroom 2 1/2 bath with a private patio and a balcony off the master suite. There is direct garage access to the 2 car garage with room for 2 additional cars on the front driveway. The other four units are all 2 bedroom 1 1/2 bath with private patios. All units are upgraded with new hardwood laminate flooring, new paint, new carpet and new vinyl sliding glass doors to patio. This lot is huge and there is a large common area plus a large parking lot off the alley in the back and 5 separate garages. Tons of off-street parking!

Facts & Features

- Sold On 06/04/2021
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community, Individual Room
- \$114600 Gross Scheduled Income
- \$79833 Net Operating Income
- 6 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Living Room
- Floor: Carpet, Laminate
- Appliances: Electric Range
- Other Interior Features: Balcony, Block Walls, Tile Counters

Exterior

- Lot Features: Lot 10000-19999 Sqft, Near Public Transit
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$34,767
- Electric: \$720.00
- Gas: \$3,000
- Furniture Replacement:
- Trash: \$3,204
- Cable TV: 01030870
- Gardener:
- Licenses:
- Insurance: \$5,169
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,924
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	3	Unfurnished	\$0	\$0	\$2,150
2:	4	2	2	1	Unfurnished	\$0	\$0	\$1,850

Of Units With:

- Separate Electric: 6
- Gas Meters: 1
- Water Meters: 1
- Carpet: 5
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 5
- Ranges: 5
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale

- 82 - Buena Park area
- Orange County
- Parcel # 27709130

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

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Closed •

List / Sold:

\$4,999,888/\$4,683,000 ↓

36 days on the market

Listing ID: CV21029693

1216 W Balboa Blvd • Newport Beach 92661

7 units • \$714,270/unit • 5,382 sqft • 6,098 sqft lot • \$870.12/sqft •
Built in 1949

BALBOA @ 15th STREET



NEWPORT BEACH 7 UNIT ON THE BALBOA PENINSULA. THIS TROPHY PROPERTY IS LOCATED IN THE HEART OF NEWPORT BEACH. FEATURES A DOUBLE LOT, ON-SITE LAUNDRY ROOM, GARAGES AND PARKING SPACES INCLUDED. CURRENT OWNER HAS 7 AirBnb LICENSES. FOUR 2 BEDROOM 2 BATH AND THREE 2 BEDROOM 1 BATH UNITS. UNITS ARE CURRENTLY ON MONTH TO MONTH OR YEARLY LEASES.

Facts & Features

- Sold On 06/01/2021
- Original List Price of \$4,999,888
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Common Area
- \$211200 Gross Scheduled Income
- \$101200 Net Operating Income
- 8 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

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

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$114,000
- Electric: \$575.00
- Gas: \$775
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01903073
- Gardener:
- Licenses:
- Insurance: \$2,814
- Maintenance:
- Workman's Comp:
- Professional Management: 1520
- Water/Sewer: \$8,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	2	1	Unfurnished	\$2,500	\$10,000	\$10,000
2:	3	2	1	1	Unfurnished	\$2,300	\$6,900	\$6,900

Of Units With:

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

Additional Information

- Standard sale
- NP - Balboa Peninsula area

- Orange County
- Parcel # 04723414

Michael Lembeck

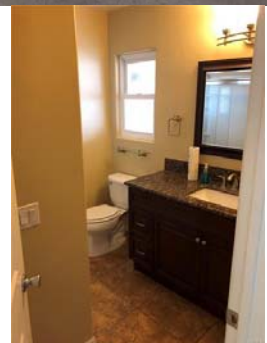
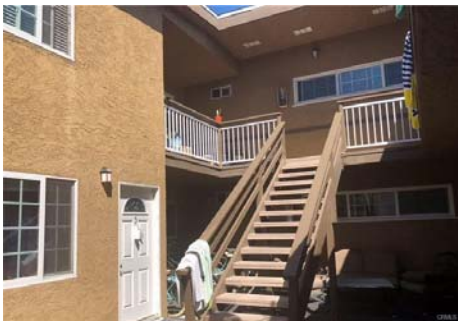
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