

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	OC23053823	S	303 Santa Isabel AVE	CM	C5	STD	2	\$72,000		\$1,715,000 	\$851.12	2015	1963/PUB	7,841/0.18	N	1	05/11/23	0/0
2	PW23039355	S	1909 Glenneyre ST	LB	LV	PRO,TPAP	2	\$0		\$2,800,000 	\$963.86	2905	1951/ASR	4,792/0.11	N	2	05/09/23	26/26
3	NP21195146	S	4010 River AVE	NB	N8	STD	2	\$0		\$6,850,000 	\$2,446.43	2800	1948/ASR	3,036/0.0697	N	2	05/10/23	306/306
4	IV23019823	S	2109 W Juno AVE	ANA	79	STD	3	\$67,140		\$1,240,000 	\$490.89	2526	1961/PUB	8,712/0.2	N	3	05/12/23	63/249
5	OC22233061	S	303 Seal Beach BLVD	SLB	1A	STD	8	\$166,740		\$3,550,000 	\$860.61	4125	1958/ASR	6,098/0.14	N	0	05/10/23	177/177

Closed • **Duplex**

\$1,695,000/\$1,715,000 ↑

303 Santa Isabel Ave Costa Mesa 92627

0 days on the market

2 units • **\$847,500/unit** • **2,015 sqft** • **7,841 sqft lot** • **\$851.12/sqft** •
Built in 1963

Listing ID: OC23053823



Nicely upgraded and well maintained legally zoned Duplex in the premier location of Eastside Costa Mesa. Unit 301 has 2 bedrooms + 1 bath, is approximately 990 sqft, and has laminate floors, white shaker kitchen cabinets, dual paned windows and slider. Unit 303, has 2 bedrooms +2 bath (One en-suite + one in hallway), is approximately 1,100 sqft & has newer laminate floors, interior doors/closet doors, an upgraded kitchen & stainless steel appliances including a farmhouse sink, granite counters, all new plumbing, remodeled bathrooms, & central AC. Both Units has one car attached garages (washer & electric dryer hookups) + one driveway spot. Each unit enjoys a large front yard and back/side yards equipped with sprinklers. Other recent upgrades, sound proof common wall, thermo barrier in attic, newer roof, and updated electrical. Long Term tenants in place. Separately metered electric (tenant paid)/shared water (owner pays)/no gas. Closed to Back Bay walking & bike trails, Centrally located to 17th St, Fashion Island, South Coast Plaza, and John Wayne Airport.

DETAILS

- Sold On 05/11/2023
- Levels: One
- 1 buildings total
- Standard sale
- 2 Total parking spaces
- Cooling: Central Air, See Remarks
- Heating: Central, See Remarks
- \$0 (Estimated)
- \$72000 Gross Scheduled Income
- \$2475 Total annual expenses
- \$53575 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 1 water meters available

Presented By

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

\$2,500,000/\$2,800,000 ↑

1909 Glenneyre St Laguna Beach 92651

26 days on the market

2 units • **\$1,250,000/unit** • **2,905 sqft** • **4,792 sqft lot** • **\$963.86/sqft** •
Built in 1951

Listing ID: PW23039355



Welcome to your dream Laguna Beach duplex or primary residence! This stunning property is nestled in the heart of the coveted Woods Cove pocket of the Laguna Beach community, where luxury living meets seaside serenity. This unique property offers two spacious living units that can serve as a primary residence or a fantastic investment opportunity. Bursting with charm and character, this property is a rare find and a true gem in a dream location. The upper-level unit is simply breathtaking, featuring panoramic ocean views from the expansive deck, perfect for enjoying sunsets and entertaining guests. The unit boasts a light-filled open floor plan, large windows that bring in natural light and stunning views. It's a true oasis that offers a sense of calm and relaxation, with charming original details along with modern updates. The lower-level unit is especially unique with a cottage vibe. Enter into the living room immediately offering beautiful views of the Pacific Ocean. The living area is bright and airy, with an open concept layout that flows seamlessly into the dining area and kitchen, and direct access to the lengthy backyard perfect for summer barbecues and entertaining. The bedrooms are truly generously sized, with ample closet space and 2 bathrooms. Located just a few blocks from Laguna's world-renowned beaches, shops, and restaurants, this rare gem offers the perfect location to enjoy all that Laguna Beach has to offer. With its stunning views, modern amenities, and prime location, this property is a true must-see! As a probate sale, this property is offered as-is, allowing you to put your own personal touch on it and create the home of your dreams, or investment for your future. Don't miss your chance to own this incredible property and experience the luxurious beach lifestyle that Laguna Beach has to offer.

DETAILS

- Sold On 05/09/2023
- Levels: Two
- 1 buildings total
- Probate Listing, Third Party Approval sale
- 4 Total parking spaces
- Heating: Fireplace(s), Floor Furnace
- \$1,191 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

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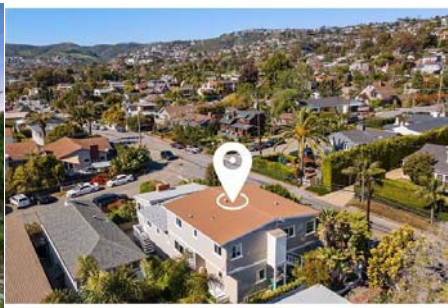
Cell Phone: 714-742-3700

**Re/Max Property
Connection**

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691





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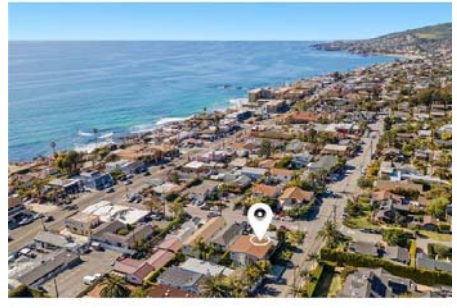
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CUSTOMER FLYER Residential Income

LISTING ID: PW23039355

Printed: 05/14/2023 6:26:33 AM

Closed • Duplex

\$7,125,000/\$6,850,000 ↑

4010 River Ave Newport Beach 92663

306 days on the market

2 units • \$3,562,500/unit • 2,800 sqft • 3,036 sqft lot • \$2446.43/sqft •
Built in 1948

Listing ID: NP21195146



THIS RARE WATERFRONT GEM is one of the top luxury short-term vacation rental getaways in all of Newport Beach. The exceptional offering is completely turnkey and ready for a new owner to step right into an instant flow of year-round income. PRIVATE OVER-SIZED DOCK, Reissue of 2- COVETED SHORT TERM LODGING PERMITS (STLP) and 1- adjacent MOORING PERMIT transfer are included. The property is WELL-MAINTAINED, FULLY FURNISHED and upgraded throughout, melding today's modern luxuries with a balance of elegance and casual coastal living accommodations that meet demanding expectations of even the most discerning guests. A convenient locale allows easy access to all Newport Harbor waterways and beyond for boaters, paddleboarding or kayakers and is just steps or a bike ride away from everything the famed Balboa Peninsula has to offer; the beach for some of the best surf around, beautiful parks, art galleries, upscale boutiques, fine dining and night life, while providing exclusive privacy and tranquility of a quaint residential community living experience. The RARE CORNER LOT leverages E/W exposure into both units, while an adjoining tropical garden extends a greater sense of privacy and space. BOTH UNITS FEATURE 3 BRs, 2 BAs, sweeping bay views overlooking the Rivo Alto canal, alfresco dining, natural gas BBQ grill, sunning/lounging/entertainment areas, fire pit, spacious rooms with casual and comfortable furnishings, well-appointed kitchen, HVAC system, natural gas fireplace in living room & each a private 1 car garage. LOWER UNIT-Sleeps 8- Approx. 1,291 sq.ft., lg. teak-like patio deck leading to private dock. UPPER UNIT-Sleeps 8- Approx. 1,509 sq.ft., lg. cantilevered deck. Occupy 1 unit (full or part-time) and rent the other, or rent both. This amazing owner-operated VRBO STL business was methodically designed and built by the sellers with two goals in mind: 1)to run a lucrative, efficient, streamlined business that would consistently deliver the finest available in STL, 2)to be rated as a top vacation rental in Newport Beach; they have achieved both. Neighborhood utilities were recently undergrounded. This meticulously curated and attractive business investment comes with all furnishings, including operational/replacement items on hand, recreational bay/beach toys, and impressive number of 2023 bookings. Read all reviews on VRBO. This unique TURNKEY investment strategy awaits just one fortunate investor; will you be the one?

DETAILS

- Sold On 05/10/2023
- 1 electric meters available

Presented By

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Re/Max Property Connection

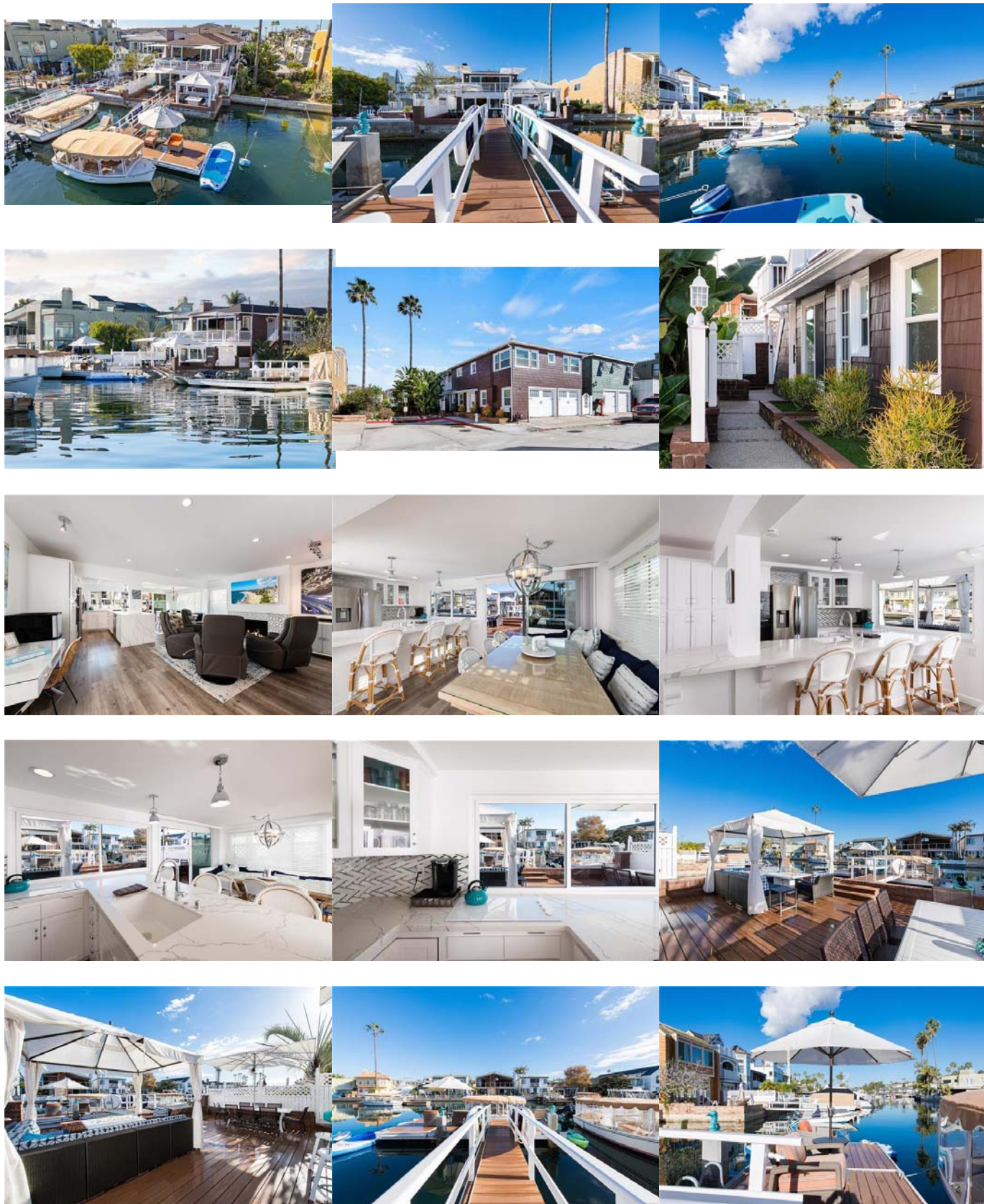
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

- Levels: Two
- 1 buildings total
- Standard sale
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$2,871 (Assessor)
- 1 gas meters available
- 1 water meters available

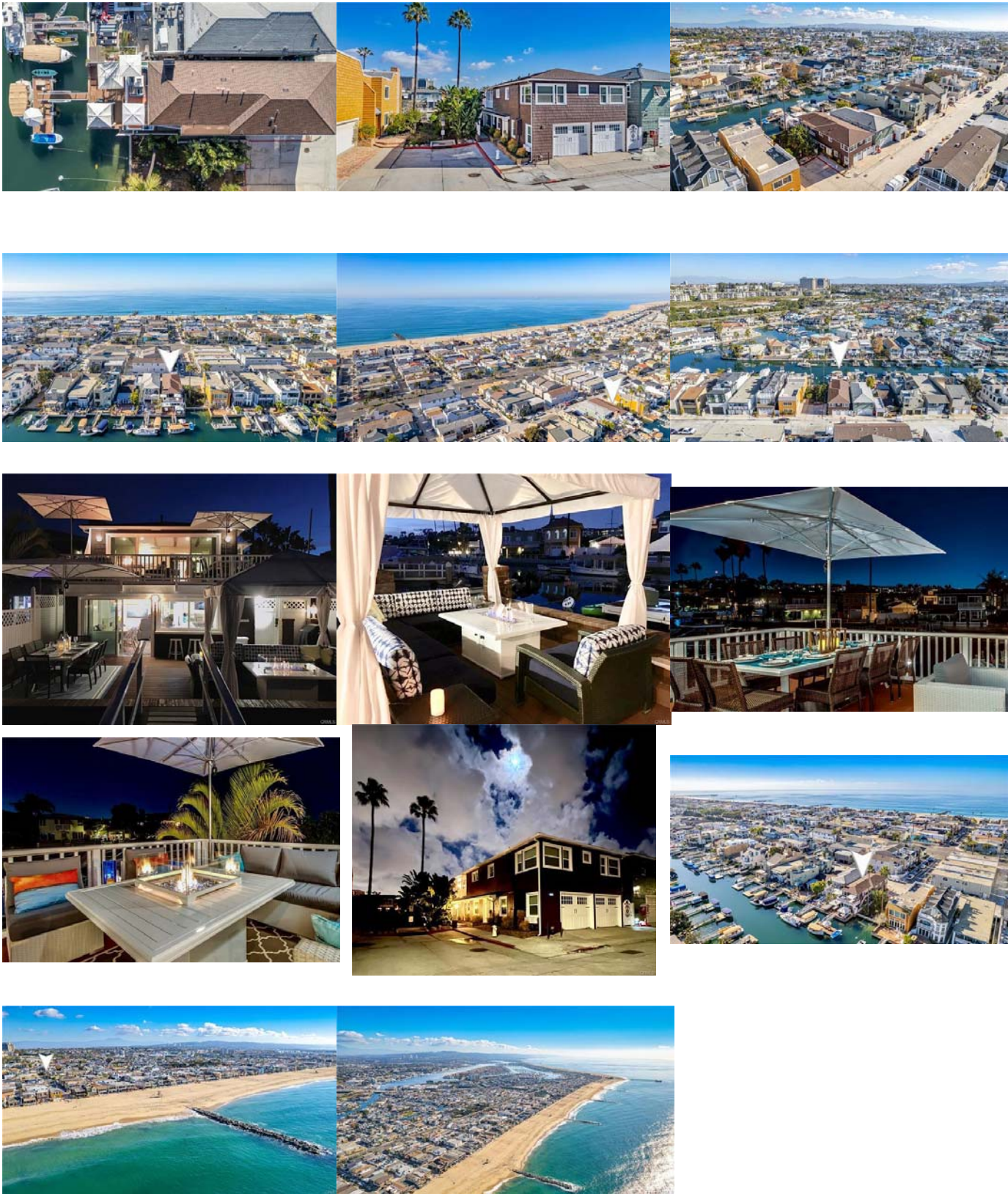
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Closed • **Triplex**

\$1,275,000/\$1,240,000 ↓

2109 W Juno Ave Anaheim 92804

63 days on the market

3 units • **\$425,000/unit** • **2,526 sqft** • **8,712 sqft lot** • **\$490.89/sqft** •
Built in 1961

Listing ID: IV23019823



Great Investment Property! Tri-Plex in great rental area of Anaheim. Very well maintained building and grounds. All units have 2 Bedroom and 1 Bathroom. There is a 1 car garage per tenant, one is a two car garage that is shared. Back unit and front units have patios. Community laundry room generates additional income (Washers, Dryers). All neighboring rental properties are well maintained. Residential homes in the back street are in a nice and quiet neighborhood. Within walking distance to elementary school and park. Near shopping centers and restaurants. Disneyland is a short drive away. Centrally located near all freeways.

DETAILS

- Sold On 05/12/2023
- Levels: Two
- 1 buildings total
- Standard sale
- 3 Total parking spaces
- \$757 (Estimated)
- \$67140 Gross Scheduled Income
- \$4000 Total annual expenses
- \$63240 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

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Mission Viejo, 92691

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CUSTOMER FLYER Residential Income

LISTING ID: IV23019823

Printed: 05/14/2023 6:26:35 AM

Closed • **Apartment**

\$3,790,000/\$3,550,000 ↓

303 Seal Beach Blvd Seal Beach 90740

177 days on the market

8 units • **\$473,750/unit** • **4,125 sqft** • **.14 acre(s) lot** • **\$860.61/sqft** •
Built in 1958

Listing ID: OC22233061



303 Seal Beach Boulevard is an 8-unit multifamily investment property located in Seal Beach, CA. Situated on a 0.14-acre lot, 303 Seal Beach Boulevard offers exclusively one-bedroom floor plans and amenities including on-site laundry, security or screen doors, tile flooring, granite and tile countertops, dual-pane windows, private patios (select units), and ocean views. 303 Seal Beach Boulevard benefits from its unparalleled Seal Beach location just steps from Seal Beach and the Seal Beach Pier. The property is located within walking distance of the plethora of dining, retail, and entertainment options along Main Street. Additionally, the property is located within 1.30 miles of 2nd & PCH, a newly developed upscale retail destination that provides residents with convenient access to everyday needs. Additionally, the property is located within the nationally recognized Los Alamitos Unified School District and is zoned for residents to attend JH McGaugh Elementary School, McAuliffe Middle School, and Los Alamitos High School, all of which are over A rated schools. 303 Seal Beach Boulevard benefits from its close proximity to Pacific Coast Highway, placing residents moments from surrounding beach cities.

DETAILS

- Sold On 05/10/2023
- Levels: Two
- 1 buildings total
- Standard sale
- 11 Total parking spaces
- \$3,850 (Assessor)
- \$166740 Gross Scheduled Income
- \$64059 Total annual expenses
- \$98879 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 0 water meters available

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**Re/Max Property
Connection**

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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