

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	Spes	Date	DOM/CDOM
1	OC22063204	S	18862	Lister LN	HB	15	STD	2	\$1		\$2,500,000 	\$632.91	3950	2018/PUB	6,086/0.1397	Y		2	05/10/22	27/27
2	OC22058849	S	7561	Center AVE #6	HB	17	STD	2	\$45,600		\$773,000 	\$399.28	1936	1977/ASR	1,307/0.03	N		1	05/09/22	16/16
3	OC22049794	S	1902 E	Kirkwood AVE #1908	ORG	72	STD	2	\$32,400		\$1,150,000 	\$444.87	2585	1968/ASR	7,405/0.17	N		2	05/11/22	15/15
4	OC22049281	S	303	Cazador LN	SC	SC	STD	2	\$99,000	3	\$2,400,000 	\$1,128.35	2127	1953/ASR	16,553/0.38	N		2	05/13/22	6/6
5	219076979DA	S	309 E	Cypress ST	ANA	78	STD	3			\$1,217,400 			1965/ASR				4	05/10/22	0/0
6	OC22065183	S	13821	Manor DR	WTM	59	STD	4	\$63,300	4	\$1,600,000	\$508.74	3145	1959/ASR	12,098/0.2777	N		4	05/10/22	1/1
7	OC22062032	S	15591	Boleyn CIR	TUS	71	STD	4	\$87,000	4	\$1,530,000 	\$408.11	3749	1964/ASR	7,405/0.17	N		4	05/09/22	4/4
8	SR22082249	S	2077 S	Nautical ST	ANA	78	TRUS	4	\$78,000		\$1,525,000 	\$350.09	4356	1969/ASR	8,712/0.2	N		5	05/13/22	7/7
9	NP22043792	S	7712	Jackson WAY	BP	82	STD	4	\$95,088	4	\$1,500,000 	\$416.67	3600	1962/ASR	9,583/0.22	N		6	05/11/22	41/41
10	PW21240949	S	202 E	Walnut ST	SA	699	STD	10	\$144,900	4	\$2,525,000 	\$330.58	7638	1937/PUB	11,326/0.26	N		5	05/11/22	100/100

Closed •

List / Sold:

\$2,498,000/\$2,500,000 ↑

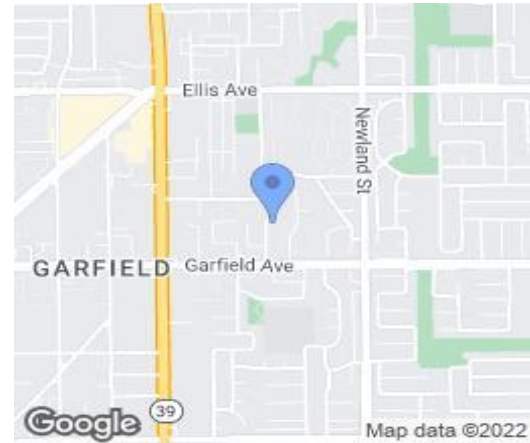
27 days on the market

Listing ID: OC22063204

18862 Lister Ln • Huntington Beach 92646

**2 units • \$1,249,000/unit • 3,950 sqft • 6,086 sqft lot • \$632.91/sqft •
Built in 2018**

Garfield & Lister



Multi-Generational Home Great potential for extra income -Owner can occupy Main floor and upstairs unit can be for extended Family to occupy or Extra income Unit (Avg \$4000/month 2nd floor Unit). This Home was built in 2018 as a Single Family Permitted Residence. Main floor Residence (owner's unit) includes: 3 bedrooms, 2 full bathrooms, full kitchen with walk-in pantry and access to backyard inground pool. The second floor Unit has an independent entrance with 3 bedrooms, 2 full bathrooms, and a full kitchen with an approximate 400 sq ft private outdoor deck. Two homes for the price of ONE! Each floor is approximately 2000 sf ft. with 9' tall Custom Steel doors and 10' High Ceiling. Both Units have Fireplaces, Mini-Splits HVAC Units in every room, Ceiling fans, built-in closets, and many other features. Both floors display open concept kitchens with quartz countertops and backsplash. Both units are built with handicap accessible doorways (36") at every room entrance.

Facts & Features

- Sold On 05/10/2022
- Original List Price of \$2,498,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Ductless, Electric, ENERGY STAR Qualified Equipment, High Efficiency, See Remarks
- Heating: Ductless, Electric, ENERGY STAR Qualified Equipment, Fireplace(s), High Efficiency
- \$363 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Formal Entry, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Walk-In Pantry
- Floor: Carpet, Laminate
- Appliances: Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Gas & Electric Range, Gas Water Heater, High Efficiency Water Heater, Hot Water Circulator, Instant Hot Water, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Vented Exhaust Fan, Water Heater Central, Water Line to Refrigerator
- Other Interior Features: Block Walls, Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Recessed Lighting

Exterior

- Lot Features: Corner Lot, Front Yard, Landscaped, Level with Street, Near Public Transit, Park Nearby, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer
- Security Features: Fire and Smoke Detection System, Security Lights
- Fencing: Block, Excellent Condition, Privacy, Wrought Iron
- Sewer: Sewer Paid
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$1
- Cable TV: 02073454
- Gardener:
- Licenses:

- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	6	4	2	Negotiable	\$1	\$1	\$1

Of Units With:

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

Additional Information

- Standard sale
- 15 - West Huntington Beach area
- Orange County
- Parcel # 15740301

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: OC22063204

Printed: 05/15/2022 10:24:55 AM

Closed • **Commercial/Residential**

List / Sold: **\$783,000/\$773,000** ↓

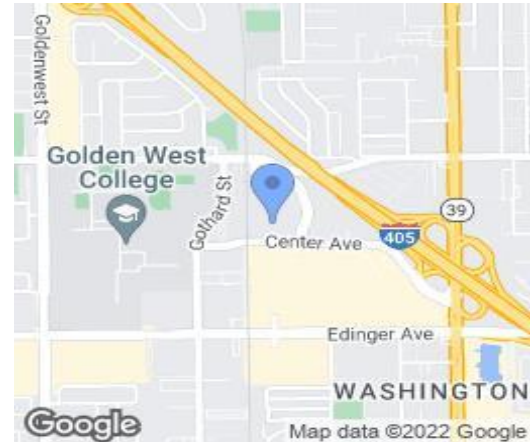
7561 Center Ave # 6 • Huntington Beach 92647

16 days on the market

**2 units • \$391,500/unit • 1,936 sqft • 1,307 sqft lot • \$399.28/sqft •
Built in 1977**

Listing ID: OC22058849

Beach Blvd./405 to Center Avenue



Incredible Investment Opportunity!!! A Unique Property that features both an Income Generating Commercial and Residential Space. This Mixed Use Property is located in the Historic Old World Village located across from Bella Terra, Costco and near Golden West College. The current tenant occupies both spaces and has been in place since 2016. The Business is Thriving and the Tenant is seeking a Multi Year Extension with the New Owner. The Commercial Space has been Fully Modified and has been Permitted for Food and Beverage Service, which is a Huge Advantage in this Community. There is Ample Guest Parking and Signage Leading into The Community. The Residential Space features New Custom Cabinets and Granite in the Kitchen and Fully Remodeled Bathrooms as of 2015. It is an Excellent Two Bedroom, Two Bathroom layout with a Fireplace and Balcony. The Balcony overlooks the Backyard Patio Area, which is shared with the Commercial Space. The Property was Re-piped within the last five years. There is also a 1 Car Garage that can be included with the Lease or Rented out Separately !! This Mixed Use Community Features the Famous Oktoberfest Restaurant that hosts Oktoberfest Celebrations every year. Throughout the year The Village also hosts Dog Races, Car Shows, Farmers Markets, Craft Marketplace Events, etc. HOA dues are under \$300 per month and include Trash and Water in addition to Common Area Maintenance. With a Steady and Solid ROI, Long Term Appreciation Potential in combination with a Low Maintenance Property, this is an Excellent Opportunity for any Savvy Investor.

Facts & Features

- Sold On 05/09/2022
 - Original List Price of \$783,000
 - 1 Buildings
 - Levels: Two
 - 1 Total parking spaces
 - 0 Total carport spaces
 - Cooling: Central Air
 - Heating: Central
 - \$563 (Estimated)
 - Laundry: Dryer Included, In Kitchen, Washer Included
 - \$45600 Gross Scheduled Income
 - \$43824 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available
-

Interior

- Rooms: All Bedrooms Down
 - Floor: Tile, Wood
 - Appliances: Dishwasher, Refrigerator
 - Other Interior Features: Balcony, Granite Counters, Living Room Balcony, Open Floorplan
-

Exterior

- Lot Features: 0-1 Unit/Acre, Near Public Transit
 - Security Features: 24 Hour Security
 - Fencing: Redwood
 - Sewer: Public Sewer
-

Annual Expenses

- Total Operating Expense: \$500
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$500
 - Cable TV: 01991628
 - 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	0	1	Unfurnished	\$2,400	\$2,400	\$2,800
2:	1	0	0	0	Unfurnished	\$1,400	\$1,400	\$1,800

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
 - \$249 HOA dues Monthly
- 17 - Northwest Huntington Beach area
 - Orange County
 - Parcel # 14247406

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: OC22058849

Printed: 05/15/2022 10:24:56 AM

Closed •

List / Sold:

\$1,200,000/\$1,150,000 ↓

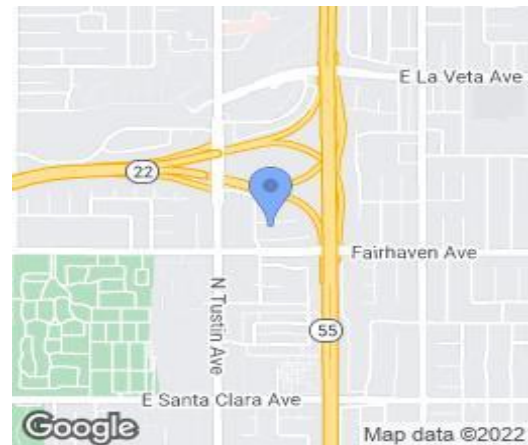
15 days on the market

Listing ID: OC22049794

1902 E Kirkwood Ave # 1908 • Orange 92866

**2 units • \$600,000/unit • 2,585 sqft • 7,405 sqft lot • \$444.87/sqft •
Built in 1968**

From the 55 to 17th, turn west to Tustin, Turn North, right on Fairhaven, L on Ponderosa to Kirkwood



Rarely available single story duplex in Orange! Side by side units. Unit 1908 has 3 beds/ 2 baths, a direct 1 car access into the kitchen. The living room is spacious with a fireplace, nice size courtyard, fenced backyard and a shared side yard. The tenant is moving. Unit 1902 is 2 beds/2 baths and a direct 1 car access. It also has a small courtyard, side yard and fenced back yard. Available to show . The front yard is shared by both units. At this time the tenants maintain the front yard. Both units have long driveways. Re-piping has been completed on both units. Paint and flooring needed.

Facts & Features

- Sold On 05/11/2022
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central
- \$505 (Estimated)
- Laundry: In Garage
- \$32400 Gross Scheduled Income
- \$30096 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room, Main Floor Bedroom
- Floor: Carpet, Tile, Vinyl
- Appliances: Built-In Range, Water Heater

Exterior

- Lot Features: Back Yard, Front Yard, Level
- Fencing: Block, Needs Repair
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,104
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$624
- Cable TV: 01854035
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,680
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,350	\$16,200	\$16,200
2:	1	2	2	1	Unfurnished	\$1,350	\$16,200	\$16,200

Of Units With:

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

- Disposal:

Additional Information

- Standard sale

- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 39019220

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

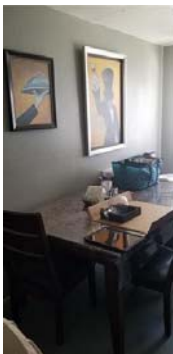
Re/Max Property Connection

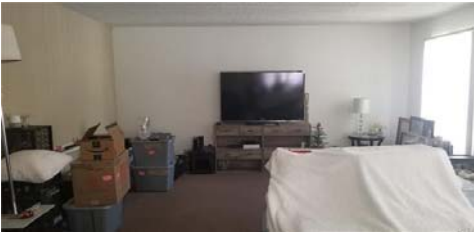
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • Duplex

List / Sold:

\$2,399,000/\$2,400,000 ↑

6 days on the market

Listing ID: OC22049281

303 Cazador Ln • San Clemente 92672

2 units • \$1,199,500/unit • 2,127 sqft • 16,553 sqft lot • \$1128.35/sqft • Built in 1953

West off of S Ola Vista



Once in a lifetime opportunity! Rare, 16,533 sq ft buildable lot in popular Southwest San Clemente! Currently set up as remodeled duplex and located only a few blocks to the beach! Phenomenal location within walking distance to either the San Clemente Pier, popular T-Street Beach, or the San Clemente Beach Trail! There is also a convenient walking trail through the canyon behind the building that leads to the beach. Options are endless with this property – leave it as an income earning duplex, convert it to a single-family residence and use as a primary or secondary residence, add an ADU or build multiple units to increase the income! The large lot itself is simply magnificent and makes for an absolutely beautiful, private backyard backing to a lush canyon. Currently, the lower level is 2bdr/2ba and the upper level is 2bd/1ba. The lower level unit has its own laundry and the laundry for the upper unit is in the garage. Two car garage and driveway for parking. A complete interior renovation was performed in 2013.

Facts & Features

- Sold On 05/13/2022
- Original List Price of \$2,399,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$26 (Estimated)
- Laundry: In Garage, Inside
- Cap Rate: 2.9
- \$99000 Gross Scheduled Income
- \$70200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile
- Appliances: Barbecue
- Other Interior Features: Balcony, Ceiling Fan(s), Stone Counters

Exterior

- Lot Features: Back Yard, Landscaped, Lawn, Lot 10000-19999 Sqft, Yard
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Fencing: Glass, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01317331
- 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	1	1	Unfurnished	\$3,100	\$3,100	\$4,000
2:	1	2	2	1	Unfurnished	\$3,200	\$3,200	\$4,250

Of Units With:

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

Additional Information

- Standard sale
- SC - San Clemente Central area
- Orange County
- Parcel # 69204502

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: OC22049281

Printed: 05/15/2022 10:24:59 AM

Closed •

List / Sold:

\$1,100,000/\$1,217,400 ↑

0 days on the market

Listing ID: 219076979DA

309 E Cypress St • Anaheim 92805

**3 units • \$366,667/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1965**

E. Lincoln Street to N. Olive Street, turn left onto E. Cypress Street.



Triplex Property in Anaheim which has been in the family since it was built in 1965. Units are 2 bedrooms one bath with spacious square footage. Front unit has a fireplace, third unit is over the 4 car garage. Possible to expand up as long as it is at or under 30' hight rule. Quiet street close to park down the street. Coin operated laundry and lots of storage in each unit. Drive by only, DO NOT DISTURB TENANTS!.

Facts & Features

- Sold On 05/10/2022
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- 4 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Laminate
- Appliances: Gas Cooktop, Gas Range, Water Heater

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Paved, Park Nearby
- Security Features: Security Lights

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 4
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 3
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 3
- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03511811

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: 219076979DA

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Closed • **Quadruplex**

List / Sold: **\$1,600,000/\$1,600,000**

13821 Manor Dr • Westminster 92683

1 days on the market

**4 units • \$400,000/unit • 3,145 sqft • 12,098 sqft lot • \$508.74/sqft •
Built in 1959**

Listing ID: OC22065183

N/Westminster W/Beach Blvd



4 units on two separate parcels totaling 12,098 sqft. Unit breakdown is as follows: 13831 Manor A is a 2 bed 1 bath, 952sqft single family with a 2 car garage. 13831 Manor B is an approx 300 sqft attached ADU(may or may not be permitted). 7911 19th St was built on the same lot as 13831 Manor A/B and is a beautifully remodeled approx 1000 sqft detached single family with 2 beds, 1 bath, a remodeled kitchen, and a 1 Car garage. 13821 is a stand alone, 2 bed 1 bath, 952 sqft single family home with an attached 1 car garage and large backyard. All units are very well kept with long term tenants all on month to month.

Facts & Features

- Sold On 05/10/2022
- Original List Price of \$1,600,000
- 4 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Forced Air, Wall Furnace
- \$0 (Unknown)
- Laundry: Inside
- Cap Rate: 3.9
- \$63300 Gross Scheduled Income
- \$61800 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$2,200
2:	1	2	1	2	Unfurnished	\$1,500	\$1,500	\$2,200
3:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$2,200
4:	1	1	1	0	Unfurnished	\$475	\$475	\$1,000

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 59 - Westminster North of 405 & Westminster area
- Orange County

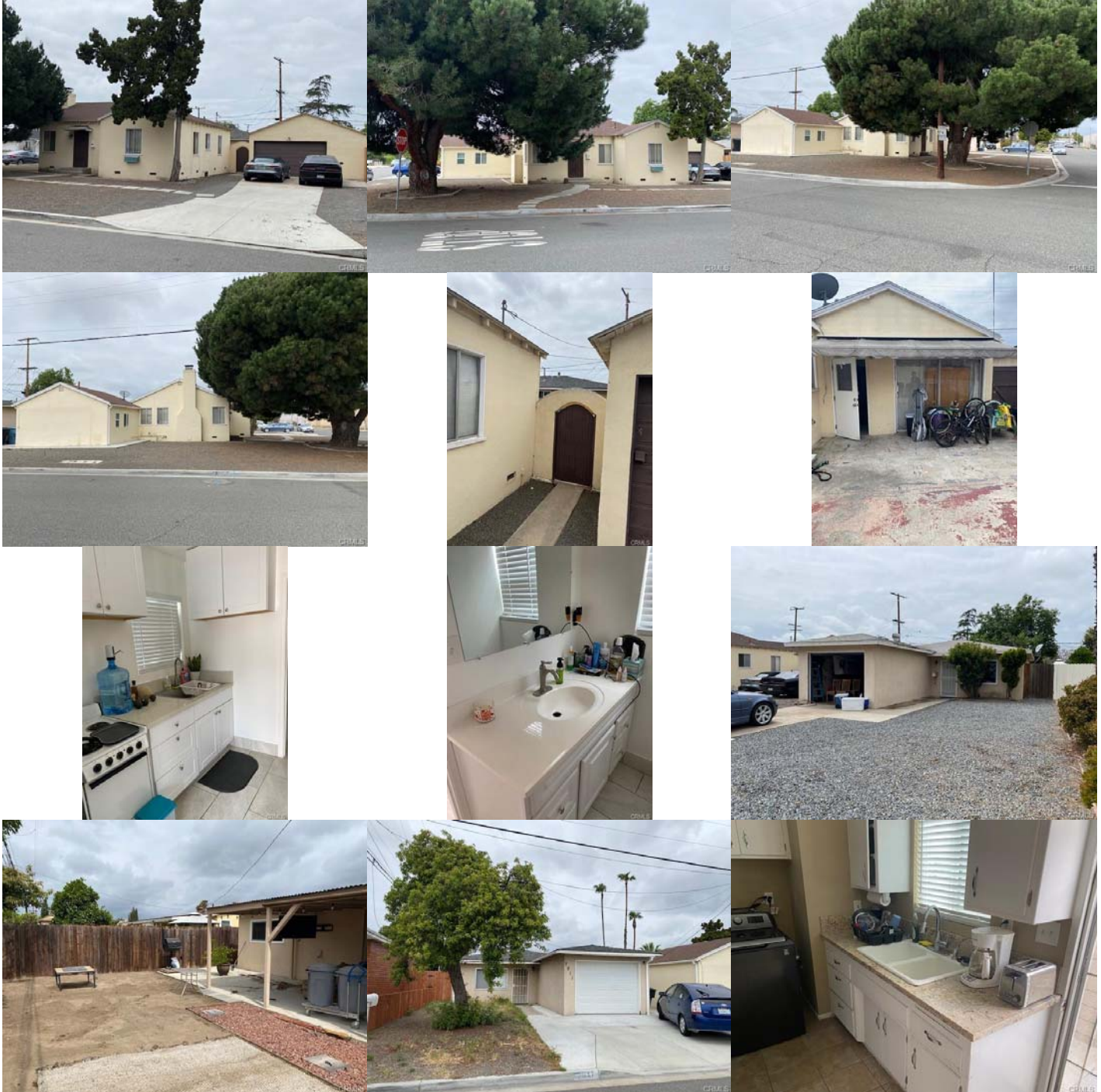
Michael Lembeck

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: OC22065183

Printed: 05/15/2022 10:25:01 AM

Closed •

List / Sold:

\$1,499,900/\$1,530,000 ↑

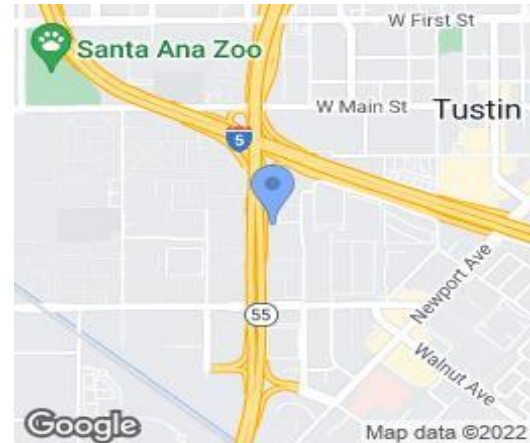
4 days on the market

Listing ID: OC22062032

15591 Boleyn Cir • Tustin 92780

4 units • \$374,975/unit • 3,749 sqft • 7,405 sqft lot • \$408.11/sqft • Built in 1964

North on Pasadena Ave, Left on Carlann Circle, Arrive at 15591 Boleyn Circle



15591 Boleyn Circle is a 4-unit multi-family investment property located in Tustin, CA. Built in 1964, the property consists of one 1bedroom/1bath unit downstairs with a fireplace, and three 2bedroom/1bath units. Each unit comes with a private balcony, 1 car garage, assigned parking, and on-site laundry. 15591 Boleyn Circle is centrally located within a few miles of downtown Tustin, The District at Tustin Legacy, and Costco Wholesale. Additionally, the property is positioned with easy access to State Route 55 and the Interstate 5, providing residents with easy freeway access.

Facts & Features

- Sold On 05/09/2022
- Original List Price of \$1,499,900
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 0 Total carport spaces
- Heating: Central, Fireplace(s)
- \$0 (Estimated)
- Laundry: Individual Room
- Cap Rate: 4.1
- \$87000 Gross Scheduled Income
- \$61910 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile
- Appliances: Gas Range

Exterior

- Lot Features: Cul-De-Sac, Lot 6500-9999
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,680
- Electric: \$600.00
- Gas: \$600
- Furniture Replacement:
- Trash: \$1,086
- Cable TV: 02068079
- Gardener:
- Licenses:
- Insurance: \$1,517
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,538
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$2,000	\$2,000	\$2,000
2:	3	2	1	1	Unfurnished	\$5,250	\$5,250	\$7,200

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 71 - Tustin area
- Orange County
- Parcel # 40236313

Michael Lembeck

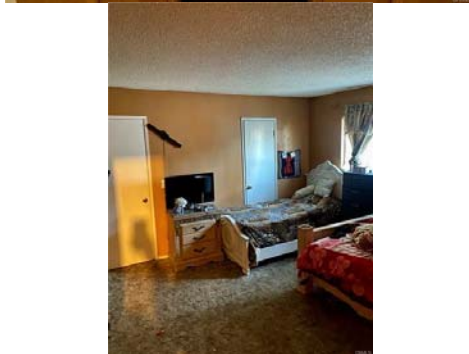
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold:

\$1,495,000/\$1,525,000 ↑

2077 S Nautical St • Anaheim 92802

7 days on the market

4 units • **\$373,750/unit** • **4,356 sqft** • **8,712 sqft lot** • **\$350.09/sqft** •
Built in 1969

Listing ID: SR22082249

ORANGEWOOD AND NAUTICAL



Great Investment Opportunity at Great Location!! All units and FULLY OCCUPIED and NICELY UPDATED. The property features a great mix - 1 (3bed x 2bath), 2 (2bed x 1bath), 1 (1bed x 1bath). 3 units are downstairs with huge patio. One 2 bedroom unit is on the second floor with a huge balcony and nice view. On site laundry room for the convenience of the residents and additional income. 3 single and 1 double car garage.

Facts & Features

- Sold On 05/13/2022
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Forced Air
- \$992 (Estimated)
- Laundry: See Remarks
- \$78000 Gross Scheduled Income
- \$72360 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,640
- Electric: \$500.00
- Gas: \$780
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00965994
- Gardener:
- Licenses:
- Insurance: \$1,380
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,200	\$2,200	
2:	1	2	1	1	Unfurnished	\$1,500	\$1,500	
3:	1	1	1	1	Unfurnished	\$1,650	\$1,650	
4:	1	1	1	1	Unfurnished	\$1,200	\$1,200	

Of Units With:

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

Additional Information

- Trust sale

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 13743136

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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Mission Viejo, 92691

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Closed •

List / Sold:

\$1,500,000/\$1,500,000 ↑

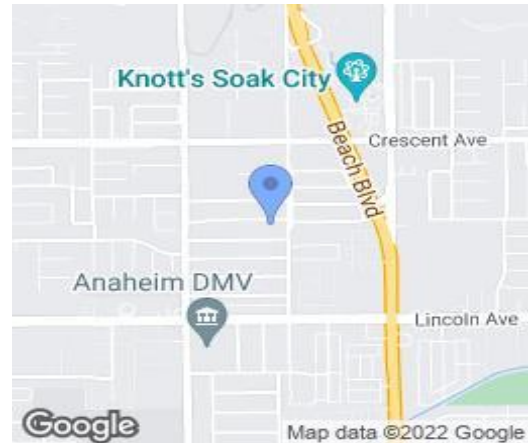
41 days on the market

Listing ID: NP22043792

7712 Jackson Way • Buena Park 90620

**4 units • \$375,000/unit • 3,600 sqft • 9,583 sqft lot • \$416.67/sqft •
Built in 1962**

South East Buena Park



PRICED TO SELL QUICK! 4 TWO BEDROOM UNITS WITH PRIVATE PATIOS AND WASHER/DRYER HOOKUPS! THE BUILDING IS ENTIRELY SINGLE STORY, TWO UNITS HAVE 2 CAR GARAGES WITH DIRECT ACCESS. 6 TOTAL GARAGE PARKING SPOTS. INDIVIDUALLY METERED FOR GAS AND ELECTRIC, VERY EFFICIENT LOW EXPENSE BUILDING WITH STRONG IN-PLACE RENTS! HIGHEST CAP RATE AVAILABLE IN ORANGE COUNTY!

Facts & Features

- Sold On 05/11/2022
- Original List Price of \$1,425,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$993 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 4.35
- \$95088 Gross Scheduled Income
- \$65284 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$26,831
- Electric: \$192.00
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,440
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,028
- Other Expense: \$600
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,050	\$2,050	\$2,295
2:	1	2	1	2	Unfurnished	\$1,975	\$1,975	\$2,295
3:	1	2	1	1	Unfurnished	\$1,975	\$1,975	\$2,295
4:	1	2	1	1	Unfurnished	\$1,925	\$1,925	\$2,295

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 82 - Buena Park area
- Orange County
- Parcel # 13512503

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: NP22043792

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Closed •

List / Sold:

\$2,450,000/\$2,525,000 ↑

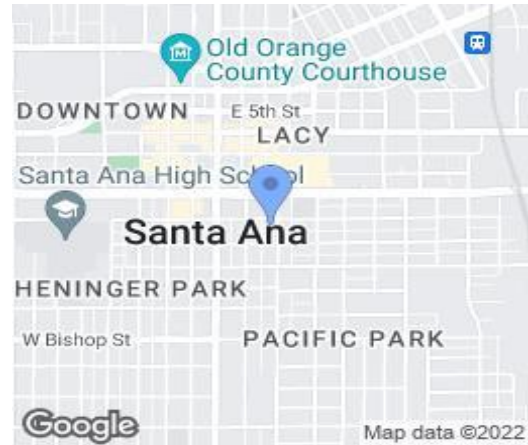
100 days on the market

202 E Walnut St • Santa Ana 92701

**10 units • \$245,000/unit • 7,638 sqft • 11,326 sqft lot • \$330.58/sqft •
Built in 1937**

Listing ID: PW21240949

South of W. 1st Street and West of Orange Avenue



202 E. Walnut Street is a 10-unit apartment investment opportunity in the city of Santa Ana. This well-maintained asset boasts a sizeable corner lot, on a quiet, tree-lined street. Residents enjoy restaurants, retail, and public transportation all within a short walk. The property has a very stable occupancy history, with many long-term tenants. Unit interiors are larger than the average 1-bedrooms in Santa Ana, and the price per square foot of \$320 is well below that of most recent sales comparables. With 30+% upside in rents, the property also offers tremendous upside. The unique layout with a maturely landscaped courtyard and units set back from the street make this the kind of property that would be a great addition to any investor's portfolio.

Facts & Features

- Sold On 05/11/2022
- Original List Price of \$2,450,000
- 1 Buildings
- 5 Total parking spaces
- \$2,428 (Estimated)
- Cap Rate: 3.5
- \$144900 Gross Scheduled Income
- \$86683 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$53,870
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,700
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	9	1	1	5	Unfurnished	\$11,100	\$11,100	\$14,355
2:	1	0	1	0	Unfurnished	\$975	\$975	\$1,375

Of Units With:

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

Additional Information

- Standard sale

- 699 - Not Defined area
- Orange County
- Parcel # 40409213

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: PW21240949

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