

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	QC23030377	S	1745 Lake ST	HB	15	STD	2	\$72,000		\$1,530,000.↓	\$1,092.86	1400	1950/ASR	5,907/0.1356	N	1	06/16/23	89/89
2	PW23075839	S	16605 S Pacific AVE	SSB	17	TRUS	2	\$168,000		\$3,850,000.↓	\$1,690.08	2278	1953/ASR	2,178/0.05	N	2	06/12/23	10/10
3	LG23082106	S	34464 Via Verde	DP	CB	STD	2	\$121,200	4	\$2,195,000.↓	\$731.67	3000	1988/ASR	10,581/0.2429	N	5	06/14/23	24/24
4	NP23064374	S	211 Sapphire AVE	NB	N9	STD	2	\$0		\$3,275,000.↓	\$1,294.98	2529	1968/PUB	2,550/0.0585	N	2	06/12/23	33/33
5	NP23074389	S	3133 Coral AVE	CM	C1	STD	3	\$66,049		\$1,725,000.↓	\$436.71	3950	1970/ASR	12,632/0.29	N	3	06/16/23	36/36
6	NP23025528	S	913 W Balboa BLVD	NB	NP	TRUS	3	\$151,500		\$3,700,000.↓	\$913.81	4049	1962/ASR	3,193/0.0733	N	0	06/12/23	30/30
7	QC23092831	S	7832 Newman Ave	HB	15	STD	4	\$111,600		\$1,760,000.↑	\$400.36	4396	1988/PUB	9,583/0.22	N	6	06/12/23	3/3
8	PW23055748	S	16691 Sims LN	HB	17	STD	4	\$105,900		\$2,250,000.↓	\$521.07	4318	1970/ASR	8,276/0.19	N	6	06/12/23	21/21
9	QC23056521	S	7320 Cerritos AVE	STAN	61	STD	4	\$102,000		\$1,490,000.↓	\$341.74	4360	1975/ASR	7,841/0.18	N	4	06/13/23	19/19
10	PW23025987	S	8431 Tamaru DR	HB	699	STD	4	\$0		\$1,340,000.↓	\$366.32	3658	1964/ASR	9,148/0.21	N	4	06/16/23	37/37
11	PW23057269	S	1033 Valencia ST	CM	C3	STD	4	\$137,000	4	\$2,367,500.↓	\$506.85	4671	1964/ASR	6,690/0.1536	N	4	06/16/23	25/25
12	PW23059671	S	2650 E Park LN	ANA	78	STD	7	\$146,904	4	\$2,235,000.↓	\$330.04	6772	1975/ASR	12,197/0.28	N	7	06/12/23	3/3

Closed • Duplex

List / Sold:

\$1,649,900/\$1,530,000 ↓

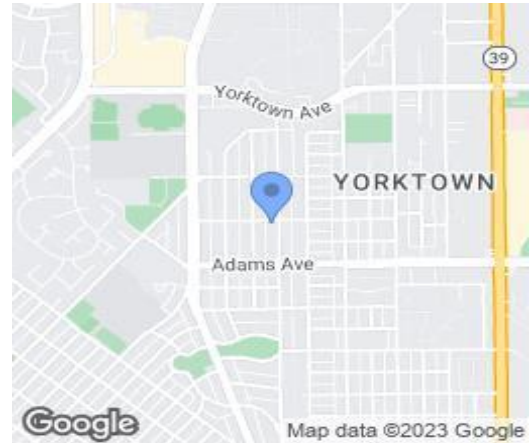
89 days on the market

Listing ID: OC23030377

1745 Lake St • Huntington Beach 92648

2 units • \$824,950/unit • 1,400 sqft • 5,907 sqft lot • \$1092.86/sqft • Built in 1950

Southwest Corner of Lake St. and Springfield



Location, location, & RM Lot! 1745 Lake Street is located down the street from the ocean. It has a house plus a studio unit which sit on a special RM Zoned corner lot in Lake Park! RM indicates that it can have up to 2 units per lot -- check with City. The front house is beautifully upgraded and surrounded by a custom block wall with a brick cap and gate leading to the large cement patio offering tons of entertainment space plus on-site parking. The FRONT HOUSE FEATURES: new paint, new tile flooring, dual-paned windows, new doors, updated electrical, two new wall air conditioning/heating units, new recessed lighting, inside laundry, new kitchen cabinets with soft-close doors, new appliances, new kitchen sink, new Quartz countertops, a walk-in pantry, and upgraded bathrooms, too. The GARAGE Features: a vaulted ceiling + a 2nd level for storage and it is extra tall compared to most garages. EXTERIOR FEATURES: New paint, new siding, new landscaping, a custom outdoor bar with built-in BBQ and a cement countertop, large grassy front yard with custom composite decking, and new gravel for the huge backyard RV/toy storage area. This large space might be a great place to build a larger 2nd unit (check with City of HB). Other things about the LOCATION: it is down the street from restaurants, the HB Pier, concerts, schools, performing arts, shopping, world-famous surfing, volleyball contests, parades, dog beach, parks, pickleball courts, and more. The STUDIO UNIT features: a bathroom, kitchenette, fireplace, and dual-paned windows.

Facts & Features

- Sold On 06/16/2023
- Original List Price of \$1,725,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Ductless
- \$367 (Estimated)
- Laundry: Inside
- \$72000 Gross Scheduled Income
- \$68400 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Galley Kitchen, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Walk-In Pantry
- Floor: Tile
- Other Interior Features: Pantry, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Yard
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,600
- Electric: \$780.00
- Gas: \$600
- Furniture Replacement:
- Trash: \$360
- Cable TV: 01978865
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$360
- Other Expense:
- Other Expense Description:

Unit Details

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

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
 - Buyer Agency Compensation: 1%
- 15 - West Huntington Beach area
 - Orange County
 - Parcel # 02307101

Michael Lembeck

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

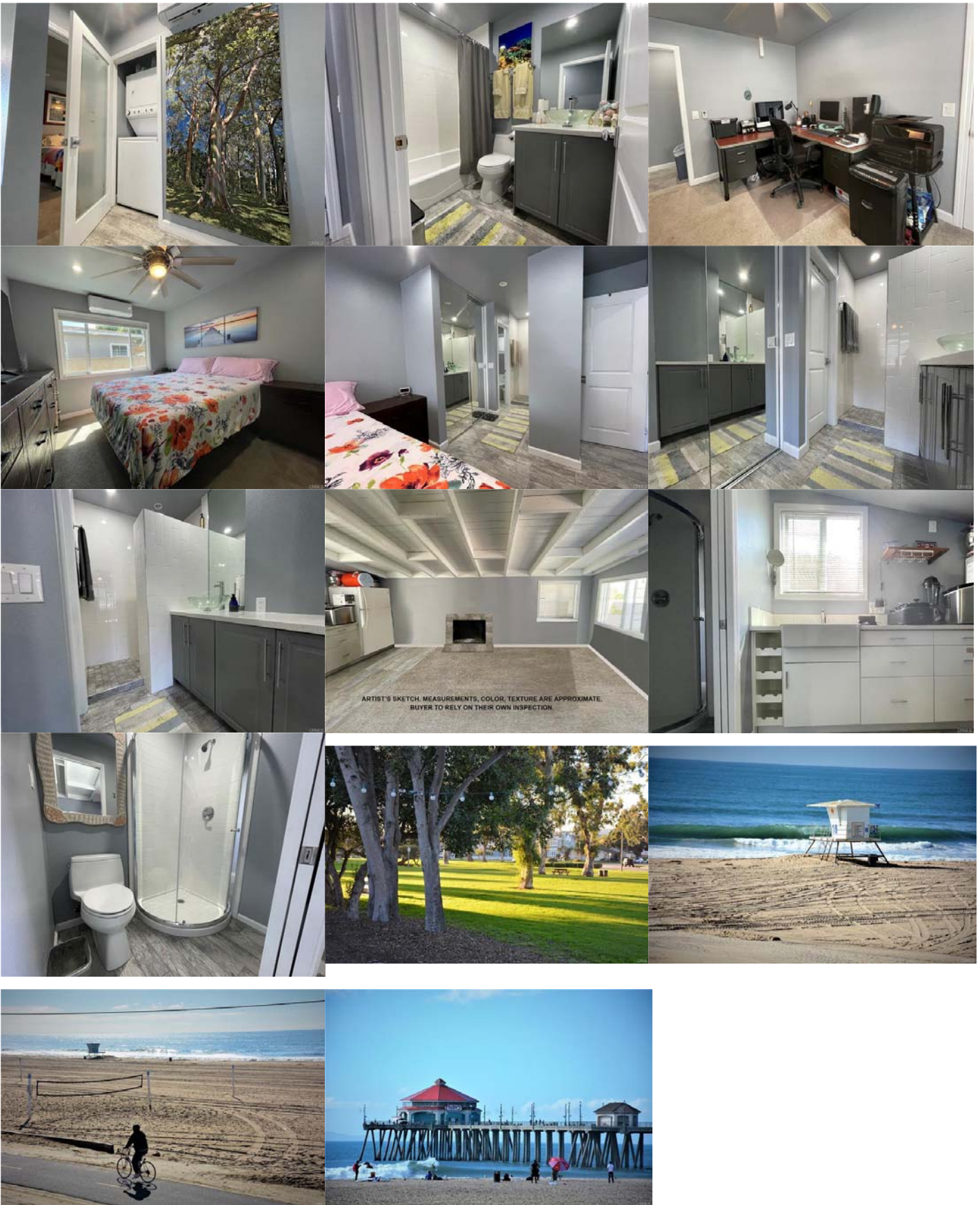
Re/Max Property Connection

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

Click arrow to display photos







Closed • Duplex

List / Sold:

\$3,995,000/\$3,850,000 ↓

10 days on the market

16605 S Pacific Ave • Sunset Beach 90742

2 units • \$1,997,500/unit • 2,278 sqft • 2,178 sqft lot • \$1690.08/sqft •
Built in 1953

Listing ID: PW23075839

Turn on Admiralty off of PCH



California Investing at its finest. This Sunset Beach Duplex is perched right on the sand and the front 3 bedroom 2 bathroom unit has exceptional and unobstructed views of the Pacific Ocean and Catalina island, is oozing with charm and designed for entertaining. Main living spaces with an abundance of natural light. Some notable features include vaulted ceilings accented in wood, a cozy brick fireplace and direct access to a sprawling front deck. With plenty of room for outdoor seating, grilling. There is an additional one bedroom, 2 bathroom unit + loft located just above your 2 car garage and carport. This unit also has vaulted ceilings and nice open floor plan. 2 stories with some ocean views. This Duplex is a must see...

Facts & Features

- Sold On 06/12/2023
- Original List Price of \$3,995,000
- 1 Buildings
- 3 Total parking spaces
- 1 Total carport spaces
- \$0 (Unknown)
- Laundry: In Garage
- \$168000 Gross Scheduled Income
- \$168000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Greenbelt
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,060
- Electric: \$1,300.00
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$960
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$9,000
2:	1	2	2	1	Unfurnished	\$0	\$0	\$5,000

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2%

- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 17852208

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

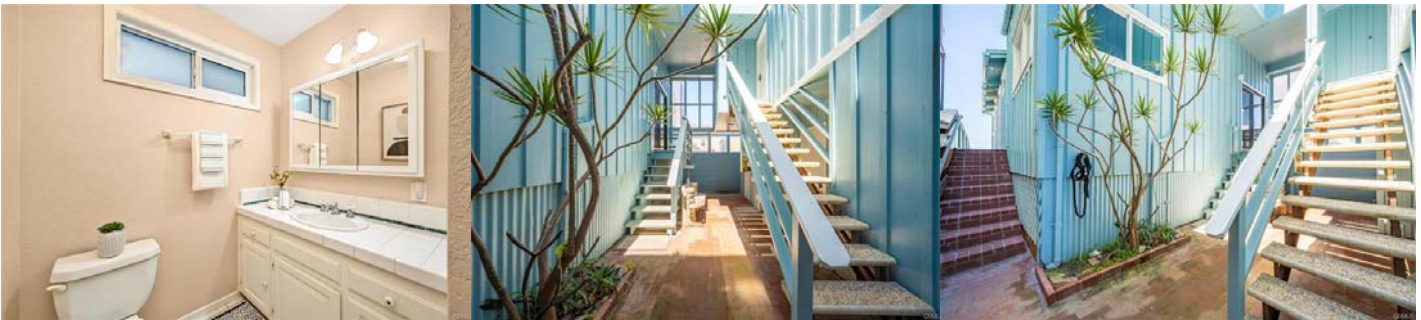
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

▼ Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: PW23075839

Printed: 06/18/2023 7:07:08 AM

Closed • Duplex

List / Sold:

\$2,299,000/\$2,195,000 ↓

24 days on the market

Listing ID: LG23082106

34464 Via Verde • Dana Point 92624

2 units • \$1,149,500/unit • 3,000 sqft • 10,581 sqft lot • \$731.67/sqft •
Built in 1988

Camino Capistrano to via California to Via Verde



Why not have your mortgage paid by the lucky new tenant below. Large Capo Beach Duplex 3000 sq ft each unit is 3 bed 2 bath 1500 sq ft on a 10,500 sq ft lot with room to build. Building includes an amazing owners' unit with 14 ft ceilings an open floorplan. With a large light and airy island kitchen looking out the walls of glass to beautiful views. A similar floorplan below, Garages for 5 cars!!! 2- 2 car garages plus a single car garage for a total of 5 car garages. Plus, future space for 2 more cars in landscaped area. Building is truly turnkey after a just completed 225k remodel. It was originally built with very solid construction 2x6 walls and 3 inches of light weight concrete between floors this building is solid. The recent remodel includes a gourmet island kitchen, quartz countertops with waterfall ends, full wall backsplash, LG appliances, Sinkology farm sink, black faucet and accents in kitchen and bathrooms, new full float large format porcelain tile shower in primary bathroom unit A. New tub shower in second bathroom unit A. New lifetime warranty dual glazed low E vinyl casement, sliding windows including sliding patio doors with wide styles in both units. New SVP flooring throughout unit A with 5.5 in baseboards. The upper unit is washed in sunlight with large picture windows with walls of angled glass above. Both units have laundry rooms, gas and wood burning fireplaces, No Interior Steps, central AC and Heat, new paint inside and outside, remodeled kitchens and bathrooms, new electrical panels, outlets, fans, and led lighting throughout. Newly rebuilt waterproofed and tiled decks good for another 20-30 years! New plumbing and fixtures throughout, Tile roof is good for another 30-40 years, both Central AC and Heat systems use brand new heat pumps. This is a truly turnkey building in an amazing family neighborhood a few blocks from Louise Leydon Ocean view park a short walk or bike ride to Sea view park, Palisades elementary school, the Dana Point harbor and miles of fabulous beach. Current city guidelines allow for at least 1 ADU and possibly 2. This lot is also a great candidate for a future SB9 split. Talk about upside!

Facts & Features

- Sold On 06/14/2023
- Original List Price of \$2,299,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air, ENERGY STAR Qualified Equipment, High Efficiency
- Heating: ENERGY STAR Qualified Equipment
- \$0 (Unknown)
- Laundry: Dryer Included, Gas Dryer Hookup, In Closet, Individual Room
- Cap Rate: 4.45
- \$121200 Gross Scheduled Income
- \$102350 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,900
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01896421
- Gardener:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Negotiable	\$0	\$0	\$4,650
2:	1	3	2	2	Negotiable	\$0	\$0	\$4,950

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- CB - Capistrano Beach area
- Orange County
- Parcel # 69140109

Michael Lembeck

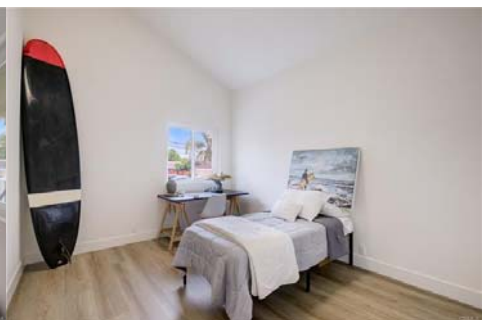
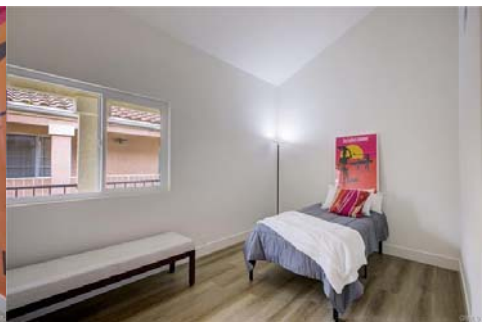
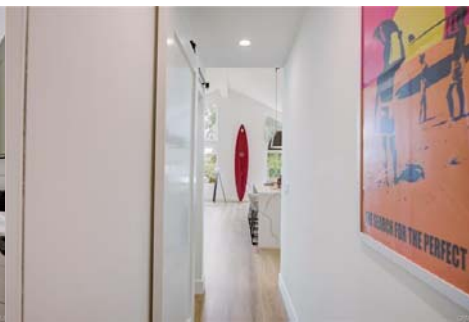
State License #: 01019397
Cell Phone: 714-742-3700

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: LG23082106

Printed: 06/18/2023 7:07:08 AM

Closed • Duplex

List / Sold:

\$3,450,000/\$3,275,000 ↓

33 days on the market

Listing ID: NP23064374

211 Sapphire Ave • Newport Beach 92662

2 units • \$1,725,000/unit • 2,529 sqft • 2,550 sqft lot • \$1294.98/sqft •
Built in 1968

Marine to right on Park. Right on Sapphire



Pristine 5 bedroom, 4 bath Balboa Island duplex, ideally located on lovely "Heart of the Island," Sapphire Avenue. Newly installed laminated floors and fresh paint grace this oversized 2,529 square-foot two-unit home. The first level of the main home encompasses a stately living room with fireplace, adjacent dining room, large kitchen, and 3/4 bath. The living room opens to a sunny front patio, and the dining room faces a private interior courtyard. The 2nd level showcases three bedrooms and two baths, including the spacious primary bedroom. The rear unit can be reached through the main home or its own private staircase. There is a small deck, living/dining space, kitchen, bath, and two bedrooms, including one with built-in bunk beds. A two-car garage, AC, and new underground drain lines complete this superior property.

Facts & Features

- Sold On 06/12/2023
- Original List Price of \$3,450,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- \$369 (Estimated)
- Laundry: Individual Room
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Appliances: Electric Oven, Gas Range
- Other Interior Features: 2 Staircases, Balcony

Exterior

- Lot Features: Park Nearby, Patio Home
- Fencing: Brick, Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- 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	3	2	1	Unfurnished	\$0	\$0	\$3,000
2:	1	2	1	1	Unfurnished	\$0	\$0	\$7,500

Of Units With:

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

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

- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- N9 - Lower Newport Bay - Balboa Island area
- Orange County
- Parcel # 05009321

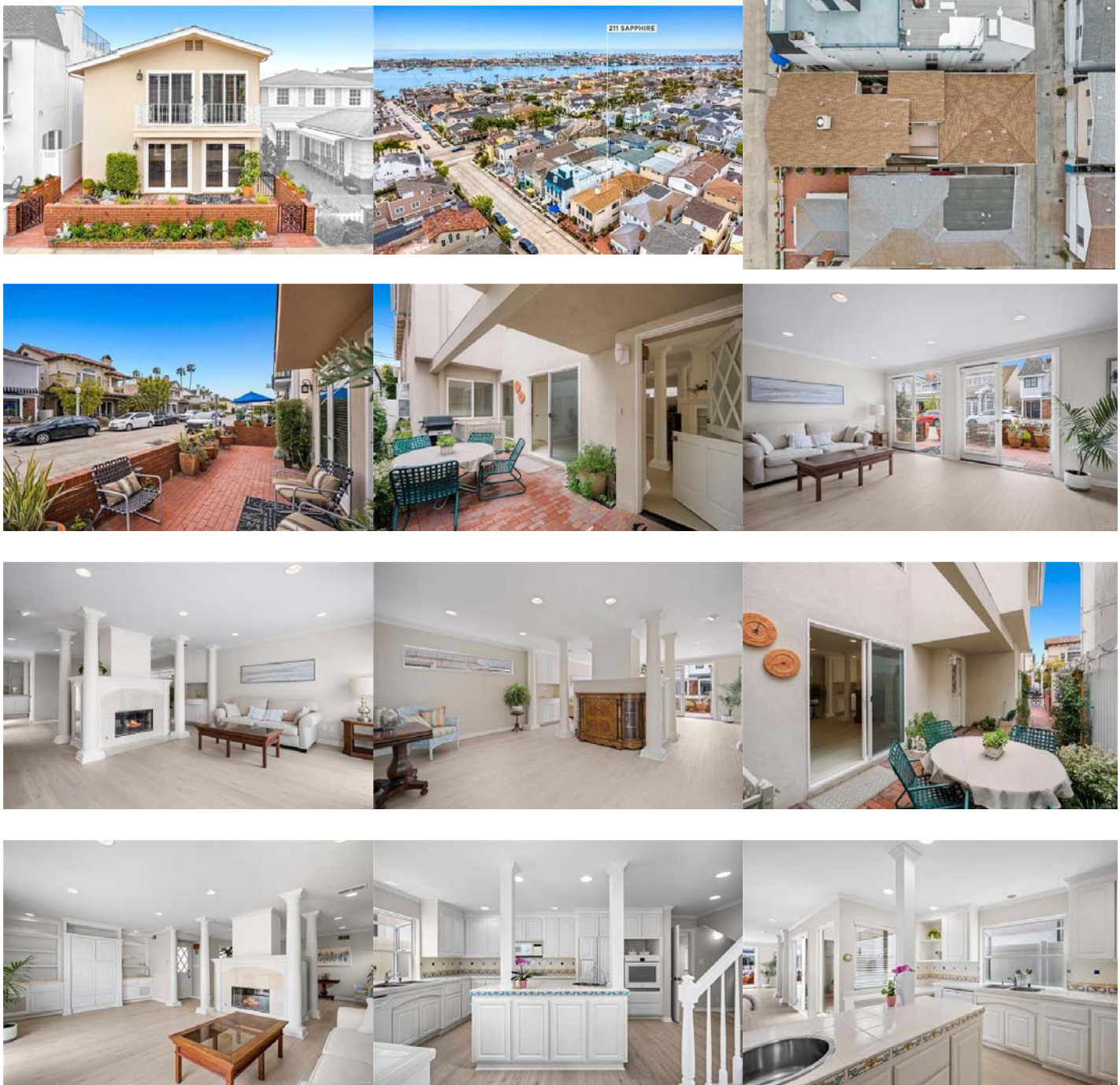
Michael Lembeck

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

Re/Max Property Connection

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

▼ Click arrow to display photos





Closed • **Triplex**

List / Sold:

\$1,999,000/\$1,725,000 ↓

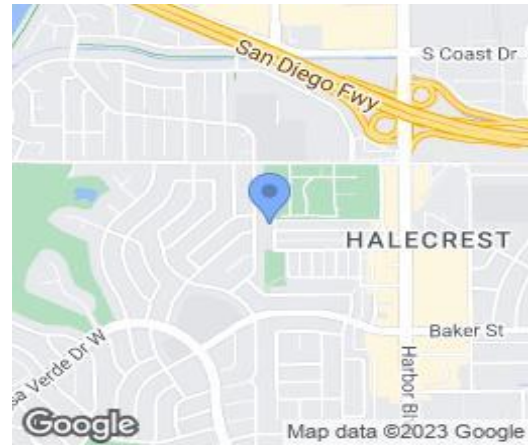
36 days on the market

Listing ID: NP23074389

3133 Coral Ave • Costa Mesa 92626

**3 units • \$666,333/unit • 3,950 sqft • 12,632 sqft lot • \$436.71/sqft •
Built in 1970**

From Harbor Blvd turn West on Date Pl, turn right on Cinnamon Ave, turn left on Coriander Ave, at end of street turn right on Coral Ave property on the left.



Priced attractively below market value due to the currently low rents, this outstanding income property provides upside to the new owner to achieve an approximate 40% increase in Gross Scheduled Income and approximate 4% CAP rate. Take advantage of this unique opportunity to own a unicorn among the neighboring properties in the desirable Mesa Verde area of Costa Mesa. This 3-unit property consists of a 4-bedroom, 2-bathroom custom detached home with fireplace (1,663 sq ft) built for the owners in 1996, plus a duplex includes comprised of a generously sized 3-bedroom, 2-bathroom unit with fireplace, as well as a comfortable 2-bedroom, 1.5-bathroom unit. The expansive 12,500 sq ft lot allows for each unit to feature a private patio and/or yard, enhancing the living experience for tenants. Additionally, the property provides 3 garage spaces and 6 private parking stalls. For added convenience, laundry hookups are available in each unit, offering a competitive edge in the rental market. The owner has recently renovated the interiors of all 3 units and installed brand new garage doors. Great for an Owner User or 1031 Exchange Buyer, this investment property is not to be overlooked. Schedule your viewing today.

Facts & Features

- Sold On 06/16/2023
- Original List Price of \$1,999,000
- 2 Buildings
- Levels: Two
- 9 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$22,000 (Estimated)
- Laundry: Common Area, Gas & Electric Dryer Hookup, In Garage, Inside, Washer Hookup
- \$66048.5 Gross Scheduled Income
- \$31285.09 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Entry, Jack & Jill, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom
- Floor: Carpet, Laminate
- Appliances: Convection Oven, Dishwasher, Disposal, Gas & Electric Range, Gas Oven, Range Hood
- Other Interior Features: Ceiling Fan(s), Living Room Balcony, Living Room Deck Attached, Stone Counters, Storage, Wet Bar

Exterior

- Lot Features: Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Lot 10000-19999 Sqft, Near Public Transit, Park Nearby, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Excellent Condition, New Condition, Partial, Security, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$34,763
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01208697
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$1,831		\$3,600
2:	1	3	2		Unfurnished	\$2,012		\$3,300
3:	1	2	2		Unfurnished	\$1,660		\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C1 - Mesa Verde area
- Orange County
- Parcel # 13949128

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: NP23074389

Printed: 06/18/2023 7:07:09 AM

Closed • **Triplex**

List / Sold:

\$3,900,000/\$3,700,000 ↓

30 days on the market

Listing ID: NP23025528

913 W Balboa Blvd • Newport Beach 92661

3 units • \$1,300,000/unit • 4,049 sqft • 3,193 sqft lot • \$913.81/sqft • Built in 1962

Property Located between 9th & 10th st on Balboa Blvd on Beach side of Balboa Blvd.



FIRST TIME ON THE MARKET IN 50 + years. 913 W Balboa Blvd. This Tri-plex is located on the Balboa Peninsula with Great walkability to the Balboa Pier and local restaurants and is situated one building in from the board walk / sand. Ideal for the investor or the individual looking to live in one unit and rent out the others. Each floor has a three-bedroom 2 bathroom, with patios/balconies along with oversized bedrooms and Views from the roof top deck. Relaxation and entertaining is ideal on the patios. The units on the second floor has a peek a boo view out towards the Ocean. The unit on the 3rd floor has views of the Ocean and of the Bay. When you go up onto the roof top deck, you have clear 360 degree views up and down the coast. Unit A on the ground floor was completely updated in a few years back. Unit B & C need to be updated. All units have been rented constantly. Highly desirable area. Property is being sold as is! Tenants are all month to month Showings with acceptable offers only. Great potential for weekly summer rental etc etc. Buyer to verify with the city of Newport on property qualifications for short term rentals. Sellers reserves the Escrow & Tittle companies. Seller will consider all reasonable offers!

Facts & Features

- Sold On 06/12/2023
- Original List Price of \$4,200,000
- 1 Buildings
- Levels: Three Or More
- 3 Total parking spaces
- 3 Total carport spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Common Area, Gas Dryer Hookup, In Carport, Washer Hookup
- \$151500 Gross Scheduled Income
- \$12425 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Built-In Range, Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Range Hood, Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer
- Other Exterior Features: TV Antenna

Annual Expenses

- Total Operating Expense: \$7,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02187306
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$325
- Other Expense:
- Other Expense Description:

Unit Details

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

3: 1 3 2

Unfurnished

\$4,325

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2%
- NP - Balboa Peninsula area
- Orange County
- Parcel # 04728109

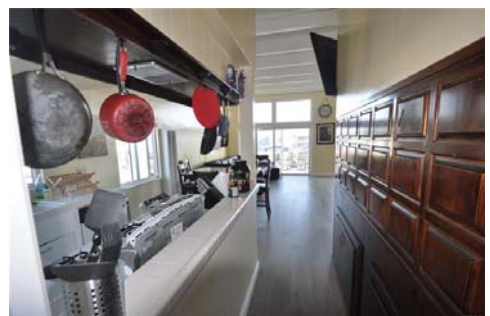
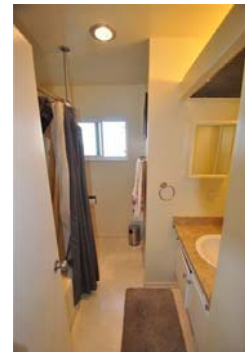
Michael Lembeck

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 • **Quadruplex**

List / Sold:

\$1,750,000/\$1,760,000 ↑

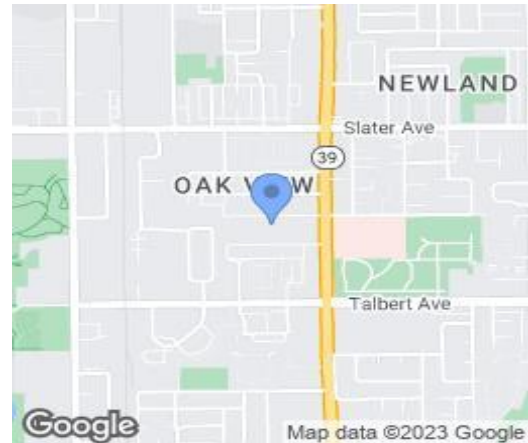
3 days on the market

Listing ID: OC23092831

7832 Newman Ave • Huntington Beach 92647

4 units • \$437,500/unit • 4,396 sqft • 9,583 sqft lot • \$400.36/sqft • Built in 1988

South on Beach to Newland, turn West



Embrace a prime Investment Opportunity in the coveted Huntington Beach locale, renowned for its High Rental Demand. This 4Plex, set on a sizeable lot, combines Vintage Charm with Modern Appeal. Unit A, a 3-bedroom, 2-bathroom Single-Story Home from 1929, fetches a Rent of \$3,000 a month. The Rear Units (B, C, D) built in 1988, each 2-bed/2-bath, command Rents of \$2,000, \$2,100, and \$2,200 respectively. Features include Shared Laundry, Enclosed Yards in Units A and D, and ample Garage Space. Each Tenant handles their Own Utilities, enhancing the Property's Income Efficiency. Conveniently Located near the Freeway, Shopping, Schools, and the Beach, this 4Plex is a promising proposition. While Property has Extensive Deferred Maintenance, this is Reflected in the Pricing, which allows room for a VALUE ADD and IMMEDIATE Capital Growth for the Savy Investor. Your Huntington Beach Income Property Awaits.

Facts & Features

- Sold On 06/12/2023
- Original List Price of \$1,750,000
- 2 Buildings
- Levels: One, Two
- 8 Total parking spaces
- 2 Total carport spaces
- Heating: Forced Air, Wall Furnace
- \$771 (Assessor)
- Laundry: Community
- \$111600 Gross Scheduled Income
- \$111600 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

- Floor: Carpet, Wood
- Appliances: Gas Range
- Other Interior Features: High Ceilings, Open Floorplan

Exterior

- Lot Features: Front Yard, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- 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	2	Unfurnished	\$3,000	\$3,000	\$3,500
2:	1	2	2	1	Unfurnished	\$2,100	\$2,100	\$3,000
3:	1	2	2	1	Unfurnished	\$2,200	\$2,200	\$3,000
4:	1	2	2	2	Unfurnished	\$2,000	\$2,000	\$3,000

Of Units With:

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

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 15 - West Huntington Beach area
- Orange County
- Parcel # 16530110

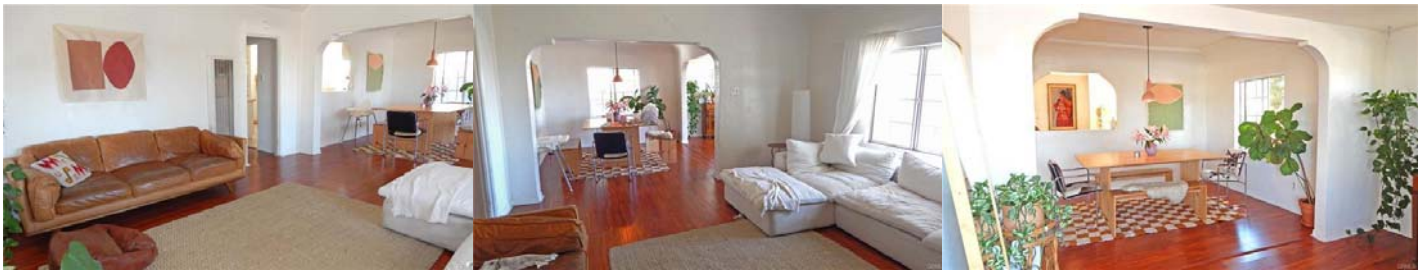
Michael Lembeck

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 • **Quadruplex**

List / Sold:

\$2,275,000/\$2,250,000 ↓

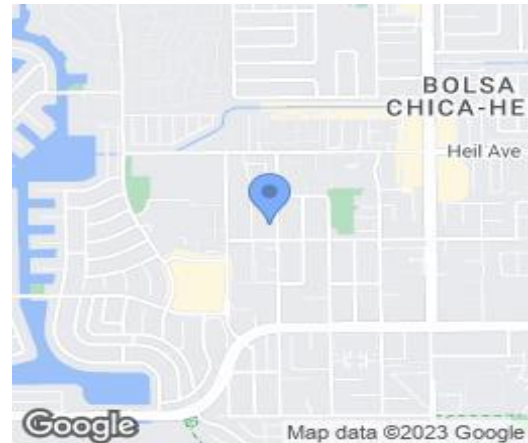
21 days on the market

16691 Sims Ln • Huntington Beach 92649

4 units • \$568,750/unit • 4,318 sqft • 8,276 sqft lot • \$521.07/sqft • Built in 1970

Listing ID: PW23055748

From Warner Ave, head north on Simms Lane. Pass Pearce Dr and the building is on the left.



Wonderful investment opportunity in desirable Huntington Harbor - this 4,318 square foot 4-plex offers spacious units, abundant parking and low maintenance on a large, 8,276 square foot lot. The first unit is a beautiful 2-story townhome featuring 3 bedrooms, including a primary suite, and 2.5 bathrooms, in-unit laundry, a side yard and front patio. This townhome features smooth ceilings, inviting living room with a brick fireplace, vinyl floors throughout, ample natural light, and a remodeled kitchen with a large, granite-topped peninsula. The second unit also has 3 bedrooms, including a primary suite with an enormous walk-in closet, and 2 bathrooms, with a sunny balcony, open concept living and dining areas, modern, smooth-faced fireplace and a well-appointed galley kitchen. The third unit is a 2-bedroom, 2 bathroom with its own private balcony, living room with fireplace, charming dining area that connects to the kitchen. Both bedrooms are generously sized and bathed in natural light, creating a warm and inviting atmosphere. The fourth unit consists of 1 bedroom and 1 bathroom with a private yard. This cool unit features a galley kitchen and beautifully, remodeled bathroom. The oversized shower boasts subway and glass accent tiles. The private, grassy yard is a real bonus. Three of the units share a common laundry facility. Additionally, the back of the property has a huge yard that all tenants can enjoy. There are 6 enclosed garages with abundant, uncovered parking spots and a long driveway. The tenants pay their own electricity and gas. In addition to a great building, the location of the property near the water, shops, and restaurants, makes it a huge draw for attracting tenants.

Facts & Features

- Sold On 06/12/2023
- Original List Price of \$2,275,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- Heating: Central, Wall Furnace
- \$1,006 (Estimated)
- Laundry: Community, In Closet
- \$105900 Gross Scheduled Income
- \$67018 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Vinyl
- Other Interior Features: Ceiling Fan(s), Recessed Lighting

Exterior

- Lot Features: Back Yard, Lawn, Park Nearby
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$19,699
- Electric: \$1,286.00
- Gas: \$857
- Furniture Replacement:
- Trash: \$1,728
- Cable TV: 02134430
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management: 10800
- Water/Sewer: \$1,414
- Other Expense: \$154
- Other Expense Description: FireInsp

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	1	Unfurnished	\$3,025	\$3,025	\$3,300
2:	1	3	2	2	Unfurnished	\$2,200	\$2,200	\$3,000
3:	1	2	2	1	Unfurnished	\$1,950	\$1,950	\$2,500
4:	1	1	1	1	Unfurnished	\$1,700	\$1,700	\$2,100

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 17 - Northwest Huntington Beach area
 - Orange County
 - Parcel # 17818215

Michael Lembeck

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

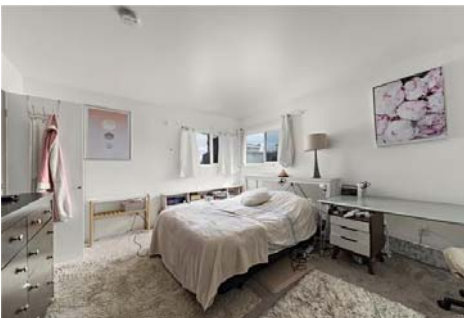
Re/Max Property Connection

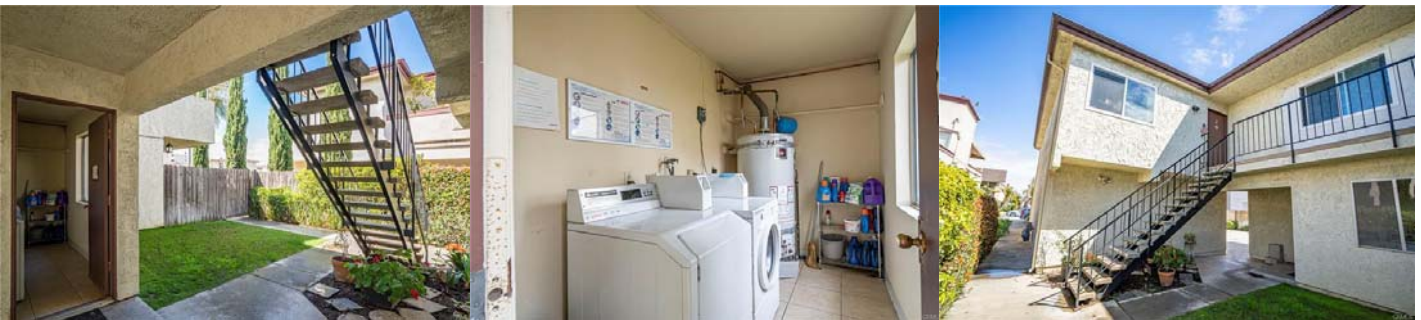
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 Click arrow to display photos









Closed • **Quadruplex**

List / Sold:

\$1,550,000/\$1,490,000 ↓

19 days on the market

Listing ID: OC23056521

7320 Cerritos Ave • Stanton 90680

4 units • **\$387,500/unit** • **4,360 sqft** • **7,841 sqft lot** • **\$341.74/sqft** •
Built in 1975

Please refer to your navigation



Presenting an amazing value quadruplex with great upside in rental income. This property consists of three units of 2 bedrooms, 2 bathrooms, and one one unit of bedrooms, 2 bathrooms. All units come with 1 car garage and 1 parking space and pay for their own electricity and gas. The two upstairs units, which include the 3 bedroom units are recently remodeled. The property is available for showing appointment upon receipt of an acceptable offer.

Facts & Features

- Sold On 06/13/2023
- Original List Price of \$1,550,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$1,351 (Estimated)
- Laundry: Common Area, See Remarks
- \$102000 Gross Scheduled Income
- \$94684 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,316
- Electric: \$300.00
- Gas:
- Furniture Replacement:
- Trash: \$1,416
- Cable TV: 01239513
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,380
- Other Expense: \$2,000
- Other Expense Description: Gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2		\$2,650	\$2,650	
2:	3	2	2	2		\$1,950	\$5,850	

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
- Buyer Agency Compensation: 2%

- 61 - N of Gar Grv, S Of Ball, E of Knott, W of Dal area
- Orange County
- Parcel # 07954149

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: OC23056521

Printed: 06/18/2023 7:07:11 AM

Closed • **Quadruplex**

List / Sold:

\$1,600,000/\$1,340,000 ↓

8431 Tamaru Dr • **Huntington Beach 92647**

37 days on the market

4 units • **\$400,000/unit** • **3,658 sqft** • **9,148 sqft lot** • **\$366.32/sqft** •
Built in 1964

Listing ID: PW23025987

Warnert Ave to go right on Newland and left on Tamaru, units are on the right side of the street,



Investment opportunity in Huntington Beach. All Single-Story 2-Bedroom 1 bath Units, large closets, each unit features its own meter for electric and each has their own meter for gas. Units are the same with separate pantry room with washer and dryer hook-ups. Patios courtyards for two of the units. There are single garage parking for each unit shared on two 2 car garages for the 4 units with long term tenants. Also 1 assigned parking for front unit. 3 assigned parking for back unit and two more assigned spots for the other back unit. Conveniently located close to Golden West College, Huntington Beach Hospital, Huntington Beach Park, Little Saigon, Easy access to 405 freeway, schools, parks, and only 5 miles to the Beach!

Facts & Features

- Sold On 06/16/2023
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$1,006 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,275
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01451217
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- Other Expense: \$8,475
- Other Expense Description: taxes

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 699 - Not Defined area
- Orange County
- Parcel # 10766505

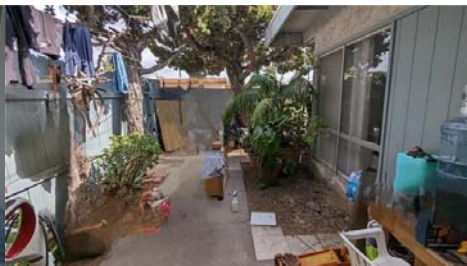
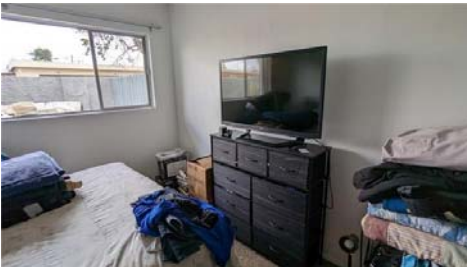
Michael Lembeck

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: PW23025987

Printed: 06/18/2023 7:07:13 AM

Closed • **Quadruplex**

List / Sold:

\$2,450,000/\$2,367,500 ↓

25 days on the market

Listing ID: PW23057269

1033 Valencia St • Costa Mesa 92626

4 units • **\$612,500/unit** • **4,671 sqft** • **6,690 sqft lot** • **\$506.85/sqft** •
Built in 1964

Located near the 405, 55, and 73 Freeways



Welcome to 1033 Valencia Street in Costa Mesa. The building is comprised of all 3-Bedroom/2-Bathroom units, two of which have been recently remodeled. The building's exterior has also recently been upgraded with new windows and paint, making this one of the cleanest buildings on the street. Fourplexes rarely come available for sale in this Mesa Del Mar neighborhood, making this an incredible opportunity for an investor. Tenants have access to a community courtyard, on-site laundry, and (4) single-car garages, one for each unit. Each of the units also has a private patio or balcony. You will not find a more in-demand Costa Mesa rental market, located within walking distance of schools and shopping.

Facts & Features

- Sold On 06/16/2023
- Original List Price of \$2,450,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$1,388 (Estimated)
- Laundry: Common Area, Community
- Cap Rate: 3.5
- \$137000 Gross Scheduled Income
- \$86713 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$46,177
- Electric: \$2,945.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,792
- Cable TV: 01220368
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance: \$6,644
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2	1	Unfurnished	\$2,970	\$5,940	\$3,250
2:	1	3	2	1	Unfurnished	\$2,732	\$2,732	\$3,250
3:	1	3	2	1	Unfurnished	\$2,578	\$2,578	\$3,250

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
- Buyer Agency Compensation: 2%

- C3 - South Coast Metro area
 - Orange County
 - Parcel # 14166503
-

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: PW23057269

Printed: 06/18/2023 7:07:13 AM

Closed • **Apartment**

List / Sold:

\$2,280,000/\$2,235,000 ↓

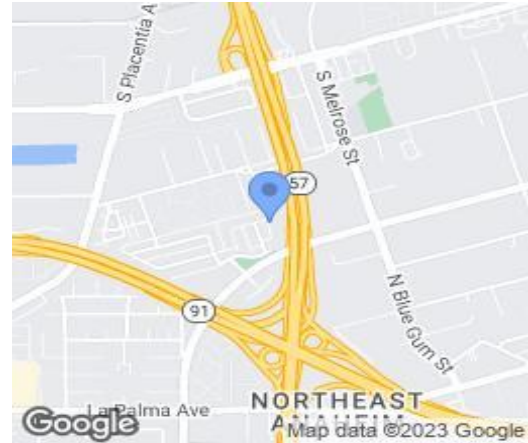
3 days on the market

2650 E Park Ln • Anaheim 92806

7 units • \$325,714/unit • 6,772 sqft • 12,197 sqft lot • \$330.04/sqft • Built in 1975

Listing ID: PW23059671

Located just off Miraloma Avenue



Quality Income Property on cul de sac with room for additional upside. Located in a great rental area bordering on the city of Placentia, this 7 unit building is composed of six 2 bedroom apartments, plus a single 3 bedroom unit. One unit was just fully remodeled with new kitchen, windows, furnace, flooring and more. Full exterior paint just completed. All units include 1 car private garage plus 6 additional parking spaces in rear. Private laundry room with space for 2 sets. Separate electric and gas meters, plus the opportunity to implement RUBS billing for water for minimize monthly expenses. Low maintenance landscaping.

Facts & Features

- Sold On 06/12/2023
- Original List Price of \$2,280,000
- 1 Buildings
- Levels: Two
- 13 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$1,746 (Estimated)
- Laundry: Community, Individual Room
- Cap Rate: 4.2
- \$146904 Gross Scheduled Income
- \$95489 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 0 water meters available

Interior

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

Exterior

- Lot Features: Cul-De-Sac, Landscaped
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,300
- Electric: \$1,000.00
- Gas: \$6,000
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00889327
- Gardener:
- Licenses:
- Insurance: \$3,300
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Unfurnished	\$1,600	\$3,200	\$2,095
2:	4	2	2	1	Unfurnished	\$1,786	\$7,145	\$2,295
3:	1	3	2	1	Unfurnished	\$1,896	\$1,896	\$2,795

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 0
- Drapes:
- Patio:
- Ranges: 7

- Carpet:
- Dishwasher: 1
- Disposal: 7

- Refrigerator:
- Wall AC: 7

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 34429132

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



