

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	PW22112098	S	16762	Lynn LN	HB	17	STD	2	\$71,364		\$1,477,000 	\$604.09	2445	1950/ASR	8,276/0.19	N	2		06/16/22	2/2
2	OC22078353	S	9525	Mcfadden AVE	WTM	67	STD	2	\$39,600		\$985,000 	\$549.05	1794	1963/ASR	6,000/0.1377	N	4		06/17/22	21/21
3	OC22086671	S	413 S	Mountain View ST	SA	68	STD	2	\$39,600		\$1,030,000 	\$506.89	2032	1965/EST	5,998/0.1377	N	4		06/15/22	1/1
4	OC22066651	S	162 S	Esplanade ST	ORG	75	STD	2	\$19,548		\$880,000 	\$485.65	1812	1950/APP	6,068/0.1393	N	2		06/13/22	15/15
5	PW22111223	S	1814	Cristine PL	FUL	83	STD	2	\$52,800		\$1,300,000 	\$551.31	2358	1954/ASR	11,761/0.27	N	2		06/15/22	4/4
6	SW22090449	S	732	Clay AVE	HB	15	STD	3	\$76,560		\$1,600,000 	\$531.91	3008	1964/ASR	6,534/0.15	N	0		06/14/22	7/7
7	PW22090335	S	218	Indianapolis AVE	HB	15	STD	3	\$137,600		\$2,450,000 	\$480.39	5100	1935/ASR	7,841/0.18	N	4		06/14/22	10/10
8	OC22051986	S	34112	Ruby Lantern ST	DP	LT	STD	3	\$76,800		\$2,175,000 	\$707.32	3075	1976/ASR	6,970/0.16	N	4		06/16/22	68/68
9	OC22091468	S	2552 E	Terrace ST	ANA	93	STD	4	\$87,372	4	\$1,550,000	\$334.48	4634	1969/PUB	8,152/0.1871	N	5		06/14/22	7/7
10	PW22009201	S	1221 E	Lincoln AVE	ANA	78	STD	21	\$624,090	5	\$9,500,000 	\$284.58	33382	2022/BLD	25,265/0.58	N	43		06/17/22	19/19

Closed •

List / Sold:

\$1,399,900/\$1,477,000 ↑

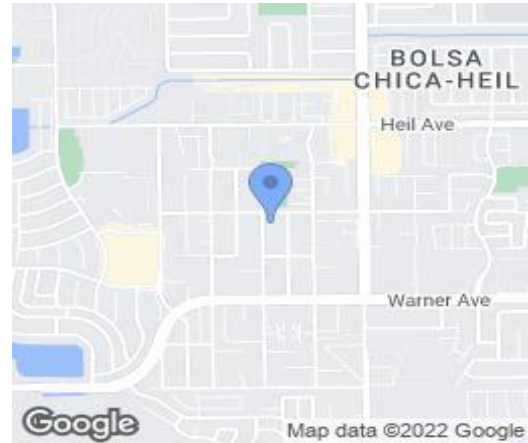
2 days on the market

Listing ID: PW22112098

16762 Lynn Ln • Huntington Beach 92649

2 units • \$699,950/unit • 2,445 sqft • 8,276 sqft lot • \$604.09/sqft • Built in 1950

From Bolsa Chica Go West on Warner, turn right at Lynn Ln



What a rare opportunity of a lifetime to own a great and amazing investment property in Huntington Beach. This beautiful property is in good condition and located in a very nice location (about 1.2 Miles to the beach). You can rent one and live one. First unit (Unit A) has 2 bedrooms with 1 baths. Second unit (Unit B) has 3 bedrooms with 2 baths on a big lot size over 8270 Sf. just minutes to The Park, Huntington Harbour, Huntington Beach Pier and the best beaches in California, Meadowlark Golf Course, markets, excellent schools, lots of shopping, restaurants. Owner recently rehabed the kitchen plumbing last year. Don't miss this fantastic opportunity!

Facts & Features

- Sold On 06/16/2022
- Original List Price of \$1,399,900
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Fireplace(s)
- \$17,823,102 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$71364 Gross Scheduled Income
- \$56964 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry, Living Room, Master Bedroom
- Floor: Laminate
- Appliances: Gas Range, Microwave
- Other Interior Features: Storage

Exterior

- Lot Features: 2-5 Units/Acre, Lot 6500-9999
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$14,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00958467
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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	3	2	2	Unfurnished	\$3,700	\$3,700	\$3,900
2:	1	2	1	0	Unfurnished	\$2,247	\$2,247	\$2,500

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 17823102

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

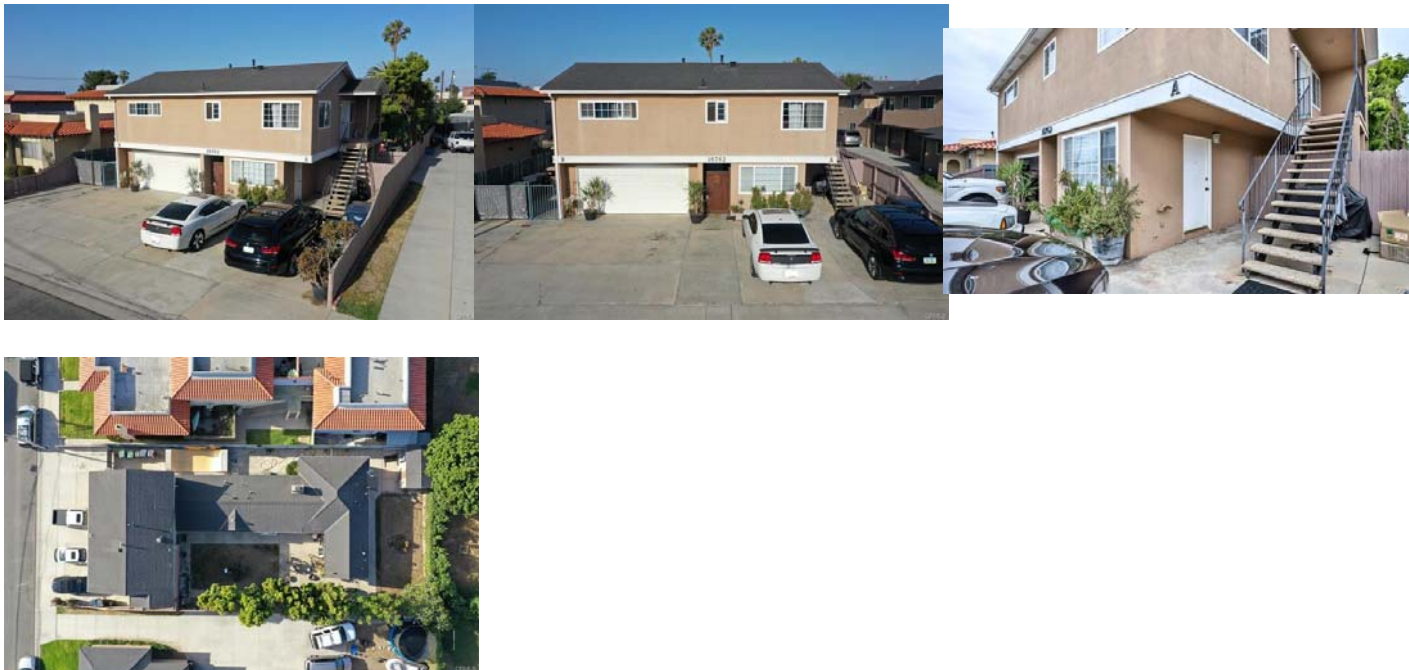
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: PW22112098

Printed: 06/19/2022 9:35:53 AM

Closed •

List / Sold: **\$1,099,000/\$985,000** ↓

9525 Mcfadden Ave • Westminster 92683

21 days on the market

**2 units • \$549,500/unit • 1,794 sqft • 6,000 sqft lot • \$549.05/sqft •
Built in 1963**

Listing ID: OC22078353

McFadden East of Magnolia



This Duplex consists of two 2 bedroom 1 bath units. Each has a 2 car garage. One unit has been upgraded in kitchen and flooring. More Photos to follow.

Facts & Features

- Sold On 06/17/2022
- Original List Price of \$1,099,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,033 (Estimated)
- Laundry: Inside
- \$39600 Gross Scheduled Income
- \$38400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$160
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$20
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$120
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$20
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

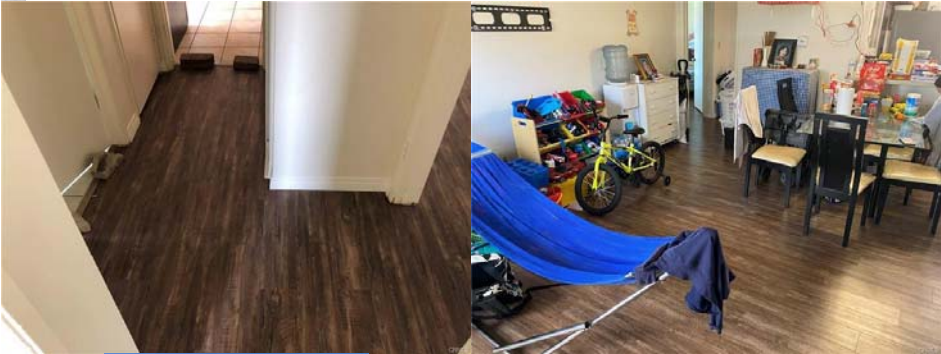
Additional Information

- Standard sale
- 67 - S of Bolsa, E of Beach area
- Orange County
- Parcel # 14320224

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 •

List / Sold:

\$1,099,000/\$1,030,000 ↓

1 days on the market

Listing ID: OC22086671

413 S Mountain View St • Santa Ana 92704

2 units • \$549,500/unit • 2,032 sqft • 5,998 sqft lot • \$506.89/sqft • Built in 1965

Newhope & McFadden



Property is located in a great neighborhood, walking distance to the Fountain Valley Mile Square Park. Recently remodeled with new dual panel windows and garage doors. Unit A: 2-Bedrooms 2-Bathrooms and 2-Car Garage, the living square feet is 1,016sqft. Unit B: 2-Bedrooms 2-Bathrooms and 2-Car Garage, the living square feet is 1,016sqft. Awesome investment opportunity!

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$1,099,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Natural Gas
- \$503 (Estimated)
- Laundry: In Garage
- \$39600 Gross Scheduled Income
- \$36250 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

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

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: None
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$4,390
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$540
- Cable TV: 01525531
- Gardener:
- Licenses:
- Insurance: \$1,075
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,625	\$1,650	\$2,750
2:	1	2	2	2	Unfurnished	\$162,500	\$1,650	\$2,750

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
- Rent Controlled
- 68 - N of Heil, S of Blsa, E of Brookhrst, W of Ha area
- Orange County
- Parcel # 18809102

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: OC22086671

Printed: 06/19/2022 9:35:53 AM

Closed • Duplex

List / Sold: **\$899,000/\$880,000** ↓

162 S Esplanade St • Orange 92869

15 days on the market

2 units • **\$449,500/unit** • **1,812 sqft** • **6,068 sqft lot** • **\$485.65/sqft** •
Built in 1950

Listing ID: OC22066651

Chapman to S. Esplanade; turn south



You found your exchange property. Incredible opportunity. With some minor upgrades to these two units will produce roughly 3 times the rent. First time on the market in over 4 decades, this detached duplex has two one car garages dividing the units. Each unit has 2 bedrooms and 1 bath and its own large yard. Both units have separate meters for all utilities. Both units have their own outdoor space, that is fenced. Bathrooms in each unit have been updated. Tenants are month to month and current. 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. DRIVE BY ONLY! PLEASE DO NOT DISTURB TENANTS. Tenants vacate on May 30, 2022

Facts & Features

- Sold On 06/13/2022
- Original List Price of \$899,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$500 (Estimated)
- Laundry: In Kitchen
- \$19548 Gross Scheduled Income
- \$17970 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Family Room

Exterior

- Lot Features: Front Yard, Yard
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,278
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521886
- Gardener:
- Licenses:
- Insurance: \$1,278
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	2	Unfurnished	\$1,629	\$1,629	\$4,200

Of Units With:

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

Additional Information

- Standard sale
- 75 - Orange, Orange Park Acres E of 55 area
- Orange County
- Parcel # 39221105

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: OC22066651

Printed: 06/19/2022 9:35:54 AM

Closed • Duplex

List / Sold:

\$1,299,888/\$1,300,000 ↑

4 days on the market

1814 Cristine Pl • Fullerton 92835

**2 units • \$649,944/unit • 2,358 sqft • 11,761 sqft lot • \$551.31/sqft •
Built in 1954**

Listing ID: PW22111223

West of Harbor/ South of Valencia Mesa (Near Roundabout)



Located in one of the most prime areas in all of Fullerton for a Income property this amazing piece of real estate nestled on a corner lot in a cul-de-sac is now available. This duplex is located right off Valencia Mesa, very close to St. Jude hospital and many medical offices. As you go through the roundabout and approach the property you will notice the cleanliness and well maintained landscape of this wonderful income property. This duplex features 2 single story, over sized, units just under 1200 SqFt each, with their own single car garages and driveway! These units also feature central air & heat, along with wood floors throughout, custom brick fireplaces, granite counters (Kitchen & Bathrooms), laundry room, dual sink vanities in bathrooms, large backyard, and so much more! This awesome property also features Individual gas & electric meters. One of the many other benefits of this property is the prime location which is close to hiking, biking & horse trials, along with great parks, restaurants, shopping, hospitals, and schools! This property would be great for an owner occupied or landlord looking to add to their portfolio, do not miss out on this once in a lifetime opportunity to own prime income property in the great city of Fullerton.

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$1,299,888
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$506 (Estimated)
- Laundry: Individual Room, Inside
- \$52800 Gross Scheduled Income
- \$37621 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room
- Floor: Wood
- Other Interior Features: Granite Counters

Exterior

- Lot Features: Back Yard, Cul-De-Sac
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,178
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$515
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$2,423
- Maintenance: \$772
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense: \$1,500
- Other Expense Description: Repairs

Unit Details

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

2:1211Unfurnished\$2,200\$2,200\$3,000

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
- 83 - Fullerton area
 - Orange County
 - Parcel # 02833015

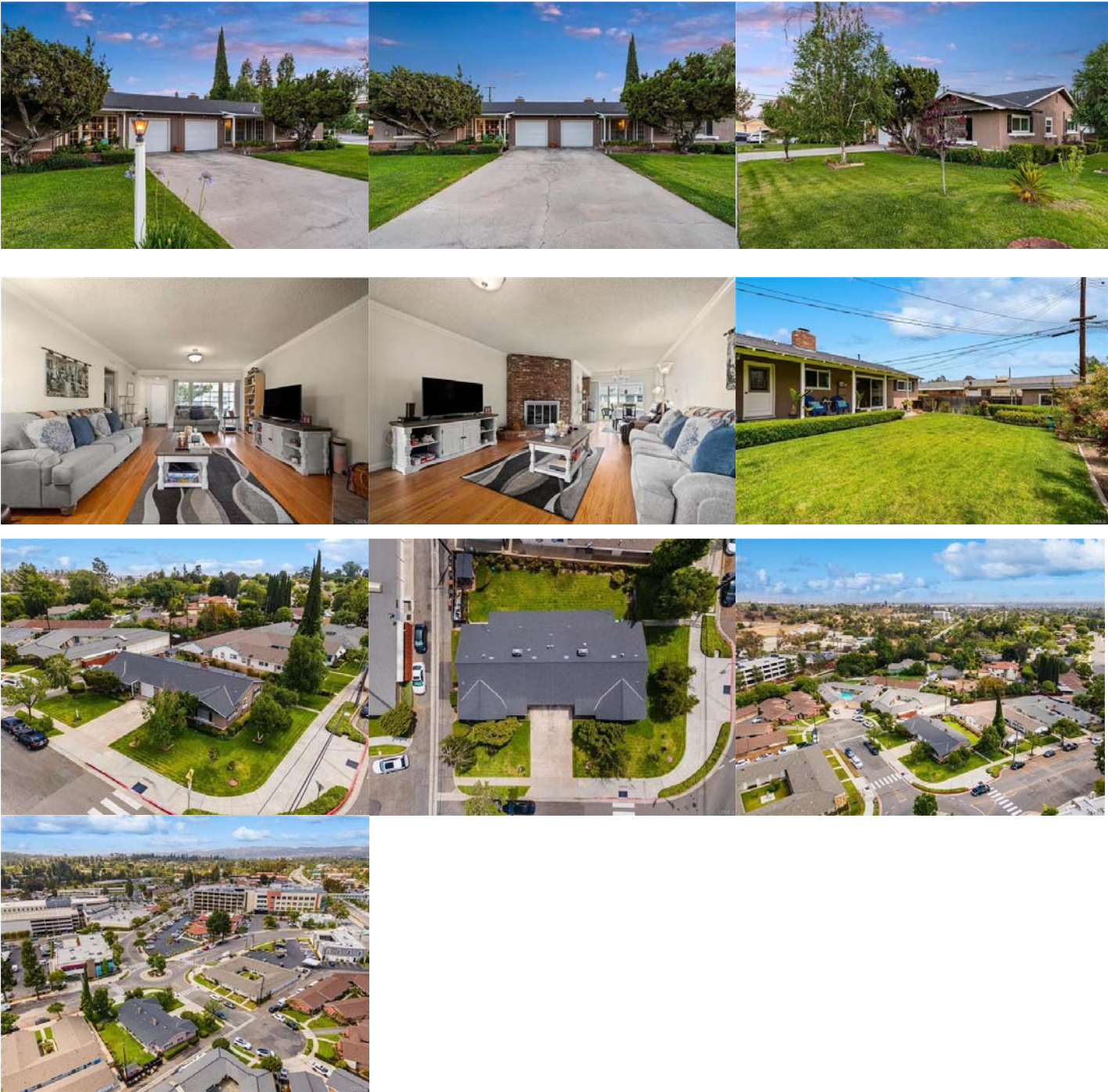
Michael Lembeck

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:

\$1,625,000/\$1,600,000 ↓

7 days on the market

732 Clay Ave • **Huntington Beach 92648**

3 units • **\$541,667/unit** • **3,008 sqft** • **6,534 sqft lot** • **\$531.91/sqft** •
Built in 1964

Listing ID: SW22090449

From Beach Blvd, Head east on Clay Ave



Huntington Beach Triplex with upgrades including, Flooring Countertops & Bathroom All plumbing Electrical, b & c has granite countertops. Unit A has tile countertops painted white, new wood floors. Brand new bathrooms. Clean Units In Great Location. Two Townhouse-Style 2-Story 2-Bedroom 1.5-Bath Units Plus Single-Story 2-Bedroom Unit.

Facts & Features

- Sold On 06/14/2022
- Original List Price of \$1,625,000
- 1 Buildings
- Levels: One, Two
- 4 Total parking spaces
- 3 Total carport spaces
- Heating: Forced Air, Natural Gas
- \$749 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Closet, Inside
- \$76560 Gross Scheduled Income
- \$73212 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Family Room
- Floor: Wood
- Appliances: Dishwasher, Electric Range, Gas Water Heater, Microwave, Water Heater

Exterior

- Lot Features: Rectangular Lot
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,360
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,644
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$228
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,188
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$2,230	\$2,230	\$21,230
2:	1	2	2	0	Unfurnished	\$2,150	\$2,150	\$2,150
3:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,000

Of Units With:

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

Additional Information

- Standard sale

- 15 - West Huntington Beach area
- Orange County
- Parcel # 02518129

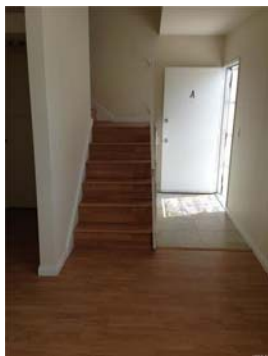
Michael Lembeck

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

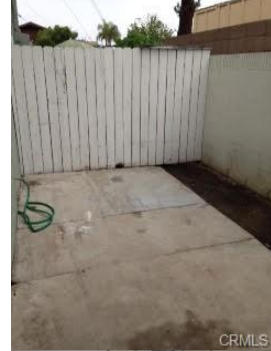
Re/Max Property Connection

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

 Click arrow to display photos









Closed •

List / Sold:

\$2,385,000/\$2,450,000 ↑

10 days on the market

218 Indianapolis Ave • Huntington Beach 92648

3 units • \$795,000/unit • 5,100 sqft • 7,841 sqft lot • \$480.39/sqft •

Built in 1935

Listing ID: PW22090335

Beach and Indianapolis



If you're looking for a comfortable home to call your own or a quality investment close to Huntington Beach, this triplex is an opportunity you wouldn't want to miss! Enjoy nearly \$4,000 in passive income from the 2 detached 1-bedroom units while living in the generously sized primary home with estimated rental income from \$7,500 to \$10,000 per month. Inside, its expansive layout offers an impressive 4 bedrooms, 3 baths, including an open living and dining area, a fully equipped chef's kitchen, a family room with a wet bar and fireplace, as well as a recreational room designed for modern living. Perhaps the best room in the house, the main bedroom is a blank canvas that features lush carpeting and an oversized ensuite with a gorgeous shower/tub combo. A gated driveway with RV parking offers plenty of parking for the main house while two separate rear entries ensure the privacy of your tenants. It's a fantastic location on a double lot that puts you in close proximity to the renowned Huntington Beach Pier.

Facts & Features

- Sold On 06/14/2022
- Original List Price of \$2,385,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Central
- \$765 (Estimated)
- Laundry: Community, Inside
- \$137600 Gross Scheduled Income
- \$117600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry, Main Floor Bedroom, Master Bathroom, Master Bedroom, Master Suite, Separate Family Room, Walk-In Closet
- Appliances: Built-In Range, Double Oven
- Other Interior Features: Bar, Ceiling Fan(s), Recessed Lighting, Storage, Tile Counters
- Floor: Carpet, Tile, Vinyl

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$9,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	6	5	4	Unfurnished	\$3,700	\$3,700	\$12,200

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher: 3
- Disposal: 1

- Ranges: 3
- Refrigerator: 2
- Wall AC: 0

Additional Information

- Standard sale

- 15 - West Huntington Beach area
- Orange County
- Parcel # 02418116

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: PW22090335

Printed: 06/19/2022 9:35:55 AM

Closed • **Triplex**

List / Sold:

\$2,100,000/\$2,175,000 ↑

68 days on the market

Listing ID: OC22051986

34112 Ruby Lantern St • Dana Point 92629

3 units • \$700,000/unit • 3,075 sqft • 6,970 sqft lot • \$707.32/sqft • Built in 1976

PCH to Ruby Lantern



Super Triplex Opportunity in Lantern Village of Dana Point. Two, 2 Bedroom - 2 Bathroom Upper Units. One, 2 Bedroom - 2 Bathroom Lower Unit. Remodeled galley kitchens and bathrooms in upper two units about 1 1/2 years ago. Upper 2 Units interior walls have been painted a neutral paint color. Ceiling fans in Unit C. Lower unit has not been updated. Lower unit has a large patio area. Two upper units have decks and balconies. Two, 2 car garages with driveway for four cars. Laundry hookups in garages. Street to street lot. Close to Downtown Dana Point, Shopping, Restaurants, Beaches, Harbor, Public Transportation and much more!

Facts & Features

- Sold On 06/16/2022
- Original List Price of \$1,850,000
- 2 Buildings
- Levels: Two
- 10 Total parking spaces
- Heating: Central
- \$2,572 (Public Records)
- Laundry: Electric Dryer Hookup, In Garage, Washer Hookup
- \$76800 Gross Scheduled Income
- \$69313.56 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: Family Room, Galley Kitchen, Kitchen, Master Suite, Walk-In Closet
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Disposal, Gas Range, Microwave, Water Heater
- Other Interior Features: Living Room Balcony, Open Floorplan, Unfurnished

Exterior

- Lot Features: Level with Street, Lot 6500-9999, Rectangular Lot, Near Public Transit, Sprinklers In Rear, Yard
- Waterfront Features: Ocean Side of Freeway
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$7,486
- Electric: \$816.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$730
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$900
- Other Expense: \$1,452
- Other Expense Description: Gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,400	\$1,400	\$2,800
2:	1	2	2	1	Unfurnished	\$2,500	\$2,500	\$2,800

3:122Unfurnished\$2,500\$2,500\$2,900

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- LT - Lantern Village area
 - Orange County
 - Parcel # 68224112

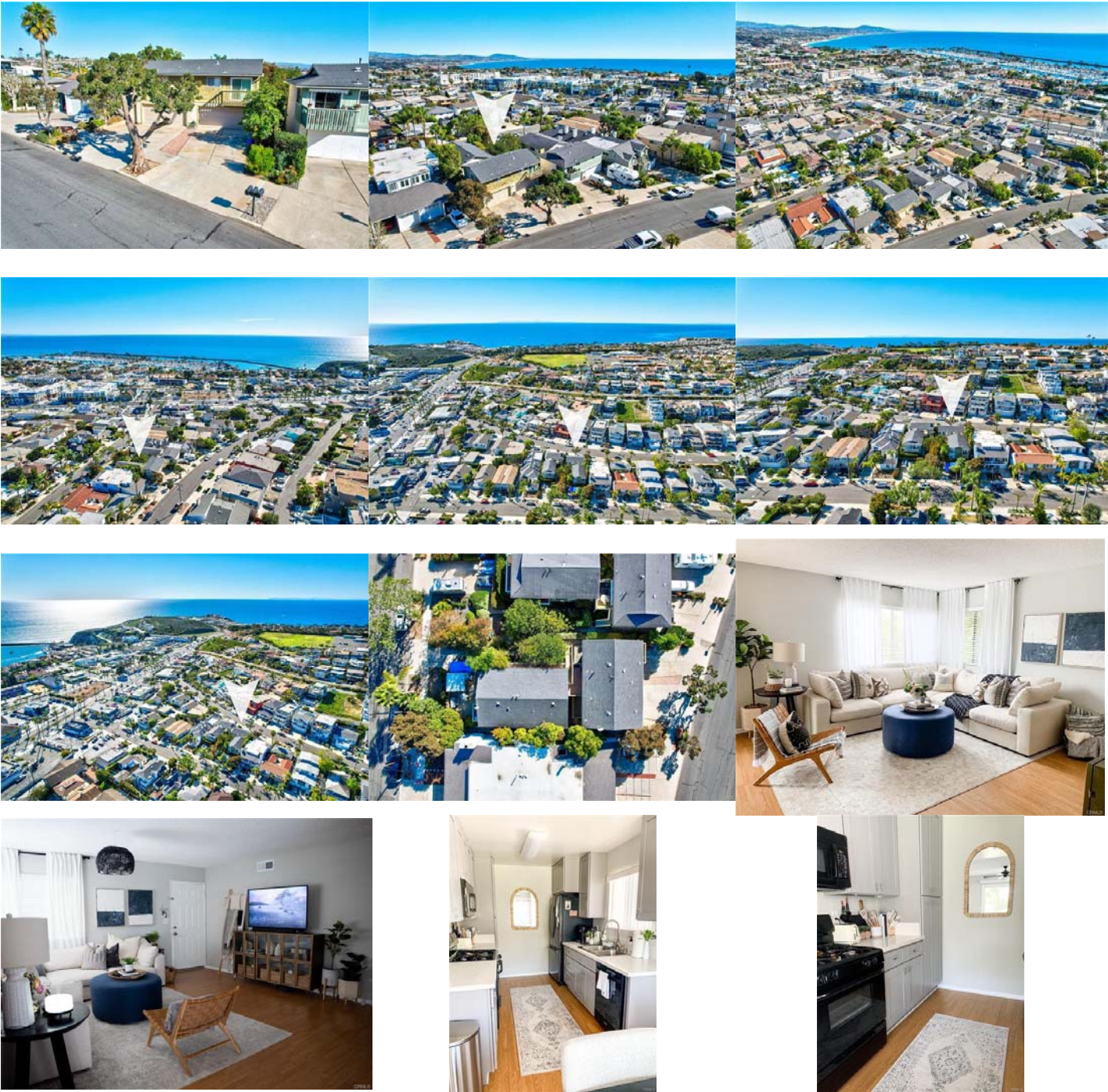
Michael Lembeck

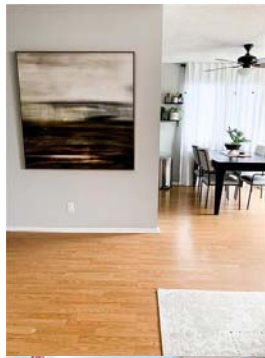
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos





Closed •

List / Sold: **\$1,550,000/\$1,550,000**

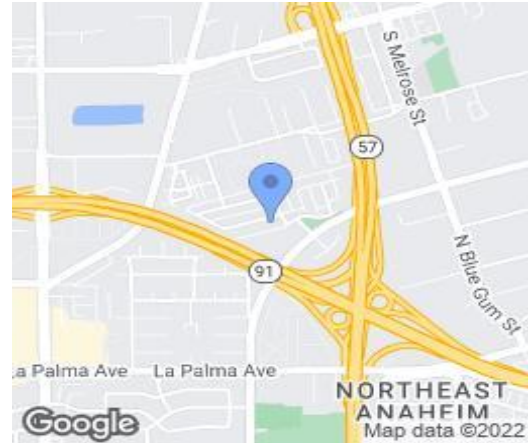
2552 E Terrace St • Anaheim 92806

7 days on the market

**4 units • \$387,500/unit • 4,634 sqft • 8,152 sqft lot • \$334.48/sqft •
Built in 1969**

Listing ID: OC22091468

Cross Streets: N of 91 Frwy, W of 57 Frwy



Highly sought-after Covington style 4-plex in high demand rental area in Anaheim. Approx. 4,634 sq. ft. building consisting of one 3-bedroom 2-bath owners style unit (approx. 1,750 sq ft) with fireplace, vaulted ceiling in living room, large patio, and two 1-car garages. Two 2-bedroom 2-bath units with balcony and one 2-bedroom 1-bath townhouse style units with enclosed patios. All units have enclosed garages. Unit C had kitchen & bath remodeled within the past 2 years including granite counter tops. New patio covers! 3 units have laundry hook-ups PLUS on-site laundry for additional income! Roof and plumbing replaced in last 10 years (approx.), water heater replaced within last year approx. Individually metered for Gas & Electric. (Tenants pay) Conveniently Located with access to the 91 & 57 Freeways, Great Shopping and Restaurants, close to Disneyland, Angel Stadium and the Honda Center, and borders Fullerton. All Units Occupied with Long Term Tenants (Approx 5+ years).

Facts & Features

- Sold On 06/14/2022
- Original List Price of \$1,550,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Unknown)
- Laundry: Common Area, Gas Dryer Hookup, Individual Room, Washer Hookup
- Cap Rate: 4.01
- \$87372 Gross Scheduled Income
- \$62222 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,150
- Electric: \$200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,700
- Cable TV: 01898399
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,237	\$2,237	\$3,115
2:	1	2	2	1	Unfurnished	\$1,705	\$1,705	\$2,278
3:	1	2	2	1	Unfurnished	\$1,667	\$1,667	\$2,278
4:	1	2	1	1	Unfurnished	\$1,672	\$1,672	\$2,278

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 93 - Anaheim N of River, E of Lakeview area
- Orange County
- Parcel # 34402307

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 •

List / Sold:

\$9,300,000/\$9,500,000 ↑

19 days on the market

Listing ID: PW22009201

1221 E Lincoln Ave • Anaheim 92805

**21 units • \$442,857/unit • 33,382 sqft • 25,265 sqft lot • \$284.58/sqft •
Built in 2022**

on E Lincoln Avenue, near N East Street



Dory Apartments is a newly constructed 21-unit apartment community, well located in the heart of Anaheim, California. Completion of construction and issuance of the Certificate Of Occupancy is anticipated in the first quarter of 2022. The property is available for purchase either upon project completion or upon lease-up with stabilized occupancy. All market rate rental apartments with no affordable covenants or restrictions 33,382 building square feet situated upon a 24,339 square foot parcel, including: (1) 473sf studio unit, (2) 746sf one bedroom units, and (18) 957-1027sf two bedroom units. Features and amenities: open and spacious floor plans, covered parking, private balconies, central air conditioning & heating, tankless water heaters, gas ovens and ranges included, dishwashers included, washer & dryer hook ups in each unit. Close to the 57 and 91 Freeways, local entertainment, and amusement parks, such as Disneyland, Disney's California Adventure, Angel Stadium, the Honda Center, and stunning California beaches nearby. Some of the best shopping can also be found at the Anaheim GardenWalk and Downtown Disney which are also just a few minutes away, along with some of the area's best food and nightlife venues like the Anaheim Packing House and Center Street Promenade.

Facts & Features

- Sold On 06/17/2022
- Original List Price of \$9,300,000
- 1 Buildings
- 43 Total parking spaces
- \$25 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 4.68
- \$624090 Gross Scheduled Income
- \$435546 Net Operating Income
- 20 electric meters available
- 20 gas meters available
- 20 water meters available

Interior

Exterior

- Lot Features: 36-40 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$188,544
- Electric: \$4,800.00
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$12,000
- Cable TV: 01841959
- Gardener:
- Licenses:
- Insurance: \$8,000
- Maintenance:
- Workman's Comp:
- Professional Management: 28204
- Water/Sewer: \$12,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	1	Unfurnished	\$0	\$0	\$1,695
2:	2	1	1	1	Unfurnished	\$0	\$0	\$2,045
3:	8	2	2	2	Unfurnished	\$0	\$0	\$2,330
4:	4	2	2	2	Unfurnished	\$0	\$0	\$2,370
5:	2	2	2	2	Unfurnished	\$0	\$0	\$2,425
6:	2	2	2	2	Unfurnished	\$0	\$0	\$2,395

7: 2 2 2 2 Unfurnished \$0 \$0 \$2,475

Of Units With:

- Separate Electric: 20
- Gas Meters: 20
- Water Meters: 20
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03535051

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: PW22009201

Printed: 06/19/2022 9:35:57 AM