

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	NP24086425	S	500 Larkspur AVE	CDM	CS	STD	2	\$0		\$3,160,000↓	\$1,504.76	2100	1960/ASR	3,485/0.08	N	2		06/17/24	19/19
2	PW24109112	S	2115 S Camino ST #1/2	ANA	78	STD,TRUS	3	\$52,200		\$900,000↓	\$302.42	2976	1964/ASR	3,848/0.0883	N	3		06/17/24	4/4
3	PW23198880	S	150 Cecil PL	CM	C5	STD	3	\$120,000	4	\$2,125,000↓	\$932.02	2280	1947/ASR	8,712/0.2	N	0		06/17/24	165/165
4	OC24083887	S	404 Avenida Granada	SC	SC	STD	3	\$135,000	4	\$2,550,000↓	\$643.29	3964	1968/ASR	4,356/0.1	N	3		06/20/24	15/15
5	OC24023428	S	17150 San Mateo ST #12	FV	16	STD	4	\$95,400		\$1,200,000↓	\$398.41	3012	1970/ASR	3,012/0.0691	N	0		06/18/24	102/102
6	TR24092886	S	1236 W 2nd ST	SA	70	TRUS	4	\$6,800		\$925,000↓	\$385.42	2400	1960/ASR	6,098/0.14	N	0		06/17/24	4/4

Closed • Duplex

List / Sold:

\$3,350,000/\$3,160,000 ↓

19 days on the market

500 Larkspur Ave • Corona del Mar 92625

2 units • \$1,675,000/unit • 2,100 sqft • 3,485 sqft lot • \$1504.76/sqft • Built in 1960

PCH going south make a left at Larkspur



Location Location Location.....Corner Duplex in the heart of Corona Del Mar, perfect for homeowners looking for flexibility and income potential. The front unit is charming split-level property, with high beam ceiling, light, bright, boasts 3 bedrooms, two baths, and oversized garage. This corner residence offers a delightful wrap-around patio for a perfect retreat to enjoy the surrounding beauty. Inside, find a white beachy kitchen equipped with stainless steel appliances, granite countertops, 3 fireplaces, in living room, dining room and primary bedroom. The second unit is a single story marvel with 2 bedrooms and 1 bath. This unit mirrors the elegance of the first with its stainless steel appliances, and granite countertops, and white cabinets. The wrap-around patio adds outdoor living options. Both unit laundry facilities are located in the over sized garages. These garages offer ample storage space for bicycles and other essentials. Its prime location affords a short walk to the Goldenrod footbridge, world-class dining in the Village, shopping centers, hiking trails, parks, and nearby golf courses.

Facts & Features

- Sold On 06/17/2024
- Original List Price of \$3,350,000
- 1 Buildings
- Levels: Multi/Split
- 2 Total parking spaces
- Heating: Central
- \$523 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile, Vinyl
- Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator, Water Heater Central

Exterior

- Lot Features: Corner Lot
- Security Features: Smoke Detector(s)
- Fencing: Stucco Wall, Vinyl, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01516164
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$6,500
2:	1	2	2	1	Unfurnished	\$0	\$0	\$4,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- CS - Corona Del Mar - Spyglass area
- Orange County
- Parcel # 45919601

Michael Lembeck

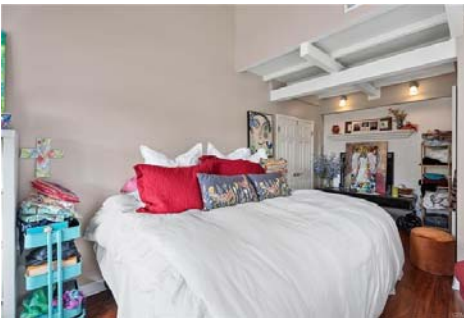
State License #: 01019397
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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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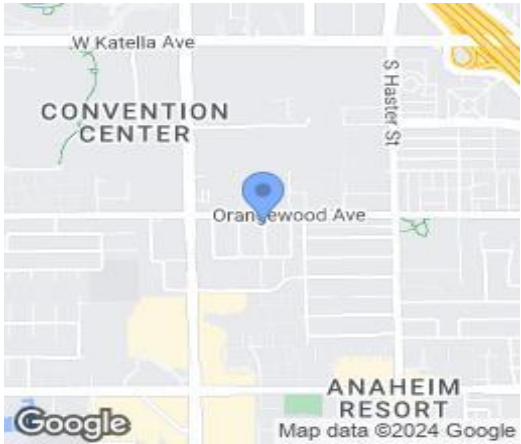






CUSTOMER FULL: Residential Income LISTING ID: NP24086425

Printed: 06/23/2024 8:58:56 AM



Great investment opportunity in the heart of Anaheim just blocks to Disneyland. This single-story triplex offers 3 very spacious 2 bedrooms 2 bath units all attached with enclosed patios and garage parking. Units are part of a HOA has a swimming pool and club house and maintains the grounds and common areas. HOA covers water and trash for the 3 units. This property will be sold tenant occupied and in as-is condition.

Facts & Features

- Sold On 06/17/2024
 - Original List Price of \$999,000
 - 1 Buildings
 - Levels: Two
 - 3 Total parking spaces
 - Heating: Wall Furnace
 - \$766 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$52200 Gross Scheduled Income
 - \$44050 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 0 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Corner Lot, Front Yard
- Fencing: Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02022092
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense: \$6,900
 - Other Expense Description: HOA

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,450	\$1,450	\$2,450
2:	1	2	2	1	Unfurnished	\$1,450	\$1,450	\$2,450
3:	1	2	2	1	Unfurnished	\$1,450	\$1,450	\$2,450

Of Units With:

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

Additional Information

- Standard, Trust sale
- \$840 HOA dues Monthly
- Buyer Agency Compensation: 2%

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 93018411

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CUSTOMER FULL: Residential Income LISTING ID: PW24109112

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Closed • **Triplex**

List / Sold:

\$2,165,000/\$2,125,000 ↓

165 days on the market

Listing ID: PW23198880

150 Cecil Pl • **Costa Mesa 92627**

3 units • **\$721,667/unit** • **2,280 sqft** • **8,712 sqft lot** • **\$932.02/sqft** •
Built in 1947

Cecil place and Elden Ave



Welcome to this rare opportunity to own a Triplex comprising two buildings nestled on an expansive 8,500+ SF Corner Lot in the highly sought-after East Side Costa Mesa neighborhood. This property presents an ideal combination of modern upgrades, convenience, and the potential for future growth, making it a must-see for investors and homeowners alike. Front Unit: 2 Bed, 2 Bath Standalone SFR The front unit of this triplex is a beautifully renovated 2-bedroom, 2-bathroom home that exudes warmth and comfort. Offering the privacy of a standalone single-family residence, this dwelling boasts an inviting interior that has undergone extensive renovations, providing a contemporary and stylish living space. The thoughtful layout allows for seamless movement from the spacious living areas to the well-appointed bedrooms. This unit comes complete with a large front and back yard, creating a perfect oasis for relaxation and entertaining. Rear Building: Top and Bottom Duplex Situated at the rear of the lot, each unit comprised of 1 bedroom and 1 bathroom. These renovated units offer comfortable living spaces and the added convenience of individual laundry facilities on-site. The duplex units are blessed with a generous yard space, affording residents the luxury of outdoor enjoyment and the prime opportunity for pets. Located on a corner lot, this triplex benefits from dual access points. The duplex can be conveniently accessed from Elden Ave driveway, while the front house enjoys direct driveway access from Cecil Pl. The East Side Costa Mesa locale is renowned for its charming ambiance, tree-lined streets, and proximity to an array of amenities. Residents can relish easy access to local shops, restaurants, parks, and top-rated schools, enhancing the appeal of this already highly desirable property. As a unique bonus, this triplex offers significant potential for future expansion and added value. With the generous lot size, there is ample room to accommodate an ADU (Accessory Dwelling Unit) in between both buildings, providing a chance to increase rental income or accommodate extended family members while further enhancing the property's overall value. Whether you are seeking a lucrative investment opportunity or a place to call home, this property promises versatility, modern amenities, and a prime location.

Facts & Features

- Sold On 06/17/2024
- Original List Price of \$2,195,000
- 2 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- \$2,034 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Common Area, In Closet, Individual Room
- Cap Rate: 4
- \$120000 Gross Scheduled Income
- \$87896 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Vinyl

Exterior

- Lot Features: 0-1 Unit/Acre, Landscaped, Lawn, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,704
- Electric: \$1,500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Insurance: \$1,875
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,164
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0		\$5,000
2:	1	1	1		Unfurnished	\$0		\$2,500
3:	1	1	1		Unfurnished	\$0		\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C5 - East Costa Mesa area
- Orange County
- Parcel # 42606301

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Closed • **Triplex**

List / Sold:

\$2,550,000/\$2,550,000

15 days on the market

Listing ID: OC24083887

404 Avenida Granada • San Clemente 92672

**3 units • \$850,000/unit • 3,964 sqft • 4,356 sqft lot • \$643.29/sqft •
Built in 1968**

W off S El Camino Real onto Avenida Granada



Trophy triplex in an unbelievable location! Located only steps to the beach, the San Clemente Pier, the San Clemente Beach Trail, Casa Romantica, Avenida Del Mar with its eclectic shops and restaurants and more! This attractive investment opportunity offers two large 2bdr/1.75ba units and one very spacious townhome style, owner's unit with 2bdr/2.5ba. The owner's unit makes up the back of the building and it includes a large private backyard patio and laundry hookups inside. Two balconies off the front units and a peek-ocean view. Laundry for one of the front units is inside and in the garage for the other unit. Great option for an owner-user or rent out all three units for increased income potential. A highly upgraded building with multiple updates throughout. All three units are turnkey. A true pride of ownership building and a rare opportunity as these types of buildings in this location do not come on the market often. Three car garage plus driveway space for a total of 6 spots. A remarkable building with an A+ location with such close proximity to the beach!

Facts & Features

- Sold On 06/20/2024
- Original List Price of \$2,550,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$32 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage, Individual Room
- Cap Rate: 4
- \$135000 Gross Scheduled Income
- \$101250 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Balcony, Ceiling Fan(s), Living Room Balcony, Open Floorplan, Recessed Lighting, Stone Counters

Exterior

- Lot Features: Rectangular Lot
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,750
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$8,250
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$0	\$0	\$3,500
2:	1	2	2	1	Unfurnished	\$0	\$0	\$3,500
3:	1	2	3	1	Unfurnished	\$0	\$0	\$4,250

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%
- SC - San Clemente Central area
- Orange County
- Parcel # 69205420

Michael Lembeck

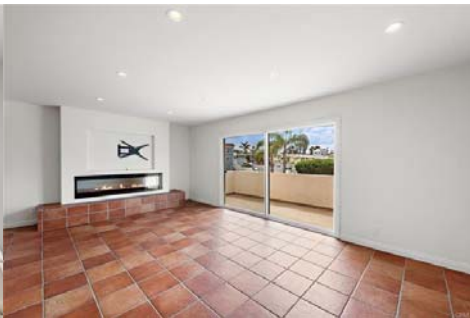
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Closed • **Quadruplex**

List / Sold:

\$1,300,000/\$1,200,000 ↓

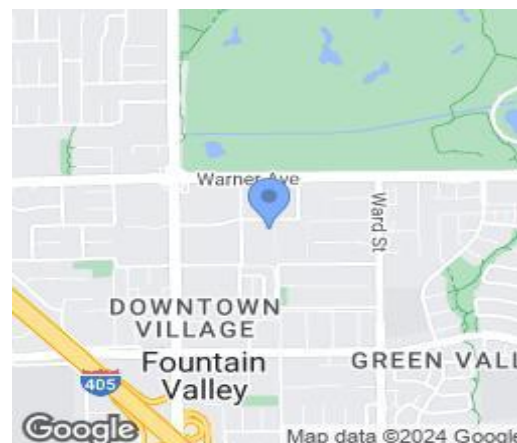
102 days on the market

Listing ID: OC24023428

17150 San Mateo St # 12 • Fountain Valley 92708

4 units • \$325,000/unit • 3,012 sqft • 3,012 sqft lot • \$398.41/sqft • Built in 1970

South of Warner & East of Brookhurst



Welcome to a rare and extraordinary investment opportunity! This unique 4-plex offers a hassle-free experience for investors – just sit back, relax, and watch the rents roll in. Each of the four units boasts a generous 753 sqft layout, featuring an oversized bedroom, a well-appointed bathroom with a dressing area, tub/shower combo, and a private toilet for added convenience. Step into spacious living as each unit unfolds with a large walk-in closet, a comfortable living room with a sliding door that opens to a private balcony, a designated dining area, and a kitchen with ample counter space and cabinets. Parking is a breeze with one designated carport for each unit, complete with additional storage, and a parking permit for an extra car in the open spaces. The convenience continues with proximity to the pool and laundry facility, adding to the overall appeal of these units. Managed by the professionals at Park Pacific Apartments/HOA, this 4-plex offers a worry-free investment. For a monthly fee of \$1900, enjoy the full suite of on-site management services, including rent collection, accounting, maintenance and leasing of units. This comprehensive package also covers water, trash, sewer, gas, and building insurance, streamlining the financial aspects of ownership. The attached map provides a clear overview of the unit locations within the community. Don't miss out on this exceptional opportunity to own a hassle-free and income-generating property in a well-managed and desirable location!

Facts & Features

- Sold On 06/18/2024
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: One, Two
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,018 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$95400 Gross Scheduled Income
- \$68017 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 4 water meters available

Interior

- Rooms: Dressing Area, Kitchen, Main Floor Bedroom, Walk-In Closet
- Floor: Carpet, Vinyl
- Appliances: Electric Range
- Other Interior Features: Living Room Balcony, Living Room Deck Attached, Open Floorplan, Storage

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Near Public Transit, Park Nearby
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$27,383
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 22800
- Water/Sewer:
- Other Expense: \$4,583
- Other Expense Description: yr tax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,900	\$1,900	\$2,200
2:	1	1	1	0	Unfurnished	\$2,200	\$2,200	\$2,200
3:	1	1	1	0	Unfurnished	\$1,950	\$1,950	\$2,200
4:	1	1	1	0	Unfurnished	\$1,900	\$1,900	\$2,200

Of Units With:

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

Additional Information

- Standard sale
 - \$1,900 HOA dues Monthly
 - Buyer Agency Compensation: 2.5%
- 16 - Fountain Valley / Northeast HB area
 - Orange County
 - Parcel # 93029412

Michael Lembeck

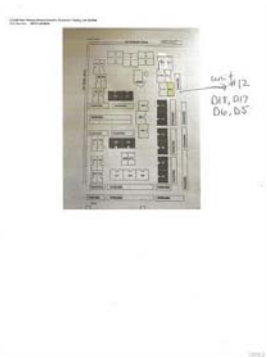
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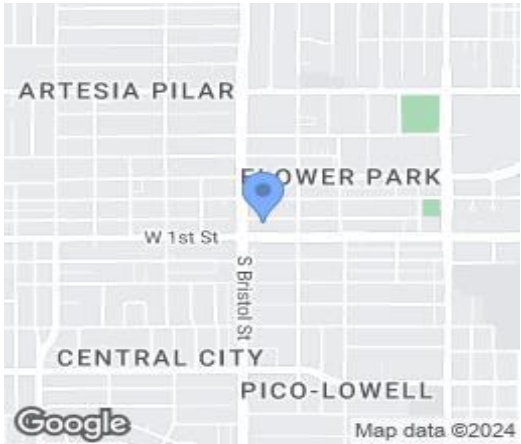
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4 Unit investment opportunity in great rental area. All units are 1 bedroom 1 bath. Parking lot is in front and fully fenced. Community laundry room with leased washer and dryer. Separate gas and electrical meters for each unit and laundry room. Each unit has separate water heaters. Conveniently located to freeways, shopping and restaurants.

Facts & Features

- Sold On 06/17/2024
 - Original List Price of \$999,000
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - \$1,035 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Community
 - \$6800 Gross Scheduled Income
 - \$6800 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01927637
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$1,700
2:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$1,700
3:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$1,700
4:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$1,700

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
- Rent Controlled
- Buyer Agency Compensation: 2%

- 70 - Santa Ana North of First area
- Orange County
- Parcel # 00813105

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CUSTOMER FULL: Residential Income LISTING ID: TR24092886

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