

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	PW22050011	S	5123 W	7th ST	SA	70	STD	2	\$0		\$799,900↓	\$464.52	1722	1979/ASR	2,252/0.0517	N		2	06/22/22	51/51
2	PW22065106	S	12132	Haster ST	GG	699	STD	2	\$42,000		\$1,450,000↓	\$629.34	2304	1962/PUB	15,246/0.35	N		2	06/21/22	19/19
3	NP22133474	S	2195	American AVE #B	CM	C2	STD	2	\$65,000		\$1,500,000	\$857.14	1750	1962/APP	10,890/0.25	N		3	06/20/22	0/0
4	NP22111488	S	187	Magnolia ST	CM	C5	STD	2	\$72,000		\$1,713,000↓	\$1,070.62	1600	1948/PUB	6,534/0.15	N		2	06/24/22	13/13
5	OC22096018	S	213	Rochester AVE	HB	15	STD	3	\$69,000	3	\$1,650,000↓	\$625.00	2640	1975/ASR	6,098/0.14	N		3	06/24/22	17/17
6	PW22066415	S	414 416,41	Central AVE	SA	699	STD,TRUS	3	\$67,920		\$1,025,000↓	\$336.07	3050	1965/ASR	7,405/0.17	N		3	06/21/22	6/6
7	PW22105063	S	1517 W	SANTA ANA BLVD	SA	70	REO	4	\$60,000		\$1,000,000↑	\$312.50	3200	1948/EST	6,630/0.1522	N		0	06/21/22	28/28
8	OC21172083	S	1309 N	Sunshine WAY	ANA	78	STD	4	\$83,100		\$1,400,000↑	\$366.49	3820	1965/ASR	12,197/0.28	N		5	06/22/22	67/67
9	OC22119982	S	688	Camino De Los Mares	SC	SN	STD	4	\$86,385		\$1,650,000↓	\$448.37	3680	1973/ASR	13,939/0.32	N		4	06/21/22	1/1
10	22129571	S	187 E	18TH ST	CM	C5	STD	31			\$16,685,000↓	\$638.44	26134	1986	36,869/0.84	N		3	06/23/22	44/44

Closed •

List / Sold: **\$799,900/\$799,900** ↓

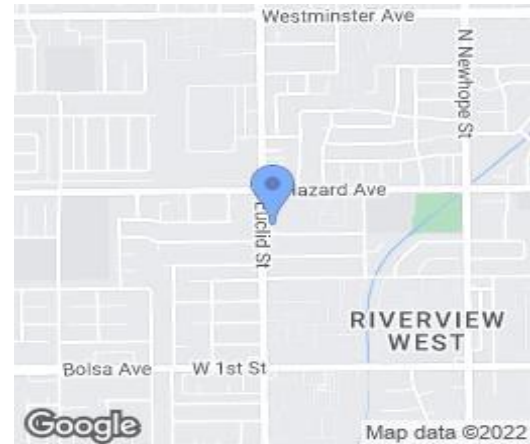
5123 W 7th St • Santa Ana 92703

51 days on the market

**2 units • \$399,950/unit • 1,722 sqft • 2,252 sqft lot • \$464.52/sqft •
Built in 1979**

Listing ID: PW22050011

Hazard and Euclid on 7th Street



Great bread and butter units, never have a vacancy; property has a great wrap around yard and large front yard area; renters are long-time tenants of 15+ years; Downstairs unit is 2 bedroom / 1 bathroom with laundry area and attached 2-car garage where 1 garage was converted into 3rd room being used for storage; Upstairs unit is 2 bedroom / 1 bathroom - no garage or laundry; property has an extra long driveway enough for 4-5 car parking; property can be delivered with or without tenants;

Facts & Features

- Sold On 06/22/2022
- Original List Price of \$899,900
- 1 Buildings
- 2 Total parking spaces
- \$503 (Estimated)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, No Landscaping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01350193
- 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	1	2	Unfurnished	\$1,500	\$1,500	\$2,750
2:	1	2	1	0	Unfurnished	\$1,475	\$1,475	\$2,400

Of Units With:

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

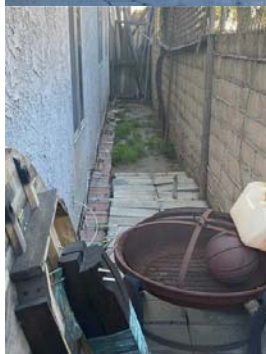
Additional Information

- Standard sale
- Rent Controlled
- 70 - Santa Ana North of First area
- Orange County
- Parcel # 10023129

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 • **Commercial/Residential**

List / Sold:

\$1,495,000/\$1,450,000 ↓

19 days on the market

Listing ID: PW22065106

12132 Haster St • Garden Grove 92840

**2 units • \$747,500/unit • 2,304 sqft • 15,246 sqft lot • \$629.34/sqft •
Built in 1962**

Off Haster Street and Lampson Avenue



Please don't miss the extra 3,000+ square feet not noted above in general description. Previously used for commercial purposed but could easily be converted to additional residential unit(s). Diamond in the Rough! Rare investment opportunity in the heart of Garden Grove. Located in a multi-family tract, this duplex/commercial building and large yard has so many possibilities to refine this property. What was once an HOA Community Center, now transformed into a rental duplex and former pre-school the possibilities are many. Due to the large lot there is an ability to build additional units on 8,000 square feet of land subject to this City of Garden Grove Building and Zoning requirements. This listing could possibly accommodate more income producing units or a business with rental units. (check with the City of Garden Grove for approved zoning applications). Close to the Disney Resort Entertainment District as well as other shopping and entertainment venues, schools and so much more. Don't miss out on this rare opportunity, call today!

Facts & Features

- Sold On 06/21/2022
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- \$547 (Estimated)
- \$42000 Gross Scheduled Income
- \$34777 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Level with Street, Lot 10000-19999 Sqft, Rectangular Lot, Value In Land, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,223
- Electric: \$420.00
- Gas: \$84
- Furniture Replacement:
- Trash: \$2,256
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,943
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$1,560
- Other Expense Description: City/GG

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,700	\$1,700	\$2,200
2:	1	3	2	1	Unfurnished	\$1,800	\$1,800	\$2,200

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 23115118

Michael Lembeck

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Re/Max Property Connection

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

▼ Click arrow to display photos



Closed •

List / Sold: **\$1,500,000/\$1,500,000**

2195 American Ave # B • Costa Mesa 92627

0 days on the market

**2 units • \$750,000/unit • 1,750 sqft • 10,890 sqft lot • \$857.14/sqft •
Built in 1962**

Listing ID: NP22133474

Victoria to American



Updated duplex in the highly desirable Freedom Homes community of Costa Mesa. Two, 2 bedroom units (one 2 bedroom 1 bath the other 2 bedroom 2 bath), personal garages, updated kitchens and private patios. Short distance to the beach.

Facts & Features

- Sold On 06/20/2022
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- \$1,130 (Estimated)
- Laundry: In Garage
- \$65000 Gross Scheduled Income
- \$55000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$400
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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:	1	2	1	1	Unfurnished	\$2,500	\$2,500	\$2,800
2:	1	2	2	2	Unfurnished	\$0	\$0	\$3,000

Of Units With:

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

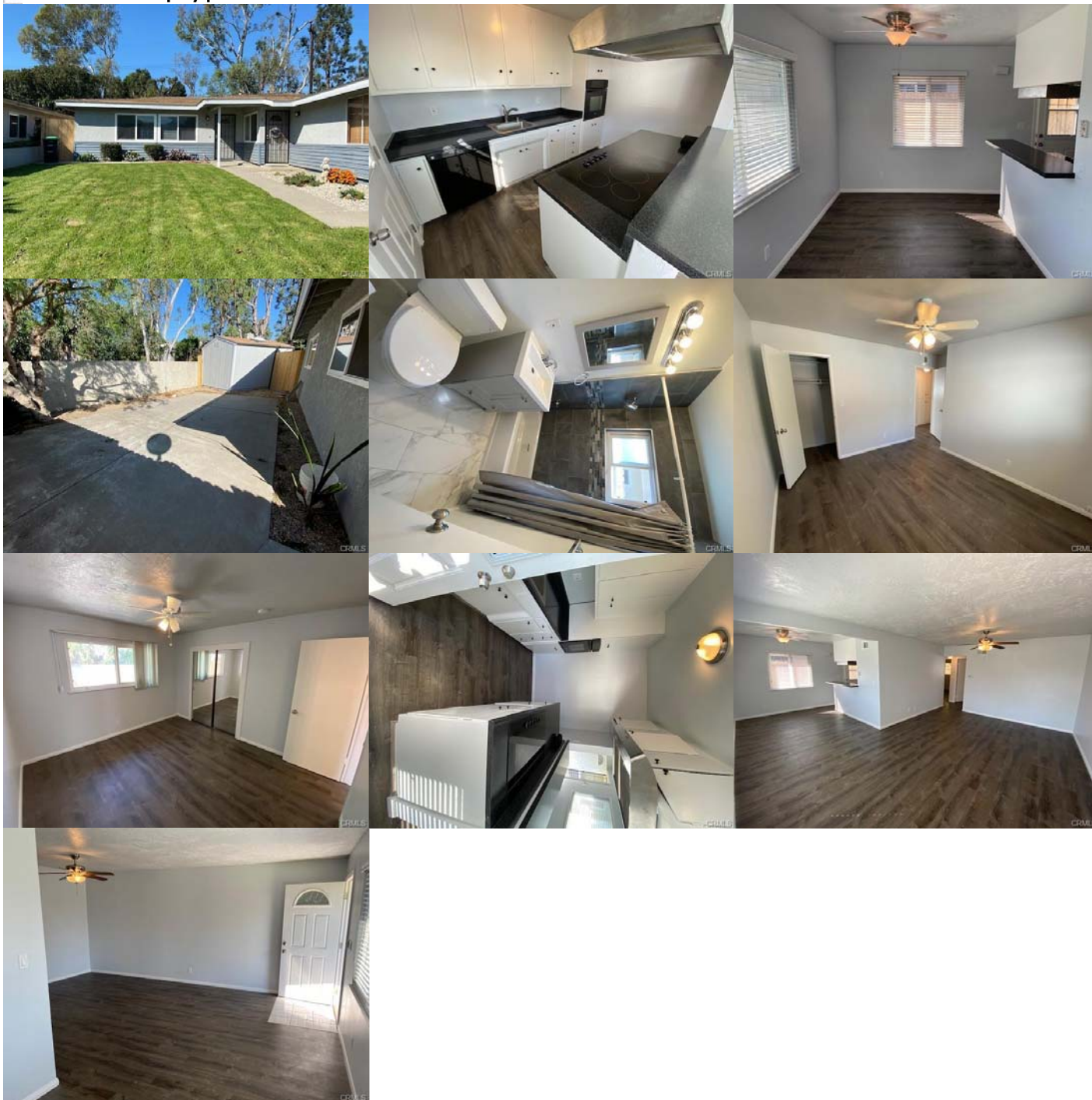
Additional Information

- Standard sale
- C2 - Southwest Costa Mesa area
- Orange County
- Parcel # 42208118

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: NP22133474

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Closed •

List / Sold:

\$1,755,000/\$1,713,000 ↓

13 days on the market

Listing ID: NP22111488

187 Magnolia St • Costa Mesa 92627

2 units • \$877,500/unit • 1,600 sqft • 6,534 sqft lot • \$1070.62/sqft • Built in 1948

On Magnolia St Between Orange Ave and Fullerton Ave.



More than meets the eye.... Here's two detached homes on one lot in a great lower Eastside Costa Mesa location. This has been a proven investment property for many years, but now may also be considered as a small home with an income property on-site. This property is in walking and biking distance from all the great shopping and dining destinations in the Eastside CM enclave, but just far enough away to be a quiet and peaceful residence to come home to. Treasured OC Beaches are a short bike ride away. The property consists of three total buildings. In the front, facing Magnolia, there is a Vacant Two Bedroom, One Bathroom detached Home with a Brick Fireplace, laminate flooring, laundry hookups and a front yard. In between the two homes are a garage with two single garages. In the rear is a Very Cool & Stylish Two Bedroom One Bathroom detached Home with a Fireplace, updated Kitchen, laminate flooring, laundry closet, and a private fenced in Porch and Yard. The Rear Home is occupied with a month-to-month lease @ \$2,700/mo. In addition to the two-car garage, there is parking for additional cars in the driveway. The property includes convenient access to the alley in the rear. Each home has it's own Gas and Electricity meters. Please Do Not Disturb the current occupants while investigating this great opportunity..

Facts & Features

- Sold On 06/24/2022
- Original List Price of \$1,795,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$1,124 (Assessor)
- Laundry: In Carport, Outside
- \$72000 Gross Scheduled Income
- \$69300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Disposal, Gas Range, Microwave, Range Hood

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01456817
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- 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	2	1	1	Unfurnished	\$0	\$0	\$3,000
2:	1	2	1	1	Unfurnished	\$2,700	\$32,400	\$3,000

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C5 - East Costa Mesa area
- Orange County
- Parcel # 42523113

Michael Lembeck

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Re/Max Property Connection

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

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Closed • **Triplex**

List / Sold:

\$1,699,000/\$1,650,000 ↓

17 days on the market

Listing ID: OC22096018

213 Rochester Ave • Huntington Beach 92648

**3 units • \$566,333/unit • 2,640 sqft • 6,098 sqft lot • \$625.00/sqft •
Built in 1975**

N/ Adams, East of Alabama



Highly desired Downtown 3 plex. Newer 1975 Construction. Each unit has patio area and garage with laundry hookups. Single story construction. Alley access in rear. 1 - 3/2, 1- 2/1, 1- 1/1. Long Time owner has low rents- high upside value with market rents. Units are in the Downtown area and approx 1 mile walk to the Beach and Downtown Pier area. Front unit has been completely remodeled and updated- Vinyl plank flooring throughout, new kitchen with cabinets, quartz counters and appliances. Fireplace in Living Room. New Forced air heater. The other 2 units will need to be updated. Please drive by only- walk through inspection with accepted offer.

Facts & Features

- Sold On 06/24/2022
- Original List Price of \$1,699,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$749 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- Cap Rate: 2.6
- \$69000 Gross Scheduled Income
- \$45550 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Vinyl
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: Sprinklers In Front
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,450
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses: 100
- Insurance: \$1,500
- 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	3	2	1	Unfurnished	\$2,950	\$2,950	\$3,500
2:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$2,000
3:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,700

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Drapes: 3
- Patio: 3
- Ranges: 3

- Carpet: 3
- Dishwasher: 3
- Disposal: 3

- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale

- 15 - West Huntington Beach area
- Orange County
- Parcel # 02503326

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 • Triplex

List / Sold:

\$1,075,000/\$1,025,000 ↓

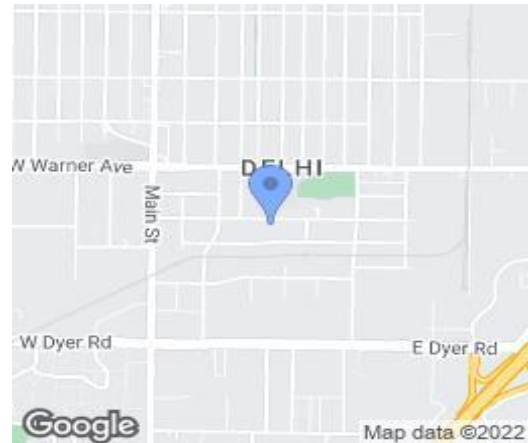
6 days on the market

414 416,416B E Central Ave • Santa Ana 92707

3 units • **\$358,333/unit** • **3,050 sqft** • **7,405 sqft lot** • **\$336.07/sqft** •
Built in 1965

Listing ID: PW22066415

from 55 freeway take E Dyer Rd East R on S Halliday, Left on E Central



Great Income Opportunity. 3 separate units including two houses and an apartment above the three-car detached garage. Front house is 414 E Central, 3 bed/1.5Bath, back house is 416 E Central, 3 bed/1.5 bath, apartment over garage is 416B E Central 2 bed/1 bath. Ample parking on site plus street parking. Great location convenient to 55/5/405 freeways, shopping, schools and entertainment. Rents are below market and leases are month-to-month.

Facts & Features

- Sold On 06/21/2022
- Original List Price of \$1,075,000
- 3 Buildings
- Levels: One
- 8 Total parking spaces
- \$738 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$67920 Gross Scheduled Income
- \$42641 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,741
- Electric: \$4,016.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01210908
- Gardener:
- Licenses:
- Insurance: \$2,195
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$2,017
- Other Expense Description: gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,100	\$2,100	\$2,400
2:	1	3	2	1	Unfurnished	\$2,060	\$2,060	\$2,300
3:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,700

Of Units With:

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

Additional Information

- Standard, Trust sale
- 699 - Not Defined area

- Orange County
- Parcel # 01608149

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

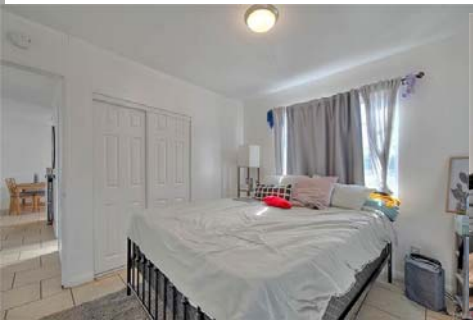
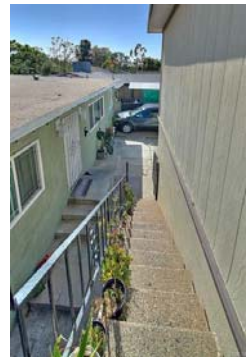
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CUSTOMER FULL: Residential Income LISTING ID: PW22066415

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Closed •

List / Sold: **\$995,000/\$1,000,000** ↑

1517 W SANTA ANA BLVD • Santa Ana 92701

28 days on the market

4 units • **\$248,750/unit** • **3,200 sqft** • **6,630 sqft lot** • **\$312.50/sqft** •
Built in 1948

Listing ID: PW22105063

BRISTOL AND FIRST



***LENDER OWNED REO BARGAIN, ALL 2BEDROOM + 1 BATH UNITS, GREAT SANTA ANA LOCATION, LONG TERM TENANTS, PROPERTY NEEDS WORK, CITY HAS FILED SUBSTANDARD BUILDING VIOLATIONS(PLEASE SEE ATTACHMENT) BUYER MUST TAKE OVER AS IS, SELLER WILL ONLY LOOK AT ALL CASH OFFERS AS IS. SANTA ANA TROLLEY IS AT YOUR FRONT DOOR! MUST SEE THIS ONE!

Facts & Features

- Sold On 06/21/2022
- Original List Price of \$995,000
- 1 Buildings
- 6 Total parking spaces
- \$0 (Other)
- \$60000 Gross Scheduled Income
- \$40800 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- 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:	4	2	1	0	Unfurnished	\$1,250	\$1,250	\$1,900

Of Units With:

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

Additional Information

- Real Estate Owned sale
- Rent Controlled
- 70 - Santa Ana North of First area
- Orange County

Michael Lembeck

Re/Max Property Connection

State License #: 01019397
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State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW22105063

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Closed •

List / Sold:

\$1,450,000/\$1,400,000 ↑

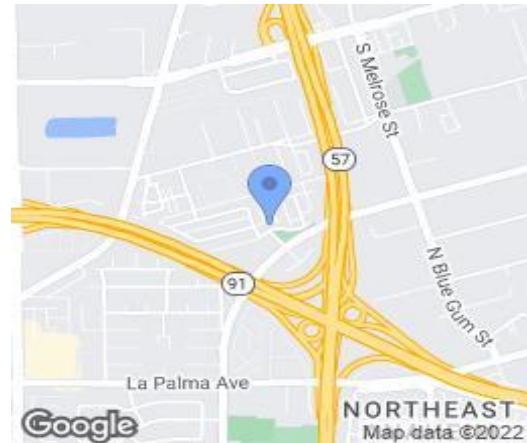
67 days on the market

Listing ID: OC21172083

1309 N Sunshine Way • Anaheim 92806

**4 units • \$362,500/unit • 3,820 sqft • 12,197 sqft lot • \$366.49/sqft •
Built in 1965**

See Google



Let's try this one more time....**BACK ON THE MARKET !!!!!** BUYER FAILED TO COMPLETE TRANSACTION.....Wonderful 4-unit building consisting of 4 - 2-bedroom 2 bath units. This lot is one of the largest in the area at 12,197 sq ft per assessor...What does that mean to you, well how about this....Not only does this building have 5 garages but in addition, there are 7, count them 7 additional parking stalls in the back. The seller gets \$50 per garage per month. The two-car garage pays \$100. Need more income than rent and parking...How about a laundry room that brings in about \$60. per month. Conveniently located close to the 91 and 57 freeways so you have a good base to draw tenants from...Just to be clear the garage rent and laundry income is not counted in the unit rent...so make sure you add that in when you do your analysis.

Facts & Features

- Sold On 06/22/2022
- Original List Price of \$1,395,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- Laundry: Individual Room
- \$83100 Gross Scheduled Income
- \$66432 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corners Marked
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,668
- Electric: \$587.00
- Gas: \$191
- Furniture Replacement:
- Trash: \$1,942
- Cable TV: 00000000
- Gardener:
- Licenses:
- Insurance: \$1,965
- Maintenance: \$52
- Workman's Comp:
- Professional Management: 4831
- Water/Sewer: \$2,781
- Other Expense: \$2,469
- Other Expense Description: Ext Pnt

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,695	\$1,695	\$1,900
2:	1	2	2	1	Unfurnished	\$1,690	\$1,690	\$1,900
3:	1	2	2	1	Unfurnished	\$1,690	\$1,690	\$1,900
4:	1	2	2	1	Unfurnished	\$1,850	\$1,850	\$1,900

Of Units With:

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

- Disposal: 4

Additional Information

- Standard sale
- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 34429134

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:

\$1,699,000/\$1,650,000 ↓

1 days on the market

Listing ID: OC22119982

688 Camino De Los Mares • San Clemente 92673

4 units • \$424,750/unit • 3,680 sqft • 13,939 sqft lot • \$448.37/sqft • Built in 1973

5 freeway to Camino De Estrella north side of freeway.



Great opportunity to own a well located 4-plex in the heart of San Clemente. Located conveniently to shopping, medical, entertainment and activities it doesn't get much better in beautiful San Clemente with amazing weather and still so close to beautiful beaches! The quadraplex has very long term tenants and rents are extremely low with a lot of upside. Parking here is abundant which is rare in so many apartment communities. Has 4 separate one car garages and plenty of driveway and street parking also. These are nice spacious apartments and with a few minor interior touches an owner could really increase the value and rents of this building.

Facts & Features

- Sold On 06/21/2022
- Original List Price of \$1,699,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$34 (Estimated)
- Laundry: Common Area, Community
- \$86385 Gross Scheduled Income
- \$61906 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,494
- Electric: \$865.00
- Gas: \$2,270
- Furniture Replacement:
- Trash: \$1,100
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,324
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,100	\$2,100	\$2,800
2:	1	2	2	1	Unfurnished	\$1,785	\$1,785	\$2,300
3:	1	2	2	1	Unfurnished	\$1,863	\$1,863	\$2,300
4:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$1,800

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
- Rent Controlled

- SN - San Clemente North area
- Orange County
- Parcel # 67511139

Michael Lembeck

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Re/Max Property Connection

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Mission Viejo, 92691

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Closed •

List / Sold:

\$17,200,000/\$16,685,000 ↓

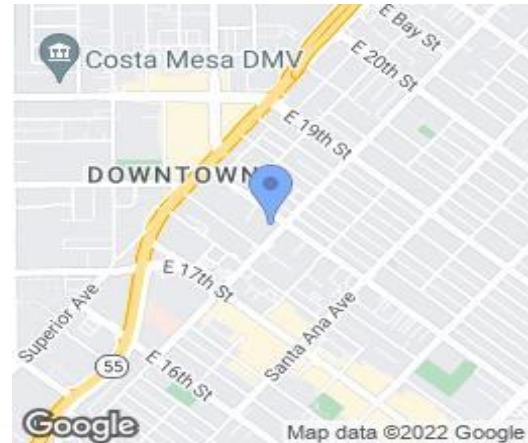
44 days on the market

Listing ID: 22129571

187 E 18TH St • Costa Mesa 92627

**31 units • \$554,839/unit • 26,134 sqft • 36,869 sqft lot • \$638.44/sqft •
Built in 1986**

Corner of E. 18th St. and Orange Ave., Just off Newport Blvd



Bring Offers!! SIGNIFICANT PRICE REDUCTION ! The subject property is a very attractive pride of ownership complex located in the prime Eastside of Costa Mesa. This is a very unique corner location just off Newport Blvd. , in a beautiful residential area adjacent to million dollar plus homes. Walking distance to 17th street shops, cafes, boutiques, and located near the Triangle and Westcliff shopping and entertainment centers. Just a short distance to Newport Beach, Back Bay, Balboa Peninsula, Newport Heights, and Orange Coast College. First time on the market in 23 years. Built in 1986 and not subject to rent control, only AB 1482. Ideal unit mix of sixteen 1+1 (please note unit # 106 1 +1 is a non conforming unit) , three 2+1, four 2+2.5, one 3+2, and seven 3+2.5(with in unit washer/dryers). Each unit is good size and have many amenities including balconies, quartz/granite counter tops, vinyl wood like plank flooring(some units), stainless steel appliances(some units), dishwashers(some units) ,gated parking, a beautiful open courtyard, and much more. Most of the units have been upgraded or remodeled. Laundry on site. 100% occupied. Excellent and immediate upside in rents. Ideal exchange property.

Facts & Features

- Sold On 06/23/2022
- Original List Price of \$18,690,000
- 3 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- \$532946 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave
- Other Interior Features: Ceiling Fan(s)

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$346,498
- 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

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	16	1	1		Unfurnished	\$1,911	\$30,584	\$30,584
2:	3	2	1		Unfurnished	\$2,101	\$6,305	\$6,305
3:	4	2	1		Unfurnished	\$2,267	\$9,868	\$9,868
4:	1	3	2		Unfurnished	\$2,895	\$5,395	\$2,895
5:	7	3	2		Unfurnished	\$2,877	\$17,895	\$20,141
6:								
7:								

8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C5 - East Costa Mesa area
- Orange County
- Parcel # 42541524

Michael Lembeck

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