

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	NP24079160	S	1123 N Baker ST	SA	69	STD	2	\$31,200		\$1,200,000	\$615.38	1950	1950/EST	11,243/0.2581	N	2	06/07/24	4/4
2	PW24086028	S	16742 E Main ST	ORG	72	STD,TRUS	2	\$38,250		\$900,000	\$600.00	1500	1924/ASR	6,170/0.1416	N	2	06/07/24	10/10
3	QC24087408	S	121 45th ST	NB	N8	STD	2	\$144,000		\$2,900,000	\$1,247.31	2325	1958/PUB	2,550/0.0585	N	2	06/07/24	2/2
4	PW24069273	S	705 E Walnut AVE	ORG	OTO	STD	2	\$64,800	3	\$1,285,000	\$680.61	1888	1927/EST	6,098/0.14	N	2	06/07/24	30/30
5	PW24083652	S	2097 Wallace AVE	CM	C4	STD	3	\$126,000	5	\$1,850,000	\$789.25	2344	1958/PUB	7,532/0.1729	N	2	06/07/24	11/11
6	PW24005680	S	471 E Broadway	ANA	78	STD	4	\$90,768		\$1,375,000	\$456.96	3009	1978/PUB	5,704/0.1309	N	6	06/06/24	113/113
7	NP24096559	S	1947 Fullerton AVE	CM	C5	STD	4	\$142,380		\$2,395,000	\$959.54	2496	1947/ASR	7,405/0.17	N	2	06/03/24	5/5
8	QC23183736	S	276 Chiquita ST	LB	NL	STD	4	\$107,760		\$3,087,000	\$999.03	3090	1926/ASR	8,999/0.2066	Y	0	06/07/24	215/215
9	QC24063313	S	1521 W Santa Ana BLVD	SA	699	STD	5	\$118,908	6	\$1,438,000	\$359.50	4000	1942/ASR	6,098/0.14	N	0	06/03/24	30/30
10	PW23124047	S	319 15th ST	HB	15	STD	6	\$156,120		\$3,000,000	\$621.76	4825	1972/PUB	5,663/0.13	N	6	06/03/24	271/271
11	QC24096634	S	1762 Kenwood PL	CM	C2	STD	8	\$229,920	4	\$3,450,000	\$509.53	6771	1961/ASR	20,909/0.48	N	0	06/07/24	4/4

Closed • Duplex

List / Sold: \$999,000/\$1,200,000 ↑

1123 N Baker St • Santa Ana 92703

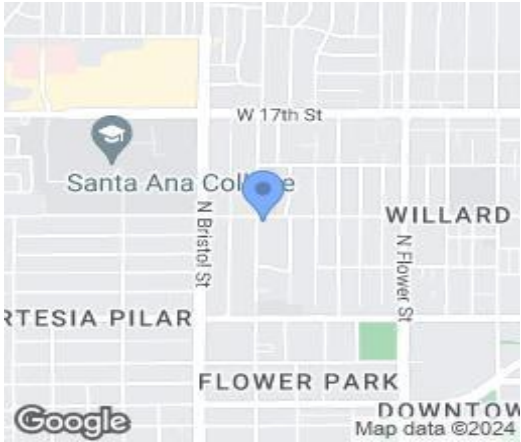
4 days on the market

2 units • \$499,500/unit • 1,950 sqft • 11,243 sqft lot • \$615.38/sqft •

Listing ID: NP24079160

Built in 1950

bristol and washington



First time on market! Situated in the highly desired neighborhood of Washington Square. Welcome to your charming duplex retreat in the heart of Santa Ana, where two fully remodeled units await to embrace you with comfort and style. Set upon an expansive 11,243 square foot lot, this property offers not only ample space but also the promise of a cozy and inviting atmosphere. Each unit features two bedrooms and one bathroom, providing a comfortable and practical layout for modern living. Step inside to discover bright and airy living spaces, adorned with tasteful finishes and thoughtful design elements. Outside, the expansive lot provides endless opportunities for outdoor enjoyment. Whether you're hosting a barbecue with friends and family or simply soaking up the California sunshine, the large yard offers the perfect backdrop for all your outdoor activities. Conveniently located in the heart of Santa Ana, this duplex offers easy access to a wide range of amenities, including shops, restaurants, parks, and more. Whether you're exploring the vibrant downtown area or simply enjoying a leisurely stroll through the neighborhood, you'll love the convenience and charm of this sought-after location.

Facts & Features

- Sold On 06/07/2024
 - Original List Price of \$999,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$525 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$31200 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: See Remarks

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,200
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01878277
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$150
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2		\$2,600	\$2,600	\$2,800
2:	1	2	1					

Of Units With:

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

- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 40529424

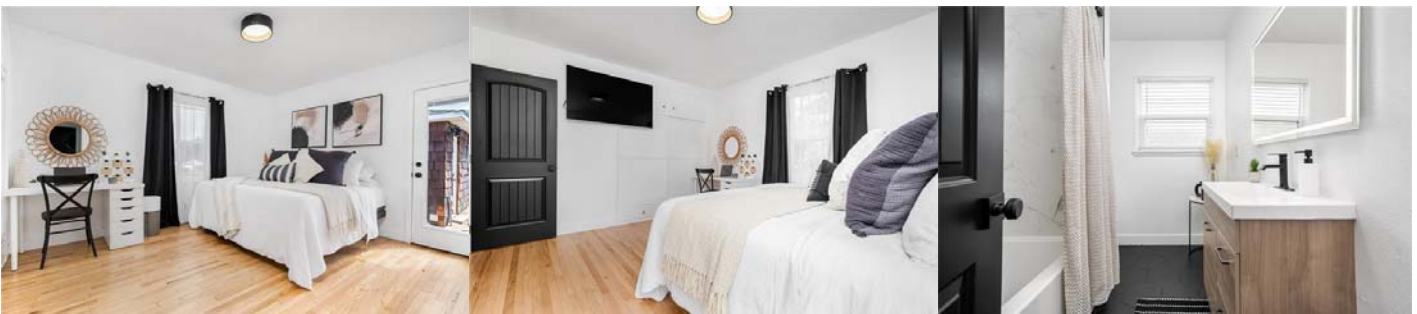
Michael Lembeck

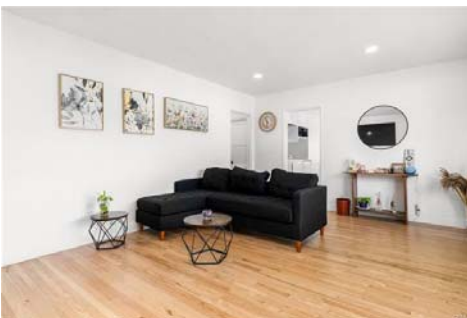
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

 Click arrow to display photos









Closed • Duplex

List / Sold: **\$1,050,000/\$900,000** ↓

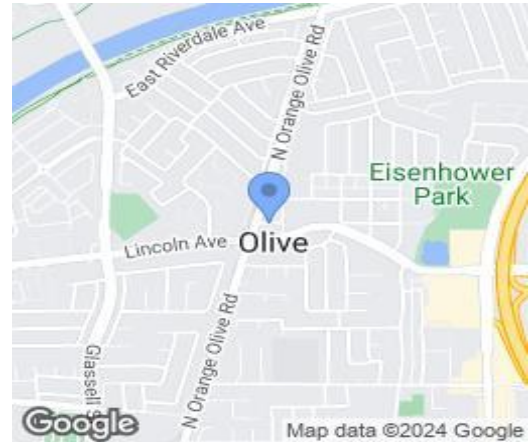
16742 E Main St • Orange 92865

10 days on the market

**2 units • \$525,000/unit • 1,500 sqft • 6,170 sqft lot • \$600.00/sqft •
Built in 1924**

Listing ID: PW24086028

W/Tustin E/Orange Olive N/Lincoln--In on Oceanview off Lincoln



2 DETACHED HOMES ON A CORNER LOT in North Orange (Unincorporated) ~ This parcel consist of 2 detached homes on a corner lot (16742 Main St & 8712 Oceanview) ~ Considered legal non conforming per the County ~ Located in the unique historic hills of "Olive Heights" and within steps of Eisenhower Park ~ Buyer to assume month to month long term tenants ~ Front Main St front home consist of 2 bedrooms-1 Bath-detached 1-car garage (720 sq. ft.) / Rear Oceanview home consist of 2 bedrooms-1 Bath and attached 1-car garage (750 sq.ft.) ~ North Org location convenient to freeways-schools-shopping-restaurants ~ Attends coveted Villa Park High school-Cerro Villa Middle and walk to Olive Elementary ~ See private remarks

Facts & Features

- Sold On 06/07/2024
- Original List Price of \$1,050,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$21 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen, Inside
- \$38250 Gross Scheduled Income
- \$24485 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Built-In Range

Exterior

- Lot Features: Corner Lot, Park Nearby
- Fencing: Block, Vinyl, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,765
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$1,545
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$670
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,625	\$1,625	\$2,500
2:	1	2	1	1	Unfurnished	\$1,585	\$1,585	\$2,200

Of Units With:

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

Additional Information

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

- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 36036304

Michael Lembeck

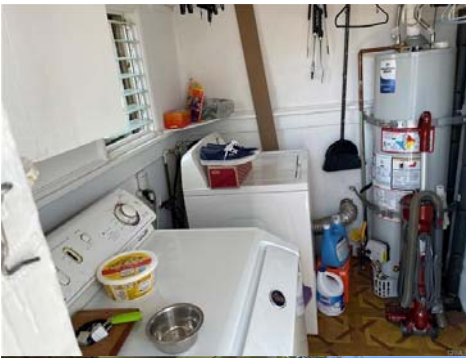
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Closed • Duplex

List / Sold:

\$2,999,000/\$2,900,000 ↓

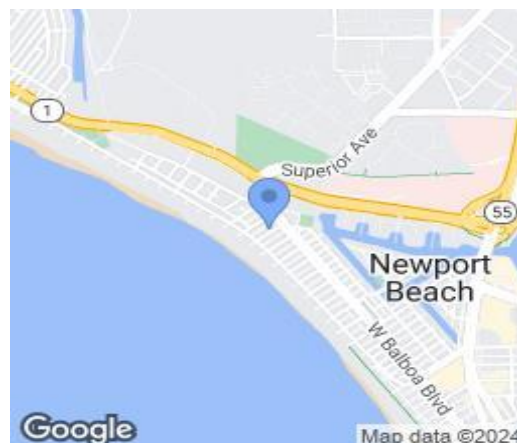
2 days on the market

Listing ID: OC24087408

121 45th St • Newport Beach 92663

2 units • **\$1,499,500/unit** • **2,325 sqft** • **2,550 sqft lot** • **\$1247.31/sqft** •
Built in 1958

From Balboa Blvd, go towards the ocean on 45th St.



Here is an amazing opportunity to create your coastal income-property dream just steps from the sand in West Newport. This duplex features a 3 bedroom 2 bath (one ensuite) unit with vaulted ceilings on the top floor and a 2 bedroom 2 bath (one ensuite) on the first floor. Both units have individual laundry hook-ups and utility metering. There is one water meter for the property. The property is in unfinished condition and is ready for your signature and completion. A huge amount of heavy-lifting and infrastructure has been addressed, including but not limited to: Liquefaction Mitigated slab/foundation. New underground electric service/panels/distribution. Separately metered units. New upsized water meter and service lateral. New plumbing and sewer lines. New gas lines. Separately metered. Single water meter but water lines have been isolated to each separate unit. New tankless water heaters with recirculating lines. New forced air heating. New doors/windows (except for a couple existing windows that had already been replaced. New exhaust fans in all baths. New overhead fire sprinklers throughout. Two EV conduits in garage. All new phone, data, A/V cabling throughout. The most recent permits with the city have expired, so they will either need to be renewed or substituted by the buyer with their changes. Recent appraisal pegs the finished value at nearly \$1,000,000 over the asking price. Act quickly! We have a lender who is familiar with the property and may entertain financing the new purchase. Cash or hard-money buyers are encouraged to write as well.

Facts & Features

- Sold On 06/07/2024
- Original List Price of \$2,999,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- \$27 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside, See Remarks
- \$144000 Gross Scheduled Income
- \$93000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Rectangular Lot, Near Public Transit
- Sewer: Public Sewer
- Other Exterior Features: Balcony

Annual Expenses

- Total Operating Expense: \$50,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 02114840
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- 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	\$7,000

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:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 0%
- N8 - West Newport - Lido area
 - Orange County
 - Parcel # 42441317

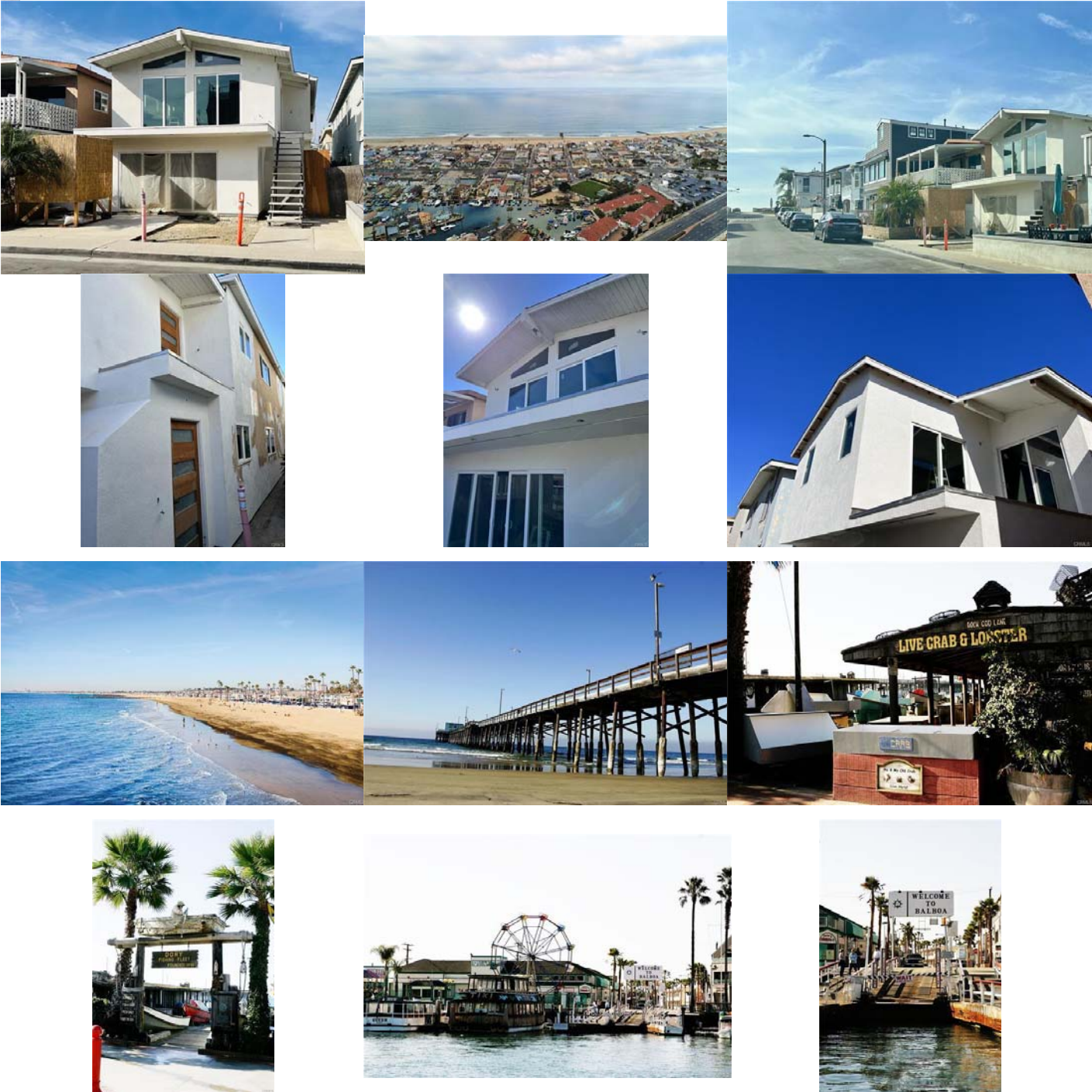
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Closed • Duplex

List / Sold:

\$1,300,000/\$1,285,000 ↓

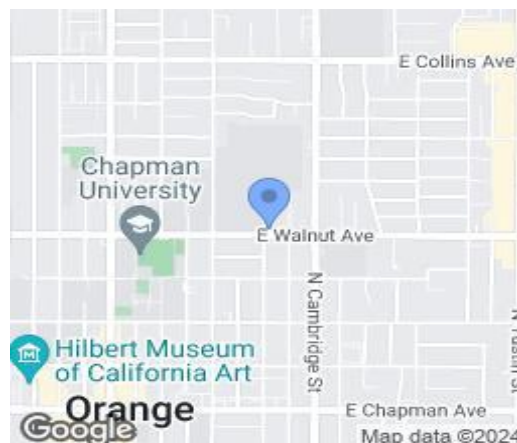
30 days on the market

Listing ID: PW24069273

705 E Walnut Ave • Orange 92867

2 units • **\$650,000/unit** • **1,888 sqft** • **6,098 sqft lot** • **\$680.61/sqft** •
Built in 1927

Cross Streets: N Cambridge St and E Walnut Ave



Welcome to 705 E. Walnut Avenue, a Single Level Duplex Located Just Blocks from Chapman University and Old Town Orange. Each Unit is Two Bedroom/One Bathroom and approximately 944 Square Feet. Conveniently Located Indoor Laundry for Each Unit. Each Unit Has a Large Yard Showcasing Water Saving Landscaping and Automatic Sprinkler System. One Detached Three Car Garage Along With Three Additional Driveway Parking Spaces. Each Unit Has Separate Electric Meters. This is the Perfect Investment Property Given the Proximity to Chapman University, Old Town Orange, Orange Train Station, and Freeway Access. Do Not Miss Out on 705 E. Walnut Avenue! The Home Is Drive By Only For The Time Being.

Facts & Features

- Sold On 06/07/2024
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$527 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen, Inside
- Cap Rate: 3.3
- \$64800 Gross Scheduled Income
- \$42742 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Entry, Family Room, Kitchen, Main Floor Bedroom
- Other Interior Features: Beamed Ceilings

Exterior

- Lot Features: Back Yard, Landscaped, Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,429
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$420
- Cable TV: 02148703
- Gardener:
- Licenses:
- Insurance: \$1,319
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$870
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,800	\$2,800	\$3,200
2:	1	2	1	1	Unfurnished	\$2,600	\$2,600	\$3,200

Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- OTO - Old Towne Orange area
- Orange County
- Parcel # 38623113

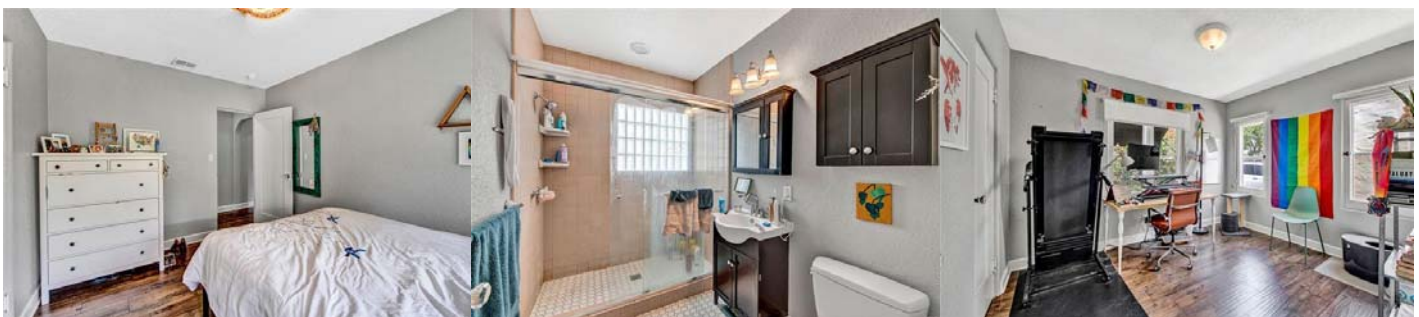
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CUSTOMER FULL: Residential Income LISTING ID: PW24069273

Printed: 06/09/2024 9:33:53 AM

Closed • **Triplex**

List / Sold:

\$1,850,000/\$1,850,000

11 days on the market

Listing ID: PW24083652

2097 Wallace Ave • Costa Mesa 92627

**3 units • \$616,667/unit • 2,344 sqft • 7,532 sqft lot • \$789.25/sqft •
Built in 1958**

South of Victoria Between Pomona and Placentia.



Introducing an attractive investment opportunity at 2097 Wallace in the vibrant city of Costa Mesa, California. This modern, cottage-style triplex presents a compelling value with a strong 5.2% capitalization rate. Each of the three units has been meticulously renovated to offer high-end, contemporary living spaces. Features include new flooring, fresh interior and exterior paint, and fully updated kitchens with granite countertops and shaker cabinets. Bathrooms have full tile showers making them instantly appealing to prospective tenants. The property includes essential appliances such as refrigerators and gas stoves, along with ceiling fans throughout, enhancing tenant comfort and appeal. Each unit benefits from its own private yard, a desirable feature for all types of tenants including those with children or pets. Individual laundry hookups add a layer of convenience. Secure this turnkey property to capitalize on its excellent location and modern amenities, ensuring a steady revenue stream and robust return on investment. Unit Mix: 3 Units. Each unit has 2 Beds | 1 Bath | 750 sqft. Individual yards and laundry hookups. Detached two car garage could be additional revenue or potential ADU for a 4th Unit. Each unit is separately metered for gas and electric. New: Roof, Kitchens, Bathrooms, Sub Panels, Plumbing, Doors, Fencing and Irrigation.

Facts & Features

- Sold On 06/07/2024
- Original List Price of \$1,850,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$2,118 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Outside, Washer Hookup
- Cap Rate: 5.2
- \$126000 Gross Scheduled Income
- \$97040 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Vinyl
- Appliances: Gas Oven, Gas Range, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s), Quartz Counters, Recessed Lighting

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot, Sprinkler System
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,960
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses: 0
- Insurance: \$5,000
- Maintenance: \$3,600
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

1:	UNITS 3	BEDS 2	BATHS 1	GARAGE 0	FURNISHED? Unfurnished	ACTUAL RENT	TOTAL RENT \$3,500	PRO FORMA \$10,500
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Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- C4 - Central Costa Mesa area
 - Orange County
 - Parcel # 42228101

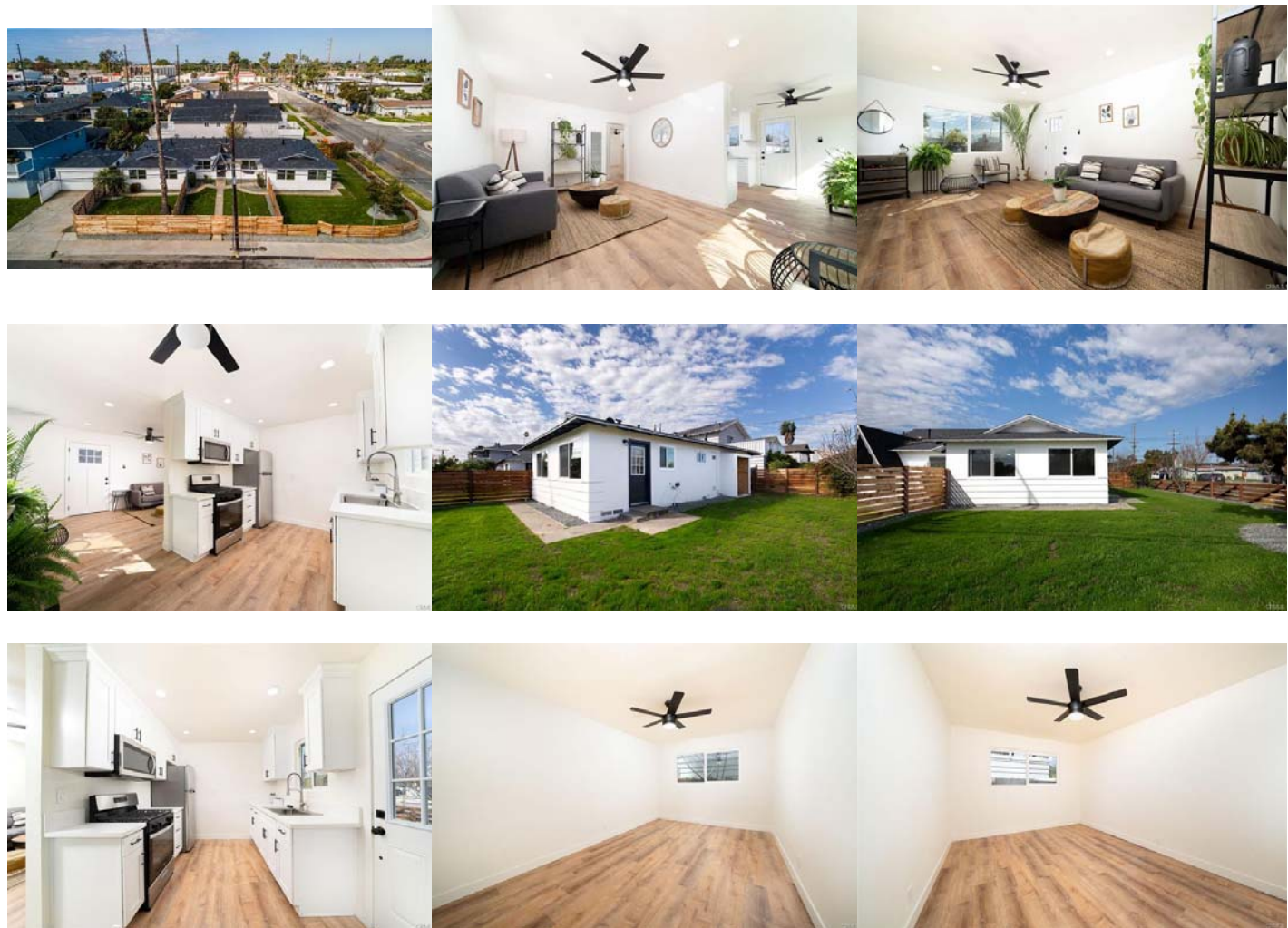
Michael Lembeck

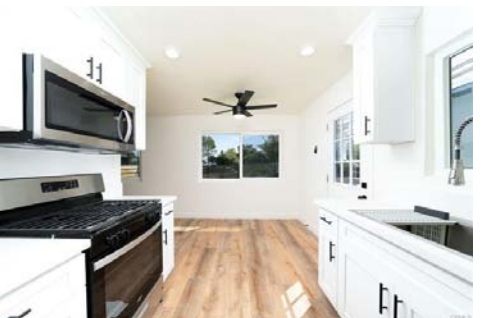
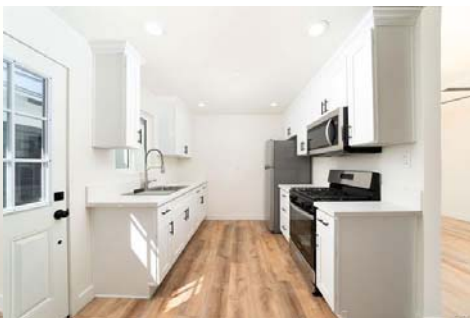
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CUSTOMER FULL: Residential Income LISTING ID: PW24083652

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Closed • **Quadruplex**

List / Sold:

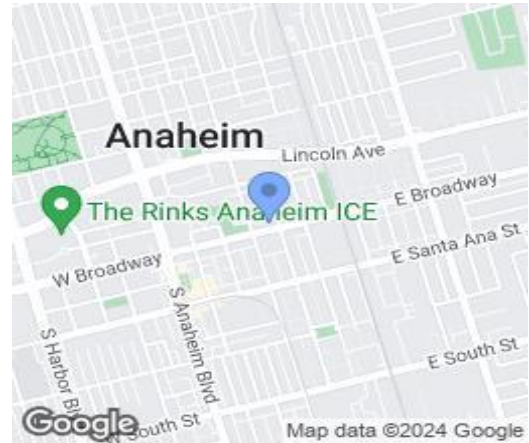
\$1,465,000/\$1,375,000 ↓

113 days on the market

Listing ID: PW24005680

471 E Broadway • Anaheim 92805
4 units • \$366,250/unit • 3,009 sqft • 5,704 sqft lot • \$456.96/sqft •
Built in 1978

If on I-5 North, exit onto S. Harbor Blvd., Turn right on W. Broadway, Destination will be on the left. If on I-5 South, exit and turn left on Lincoln Ave., Turn right onto N. Manchester Ave., Turn left onto W. Broadway, Destination will be on left.



We are pleased to present the Broadway apartments. This building has a great unit mix and is located right next to the packing district in Anaheim, the location couldn't be better. This building is a great investment for an investor that is looking add value in order to increase their equity position. This building consists of (2) 2 Bedroom / 2 Bathroom units with a 2 car garage and (2) 1 Bedroom / 1 Bathroom units with a 1 car garage. All units are town home style and have washer dryer hook ups. There is also plenty of open parking.

Facts & Features

- Sold On 06/06/2024
- Original List Price of \$1,475,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$1,035 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$90768 Gross Scheduled Income
- \$66903 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,865
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01317331
- 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:	2	1	1	2	Unfurnished	\$1,786	\$3,572	\$4,400
2:	2	2	2	4	Unfurnished	\$1,996	\$3,992	\$5,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.5%

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03710213

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: PW24005680

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Closed • [Quadruplex](#)

List / Sold:

\$2,395,000/\$2,395,000

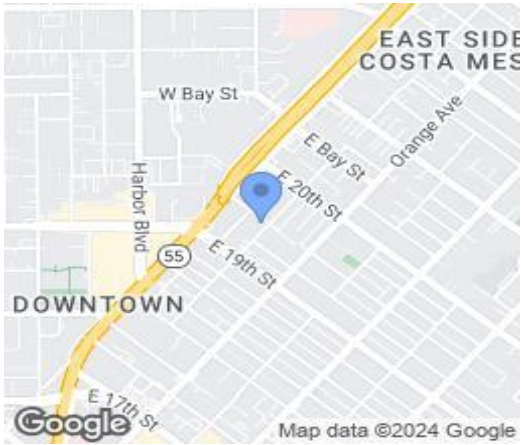
1947 Fullerton Ave • Costa Mesa 92627

4 units • \$598,750/unit • 2,496 sqft • 7,405 sqft lot • \$959.54/sqft • Built in 1947

Corner of Fullerton and Walnut

5 days on the market

Listing ID: NP24096559



We are pleased to present the sale of 1947 Fullerton Ave, a 4 unit multifamily property located in the City of Costa Mesa. This pride of ownership property features a favorable mix of units with (2) 2 bedroom / 1 bathroom units and (2) 1 bedroom / 1 bathroom units. Unit features include new cabinetry, stainless steel appliances, quartz countertops, laminate flooring, recessed lighting, dual pane windows, and private yard space. Both of the two bedroom units offer private interior laundry space and both one bedroom units share an exterior laundry closet. Tenants enjoy close proximity to beaches, parks, The Triangle, and all the amenities 17th street has to offer! This is a rare opportunity to acquire a highly upgraded asset in one of the most desirable rental markets, Eastside Costa Mesa!

Facts & Features

- Sold On 06/03/2024
- Original List Price of \$2,395,000
- 2 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Inside, Outside
- \$142380 Gross Scheduled Income
- \$100161 Net Operating Income
- 3 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Dishwasher, Gas Cooktop

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Lot 6500-9999, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$37,948
- Electric: \$1,500.00
- Gas: \$600
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01767484
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance: \$3,000
- 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	1	2	Unfurnished	\$3,675	\$3,675	\$3,750
2:	1	2	1	0	Unfurnished	\$3,400	\$3,400	\$3,495
3:	1	1	1	0	Unfurnished	\$2,395	\$2,395	\$2,500
4:	1	1	1	0	Unfurnished	\$2,395	\$2,395	\$2,500

Of Units With:

- Separate Electric: 3
- Drapes:

- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- C5 - East Costa Mesa area
- Orange County
- Parcel # 42626310

Michael Lembeck

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

Citivest Realty Services, Inc

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

▼ Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: NP24096559

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Closed • **Triplex**

List / Sold:

\$3,500,000/\$3,087,000 ↓

215 days on the market

Listing ID: OC23183736

276 Chiquita St • Laguna Beach 92651

**4 units • \$875,000/unit • 3,090 sqft • 8,999 sqft lot • \$999.03/sqft •
Built in 1926**

Cross Streets: Coast Hwy 1 & Chiquita St.



Calling all Savvy investors, 276 Chiquita St. presents a remarkable opportunity. With its versatile units, ocean views, and prime location, this multiunit property is a promising addition to any real estate portfolio. The highly desirable location ensures a steady stream of potential tenants, making it an attractive investment option. Build new or remodel for your investment, or a fabulous family compound to enjoy the most amazing lifestyle in charming Laguna Beach. Whether you're seeking rental income or a place to call home, this property has it all. This rare find fixer opportunity is located in the heart of North Laguna Beach. This multifamily property offers not just a home but a lifestyle in one of Laguna Beach's most desirable neighborhoods. This property features a double lot, with 180 degree views of the Pacific Ocean. This investment property features three + units, each with its own distinctive layout to cater to various tenant needs. The first unit offers 2 bedrooms and 1 bathroom, providing ample space for a small family or professionals seeking Laguna Beach living. The second and third units present comfortable 1-bedroom, 1-bathroom layouts, ensuring cozy living for tenants. The studio, embodies efficient living with 180 degree ocean views. All units with ocean views. Each unit includes its own kitchen and private areas, promoting independence and convenience. Functional spaces are ideal for individuals seeking a private retreat near the ocean. On hot summer days, the property's pool beckons occupants to cool off while taking in the tranquil seaside ambiance. Beyond the property's boundaries, residents can explore the vibrant Laguna Beach community. From art galleries, upscale dining, and boutique shopping to breathtaking beaches and outdoor activities, Laguna Beach offers a lifestyle that's second to none. Seize this opportunity to own a piece of North Laguna Beach's charm while securing a sound investment for your future.

Facts & Features

- Sold On 06/07/2024
- Original List Price of \$3,795,000
- 3 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$2,722 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Gas Dryer Hookup, Outside, Washer Hookup
- \$107760 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Primary Bathroom, Primary Bedroom, Walk-In Closet, Walk-In Pantry
- Floor: Carpet, Tile, Vinyl
- Appliances: Dishwasher, Free-Standing Range, Disposal, Gas Oven, Gas Cooktop, Range Hood
- Other Interior Features: Balcony, Beamed Ceilings, Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Recessed Lighting, Storage, Tile Counters, Unfurnished, Wood Product Walls

Exterior

- Lot Features: Landscaped, Rectangular Lot, Level, Utilities - Overhead, Value In Land, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,524
- Insurance: \$2,119
- Electric: \$2,546.00
- Maintenance:

- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01476642
- Gardener:
- Licenses:

- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,449
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$3,250	\$3,250	\$4,000
2:	1	1	1	0	Unfurnished	\$2,750	\$2,750	\$3,300
3:	1	1	1	0	Unfurnished	\$2,950	\$2,950	\$3,500
4:	1	0	1	0	Unfurnished	\$0	\$0	\$2,395

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
- Buyer Agency Compensation: 2.5%
- NL - North Laguna area
- Orange County
- Parcel # 05312422

Michael Lembeck

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

Citivest Realty Services, Inc

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

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Closed • **Apartment**

List / Sold:

\$1,495,000/\$1,438,000 ↓

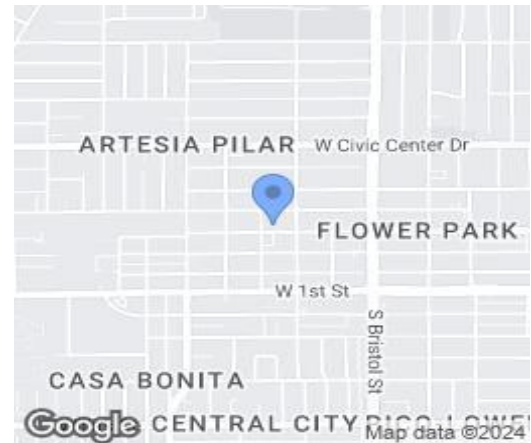
30 days on the market

1521 W Santa Ana Blvd • Santa Ana 92703

5 units • **\$299,000/unit** • **4,000 sqft** • **6,098 sqft lot** • **\$359.50/sqft** •
Built in 1942

Bristol to Santa Ana Blvd

Listing ID: OC24063313



House plus a 4 flex on one lot just west of Bristol Street, units consist of a 2 bedroom, 2 bathroom detached home in the rear of the property with private yard and is separately metered for water, gas and electric. House was extensively remodeled in 2019. Four plex located in front has 3 one bedroom, one bath and 1 two bedroom one bath. Building was renovated in 2022. This 5 unit offering is well located within a residential low density neighborhood, Within walking distance to Carver Elementary school and Santa Ana College with over 36,000 students enrolled and over 1,400 employees as well as being commutable to 4.3 Million jobs the location is solid. The property has easy access to the future OC Streetcar. Recent renovations include: new partial sewer main, 3 units have new bathtubs, newer kitchens, flooring and dual pane windows.

Facts & Features

- Sold On 06/03/2024
- Original List Price of \$1,495,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- 0 Total carport spaces
- \$0 (Estimated)
- SellerConsiderConcessionYN:
- Cap Rate: 5.6
- \$118908 Gross Scheduled Income
- \$84895 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Garden, Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$34,013
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 00616212
- Gardener:
- Licenses: 200
- Insurance: \$1,946
- Maintenance: \$1,850
- Workman's Comp:
- Professional Management: 5440
- Water/Sewer: \$3,357
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$2,513	\$2,513	\$2,600
2:	1	2	1	0	Unfurnished	\$2,266	\$2,266	\$2,300
3:	1	1	1	0	Unfurnished	\$1,797	\$1,797	\$1,800
4:	1	1	1	0	Unfurnished	\$1,673	\$1,673	\$1,800
5:	1	1	1	0	Unfurnished	\$1,660	\$1,660	\$1,800

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Drapes:
- Patio:

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

- Ranges: 5
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 699 - Not Defined area
- Orange County
- Parcel # 40505404

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CUSTOMER FULL: Residential Income LISTING ID: OC24063313

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Closed • **Apartment**

List / Sold:

\$3,200,000/\$3,000,000 ↓

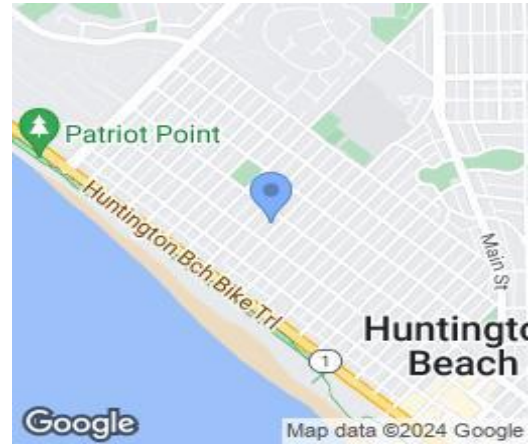
271 days on the market

Listing ID: PW23124047

319 15th St • Huntington Beach 92648

6 units • \$533,333/unit • 4,825 sqft • 5,663 sqft lot • \$621.76/sqft • Built in 1972

Contact Agent.



We are pleased to present this wonderful beachside apartment complex built in 1972, a rare investment opportunity in Huntington Beach. The property is conveniently located within walking distance to downtown Huntington Beach and also Pacific City, both highly desirable locations with lots of shopping, restaurants and entertainment. Each unit has an enclosed garage with remote garage doors. The building has been well maintained with large units. Investors have the opportunity to acquire a prime property with steady cash flow and potential for value add appreciation. With a 5.2% cap rate on market rents the property has huge upside potential. Don't miss out on this exceptional chance to own a well-maintained and profitable investment property in a prime location.

Facts & Features

- Sold On 06/03/2024
- Original List Price of \$3,200,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$1,500 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$156120 Gross Scheduled Income
- \$98837 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$52,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01921625
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	4	Unfurnished	\$2,070	\$8,280	\$2,750
2:	1	3	2	1	Unfurnished	\$2,470	\$2,470	\$3,850
3:	1	3	2	1	Unfurnished	\$2,260	\$2,260	\$3,975

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 0
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 15 - West Huntington Beach area
- Orange County
- Parcel # 02315807

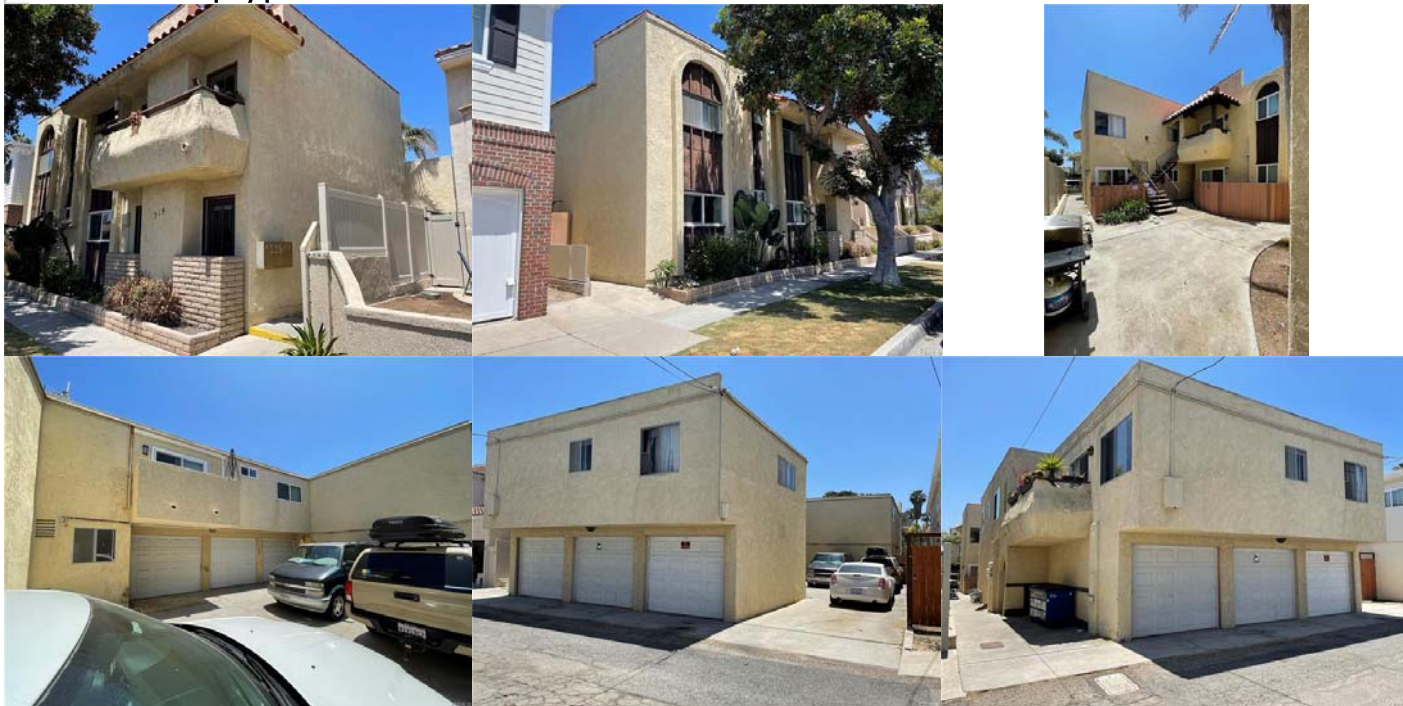
Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: PW23124047

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Closed • **Apartment**

List / Sold:

\$3,525,000/\$3,450,000 ↓

4 days on the market

Listing ID: OC24096634

1762 Kenwood Pl • **Costa Mesa 92627**

8 units • **\$440,625/unit** • **6,771 sqft** • **.48 acre(s) lot** • **\$509.53/sqft** •
Built in 1961

Cross Streets of Kenwood Place & West 18th Street



Kenwood Place Apartments is an 8-unit multifamily investment property located in Costa Mesa, California. Built in 1961, the single-story property offers a mix of 6, one-bedroom units and 2, two-bedroom units. Amenities at Kenwood Place Apartments include ample carport and surface parking, in-unit laundry hookups, private patios, and an on-site laundry facility. Current ownership has invested significant capital into interior and exterior improvements with desirable upgrades including fresh paint, vinyl flooring, quartz countertops, stainless steel appliances, shaker-style cabinetry, and more. The property benefits from its unparalleled Costa Mesa location, in close proximity of parks as well as schools belonging to the highly rated Newport-Mesa Unified School District. Residents at Kenwood Place Apartments enjoy convenient access to an abundance of everyday needs as well as dining and entertainment options at Triangle Square and Costa Mesa Courtyards. Additionally, the property is just 0.30 miles from 17th Street a 1.25-mile retail corridor that features a plethora of grocers, retailers restaurants, and bars. Furthermore, Kenwood Place Apartments is just over 1.30 miles from the Balboa Peninsula, home to some of Newport's most famous retail, dining, and recreation hotspots. The property benefits from its close proximity to State Route 55 & Pacific Coast Highway, connecting residents to employment hubs throughout Southern California. The Costa Mesa submarket is among the strongest performing areas in metro Orange County, with an average occupancy of 96.5 percent (Q4 2023) and average year-over-year effective rent growth of 8.9 percent (between 2021 to 2023), demonstrating the strong demand for rental housing. Costa Mesa's coastal location, strong economic growth, and unmatched local attractions have made it one of Southern California's most desirable and versatile markets. Given the Coastal Orange County location, the property offers an investor the ability to capture quality tenants seeking a convenient location with access to a wide variety of area amenities. This overall demand for well-located apartments will be a key driver in the continued growth at Kenwood Place Apartments.

Facts & Features

- Sold On 06/07/2024
- Original List Price of \$3,525,000
- 1 Buildings
- Levels: One
- 16 Total parking spaces
- 8 Total carport spaces
- \$5,499 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.39
- \$229920 Gross Scheduled Income
- \$154733 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$69,154
- Electric: \$725.00
- Gas: \$725
- Furniture Replacement:
- Trash: \$725
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$6,000
- Maintenance: \$5,600
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$727
- Other Expense: \$20,601
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	0	Unfurnished	\$13,470	\$13,470	\$14,970
2:	2	2	2	0	Unfurnished	\$5,690	\$5,690	\$6,390

Of Units With:

- Separate Electric: 8
 - Gas Meters: 8
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- C2 - Southwest Costa Mesa area
 - Orange County
 - Parcel # 42426311

Michael Lembeck

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