

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	Grg Spcs	Date	DOM/CDOM
1	SB21095708	S	129 7th Street	SLB	1A	STD	2	\$84,000		\$2,250,000	\$803.57	2800	1969/ASR	3,112/0.0714	2	06/22/21	19/19
2	OC21073717	S	16372 N Pacific AVE	SSB	17	STD	2	\$84,600		\$2,275,000	\$536.05	4244	1940/ASR	3,485/0.08	2	06/25/21	21/21
3	OC21106953	S	12082 Paseo Bonita	LOSA	52	STD	2	\$60,000		\$1,275,000	\$691.43	1844	1961/ASR	8,255/0.1895	2	06/21/21	4/4
4	PW21025360	S	13752 Edwards ST	WTM	59	STD	2	\$43,800		\$927,500	\$393.01	2360	1982/OTH	5,200/0.1194	3	06/23/21	37/37
5	OC20230912	S	1809 S Birch ST	SA	69	STD	2	\$41,400		\$729,000	\$478.98	1522	1948/ASR	6,098/0.14	2	06/21/21	106/204
6	OC21084897	S	254 Avenida Del Poniente	SC	SC	STD	2	\$46,000		\$1,250,000	\$920.47	1358	1956/ASR	6,132/0.1408	2	06/25/21	29/29
7	NP21101812	S	915 W Balboa	NB	NP	STD	3	\$118,200		\$2,750,000	\$1,082.68	2540	1958/ASR	3,193/0.0733	3	06/22/21	4/4
8	NP21063345	S	1514 W Oceanfront	NB	NP	STD	3	\$424,710	4	\$5,995,000	\$2,141.07	2800	1957/ASR	3,049/0.07	3	06/21/21	51/51
9	219063370PS	S	238 Avenida Monterey	SC	SC	STD	3			\$1,560,000			1962/ASR	0.1	3	06/23/21	8/8
10	OC211110386	S	156 W Mariposa	SC	SC	STD	3	\$72,780		\$1,690,000	\$523.38	3229	1972/ASR	3,920/0.09	3	06/22/21	2/2
11	OC21052977	S	7852 Ronald DR #A-C	HB	699	STD,TRUS	3	\$54,310	2	\$1,232,000	\$541.54	2275	1961/ASR	9,060/0.208	2	06/21/21	34/34
12	PW21045907	S	17305 San Luis ST #1	FV	16	STD	4	\$8,275		\$1,812,000	\$318.06	5697	1970/PUB	7,841/0.18	5	06/22/21	38/38
13	OC21107761	S	16532 Delton CIR #1-4	HB	17	STD	4	\$113,910	4	\$1,990,000	\$453.20	4391	1968/ASR	7,841/0.18	4	06/25/21	4/4
14	PW21064455	S	6581 Ginger LN	WTM	60	STD	4	\$72,500		\$1,550,000	\$431.51	3592	1964/ASR	9,148/0.21	0	06/23/21	18/18
15	OC21095721	S	1556 E Benmore LN	ANA	699	STD	4	\$78,000		\$1,400,000	\$326.57	4287	1966/ASR	7,925/0.1819	5	06/23/21	10/10
16	PW21086429	S	1557 E Benmore LN	ANA	699	STD	4	\$87,420		\$1,449,500	\$325.44	4454	1966/PUB	7,841/0.18	4	06/22/21	14/14
17	OC20216141	S	4166 Green AVE	LOSA	699	STD	6	\$151,200	4	\$2,525,000	\$435.95	5792	1962/PUB	18,980/0.4357	2	06/23/21	136/136
18	PF21081948	S	7872 Holt DR	HB	699	STD	7	\$108,020	4	\$1,805,000	\$385.60	4681	1975/PUB	8,712/0.2	8	06/21/21	0/0
19	OC21097949	S	7311 Main ST	WTM	60	STD,TRUS	9	\$228,600		\$3,400,000	\$467.74	7269	1962/ASR	33,890/0.778	9	06/23/21	15/15
20	OC21039894	S	11761 Stuart DR	GG	699	STD	10	\$219,600	5	\$3,180,000	\$369.85	8598	1958/ASR	12,197/0.28	10	06/23/21	84/84
21	OC21048187	S	1013 S Standard AVE	SA	699	STD	24	\$428,880	5	\$5,580,000	\$377.64	14776	1958/PUB	15,764/0.3619	0	06/21/21	35/35

Closed •

List / Sold:

\$2,200,000/\$2,250,000 ↑

19 days on the market

Listing ID: SB21095708

129 7th Street • Seal Beach 90740

**2 units • \$1,100,000/unit • 2,800 sqft • 3,112 sqft lot • \$803.57/sqft •
Built in 1969**

One block off Ocean Ave



129 7th Street is a beautiful Seal Beach duplex, just steps to the sand. The (2) units consist of an approx. 1,600 sq. ft. 2BR front house (129 7th Street) and an approx. 1,200 sq. ft. 3BR back house (129 ½ 7th Street). The front house is currently leased month to month for \$3,500 and the back house is vacant. This presents an excellent opportunity for an owner/user OR for a new owner to choose their own tenant/rent. Both units have brand new plumbing, electrical and have been completely remodeled with high end materials completed with top notch workmanship. They were taken down to the studs and subfloor then rebuilt with all new cabinetry, flooring, kitchens and bathrooms. The front unit has built in cabinet/shelves and an electric fireplace in the living room, ceiling fans, new stainless steel appliances and best of all 3 patio/balconies! One of the patios is a spacious rooftop deck that comes with plumbing hookups for a hot tub and is the perfect place to enjoy a summer bbq with friends and family. Both units have washer/dryer hookups allowing tenants the convenience of not having to share common laundry with anyone outside of their household. The back unit has an attached 2 car garage with an epoxy floor which can be used for either parking or for recreation/gym, office or man cave. The roofs are newer and also pitched which tends to lead to a longer useful life. All windows have also been replaced. 129 7th Street is just one block to the sand in Old Town Seal Beach. It's a short walk to the pier, Main Street, public library, fire station and of course the beach. Main Street has a multitude of iconic boutiques, coffee shops, ice cream parlors, surf shops and local restaurants. Also nearby are the best rated K-12 schools in the area and accessible to the 22, 405 and 605 freeways. The property is on a quiet street in one of the best locations in Seal Beach. It's the perfect opportunity for anyone looking for a pride of ownership asset in an excellent location and should be equally appealing to an owner/user or investor.

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$2,200,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: Inside
- \$84000 Gross Scheduled Income
- \$63000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: No Landscaping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01196054
- 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
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1:	1	2	3	0	Unfurnished	\$3,500	\$3,500	\$3,700
2:	1	3	2	2	Unfurnished	\$0	\$0	\$3,500

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
- 1A - Seal Beach area
 - Orange County
 - Parcel # 19903210

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: SB21095708

Printed: 06/27/2021 1:05:34 PM

Closed •

List / Sold:

\$2,350,000/\$2,275,000 ↓

21 days on the market

Listing ID: OC21073717

16372 N Pacific Ave • Sunset Beach 90742

**2 units • \$1,175,000/unit • 4,244 sqft • 3,485 sqft lot • \$536.05/sqft •
Built in 1940**

PCH / 25th



This is an incredible and rare opportunity to own a piece of Sunset Beach real estate! Located just steps from the sand and right across the street from Huntington Harbour, this property is truly unique and has much to offer. The income and potential income on this multi unit property is solid and it is also has development opportunities as well. Sunset Beach is a famous Orange County beach city that is located between Huntington Beach and Seal Beach. It is also close to Long Beach and L.A. County. This property has incredible features including a large corner lot, multiple patios with views, ocean views, harbor and marina views, 2 garages, plenty of street parking, other patios for entertaining, gardening or storage. The units are well kept and super clean and there are 3 laundry units on site. This is an ideal location for owners and tenants as the beach is a few hundred feet away. There is also great dining and shopping within a few hundred feet as well on the ocean side of PCH as well as across the street in Huntington Harbour which has a marina, Peter's landing, Golden Road Brewing, Mother's Market possibly coming soon and many other attractions. Check out the video for a virtual showing at <https://player.vimeo.com/video/544743469>

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$2,350,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: See Remarks
- \$84600 Gross Scheduled Income
- \$58347 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,253
- Electric: \$2,551.00
- Gas: \$938
- Furniture Replacement:
- Trash: \$1,760
- Cable TV: 02030113
- Gardener:
- Licenses:
- Insurance: \$1,882
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$551
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$4,550	\$4,550	\$6,000
2:	1	4	3	1	Unfurnished	\$2,500	\$2,500	\$6,750

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 17851221

Michael Lembeck

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

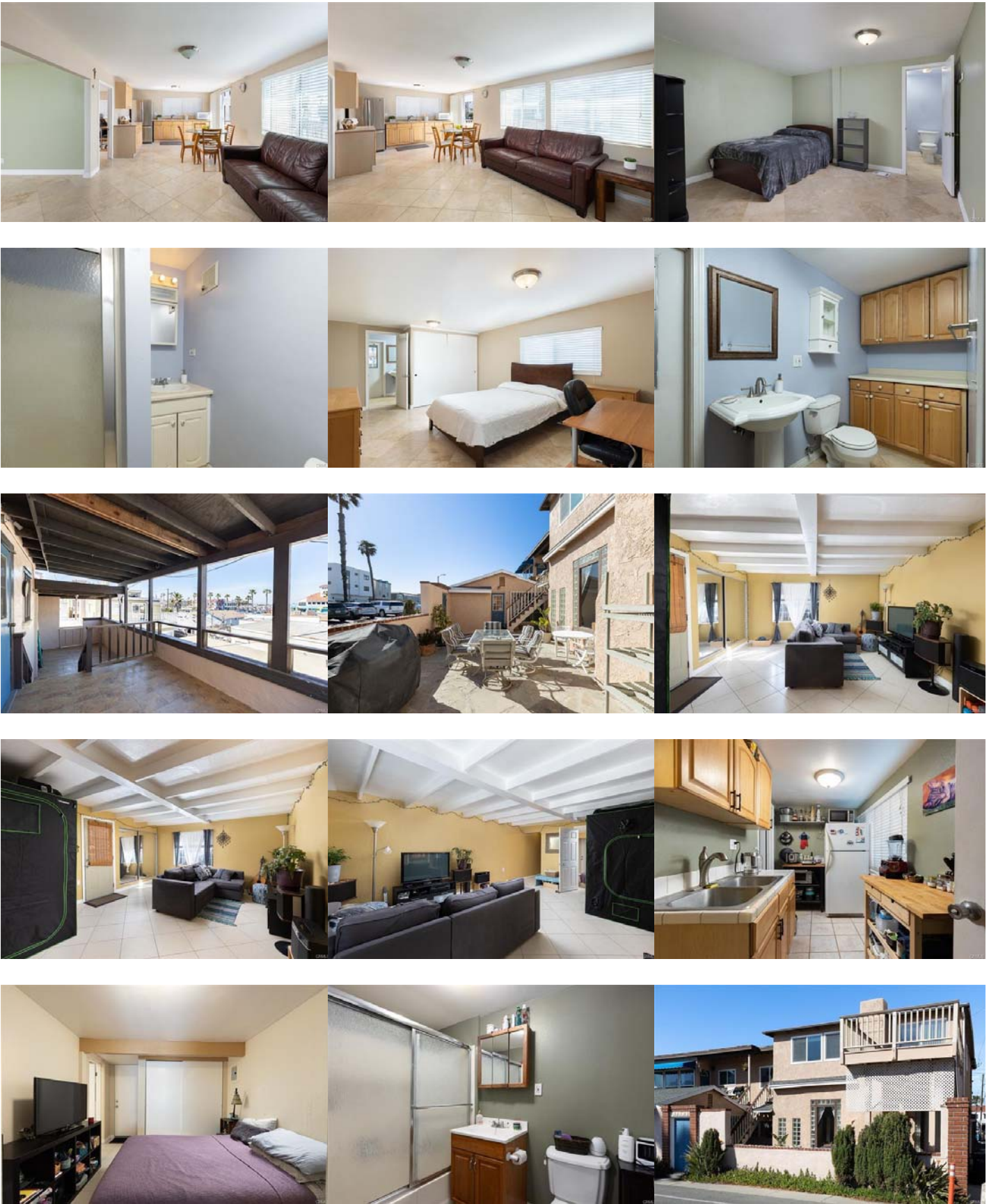
Re/Max Property Connection

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

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Closed •

List / Sold: **\$1,275,000/\$1,275,000**

12082 Paseo Bonita • Los Alamitos 90720

4 days on the market

**2 units • \$637,500/unit • 1,844 sqft • 8,255 sqft lot • \$691.43/sqft •
Built in 1961**

Listing ID: OC21106953

Bradbury and Paseo Bonita



Beautiful two unit property on a HUGE corner lot with a resort-style backyard, a sparkling pool, barbeque and cabana. The primary home has three bedrooms, two bathrooms, a two car garage and includes the amazing backyard. The large studio apartment is around 500 square feet with a remodeled kitchen and bathroom, and a private entrance. Market rent for the studio is \$1,500 to \$1,700 per month and market rent for the house is \$3,500 to \$4,000 per month. Award winning Los Alamitos School District and just minutes to beautiful beaches, restaurants and entertainment.

Facts & Features

- Sold On 06/21/2021
- Original List Price of \$1,275,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage
- \$60000 Gross Scheduled Income
- \$45000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale

- 52 - Los Alamitos area
- Orange County
- Parcel # 13055324

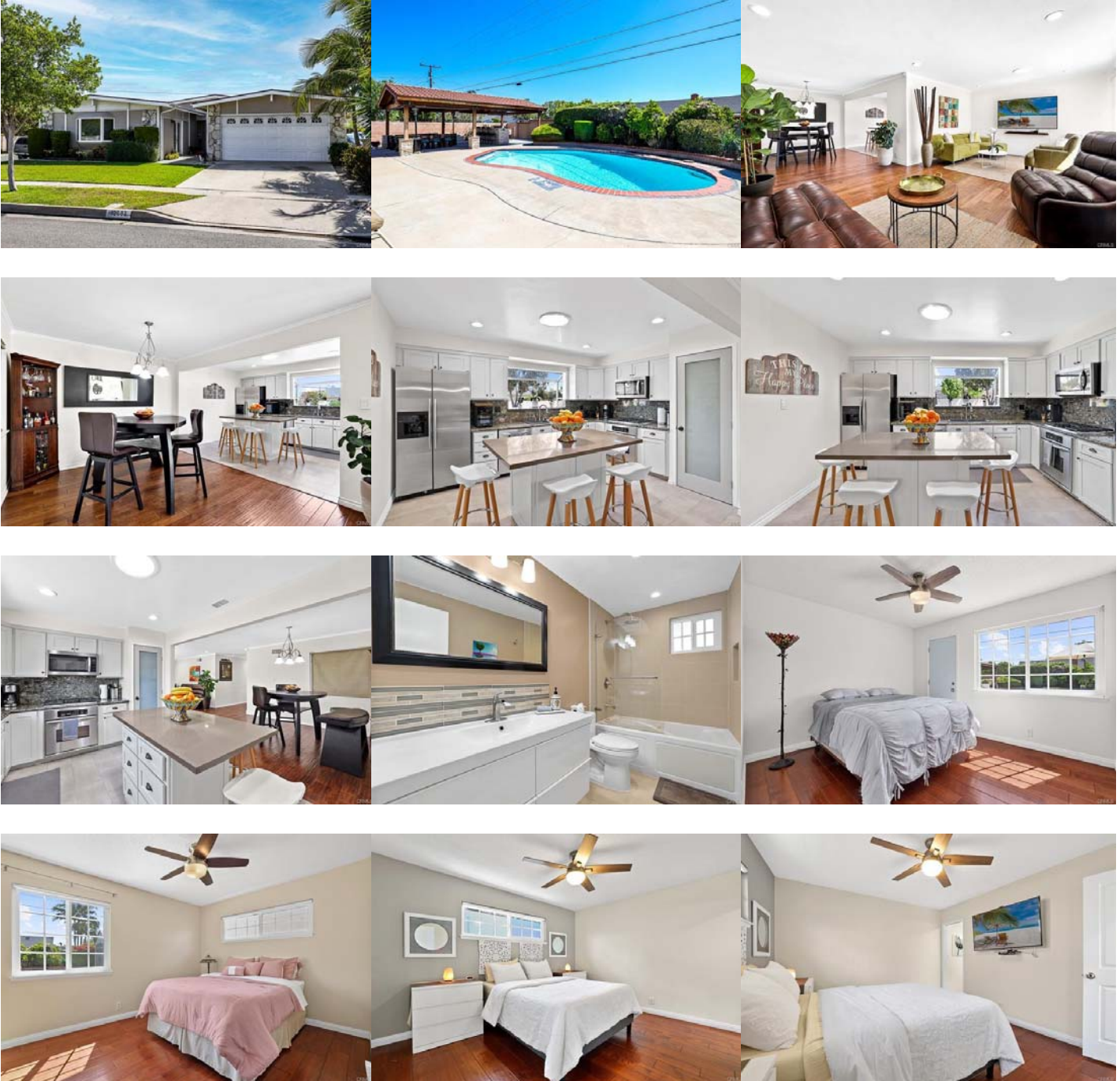
Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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

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Closed • Duplex

List / Sold: **\$950,000/\$927,500** ↓

13752 Edwards St • Westminster 92683

37 days on the market

2 units • \$475,000/unit • 2,360 sqft • 5,200 sqft lot • \$393.01/sqft • Built in 1982

Listing ID: PW21025360

Westminster & Edwards



Best Priced Duplex in Westminster!!! Large 2,360 square foot property built in 1982 on a 5,040 sqft lot. Excellent unit mix with spacious 1200sqft(est) Two- 3 bedroom and 2 bath units. Each unit has a fireplace and washer/dryer hookups. Plenty of parking with 2 single car garages and 3 spaces. Lovely tree laced front yard. Separately metered. Rents are low due to long term tenants. Plenty of upside. In the owners tenure he has put in a new roof, new stucco, and a new staircase. Great location close to everything schools, shopping, transit, etc... There are not properties like this on the market in Westminster. Easy to rent, manage, and maintain. Do Not Bother Tenants or go on Property. Inspection subject to offer.

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$950,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$43800 Gross Scheduled 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: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01364360
- 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	\$1,850	\$1,850	\$2,000
2:	1	3	2	1	Unfurnished	\$1,800	\$1,800	\$2,000

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
- 59 - Westminster North of 405 & Westminster area
- Orange County

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 •

List / Sold: **\$729,000/\$729,000** ↑

1809 S Birch St • Santa Ana 92707

106 days on the market

**2 units • \$364,500/unit • 1,522 sqft • 6,098 sqft lot • \$478.98/sqft •
Built in 1948**

Listing ID: OC20230912

St Andrew Place and Birch Street



Each unit has two bedrooms and one bath; both have a cozy family room, upgraded kitchen granite counter tops, and dinette area, detached 2 car garage in the back unit, and additional parking along side of the units. Both units have long term tenants but month-to-month contracts.

Facts & Features

- Sold On 06/21/2021
- Original List Price of \$697,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central, Forced Air
- Laundry: Outside
- \$41400 Gross Scheduled Income
- \$39200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen
- Floor: Vinyl
- Appliances: Gas Oven

Exterior

- Lot Features: Front Yard, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Cross Fenced, Excellent Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,503
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$220
- Cable TV: 01016554
- Gardener:
- Licenses:
- Insurance: \$650
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	2	Unfurnished	\$1,725	\$3,450	\$3,600

Of Units With:

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

Additional Information

- Standard sale
- 69 - Santa Ana South of First area

- Orange County
- Parcel # 01505209

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed • **Single Family Residence**

List / Sold: **\$1,250,000/\$1,250,000**

254 Avenida Del Poniente • **San Clemente 92672**

29 days on the market

2 units • **\$625,000/unit** • **1,358 sqft** • **6,132 sqft lot** • **\$920.47/sqft** •
Built in 1956

Listing ID: OC21084897

Buena Vista, left up 3 houses



Charming Beach Cottage with separate unit in the back of the property. Steps to the beach, Cathedral Ceilings, wood floors, Walk to the pier in minutes. There are four parking places and an attached garage. The home has an open floor plan perfect for entertaining or just relaxing. The front unit is 2 beds and 2 baths and the back unit is one bedroom and one bath. This is perfect for an ADU upgrade and make it into 3 or 4 units because there is lots of room. The City already verbally told me it is allowed.

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Central
- Laundry: Individual Room
- \$46000 Gross Scheduled Income
- \$40000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01767484
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$3,000	\$3,000	\$3,500
2:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,650

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
- SC - San Clemente Central area
- Orange County
- Parcel # 69206334

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:

\$2,550,000/\$2,750,000 ↑

4 days on the market

Listing ID: NP21101812

915 W Balboa • **Newport Beach 92661**

3 units • **\$850,000/unit** • **2,540 sqft** • **3,193 sqft lot** • **\$1082.68/sqft** •
Built in 1958

Balboa peninsula between 9th and 10th



915 W Balboa Blvd is a turnkey property situated in the perfect location on the famed Balboa Peninsula. A Beautiful 3 unit apartment building ideally located just 1 house from the sand and offering the true meaning of beach living. With the ability to step outside and join in the activities or cozy up inside and enjoy a night in. All units are fully remodeled , 2 bedroom 1 bath with new kitchens and baths , crisp white finishes , generous bedrooms and private outdoor living/entertaining spaces perfect for those summer barbecues. Parking is easy with each unit having the convenience of 1 garage space inside the 3 car garage . Building amenities include outdoor showers and community laundry. This is a great opportunity for a turnkey investment with historically strong rental income. Close to Newport Harbor Yacht Club, world class beaches, shopping and dining. Legal address is 917 W Balboa / site address is 915 W Balboa-

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$2,550,000
- 1 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace, Natural Gas
- Laundry: Common Area, Community, Dryer Included, Washer Included
- \$118200 Gross Scheduled Income
- \$118200 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom
- Floor: Tile
- Appliances: Dishwasher, Electric Oven, Electric Cooktop, Microwave, Refrigerator, Water Heater
- Other Interior Features: Cathedral Ceiling(s), Ceiling Fan(s), Living Room Deck Attached, Open Floorplan, Stone Counters

Exterior

- Lot Features: Near Public Transit, No Landscaping
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$32,363
- Electric: \$2,600.00
- Gas: \$2,028
- Furniture Replacement:
- Trash: \$72
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,444
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$888
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$3,000	\$3,000	\$3,200
2:	1	2	1	1	Unfurnished	\$3,375	\$3,375	\$3,475
3:	1	2	1	1	Unfurnished	\$3,475	\$3,475	\$3,475

Of Units With:

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

Additional Information

- Standard sale
- NP - Balboa Peninsula area
- Orange County

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: **\$5,995,000/\$5,995,000**

1514 W Oceanfront • Newport Beach 92663

51 days on the market

**3 units • \$1,998,333/unit • 2,800 sqft • 3,049 sqft lot • \$2141.07/sqft •
Built in 1957**

Listing ID: NP21063345

From W Balboa Blvd toward 18th St, turn onto 19th St, turn onto W Oceanfront



Extraordinary opportunity to own a premier beachfront parcel in Balboa Peninsula with three transferable short term lodging permits. Capturing the symphonic pounding of surf, this pristine two-story beach-front compound is comprised of three spacious units and is constructed with features such as beamed ceilings, recessed lighting, brick fireplaces, and wood flooring. The front-facing units A and B offer views of the idyllic beaches of Newport from the balcony/deck, while the back unit offers privacy and serenity just moments from the sand. With an option to vacation or live in one unit and rent out the others, 1514 W Oceanfront is ideal as an exceptional compound for significant income opportunity or a seaside retreat for family and friends. Having achieved a net operating income of approximately \$254,174 in 2020 amidst COVID-19 city restrictions, and adjusting for new property taxes for 2021, the triplex proves tremendous value and anticipates a net operating income of approximately \$240,000 with a cap rate of approximately 4%.

Facts & Features

- Sold On 06/21/2021
- Original List Price of \$5,995,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace, Natural Gas, Fireplace(s)
- Laundry: Common Area
- Cap Rate: 4.23
- \$424716 Gross Scheduled Income
- \$254174 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Family Room
- Floor: Laminate, Tile
- Appliances: Built-In Range, Convection Oven, Disposal, Gas Range, Gas Cooktop, Gas Water Heater, Refrigerator
- Other Interior Features: Balcony, Beamed Ceilings, Ceiling Fan(s), Ceramic Counters, Recessed Lighting, Tile Counters, Track Lighting

Exterior

- Lot Features: Level with Street, No Landscaping
- Waterfront Features: Beach Access, Beach Front, Ocean Access, Ocean Front, Ocean Side of Freeway, Ocean Side Of Highway 1
- Fencing: Block, Masonry
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$141,394
- Electric: \$1,468.00
- Gas: \$1,468
- Furniture Replacement:
- Trash: \$1,468
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,308
- Maintenance: \$2,164
- Workman's Comp:
- Professional Management: 74720
- Water/Sewer: \$1,468
- Other Expense: \$32,400
- Other Expense Description: Bed Tax

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
-------	------	-------	--------	------------	-------------	------------	-----------

1:	1	2	1	1	Furnished	\$0	\$0	\$0
2:	1	2	1	1	Furnished	\$0	\$0	\$0
3:	1	2	1	1	Furnished	\$0	\$0	\$0

- # Of Units With:
- Separate Electric: 3

• Gas Meters: 3

• Water Meters: 3

• Carpet:

• Dishwasher:

• Disposal:

• Drapes:

• Patio:

• Ranges:

• Refrigerator:

• Wall AC:

Additional Information

- Standard sale

• NP - Balboa Peninsula area

• Orange County

• Parcel # 04721120

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

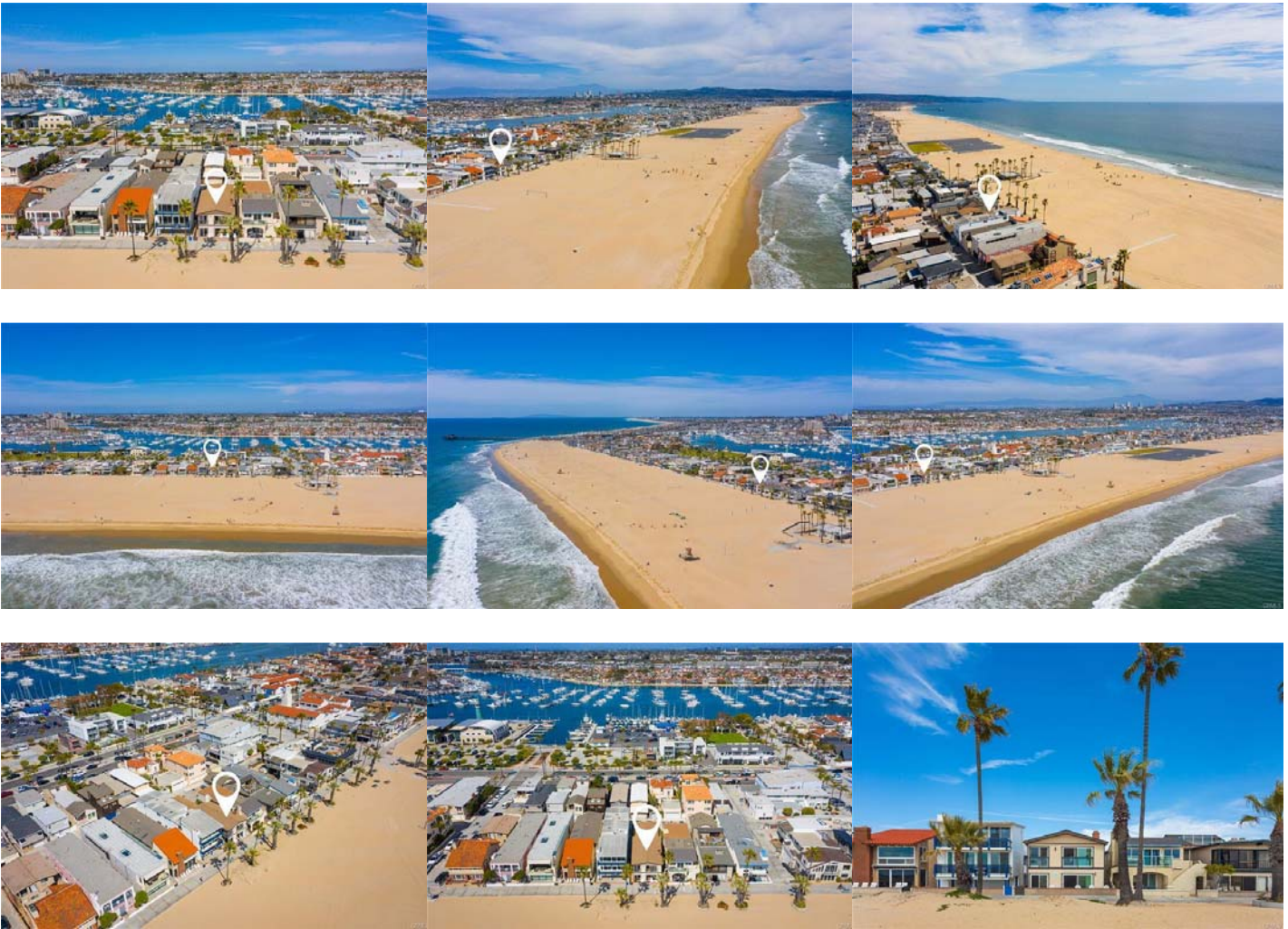
Click arrow to display photos











Closed •

List / Sold:

\$1,460,000/\$1,560,000 ↑

8 days on the market

238 Avenida Monterey • San Clemente 92672
3 units • \$486,667/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1962

Listing ID: 219063370PS

238 Avenida Monterey. side From % Freeway to Camino Real to Avenida Rosa to Avenida Monterey.



An income triplex property in the desirable Pier Bowl area of San Clemente. Steps away from the beach. Each unit = 2 bedrooms, 1 bath and spacious living room + open kitchen 1 garage / unit. Peekaboo ocean views from the upper balconies. Lower unit has private backyard.

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$1,460,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 0 Total carport spaces
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Living Room, Utility Room
- Floor: Tile, Laminate
- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

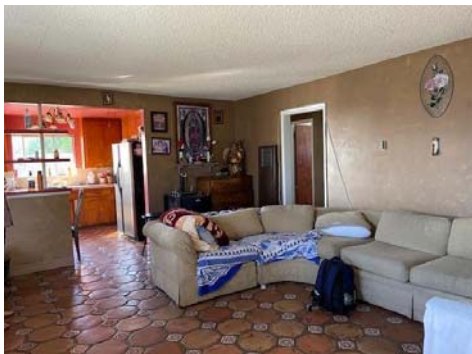
Additional Information

- Standard sale
- SC - San Clemente Central area
- Orange County
- Parcel # 05810329

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 •

List / Sold:

\$1,650,000/\$1,690,000 ↑

2 days on the market

Listing ID: OC21110386

156 W Mariposa • San Clemente 92672

3 units • \$550,000/unit • 3,229 sqft • 3,920 sqft lot • \$523.38/sqft • Built in 1972

Closest Cross streets are Calle Puente and Mariposa



Incredible Beach Triplex ! Clean 3 unit investment property just a short walk to the beach in beautiful San Clemente. Each unit comes with it's own private garage and there is a community laundry room on-site. Two units have the same townhouse style floorplan with the Living Room, Kitchen, Eating area and a half bath downstairs, and 2 Bedrooms and a Full Bath upstairs. Each of the upstairs bedrooms have sliders that open to a balcony with partial views of the ocean. These 2 units have been remodeled with tile flooring, LED recessed lights, and granite countertops. The front unit has a cathedral ceiling with exposed wood beams. This unit has 2 sliders off of the living room and another slider in the bedroom which all open up onto the large balcony. Don't miss out on this great opportunity!

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central
- Laundry: Community, Dryer Included, Washer Included
- \$72780 Gross Scheduled Income
- \$66978 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Carpet, Tile
- Appliances: Built-In Range, Dishwasher, Gas Range, Gas Water Heater, Range Hood, Refrigerator
- Other Interior Features: Beamed Ceilings, Ceiling Fan(s), Granite Counters, High Ceilings, Living Room Deck Attached

Exterior

- Lot Features: Level with Street, Sprinkler System, Sprinklers Timer
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,802
- Electric: \$92.00
- Gas: \$188
- Furniture Replacement:
- Trash: \$761
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,378
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,083
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,990	\$1,990	\$2,500
2:	1	2	2	1	Unfurnished	\$2,000	\$2,000	\$2,350
3:	1	2	2	1	Unfurnished	\$2,075	\$2,075	\$2,350

Of Units With:

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

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

- Ranges: 3
- Refrigerator: 1
- Wall AC:

Additional Information

- Standard sale

- SC - San Clemente Central area
- Orange County
- Parcel # 05805210

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

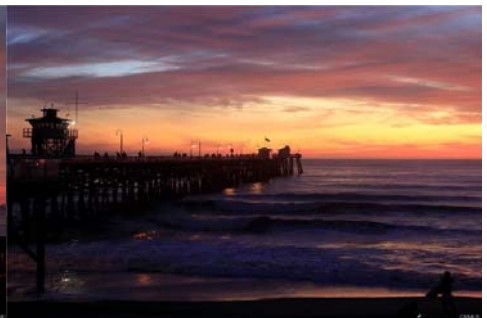
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC21110386

Printed: 06/27/2021 1:05:45 PM

Closed • **Triplex**

List / Sold:

\$1,295,000/\$1,232,000 ↓

34 days on the market

Listing ID: OC21052977

7852 Ronald Dr # A-C • Huntington Beach 92647

**3 units • \$431,667/unit • 2,275 sqft • 9,060 sqft lot • \$541.54/sqft •
Built in 1961**

Beach Blvd & Talbert Ave, by the Sonic Burger



Developers dream! This is a rare opportunity to purchase an income producing, well maintained triplex that's only four miles from the beach and situated close to restaurants, shopping, schools and more. Each unit has a private backyard and 2 parking spots. This single level garden style triplex is full of potential to develop. Plans available upon request to build 3 SFR homes. Each home has a 2 car garage and a guest parking spot. Plans are approved through the City of Huntington Beach, with building permits started. Literally ready for demo!! Plans are to build: Unit 1 - 3 bed, 2.5 bath 2197 SQFT Unit 2 - 3 bed, 2.5 bath 1933 SQFT Unit 3 - 3 bed, 3.5 bath 1818 SQFT Each unit is 3 stories tall, total 5948 SQFT.

Facts & Features

- Sold On 06/21/2021
- Original List Price of \$1,295,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- 6 Total carport spaces
- Laundry: Community, Dryer Included, Individual Room, Washer Included
- Cap Rate: 2.35
- \$54310 Gross Scheduled Income
- \$30740 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac, Landscaped, Lawn, Level with Street, Rectangular Lot, Level
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$22,923
- Electric: \$558.00
- Gas: \$492
- Furniture Replacement:
- Trash: \$1,044
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,832
- Maintenance: \$2,700
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$852
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,650
2:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,650
3:	1	2	1	0	Unfurnished	\$1,585	\$1,584	\$1,750

Of Units With:

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

- Disposal:

Additional Information

- Standard, Trust sale
- 699 - Not Defined area
- Orange County
- Parcel # 16530212

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed • **Quadruplex**

List / Sold:

\$1,799,900/\$1,812,000 ↑

38 days on the market

Listing ID: PW21045907

17305 San Luis St # 1 • Fountain Valley 92708

**4 units • \$449,975/unit • 5,697 sqft • 7,841 sqft lot • \$318.06/sqft •
Built in 1970**

Brookhurst to Slater to San Mateo



This very rare turnkey investment property has been family owned since 1970 and has tremendous income upside. The property is comprised of -One 3 bedroom 2 bath unit with 2 car garage and -Three 2 bedroom 2 bath units with garages and laundry hook ups for each. MLS reports 5697 square feet which includes the garage units, livable area is estimated at 4400 square feet. There is also a common laundry room (currently not reporting income). This building has been meticulously maintained and is located in a highly convenient and desirable area of Fountain Valley just above the 405 freeway, just below Mile Square Park between Brookhurst and Ward for easy freeway access and the award winning Huntington Beach school district. All units are leased with solid tenants. This is a great property for Investment or Owner Occupied buyers with considerable income upside.

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$1,799,900
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace, Fireplace(s)
- Laundry: Common Area, In Garage
- \$8275 Gross Scheduled Income
- \$91040 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry
- Floor: Carpet, Laminate

Exterior

- Lot Features: Front Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$8,260
- Electric: \$366.00
- Gas:
- Furniture Replacement:
- Trash: \$960
- Cable TV: 02059058
- Gardener:
- Licenses:
- Insurance: \$2,680
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,213
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,850	\$2,850	\$3,150
2:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$2,250
3:	1	2	2	1	Unfurnished	\$1,900	\$1,900	\$2,400
4:	1	2	2	1	Unfurnished	\$1,675	\$1,675	\$2,250

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Drapes: 4
- Patio: 4

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

- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 16 - Fountain Valley / Northeast HB area
- Orange County
- Parcel # 16911216

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos



Closed • **Quadruplex**

List / Sold:

\$1,899,000/\$1,990,000 ↑

4 days on the market

Listing ID: OC21107761

16532 Delton Cir # 1-4 • Huntington Beach 92647

4 units • \$474,750/unit • 4,391 sqft • 7,841 sqft lot • \$453.20/sqft • Built in 1968

Cross streets: Warner & Goldenwest St



This Covington 4-plex offers everything a discerning investor would want, located in a highly sought-after rental market this well-maintained property offers an excellent unit mix including a 3 bedroom/2 bath, two – 2 bedroom/2 bath and one 2 bedroom/1 bath. The building has been upgraded over time including kitchens, bathrooms, double painted vinyl windows and sliding doors, vinyl wood like flooring, and composition shingle roof (2010). Unit 4 has more recently experienced a complete remodel to include an amazing kitchen offering quart countertops, new cabinets, brushed nickel hardware, stainless-steel appliances, a beautiful bathroom, and in unit washer/dryer. Property also includes a large, shared laundry room with individual laundry hook-ups for each unit, an enclosed garage space with each unit along with additional parking spaces next to the building. Located on a cul-de-sac in close proximity to major employers, grocery stores, businesses, parks, schools, Goldenwest College, Bella Terra and much more, this 4-plex is in the heart of Huntington Beach with easy freeway access. If you are looking for a multi-family investment property in a beach city that make sense, this turnkey property provides an excellent return in a stable rental market with low vacancy and turn over. Buyer to cooperate with Seller's 1031 Exchange.

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$1,899,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Heating: Central, Natural Gas, Fireplace(s)
- Laundry: Gas Dryer Hookup, Individual Room, Stackable, Washer Hookup
- Cap Rate: 4.2
- \$113916 Gross Scheduled Income
- \$81369.99 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bedroom
- Floor: Carpet, Laminate, Vinyl
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Microwave, Water Heater, Water Line to Refrigerator
- Other Interior Features: Open Floorplan, Stone Counters

Exterior

- Lot Features: Cul-De-Sac, Front Yard, Landscaped, Lawn, Irregular Lot, Level, Park Nearby, Paved, Sprinkler System, Sprinklers In Front, Sprinklers Timer
- Fencing: Wood
- Sewer: Public Sewer
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$30,754
- Electric: \$358.00
- Gas: \$457
- Furniture Replacement:
- Trash: \$1,713
- Cable TV: 01375978
- Gardener:
- Licenses: 50
- Insurance: \$2,842
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,282
- Other Expense: \$1,285
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,850	\$2,850	\$2,850
2:	1	2	2	1	Unfurnished	\$2,320	\$2,320	\$2,320
3:	1	2	2	1	Unfurnished	\$2,128	\$2,128	\$2,128
4:	1	2	1	1	Unfurnished	\$2,195	\$2,195	\$2,350

Of Units With:

- Separate Electric: 5
 - Gas Meters: 5
 - Water Meters: 1
 - Carpet:
 - Dishwasher: 4
 - Disposal: 4
- Drapes:
 - Patio:
 - Ranges: 4
 - Refrigerator: 1
 - Wall AC:

Additional Information

- Standard sale
- 17 - Northwest Huntington Beach area
 - Orange County
 - Parcel # 14244118

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 •

List / Sold:

\$1,500,000/\$1,550,000 ↑

18 days on the market

Listing ID: PW21064455

6581 Ginger Ln • Westminster 92683

**4 units • \$375,000/unit • 3,592 sqft • 9,148 sqft lot • \$431.51/sqft •
Built in 1964**

S/Westminster & W/Golden West



Great opportunity 4 units A, B, C, D in Westminster city. Well maintained apartment. Each unit with 2 bedrooms and 2 bathrooms in good condition. All 4 units have been remodeled with tiles and laminate . New carport roof . Newly remodeled laundry room. New paint carport and laundry room. New range hoods in units B and D. Newer paint outside the building. Big lot. Property is only a short distance from schools, church, freeways, and shopping centers. Long term tenants. Please DRIVE BY ONLY. Subject to interior inspection. Do not disturb tenants.

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- 4 Total carport spaces
- Laundry: Common Area
- \$72500 Gross Scheduled Income
- \$49525 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,775
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01245141
- 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	2	1	Unfurnished	\$1,550	\$1,550	\$1,900
2:	1	2	2	1	Unfurnished	\$1,550	\$1,550	\$1,990
3:	1	2	2	1	Unfurnished	\$1,550	\$1,550	\$1,900
4:	1	2	2	1	Unfurnished	\$1,350	\$1,350	\$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

- Standard sale

- 60 - Westminster South of Westminster, W of Beach area
- Orange County
- Parcel # 19530105

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:** PW21064455

Printed: 06/27/2021 1:05:48 PM

Closed • **Quadruplex**

List / Sold:

\$1,350,000/\$1,400,000 ↑

10 days on the market

Listing ID: OC21095721

1556 E Benmore Ln • Anaheim 92805

4 units • \$337,500/unit • 4,287 sqft • 7,925 sqft lot • \$326.57/sqft • Built in 1966

Cross Streets: South of Orangethorpe / East of Acacia



Fully occupied 4 Unit property located in Anaheim north of the 91 freeway. This investment offers an owner occupier or investor a chance to acquire a solid rental property in a strong developing rental market. The property is comprised of 4,287 SF with a front 3/2 unit that is perfect for an owner/occupier. There are (3) additional 2 bed units with different layouts, private yard & balcony for added privacy, and a rear garage for additional storage or ADU potential. All of the tenants are month to month, the units are in good condition, and there is opportunity for a new investor to achieve market rents. The building was originally built in 1966 and sits on a total lot size of 7,952 SF in an Opportunity Zone offering additional tax benefits and future development potential. Great Location in North Anaheim in Orange County near Buena Park, Cal State Fullerton, Disneyland Park, Angels Stadium, Freeways, Restaurants & Shops.

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Outside
- \$78000 Gross Scheduled Income
- \$46815 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Laminate, Tile
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,850	\$22,200	\$2,500
2:	1	2	2	1	Unfurnished	\$1,600	\$19,200	\$1,850
3:	1	2	2	1	Unfurnished	\$1,600	\$19,200	\$1,850
4:	1	2	1	1	Unfurnished	\$1,450	\$17,400	\$1,850

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 699 - Not Defined area
- Orange County
- Parcel # 07356224

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: OC21095721

Printed: 06/27/2021 1:05:49 PM

Closed •

List / Sold: **\$1,449,500/\$1,449,500**

1557 E Benmore Ln • Anaheim 92805

14 days on the market

**4 units • \$362,375/unit • 4,454 sqft • 7,841 sqft lot • \$325.44/sqft •
Built in 1966**

Listing ID: PW21086429

cross streets Orangethorpe and Acacia



Highly desirable 4 unit apartment building in the strong rental market of Anaheim. Located close to freeways and shopping. Newly painted and landscaped. Large interior units with upgrades. Separately metered for gas and electric. Tenant pays trash, electric and gas. Bring offers, this will not last.

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$1,449,500
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Laundry: Common Area, Individual Room
- \$87420 Gross Scheduled Income
- \$66853 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$20,567
- Electric: \$205.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,087
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,040
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,195	\$2,195	\$2,350
2:	1	3	2	1	Unfurnished	\$1,945	\$1,945	\$2,250
3:	1	2	2	1	Unfurnished	\$1,680	\$1,680	\$1,895
4:	1	2	1	1	Unfurnished	\$1,415	\$1,415	\$1,795

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 699 - Not Defined area

- Orange County
- Parcel # 07356313

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: PW21086429

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Closed •

List / Sold:

\$2,565,000/\$2,525,000 ↓

136 days on the market

Listing ID: OC20216141

4166 Green Ave • Los Alamitos 90720

**6 units • \$427,500/unit • 5,792 sqft • 18,980 sqft lot • \$435.95/sqft •
Built in 1962**

Please do not disturb tenants. Make all offers subject to inspection.



The Green Avenue Apartment Homes are located in the desirable City of Los Alamitos, CA. Built in 1962, this property provides a rare investment opportunity in the highly sought-after Los Alamitos rental market within the greater Orange County area. The subject property offers an attractive unit mix comprised of (1) large five-bedroom/ two and one-half bathroom house with large yard, (1) two-bedroom/ one-bathroom cottage, and (4) two-bedroom/ one-bathroom units totaling 5,792 square feet, situated over a large 18,980 square foot lot. Some amenities include: large yards, gated access, ample on-site parking (14 spaces and enclosed garage), washer/dryer hookups, private patios, and a spacious courtyard. This property is centrally located between both Orange and Los Angeles Counties and close to schools, entertainment, retail, employment, and freeways. It is also located within the Los Alamitos Unified School District, which offers eight National Blue Ribbon schools (highly sought after by tenants). This offering provides a rare opportunity for an investor to acquire a stabilized, pride of ownership asset in the desirable Los Alamitos market.

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$2,565,000
- 4 Buildings
- Levels: One
- 16 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- Cap Rate: 4
- \$151200 Gross Scheduled Income
- \$102600 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard, Landscaped, Near Public Transit • Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$45,500
- Electric:
- Gas: \$1,333
- Furniture Replacement:
- Trash: \$1,334
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance: \$2,836
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,333
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3	2	Unfurnished	\$4,200	\$4,200	\$4,400
2:	1	2	1	0	Unfurnished	\$2,200	\$2,200	\$2,300
3:	4	2	1	0	Unfurnished	\$6,200	\$6,200	\$7,800

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 2
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Orange County
- Parcel # 22205111

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 •

List / Sold:

\$1,800,000/\$1,805,000 ↑

0 days on the market

Listing ID: PF21081948

7872 Holt Dr • Huntington Beach 92647

7 units • \$257,143/unit • 4,681 sqft • 8,712 sqft lot • \$385.60/sqft • Built in 1975

West of Beach Blvd / South Edinger Ave



We are pleased to present a 7-Unit apartment building located at 7872 Holt Dr in Huntington Beach CA. There are two buildings situated on a 9,658 square foot lot. All units are one-bedroom/one-bathroom with current rents that are roughly 30% under the market. One-bedroom units are in high demand in the immediate area as most of the surrounding multi-family properties consist of two and three bedrooms. There are eight garages, all of which had doors replaced within the year. Expenses are light as the property is separately metered and has minimal landscaping. This offering presents any astute investor the opportunity to add value by improving the property and increasing rents.

Facts & Features

- Sold On 06/21/2021
- Original List Price of \$1,800,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Laundry: Community
- Cap Rate: 3.57
- \$108024 Gross Scheduled Income
- \$64211 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$41,139
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01866771
- Gardener:
- Licenses:
- Insurance: \$3,169
- Maintenance: \$4,500
- Workman's Comp:
- Professional Management: 5369
- Water/Sewer: \$5,309
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,695
2:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,695
3:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,695
4:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$1,695
5:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,695
6:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,695
7:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$1,695

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 699 - Not Defined area
- Orange County
- Parcel # 14209129

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 • Apartment

List / Sold:

\$3,500,000/\$3,400,000 ↓

15 days on the market

Listing ID: OC21097949

7311 Main St • Westminster 92683

**9 units • \$388,889/unit • 7,269 sqft • 33,890 sqft lot • \$467.74/sqft •
Built in 1962**

Major Cross Streets: Westminter & Hoover



Amazing income potential! This 9 unit property boasts an enormous lot with a large yard and lush trees. Lots of parking and driveway space. Approach the property and see 2 SFRs with a 1 car garage for each unit. A couple steps away are TWO duplexes featuring 4 units total with 1 car each. Located towards the back of the property, the 2 story structure, built in late 80s, has an additional 3 units and also include a 1 car garage for each unit. Meters for utilities include 9 gas, 10 electric, and 4 water meters. For additional income, large yard can be used to potentially build more units. Only minutes away from Sigler Park, Westminster Gateway shopping center, Westminster Mall, Little Saigon, 22 FWY, and 405 FWY. See the potential soon!

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$3,500,000
- 5 Buildings
- 18 Total parking spaces
- Laundry: See Remarks
- \$228600 Gross Scheduled Income
- \$175236 Net Operating Income
- 10 electric meters available
- 9 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Front Yard, Greenbelt, Landscaped, Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$53,364
- Electric: \$2,600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,964
- Cable TV: 01932401
- Gardener:
- Licenses:
- Insurance: \$5,024
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,626
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$2,100
2:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$2,100
3:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$2,100
4:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$2,100
5:	1	2	1	1	Unfurnished	\$1,490	\$1,490	\$2,100
6:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$2,100
7:	1	2	2	1	Unfurnished	\$1,650	\$1,650	\$2,150
8:	1	2	2	1	Unfurnished	\$1,650	\$1,650	\$2,150
9:	1	2	2	1	Unfurnished	\$1,750	\$1,750	\$2,150

Of Units With:

- Separate Electric: 10
- Gas Meters: 9
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled

- 60 - Westminster South of Westminster, W of Beach area
- Orange County
- Parcel # 09612434

Michael Lembeck

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

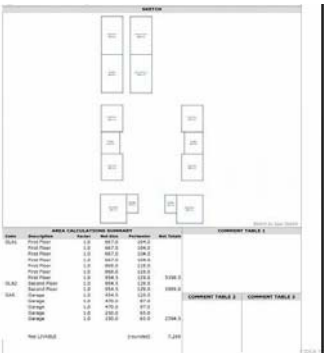
Re/Max Property Connection

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

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Closed •

List / Sold:

\$3,200,000/\$3,180,000 ↓

84 days on the market

Listing ID: OC21039894

11761 Stuart Dr • Garden Grove 92843
10 units • \$320,000/unit • 8,598 sqft • .28 acre(s) lot • \$369.85/sqft •
Built in 1958

North on CA-55, Exit I-5, Merge CA-22, Exit Right on Harbor, Left on Garden Grove, Left On Rockinghorse, Left on Stuart, Destination on left.



This turn-key 10 unit multifamily investment is located on Stuart Drive in the City of Garden Grove, California. The asset offers 7 - 2 Bed / 1 Bath units and 3 - 1 Bed / 1 Bath units. The building was built in 1958 and significantly remodeled in 2020. The exterior remodel includes: new windows, new garage doors, new garage door beams, new exterior paint and stucco, new interior courtyard concrete and 14ft x 18ft gazebo, new access gate, new exterior lighting, railing updated to code, new stairs, new walkway deck coating, new landscaping, new main hot water heater, and two new washing machines. The interior remodel includes: new cabinets and countertops in all 10 units, new air conditioning units in all 10 units, new security screen doors on all 10 units, new flooring in 6 units, and new interior paint and texture in 5 units. There is an owners utility closet in the courtyard, and all four laundry machines are owned by owner (2 Washers / 2 Dryers). Tenants have garage parking and there is room to add a BBQ and benches under the gazebo in the courtyard. The property is separately metered for gas and electricity. This property is in a nice central Garden Grove location right near major retail, educational, and employment opportunities. The property is conveniently located close to CA-22 Freeway, allowing tenants to connect with the greater California region and beyond.

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$3,250,000
- 1 Buildings
- Levels: Two
- 11 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace, Natural Gas
- Laundry: Common Area
- Cap Rate: 4.68
- \$219600 Gross Scheduled Income
- \$149634 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$65,778
- Electric: \$651.00
- Gas: \$523
- Furniture Replacement:
- Trash: \$3,672
- Cable TV: 01523681
- Gardener:
- Licenses:
- Insurance: \$2,937
- Maintenance: \$4,628
- Workman's Comp:
- Professional Management: 3600
- Water/Sewer: \$6,428
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	7	2	1	1	Unfurnished	\$1,950	\$13,650	\$2,000
2:	3	1	1	1	Unfurnished	\$1,550	\$4,650	\$1,600

Of Units With:

- Separate Electric: 11
- Drapes:

- Gas Meters: 11
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 10

- Patio:
- Ranges: 10
- Refrigerator:
- Wall AC: 10

Additional Information

- Standard sale

- 699 - Not Defined area
- Orange County
- Parcel # 10050202

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 •

List / Sold:

\$5,590,000/\$5,580,000 ↓

35 days on the market

Listing ID: OC21048187

1013 S Standard Ave • Santa Ana 92701

**24 units • \$232,917/unit • 14,776 sqft • 15,764 sqft lot • \$377.64/sqft •
Built in 1958**

Please do not disturb tenants. Make all offers subject to inspection.



The Standard Avenue Apartments are located in the City of Santa Ana, one of the strongest rental markets in Southern California. The City of Santa Ana is a historic city with a vibrant downtown located in Orange County. Built in 1958, the subject property offers a unit mix consisting of (24) one-bedroom/ one-bathroom units totaling 14,776 square feet, situated over two parcels totaling 15,764 square feet. The subject property has recently gone through an extensive exterior renovation and partial interior renovations. Some upgrades include but are not limited to new flooring, new kitchens, updated bathrooms, new roofs, new windows, new asphalt, new electric, and fresh interior and exterior paint. Common area amenities include a large courtyard, gated access, ample on-site parking, and a on-site, building-owned laundry facility. This offering represents a rare opportunity for an investor to achieve a 5% CAP Rate and 10.4% Cash-on-Cash/Total Return on current income for a stable, turnkey investment property in the desirable rental market of Santa Ana, California.

Facts & Features

- Sold On 06/21/2021
- Original List Price of \$5,590,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Laundry: Community
- Cap Rate: 5
- \$428880 Gross Scheduled Income
- \$279536 Net Operating Income
- 24 electric meters available
- 24 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Landscaped, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$145,208
- Electric: \$6,250.00
- Gas: \$6,250
- Furniture Replacement:
- Trash: \$6,250
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$4,382
- Maintenance:
- Workman's Comp:
- Professional Management: 16000
- Water/Sewer: \$6,250
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	24	1	1	0	Unfurnished	\$35,740	\$35,740	\$37,200

Of Units With:

- Separate Electric: 24
- Gas Meters: 24
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Orange County
- Parcel # 01125109

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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