

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	PW23018072	S	6724 Berry AVE	BP	82	STD	2	\$6,000		\$1,150,000 	\$670.95	1714	1960/PUB	8,789/0.2018	N	8	06/29/23	8/8
2	OC23094304	S	308 Alvarado Place	NB	NP	STD	2	\$0		\$2,695,000	\$1,018.13	2647	1953/PUB	2,178/0.05	N	2	06/26/23	4/4
3	PW23094906	S	147 14th ST	SLB	1A	STD	3	\$87,600		\$1,600,000 	\$937.87	1706	1914/ASR	2,936/0.0674	N	1	06/28/23	7/7
4	DW23066773	S	13291 Flecher ST	GG	63	STD	4	\$77,640		\$1,810,000 	\$445.81	4060	1963/ASR	10,019/0.23	N	5	06/26/23	24/24
5	23251609	S	224 S Oak ST	ORG	OTO	STD	4		5	\$1,590,000 	\$461.94	3442/A	1957	10,809/0.24		4	06/27/23	28/28
6	OC23117278	S	322 W Avenida Palizada	SC	SC	STD	4	\$93,640	3	\$2,425,000	\$783.27	3096	1963/ASR	5,663/0.13	N	0	06/30/23	0/0
7	PW23103411	S	2230 Pacific AVE	CM	699	STD,TPAP,TRI	5	\$162,600	3	\$3,400,000 	\$534.42	6362	1986/BLD	14,834/0.3405	N	10	06/29/23	0/0
8	NP23077104	S	2015 Wallace AVE	CM	C2	TRUS	6	\$138,900		\$2,805,000 	\$561.90	4992	1966/EST	18,800/0.4316	N	6	06/30/23	27/380

Closed • **Single Family Residence**

List / Sold:

\$1,050,000/\$1,150,000 ↑

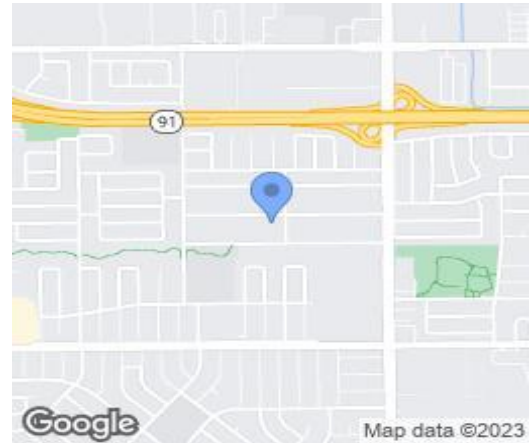
8 days on the market

Listing ID: PW23018072

6724 Berry Ave • Buena Park 90620

2 units • \$525,000/unit • 1,714 sqft • 8,789 sqft lot • \$670.95/sqft • Built in 1960

From 91 fwy Knott south to Berry go west to property



Architecturally designed home with a detached ADU (permitted). The main house is a single story, 3-bed, 3-bath home with a spacious 1,714 sq ft of living space, rents per month \$4,000 and the ADU is approx. 850 sq ft, rents per month \$2,500 for a combined rent roll of \$6,000 per month! This beautiful Craftsman style property has been completely remodeled from top to bottom. The main house has 3 large bedrooms (2 masters) and 3 gorgeous bathrooms. The kitchen has Quartz counters, custom cabinets with pullout shelves, self-closing drawers, recessed and pendant lighting. Stainless appliances include refrigerator, 5 burner range, microwave, dishwasher and plenty of counter space which opens to living room. Wood laminate flooring throughout. All bathrooms have been remodeled with large custom tiled showers, glass enclosures, tile flooring, vanities with Quartz counters, storage with linen cabinets. Hall bathroom has a tub and shower with custom hardware. Main master suite has cedar lined closets with motion lighting and is double hung with European doors. The other ensuite bedroom has a walk-in closet with spacious private bathroom. The 3rd bedroom is large with a slider to the private patio. Other features include new interior doors and hardware, recessed lighting, high ceilings, new dual pane windows and doors, custom shades. New electrical with CAT 7, full copper plumbing, 4-ton AC unit, tankless water heater, 200-amp main panel, whole house fan, the roof replaced in 2018. Separate laundry room with sink, Quartz counters, storage, cabinets and stacked washer and dryer are included. Rear tiled patio with cover (17x17), wood ceiling, recessed lighting. There is an attic that is huge, approx. 832 sq ft with electrical. This space can easily be an office, game room, the possibilities are endless. Detached Accessory Dwelling Unit (ADU) or Guest House is 2 bedrooms, 1 bath approx. 850 sq ft., laundry room, walk-in closet, new AC unit, new roof, recessed lighting, tidy kitchen, private entrance. The driveway's long enough to park many cars and an RV. This property is rare and a great investment opportunity, perfect for in-laws, multigeneration living at its best.

Facts & Features

- Sold On 06/29/2023
- Original List Price of \$1,050,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$367 (Estimated)
- Laundry: Individual Room
- \$6000 Gross Scheduled Income
- \$6000 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Suite, Two Masters, Walk-In Closet
- Floor: Laminate, Tile
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Ice Maker, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Vented Exhaust Fan, Water Line to Refrigerator
- Other Interior Features: Copper Plumbing Full, High Ceilings, In-Law Floorplan, Open Floorplan, Pull Down Stairs to Attic, Quartz Counters, Recessed Lighting, Storage, Wired for Data

Exterior

- Lot Features: Lot 6500-9999, Level, Ranch
- Fencing: Block, Chain Link
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01908556
- 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	3	8	Unfurnished	\$0	\$0	\$4,000
2:	1	2	1	8	Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 82 - Buena Park area
- Orange County
- Parcel # 26344126

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: PW23018072

Printed: 07/02/2023 3:59:42 PM

Closed • Duplex

List / Sold: **\$2,695,000/\$2,695,000**

308 Alvarado Place • Newport Beach 92661

4 days on the market

2 units • \$1,347,500/unit • 2,647 sqft • 2,178 sqft lot • \$1018.13/sqft • Built in 1953

Listing ID: OC23094304

Coronado to East Bay to Alvarado



Perfectly situated between the beach and the bay, this charming duplex offers all of the essentials enjoy the best of coastal living with its premiere location and flexible floor plan. The upper owners unit consists of 2 bedrooms and 2 bathrooms plus a den or entertainment area, an office loft, sleeping loft and 2 outdoor patios one with a peak view of the bay. The lower unit offers two bedrooms, 1 bath and open onto a front patio. With close proximity to the beach, the bay and the Balboa Fun Zone, this represents an investment opportunity or an opportunity for an owner-user to enjoy the beach lifestyle in Newport Beach while enjoying additional income from the additional unit.

Facts & Features

- Sold On 06/26/2023
- Original List Price of \$2,695,000
- 1 Buildings
- Levels: Three Or More
- 2 Total parking spaces
- Heating: Central
- \$0 (Unknown)
- Laundry: In Garage
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01966145
- 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	2	Unfurnished	\$0	\$0	\$7,000
2:	1	2	1	0	Unfurnished	\$0	\$0	\$3,000

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
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- NP - Balboa Peninsula area
- Orange County
- Parcel # 04810236

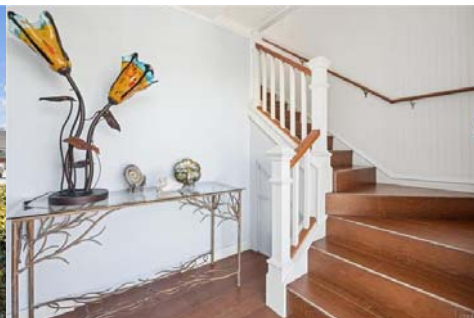
Michael Lembeck

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:

\$1,650,000/\$1,600,000 ↓

7 days on the market

147 14th St • Seal Beach 90740

3 units • \$550,000/unit • 1,706 sqft • 2,936 sqft lot • \$937.87/sqft • Built in 1914

Listing ID: PW23094906

Electric to 14th Street, 2nd house in from Greebelt.



A classic 2br/2ba Remodeled Beach Bungalow with a 1 bedroom apartment over the detached garage and a bonus room. The front detached 2 bedroom 2 bath home was fully renovated in 2016, including; Hardy siding, roof, windows, plumbing, electric, drywall, kitchen and both bathrooms. An open floor-plan with recessed LED lighting provides a comfortable living space. Solar over the detached garage/1 bedroom will take care of approx. 80% of your electric bills. The whole house fan keeps the place cool during the summer. 14th Street offers ample parking and does not go through to PCH. The 1 bedroom apartment was renovated in 2018 with new electrical, flooring and a new kitchen. The apartment is light, bright and gets a nice ocean breeze. The bonus room, next to the wide 1 car garage, has a full bathroom and prep area. This property makes a great investment or live in the front while the back pays part of your bills/mortgage.

Facts & Features

- Sold On 06/28/2023
- Original List Price of \$1,650,000
- 2 Buildings
- Levels: One, Multi/Split
- 1 Total parking spaces
- Heating: Electric
- \$994 (Estimated)
- Laundry: In Garage, Individual Room
- \$87600 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Vinyl
- Appliances: Gas Range, Gas Water Heater, Microwave, Refrigerator
- Other Interior Features: Open Floorplan, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Level
- Fencing: Vinyl, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$115
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00408676
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$115
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$0	\$0	\$4,200
2:	1	1	1	0	Unfurnished	\$2,000	\$2,000	\$2,200
3:	1	0	1	0	Unfurnished	\$1,100	\$1,100	\$1,300

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 1A - Seal Beach area
- Orange County
- Parcel # 19908140

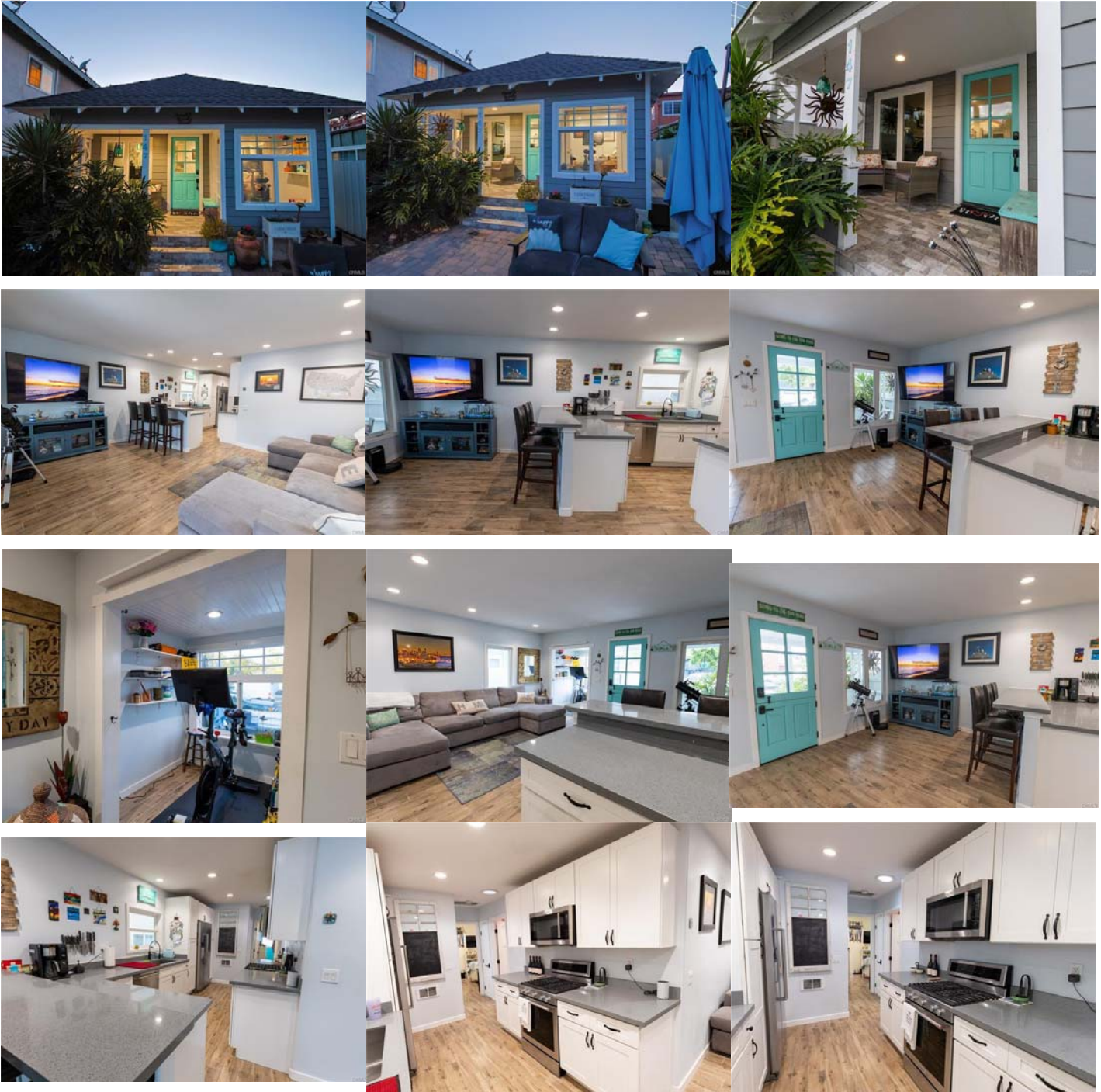
Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold:

\$1,850,000/\$1,810,000 ↓

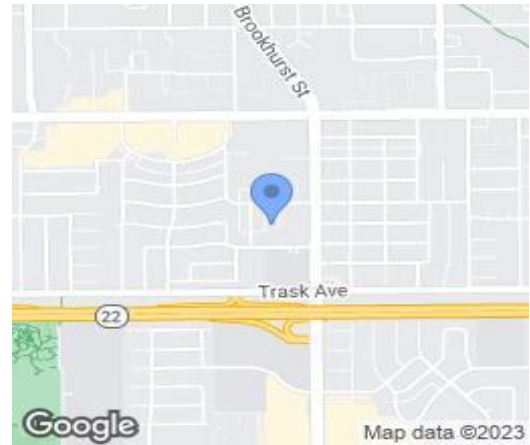
24 days on the market

Listing ID: DW23066773

13291 Flecher St • Garden Grove 92844

**4 units • \$462,500/unit • 4,060 sqft • 10,019 sqft lot • \$445.81/sqft •
Built in 1963**

22 Frreway Exit Brookhurst St north, Left Central Ave, Left Fletcher St.



Beautiful 4- unit apartment complex in the city of Garden Grove conveniently located near 22 fwy/ Brookhurst, schools and shopping centers. Property is in excellent condition with some updates throughout all of the units. Units 1 & 2 have upgraded granite counter tops and new tile flooring. All tenants are in good standing. Each unit has its own private patio and garage space.

Facts & Features

- Sold On 06/26/2023
- Original List Price of \$1,850,000
- 1 Buildings
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$5,788 (Assessor)
- Laundry: Outside
- \$77640 Gross Scheduled Income
- \$69220 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Floor: Tile
- Appliances: Dishwasher, Electric Oven
- Other Interior Features: Ceiling Fan(s), Ceramic Counters, Copper Plumbing Full, Granite Counters, Storage

Exterior

- Lot Features: Front Yard, Patio Home, Sprinkler System, Sprinklers In Front
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,420
- Electric: \$420.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 01198103
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,070	\$2,070	\$2,400
2:	1	2	2	1	Unfurnished	\$2,200	\$2,200	\$2,400
3:	1	3	2	1	Unfurnished	\$2,200	\$2,200	\$3,200
4:	1	2	1	1	Unfurnished	\$0	\$0	\$2,200

Of Units With:

- Separate Electric: 4
- Gas Meters: 0
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 63 - Garden Grove S of Chapman, W of Euclid area
- Orange County
- Parcel # 09821237

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: DW23066773

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Closed •

List / Sold:

\$1,595,000/\$1,590,000 ↓

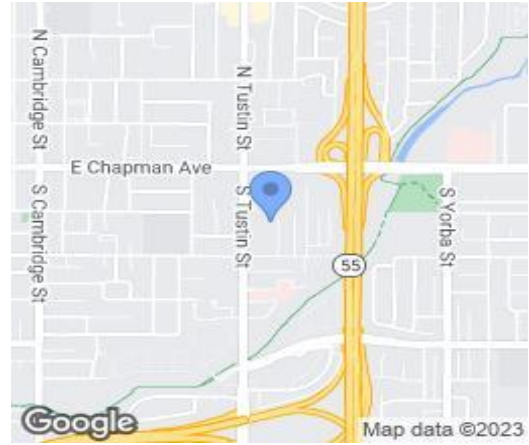
28 days on the market

Listing ID: 23251609

224 S Oak St • Orange 92866

**4 units • \$398,750/unit • 3,442 sqft • 10,809 sqft lot • \$461.94/sqft •
Built in 1957**

**From 55N, exit Chapman and turn left, turn left on S. Tustin St., left on E. Palmyra Ave., left on S. Oak St.
Property will be on the left.**



This single story fourplex on a large 10,809 sf parcel of land is located near Old Towne Circle and Chapman University. This turnkey asset features over \$200k in recent renovations to the property. The current Cap Rate at 5.24% is the highest fourplex Cap Rate for sale in Orange County. Please see the OM for details.

Facts & Features

- Sold On 06/27/2023
- Original List Price of \$1,595,000
- 1 Buildings
- 8 Total parking spaces
- Cap Rate: 5.24
- \$83592 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$27,104
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$2,160	\$4,320	\$4,390
2:	2	2	1		Unfurnished	\$2,595	\$5,190	\$5,390
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- OTO - Old Towne Orange area
- Orange County
- Parcel # 39049113

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

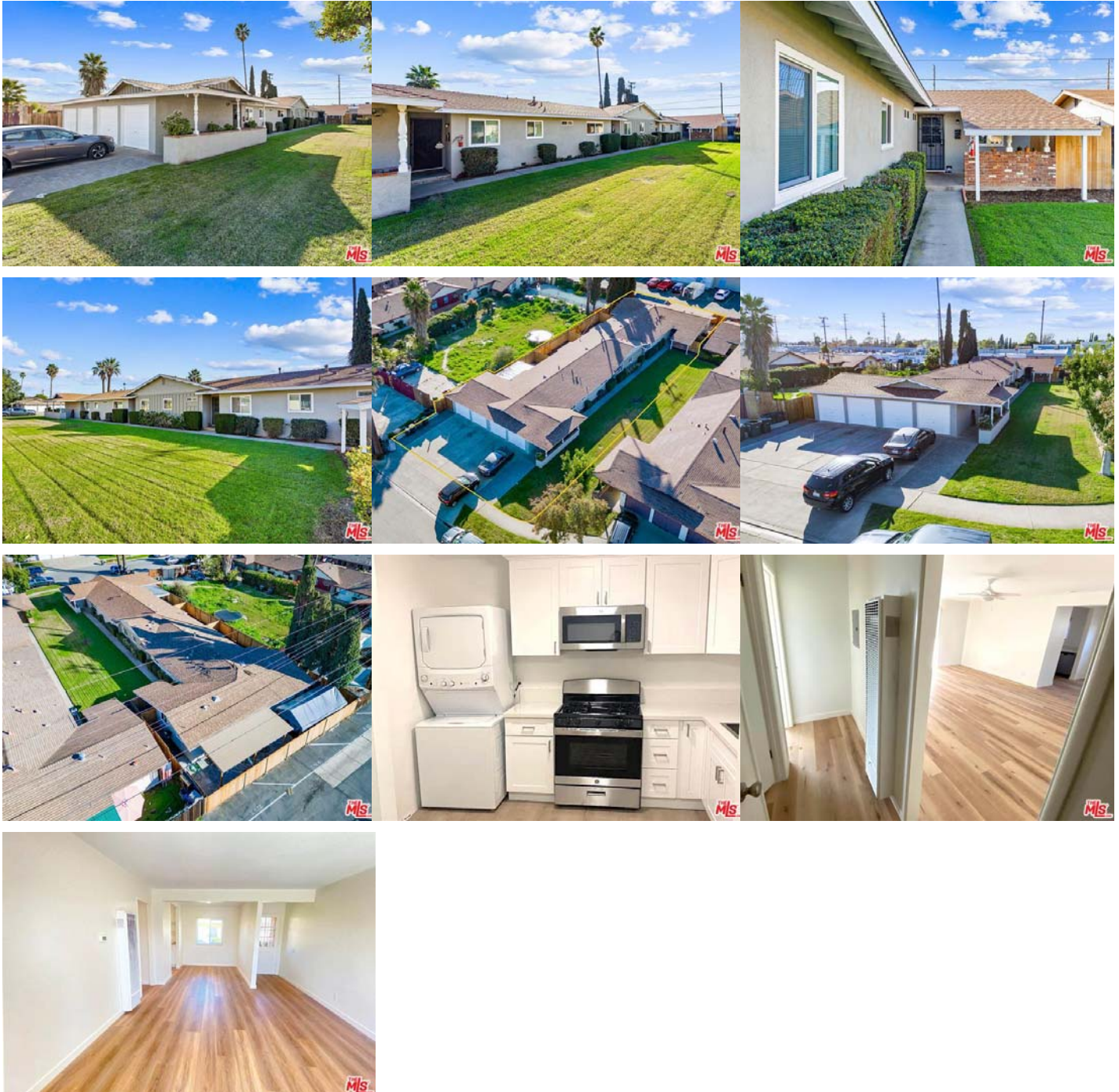
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • **Quadruplex**

List / Sold: **\$2,425,000/\$2,425,000**

322 W Avenida Palizada • San Clemente 92672

0 days on the market

**4 units • \$606,250/unit • 3,096 sqft • 5,663 sqft lot • \$783.27/sqft •
Built in 1963**

Listing ID: OC23117278

W off N El Camino Real



Excellent investment opportunity by the beach! This fourplex is located just one block to the beach and the San Clemente Beach Trail which leads to the San Clemente Pier and past multiple surf breaks! Linda Lane Park and Beach and Casa Romantica are both right around the corner as well! Only three blocks to downtown shopping and entertainment on popular Del Mar! This location is phenomenal! One unit is 2bdr/1ba and the other three units are 1bdr/1ba. One carport and one driveway parking space accompany each unit. Tenants can enjoy a sparkling private pool and patio in the common area which is gated and well maintained. Coin operated laundry room on site. It's hard to beat an investment in this superb location! Only steps to the best of San Clemente – beaches, the Pier, the beach trail, Casa, park, shopping and dining!

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$2,425,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 4 Total carport spaces
- Heating: Wall Furnace
- \$36 (Assessor)
- Laundry: Community
- Cap Rate: 2.5
- \$93640 Gross Scheduled Income
- \$61940 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,700
- Electric: \$800.00
- Gas: \$500
- Furniture Replacement:
- Trash: \$800
- Cable TV: 00530584
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	0	Unfurnished	\$2,216	\$2,216	\$3,000
2:	1	1	0	0	Unfurnished	\$2,800	\$2,800	\$2,800
3:	1	1	0	0	Unfurnished	\$2,153	\$2,153	\$2,800
4:	1	1	0	0	Unfurnished	\$2,195	\$2,195	\$2,800

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher: 4
- Disposal: 4

- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- SC - San Clemente Central area
- Orange County
- Parcel # 69205212

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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: OC23117278

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Closed • **Apartment**

List / Sold:

\$3,475,000/\$3,400,000 ↓

2230 Pacific Ave • Costa Mesa 92627

0 days on the market

5 units • **\$695,000/unit** • **6,362 sqft** • **14,834 sqft lot** • **\$534.42/sqft** •
Built in 1986

Listing ID: PW23103411

Located off of Victoria Street on Pacific Ave. just before crossing the Santa Ana River to HB



Welcome to 2230 Pacific Avenue, a 5-unit apartment opportunity. The community comprises (5) 2-Bedroom/2.5-Bathroom Townhouse units with Double Car Garages, Washer/Dryer Hook-Ups, Private Patios, and Yards. Built-in 1986, this is the first time this community has been listed for sale and is being sold by the original builder. No expense was spared when the building was constructed and is built to condo quality construction. In fact, the 5-units have already been separated into separate APN's giving a buyer the ability to create an HOA for the community and sell the units as individual condos. Pacific Avenue is the premier Westside Costa Mesa street with easy access to parks, nature preserves, shopping, and just 2 miles to the Pacific Ocean. Buildings on this street rarely become available making this one of the most unique and desirable properties es to hit the market in years. SELLER FINANCING IS AVAILABLE WITH A 30% DOWN PAYMENT!

Facts & Features

- Sold On 06/29/2023
- Original List Price of \$3,475,000
- 2 Buildings
- 15 Total parking spaces
- \$863 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 3
- \$162600 Gross Scheduled Income
- \$103587 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$54,135
- Electric: \$240.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01220368
- Gardener:
- Licenses:
- Insurance: \$2,545
- Maintenance: \$7,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	3	2	Unfurnished	\$2,750	\$2,750	\$3,450
2:	1	2	3	2	Unfurnished	\$2,700	\$2,700	\$3,450
3:	1	2	3	2	Unfurnished	\$2,700	\$2,700	\$3,450
4:	1	2	3	2	Unfurnished	\$2,950	\$2,950	\$3,450
5:	1	2	3	2	Unfurnished	\$2,450	\$2,450	\$3,450

Of Units With:

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

- Water Meters: 5
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Third Party Approval, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 699 - Not Defined area
- Orange County
- Parcel # 93584028

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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CUSTOMER FULL: Residential Income LISTING ID: PW23103411

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Closed • **Commercial/Residential**

List / Sold:

\$2,849,000/\$2,805,000 ↓

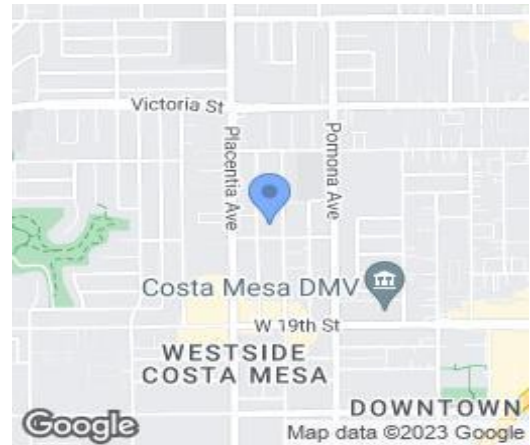
2015 Wallace Ave • Costa Mesa 92627

27 days on the market

6 units • **\$474,833/unit** • **4,992 sqft** • **18,800 sqft lot** • **\$561.90/sqft** •
Built in 1966

Listing ID: NP23077104

Wallace Ave between Placentia and Pomona off of Hamilton



Available for the first time in nearly 50 years, this property consists of (6) 2 bedroom / 1 bathroom units. Situated on an approximate 18,800 square foot lot, each unit boasts private yards, single car garage, dual pane windows, washer/dryer hookups, newer roofs, and are separately metered for gas and electricity. In addition, a portion of the lot off the of the back alley is leased for storage and offers numerous possibilities. This asset is located in one of the most desirable rental markets in Orange County and offers tenants close proximity to major freeways, John Wayne Airport, parks, and all the amenities Harbor Blvd has to offer!

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$2,849,000
- 1 Buildings
- 6 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup
- \$138900 Gross Scheduled Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen
- Floor: Laminate, Tile

Exterior

- Lot Features: Back Yard, Front Yard, Lot 10000-19999
- Sewer: Public Sewer
- Sqft
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01896421
- 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:	1	2	1	1	Unfurnished	\$1,895	\$1,895	\$2,300
2:	1	2	1	1	Unfurnished	\$1,925	\$1,925	\$2,300
3:	1	2	1	1	Unfurnished	\$1,925	\$1,925	\$2,600
4:	1	2	1	1	Unfurnished	\$1,925	\$1,925	\$2,300
5:	1	2	1	1	Unfurnished	\$1,925	\$1,925	\$2,300
6:	1	2	1	1	Unfurnished	\$1,980	\$1,980	\$2,300

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- C2 - Southwest Costa Mesa area
- Orange County
- Parcel # 42228117

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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