

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	OC21039022	S	9271 Weldon DR	GG	63	STD	2	\$77,400	4	\$1,430,000 ↑	\$332.17	4305	1950/ASR	14,450/0.3317	0	06/29/21	69/69
2	PW20183457	S	1308 1308 Seventh ST	SA	70	STD	2	\$75,600		\$1,000,000 ↓	\$325.57	3071.5	2020/BLD	5,949/0.1366	2	06/28/21	20/20
3	PW21095527	S	383 16th PL #B	CM	C5	STD	2	\$97,200		\$2,100,000 ↓	\$798.48	2630	1972/ASR	7,405/0.17	2	06/30/21	9/9
4	OC21101064	S	26854 Vista Del Mar	DP	CB	STD	2	\$72,000		\$1,600,000 ↑	\$533.33	3000	1965/ASR	5,663/0.13	2	06/29/21	4/4
5	P1-3067	S	26372 Via California	DP	CB	STD,TRUS	2	\$2,940		\$2,250,000 ↓			1983/ASR	7,405/0.17	4	07/02/21	55/55
6	PW21097166	S	275 S Center ST	ORG	OTO	STD	2	\$73,200		\$1,400,000 ↑	\$558.66	2506	1980/ASR	6,534/0.15	4	06/28/21	7/7
7	OC21140232	S	604 Heliotrope AVE	CDM	699	STD	2	\$0		\$2,110,000	\$1,241.18	1700	1962/PUB	3,485/0.08	2	06/29/21	0/51
8	PW21025936	S	11192 Saratoga DR	LOSA	52	STD	3	\$88,680		\$1,719,000 ↓	\$500.29	3436	1948/PUB	7,527/0.1728	4	06/30/21	62/62
9	OC21085885	S	2230 Rutgers DR	CM	C4	STD	3	\$63,600		\$1,250,000 ↓	\$502.01	2490	1958/ASR	6,098/0.14	3	06/30/21	15/38
10	PW21109275	S	376 E 20th ST	CM	C5	STD	3	\$84,480		\$2,050,000 ↓	\$679.93	3015	1967/ASR	8,746/0.2008	4	06/28/21	8/8
11	OC21067236	S	124 Avenida Miramar	SC	SC	STD	3	\$55,800		\$1,025,000 ↓	\$854.17	1200	1953/ASR	3,920/0.09	0	06/30/21	28/28
12	OC21117718	S	7782 15th ST	WTM	60	STD	4	\$107,100		\$2,100,000 ↑	\$435.68	4820	1993/BLD	10,954/0.2515	8	06/30/21	3/3
13	21719786	S	1434 S Sycamore ST	SA	69	STD	4			\$1,033,333 ↓	\$315.81	3272	1951	6,265/0.14	4	07/01/21	8/8
14	21719762	S	1406 S Sycamore ST	SA	69	STD	4			\$1,033,333 ↓	\$315.71	3273	1951	6,319/0.14	4	07/01/21	8/8
15	21719708	S	1402 S Sycamore ST	SA	69	STD	4			\$1,033,334 ↓	\$315.81	3272	1951	6,568/0.15	4	07/01/21	7/7
16	PW21109436	S	2201 Kilson DR	SA	69	STD	6	\$127,300	5	\$2,075,000 ↓	\$430.86	4816	1960/ASR	10,454/0.24	6	07/01/21	3/3

Closed •

List / Sold:

\$1,379,000/\$1,430,000 ↑

69 days on the market

Listing ID: OC21039022

9271 Weldon Dr • Garden Grove 92841

2 units • \$689,500/unit • 4,305 sqft • 14,450 sqft lot • \$332.17/sqft • Built in 1950

North on Magnolia, Right on Garden Grove Blvd, Left of Casa Linda, Left on Weldon



Unique opportunity to own TWO homes situated on an oversized corner lot in Garden Grove. Occupy one and rent the other for additional income! Two separate driveways with private entrances. The main two-story home consists of 5 beds, 4 baths and boasts approx. 3,500 sqft. PLUS a detached and permitted 2 Bed/1 Bath ADU, approx. 785 sf. The front house offers a large backyard with resort-style pool, waterfalls, and covered patio. The remodeled home features an open floorplan, wood cabinetry, stainless appliances, granite counters, and a walk-in pantry. The main level includes a spacious living room with brick accented fireplace, large bonus/ game room, and 3 bedrooms. The second story offers a guest bedroom with modern wainscotting and adjacent master suite with a soaking tub, dual vanity sinks, walk-in closet, and private balcony. Additional appointments include recessed lighting, crown molding, dual paned windows, and hardwood flooring throughout. Enjoy this extraordinary home with exceptional rental opportunity in a highly sought-after neighborhood, while being conveniently and centrally located close to everything Garden Grove has to offer.

Facts & Features

- Sold On 06/29/2021
• Original List Price of \$1,399,000
• 2 Buildings
• Levels: One, Two
• 0 Total parking spaces
• Laundry: Individual Room
• Cap Rate: 4
• \$77400 Gross Scheduled Income
• \$55420 Net Operating Income
• 1 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: \$21,980
• Insurance: \$1,800
• Electric: \$0.00
• Maintenance:
• Gas:
• Workman's Comp:
• Furniture Replacement:
• Professional Management:
• Trash: \$0
• Water/Sewer: \$1,800
• Cable TV:
• Other Expense:
• Gardener:
• Other Expense Description:
• Licenses:

Unit Details

Table with 9 columns: UNITS, BEDS, BATHS, GARAGE, FURNISHED?, ACTUAL RENT, TOTAL RENT, PRO FORMA. Rows for unit 1 and unit 2.

Of Units With:

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

- Carpet:
- Dishwasher: 2
- Disposal: 2

- Refrigerator: 1
- Wall AC: 1

Additional Information

- Standard sale

- 63 - Garden Grove S of Chapman, W of Euclid area
- Orange County
- Parcel # 13341101

Michael Lembeck

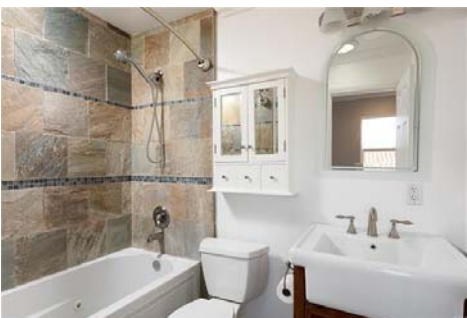
State License #: 01019397
 Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: OC21039022

Printed: 07/04/2021 1:51:26 PM

Closed •

List / Sold:

\$1,049,900/\$1,000,000 ↓

20 days on the market

Listing ID: PW20183457

1308 1308 1/2 W Seventh St • Santa Ana 92703

2 units • \$524,950/unit • 3,072 sqft • 5,949 sqft lot • \$325.57/sqft •
Built in 2020

Bristol and Seventh St



***** BRAND NEW CONSTRUCTION FROM THE GROUND UP!!! ***** (BUILT IN 2020) ***** MAIN HOUSE IS A 5 BEDROOM, 4 BATH, WITH DINING ROOM, LIVING ROOM, FAMILY ROOM, 2 CAR ATTACHED GARAGE. SECOND UNIT IS 2 BEDROOM, 1 BATH WITH KITCHEN, DINING ROOM AND LIVING ROOM. THIS LOVELY PROPERTY INCLUDES STAINLESS STEEL APPLIANCES IN BOTH KITCHENS SUCH AS REFRIGERATOR, MICROWAVE, STOVE AND DISHWASHER. ALL NEW IN BOTH UNITS: KITCHEN CABINETS, GRANITE COUNTER TOPS, LAMINATED FLOORING, DOUBLE PANE WINDOWS, NEW PAINT, NEW PLUMBING, WASHER AND DRYER HOOK UPS, BEAUTIFUL TILE ROOF AND NEW FIRE SPRINKLERS SYSTEM. (PHOTOS ARE A MODEL TO A SIMILAR FINISHED PROJECT- IF BUYERS MOVES FAST, THEY CAN STILL CHOOSE COLORS)

Facts & Features

- Sold On 06/28/2021
- Original List Price of \$1,049,900
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Laundry: Gas Dryer Hookup
- \$75600 Gross Scheduled Income
- \$60876 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Living Room
- Appliances: Dishwasher, Gas Range, Gas Water Heater, Microwave, Refrigerator
- Other Interior Features: Granite Counters

Exterior

- Lot Features: Front Yard, Landscaped
- Security Features: Fire Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,724
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01374388
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	4	2	Unfurnished	\$45,600	\$45,600	\$45,600
2:	1	2	1	0	Unfurnished	\$30,000	\$30,000	\$30,000

Of Units With:

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

- Dishwasher: 2
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 70 - Santa Ana North of First area
- Orange County
- Parcel # 40507314

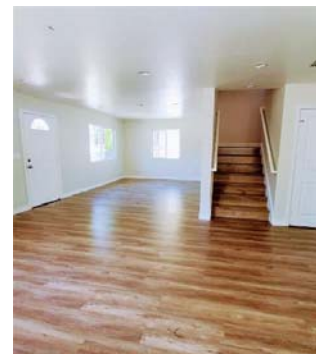
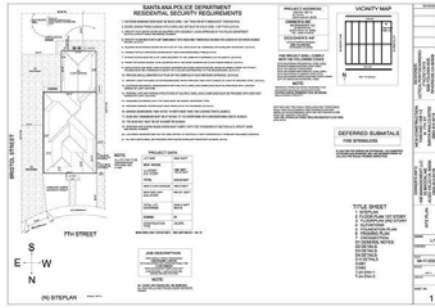
Michael Lembeck

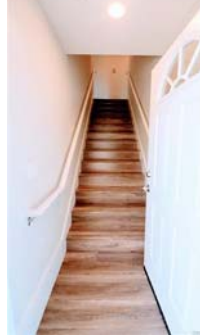
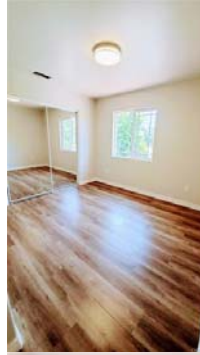
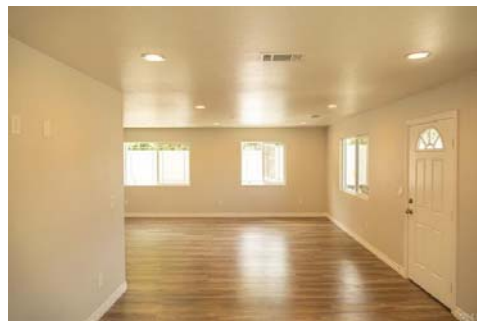
State License #: 01019397
 Cell Phone: 714-742-3700

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: PW20183457

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Closed •

List / Sold:

\$2,199,999/\$2,100,000 ↓

9 days on the market

383 16th Pl # B • Costa Mesa 92627

2 units • **\$1,100,000/unit** • **2,630 sqft** • **7,405 sqft lot** • **\$798.48/sqft** •
Built in 1972

Listing ID: PW21095527

South of E 17th and East of Tustin Ave



Address is for both units A & B. Fully leased duplex located in desirable eastside of Costa Mesa. Current rents are \$4,000 and \$4,100. Blocks from Newport Beach and entertainment zone of 17th Street. This 2-unit Spanish-style investment property has been fully renovated with remodeled kitchens, baths, flooring, appliances, windows, etc. Each unit is 3 bedroom, 2.5 baths and feels like a home featuring a fireplace, master suite with balcony, large fenced patio with power awning. HVAC installed in 2018. For the astute investor, there is a free-standing 2-car garage which may qualify to be converted to a ADU and provide an additional stream of income. Buyer to investigate with city. Note: Property looks much better than these picture. Professional photos are pending.

Facts & Features

- Sold On 06/30/2021
- Original List Price of \$2,199,999
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Central Air
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$97200 Gross Scheduled Income
- \$73018 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Master Bathroom, Master Bedroom

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,182
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01163585
- Gardener:
- Licenses:
- Insurance: \$1,022
- 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	1	Unfurnished	\$4,000	\$4,000	\$4,000
2:	1	3	3	1	Unfurnished	\$4,100	\$4,100	\$4,100

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- C5 - East Costa Mesa area
- Orange County
- Parcel # 42519109

Michael Lembeck

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

Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW21095527

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Closed •

List / Sold:

\$1,495,000/\$1,600,000 ↑

4 days on the market

Listing ID: OC21101064

26854 Vista Del Mar • Dana Point 92624

2 units • \$747,500/unit • **3,000 sqft** • **5,663 sqft lot** • **\$533.33/sqft** •
Built in 1965

Camino de Estrella turn North on Vista Del Mar



This charming duplex in the heart of Capo Beach shines with pride of ownership. Both units are 3 bedroom 2 bath. Upper unit - owner occupied with an upgraded kitchen, beautiful stone flooring, crown molding & custom wood work. This unit also has a wonderful outdoor patio off the kitchen. Private office space below with washer & dryer. Downstairs unit has its own private entrance. Spacious kitchen with a bonus room. Access to the garage with washer and dryer hookups. Large outdoor patio and garden area. Close to Pines Park, shopping & local beaches.

Facts & Features

- Sold On 06/29/2021
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- Laundry: Dryer Included, In Garage, Washer Included
- \$72000 Gross Scheduled Income
- \$69000 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Master Bathroom
- Appliances: Gas Cooktop, Refrigerator, Water Heater
- Floor: Carpet, Laminate, Stone

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Front Yard, Lawn
- Waterfront Features: Ocean Side of Freeway
- Security Features: Smoke Detector(s)
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$3,000
- Insurance: \$1,200
- Electric:
- Maintenance:
- Gas: \$300
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$600
- Water/Sewer: \$900
- Cable TV: 01778230
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$3,200
2:	1	3	2	1	Unfurnished	\$2,500	\$2,500	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- CB - Capistrano Beach area
- Orange County
- Parcel # 12335401

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 • Duplex

\$2,199,999/\$2,250,000 ↓

55 days on the market

26372 Via California • Dana Point 92624
2 units • \$1,100,000/unit • sqft • 7,405 sqft lot • No \$/Sqft data •
Built in 1983

Listing ID: P1-3067

From 5 freeway, exit Camino Las Ramblas, head north to Via California, turn right, duplex will be on the left.



Located about 5 blocks from Doheny State Beach with views from Dana Point Harbor all the way to San Clemente, this rare opportunity to own a spacious tri-level duplex on a corner location and enjoy the California lifestyle has arrived. Each identical (mirrored) unit offers 4 bedrooms and 3.5 baths for a total of 8 bedrooms, 6 full baths, 2 half baths and two elevators in 6,228 sqft (approx) combined. Each unit has the same floorplan providing many options for an extended family with multiple separate entrances, quite possibly the ability to create one or two ADU's. The first floor bedrooms both have a separate entrance and can be used as a home office. Each unit has elevators for all floors, since the kitchens are on the top floor. Relax and enjoy the ocean breeze on the second floor deck and the large third floor open patio. Convenient parking with the oversized 2-car garage for each unit with a shared driveway. Onsite side parking can fit an RV. Close to all that the California coastal lifestyle has to offer. Nyberg & Bissner designed and first time on the market.

Facts & Features

- Sold On 07/02/2021
- Original List Price of \$2,499,999
- 1 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room, Inside
- \$2940 Gross Scheduled Income
- \$2940 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Entry, Kitchen, Laundry, Living Room, Main Floor Bedroom, Office
- Floor: Carpet, Tile
- Appliances: Built-In Range, Dishwasher, Electric Oven, Gas Cooktop, Refrigerator, Trash Compactor
- Other Interior Features: Balcony, Bar, Built-in Features, Ceiling Fan(s), Intercom, Living Room Balcony, Open Floorplan, Storage, Tile Counters, Unfurnished

Exterior

- Lot Features: Corner Lot, Landscaped, Level, Lot 6500-9999, Sprinklers None
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01904376
- 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:	4	4	2	Unfurnished	\$2,940	\$2,940	\$2,940
2:	4	4	2	Unfurnished			
3:							
4:							
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard, Trust sale
- CB - Capistrano Beach area
- Orange County
- Parcel # 12315201

Michael Lembeck

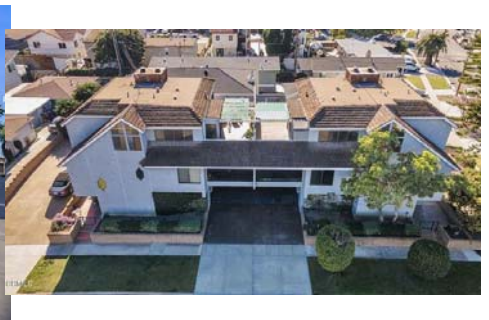
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Re/Max Property Connection

State License #: 01891031
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 Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: P1-3067

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Closed •

List / Sold:

\$1,350,000/\$1,400,000 ↑

7 days on the market

Listing ID: PW21097166

275 S Center St • Orange 92866

2 units • \$675,000/unit • **2,506 sqft** • **6,534 sqft lot** • **\$558.66/sqft** • **Built in 1980**

From The Circle, 3 Blocks East and South



These units have all the charm of Old Town Orange. Close to Chapman University and walking distance to The Orange Circle, this well-maintained duplex has matching 3 bedroom 2 bath units, one upstairs and one down. With no attached side walls, both units are light and bright with lots of windows on all sides. The living room is spacious with a cozy fireplace. The dining area is at the end of the kitchen surrounded with windows. The Large kitchen has lots of counter space, lots of cabinets, a gas stove, dishwasher and built-in microwave. There are 2 spacious guest bedrooms with lots of closet space. The guest bath has a bath/shower combo. There are large master suites with spacious closets and a private bathroom with a tub/shower combo. There are inside laundry closets with stacked washers and dryers. The lower unit has new flooring throughout and a private deck off the back bedroom. Both units have central heating and air conditioning. Each unit has their own 2 car garage plus extra storage in a 12 x 12 shed at the rear of the property. This in the highly desirable area of Orange, walking distance to all the restaurants, library, and shopping.

Facts & Features

- Sold On 06/28/2021
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- \$73200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Appliances: Dishwasher, Microwave

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00745605
- 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	\$3,100	\$3,100	\$3,100
2:	1	3	2	2	Unfurnished	\$3,000	\$3,000	\$3,000

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- OTO - Old Towne Orange area
- Orange County
- Parcel # 39039803

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

Re/Max Property Connection

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 Mission Viejo, 92691

Click arrow to display photos







Closed • Duplex

\$2,110,000/\$2,110,000

0 days on the market

604 Heliotrope Ave • Corona del Mar 92625

2 units • \$1,055,000/unit • 1,700 sqft • 3,485 sqft lot • \$1241.18/sqft •
Built in 1962

Listing ID: OC21140232

Pacific Coast Highway turn North on Heliotrope Ave and 604 is 3rd Property on the Right



MAJOR PRICE REDUCTION!! Duplex in the heart of the Corona Del Mar Village. Situated just North of Coast Highway, this property is conveniently located within walking distance of all the village has to offer. Also nearby is Fashion Island, world-class shopping, dining, entertainment, and beaches just a short drive or bike ride away. The front house is 3 bedrooms, plus bonus room, and 2 bathrooms. A rear courtyard separates the home from the rear 2 bedroom apartment over the 2-car garage. The home and apartment are both renovated inside with new paint, carpet, vinyl, countertops, vanities, appliances, and fixtures. Located in the R-2 zone on a flat, elevated lot, this property is an ideal candidate for redevelopment. City lights and peek ocean views from 3rd level if built. Recent nearby comps and county assessment support the land value.

Facts & Features

- Sold On 06/29/2021
- Original List Price of \$2,110,000
- 2 Buildings
- Levels: One, Two
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Office
- Floor: Carpet, Vinyl
- Appliances: Self Cleaning Oven, Free-Standing Range, Gas & Electric Range, Gas Oven, Range Hood, Refrigerator, Vented Exhaust Fan, Water Heater
- Other Interior Features: Beamed Ceilings, Ceiling Fan(s), Tile Counters

Exterior

- Lot Features: Desert Front, Front Yard, Lawn, Level, Value In Land
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Drapes:
- Patio: 2

- Water Meters: 1
- Carpet: 2
- Dishwasher: 0
- Disposal: 2

- Ranges: 2
- Refrigerator: 2
- Wall AC: 0

Additional Information

- Standard sale

- 699 - Not Defined area
- Orange County
- Parcel # 45905209

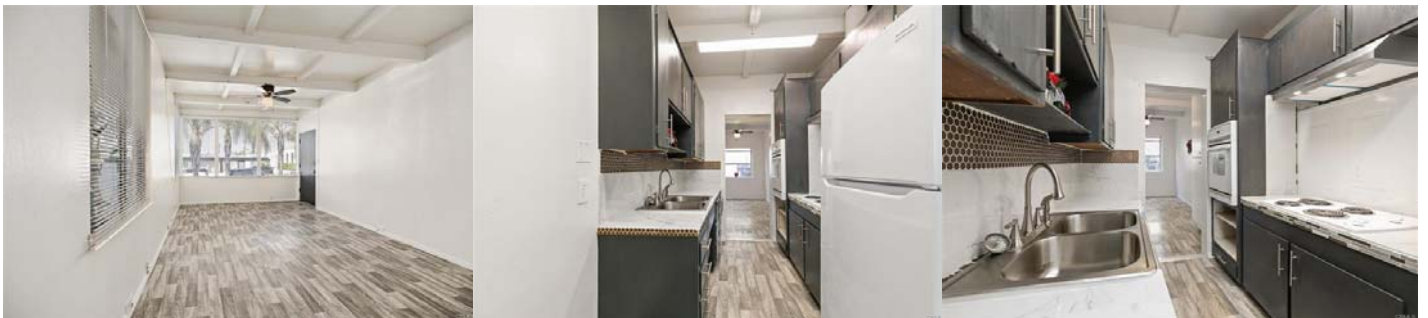
Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Triplex**

List / Sold:

\$1,799,999/\$1,719,000 ↓

62 days on the market

Listing ID: PW21025936

11192 Saratoga Dr • Los Alamitos 90720

3 units • **\$600,000/unit** • **3,436 sqft** • **7,527 sqft lot** • **\$500.29/sqft** •
Built in 1948

Major Cross streets Katella & Bloomfield



****Back in the market, buyers were unable to perform**** Fantastic Investment Opportunity with possible ADU on a great Residential street in the exceedingly desirable city of Los Alamitos. This beautifully upgraded triplex is perfect for someone looking to live in one Unit and Rent out the other two or add to their investment portfolio. Property has 2 separate garages allowing for a possible 635 square foot ADU in the back garage. Units consist of 1- Three bedroom three bath unit and 2- two bedroom 1 bath units. Each unit has central A/C & heating, washer & dryer hook ups, dishwasher, separate gas meters & electrical panels. All units have been recently updated. This triplex is in a quiet residential tract surrounded by single family homes with plenty of street parking. Property is in close proximity to Public Transportation and in the Highly Coveted, Award Winning Los Alamitos School District! Please do not disturb tenants, drive by only.

Facts & Features

- Sold On 06/30/2021
- Original List Price of \$1,799,999
- 2 Buildings
- Levels: Two
- 9 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$88680 Gross Scheduled Income
- \$63285 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Vinyl
- Appliances: Dishwasher, Gas & Electric Range, Tankless Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,395
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$1,421
- Maintenance: \$1,773
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$2,695	\$2,695	\$3,200
2:	1	2	1	1	Unfurnished	\$2,695	\$2,695	\$2,800
3:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,250

Of Units With:

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

- Carpet:
- Dishwasher: 3
- Disposal: 3

- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale

- 52 - Los Alamitos area
- Orange County
- Parcel # 22217314

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:

\$1,295,000/\$1,250,000 ↓

15 days on the market

Listing ID: OC21085885

2230 Rutgers Dr • Costa Mesa 92627

3 units • \$431,667/unit • 2,490 sqft • 6,098 sqft lot • \$502.01/sqft •
Built in 1958

Off of Harbor between Wilson and Victoria, blocks from 55 FWY



- Triplex in desirable area of Costa Mesa. Walking distance to shopping center with restaurants, cafes and grocery stores. - Less than 2 miles from Triangle square, Back Bay in Newport Beach, Orange Coast College, Orange County Fairgrounds. Minutes from the 55 freeway. - close proximity to both Newport and Huntington Beaches. - All units are 2 bed/ 1 bath - attached 3 car garage - washer and dryer hookups - downstairs units have backyards - new garage doors, new vinyl windows and recently painted exterior. - Long-term responsible tenants, no vacancies since 2016! - Below market rents - Tenants are month to month

Facts & Features

- Sold On 06/30/2021
- Original List Price of \$1,295,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$63600 Gross Scheduled Income
- \$58156.49 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,443
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$555
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,137
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,555
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	3	Unfurnished	\$5,300	\$5,300	\$6,500

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
- C4 - Central Costa Mesa area

- Orange County
- Parcel # 41906204

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: OC21085885

Printed: 07/04/2021 1:51:54 PM

Closed •

List / Sold:

\$2,125,000/\$2,050,000 ↓

8 days on the market

Listing ID: PW21109275

376 E 20th St • Costa Mesa 92627

3 units • **\$708,333/unit** • **3,015 sqft** • **8,746 sqft lot** • **\$679.93/sqft** •
Built in 1967

North of E. 19th Street and West of Tustin Ave.



We are pleased to present this coveted Eastside Costa Mesa Triplex, comprised of a 3BR/2BA detached single-family residence that includes an attached 2-car garage. The duplex located at the rear of the property consists of two(2) 2BR/1BA with single car garages. All three units feature private patios and/or yards with new fencing. The detached 3-Bedroom residence is very tidy with recent Vinyl window replacement and PEX re-piping. Both of the duplex units have complete kitchen remodels including, new flooring, cabinets, countertops, and appliances in the last five years. Both bathrooms in the duplex have also undergone extensive remodeling in the last five years. All of the windows in the duplex have been replaced with double-paned vinyl windows. Both units have also had new water heaters installed. All of the garage doors have been replaced throughout the property.

Facts & Features

- Sold On 06/28/2021
- Original List Price of \$2,125,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Central
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$84480 Gross Scheduled Income
- \$47348 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$34,598
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01925726
- Gardener:
- Licenses:
- Insurance: \$2,018
- Maintenance: \$4,424
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$3,060
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$3,050	\$3,050	\$3,750
2:	1	2	1	1	Unfurnished	\$1,890	\$1,890	\$2,650
3:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$2,700

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
- Rent Controlled

- C5 - East Costa Mesa area
- Orange County
- Parcel # 42623116

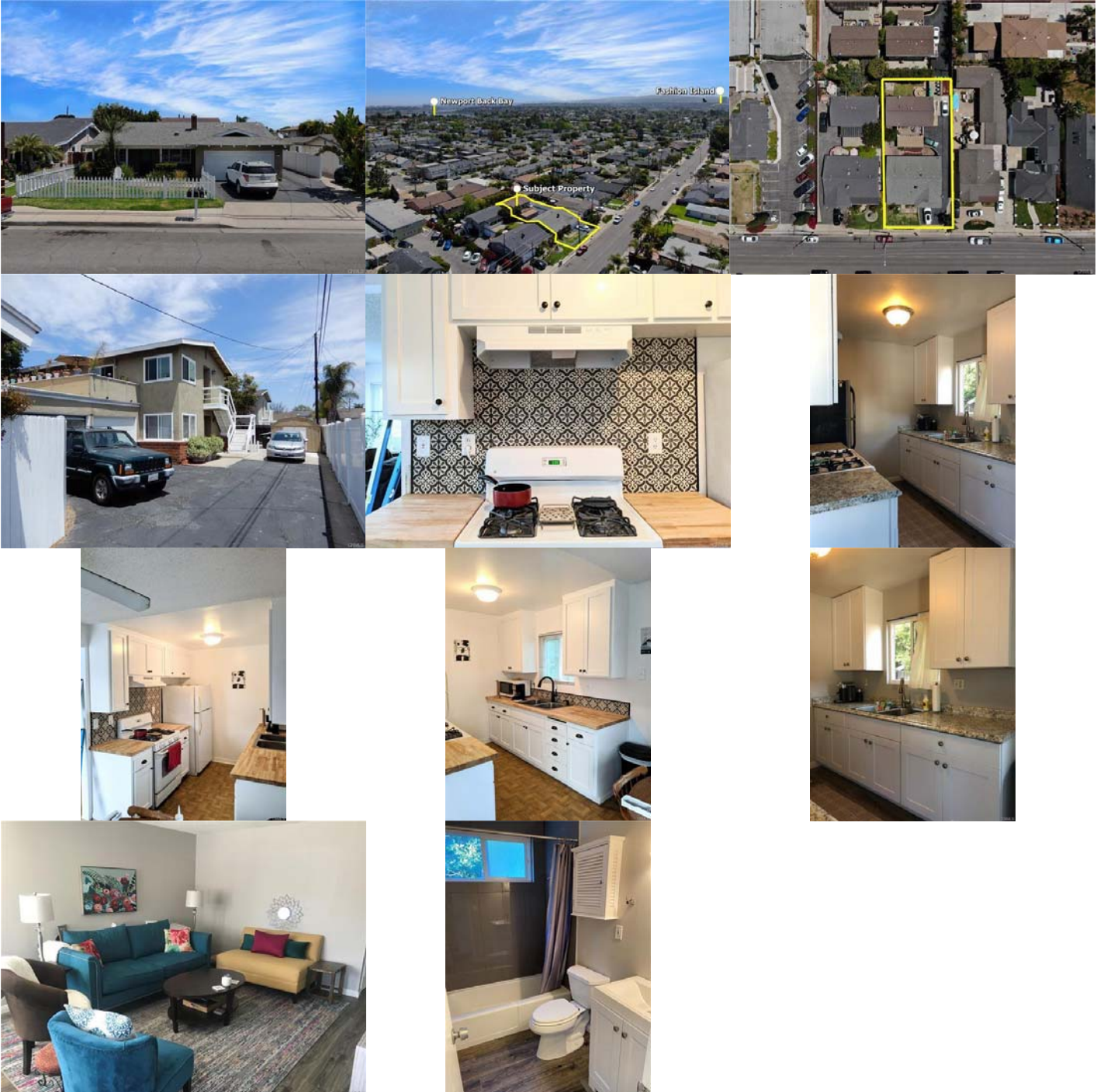
Michael Lembeck

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

Re/Max Property Connection

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

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Closed • [Triplex](#)

List / Sold:

\$1,050,000/\$1,025,000 ↓

28 days on the market

Listing ID: OC21067236

124 Avenida Miramar • San Clemente 92672

3 units • **\$350,000/unit** • **1,200 sqft** • **3,920 sqft lot** • **\$854.17/sqft** •
Built in 1953

W off N El Camino Real



Triplex in the heart of San Clemente! Excellent location within walking distance to all the fun shops and restaurants on Avenida Del Mar and to the beach, San Clemente Beach Trail and Linda Lane Park! All three units are studios and all are single level with no interior steps for easy living. Each unit has a patio and one off-street uncovered parking space. Great location and a great investment opportunity!

Facts & Features

- Sold On 06/30/2021
- Original List Price of \$1,099,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- \$55800 Gross Scheduled Income
- \$39900 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Near Public Transit, Park Nearby
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,900
- Electric: \$800.00
- Gas: \$600
- Furniture Replacement:
- Trash: \$800
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$1,250	\$1,250	\$1,550
2:	1	0	1	0	Unfurnished	\$1,550	\$1,550	\$1,550
3:	1	0	1	0	Unfurnished	\$1,550	\$1,550	\$1,550

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

- SC - San Clemente Central area
- Orange County
- Parcel # 05807130

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:

\$1,979,000/\$2,100,000 ↑

3 days on the market

Listing ID: OC21117718

7782 15th St • Westminster 92683

4 units • \$494,750/unit • 4,820 sqft • 10,954 sqft lot • \$435.68/sqft • Built in 1993

Beach Blvd N. to 15th Street



First time ever on the market and offered for sale by the original developer and current owner. Rare 1993 custom constructed 4-units in the prime, and completely regentrifying "Numbered Streets" area of Westminster. There are several newer constructed 4-plexes in the location, but it is seldom that they ever come available. Exceptional unit mix consisting of all spacious townhome style residences. There are two 2-bedroom, 2.5 bath units – designed like dual mater suites which are approximately 1,060 square feet each; and two 3-bedroom, 2.5 bath units which are approximately 1238 square feet and 1462 square feet respectively. Each unit has private yard, double enclosed attached – direct access garages with garage door opener. Each unit has washer and dryer hook-ups, forced air heat and central air conditioning. The exterior has been recently painted with all termite wood replacement completed as well. This long-term owner developer has taken exceptionally good care of the property; the rear large 3-bedroom townhome has recently vacated with a substantial remodel accomplished. The average unit size is ~1,205. All units are separately metered for gas and electric, the owner pays water, trash service and outside lights. There is a concrete driveway/motor court, automatic sprinklers, and block wall surrounding on the perimeter of the exceptionally large approximately 11,000 square foot lot. All residents are month to month occupancy and rental increases are available to be levied by any new ownership. With interest rates at their historical low levels, financing options of 65% down, non-owner-occupied rates under 3.5%. The price per square foot is far below comparable sales as this translates into an exceptional value. Residents of 15th Street enjoy close access to the San Diego Freeway (I-405) and the Garden Grove Freeway (SR 22), with easy access to I-5, I-110, I-605, and I-710, which connects the property to all of Orange County as well as the greater Los Angeles MSA.

Facts & Features

- Sold On 06/30/2021
- Original List Price of \$1,979,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage, See Remarks
- \$107100 Gross Scheduled Income
- \$63376 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Carpet, Laminate, Vinyl
- Appliances: Dishwasher, Gas Oven, Gas Range, Microwave, Range Hood, Water Heater

Exterior

- Lot Features: Back Yard, Front Yard, Greenbelt, Landscaped, Lot 10000-19999 Sqft, Rectangular Lot, Level, Near Public Transit, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer
- Fencing: Block
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$40,511
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0

- Cable TV: 00000001
- Gardener:
- Licenses:

- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,250	\$2,250	\$2,995
2:	1	2	2	2	Unfurnished	\$1,725	\$1,725	\$2,295
3:	1	2	2	2	Unfurnished	\$1,950	\$1,950	\$2,295
4:	1	3	2	2	Unfurnished	\$3,000	\$3,000	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 60 - Westminster South of Westminster, W of Beach area
- Orange County
- Parcel # 09634116

Michael Lembeck

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 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:

\$1,050,000/\$1,033,333 ↓

8 days on the market

Listing ID: 21719786

1434 S Sycamore St • Santa Ana 92707

4 units • **\$262,500/unit** • **3,272 sqft** • **6,265 sqft lot** • **\$315.81/sqft** •
Built in 1951

E Edinger Ave and S Main St



Excellent investment property located in the Wilshire Square neighborhood within close proximity to Downtown Santa Ana. Long term ownership with large upside to increase rental income. Unit mix is two 2 bed/1 bath units and two 1 bed/1 bath units. Each tenant has their own garage space. Separately metered for gas and electric. This location has a high walkability score so most tenant errands can be accomplished on foot. This property can be purchased separately or together with 1402 S Sycamore Street and 1406 S Sycamore Street.

Facts & Features

- Sold On 07/01/2021
- Original List Price of \$1,050,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$37400 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$22,000
- 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:	1	1	1		Unfurnished	\$1,100	\$1,100	\$1,400
2:	1	2	1		Unfurnished	\$1,400	\$1,400	\$1,800
3:	1	1	1		Unfurnished	\$1,100	\$1,100	\$1,400
4:	1	2	1		Unfurnished	\$1,350	\$1,350	\$1,800
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Drapes:

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

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

Additional Information

- Standard sale

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01317421

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:

\$1,050,000/\$1,033,333 ↓

8 days on the market

Listing ID: 21719762

1406 S Sycamore St • Santa Ana 92707

4 units • \$262,500/unit • 3,273 sqft • 6,319 sqft lot • \$315.71/sqft •
Built in 1951

E Edinger Ave and S Main St



Excellent investment property located in the Wilshire Square neighborhood within close proximity to Downtown Santa Ana. Long term ownership with large upside to increase rental income. Unit mix is two 2 bed/1 bath units and two 1 bed/1 bath units. Each tenant has their own garage space. Separately metered for gas and electric. This location has a high walkability score so most tenant errands can be accomplished on foot. This property can be purchased separately or together with 1402 S Sycamore Street and 1434 S Sycamore Street.

Facts & Features

- Sold On 07/01/2021
- Original List Price of \$1,050,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$29600 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$22,000
- 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:	1	1	1		Unfurnished	\$950	\$950	\$1,400
2:	1	2	1		Unfurnished	\$1,175	\$1,175	\$1,800
3:	1	1	1		Unfurnished	\$950	\$950	\$1,400
4:	1	2	1		Unfurnished	\$1,225	\$1,225	\$1,800
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Drapes:

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

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

Additional Information

- Standard sale

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01317414

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:

\$1,050,000/\$1,033,334 ↓

7 days on the market

Listing ID: 21719708

1402 S Sycamore St • Santa Ana 92707

4 units • **\$262,500/unit** • **3,272 sqft** • **6,568 sqft lot** • **\$315.81/sqft** •
Built in 1951

E Edinger Ave and S Main St



Excellent investment property located in the Wilshire Square neighborhood within close proximity to Downtown Santa Ana. Long term ownership with large upside to increase rental income. Unit mix is two 2 bed/1 bath units and two 1 bed/1 bath units. Each tenant has their own garage space. Separately metered for gas and electric. This location has a high walkability score so most tenant errands can be accomplished on foot. This property can be purchased separately or together with 1406 S Sycamore Street and 1434 S Sycamore Street.

Facts & Features

- Sold On 07/01/2021
- Original List Price of \$1,050,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$35900 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$22,000
- 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:	1	1	1		Unfurnished	\$1,100	\$1,100	\$1,400
2:	1	2	1		Unfurnished	\$1,200	\$1,200	\$1,800
3:	1	1	1		Unfurnished	\$1,125	\$1,125	\$1,400
4:	1	2	1		Unfurnished	\$1,400	\$1,400	\$1,800
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Drapes:

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

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

Additional Information

- Standard sale

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01317413

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:

\$2,095,000/\$2,075,000 ↓

3 days on the market

Listing ID: PW21109436

2201 Kilson Dr • Santa Ana 92707

6 units • **\$349,167/unit** • **4,816 sqft** • **10,454 sqft lot** • **\$430.86/sqft** •
Built in 1960

North of Warner Avenue & East of Main Street



We are pleased to present 2201-2205 Kilson Drive, a fully renovated six-unit investment opportunity located in the exceptionally strong rental market of Santa Ana. Desirably comprised of side-by-side triplexes, the Kilson Drive Apartments has an attractive unit mix of all 2-bedroom units with a majority of the units being single story. Current ownership amplifies the meaning of pride of ownership by infusing nearly \$220,000 (2016) of capital to create luxury interiors that have been treated to complete remodels and a stunningly attractive exterior full of upgrades listed below. The Kilson Drive Apartments is a rare investment opportunity to purchase a turnkey asset with little to no management or capital needed, making this a stand-out to any investor. *Side-by-Side Triplexes with Individual Parcels, *All 2-Bedroom Units with majority Single-Story Layout, *Approximately \$220,000 Infused in Recent Interior & Exterior Upgrades, *New Kitchens w/Quartz Countertops & Stainless Steel Appliances, New Bathrooms & New Flooring, *New Roof, New Windows, New Landscaping & Crisp New Exterior Paint, *Attractive Financing Available with Only 25% Down Payment

Facts & Features

- Sold On 07/01/2021
- Original List Price of \$2,095,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Community
- Cap Rate: 4.5
- \$127308 Gross Scheduled Income
- \$93716 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: None

Annual Expenses

- Total Operating Expense: \$33,592
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01220368
- Gardener:
- Licenses:
- Insurance: \$2,542
- Maintenance: \$3,600
- 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:	6	2	1	6	Unfurnished	\$10,609	\$10,609	\$11,000

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 2
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01610328

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

