

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	NP24074981	S	112 28th ST #A	NB	N8	STD	2	\$109,800		\$3,275,800	\$1,455.91	2250	1920/ASR	2,178/0.05	N	2	07/02/24	28/28
2	24369069	S	111 39th ST	NB	N8	STD	2			\$4,355,000	\$1,353.33	3218/E	1963	3,624/0.0832		2	07/02/24	81/81
3	QC24062654	S	1821 Evergreen ST	SA	69	STD	3	\$72,840		\$1,120,000	\$425.86	2630	1962/EST	7,405/0.17	N	3	07/02/24	56/56
4	QC24097844	S	407 N Bradford AVE	PLA	84	STD	3	\$144,000		\$1,500,000	\$616.78	2432	1958/EST	8,276/0.19	N	2	07/03/24	31/31
5	QC24093250	S	216 Avenida Lobeiro	SC	SW	STD	3	\$87,600		\$2,045,000	\$813.12	2515	1960/EST	3,920/0.09	N	3	07/03/24	34/34
6	QC24088029	S	3740 S Marine ST	SA	699	STD	4	\$92,628		\$1,775,000	\$402.68	4408	1969/ASR	7,841/0.18	N	5	07/02/24	29/29
7	QC24055747	S	2122 E Westport DR	ANA	78	STD	4	\$92,832	5	\$1,315,000	\$524.32	2508	1960/ASR	8,712/0.2	N	4	07/05/24	23/23
8	NP24028330	S	2658 Santa Ana AVE	CM	C5	STD	6	\$269,520	4	\$4,980,000	\$1,037.50	4800	1959/ASR	19,602/0.45	N	6	07/05/24	124/124

Closed • Duplex

List / Sold:

\$3,500,000/\$3,275,800 ↓

28 days on the market

Listing ID: NP24074981

112 28th St # A • Newport Beach 92663

2 units • \$1,750,000/unit • 2,250 sqft • 2,178 sqft lot • \$1455.91/sqft • Built in 1920

Balboa Blvd / 28Th St



Two 3 bedrooms and 2 baths unit duplex. Ocean views from balcony deck the patio and just steps to the sand! Centrally located on the 100 block, 3 houses from the boardwalk and two blocks from The Landing shopping center. Great location near restaurants, shopping and beach activities. Two 3 bedrooms and 2 baths unit duplex. Newer paint throughout, new vinyl flooring (down stairs unit). Light and bright. Inside laundry hook-ups. ONE OF THE FEW UNITS WITH A 4 CAR GARAGE (TANDEM STYLE)

Facts & Features

- Sold On 07/02/2024
- Original List Price of \$3,500,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Forced Air
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Inside, Washer Hookup
- \$109800 Gross Scheduled Income
- \$94506 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,437
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01926114
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,320
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$4,650	\$4,650	\$5,500
2:	1	3	2	2	Unfurnished	\$4,500	\$4,500	\$5,350

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%

- N8 - West Newport - Lido area
- Orange County
- Parcel # 04709208

Michael Lembeck

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

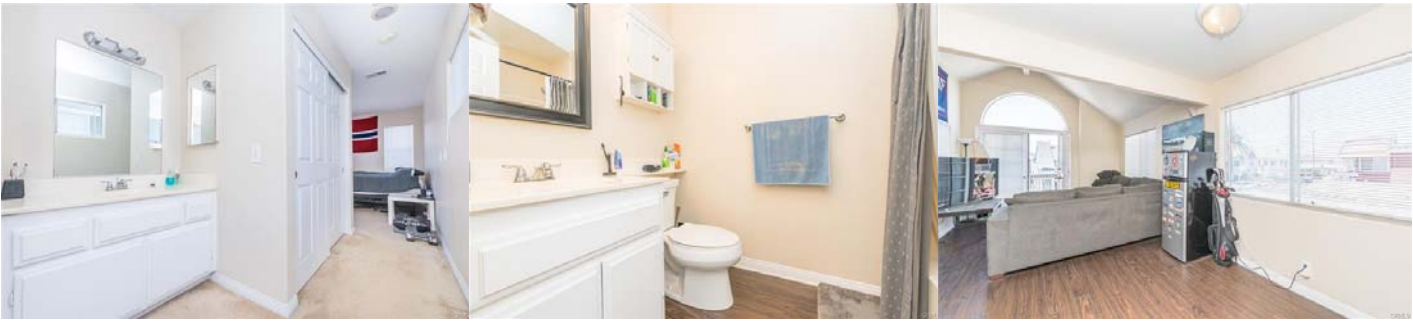
Citivest Realty Services, Inc

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

 Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: NP24074981

Printed: 07/07/2024 8:16:10 AM

Closed •

List / Sold:

\$4,395,000/\$4,355,000 ↓

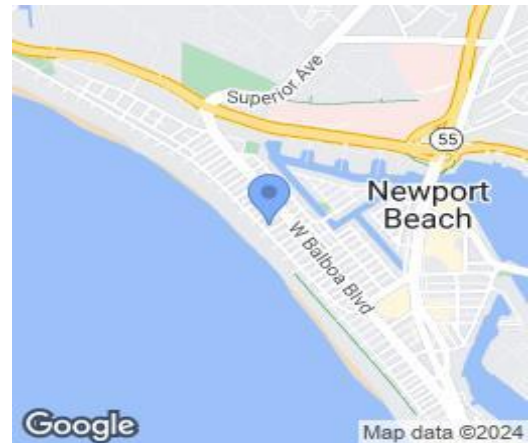
81 days on the market

Listing ID: 24369069

111 39th St • Newport Beach 92663

2 units • \$2,197,500/unit • 3,218 sqft • 3,624 sqft lot • \$1353.33/sqft • Built in 1963

South on Balboa Blvd, Right on 39th St.



Nestled just steps from the beach, this multifamily home is a true gem, rarely found on the peninsula. Its prime beach location offers an unparalleled coastal lifestyle, complete with breathtaking ocean views, stunning sunsets, and the soothing sound of crashing waves. Both units feature expansive living areas, modern amenities, and ample parking on one of the largest lots in the area. With a total of 6 bedrooms and 4 1/2 baths, along with 6 parking spaces and 2 spacious outdoor areas, this duplex truly has it all. Whether used as a single-family home or for generating additional income, this property exudes versatility and coastal charm. The lower unit welcomes you with a formal entry that opens into a spacious and bright floor plan, featuring 3 bedrooms, 2 baths, and an office nook. The spacious kitchen complete with breakfast bar, flows into a large dining area and living room with sliding glass doors leading to a generously sized patio. Upstairs, natural light floods the space, highlighting the hardwood floors and voluminous ceilings. The open floor plan showcases a chef's kitchen with high-end stainless steel appliances, two ovens, a produce sink, ample cabinetry, and counter space. The oversized living has a gas fireplace and both living and dining areas boast vaulted ceilings. Large balcony with plenty of room for outdoor seating and grill. The larger of the two units, it comprises of 3 large bedrooms, 2.5 baths, and a large office. The primary suite features a double-sided fireplace, a spacious walk-in closet, and a separate tub and shower. Direct entrance to the enclosed garage and ample closet space enhance the living experience. Let the photos speak for themselves this property is a coastal haven awaiting its new owners.

Facts & Features

- Sold On 07/02/2024
- Original List Price of \$4,395,000
- 1 Buildings
- Levels: Multi/Split
- 6 Total parking spaces
- Heating: Central, Fireplace(s), Forced Air
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Washer Included
- \$138200 Net Operating Income

Interior

- Rooms: Den, Entry, Family Room, Primary Bathroom, Office, Walk-In Closet
- Appliances: Built-In, Convection Oven, Dishwasher, Double Oven, Disposal, Gas Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$7,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- 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	3	2		Unfurnished	\$4,600	\$4,600	\$4,600
2:	2	3	2		Unfurnished	\$7,500	\$7,500	\$7,500

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.500%
- N8 - West Newport - Lido area
 - Orange County
 - Parcel # 42332111

Michael Lembeck

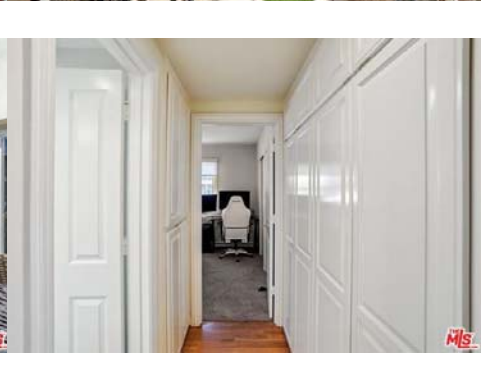
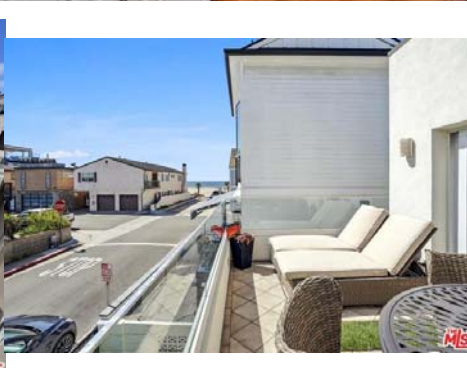
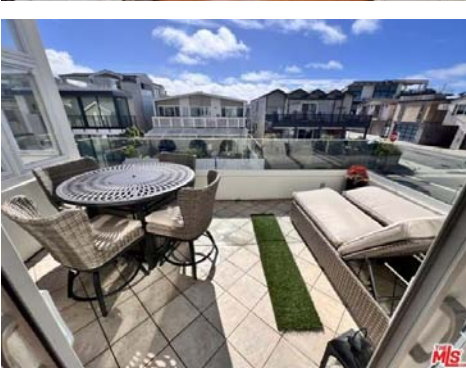
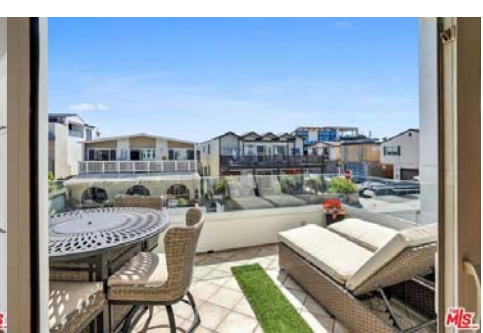
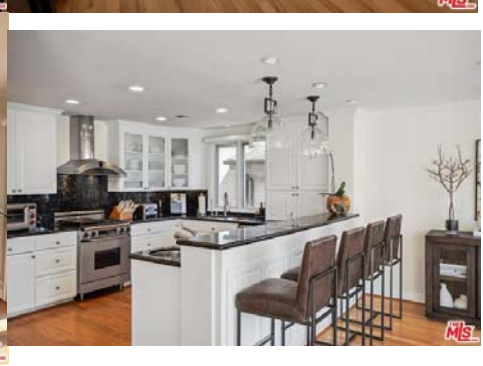
State License #: 01019397
Cell Phone: 714-742-3700

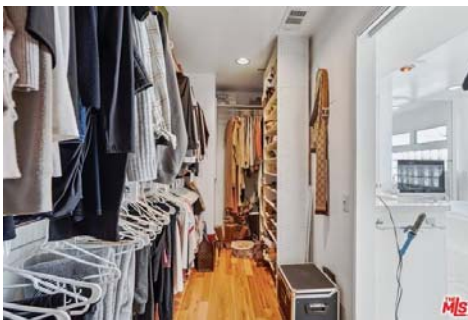
Citivest Realty Services, Inc

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

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Closed • **Triplex**

List / Sold:

\$1,150,000/\$1,120,000 ↓

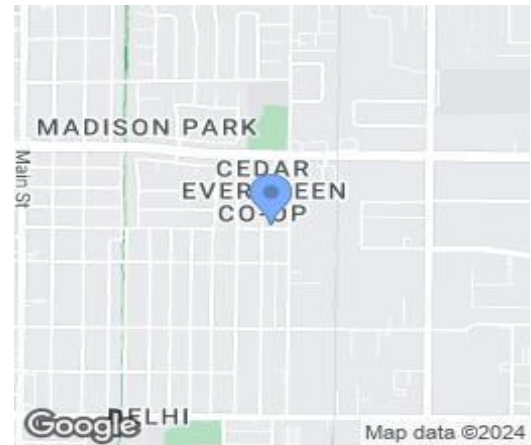
56 days on the market

Listing ID: OC24062654

1821 Evergreen St • Santa Ana 92707

3 units • \$383,333/unit • 2,630 sqft • 7,405 sqft lot • \$425.86/sqft • Built in 1962

Edinger/Standard



Gorgeous and well-kept triplex in the heart of Santa Ana. Property features 3 units, each with 2 bedrooms, 1 bath, and 1 separate detached garage. Steady income investment income with current long-term occupancy in all units, and rents are paid on time. Each unit is equipped with granite countertop kitchen, dual pane windows. Water heater, and a sprinkler system outside. The property is central to the 55 and 405 freeways, South Coast Plaza, restaurants, parks, and many more amenities. This will not last long!

Facts & Features

- Sold On 07/02/2024
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- \$780 (Estimated)
- SellerConsiderConcessionYN:
- \$72840 Gross Scheduled Income
- \$61868 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Main Floor Bedroom, Main Floor Primary Bedroom
- Floor: Laminate, Tile
- Appliances: Free-Standing Range
- Other Interior Features: Granite Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Lot 6500-9999
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,880
- Electric: \$240.00
- Gas:
- Furniture Replacement:
- Trash: \$4,440
- Cable TV: 02157962
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1		\$2,040	\$2,040	\$2,600
2:	1	2	1	1		\$2,045	\$2,045	\$2,600
3:	1	2	1	1		\$1,985	\$1,985	\$2,600

Of Units With:

- Separate Electric: 4
- Gas Meters: 3
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

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

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01424103

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: OC24062654

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Closed • **Triplex**

List / Sold:

\$1,499,000/\$1,500,000 ↑

31 days on the market

Listing ID: OC24097844

407 N Bradford Ave • Placentia 92870

3 units • \$499,667/unit • 2,432 sqft • 8,276 sqft lot • \$616.78/sqft • Built in 1958

Major cross street Chapman



Introducing 407,409 and 411 Bradford Ave, Placentia, CA - an incredible investment opportunity nestled in the heart of convenience and charm. These meticulously remodeled units boast breathtaking open floor plans, adorned with new flooring and freshly painted interiors and exteriors. The kitchens and bathrooms have been exquisitely revamped, promising modern elegance at every turn. Each unit comes complete with its own dedicated parking space and private yard, ensuring convenience and comfort for residents and guests alike. Positioned in a prime location, these properties offer unparalleled accessibility to Disneyland, Cal State Fullerton, Anaheim Stadium, The Block, and major airports, making them an ideal choice for short-term rentals. Don't miss your chance to capitalize on this remarkable investment opportunity!

Facts & Features

- Sold On 07/03/2024
- Original List Price of \$1,499,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$1,889 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$144000 Gross Scheduled Income
- \$134000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Garden, Landscaped, Lawn, Level, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,710
- Electric: \$4,200.00
- Gas: \$1,650
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 02184903
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,760
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Furnished	\$5,000	\$5,000	\$3,000
2:	1	2	1	0	Furnished	\$5,000	\$5,000	\$3,000
3:	1	2	1	2	Furnished	\$4,000	\$4,000	\$2,800

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 84 - Placentia area
- Orange County
- Parcel # 33902208

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

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Closed • **Triplex**

List / Sold:

\$1,999,999/\$2,045,000 ↑

34 days on the market

Listing ID: OC24093250

216 Avenida Lobeiro • San Clemente 92672

**3 units • \$666,666/unit • 2,515 sqft • 3,920 sqft lot • \$813.12/sqft •
Built in 1960**

Exit Calafia, head straight, turn right onto Ave Montalvo, warp around to Ave Loberio



Located on the desirable "loop" in the heart of Southwest San Clemente, this turn key triplex is sure to impress! All three units are 2 bedrooms, 1 bathroom and feature spacious living rooms and kitchens. Two units are upstairs, one unit is downstairs along with the shared laundry room and three single car garages for each unit. The upstairs back unit has a beautiful back deck with an ocean view. The downstairs unit offers a private backyard with turf and a patio. Walk to the beach and beach trail in a few minutes and easily access downtown shops and restaurants by bike, golf cart, car, or a nice walk.

Facts & Features

- Sold On 07/03/2024
- Original List Price of \$1,999,999
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Forced Air
- \$32 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Individual Room
- \$87600 Gross Scheduled Income
- \$62600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01897784
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,600	\$2,600	\$3,500
2:	1	2	1	1	Unfurnished	\$2,350	\$2,350	\$3,300
3:	1	2	1	1	Unfurnished	\$2,350	\$2,350	\$3,100

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
- Buyer Agency Compensation: 2.5%

- SW - San Clemente Southwest area
- Orange County
- Parcel # 06013222

Michael Lembeck

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

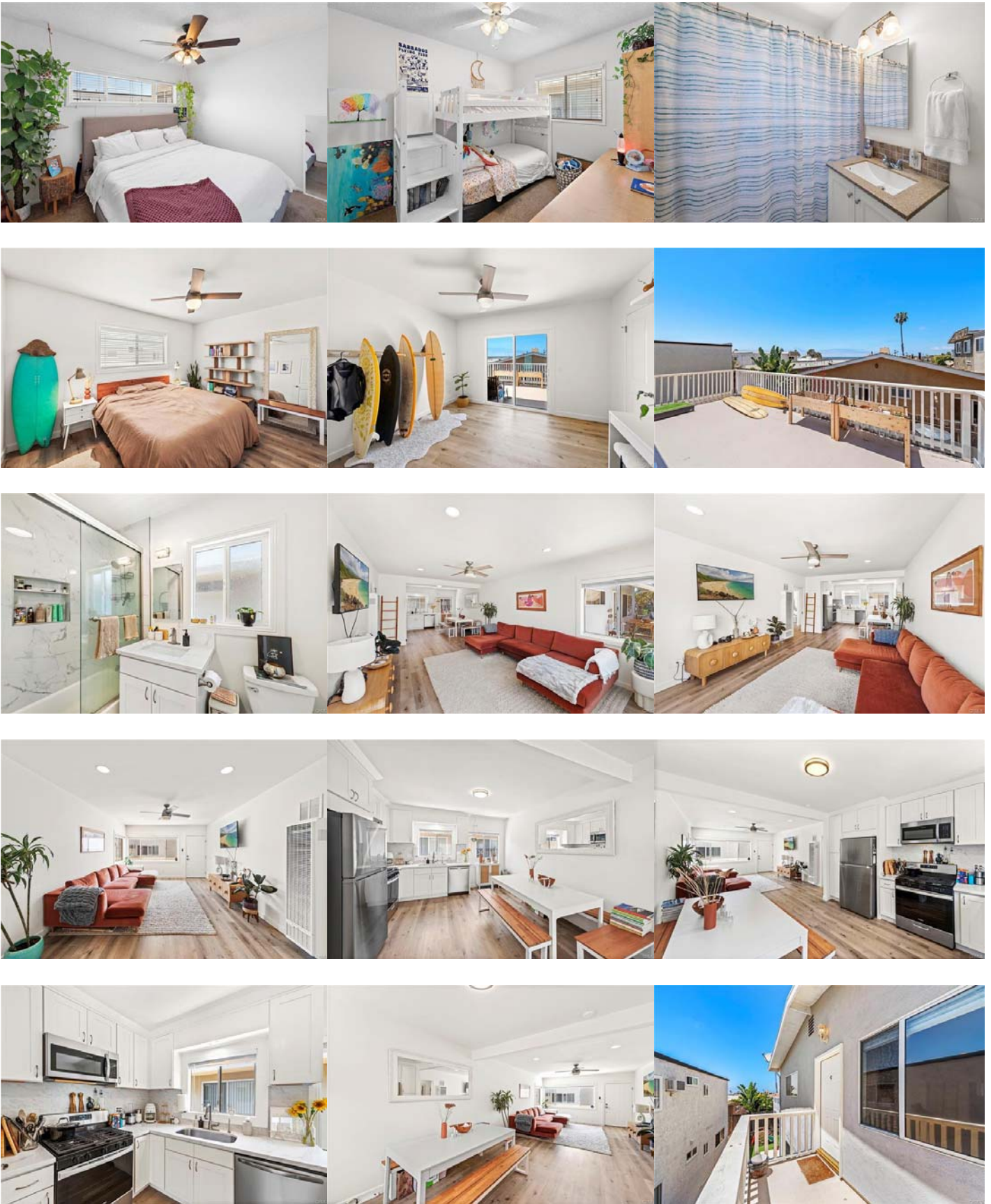
Citivest Realty Services, Inc

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

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Closed • **Quadruplex**

List / Sold:

\$1,799,000/\$1,775,000 ↓

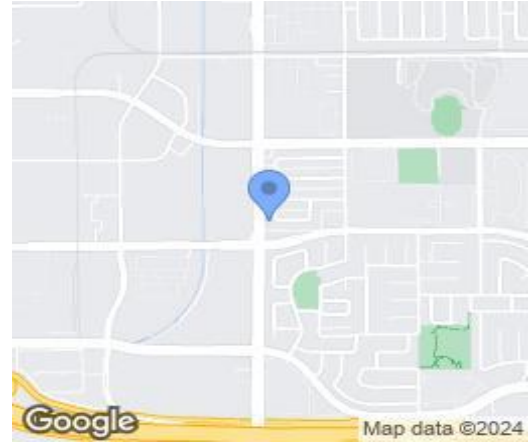
3740 S Marine St • Santa Ana 92704

29 days on the market

4 units • **\$449,750/unit** • **4,408 sqft** • **7,841 sqft lot** • **\$402.68/sqft** •
Built in 1969

Listing ID: OC24088029

Corss streets: W Sunflower Ave., S Fairview St.



Don't miss this great investment opportunity for a quadruplex in the sought after Covington area of Santa Ana. This well-maintained building features four separate units, with garages and ample additional parking spaces. The property is located just minutes from the 405 & 55 freeways, beautiful SoCal beaches, and South Coast Plaza. All four of the units are currently occupied by excellent long-term tenants. Unit 1: 3 Bed 1.75 Bath single level with updated kitchen, fireplace in living room, and two car garage. Unit 2: 2 Bed 1.5 Bath on two levels (bedrooms up), granite counters in kitchen, and 1 car garage. Unit 3: 2 Bed 1.75 Bath single level, new light fixtures, 1 car garage. Unit 4: 2 Bed 1 Bath carriage unit above garages with private balcony. Three sides of the building have updated dual pane windows. All units have newer flooring, a combination of either carpet/wood or carpet/woodgrain tile planks. All units have newer heaters, and water heaters. The laundry room is furnished with a full-sized washer/dryer for each unit (total 4 sets). Each unit is metered separately for gas and electricity. There is 1 meter for water. Owner pays gas/elec for common areas and all water.

Facts & Features

- Sold On 07/02/2024
- Original List Price of \$1,799,000
- 1 Buildings
- 5 Total parking spaces
- Heating: Central
- \$1,035 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Dryer Included, Washer Included
- \$92628 Gross Scheduled Income
- \$81610 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,018
- Electric: \$636.00
- Gas: \$504
- Furniture Replacement:
- Trash: \$3,636
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,660
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,382
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,307	\$27,684	\$3,200
2:	1	2	2	1	Unfurnished	\$1,850	\$22,200	\$2,500
3:	1	2	2	1	Unfurnished	\$1,768	\$21,216	\$2,500
4:	1	2	2	1	Unfurnished	\$1,794	\$21,528	\$2,300

Of Units With:

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

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

Additional Information

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

- 699 - Not Defined area
- Orange County
- Parcel # 41402224

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: OC24088029

Printed: 07/07/2024 8:16:16 AM

Closed • **Quadruplex**

List / Sold:

\$1,350,000/\$1,315,000 ↓

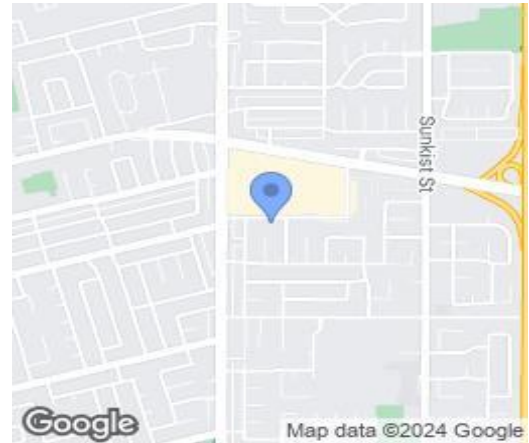
2122 E Westport Dr • Anaheim 92806

23 days on the market

**4 units • \$337,500/unit • 2,508 sqft • 8,712 sqft lot • \$524.32/sqft •
Built in 1960**

Listing ID: OC24055747

North on State College Blvd, take a right onto E Westport Drive, Property will be on the Right



2122 E Westport Drive is an exquisite four-unit multifamily property ideally situated near Downtown Anaheim, California. Each unit boasts a spacious one-bedroom plus an accompanying den, offering residents both comfort and versatility. The single-story construction with a pitched shingle roof exudes curb appeal with meticulously landscaped grounds and a sprawling front yard adorned with lush, manicured lawns. Well-maintained and recently painted in 2018, the building stands as a testament to quality and care. Tenants will appreciate the convenience of garage parking, on-site laundry, and a built-in BBQ with seating area. Additionally, the building has security screen doors, a storage shed and grass areas to further enhance the resident experience. Strategically located just under a mile from the CA-57 Freeway, the property offers seamless connectivity to major retail, educational, and employment hubs, extending opportunities beyond the immediate neighborhood. This offering presents an enticing opportunity for investors, combining a well-maintained apartment community with substantial value-add potential in a prime Anaheim locale. With the city's robust apartment market and amenities nearby, investors can anticipate strong demand from discerning tenants seeking a blend of comfort, convenience, and connectivity.

Facts & Features

- Sold On 07/05/2024
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- \$0 (Other)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.75
- \$92832 Gross Scheduled Income
- \$64163 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Den
- Appliances: Disposal, Gas Oven, Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$34,933
- Electric: \$2,560.00
- Gas: \$3,276
- Furniture Replacement:
- Trash: \$1,696
- Cable TV: 01316702
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management: 4642
- Water/Sewer: \$1,829
- Other Expense: \$1,035
- Other Expense Description: Other

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$2,055	\$2,055	\$2,350
2:	1	1	1	1	Unfurnished	\$1,825	\$1,825	\$2,350
3:	1	1	1	1	Unfurnished	\$2,140	\$2,140	\$2,350
4:	1	1	1	1	Unfurnished	\$1,716	\$1,716	\$2,350

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%
- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 08344305

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



Closed • **Commercial/Residential**

List / Sold:

\$5,178,000/\$4,980,000 ↓

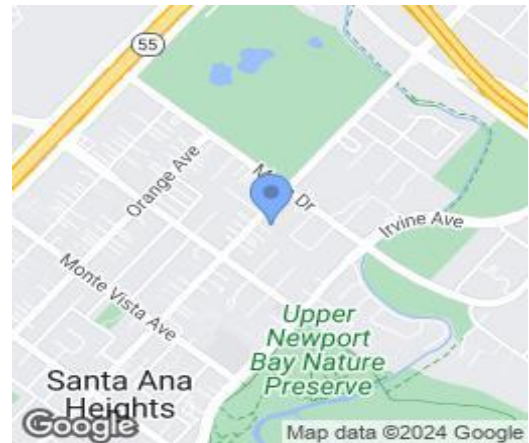
124 days on the market

Listing ID: NP24028330

2658 Santa Ana Ave • Costa Mesa 92627

**6 units • \$863,000/unit • 4,800 sqft • 19,602 sqft lot • \$1037.50/sqft •
Built in 1959**

Between Mesa and University off the 55 Freeway



6 UNIT COMPLEX NEWLY REMODELED WITH RARE MARKET VALUE RENTS SO THAT YOU AREN'T BELOW MARKET OUT OF THE GATE. This 6 unit offers investors the best return for a low and easy management opportunity WITH POTENTIAL FOR ADU AND ADDITIONAL INCOME. 2658 Santa Ana is a lucrative investment opportunity in the heart of Popular Eastside Costa Mesa – a commercial multifamily property that epitomizes turnkey perfection. Ideal for the discerning investor seeking immediate profitability without the hassle of renovations, this property is poised to deliver both financial success and peace of mind. Strategically located near the 55 Freeway, 17th Street, South Coast Plaza, The Back Bay, and Newport Beach, this multifamily gem is surrounded by desirable amenities and prime destinations. The property comprises six detached bungalows, each with a garage and 1-2 parking spaces, ensuring convenience for both residents and guests. Recently remodeled in late 2022, this property shines with a cohesive aesthetic, presenting near-identical units that showcase meticulous attention to detail. Every aspect of these bungalows has been thoughtfully upgraded, from the new kitchens and baths to the flooring, doors, paint, gutters, and roofing, creating a harmonious living experience. Embrace modern comfort with air-conditioned interiors, featuring three mini-split systems in each bungalow for personalized climate control. Step outside to discover oversized, meticulously landscaped yards, providing residents with a private oasis and an inviting atmosphere for outdoor activities. Unlock additional value with the potential for an Accessory Dwelling Unit (ADU), offering flexibility in usage and increased investment potential. Currently boasting a remarkable 100% occupancy rate at market rents, this property is fully leased up, providing a secure and immediate return on investment. In summary, this commercial multifamily property is more than just an investment; it's a turnkey opportunity for the savvy investor looking to capitalize on a prime location, modern amenities, and a seamless, income-generating property. Secure your stake in the thriving Eastside Costa Mesa community today!

Facts & Features

- Sold On 07/05/2024
- Original List Price of \$5,178,000
- 6 Buildings
- Levels: One
- 16 Total parking spaces
- Cooling: Ductless, Electric, ENERGY STAR Qualified Equipment, Zoned
- Heating: Ductless, Electric, ENERGY STAR Qualified Equipment, Zoned
- \$3,822 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Electric Dryer Hookup, In Closet, Inside, Stackable, Washer Hookup, Washer Included
- Cap Rate: 3.6
- \$269520 Gross Scheduled Income
- \$186831 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom
- Floor: Laminate
- Appliances: Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Disposal, Gas Oven, Gas Cooktop, Gas Water Heater, Ice Maker, Range Hood, Refrigerator, Self Cleaning Oven, Water Heater
- Other Interior Features: Quartz Counters, Stone Counters, Unfurnished, Wired for Data

Exterior

- Lot Features: 6-10 Units/Acre, Lot 10000-19999 Sqft, Rectangular Lot, Paved, Sprinkler System, Sprinklers Timer
- Fencing: Vinyl, Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$82,692
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01767484
- Gardener:
- Licenses:
- Insurance: \$6,000
- Maintenance: \$4,800
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,500
- Other Expense: \$1,200
- Other Expense Description: Acctg

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$3,775	\$45,300	\$45,300
2:	1	2	1	1	Unfurnished	\$3,695	\$44,340	\$44,340
3:	1	2	1	1	Unfurnished	\$3,695	\$44,340	\$44,340
4:	1	2	1	1	Unfurnished	\$3,650	\$43,800	\$43,800
5:	1	2	1	1	Unfurnished	\$3,695	\$44,340	\$44,340
6:	1	2	1	1	Unfurnished	\$3,950	\$47,400	\$47,400

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 0
- Carpet: 0
- Dishwasher: 6
- Disposal: 6
- Drapes: 6
- Patio: 6
- Ranges: 6
- Refrigerator: 6
- Wall AC: 18

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C5 - East Costa Mesa area
- Orange County
- Parcel # 43910102

Michael Lembeck

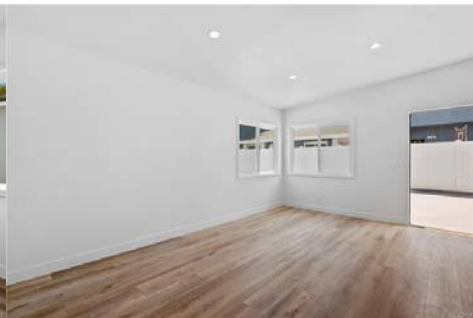
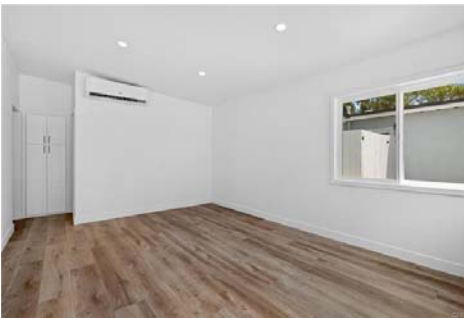
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CUSTOMER FULL: Residential Income LISTING ID: NP24028330

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