

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	NP22073044	S	604 Narcissus AVE	CDM	CS	STD	2	\$55,200		\$3,100,000 	\$1,937.50	1600	1949/PUB	3,524/0.0809	N	3	06/09/22	9/9
2	OC22064722	S	114 41st ST	NB	N8	STD	2	\$164,400		\$4,100,000 	\$1,380.47	2970	1963/EST	3,250/0.0746	N	4	06/09/22	31/259
3	TR21240275	S	5742 Fullerton AVE	BP	82	STD	8	\$116,800	4	\$1,880,000 	\$452.47	4155	1950/ASR	9,692/0.2225	N	0	06/09/22	164/164
4	PW22056365	S	601 Calle Puente	SC	699	STD	8	\$250,990		\$5,450,000 	\$790.43	6895	1964/ASR	11,326/0.26	N	8	06/06/22	8/8

Closed •

List / Sold:

\$3,000,000/\$3,100,000 ↑

9 days on the market

Listing ID: NP22073044

604 Narcissus Ave • Corona del Mar 92625

2 units • \$1,500,000/unit • 1,600 sqft • 3,524 sqft lot • \$1937.50/sqft • Built in 1949

Npht of Coast Hwy on Narcissus



Great location in the Flower Streets. This is a very buildable lot in the heart of Corona Del Mar, Currently a duplex with a large courtyard between the two buildings and a three car garage. Lot size is a 30 ft X 118 Ft. Walking distance to everything.

Facts & Features

- Sold On 06/09/2022
- Original List Price of \$3,000,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Natural Gas
- \$501 (Estimated)
- Laundry: Gas Dryer Hookup, In Closet, Washer Hookup
- \$55200 Gross Scheduled Income
- \$55200 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lawn, Rectangular Lot, Level, Park Nearby, Patio Home, Utilities - Overhead, Value In Land
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01338815
- 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	1	1	Unfurnished	\$32,400	\$32,400	\$0
2:	1	3	2	2	Unfurnished	\$22,800	\$22,800	\$0

Of Units With:

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

Additional Information

- Standard sale
- CS - Corona Del Mar - Spyglass area

- Orange County
- Parcel # 45907509

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: NP22073044

Printed: 06/12/2022 10:58:53 AM

Closed •

List / Sold:

\$2,500,000/\$4,100,000 ↑

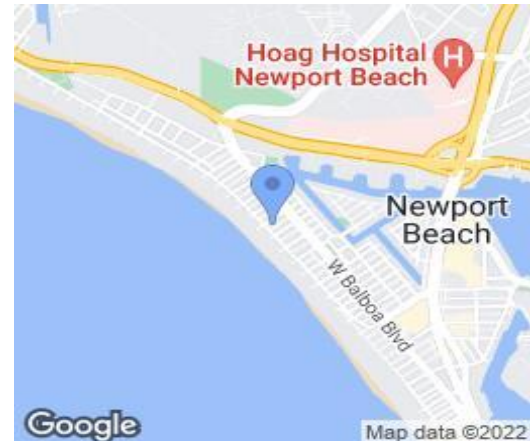
31 days on the market

Listing ID: OC22064722

114 41st St • Newport Beach 92663

2 units • \$1,250,000/unit • 2,970 sqft • 3,250 sqft lot • \$1380.47/sqft • Built in 1963

Balboa Blvd to 41st



Luxury Live Auction! Bidding to start from \$2,500,000! Have you been looking to live in a spacious beachside home where you can watch the sunset over the ocean every afternoon? How about one with an attached rental income you can apply toward your mortgage? Say hello to 114 41st St., in Newport Beach. This 10 bedroom, 7 bathroom beach duplex is a mere 60-second walk from the front door to dipping your toes in the Pacific. As the waves crash yards away, stepping onto the property, it is already easy to envision your life here. The downstairs unit has access to the perfect patio for hosting on the 4th of July or sipping a coffee after your morning walk along the sand. Stepping inside through the sliding glass doors, you first arrive in the kitchen/dining space and living room. Amber wood cabinetry lines the kitchen, providing ample storage, and matches beautifully with the granite countertops. The living room is the perfect cozy escape while feeling the ocean breeze on those crisp Newport Beach nights. The first-floor unit houses four of the six bedrooms, and three bathrooms, while the upstairs unit has the remaining two bedrooms and two bathrooms. Much like the downstairs unit, the upstairs delivers the same beachy comfort. With a similar stylish kitchen and cozy living room, the real selling point of this unit are the two private patios. There is one smaller deck in the back, off the main bedroom, and another perched above the lower unit's patio. Of the two, this space is grander, offering plenty of room to host guests for a beach day barbecue. Lastly, this duplex boasts six attached parking spots, eliminating any concern of parking in this highly-sought after neighborhood. Whether you are looking to invest in one of the most extraordinary beach communities on the planet or settle down yourself while bringing in some rental income at the same time, this property is primed and ready for you to come in and make it your own.

Facts & Features

- Sold On 06/09/2022
- Original List Price of \$2,500,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$515 (Estimated)
- Laundry: In Closet
- \$164400 Gross Scheduled Income
- \$126736 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Main Floor Bedroom, Main Floor Master Bedroom

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,606
- Electric: \$1,010.00
- Gas: \$715
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$884
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,176
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	6	4	3	Negotiable	\$150,000	\$150,000	\$175,000
2:	1	4	3	3	Negotiable	\$100,000	\$100,000	\$125,000

Of Units With:

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

Additional Information

- Standard sale
- N8 - West Newport - Lido area
 - Orange County
 - Parcel # 42331208

Michael Lembeck

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Re/Max Property Connection

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

 Click arrow to display photos







Closed •

List / Sold:

\$1,999,000/\$1,880,000 ↓

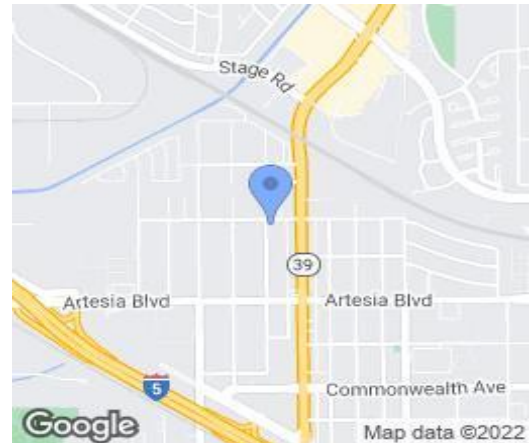
164 days on the market

Listing ID: TR21240275

5742 Fullerton Ave • Buena Park 90621

8 units • **\$249,875/unit** • **4,155 sqft** • **9,692 sqft lot** • **\$452.47/sqft** •
Built in 1950

West of Beach Blvd./ South of Franklin St.



Well maintained single story 8 units apartment complex for sale. Approx. 31% Upside in Rent. 8 units complex features 2 buildings side by side (4 units in each building). All 1 Bed/ 1 Bath units. 4,155 building sf., 9,692 sf. lot size. Ample parking spaces. Convenient location to I-5 FWY.

Facts & Features

- Sold On 06/09/2022
- Original List Price of \$1,999,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (See Remarks)
- Cap Rate: 3.83
- \$116808 Gross Scheduled Income
- \$76531 Net Operating Income
- 8 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$36,773
- Electric:
- Gas: \$1,800
- Furniture Replacement:
- Trash: \$3,216
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,520
- Maintenance: \$1,250
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$1,495	\$2,990	\$3,200
2:	5	1	1	0	Unfurnished	\$1,127	\$5,637	\$8,000
3:	1	1	1	0	Unfurnished	\$1,106	\$1,106	\$1,600

Of Units With:

- Separate Electric: 8
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 82 - Buena Park area
- Orange County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: TR21240275

Printed: 06/12/2022 10:58:57 AM

Closed •

List / Sold:

\$5,500,000/\$5,450,000 ↓

8 days on the market

601 Calle Puente • San Clemente 92672

**8 units • \$687,500/unit • 6,895 sqft • 11,326 sqft lot • \$790.43/sqft •
Built in 1964**

Listing ID: PW22056365

South West of 5 Freeway, South of N El Camino Real



601 West Apartments, is a pride of ownership 8-unit apartment complex located at 601 Calle Puente in the beach side city of San Clemente. This amazing asset defines upscale apartment living as it has received over \$500,000 in capital improvements and upgrades. Comprised of all two bedroom units including a couple of townhomes, makes 601 West an in demand property for both apartment investors and high quality renters. 601 West offers tenants of the community garage parking and additional open spaces along with an on-site laundry facility. Tenants of select units receive beautiful ocean views out their front doors and all tenants enjoy the ability to walk to San Clemente's pristine beaches and parks. This truly is a once in a lifetime investment the sharp investor can add to their long term hold portfolio.

Facts & Features

- Sold On 06/06/2022
- Original List Price of \$5,500,000
- 1 Buildings
- Levels: Two
- 14 Total parking spaces
- \$50 (Estimated)
- Laundry: Common Area
- \$250992 Gross Scheduled Income
- \$162025 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$81,437
- Electric: \$1,693.00
- Gas: \$1,693
- Furniture Replacement:
- Trash: \$1,693
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,750
- Maintenance: \$12,173
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,693
- Other Expense: \$500
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	1	0	Unfurnished	\$14,851	\$14,851	\$17,370
2:	2	2	2	0	Unfurnished	\$5,890	\$5,890	\$6,390

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Orange County
- Parcel # 05813217

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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