

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	PW20261254	S	2416 England ST	HB	15	STD	2	\$53,244		\$950,000	\$481.74	1972	1958/ASR	7,405/0.17	2	06/08/21	68/126
2	IG21053499	S	1400 W Valencia	FUL	83	STD	2	\$37,500		\$855,000	\$404.45	2114	1962/PUB	6,098/0.14	2	06/07/21	16/16
3	OC21099103	S	26753 Avenida Las Palmas	DP	CB	TRUS	2	\$78,000		\$1,503,755	\$615.28	2444	1976/PUB	5,227/0.12	4	06/07/21	8/8
4	LG21058251	S	496 Cypress DR	LB	NL	STD	2	\$120,000		\$2,370,000	\$1,265.35	1873	1978/PUB	4,183/0.096	4	06/07/21	43/322
5	OC21124370	S	215 Avenida Santa Barbara	SC	SC	STD	2	\$65,400		\$1,400,000	\$710.66	1970	1953/PUB	4,356/0.1	2	06/09/21	0/0
6	21699010	S	148 14Th ST	SLB	1A	STD	3			\$1,600,000	\$1,103.45	1450	1954	3,040		06/09/21	59/59
7	PW21101978	S	1301 Seal WAY #1-4	SLB	1A	TRUS	4	\$82,800		\$4,150,000	\$754.55	5500	1972/ASR	3,568/0.0819	6	06/08/21	6/6
8	OC21087687	S	409 12th ST	HB	15	STD	4	\$144,000	4	\$2,900,000	\$663.92	4368	1966/PUB	5,663/0.13	5	06/11/21	5/5
9	PW21091877	S	1501 N Parton ST	SA	70	STD	4	\$72,600		\$1,180,000	\$373.42	3160	1948/PUB	6,098/0.14	4	06/07/21	7/86
10	OC21036435	S	604 N Sabina ST #A-D	ANA	78	STD	4	\$54,300		\$953,550	\$511.84	1863	1955/APP	5,663/0.13	4	06/09/21	56/56
11	20672368	S	592 HAMILTON ST	CM	C2	STD	4			\$1,995,000	\$511.54	3900	1956	20,952/0.48	7	06/08/21	98/98
12	PW21057330	S	8220 20th ST	WTM	65	TRUS	5	\$78,660		\$1,454,000	\$344.96	4215	1964/PUB	6,700/0.1538	3	06/11/21	0/0
13	21721646	S	713 California ST	HB	15	STD	6			\$2,951,000	\$614.79	4800	1960	14,578	6	06/08/21	3/3
14	OC21055785	S	820 W Washington AVE	SA	70	STD	7	\$122,640		\$1,775,000	\$401.77	4418	1962/ASR	6,011/0.138	3	06/08/21	13/13
15	RS20225698	S	1609 W Ball RD	ANA	79	STD	8	\$0		\$1,808,000	\$275.44	6564	1960/ASR	9,583/0.22	8	06/08/21	151/151
16	PW21059637	S	3962 Howard AVE	LOSA	52	STD	10	\$236,160	3	\$4,500,000	\$422.97	10639	1985/ASR	17,860/0.41	10	06/09/21	9/9
17	OC21021253	S	2217 Harbor BLVD	CM	699	STD	84	\$1,861,400		\$30,841,537	\$478.52	64452	1962/ASR	138,521/3.18	0	06/08/21	21/21

Closed • Duplex

List / Sold: **\$979,000/\$950,000** ↓

2416 England St • Huntington Beach 92648

68 days on the market

2 units • **\$489,500/unit** • **1,972 sqft** • **7,405 sqft lot** • **\$481.74/sqft** •

Built in 1958

Listing ID: PW20261254

From Beach Blvd. turn N on Yorktown, 2nd left on England



2414 & 2416 England St. is a Duplex in West Huntington Beach. Two 2br 1ba units with 1 car garage each. Newer windows, baths and kitchen. Remodeled in 2006. Washer/dryer hookups. Cul de sac location. Back unit has potential for RV alley access-large yard. Close to beach/shopping/freeways/Downtown HB.

Facts & Features

- Sold On 06/08/2021
- Original List Price of \$979,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Electric
- Laundry: See Remarks
- \$53244 Gross Scheduled Income
- \$50724 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Family Room
- Floor: Carpet, Tile
- Appliances: Gas Range

Exterior

- Lot Features: Sprinkler System
- Fencing: Redwood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,520
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$794
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,560
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,200	\$2,200	\$2,500
2:	1	2	1	1	Unfurnished	\$2,237	\$0	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- 15 - West Huntington Beach area

- Orange County
- Parcel # 02512134

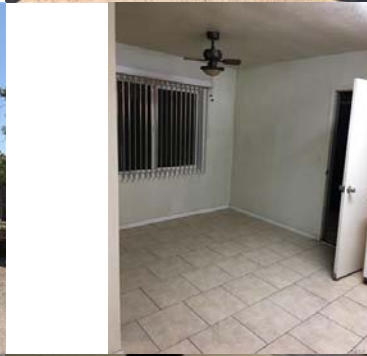
Michael Lembeck

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 • Duplex

List / Sold: **\$868,800/\$855,000** ↓

1400 W Valencia • Fullerton 92833

16 days on the market

2 units • **\$434,400/unit** • **2,114 sqft** • **6,098 sqft lot** • **\$404.45/sqft** •
Built in 1962

Listing ID: IG21053499

On Valencia between Brookhurst and Euclid



GREAT OPPORTUNITY TO OWN INCOME PROPERTY IN HIGHLY DESIRABLE AREA OF FULLERTON! Multi family duplex consists of two units. 1400 Valencia is a Single Story- 3 Bed 2 Bath approx 1150 sf of living space & 1404 Valencia is a Two Story -2 Bed Upstairs 1 ½ Bath approx 950 sf of living space. Granite in Kitchen. These units features cement patios, and gas cooking in the kitchen. Separate Electric and Gas Meters. One Shared 2 car garage w/ washer dryer hook ups! Located close to Downtown Fullerton with plenty of restaurants and shopping, Cal State Fullerton, Fullerton College and freeway access. Walking distance to Pacific Drive elementary school. Don't miss out on seeing this property! It's one you won't want to miss!

Facts & Features

- Sold On 06/07/2021
- Original List Price of \$868,800
- 1 Buildings
- 2 Total parking spaces
- Cooling: See Remarks
- Heating: Wall Furnace, Natural Gas
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$37500 Gross Scheduled Income
- \$20284 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Galley Kitchen, Living Room, See Remarks
- Floor: Carpet, Tile, Vinyl
- Appliances: Gas Range, Gas Cooktop, Recirculated Exhaust Fan, Water Heater
- Other Interior Features: Copper Plumbing Full, Formica Counters, Granite Counters

Exterior

- Lot Features: Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Near Public Transit, Park Nearby
- Security Features: Smoke Detector(s)
- Fencing: Block, Good Condition, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,216
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$551
- Cable TV: 02114291
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description: Estimated

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,600	\$1,600	\$1,975
2:	1	2	2	1	Unfurnished	\$1,525	\$1,525	\$1,750

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 0
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 83 - Fullerton area
- Orange County
- Parcel # 03133201

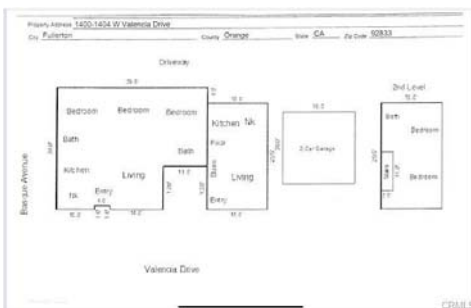
Michael Lembeck

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 •

List / Sold:

\$1,450,000/\$1,503,755 ↑

8 days on the market

Listing ID: OC21099103

26753 Avenida Las Palmas • Dana Point 92624

2 units • \$725,000/unit • 2,444 sqft • 5,227 sqft lot • \$615.28/sqft • Built in 1976

Avenida Las Palmas



An outstanding investment opportunity to own this charming duplex in the desirable Capistrano Beach neighborhood, within the city of Dana Point. Fabulously located just a short walk to the famous Capistrano Beach, nestled between Doheny and Poche beaches, as well as having great access to the 5 freeway and retail shopping opportunities. Both units are two bed, two bath with approximately 1,222 square foot of living space each. Both the upper unit and lower unit have identical, functional floorplans, with open kitchen and living room in the front of the units, and master bed with attached master bath in the rear. Tons of storage within the units. Each unit also comes with its own 2 car garage, which boast tons of additional storage space. Detached garage in the rear. The upper unit has brand new flooring throughout and is freshly painted. The lower unit was renovated in 2010 and has been freshly painted. Property is ready to lease. Pro forma economics are \$78,000 EGR at \$3,250 a unit per month, with estimated expenses of \$16,000 for a proforma NOI of \$62,000. Call today to schedule a tour. Tours by appointment only.

Facts & Features

- Sold On 06/07/2021
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Laundry: Individual Room
- \$78000 Gross Scheduled Income
- \$62000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Sprinklers Manual
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01527124
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale

- CB - Capistrano Beach area
- Orange County
- Parcel # 12326147

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Cell Phone: 714-742-3700

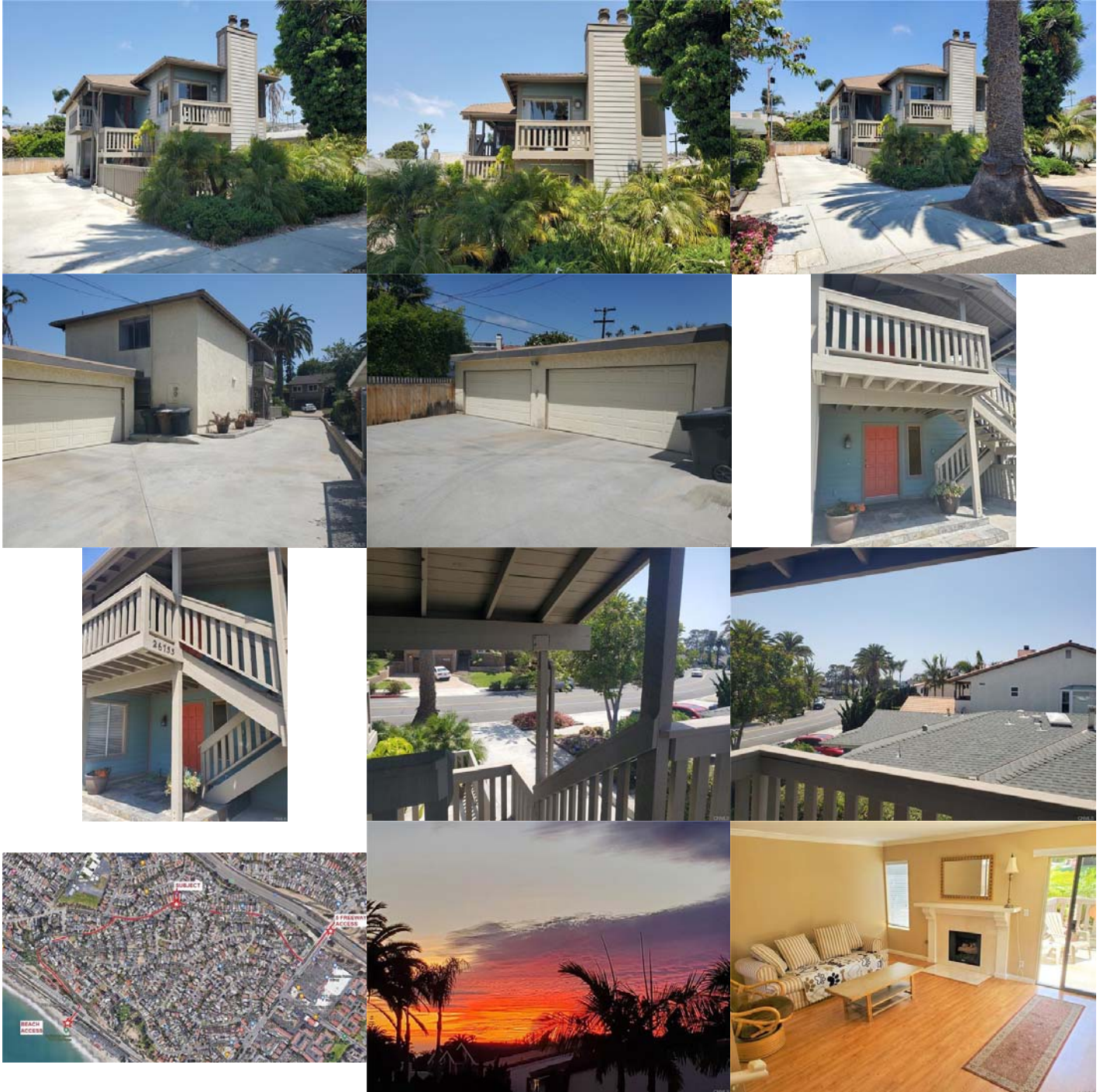
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC21099103

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Closed • Duplex

List / Sold:

\$2,499,900/\$2,370,000 ↓

43 days on the market

Listing ID: LG21058251

496 Cypress Dr • Laguna Beach 92651

**2 units • \$1,249,950/unit • 1,873 sqft • 4,183 sqft lot • \$1265.35/sqft •
Built in 1978**

PCH to Myrtle St. to Cypress Dr. Corner lot on right side



Prime North Laguna Beach Corner Lot Ocean View Location. Designed with adaptability in mind by architect Thomas McCorkell, known for the design of the Surf and Sand Resort. This property is unique and full of potential to meet your individual changing needs. A duplex laid out like 2 almost identical townhouses just steps from the ocean. Rent one and live in the other, rent both, or live in both as your needs evolve. Enjoy privacy and wrap-around outdoor living space. Each unit features 2 bedrooms, 2 full baths, decks, garden, outdoor shower, whole house fan, separate laundry, 2 car garages with 2 additional parking spaces in each driveway. Additional street parking available in the quiet charming tree-lined streets. Each unit has direct access from the garage to a main floor entrance, a bedroom, and a full bath. Upstairs each unit has an open floor plan with very tall ceilings, exposed beams, kitchen, living room with a fireplace, a dining room, a master bedroom, and a full bath. Just steps to the Heisler Park, Laguna Beach Museum of Art, Fine Dining, and all the entertainment Laguna Beach has to offer including Pageant of the Masters, the Sawdust Festival, Art Galleries, and more. Each unit has a separate front entrance and address. Each unit has a separate gas and electric meter. Properties share only one common wall and water and has 8 private parking spaces in total. Only 2 previous owners. Be the next lucky owner to make a smart investment. Plans available.

Facts & Features

- Sold On 06/07/2021
- Original List Price of \$2,499,900
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Whole House Fan
- Heating: Central
- Laundry: Dryer Included, Gas Dryer Hookup, In Garage, Washer Hookup, Washer Included
- \$120000 Gross Scheduled Income
- \$93000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Family Room, Great Room, Kitchen, Living Room, Master Bedroom, Multi-Level Bedroom
- Floor: Carpet, Tile, Wood
- Appliances: Built-In Range, Dishwasher, Gas Range, Gas Cooktop, Refrigerator, Self Cleaning Oven
- Other Interior Features: Balcony, Beamed Ceilings, Granite Counters, High Ceilings, Living Room Balcony, Living Room Deck Attached

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Park Nearby, Yard
- Waterfront Features: Across the Road from Lake/Ocean
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$27,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01723613
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Negotiable	\$4,600	\$57,000	\$60,000
2:	1	2	2	2	Negotiable	\$0	\$0	\$60,000

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal: 2
- Drapes:
- Patio: 4
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale
- NL - North Laguna area
- Orange County
- Parcel # 49603110

Michael Lembeck

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Re/Max Property Connection

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

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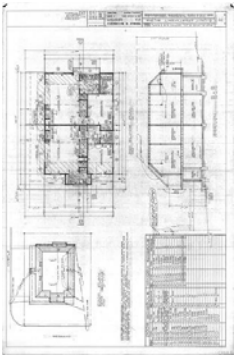
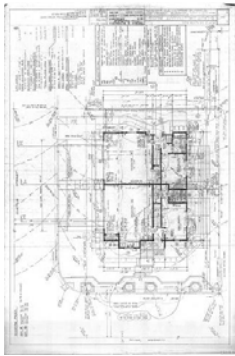












Closed •

List / Sold: **\$1,400,000/\$1,400,000**

215 Avenida Santa Barbara • San Clemente 92672

0 days on the market

**2 units • \$700,000/unit • 1,970 sqft • 4,356 sqft lot • \$710.66/sqft •
Built in 1953**

Listing ID: OC21124370

5 Freeway south exit Presidio



Turnkey Duplex in Downtown San Clemente with close access to Avenida Del Mar and local beaches.

Facts & Features

- Sold On 06/09/2021
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Kitchen, Individual Room
- \$65400 Gross Scheduled Income
- \$53400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01517369
- 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	\$2,650	\$2,650	\$2,650
2:	1	2	1	1	Unfurnished	\$2,800	\$2,800	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- SC - San Clemente Central area
- Orange County
- Parcel # 05809509

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: OC21124370

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Closed •

List / Sold:

\$1,659,999/\$1,600,000 ↓

59 days on the market

Listing ID: 21699010

148 14Th St • Seal Beach 90740

**3 units • \$553,333/unit • 1,450 sqft • No lot size data • \$1103.45/sqft •
Built in 1954**

Located on the corner of Electric Avenue and 14th Street.



3-unit property plus storage room. Amazing opportunity and location! A stunning and upgraded property with beautiful curb appeal. You can feel the ocean breeze on this wonderful 3-unit property located in Seal Beach California. A corner lot Triplex located only 1 block from the beach and directly on the corner of the popular Electric Avenue Greenbelt park. This is a great opportunity to own an income generating investment or buy and live in one unit and rent the other two units for income. The front unit is upgraded with new kitchen and bathroom cabinets, countertops, and tile and has 2 bedrooms and feels very spacious and cozy. There are also 2 additional studio units equipped with full kitchens and full baths. This property has a great location across the street from Electric Avenue Greenbelt park and a close walk to the beach and the popular Main Street and pier where you can enjoy all of the stores and restaurants. Investment properties like these are rare to come by in this location. Do not miss this amazing opportunity!

Facts & Features

- Sold On 06/09/2021
- Original List Price of \$1,799,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- 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	2	1		Unfurnished	\$0	\$0	\$3,277
2:	1	0	1		Unfurnished	\$1,100	\$0	\$1,450
3:	1	0	1		Unfurnished	\$1,050	\$0	\$1,450
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								

12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 1A - Seal Beach area
- Orange County
- Parcel # 19908201

Michael Lembeck

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

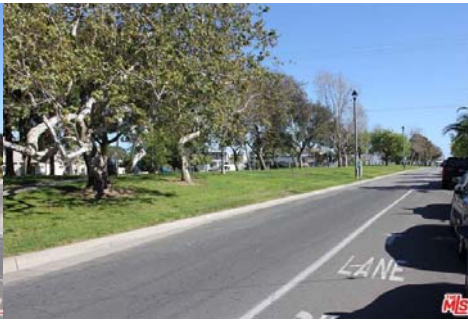
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 21699010

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Closed •

List / Sold:

\$4,500,000/\$4,150,000 ↓

6 days on the market

Listing ID: PW21101978

1301 Seal Way # 1-4 • Seal Beach 90740

**4 units • \$1,125,000/unit • 5,500 sqft • 3,568 sqft lot • \$754.55/sqft •
Built in 1972**

PCH - Ocean Avenue



Panoramic Ocean, Catalina, and Seal Beach Pier views! Once in a lifetime beachfront Fourplex on an oversized corner lot featuring a two-story 2 bedroom, 2.5 bathrooms plus den owner's unit. Each unit lives like a condo with no shared walls, ample square footage, and ocean views from multiple rooms. Unit 3 and 4 each have an interior private ocean view patio, large living room with fireplace, separate dining room, and a large master suite. Unit 1 is located on the ground floor with forward-facing ocean and Pier views, a fireplace, and a master suite. There are 6 garage spaces and two off-street parking spaces plus community laundry. Enjoy incredible sunsets and a unique third-story view. Located a short stroll to Main Street restaurants, boutiques, and the lovely Seal Beach pier!

Facts & Features

- Sold On 06/08/2021
- Original List Price of \$4,500,000
- 1 Buildings
- Levels: Three Or More
- 8 Total parking spaces
- Heating: Baseboard
- Laundry: Community
- \$82800 Gross Scheduled Income
- \$39462 Net Operating Income
- 5 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Master Suite
- Floor: Carpet
- Appliances: Dishwasher, Electric Oven
- Other Interior Features: Balcony, Laminate Counters, Living Room Deck Attached, Open Floorplan

Exterior

- Lot Features: Corner Lot, Rectangular Lot, Walkstreet
- Waterfront Features: Ocean Front, Ocean Side Of Highway 1
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$780.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00396996
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,060
- Other Expense: \$822
- Other Expense Description: FLD INS

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$2,500	\$2,500	\$3,000
2:	1	2	2	1	Unfurnished	\$2,100	\$2,100	\$2,800
3:	1	2	2	1	Unfurnished	\$2,300	\$2,300	\$2,900
4:	1	2	3	2	Unfurnished	\$0	\$0	\$4,000

Of Units With:

- Separate Electric: 5
- Drapes:

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

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

Additional Information

- Trust sale

- 1A - Seal Beach area
- Orange County
- Parcel # 19909118

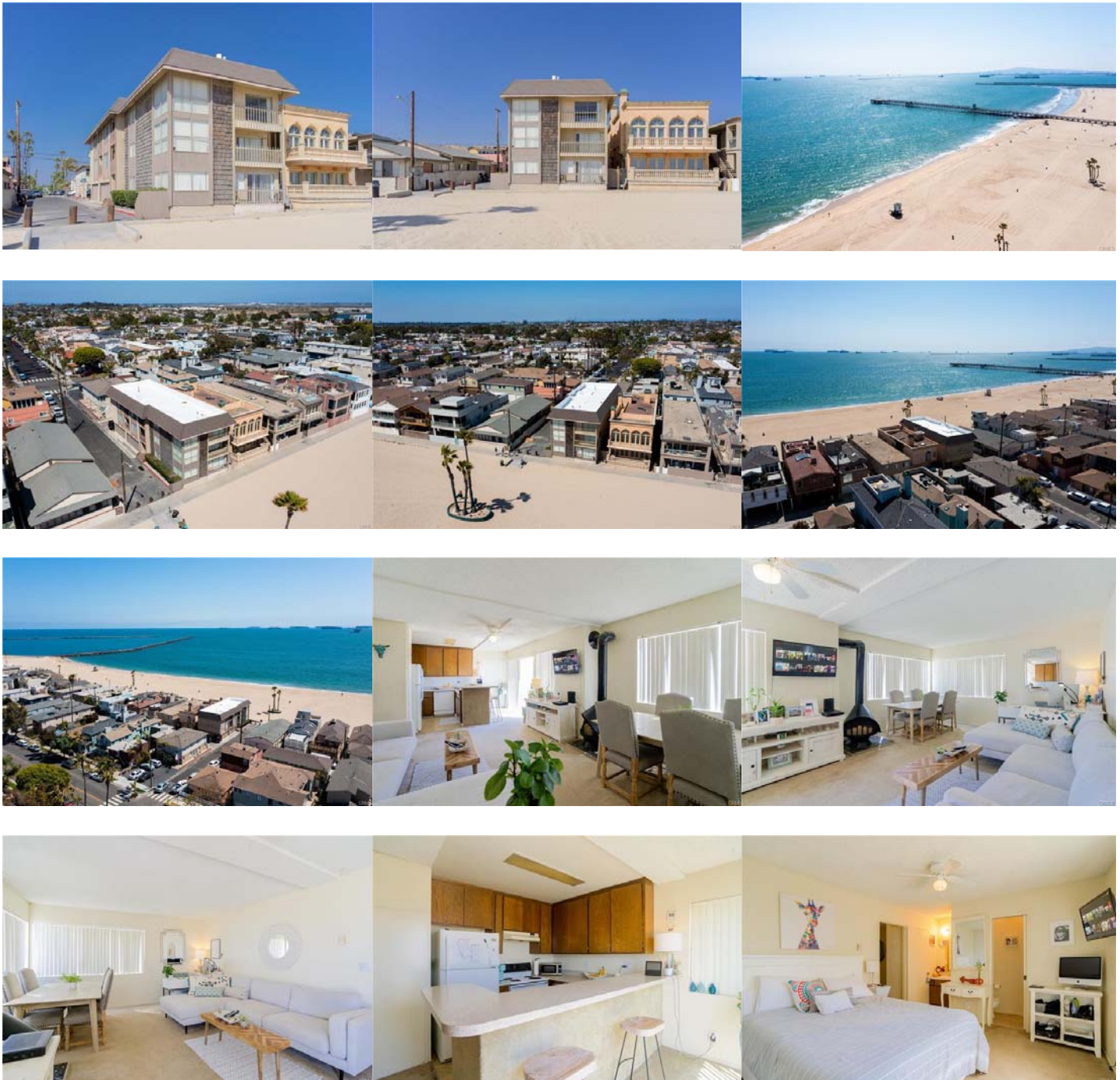
Michael Lembeck

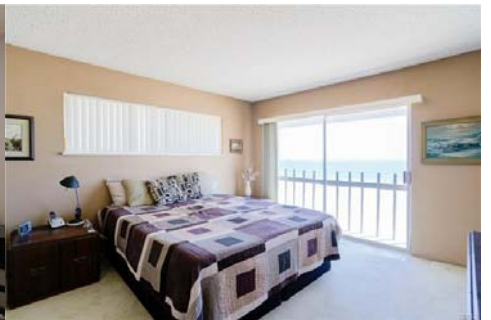
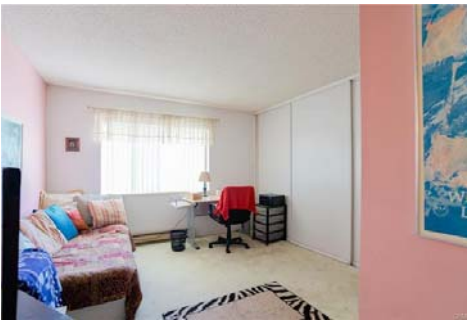
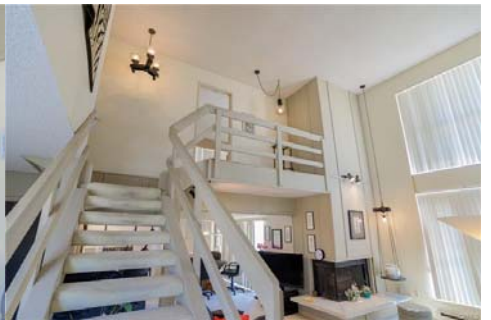
State License #: 01019397
Cell Phone: 714-742-3700

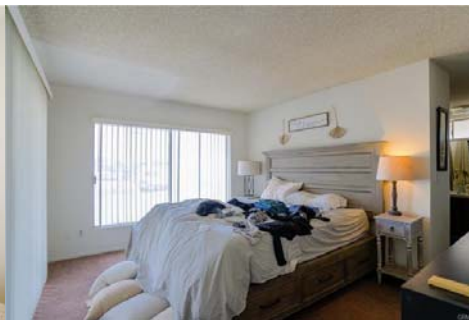
Re/Max Property Connection

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

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Closed •

List / Sold:

\$2,679,000/\$2,900,000 ↑

5 days on the market

Listing ID: OC21087687

409 12th St • Huntington Beach 92648

**4 units • \$669,750/unit • 4,368 sqft • 5,663 sqft lot • \$663.92/sqft •
Built in 1966**

Cross Streets: North: PCH; West: Main St.



Pride of Ownership 3 blocks from the beach! Rare opportunity to own this downtown Huntington Beach 4-plex offering more than location with all four units professionally designed and updated with a coastal modern style. Offering an excellent unit mix with a large 3 bedroom/2 bathroom unit with private two car garage, and three 2 bedroom/1 bathroom units each with 1 garage space. Building is turnkey with a new roof, water heater system, and many more improvements. Units are separately metered for gas and electricity. Excellent investment opportunity for improved property at the beach with amazing return for this asset type and location, don't miss out! All information deemed reliable but not guaranteed, prospective buyers to verify all aspects of the property including sqft, size of lot, and condition. Expenses are estimates based on historical information and may not be exact. All offers will be reviewed on Monday, May 3rd at 12pm.

Facts & Features

- Sold On 06/11/2021
- Original List Price of \$2,679,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace, Natural Gas
- Laundry: Common Area, Community, Gas Dryer Hookup, In Closet, In Garage, Inside, Upper Level, Outside, Washer Hookup
- Cap Rate: 4
- \$144000 Gross Scheduled Income
- \$106324 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom
- Floor: Tile, Vinyl
- Appliances: Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Free-Standing Range, Disposal, Gas Oven, Microwave, Range Hood, Refrigerator, Water Heater Central
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial, Open Floorplan, Recessed Lighting, Stone Counters

Exterior

- Lot Features: Front Yard, Rectangular Lot, Near Public Transit, Park Nearby, Rocks, Sprinkler System, Sprinklers In Front, Sprinklers On Side, Sprinklers Timer, Walkstreet, Yard
- Waterfront Features: Beach Access, Ocean Access
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Good Condition, Partial, Privacy, Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$37,675
- Electric: \$240.00
- Gas: \$960
- Furniture Replacement: \$0
- Trash: \$1,182
- Cable TV:
- Insurance: \$2,997
- Maintenance: \$1,000
- Workman's Comp: \$0
- Professional Management:
- Water/Sewer: \$1,104
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$3,700
2:	1	2	1	1	Unfurnished	\$2,900	\$2,900	\$2,900
3:	1	2	1	1	Unfurnished	\$2,700	\$2,700	\$2,700
4:	1	2	1	1	Unfurnished	\$0	\$0	\$2,700

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet: 0
- Dishwasher: 4
- Disposal: 4
- Drapes: 4
- Patio: 0
- Ranges: 4
- Refrigerator: 3
- Wall AC: 0

Additional Information

- Standard sale
- 15 - West Huntington Beach area
- Orange County
- Parcel # 02402810

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: OC21087687

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Closed • **Quadruplex**

List / Sold:

\$1,149,000/\$1,180,000 ↑

7 days on the market

Listing ID: PW21091877

1501 N Parton St • Santa Ana 92706

**4 units • \$287,250/unit • 3,160 sqft • 6,098 sqft lot • \$373.42/sqft •
Built in 1948**

Flower/17th street



Excellent and well-maintained 4-plex consists of (2x) 2BR & 1 Bath and (2x) 1BR & 1 Bath. 4 enclosed garages. \$6000+ monthly income. Property has coin-operated laundry which generates additional income for the owner. Property will be shown after accepted offer. Please send offer along with pre-approval letter & POF. PLEASE DO NOT DISTURB tenants.

Facts & Features

- Sold On 06/07/2021
- Original List Price of \$1,149,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Common Area, Community, Dryer Included, Washer Included
- \$72600 Gross Scheduled Income
- \$55740 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up
- Floor: Vinyl
- Appliances: Gas & Electric Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,860
- Electric: \$360.00
- Gas: \$40
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$1,020
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$1,750
2:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$1,750
3:	2	1	1	1	Furnished	\$1,300	\$2,600	\$2,800

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 70 - Santa Ana North of First area
- Orange County
- Parcel # 00511139

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:** PW21091877

Printed: 06/13/2021 6:01:59 PM

Closed •

List / Sold: **\$1,080,000/\$953,550** ↓

604 N Sabina St # A-D • Anaheim 92805

56 days on the market

**4 units • \$270,000/unit • 1,863 sqft • 5,663 sqft lot • \$511.84/sqft •
Built in 1955**

Listing ID: OC21036435

Lincoln and Anaheim Blvd



Rarely on the market, this Anaheim 4-plex is well maintained and perfectly suited for new or experienced investors. All units are on separate electric meters and have a one car garage and private patio. Landlord currently pays water and trash. Short term leases, low expenses, laundry room, garage rentals = POTENTIAL INCOME. This multi-unit money maker won't last!

Facts & Features

- Sold On 06/09/2021
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Individual Room
- \$54300 Gross Scheduled Income
- \$47680 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Front Yard, Yard
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,620
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,420
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description: utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,125	\$1,125	\$1,400
2:	1	1	1	1	Unfurnished	\$1,075	\$1,075	\$1,400
3:	1	1	1	1	Unfurnished	\$1,175	\$1,175	\$1,400
4:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$1,400

Of Units With:

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

Additional Information

- Standard sale

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03516535

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:** OC21036435

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Closed •

List / Sold: **\$1,995,000/\$1,995,000**

592 HAMILTON St • Costa Mesa 92627

98 days on the market

**4 units • \$498,750/unit • 3,900 sqft • 20,952 sqft lot • \$511.54/sqft •
Built in 1956**

Listing ID: 20672368

Cross Streets: Harbor Blvd / Victoria St



Four-Unit Income/Development opportunity situated on a large 20,952 square foot lot. The property offers a unit mix consisting of one 3 bedroom/2 bathroom home with a 2 car garage that is fully detached. The other three units are 2 bedroom/1 bathroom with a 1 car garage. There is also an additional 2 car garage. The Property has approved building plans for 6 new detached homes from previous seller. Great Costa Mesa location, minutes to transportation, beach, fine dining, shopping and eclectic entertainment.

Facts & Features

- Sold On 06/08/2021
- Original List Price of \$1,995,000
- 2 Buildings
- 7 Total parking spaces
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- 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	2	1		Unfurnished	\$1,825	\$1,825	\$1,825
2:	1	2	1		Unfurnished	\$1,825	\$1,825	\$1,825
3:	1	2	1		Unfurnished	\$1,825	\$1,825	\$1,825
4:	1	3	2		Unfurnished	\$2,460	\$2,460	\$2,460
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

- C2 - Southwest Costa Mesa area
- Orange County
- Parcel # 42202132

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: 20672368

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Closed • Apartment

List / Sold:

\$1,600,000/\$1,454,000 ↓

0 days on the market

8220 20th St • Westminster 92683

5 units • **\$320,000/unit** • **4,215 sqft** • **6,700 sqft lot** • **\$344.96/sqft** •
Built in 1964

Listing ID: PW21057330

east of Beach on 20th St



All 5 units are 2br, 1ba, but there are only 3 garages which must be accessed via an adjacent property. Owned coin-operated washers and dryers in laundry room are included, bring extra income of \$200 or more monthly. Tenants are long term, some on HUD. Rents are below market. Laundry room electric appears to supply electricity to garage on adjacent parcel, which is also to be sold. Newer windows, roof has been replaced recently. Sold as is

Facts & Features

- Sold On 06/11/2021
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Laundry: Common Area
- \$78660 Gross Scheduled Income
- \$51916 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry

Exterior

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

Annual Expenses

- Total Operating Expense: \$29,084
- Electric: \$516.00
- Gas: \$444
- Furniture Replacement:
- Trash: \$2,952
- Cable TV: 01932401
- Gardener:
- Licenses: 60
- Insurance: \$3,012
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$1,600
2:	1	2	1	0	Unfurnished	\$1,350	\$1,350	\$1,600
3:	1	2	1	1	Unfurnished	\$1,100	\$1,100	\$1,600
4:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$1,600
5:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,700

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 5
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled
- 65 - N of Blsa, S of GGrv, E of Bch, W of Brookhrs area
- Orange County
- Parcel # 09705308

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: PW21057330

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Closed •

List / Sold:

\$2,800,000/\$2,951,000 ↑

3 days on the market

Listing ID: 21721646

713 California St • Huntington Beach 92648

**6 units • \$466,667/unit • 4,800 sqft • No lot size data • \$614.79/sqft •
Built in 1960**

From CA-55 s/State Rte 55 toward Newport Beach, Exit 22nd St/Victoria St, Merge onto Newport Blvd, Turn Right onto Victoria St, Continue onto Hamilton Ave, Turn Right onto Newland St, Turn Left onto Atlanta Ave, Turn Right onto Huntington St, Property will be on the left



713-19 California St. is a 6-unit multifamily investment opportunity located in the city of Huntington Beach, a highly coveted rental market in Southern California. This pride of ownership asset is located on three adjacent parcels, consisting of 14,578 SF of land. 713-19 California St. has an excellent unit mix of two-bedroom units and single-story construction.

Facts & Features

- Sold On 06/08/2021
- Original List Price of \$2,800,000
- 3 Buildings
- 6 Total parking spaces
- \$74604 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$49,711
- 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:	6	2	1		Unfurnished	\$1,780	\$10,680	\$13,800
2:								
3:								
4:								
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

- 15 - West Huntington Beach area
- Orange County
- Parcel # 02421511

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: 21721646

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Closed •

List / Sold:

\$1,825,000/\$1,775,000 ↓

13 days on the market

Listing ID: OC21055785

820 W Washington Ave • Santa Ana 92706

7 units • **\$260,714/unit** • **4,418 sqft** • **6,011 sqft lot** • **\$401.77/sqft** •
Built in 1962

**From 17th Street head west and then head south onto N Flower Street until you reach Washington Aveune.
The property sits on the corner of Washington and Flower**



The Washington Avenue Apartments, located in the strong Santa Ana rental market. The property sits on a corner lot and boasts new dual pane vinyl windows, as well as a 1:1 parking ratio, including both covered and open parking spaces. The Washington Ave Apartments are also separately metered for gas and electricity, have on-site laundry, and require low maintenance landscaping.

Facts & Features

- Sold On 06/08/2021
- Original List Price of \$1,825,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Laundry: Common Area
- \$122640 Gross Scheduled Income
- \$77656 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 36-40 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$41,305
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01924589
- Gardener:
- Licenses:
- Insurance: \$1,940
- 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:	7	1	1	7	Unfurnished	\$10,220	\$122,640	\$11,200

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 70 - Santa Ana North of First area
- Orange County

• Parcel # 39853101

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: OC21055785

Printed: 06/13/2021 6:01:59 PM

Closed •

List / Sold:

\$1,950,000/\$1,808,000 ↓

151 days on the market

Listing ID: RS20225698

1609 W Ball Rd • Anaheim 92802

**8 units • \$243,750/unit • 6,564 sqft • 9,583 sqft lot • \$275.44/sqft •
Built in 1960**

Ball Rd and Euclid St.



These are 8 units apartment where there is hardly any vacancy. Each unit has it's own garage. All the units downstairs have tiles and some of the units have newer carpet upstairs. The property is very close to Disneyland has potential for higher rent.

Facts & Features

- Sold On 06/08/2021
- Original List Price of \$1,950,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Laundry: Common Area
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01960932
- 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:	6	1	1	6	Unfurnished	\$6,000	\$6,000	\$6,000
2:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$1,200
3:	1	3	2	1	Unfurnished	\$1,475	\$1,475	\$1,475

Of Units With:

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

Additional Information

- Standard sale
- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 25015214

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: RS20225698

Printed: 06/13/2021 6:02:00 PM

Closed •

List / Sold:

\$4,595,000/\$4,500,000 ↓

9 days on the market

Listing ID: PW21059637

3962 Howard Ave • Los Alamitos 90720

**10 units • \$459,500/unit • 10,639 sqft • 17,860 sqft lot • \$422.97/sqft •
Built in 1985**

E of Los Alamitos/ South of Katella



Pride of Ownership building located in best Los Alamitos Area. Gated trophy property built in 1985 Original owner First time ever on market. Over 10,000 square feet. Extremely well maintained. 25% upside on rents. 10 individual garages with openers. On site parking for an additional ten cars. Tankless water heaters. All plumbing replaced in last 5 years. Six units are townhouse style. Units have large private patios. Beautiful courtyard. Seller recently spent over \$30,000 in landscaping. Eight units have remodeled kitchens with granite counters. Mostly long term tenants. Laundry room with washers and dryers included in sale. Tile roof. Maintenance room with built in cabinets. LED lighting. Seller is not exchanging. You will not find a cleaner property.

Facts & Features

- Sold On 06/09/2021
- Original List Price of \$4,595,000
- 1 Buildings
- Levels: Two
- 20 Total parking spaces
- Cooling: Evaporative Cooling, Heat Pump
- Heating: Heat Pump
- Laundry: Common Area, Individual Room, See Remarks
- Cap Rate: 3.2
- \$236160 Gross Scheduled Income
- \$149047 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

- Rooms: Workshop
- Floor: Carpet, Tile
- Appliances: Tankless Water Heater
- Other Interior Features: Built-in Features, Copper Plumbing Full, Granite Counters, High Ceilings

Exterior

- Lot Features: Lot 10000-19999 Sqft, Level, Near Public Transit
- Security Features: Gated Community
- Fencing: See Remarks, Stucco Wall
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$83,710
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 347
- Insurance: \$5,739
- Maintenance: \$6,485
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$10,146
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Unfurnished	\$2,200	\$4,400	\$2,395
2:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$2,395
3:	2	2	1	1	Unfurnished	\$1,950	\$3,900	\$2,395
4:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$2,395
5:	1	3	2	1	Unfurnished	\$2,250	\$2,250	\$2,995

6:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$2,395
7:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$2,395
8:	1	2	1	1	Unfurnished	\$1,420	\$1,420	\$2,395

Of Units With:

- Separate Electric: 10
 - Gas Meters: 10
 - Water Meters: 1
 - Carpet: 10
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges: 10
 - Refrigerator:
 - Wall AC: 10

Additional Information

- Standard sale
 - Rent Controlled
- 52 - Los Alamitos area
 - Orange County
 - Parcel # 22204303

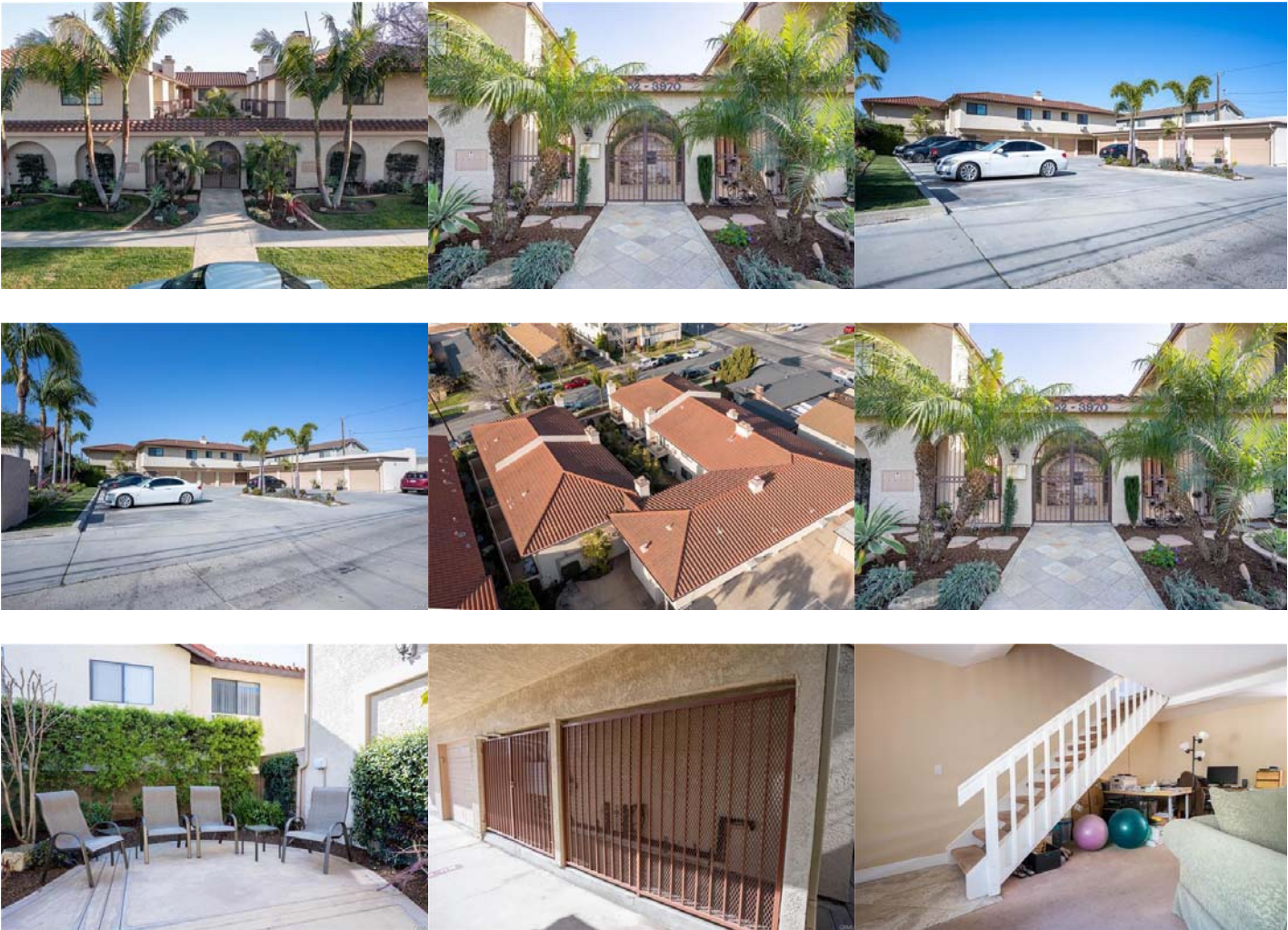
Michael Lembeck

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:

\$32,000,000/\$30,841,537 ↓

2217 Harbor Blvd • Costa Mesa 92627

21 days on the market

**84 units • \$380,952/unit • 64,452 sqft • 3.18 acre(s) lot • \$478.52/sqft •
Built in 1962**

Listing ID: OC21021253

Nearby Cross Streets: Wilson Street & Harbor Boulevard



Pacific Villas is an 84-unit multifamily investment property located at 533 West Wilson Street in Costa Mesa, one of the premier coastal housing markets in Southern California. Pacific Villas offers an excellent unit mix of 24, 1 bed/1 bath units, 36, 2 bed/1 bath units, and 24, 2 bed/1.5 bath townhome units, which helps to attract a diverse renter pool. Pacific Villas has recently been upgraded to the standard of a luxury apartment community, with improvements including a sparkling swimming pool, cozy BBQ and picnic areas, covered and open parking, on-site laundry, and controlled access (please contact Listing Agent for more details). Additionally, over 50% of the units have been fully upgraded with modern finishes including new stacked washers and dryers, range hood stoves, stainless steel appliances, lighting, and more (please contact Listing Agent for more details). NOTE: Pacific Villas has two legal addresses: 2217 Harbor Boulevard and 533 West Wilson Street.

Facts & Features

- Sold On 06/08/2021
- Original List Price of \$32,000,000
- 7 Buildings
- Levels: Two
- 152 Total parking spaces
- 82 Total carport spaces
- Laundry: Community
- \$1861476 Gross Scheduled Income
- \$1207739 Net Operating Income
- 84 electric meters available
- 84 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$697,498
- Electric: \$17,325.00
- Gas: \$17,325
- Furniture Replacement:
- Trash: \$17,325
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$21,771
- Maintenance: \$42,000
- Workman's Comp:
- Professional Management: 47631
- Water/Sewer: \$17,325
- Other Expense: \$155,154
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	24	1	1	0	Unfurnished	\$34,925	\$34,925	\$40,680
2:	36	2	1	0	Unfurnished	\$70,011	\$70,011	\$83,700
3:	24	2	2	0	Unfurnished	\$50,187	\$50,187	\$60,600

Of Units With:

- Separate Electric: 84
- Gas Meters: 84
- 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 # 42219313

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: OC21021253

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