

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	PW22115176	S	13572	Portsmouth CIR	WTM	59	STD	2	\$48,000		\$1,075,000↓	\$455.51	2360	1972/ASR	7,405/0.17	N	4	07/15/22	23/23
2	OC22066807	S	744 E	Fairway DR	ORG	72	STD	2	\$43,800		\$1,120,000↓	\$510.25	2195	1972/ASR	6,970/0.16	N	3	07/11/22	12/12
3	OC22123437	S	128 E	Union AVE #A	FUL	83	PRO	2	\$7,900	5	\$1,280,000↓	\$417.75	3064	1937/ASR	6,970/0.16	N	3	07/15/22	5/5
4	OC22156839	S	516	Acacia AVE	CDM	CS	TRUS	2	\$0		\$4,500,000	\$2,727.27	1650	1942/PUB	5,663/0.13	Y	4	07/15/22	0/0
5	NP22087221	S	1225 W	Balboa BLVD	NB	NP	STD	2	\$0		\$5,549,000	\$1,538.82	3606	2015/ASR	3,049/0.07	N	2	07/15/22	43/43
6	SW22117609	S	636 S	Grand ST	ORG	OTO	TRUS	2	\$52,680		\$1,077,500↑	\$394.83	2729	1916/ASR	6,534/0.15	N	2	07/11/22	6/6
7	PW22084074	S	432	Hamilton ST	CM	C4	STD	3	\$89,520		\$1,700,000↓	\$559.58	3038	1977/PUB	8,800/0.202	N	3	07/12/22	14/14
8	OC22086190	S	7701	Garfield AVE	HB	15	TRUS	4	\$108,900		\$2,180,000↓	\$507.80	4293	1977/PUB	7,841/0.18	N	4	07/15/22	13/13
9	PW22100255	S	225 W	Madison AVE	PLA	84	STD	4	\$0		\$1,725,000↓	\$172.50	10000	1959/ASR	41,360/0.9495	N	10	07/14/22	54/54
10	OC22097535	S	510	Glenneyre ST	LB	LV	STD	8	\$190,000	3	\$4,500,000↓	\$950.97	4732	1953/ASR	5,663/0.13	N	0	07/15/22	2/2
11	OC22110981	S	1970	Wallace AVE	CM	C2	TRUS	10	\$181,620		\$4,093,200↓	\$563.26	7267	1970/ASR	19,166/0.44	N	10	07/15/22	4/4
12	OC22084421	S	2066 S	Spinnaker ST	ANA	78	STD	12	\$228,660	4	\$3,300,000↓	\$372.63	8856	1962/ASR	14,900/0.3421	N	16	07/14/22	22/22

Closed •

List / Sold:

\$1,124,900/\$1,075,000 ↓

23 days on the market

Listing ID: PW22115176

13572 Portsmouth Cir • Westminster 92683

**2 units • \$562,450/unit • 2,360 sqft • 7,405 sqft lot • \$455.51/sqft •
Built in 1972**

Trask and Goldenwest



Rarely ever available this duplex on a large lot, all on one single level. Each unit is 2 bedrooms and 2 baths, both identical and spacious with 1180sqft per unit according to appraisal report. 2 car garage each with direct access. Each garage has 2 car driveway. Very good investment or live in one due to its location on a cul-de-sac street.

Facts & Features

- Sold On 07/15/2022
- Original List Price of \$1,149,900
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,033 (Estimated)
- Laundry: Inside
- \$48000 Gross Scheduled Income
- \$33000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	2	2	Unfurnished	\$2,000	\$2,000	\$2,000
2:	1	2	2	2	Unfurnished	\$2,020	\$2,020	\$2,020

Of Units With:

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

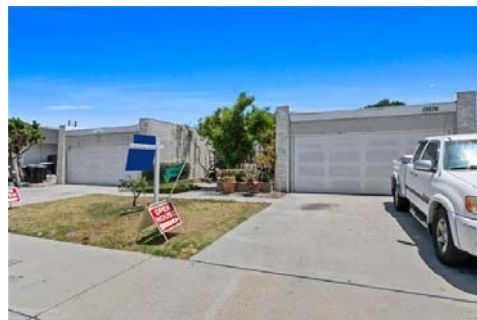
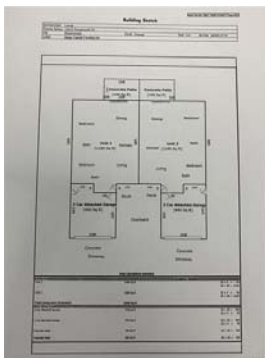
Additional Information

- Standard sale
- 59 - Westminster North of 405 & Westminster area
- Orange County
- Parcel # 09604126

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: **\$1,120,000/\$1,120,000**

744 E Fairway Dr • Orange 92866

12 days on the market

**2 units • \$560,000/unit • 2,195 sqft • 6,970 sqft lot • \$510.25/sqft •
Built in 1972**

Listing ID: OC22066807

From Cambridge St, Right on Fairway Drive



Rarely available single level duplex in the city of Orange. This home sits on a quiet cul-de-sac that is nestled between Hart park and the Santiago Creek Trail and Bike-path. One unit features 3 bedrooms, 2 bathrooms and a 2 car garage and the other unit consists of 2 bedrooms, 2 bathrooms and a 1 car garage. Both units share a common private driveway and have separate patio spaces. Convenient location (Near the 22, between the 5, 55 and & 57 freeways), near Old Towne Orange, Chapman University, Disneyland, UCI Medical Center, The Block of Orange, restaurants, and retail. Property sold with tenants.

Facts & Features

- Sold On 07/11/2022
- Original List Price of \$1,120,000
- 1 Buildings
- Levels: One, Two
- 6 Total parking spaces
- \$505 (Estimated)
- Laundry: In Garage
- \$43800 Gross Scheduled Income
- \$28990 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Cul-De-Sac, Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,810
- Electric:
- Gas: \$995
- Furniture Replacement:
- Trash: \$526
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$636
- Maintenance: \$4,438
- Workman's Comp:
- Professional Management: 3000
- Water/Sewer: \$1,186
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,050	\$2,050	\$3,300
2:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,500

Of Units With:

- Separate Electric: 2
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 39003117

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:** OC22066807

Printed: 07/17/2022 8:54:33 AM

Closed • Duplex

List / Sold:

\$1,300,000/\$1,280,000 ↓

5 days on the market

Listing ID: OC22123437

128 E Union Ave # A • Fullerton 92832

**2 units • \$650,000/unit • 3,064 sqft • 6,970 sqft lot • \$417.75/sqft •
Built in 1937**

N Harbor and E Chapman are major cross streets



Investments like this rarely come on the market! A Charming Historic Craftsman Bungalow, built in 1937, which 2 has bedrooms and 2 ensuite bathrooms. It has a spacious front family room area, original hardwood flooring--the formal dining area adjoins it. There is also a breakfast nook off the kitchen, that looks out to the charming back deck and patio area, which is partially shaded by a Jacaranda tree. One of the bedrooms has a sliding door that opens out to the deck. The homes original details and architectural charm have been preserved. There is a permitted back unit, built in 2007 which has a studio apartment downstairs and upstairs has 3 additional bedrooms, each with their own ensuite bathroom. There is a general living area and kitchen upstairs and a shared laundry room downstairs. All rooms were rented out individually. It has a 3 car garage, plus a covered carport. The main house has a large driveway that will accommodate 3 cars and there is available street parking. The home is next to Fullerton Junior College and in close proximity to Cal State Fullerton and St. Jude's Hospital, causing this property to be in high demand. It is in a distinctive restored historic homes area and is part of the Historic Preservation Zone. The property is located close to downtown Fullerton, walking distance to restaurants, transportation and walking distance to both Fullerton High School and Fullerton Jr College. The property is located close to downtown Fullerton, walking distance to restaurants, transportation and easy freeway access to the 91, 57 and the 5. Appealing to Investors or owner occupied owners that want to off-set their monthly expenses with rental income. There is deferred maintenance on the wood siding of both the house and the back unit. Once that is done, this property will increase in value and shine! It will be a great addition to your portfolio. This is a probate sale and the property is being sold 'as-is' no repairs, no credit for repairs, no termite work or clearance. It is a Full Authority Probate and does NOT require court approval.

Facts & Features

- Sold On 07/15/2022
- Original List Price of \$1,300,000
- 2 Buildings
- Levels: Two
- 7 Total parking spaces
- 1 Total carport spaces
- Heating: Central
- \$501 (Estimated)
- Laundry: In Kitchen, Individual Room
- Cap Rate: 4.9
- \$7900 Gross Scheduled Income
- \$5494 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Main Floor • Appliances: Dishwasher, Gas Range, Gas Water Heater, Master Bedroom Microwave
- Floor: Carpet, Tile, Wood

Exterior

- Lot Features: Front Yard
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,250
- Electric: \$2,600.00
- Gas: \$850
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01926151
- Insurance: \$3,100
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 0
- Carpet: 1
- Dishwasher: 2
- Disposal: 2
- Drapes: 0
- Patio: 1
- Ranges: 2
- Refrigerator: 2
- Wall AC: 0

Additional Information

- Probate Listing sale
- 83 - Fullerton area
- Orange County
- Parcel # 02903106

Michael Lembeck

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

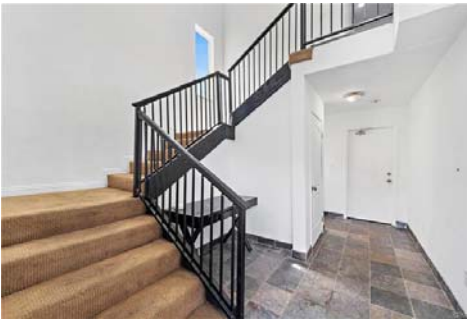
Re/Max Property Connection

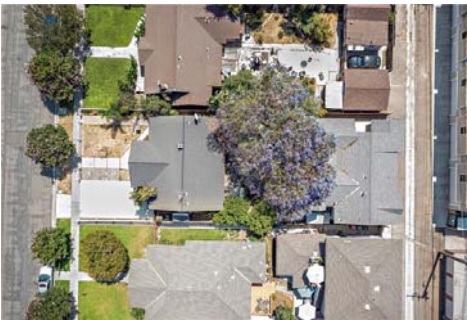
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC22123437

Printed: 07/17/2022 8:54:38 AM

Closed • Duplex

List / Sold: **\$4,500,000/\$4,500,000**

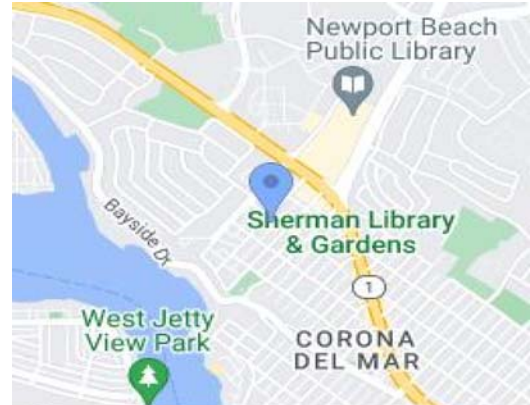
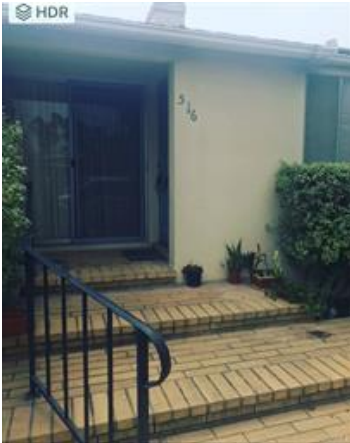
516 Acacia Ave • Corona del Mar 92625

0 days on the market

2 units • **\$2,250,000/unit** • **1,650 sqft** • **5,663 sqft lot** • **\$2727.27/sqft** •
Built in 1942

Listing ID: OC22156839

PCH to Acacia Ave, turn right going south



Inputted for comp purposes. Duplex 47 x 118 lot, private pool, 4 car garage.

Facts & Features

- Sold On 07/15/2022
- Original List Price of \$4,500,000
- 2 Buildings
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: In Closet
- 2 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: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- 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	0	2	Unfurnished	\$0	\$0	\$0
2:	1	3	0	2	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Trust sale
- CS - Corona Del Mar - Spyglass area
- Orange County
- Parcel # 45909202

Michael Lembeck

Re/Max Property Connection

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

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

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CUSTOMER FULL: Residential Income LISTING ID: OC22156839

Printed: 07/17/2022 8:54:39 AM

Closed • Duplex

List / Sold: **\$5,549,000/\$5,549,000**

1225 W Balboa Blvd • Newport Beach 92661

43 days on the market

2 units • \$2,774,500/unit • 3,606 sqft • 3,049 sqft lot • \$1538.82/sqft • Built in 2015

Listing ID: NP22087221

Pacific Coast Highway to Balboa Boulevard



Located just one house from the sand, this newly constructed home is a perfect luxury beach retreat. It includes an open concept main floor with cathedral ceilings, French oak wood flooring, wainscoting, custom built-ins and a fireplace. The gourmet kitchen boasts Caesarstone counters, 48" Wolfe range, 48" Kitchen Aid refrigerator, custom cabinetry and a large pantry. Off the kitchen, an expansive glass door opens to a deck providing an abundance of natural light and ocean breezes. The master suite offers two walk-in closets, high ceilings and a spa-like bath complete with a soaking tub and a walk-in glass shower. Two other bedrooms and baths are included on the main floor with one additional bedroom and bath located off the bonus room on the third floor. This home offers a large rooftop deck complete with ocean views and an outdoor cabana kitchen which includes high end appliances. The first floor also features an additional two bedrooms, two baths with an open floor plan living room featuring elevated ceilings, Dutch doors, custom lighting, and a fireplace. The gourmet kitchen includes Caesarstone counters, Jenn-Air downdraft oven, KitchenAid French door refrigerator and custom cabinetry. Both bedrooms offer spacious closets, and well-appointed baths. Other amenities include, smart home features, security and sound systems, solar power, custom lighting, a two car garage, and two carport spaces. Enjoy beach living and all the luxuries of this impressive modern coastal home.

Facts & Features

- Sold On 07/15/2022
- Original List Price of \$5,549,000
- 1 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- 2 Total carport spaces
- Cooling: Zoned
- Heating: Central
- \$519 (Estimated)
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Entry, Family Room, Jack & Jill, Kitchen, Laundry, Living Room, Retreat, Walk-In Closet, Walk-In Pantry
- Floor: Stone, Wood
- Appliances: 6 Burner Stove, Built-In Range, Dishwasher, Double Oven, Gas Oven, Gas Range, Microwave, Tankless Water Heater
- Other Interior Features: Balcony, Beamed Ceilings, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Chair Railings, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Wired for Sound

Exterior

- Lot Features: Level
- Waterfront Features: Beach Access, Ocean Side Of Highway 1
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$0
- Cable TV: 01767484
- Gardener:
- Licenses:

- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	4	1	Unfurnished			
2:	1	2	2	1	Negotiable			

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: 1

Additional Information

- Standard sale
- NP - Balboa Peninsula area
- Orange County
- Parcel # 04724107

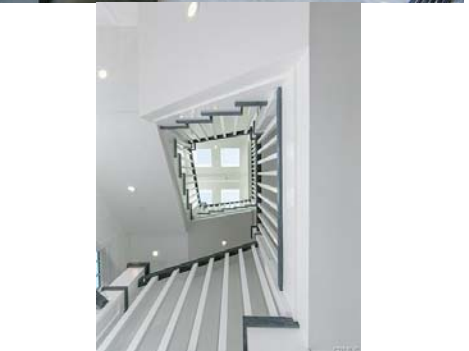
Michael Lembeck

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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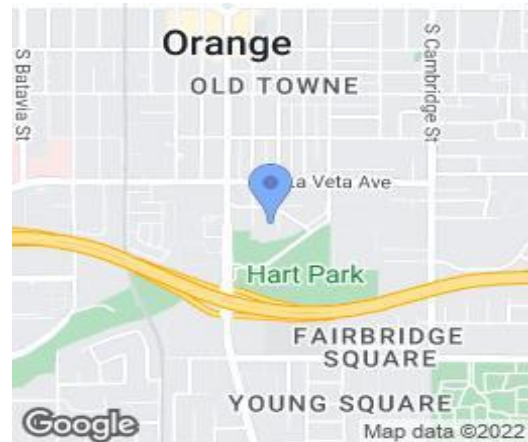








Closed • DuplexList / Sold: **\$997,000/\$1,077,500** ↑**636 S Grand St • Orange 92866****6 days on the market****2 units • \$498,500/unit • 2,729 sqft • 6,534 sqft lot • \$394.83/sqft •
Built in 1916****Listing ID: SW22117609****Cross Streets River and Grand**



Own this charming quintessential Old Town Orange Single Story Duplex. This is a fantastic Investment Opportunity! There are 2 units – EACH unit includes 3 bedrooms, 2 full bathrooms, Central AC/Heating, ceiling fans and a cozy fireplace. There is a total of 6 bedrooms and 4 full bathrooms and approx. 2,730 sf of living space. It is located on a cul-de-sac with direct access to Historic Hart Park! Both units have a master suite with a walk-in closet and an en-suite full bathroom. 2-car attached garage and long spacious driveway – so plenty of parking, 2 laundry hook-ups - one in the garage and one in the 150-sf basement. This historic property has great charm and characteristics throughout, with many unique features. The location is prime as it is near Chapman University, Old Town Historic District of Orange, The Orange Circle, Hart Park, Santiago Creek Recreational Trail and easy access to freeway. Back yard has a covered porch and a shed for storage and there are storage areas galore in the homes, garage, basement and attic! The 2 units are connected by the garage and function separately with 2 electric meters, 2 gas meters, and 2 water heaters. FRONT UNIT – approx. 1,282 sf: wood burning fireplace, skylight and bay window in the kitchen, Utility Room with cabinets and counter space (could be used for a pantry). BACK UNIT – approx. 1,447 sf: has gorgeous Viking 6-burner stove with a double oven, a gas fireplace, French Doors to the back patio and the master bedroom includes 3 closets! The original home was built in 1916, and the back home and additions were completed around the 1980's. Waiting for permit history from the planning department. The bones of this classic are great, but the structures and property can use some TLC and updating. This duplex is a rare find and has not been on the market for over 40 years. Your perfect new investment property awaits.

Facts & Features

- Sold On 07/11/2022
- Original List Price of \$997,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$577 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$52680 Gross Scheduled Income
- \$49669 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Attic, Basement, Bonus Room, Center Hall, Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite, Utility Room, Walk-In Closet
- Floor: Carpet, Laminate, Tile
- Appliances: Built-In Range, Dishwasher, Double Oven, Disposal, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Microwave, Water Heater
- Other Interior Features: In-Law Floorplan, Attic Fan, Beamed Ceilings, Ceiling Fan(s), High Ceilings, Pantry, Pull Down Stairs to Attic

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Cul-De-Sac, Front Yard, Lawn, Level with Street, Park Nearby, Paved, Sprinklers In Front
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,011
- Electric: \$0.00
- Insurance: \$882
- Maintenance: \$810

- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$663
- Cable TV: 00889327
- Gardener:
- Licenses:

- Workman's Comp:
- Professional Management:
- Water/Sewer: \$256
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,195	\$2,195	\$2,600
2:	1	3	2		Unfurnished	\$2,195	\$2,195	\$2,600

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet: 2
- Dishwasher: 2
- Disposal: 2
- Drapes: 2
- Patio: 1
- Ranges: 2
- Refrigerator: 1
- Wall AC: 0

Additional Information

- Trust sale
- OTO - Old Towne Orange area
- Orange County
- Parcel # 39010506

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

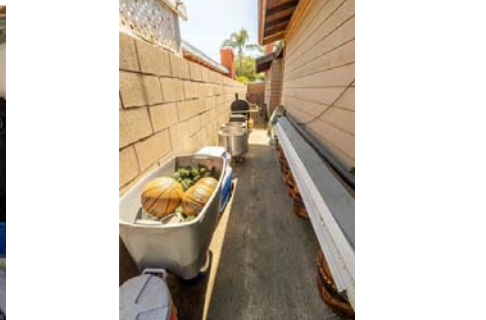
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SW22117609

Printed: 07/17/2022 8:54:44 AM

Closed •

List / Sold:

\$1,745,000/\$1,700,000 ↓

14 days on the market

Listing ID: PW22084074

432 Hamilton St • Costa Mesa 92627

3 units • **\$581,667/unit** • **3,038 sqft** • **8,800 sqft lot** • **\$559.58/sqft** •
Built in 1977

North on Harbor Blvd right on Hamilton Street



all 3 units were renovated about three years ago, Unit # 1 is single level 3 bedroom 2 baths 1192 sq. ft. Units #2 and 3 are 2 bedrooms 2 baths 923 sq. ft. each. All 3 units have fireplace in the living room. Each unit comes with a 1 car detached garage

Facts & Features

- Sold On 07/12/2022
- Original List Price of \$1,745,000
- 1 Buildings
- 9 Total parking spaces
- Cooling: Gas
- Heating: Central
- \$905 (Public Records)
- Laundry: Community
- \$89520 Gross Scheduled Income
- \$69010 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,510
- Electric: \$600.00
- Gas:
- Furniture Replacement:
- Trash: \$1,440
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,920
- Other Expense: \$14,390
- Other Expense Description: taxes

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,800	\$2,800	\$3,300
2:	1	2	2	1	Unfurnished	\$2,330	\$2,330	\$2,800
3:	1	2	2	1	Unfurnished	\$2,330	\$2,330	\$2,800

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

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

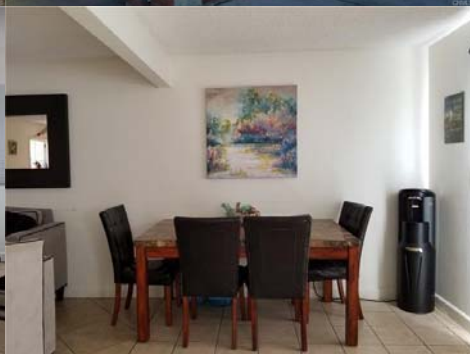
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • **Quadruplex**

List / Sold:

\$2,295,000/\$2,180,000 ↓

13 days on the market

Listing ID: OC22086190

7701 Garfield Ave • **Huntington Beach 92648**

4 units • **\$573,750/unit** • **4,293 sqft** • **7,841 sqft lot** • **\$507.80/sqft** •
Built in 1977

Cross Street: East of Main



Investment opportunity / 1031 exchange with this well maintained 4-unit Income Property, less than 2 miles away from the beach! Live in one unit and rent out the other 3 or lease all 4 units! The main unit is a large single story ground floor 3 BED/2 BATH Perfect for "Owners Unit". 2 additional units have 2BD and 2 Bathrooms and the 4th unit has 2BD and 1 Bath. All units have individual Water Heaters. 3 out of the 4 units have been remodeled about 3 years ago. Common laundry room for tenants. 1 parking garage per unit plus 2 carport and free street parking. Freshly painted and conveniently located near shops, restaurants and the beach!

Facts & Features

- Sold On 07/15/2022
- Original List Price of \$2,295,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central
- \$993 (Estimated)
- Laundry: Common Area, Individual Room
- \$108900 Gross Scheduled Income
- \$101700 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Tile, Vinyl
- Appliances: Dishwasher, Gas Oven
- Other Interior Features: Balcony, Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,200
- Electric: \$360.00
- Gas: \$240
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01948246
- Gardener:
- Licenses:
- Insurance: \$1,920
- 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	3	2	1	Unfurnished	\$2,950	\$2,950	\$3,450
2:	1	2	2	1	Unfurnished	\$2,250	\$2,250	\$2,850
3:	1	2	2	1	Unfurnished	\$2,225	\$2,225	\$2,850
4:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$2,250

Of Units With:

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

- Dishwasher: 4
- Disposal: 4

- Wall AC:

Additional Information

- Trust sale

- 15 - West Huntington Beach area
- Orange County
- Parcel # 15919209

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: OC22086190

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Closed • **Single Family Residence**

List / Sold:

\$1,795,000/\$1,725,000 ↓

54 days on the market

225 W Madison Ave • **Placentia 92870**

4 units • **\$448,750/unit** • **10,000 sqft** • **41,360 sqft lot** • **\$172.50/sqft** •
Built in 1959

Listing ID: PW22100255

South on Bradford, West on Madison



Awesome Development Opp...You're gonna want to RUN not WALK to this very unique piece of property that is centrally located to just about EVERYTHING! It's unique because rarely do you see almost an acre of land with such a blank canvas, in addition there are so many different development options you have as well. Due to the recently created and approved Senate Bill 9 there are even more ways that you can creatively convert this property to 4 full sized single family homes! You would start with an SB9 Lot Split creating 2 20,000 sq.ft. lots. The city of Placentia Planning Department endorses SB9 therefore you would submit an application for a lot split and each lot will have it's own APN. At that point you would submit plans to the city for development as a normal "New Construction" application. There is even an opportunity to add a 500 sq.ft attached Jr. ADU to each parcel as well, bringing the total to 6 separate units! This would be the ultimate Multi Generational option for a family looking for enough room for all of the extended family! Don't miss this awesome opportunity, it's truly a once in a life time!

Facts & Features

- Sold On 07/14/2022
- Original List Price of \$1,795,000
- 4 Buildings
- Levels: One
- 10 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$708 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry

Exterior

- Lot Features: Lot Over 40000 Sqft, Rectangular Lot, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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:	4	0	0	10	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 84 - Placentia area
- Orange County
- Parcel # 33914125

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: PW22100255

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Closed •

List / Sold:

\$4,600,000/\$4,500,000 ↓

2 days on the market

Listing ID: OC22097535

510 Glenneyre St • Laguna Beach 92651

**8 units • \$575,000/unit • 4,732 sqft • 5,663 sqft lot • \$950.97/sqft •
Built in 1953**

500 Block of Glenneyre across the street from the public parking lot



Amazing investment opportunity in downtown Laguna Beach. This property is in excellent condition and has been professionally managed for years. Walk to the beach, walk to downtown. There is a two bedroom "owner's unit" plus six one bedroom units and a studio. These units are in high demand and never have a vacancy of any meaningful length. Plumbing has been completely updated. Roof has been recently replaced. The property has been in the same family for decades and they have taken very good care of it. but now they have decided it is time to sell. Up to date financials are available with a successful offer as well as copies of all existing leases. All leases are for one year terms and they expire at various times throughout the year. The units are thoroughly inspected and refurbished as needed each time a tenant moves out so there is no "deferred" maintenance.

Facts & Features

- Sold On 07/15/2022
- Original List Price of \$4,600,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- \$5,254 (Assessor)
- Cap Rate: 3
- \$190000 Gross Scheduled Income
- \$138000 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$88,953
- Electric: \$6,000.00
- Gas: \$1,833
- Furniture Replacement:
- Trash: \$192
- Cable TV: 01127370
- Gardener:
- Licenses: 800
- Insurance: \$5,134
- Maintenance: \$5,875
- Workman's Comp:
- Professional Management: 11000
- Water/Sewer: \$2,519
- Other Expense: \$3,600
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,800	\$2,950	\$3,150
2:	1	0	1	0	Unfurnished	\$1,750	\$1,750	\$1,850
3:	6	1	1	3	Unfurnished	\$11,250	\$11,250	\$13,450

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- LV - Laguna Village area
- Orange County
- Parcel # 64401205

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:

\$4,125,000/\$4,093,200 ↓

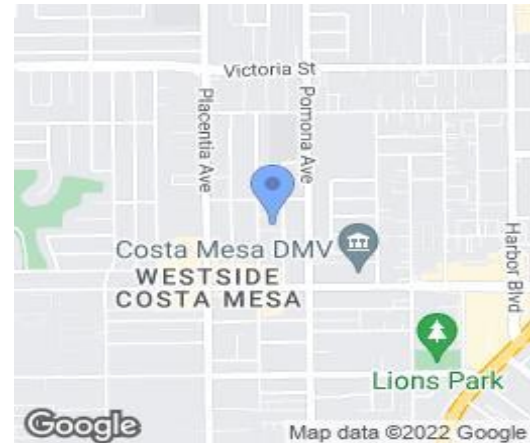
4 days on the market

Listing ID: OC22110981

1970 Wallace Ave • Costa Mesa 92627

**10 units • \$412,500/unit • 7,267 sqft • 19,166 sqft lot • \$563.26/sqft •
Built in 1970**

The property is located at Wallace @ 19th .



FIRST TIME ON THE MARKET in 40 + years. This 10- unit building is very stable with low turnover. The property features 4- 2 bedrooms and 6- 1-bedroom units with the downstairs units each having patios. Parking is found with garages and parking at the rear. The building has a central water heater and on-site laundry. Lush trees line the courtyard making for shade in the summer months. Close to shopping at Placentia & 19th street and easy freeway access .

Facts & Features

- Sold On 07/15/2022
- Original List Price of \$4,125,000
- 3 Buildings
- Levels: Two
- 19 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$2,977 (Estimated)
- Laundry: Community
- \$181620 Gross Scheduled Income
- \$99999999 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$99,999,999
- Electric: \$1,846.00
- Gas: \$2,532
- Furniture Replacement:
- Trash: \$2,232
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$9,179
- Maintenance:
- Workman's Comp:
- Professional Management: 12333
- Water/Sewer: \$6,935
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,575	\$1,575	\$2,200
2:	1	2	1	1	Unfurnished	\$1,545	\$1,545	\$2,200
3:	1	1	1	1	Unfurnished	\$1,545	\$1,545	\$1,725
4:	1	1	1	1	Unfurnished	\$1,315	\$1,315	\$1,725
5:	1	1	1	1	Unfurnished	\$1,575	\$1,575	\$1,725
6:	1	2	1	1	Unfurnished	\$1,575	\$1,575	\$2,100
7:	1	2	1	1	Unfurnished	\$1,765	\$1,765	\$2,100
8:	1	1	1	1	Unfurnished	\$1,595	\$1,595	\$1,695
9:	1	1	1	1	Unfurnished	\$1,315	\$1,315	\$1,695
10:	1	1	1	1	Unfurnished	\$1,330	\$1,330	\$1,695

Of Units With:

- Separate Electric: 11
- Drapes:

- Gas Meters: 11
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 10

- Patio:
- Ranges: 10
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Trust sale
- Rent Controlled

- C2 - Southwest Costa Mesa area
- Orange County
- Parcel # 42226208

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:

\$3,495,000/\$3,300,000 ↓

22 days on the market

Listing ID: OC22084421

2066 S Spinnaker St • Anaheim 92802

**12 units • \$291,250/unit • 8,856 sqft • 14,900 sqft lot • \$372.63/sqft •
Built in 1962**

2066 & 2072 Spinnaker - N. of Orangewood between State College and Haster



2066 & 2072 Spinnaker Street represent a well maintained and managed asset centrally located opportunity in Anaheim. This property comes to market for the first time in 54 years and has experienced the same family ownership since 1968. These 12 units are conveniently located minutes from Downtown Disney, the Disney Resort and the entertainment centers of the Platinum Triangle are less than and 5 minute drive from the subject property. The Spinnaker Apartment Homes offer spacious 1-bed, 1-ba units averaging a sizable 738 Sq. Ft. Many interiors have been renovated and the last remodel was re-rented quickly at \$1775/mo. Recent remodels include shaker-style cabinets, quartz countertops, stainless steel sinks, base and door moldings, panel doors and hardware, plank flooring, ceiling fans, plug & electrical switches, plumbing fixtures, and two tone paint. Unit interiors feature a very large walk-in closet in the bedroom, storage /linen cabinets in the bathroom and very spacious interiors. Exterior improvements include newer garage doors with GDO's, roofs replaced in 2018-2020 with 20-year warranties new H2o heaters in 2019 & 2021, and all new exterior lighting fixtures. Each unit features gas heat and wall AC. The 2066 & 2072 Spinnaker properties are separately deeded and must sell and close concurrently. The Spinnaker Apartment Homes represent clean, classic workforce housing which is always in high demand.

Facts & Features

- Sold On 07/14/2022
- Original List Price of \$3,495,000
- 4 Buildings
- Levels: Two
- 18 Total parking spaces
- Cooling: Electric, Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- \$1,480 (Estimated)
- Laundry: Community
- Cap Rate: 3.77
- \$228660 Gross Scheduled Income
- \$131891 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Vinyl
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Cul-De-Sac, Landscaped, Level with Street, Lot 10000-19999 Sqft
- Security Features: Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$95,078
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01316702
- Gardener:
- Licenses:
- Insurance: \$7,000
- 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
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1:	1	1	1	1	Unfurnished	\$1,675	\$1,675	\$1,785
2:	1	1	1	1	Unfurnished	\$1,725	\$1,725	\$1,785
3:	1	1	1	1	Unfurnished	\$1,725	\$1,725	\$1,785
4:	1	1	1	1	Unfurnished	\$1,725	\$1,725	\$1,785
5:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$1,785
6:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$1,785
7:	1	1	1	1	Unfurnished	\$1,775	\$1,775	\$1,785
8:	1	1	1	1	Unfurnished	\$1,530	\$1,530	\$1,785
9:	1	1	1	1	Unfurnished	\$1,425	\$1,425	\$1,785
10:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$1,785
11:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,785
12:	1	1	1	1	Unfurnished	\$1,675	\$1,675	\$1,785

Of Units With:

- Separate Electric: 1
 - Gas Meters: 1
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges: 12
 - Refrigerator:
 - Wall AC: 12

Additional Information

- Standard sale
 - Rent Controlled
- 78 - Anaheim East of Harbor area
 - Orange County
 - Parcel # 13744111

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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