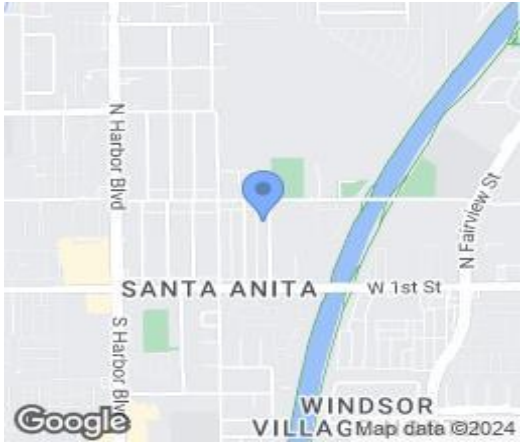


## Cross Property Customer 1 Line

|   | 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 | <a href="#">MB24023014</a> | S | 402 N <a href="#">Susan ST</a>       | SA   | 70   | STD      | 2     | \$48,284  |     | \$699,000    | \$436.88   | 1600 | 1965/EST | 3,916/0.0899 | N       | 0        | 07/17/24 | <a href="#">139/355</a> |
| 2 | <a href="#">QC24055013</a> | S | 31981 <a href="#">Calle Reynalda</a> | SJ   | DO   | STD      | 2     | \$48,000  |     | \$1,100,000  | \$546.99   | 2011 | 1965/ASR | 8,712/0.2    | N       | 2        | 07/16/24 | <a href="#">67/67</a>   |
| 3 | <a href="#">QC24117477</a> | S | 204 E <a href="#">Balboa BLVD</a>    | NB   | NP   | STD      | 3     | \$150,000 |     | \$2,655,000  | \$1,290.09 | 2058 | 1979/BLD | 2,705/0.0621 | N       | 2        | 07/17/24 | <a href="#">18/18</a>   |
| 4 | <a href="#">QC24044456</a> | S | 2101 W <a href="#">Myrtle ST #A</a>  | SA   | 699  | STD      | 4     | \$88,296  |     | \$1,275,000  | \$377.11   | 3381 | 1956/ASR | 6,970/0.16   | N       | 4        | 07/16/24 | <a href="#">87/87</a>   |
| 5 | <a href="#">IN24093564</a> | S | 1128 W <a href="#">Diamond ST</a>    | ANA  | 79   | STD      | 4     | \$56,062  |     | \$1,195,000  | \$361.35   | 3307 | 1982/ASR | 6,534/0.15   | N       | 4        | 07/17/24 | <a href="#">32/32</a>   |
| 6 | <a href="#">24406727</a>   | S | 33472 <a href="#">Cheltam WAY</a>    | DP   | DH   | STD      | 4     |           |     | \$2,151,000  | \$573.29   | 3752 | 1976     | 25,700/0.59  |         |          | 07/18/24 | <a href="#">8/8</a>     |
| 7 | <a href="#">QC24051075</a> | S | 212 <a href="#">15th ST</a>          | HB   | 15   | STD,TRUS | 8     | \$219,168 |     | \$3,850,000  | \$588.87   | 6538 | 1970/ASR | 7,841/0.18   | N       | 8        | 07/16/24 | <a href="#">50/50</a>   |



Lowest priced six percent cap duplex in Orange County. Discover the epitome of modern duplex living in this recently renovated property located at 402 N Susan. Comprising two meticulously upgraded 2-bedroom, 1-bath units, this investment opportunity boasts a plethora of interior features, including new electrical and updated, contemporary kitchens with new appliances, stylish bathrooms, and the added convenience of recessed lighting. Owners will appreciate the cost-saving benefit of tenants paying all utilities, encompassing water, trash, gas, and electricity. Positioned near a sought-after little saigon location (behind Willowick golf course), it offers easy access to nearby amenities, schools, and parks. Whether you want to invest and seek attractive rental income or an owner-occupier desiring a modern dwelling, this duplex is a turnkey solution. This property can be sold with or separately from its sister property next door at 326 N Susan St. Don't miss the chance to explore this prime real estate.

Facts & Features

- Sold On 07/17/2024
  - Original List Price of \$799,000
  - 1 Buildings
  - 0 Total parking spaces
  - Heating: Wall Furnace
  - \$525 (Estimated)
  - SellerConsiderConcessionYN:
- Laundry: Inside
  - \$48284 Gross Scheduled Income
  - \$37784 Net Operating Income
  - 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: \$10,500
  - Electric: \$0.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$0
  - Cable TV: 01940983
  - 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     | 0      | Unfurnished | \$2,012     | \$2,012    | \$2,700   |
| 2: | 1     | 2    | 1     |        | Unfurnished | \$2,012     | \$2,012    | \$2,700   |

# Of Units With:

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

- Disposal:

## Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1%
- 70 - Santa Ana North of First area
- Orange County
- Parcel # 19825171

### Michael Lembeck

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### Citivest Realty Services, Inc

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4340 Von Karman Ave, #200  
Newport Beach, 92660

☐ Click arrow to display photos





**Closed** • Duplex

List / Sold:

**\$1,350,000/\$1,100,000** ↓

67 days on the market

Listing ID: OC24055013

**31981 Calle Reynalda • San Juan Capistrano 92675**

**2 units • \$675,000/unit • 2,011 sqft • 8,712 sqft lot • \$546.99/sqft • Built in 1965**

**Del Obispo/ Calle Reynalda**



LOWEST PRICED DUPLEX IN SOUTH COUNTY!!! FABULOUS INVESTOR OPPORTUNITY! THE ONLY DUPLEX AVAILABLE IN SAN JUAN CAPISTRANO! This duplex is not just a home; it's a lifestyle choice! UNIT 1 : 3 bed, 2 bath with 1 car garage, Primary bedroom offers an en-suite bathroom. Perfect as owners unit. UNIT 2: 2 bedroom 1 bath, both with one car garage, with enclosed private patio. Fabulous rental opportunity or perfect for multi generational living! Fabulous floor plan! The living areas are spacious perfect for entertaining. The bedrooms offer privacy and serve as tranquil retreats. Each unit enjoys its own private entrance, ensuring privacy and convenience for residents. Huge lot over 8700 sqft with lovely garden for year round enjoyment! Long term tenants are paying below market rents. Situated moments away from the vibrant downtown area of San Juan Capistrano, residents have easy access to a variety of dining, shopping, and entertainment options. The famous Mission San Juan Capistrano, a historic landmark, is just a short distance away, offering a glimpse into California's rich history. The property is close to several parks, hiking trails, and the pristine beaches of Orange County. Call today!

### Facts & Features

- Sold On 07/16/2024
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- \$26 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$48000 Gross Scheduled Income
- \$43980 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom
- Floor: Laminate
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Range Hood, Water Heater Central
- Other Interior Features: Formica Counters

### Exterior

- Lot Features: Corner Lot, Front Yard, Garden
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$4,020
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00994662
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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 | \$2,150     | \$25,800   | \$2,900   |

2: 1 2 1 1 Unfurnished \$1,850 \$22,200 \$2,650

# 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
- Buyer Agency Compensation: 2%
- DO - Del Obispo area
- Orange County
- Parcel # 64921208

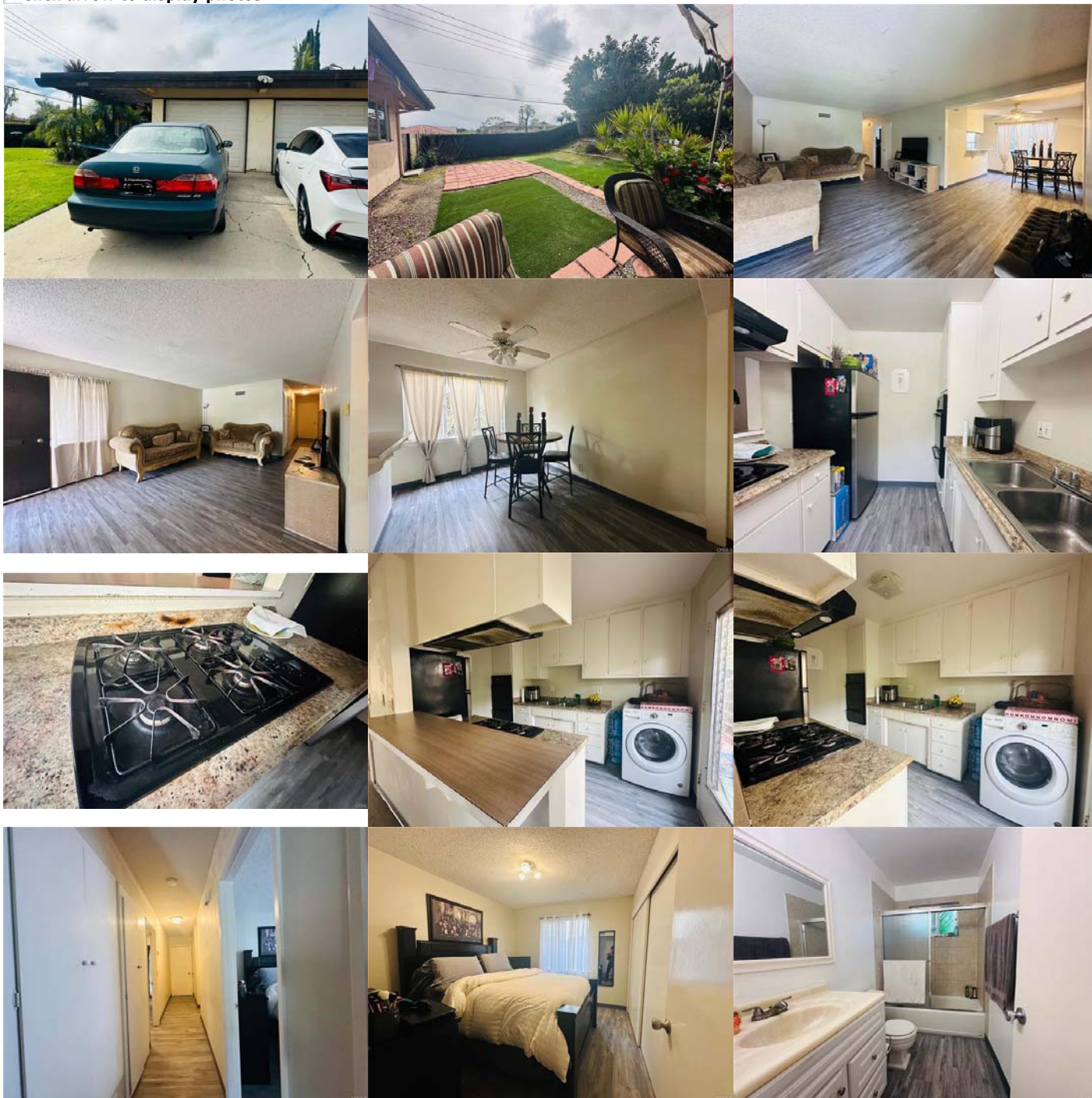
Michael Lembeck

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

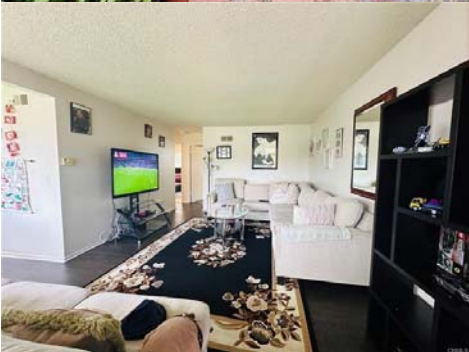
Citivest Realty Services, Inc

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

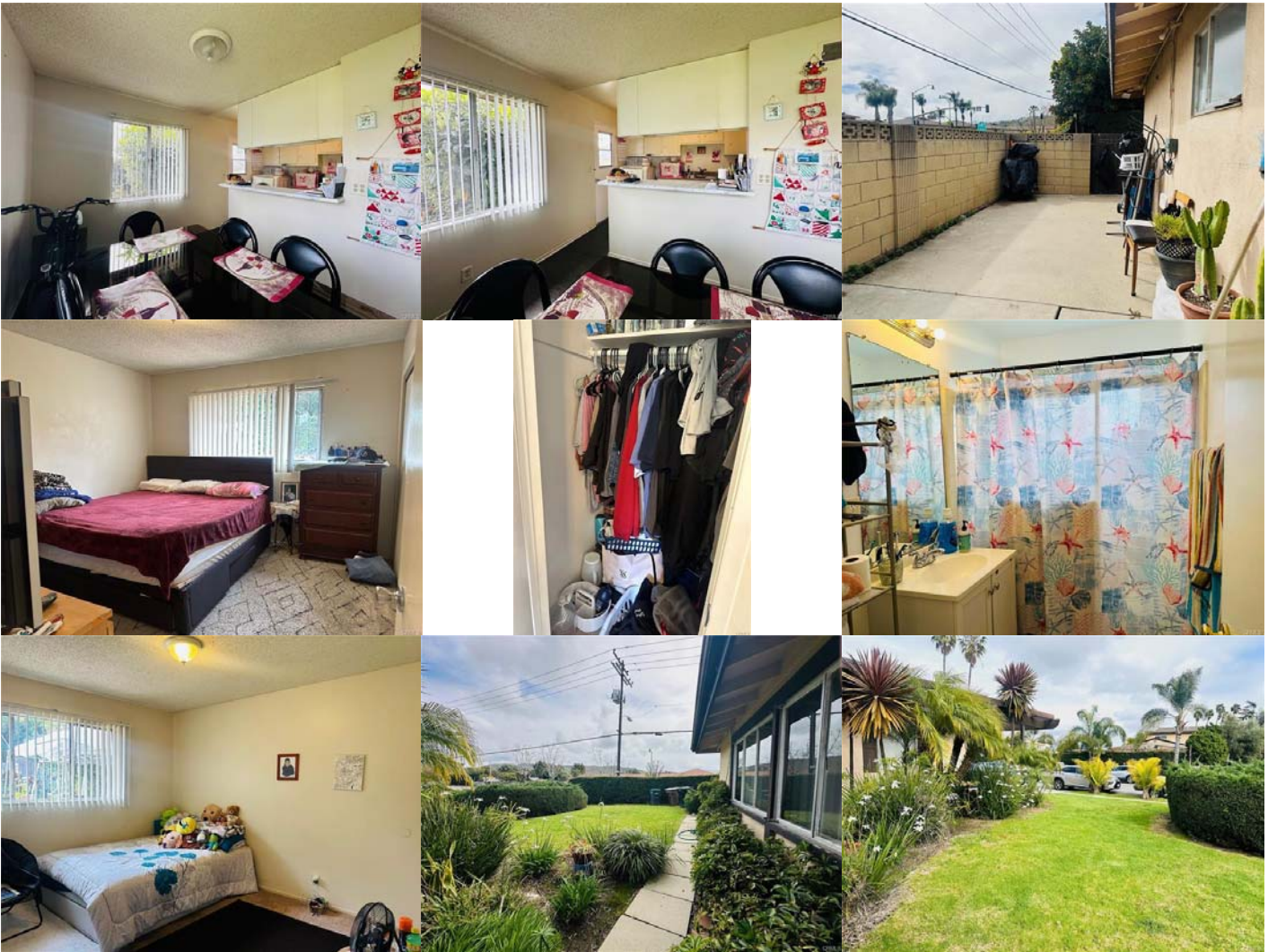
Click arrow to display photos











CUSTOMER FULL: Residential Income LISTING ID: OC24055013

Printed: 07/21/2024 9:36:25 AM

Closed • Duplex

List / Sold:

\$2,800,888/\$2,655,000 ↓

18 days on the market

Listing ID: OC24117477

204 E Balboa Blvd • Newport Beach 92661

3 units • \$933,629/unit • 2,058 sqft • 2,705 sqft lot • \$1290.09/sqft •  
Built in 1979

Balboa Blvd. towards the middle of peninsula. Cross Streets: Medina



Reduced for quick Sale! Location, Location, Location! ! Steps to Beach & Bay! WITH TRANSFERRABLE SHORT-TERM RENTAL PERMIT. Don't miss this rare opportunity to own a turn-key, high-demand, short-term rental business and vacation home, ideally located at center of the Balboa Peninsula, steps to one of the best beaches in Southern California and beautiful Balboa Bay! Use this duplex for two short-term rental units for high revenue and profit. Or live in one and rent the other for income! There's a bonus studio apartment with a separate entrance for extra living space. Nestled between the harbor and the coast, a short walk to Main Street, the Balboa Pier and Fun Zone, and only one block to the famous Balboa Peninsula Beach and boardwalk, it's the perfect stay for short- or long-term. This property has averaged \$150K in gross revenue annually for the last three years, not including the bonus studio apartment used for family and friends. Looking for a great business? Your calendar is constantly filled with high-quality short-term renters and consistently positive reviews. Looking for retirement lifestyle? You'll be steps away from restaurants, shops, services, the Balboa Island Ferry, and the "beach life" you dream of. The three-bedroom, two-bath apartment with a recently updated bathroom upstairs includes indoor and outdoor front and back porches. Downstairs is a two-bedroom, one-bath with a recently updated kitchen and bathroom. Both apartments have new (2023) split-system HVAC (an essential feature for short-term rentals). The studio has a separate side entrance. A two-car garage and a carport give three spaces for off-street parking. The surrounding streets have ample unmetered street parking when needed for additional guests.

## Facts & Features

- Sold On 07/17/2024
- Original List Price of \$2,988,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- 1 Total carport spaces
- \$528 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Outside
- \$150000 Gross Scheduled Income
- \$150000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

## Interior

## Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

## Annual Expenses

- Total Operating Expense: \$0
- Electric: \$5,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01969994
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense: \$22,000
- Other Expense Description: Cleaning

## Unit Details

| UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-------|------|-------|--------|------------|-------------|------------|-----------|
|-------|------|-------|--------|------------|-------------|------------|-----------|



|    |   |   |   |   |           |
|----|---|---|---|---|-----------|
| 1: | 1 | 3 | 2 | 2 | Furnished |
| 2: | 1 | 2 | 1 | 0 | Furnished |
| 3: | 1 | 1 | 1 | 0 | Furnished |

# 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
  - Buyer Agency Compensation: 2.5%
- NP - Balboa Peninsula area
  - Orange County
  - Parcel # 04809114

Michael Lembeck

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 Click arrow to display photos

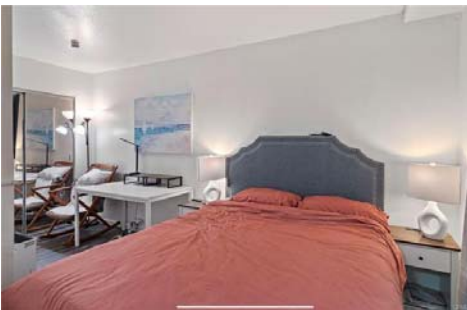
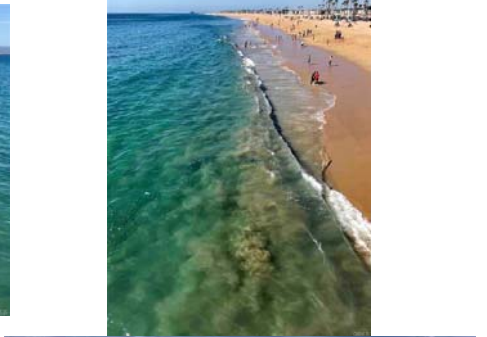
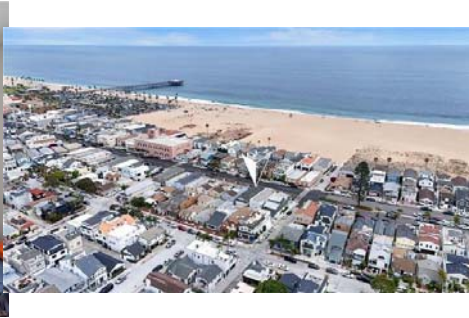
















CUSTOMER FULL: Residential Income LISTING ID: OC24117477

Printed: 07/21/2024 9:36:26 AM

**Closed** • **Quadruplex**

List / Sold:

**\$1,399,000/\$1,275,000** ↓

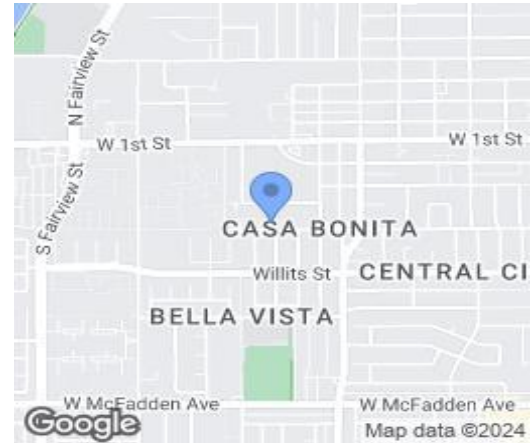
**87 days on the market**

**Listing ID: OC24044456**

**2101 W Myrtle St # A • Santa Ana 92703**

**4 units • \$349,750/unit • 3,381 sqft • 6,970 sqft lot • \$377.11/sqft • Built in 1956**

**5 N Exit R E 1st St, L S Daisy Ave, R W Myrtle St**



It is a four (4) unit building comprised of four (4) two-bedroom units that are separately metered for gas and electricity. Each unit has individual water heaters. These units have tile floors and patios.

### Facts & Features

- Sold On 07/16/2024
- Original List Price of \$1,399,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,035 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$88296 Gross Scheduled Income
- \$55174 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$30,092
- Electric: \$1,927.00
- Gas: \$1,927
- Furniture Replacement:
- Trash: \$1,927
- Cable TV: 02128238
- Gardener:
- Licenses:
- Insurance: \$1,521
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,927
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 4     | 2    | 1     | 4      | Unfurnished | \$7,358     | \$7,538    | \$1,895   |

#### # 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
- Rent Controlled
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Orange County
- Parcel # 00734210



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Newport Beach, 92660

Click arrow to display photos



**Closed** • **Quadruplex**

List / Sold:

**\$1,200,000/\$1,195,000** ↓

**32 days on the market**

**Listing ID: IN24093564**

**1128 W Diamond St • Anaheim 92801**

**4 units • \$300,000/unit • 3,307 sqft • 6,534 sqft lot • \$361.35/sqft • Built in 1982**

**Of Lincoln Blvd and the 5 freeway**



Excellent Opportunity to purchase this Four Unit Building in Anaheim with a great upside potential and easy access to the 5 freeway. Disneyland is less than 2 miles away. All of the units are occupied with long term tenants.

### Facts & Features

- Sold On 07/17/2024
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- \$56062 Gross Scheduled Income
- \$46938 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$9,123
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01220368
- Gardener:
- Licenses:
- Insurance: \$1,268
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$5,291
- Other Expense:
- Other Expense Description: 2224

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 1     | 1      | Unfurnished | \$1,078     | \$1,078    | \$1,900   |
| 2: | 1     | 1    | 1     | 1      | Unfurnished | \$1,198     | \$1,198    | \$1,900   |
| 3: | 1     | 1    | 1     | 1      | Unfurnished | \$1,078     | \$1,078    | \$1,900   |
| 4: | 1     | 2    | 2     | 1      | Unfurnished | \$1,318     | \$1,318    | \$2,500   |

### # 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
- 79 - Anaheim West of Harbor area



- Rent Controlled
- Buyer Agency Compensation: 2.5%

- Orange County
- Parcel # 25503202

**Michael Lembeck**

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: IN24093564

Printed: 07/21/2024 9:36:26 AM

Closed •

List / Sold:

33472 Cheltam Way • Dana Point 92629

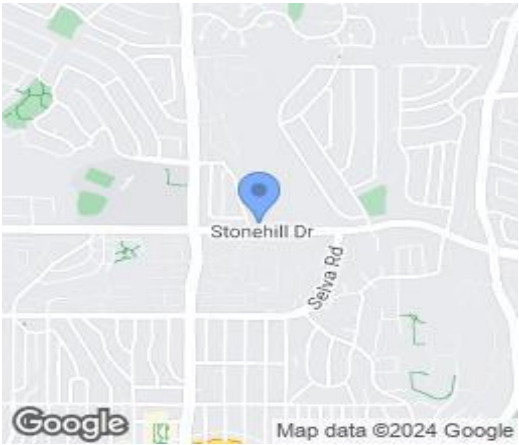
4 units • \$525,000/unit • 3,752 sqft • 25,700 sqft lot • \$573.29/sqft •  
Built in 1976

From the 5 Fwy, head West on Stonehill Dr. Right on Cheltam Way.

\$2,100,000/\$2,151,000 ↑

8 days on the market

Listing ID: 24406727



Cheltam Apartments offers a prime value-add investment opportunity in the coveted coastal community of Dana Point, CA. Situated on a massive 25,700 square foot lot with ADU potential, this four-unit multifamily property includes two one-bedroom units and two two-bedroom units, all recently renovated with modern amenities. The property's desirable location, combined with below-market current rents, provides substantial upside potential through strategic property enhancements and rent optimization. With 8 surface parking spaces and 4 garages, Cheltam Apartments appeals to a broad tenant base, attracting young professionals, families, and retirees, ensuring robust demand for rental properties.

Facts & Features

- Sold On 07/18/2024
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- Heating: Radiant
- SellerConsiderConcessionYN:
- \$63820 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$45,479
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01943726
- 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: | 2     | 1    | 1     |        | Unfurnished | \$2,008     | \$2,008    | \$2,600   |
| 2: | 2     | 2    | 2     |        | Unfurnished | \$2,688     | \$2,688    | \$4,150   |

# Of Units With:

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



Additional Information

- Standard sale
  - Buyer Agency Compensation: 2.000%
- DH - Dana Hills area
  - Orange County
  - Parcel # 67323110

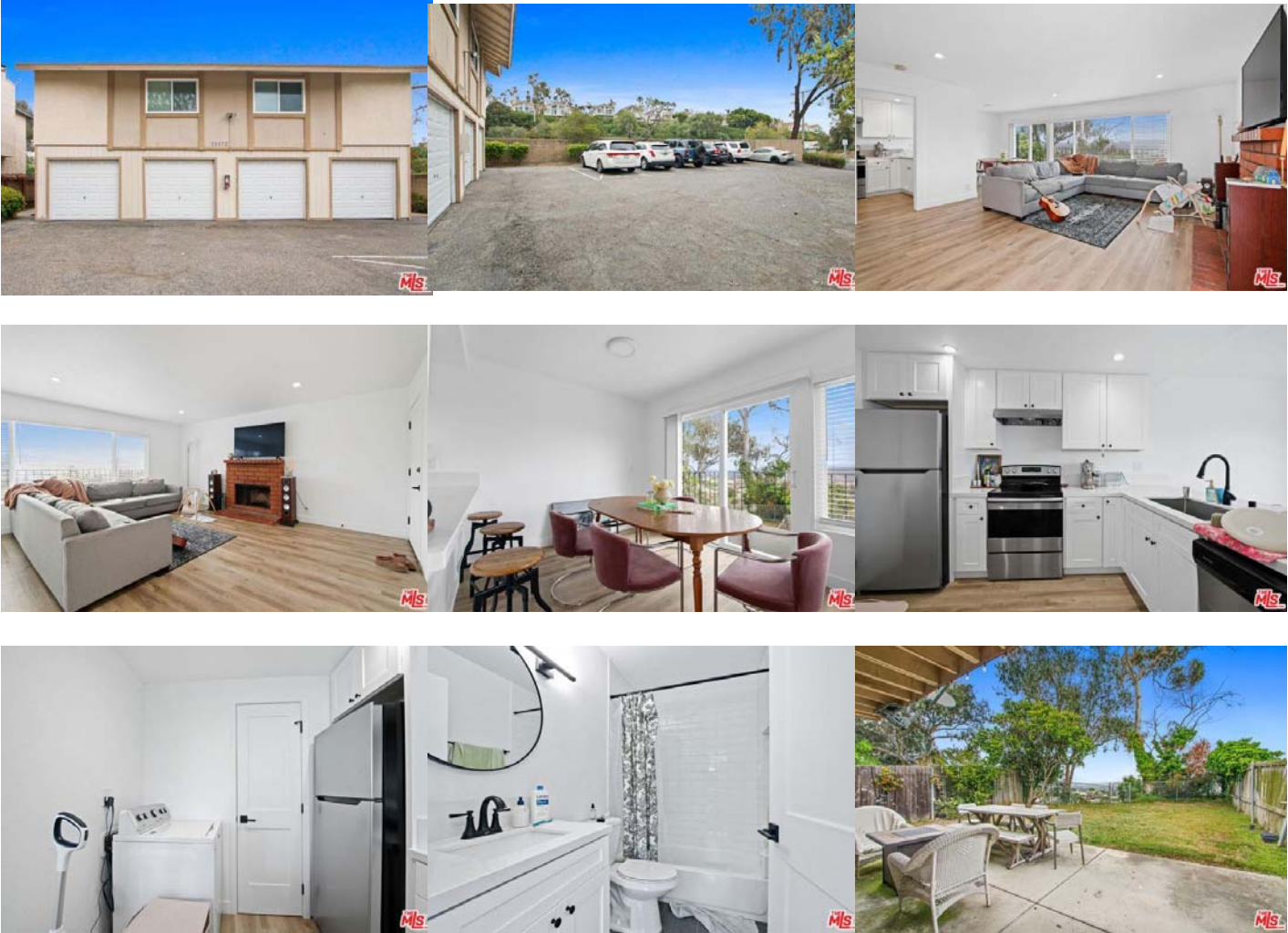
Michael Lembeck

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Citivest Realty Services, Inc

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4340 Von Karman Ave, #200  
Newport Beach, 92660

Click arrow to display photos



**Closed** • Commercial/Residential

List / Sold:

**\$4,000,000/\$3,850,000** ↓

50 days on the market

Listing ID: OC24051075

**212 15th St • Huntington Beach 92648**

**8 units • \$500,000/unit • 6,538 sqft • 7,841 sqft lot • \$588.87/sqft • Built in 1970**

**PCH to 15th Street, turn north. Building will be on right side just past Walnut Avenue**



212 15th Street in Downtown Huntington Beach is a rare offering being just 1.5 blocks from the beach. It is located in the 200 block (two 25 foot lots + 15 foot portion of adjacent lot). This is an owner-user area with the majority of nearby dwellings being condominiums from \$1,000,000 to \$1,500,000 and SFRs in the \$1,750,000,000 to \$6,000,000 range. High income tenants are naturally drawn to the area by nearby attractions including: The soft sands & ridable waves of Surf City, blufftop park/bike path, Beach Playground, Pier, Main Street Village, restaurants, shopping, entertainment, and numerous events (4th of July parade & fireworks, US Open of Surfing, Pacific Airshow, & more). This is the first time the property has been offered for sale in 40 years and is arguably the best (small residential income) investment opportunity for upside rental potential in coastal Orange County. The mix of units includes (five) 2 BR – 1BA units, (three) 1BR – 1BA units. 8 Garage Spaces + 4 Open Spaces. Built in 1970, and individually metered for gas & electric. The building is only 6 blocks from award winning Elementary & Middle Schools – 10 blocks from Huntington Beach High School (which offers the Academy of Performing Arts and Nationally Ranked athletics programs). Fantastic upside potential - Current rents can be increased significantly to estimated market levels. Contact Listing Agent for rental projections. Given its proximity to beach and Main Street Village, this offering represents an attractive opportunity to rehab and substantially increase rental income for the long term income property investor.

### Facts & Features

- Sold On 07/16/2024
- Original List Price of \$4,000,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- Heating: Natural Gas
- \$2,057 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$219168 Gross Scheduled Income
- \$135555 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Rectangular Lot
- Sewer: Sewer Paid

### Annual Expenses

- Total Operating Expense: \$77,882
- Electric: \$461.00
- Gas:
- Furniture Replacement:
- Trash: \$2,821
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$6,000
- Maintenance:
- Workman's Comp:
- Professional Management: 10976
- Water/Sewer: \$3,044
- Other Expense: \$8,775
- Other Expense Description: See OM

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 1     | 1      | Unfurnished | \$2,300     | \$2,300    | \$2,400   |



|    |   |   |   |   |             |         |         |         |
|----|---|---|---|---|-------------|---------|---------|---------|
| 2: | 1 | 1 | 1 | 1 | Partially   | \$2,052 | \$2,052 | \$2,400 |
| 3: | 1 | 1 | 1 | 1 | Unfurnished | \$2,200 | \$2,200 | \$2,400 |
| 4: | 1 | 2 | 1 | 1 | Unfurnished | \$2,376 | \$2,376 | \$3,000 |
| 5: | 1 | 2 | 1 | 1 | Unfurnished | \$2,376 | \$2,376 | \$3,000 |
| 6: | 1 | 2 | 1 | 1 | Unfurnished | \$2,400 | \$2,400 | \$3,000 |
| 7: | 1 | 2 | 1 | 1 | Unfurnished | \$2,400 | \$2,400 | \$3,000 |
| 8: | 1 | 2 | 1 | 1 | Unfurnished | \$2,160 | \$2,169 | \$3,000 |

# Of Units With:

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

Additional Information

- Standard, Trust sale
  - Buyer Agency Compensation: 2%
- 15 - West Huntington Beach area
  - Orange County
  - Parcel # 02403115

Michael Lembeck

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

Citivest Realty Services, Inc

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

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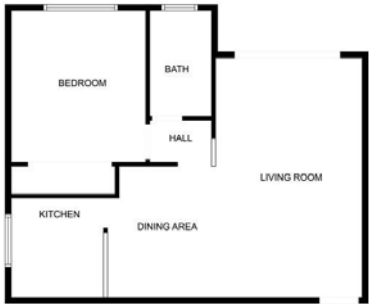
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