

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	PW23091386	S	10871 Harcourt AVE	ANA	78	STD	2	\$0		\$1,150,000 	\$569.31	2020	1915/ASR	11,326/0.26	N	2	07/21/23	25/25
2	NP23066438	S	840 Willow DR	BREA	86	STD	2	\$74,400		\$1,230,000 	\$615.00	2000	1953/ASR	6,050/0.1389	N	0	07/19/23	37/148
3	OC23087824	S	10291 Sentry DR	STAN	699	STD	3	\$66,600		\$1,250,000	\$434.78	2875	1963/PUB	7,405/0.17	N	3	07/21/23	29/29
4	PW23088161	S	1100 E 3rd AVE	LH	87	STD	8	\$204,912		\$300,000 	\$47.82	6274	1954/ASR	24,302/0.5579	N	8	07/17/23	39/39

Closed • Duplex

List / Sold:

\$1,100,000/\$1,150,000 ↑

25 days on the market

10871 Harcourt Ave • Anaheim 92804

**2 units • \$550,000/unit • 2,020 sqft • 11,326 sqft lot • \$569.31/sqft •
Built in 1915**

Listing ID: PW23091386

KATELLA AVE TO GILBERT THEN LEFT ONTO PACIFIC PLACE AND LEFT ONTO HARCOURT



Welcome to your dream property in the enchanting city of Anaheim. Situated on an expansive 11,326 square foot lot, this exceptional estate boasts not one, but two custom homes, each with its own address. Prepare to be captivated by the sheer beauty and versatility of this remarkable property. As you step inside, you'll be greeted by spacious interiors, offering an abundance of room for both relaxation and entertainment. With generously proportioned bedrooms and a commodious living room, there's ample space for everyone to unwind and enjoy. The master bedroom is a haven of luxury, accompanied by an exquisite master bathroom, ensuring a serene and indulgent retreat. This home has been thoughtfully designed to cater to your every need. You'll appreciate the convenience of a large laundry room, complete with a washer and dryer. The property also features a new roof and a new water heater, providing peace of mind and comfort. Moreover, separate gas and electric meters have been installed for your utmost convenience. The front house features three bedrooms and one bath, while the back house boasts four bedrooms and two baths. This unique arrangement presents an outstanding investment opportunity. Imagine the possibilities of living in one home while renting out the other or maximizing your income potential by leasing both residences. This home offers proximity to world-renowned attractions such as Disneyland, the Anaheim Convention Center, the Honda Center, and Angel Stadium. Additionally, you'll find a plethora of shopping, dining, and entertainment options. Don't miss your chance to own this highly desirable and exceptional property. With its unparalleled features, outstanding potential, and sought-after location, this gem is certain to be in high demand. Schedule a showing today and seize this incredible opportunity to make this your forever home or a lucrative investment!

Facts & Features

- Sold On 07/21/2023
 - Original List Price of \$1,100,000
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - 2 Total carport spaces
 - Heating: Central
 - \$666 (Estimated)
 - Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available
-

Interior

- Rooms: All Bedrooms Down
 - Floor: Laminate
 - Appliances: Dishwasher, Gas Range
 - Other Interior Features: Granite Counters
-

Exterior

- Lot Features: 0-1 Unit/Acre
 - Security Features: Carbon Monoxide Detector(s)
 - Fencing: None
 - Sewer: Public Sewer
-

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Furnished	\$0	\$0	\$3,100
2:	1	4	2	2	Furnished	\$0	\$0	\$4,000

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 78 - Anaheim East of Harbor area
 - Orange County
 - Parcel # 12757211

Michael Lembeck

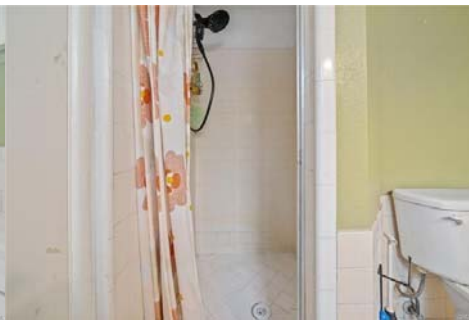
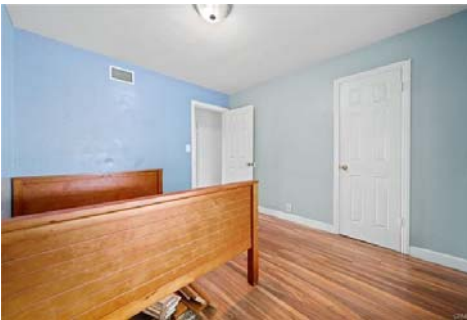
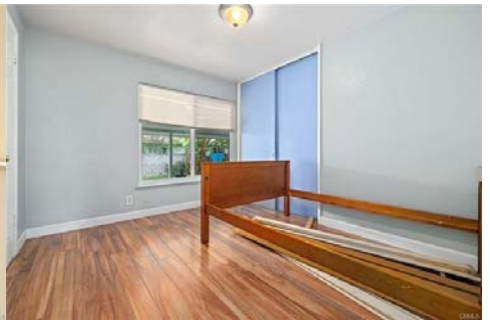
State License #: 01019397
Cell Phone: 714-742-3700

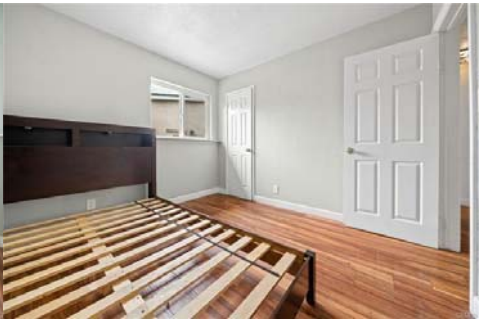
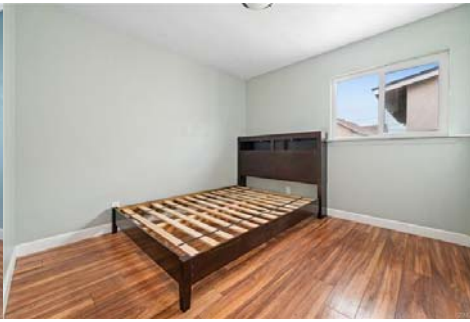
Re/Max Property Connection

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

 Click arrow to display photos







Closed • **Single Family Residence**

List / Sold:

\$1,285,000/\$1,230,000 ↓

37 days on the market

Listing ID: NP23066438

840 Willow Dr • Brea 92821

**2 units • \$642,500/unit • 2,000 sqft • 6,050 sqft lot • \$615.00/sqft •
Built in 1953**

N Randolph Ave and Willow Dr



This two unit Brea property has been remodeled from top to bottom and is completely move-in ready. With 3 bedrooms and 2 bathrooms, the front unit sure to impress with its open floorplan and ample natural light. Beautiful hardwood floors run throughout, while an open-concept family room provides the perfect space for entertaining guests. The chef's dream kitchen features a 5-burner gas stove, new GE appliances, custom cabinetry, and ample stone countertop space. The master bedroom boasts a walk-in closet and a bright, modern ensuite bathroom. But that's not all! A large bedroom off the living area, features a cozy fireplace and patio access, making it the perfect spot to unwind after a long day. The second unit also features an open floorplan and tons of natural light, creating a welcoming and inviting space. Hardwood floors run throughout the living area, connecting the space seamlessly. The kitchen features a new 4-burner gas stove with griddle and attractive stone countertops. The spacious master bedroom in the second unit provides an ensuite bathroom and lots of closet space. The two dwellings share an extended front driveway with plenty of parking for you and your guests. Plus, new concrete pavers, artificial grass, and new fencing ensure simple landscape maintenance for years to come. Located with easy freeway access and extensive shopping, dining, and entertainment options at your fingertips, this is the perfect place to call home. Don't miss out on the chance to make this breathtaking property yours!

Facts & Features

- Sold On 07/19/2023
- Original List Price of \$1,285,000
- 2 Buildings
- Levels: One, Multi/Split
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central, Fireplace(s)
- \$367 (Estimated)
- Laundry: Dryer Included, In Closet, Inside, Washer Hookup, Washer Included
- \$74400 Gross Scheduled Income
- \$33746 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite, Walk-In Closet
- Floor: Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Cooktop, Microwave, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Open Floorplan, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Landscaped, Lawn, Level, Yard
- Fencing: Vinyl
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$275
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$50
- Cable TV: 01878277
- Gardener:
- Insurance: \$150
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$75
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$3,500
2:	1	2	2	0	Unfurnished	\$0	\$0	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 86 - Brea area
- Orange County
- Parcel # 31915210

Michael Lembeck

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Mission Viejo, 92691

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Closed • **Triplex**

List / Sold: **\$1,250,000/\$1,250,000**

10291 Sentry Dr • Stanton 90680

29 days on the market

**3 units • \$416,667/unit • 2,875 sqft • 7,405 sqft lot • \$434.78/sqft •
Built in 1963**

Listing ID: OC23087824

I-405 N Fwy to N/Beach Blvd in Westminster. Follow N/Beach Blvd to Sentry Dr in Stanton.



Seize this Once In A Lifetime opportunity with this wonderful Triplex that hit the market for first time in over 40 years! Located in the most sought after city of Stanton, this remarkable triplex offers the best price in the area, and with a staggering 40% upside potential in rents. This property comes with three spacious units consisting of one 3 beds 2 baths, and two large 2 beds 1 bath, three Large Car Garages, and separate patios for each unit. Pride of ownership shows throughout. Seller has kept the property in a pristine condition with a lot of upgrades done within the last 3 years including new fences, a new set of coin-operated washer and dryer, water heater, Exterior Paint, Garage Doors, and a 9-year old roof just to name a few. Location is everything, and this triplex excels in this regard. Minutes away from premier shopping destinations, World known theme parks and restaurants, and major freeways. ACT FAST whether you're an Investor or an Owner Occupied buyer. This is your chance to own an amazing Triplex.

Facts & Features

- Sold On 07/21/2023
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: Zoned
- Heating: Zoned
- \$1,021 (Estimated)
- Laundry: Common Area
- \$66600 Gross Scheduled Income
- \$55000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,000
- Electric: \$360.00
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01834929
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,950	\$0	\$3,300
2:	1	2	1	1	Unfurnished	\$1,675	\$0	\$2,500
3:	1	2	1	1	Unfurnished	\$1,675	\$0	\$2,500

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 699 - Not Defined area
- Orange County
- Parcel # 07923305

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: OC23087824

Printed: 07/23/2023 5:50:52 AM

Closed • Apartment

List / Sold: **\$3,275,000/\$300,000** ↓

1100 E 3rd Ave • La Habra 90631

39 days on the market

8 units • **\$409,375/unit** • **6,274 sqft** • **24,302 sqft lot** • **\$47.82/sqft** •
Built in 1954

Listing ID: PW23088161

LAMBERT AND HARBOR



***REDUCED 200K, MOTIVATED SELLER! TWO SEPARATE SINGLE-STORY 4 PLEXES ON ONE HUGE 24,000 SQUARE FOOT LOT! PLANS ARE SUBMITTED AND PERMITS SHOULD BE READY TO PULL IN AUGUST FOR 2 SEPARATE 2BR+1BA ADU'S! ALL FEES HAVE BEEN PAID. CALL THE AGENT FOR THE PLANS. ALL 8 UNITS ARE 2BR WITH W/D HOOKUPS, FIREPLACE, VALUTED CEILINGS, A LARGE PRIVATE YARD, INDIVIDUAL GAS, AND ELECTRIC METERS, AND INDV WATER HEATERS. MOST UNITS HAVE BEEN UPGRADED. THIS IS A GREAT QUIET LOCATION AND IS THE ONLY APT BUILDING ON THE STREET, MOSTLY SINGLE-FAMILY HOMES. MOST TENANTS ARE LONG-TERM. THE LAST UNIT WAS RENTED FOR \$2,595 IN MARCH AND THE MARKET RENT ON BRAND NEW ADU IS \$2,995!

Facts & Features

- Sold On 07/17/2023
- Original List Price of \$3,475,000
- 2 Buildings
- 8 Total parking spaces
- \$1,995 (Estimated)
- Laundry: Electric Dryer Hookup, Gas Dryer Hookup
- \$204912 Gross Scheduled Income
- \$143438 Net Operating Income
- 9 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$61,473
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01886242
- 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:	1	2	1	1	Unfurnished	\$2,595	\$2,595	\$2,595
2:	1	2	1	1	Unfurnished	\$2,420	\$2,420	\$2,595
3:	1	2	1	1	Unfurnished	\$2,269	\$2,269	\$2,595
4:	1	2	1	1	Unfurnished	\$2,149	\$2,149	\$2,595
5:	1	2	1	1	Unfurnished	\$1,910	\$1,910	\$2,595
6:	1	2	1	1	Unfurnished	\$1,910	\$1,910	\$2,595
7:	1	2	1	1	Unfurnished	\$1,910	\$1,910	\$2,595
8:	1	2	1	1	Unfurnished	\$1,910	\$1,910	\$2,595

Of Units With:

- Separate Electric: 9
- Gas Meters: 8
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

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

- 87 - La Habra area
- Orange County
- Parcel # 29814517

Michael Lembeck

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Cell Phone: 714-742-3700

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