

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	OC24092774	S	11758 Azalea AVE	FV	68	STD	2	\$0		\$1,375,000	\$610.84	2251	1964/ASR	8,712/0.2	N	4	07/23/24	7/7
2	OC24084142	S	1818 S Ross ST	SA	69	STD	2	\$22,200		\$980,000	\$440.25	2226	1948/ASR	6,500/0.1492	N	0	07/23/24	42/42
3	DW24111358	S	12692 Jackson ST	GG	699	STD	2	\$78,000		\$1,350,000	\$630.84	2140	1957/ASR	7,344/0.1686	N	2	07/23/24	14/53
4	PW24125900	S	116 37th ST	NB	N8	STD	2	\$136,800		\$4,095,000	\$1,260.78	3248	1948/OTH	3,920/0.09	N	4	07/24/24	6/6
5	PW24153607	S	4771 Grace AVE #5	CYP	699	STD	3	\$0		\$1,348,875	\$467.39	2886	1980/ASR	9,583/0.22	N	3	07/24/24	0/0
6	PW24153336	S	4751 Grace AVE #1	CYP	699	STD	3	\$0		\$1,401,125	\$467.35	2998	1980/ASR	9,583/0.22	N	1	07/24/24	0/0
7	PW24046734	S	33771 Copper Lantern ST	DP	699	STD	3	\$107,400	4	\$1,950,000	\$890.41	2190	1973/ASR	4,061/0.0932	N	0	07/25/24	57/57
8	PW24118105	S	10622 Walnut ST	LOSA	52	STD	4	\$0		\$1,900,000	\$436.78	4350	1988/SLR	7,699/0.1767	N	4	07/26/24	9/9
9	OC24045022	S	7801 11th ST	WTM	60	STD	4	\$84,000		\$1,910,000	\$431.35	4428	1986/ASR	12,632/0.29	N	4	07/26/24	111/111
10	SB24139981	S	419 N Tustin AVE	ANA	78	STD	4	\$87,540		\$1,300,000	\$373.56	3480	1964/ASR	10,454/0.24	N	0	07/25/24	6/6
11	OC24036348	S	1808 Cristine PL	FUL	699	STD	5	\$172,200		\$2,600,000	\$643.41	4041	1959/ASR	9,583/0.22	N	5	07/22/24	100/100
12	OC24021852	S	836 Romneya	ANA	699	STD	10	\$290,904		\$3,950,000	\$431.60	9152	1990/ASR	13,190/0.3028	N	0	07/24/24	92/92
13	PW24077658	S	14151 Flower ST #A	GG	66	STD	22	\$516,000		\$8,200,000		0	1987/ASR	44,897/1.0307	N	44	07/26/24	25/25

Closed • Duplex

11758 Azalea Ave • Fountain Valley 92708

2 units • \$574,950/unit • 2,251 sqft • 8,712 sqft lot • \$610.84/sqft •
Built in 1964

East of Harbor, South of Edinger

List / Sold:

\$1,149,900/\$1,375,000 ↑

7 days on the market

Listing ID: OC24092774



Welcome home to this charming single-story duplex located in a prime location! Each unit offers comfortable living with thoughtfully designed spaces. Unit 1 features 3 bedrooms and 2 bathrooms, complemented by a spacious living room ideal for relaxation or entertainment. The kitchen, open to the dining area, makes meal prep a breeze while allowing for easy interaction. Plus, enjoy the convenience of a private backyard and a two-car garage. Unit 2 includes 2 bedrooms and 2 bathrooms, featuring a generously sized kitchen, living room and a dining area perfect for gatherings. Like Unit 1, it also includes a private backyard and a two-car garage. Both units have freshly painted exteriors, adding to the curb appeal. Situated in a desirable location, this duplex is close to excellent shopping, dining options, schools, and major freeways, ensuring convenience and accessibility for its residents. Don't miss the opportunity to make this duplex your new home sweet home!

Facts & Features

- Sold On 07/23/2024
- Original List Price of \$1,149,900
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$527 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Tile
- Other Interior Features: Open Floorplan

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521930
- 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	3	2	2	Unfurnished	\$2,900	\$2,900	\$3,500
2:	1	2	2	2	Unfurnished	\$0	\$0	\$3,000

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 68 - N of Heil, S of Blsa, E of Brookhrst, W of Ha area
- Orange County
- Parcel # 14422301

Michael Lembeck

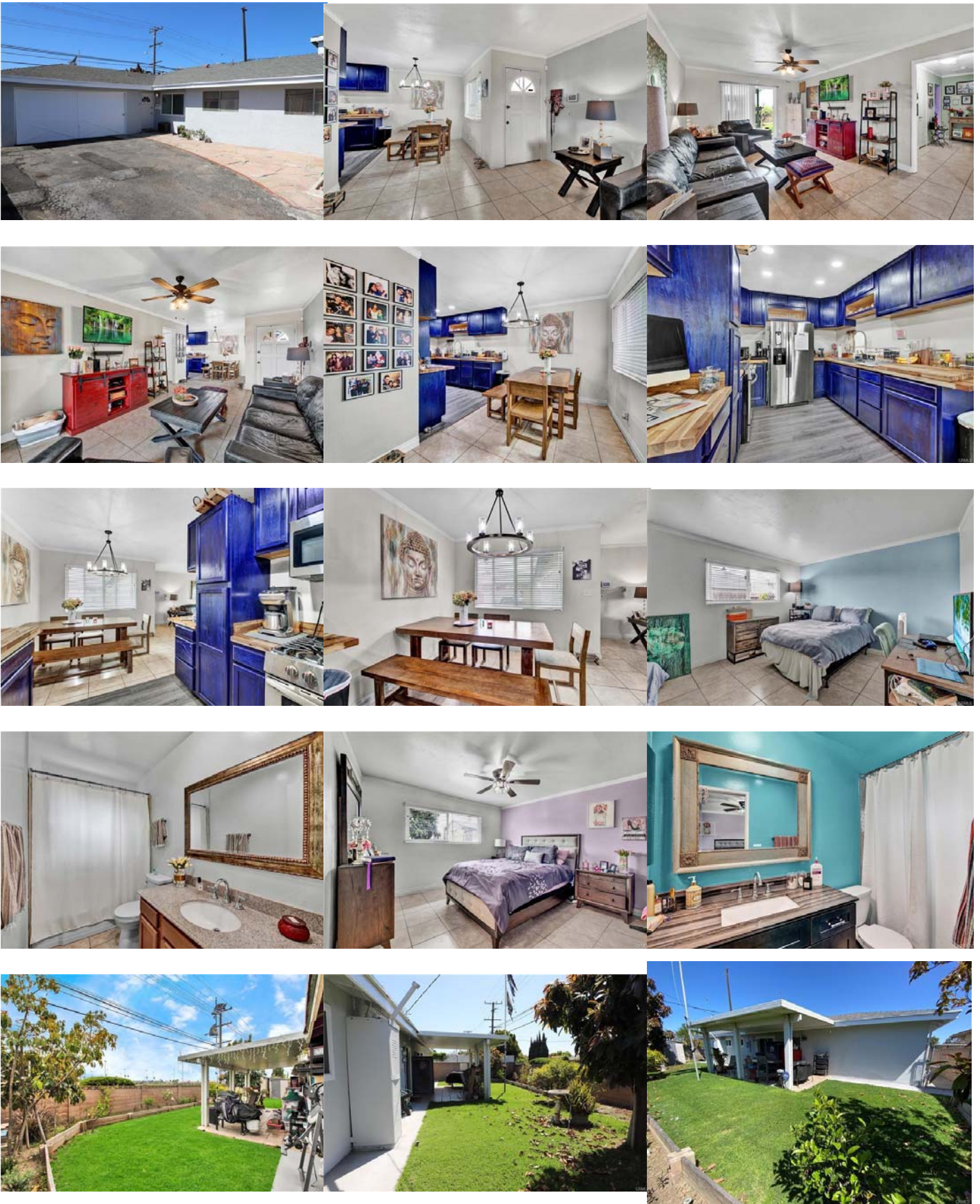
State License #: 01019397
Cell Phone: 714-742-3700

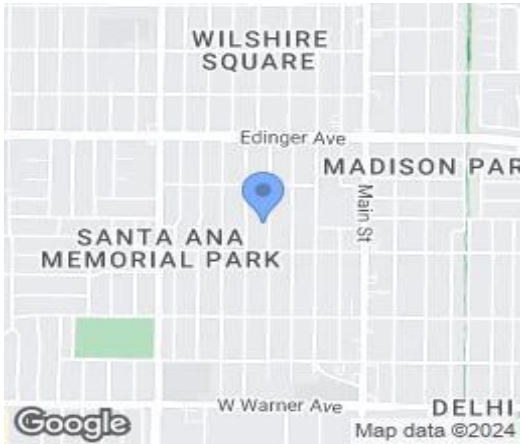
Citivest Realty Services, Inc

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

 Click arrow to display photos







Great opportunity to not let by! 2 UNITS ON A LOT! WELCOME to 1818 S Ross st! This move in ready property has a new ADU that was finalized on January 9, 2024. The ADU is 703 Sq ft, it has an open floor concept, 1 master bedroom, 1 bath and has its own laundry room. The main home features 1523 sq ft, with 3 bedrooms, 2 bathrooms, loft area, it also features a permitted office or storage room that can be used as a 4th bedroom that is attached with it's own entrance. It also features a new roof that was installed in Dec, 2023. The home was recently remodeled in 2023 with over \$70,000 in upgrades. It has laminate flooring, model like kitchen with designer colors and quartz and designer colors throughout and an open concept to be cooking and entertaining your guests at the same time. The home also features a big driveway that enters to the backyard. It is great for RV parking.

Facts & Features

- Sold On 07/23/2024
 - Original List Price of \$1,129,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Forced Air
 - \$376 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: In Kitchen
 - \$22200 Gross Scheduled Income
 - \$600 Net Operating Income
 - 2 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Loft, Office, Walk-In Closet
 - Floor: Laminate
- Other Interior Features: Ceiling Fan(s), Quartz Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,898
 - Electric: \$278.00
 - Gas: \$300
 - Furniture Replacement:
 - Trash: \$360
 - Cable TV: 01982096
 - Gardener:
 - Licenses:
- Insurance: \$600
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$360
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$2,500	\$2,500	\$3,900
2:	1	1	1	0	Unfurnished	\$1,850	\$1,850	\$2,200

Of Units With:

- Separate Electric: 2
 - Gas Meters: 1
- Drapes:
 - Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.75%

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01504322

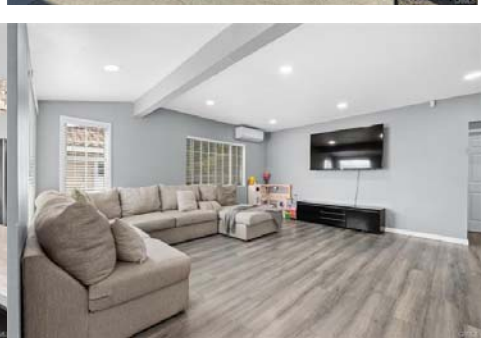
Michael Lembeck

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Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • **Single Family Residence**

List / Sold:

\$1,389,000/\$1,350,000 ↓

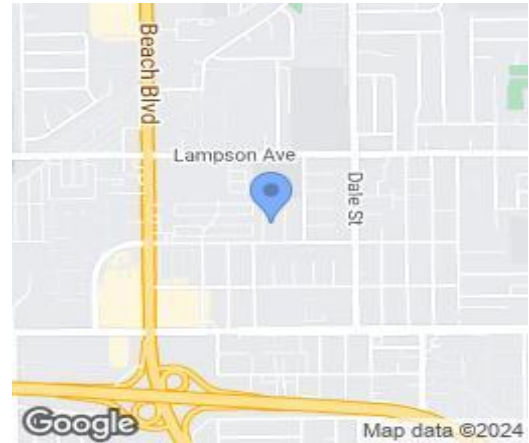
14 days on the market

Listing ID: DW24111358

12692 Jackson St • Garden Grove 92841

2 units • \$694,500/unit • 2,140 sqft • 7,344 sqft lot • \$630.84/sqft • Built in 1957

Cross streets - Beach Blvd. and Stanford Ave.



Opportunity knocks at 12692 & 12696 Jackson Street, Garden Grove! Each of these beautiful homes are equipped with their own utilities (water, gas & separate solar panels) for maximum convenience and privacy in a cul-de-sac. As you step into the main house, you will see over \$250,000 was spent in upgrading this spacious home! The main house is 1,340 sq. ft., with 4BED and 2BATH and is being rented out at \$3,900/mo. The ADU was built in 2022 and is 800 sq. ft. offering 2BED and 2BATH with high 9ft ceilings. The ADU is full of modern touches, spacious rooms and a indoor laundry room. ADU is collecting \$2,600/mo. Additional features: separate paid-off Tesla solar panels, upgraded 200A electrical box, parking for up to 6 cars, central air/heat units, tankless instant water heaters, outdoor BBQ gazebo area (with hard pipes gas & water access), custom wooden gates, vinyl fencing, automatic sprinkler system and optional RV parking. Both homes truly offer the best of both worlds: contemporary luxury and versatile living spaces! A haven of comfort and independence, perfect for guests or rental income.

Facts & Features

- Sold On 07/23/2024
- Original List Price of \$1,389,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$564 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$78000 Gross Scheduled Income
- \$69599.2 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Built-In Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,258
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$327
- Cable TV: 01912206
- Gardener:
- Licenses:
- Insurance: \$931
- 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	4	2	2	Unfurnished	\$3,900	\$3,900	\$3,900
2:	1	2	2	0	Unfurnished	\$2,600	\$2,600	\$2,600

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: 1.5%

- 699 - Not Defined area
- Orange County
- Parcel # 13151129

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: DW24111358

Printed: 07/28/2024 6:54:57 AM

Closed • Duplex

List / Sold:

\$4,125,000/\$4,095,000 ↓

6 days on the market

Listing ID: PW24125900

116 37th St • Newport Beach 92663

2 units • **\$2,062,500/unit** • **3,248 sqft** • **3,920 sqft lot** • **\$1260.78/sqft** •
Built in 1948

Seashore Drive Left on 37th street



Discover unparalleled Beachside Living in this Expansive Duplex. Ideal for luxurious coastal living, or an amazing investment opportunity. Builders, Investors, and Developers Must See! The downstairs unit has a total of 4 bedrooms, 3 baths, and direct garage access. The upper unit has 6 bedrooms, 4 bathrooms, and 3 fireplaces. Complete with a FOUR car garage. This property has endless possibilities. Enjoy the world-famous Newport Beach Ocean views, and stunning sunsets from the 3rd level rooftop deck. Embrace the coastal lifestyle situated only 3 houses from the sand.

Facts & Features

- Sold On 07/24/2024
- Original List Price of \$4,125,000
- 1 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- Heating: Forced Air, Wall Furnace
- \$523 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community, Gas Dryer Hookup, Individual Room
- \$136800 Gross Scheduled Income
- \$77762 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Appliances: Dishwasher, Gas Oven, Water Heater
- Other Interior Features: Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$59,038
- Electric: \$2,848.00
- Gas: \$840
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02187306
- Gardener:
- Licenses:
- Insurance: \$12,000
- Maintenance: \$8,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,350
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$4,600	\$4,600	\$6,500
2:	1	6	4	2	Unfurnished	\$6,800	\$6,800	\$9,000

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- N8 - West Newport - Lido area
- Orange County
- Parcel # 42333116

Michael Lembeck

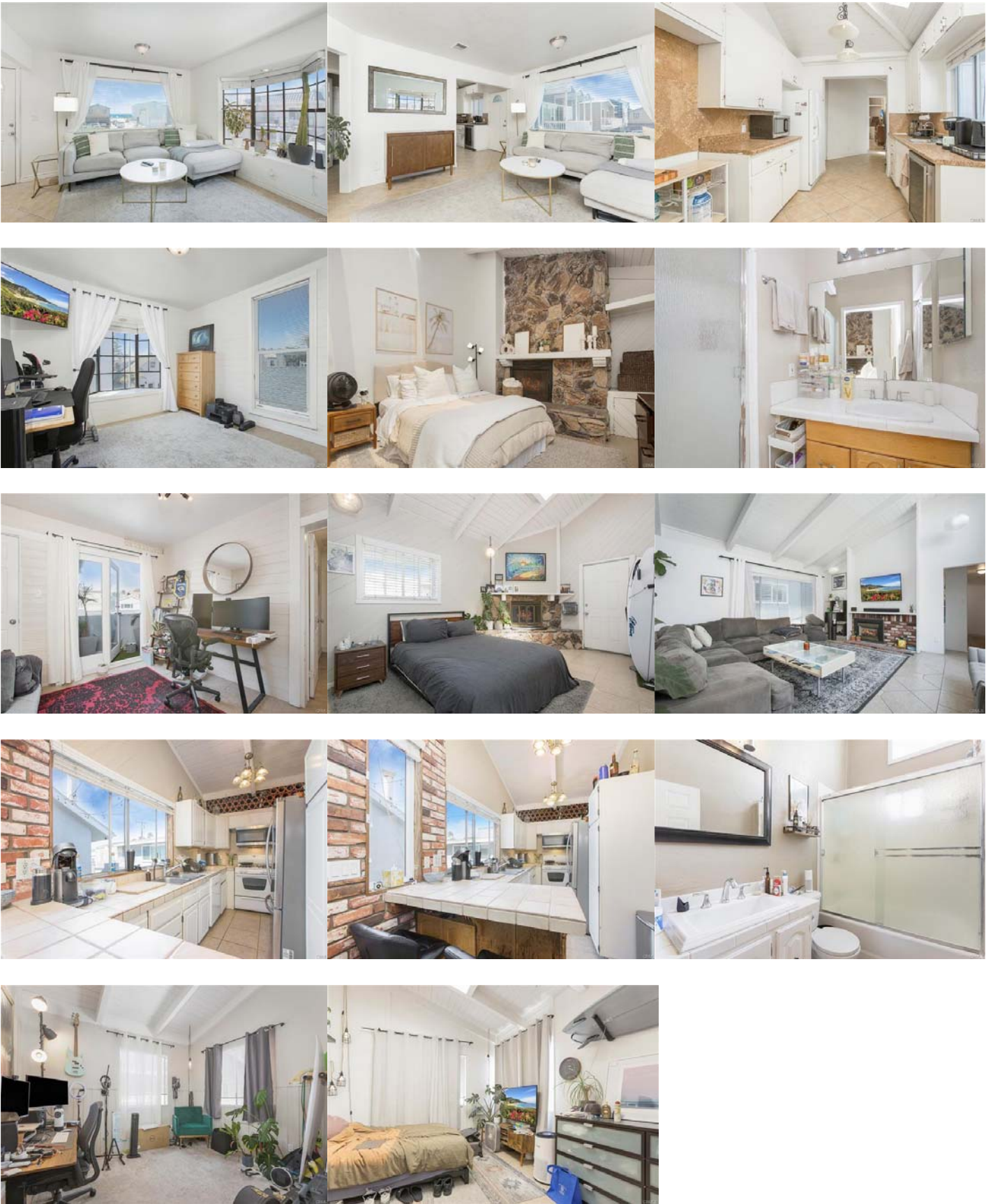
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

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Closed • **Condominium**

List / Sold:

\$1,348,875/\$1,348,875

0 days on the market

Listing ID: PW24153607

4771 Grace Ave # 5 • Cypress 90630

**3 units • \$449,625/unit • 2,886 sqft • .22 acre(s) lot • \$467.39/sqft •
Built in 1980**

south of Crescent Ave



Facts & Features

- Sold On 07/24/2024
- Original List Price of \$1,348,875
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- \$374 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room, See Remarks
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,575
- Electric: \$0.00
- Gas: \$0
- 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	1	Unfurnished	\$2,100	\$2,100	\$2,500
2:	1	2	0	1	Unfurnished	\$1,700	\$1,700	\$2,100
3:	1	2	0	1	Unfurnished	\$2,100	\$2,100	\$2,500

Of Units With:

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

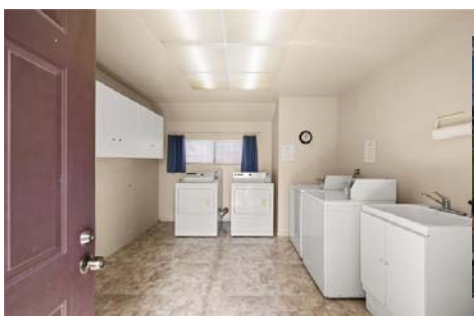
Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 699 - Not Defined area
- Orange County
- Parcel # 93108405

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • **Condominium**

List / Sold:

\$1,401,125/\$1,401,125

0 days on the market

Listing ID: PW24153336

4751 Grace Ave # 1 • Cypress 90630

3 units • \$467,042/unit • 2,998 sqft • .22 acre(s) lot • \$467.35/sqft • Built in 1980

South of Crescent Avenue



Rare opportunity to purchase 3 units (4751,4755,4761), built on a condo map, all with separate APNs and countless possibilities. Well maintained units with very strong occupancy. These units feature 2 story design each with private patios, assigned onsite parking space, and 1 car garage space for each unit. The property also has a coin laundry facility and plenty of space to add additional units to the community. Split and sell each townhome or continue to manage/lease and maximize cashflow.

Facts & Features

- Sold On 07/24/2024
- Original List Price of \$1,401,125
- 2 Buildings
- Levels: Two
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$374 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Back Yard, Lawn
- 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:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	1	Unfurnished	\$2,300	\$2,300	\$2,500
2:	1	2	0	1	Negotiable	\$2,171	\$2,100	\$2,500
3:	1	2	0	1	Unfurnished	\$2,495	\$2,495	\$2,495

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 699 - Not Defined area
- Orange County
- Parcel # 93108401

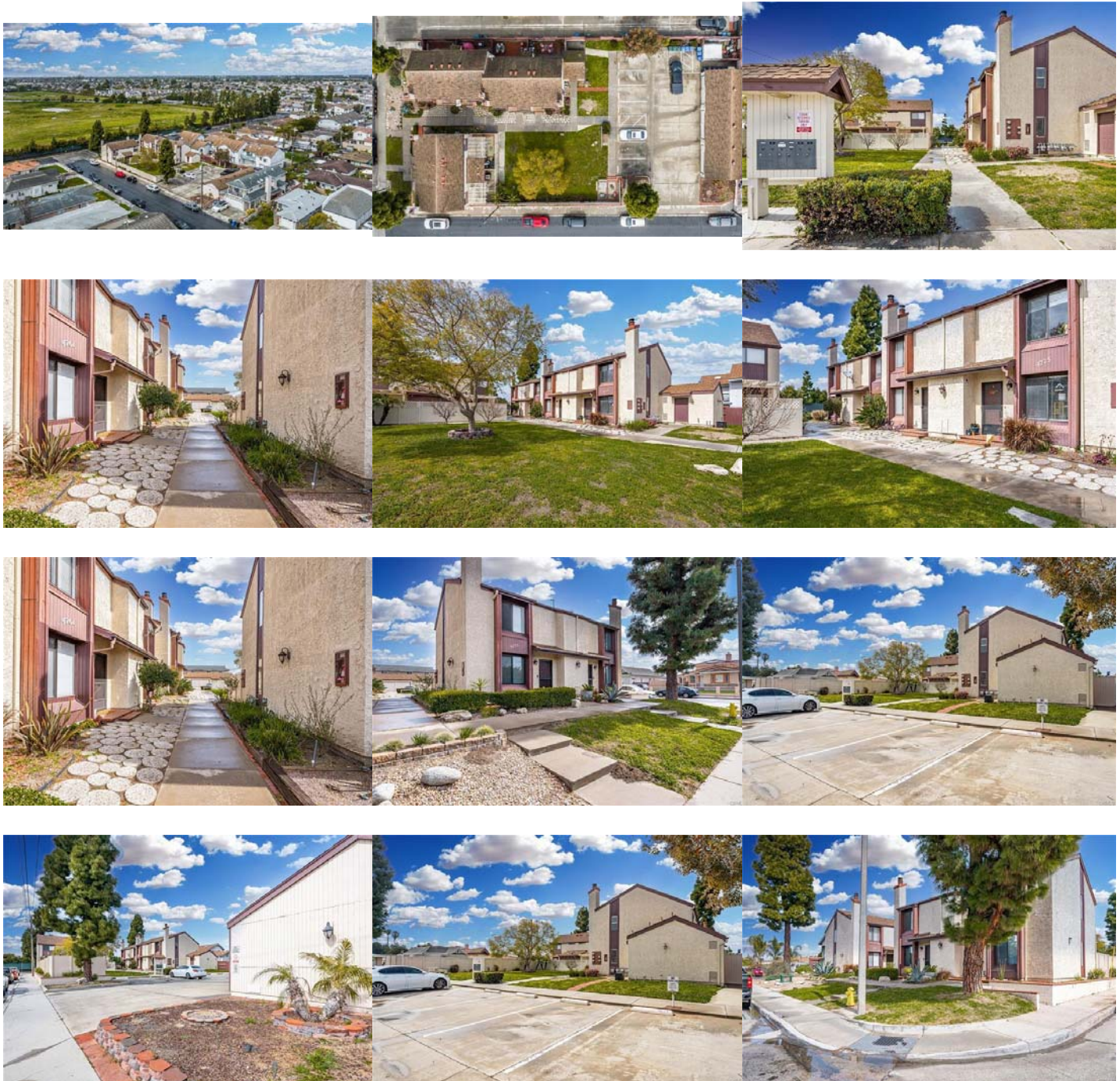
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Newport Beach, 92660

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Closed • Triplex

List / Sold:

\$1,995,000/\$1,950,000 ↓

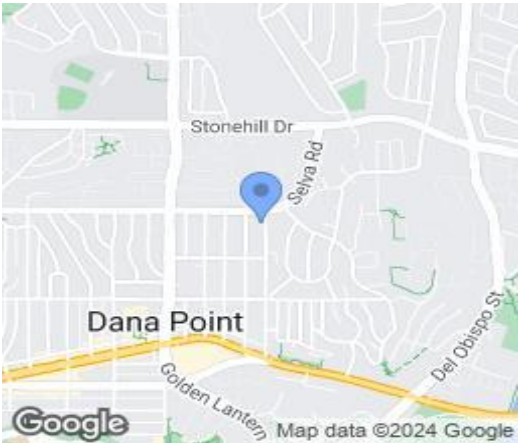
33771 Copper Lantern St • Dana Point 92629

57 days on the market

3 units • \$665,000/unit • 2,190 sqft • 4,061 sqft lot • \$890.41/sqft •
Built in 1973

Listing ID: PW24046734

Selva Road and Copper Lantern are the cross streets



Pleased to present 33771 Copper Lantern, a meticulously crafted triplex, situated in a prime location of Dana Point, CA. Where coastal living meets modern elegance, the subject property offers an exceptional investment opportunity comprised of (1) 2-bedroom/2-bath unit and (2) 1-bedroom/1-bath units, each boasting breathtaking ocean views. Each unit has undergone a complete transformation with high-end finishes and modern design elements, ensuring a seamless blend of sophistication and comfort. Residents can savor the coastal lifestyle in serene outdoor spaces, whether enjoying morning coffee on private balconies or hosting gatherings on the communal patio. Thoughtful landscaping enhances the overall appeal of the property. Don't miss the chance to own this turnkey triplex at 33771 Copper Lantern. Experience the epitome of coastal living with modern luxury, breathtaking ocean views, and timeless charm.

Facts & Features

- Sold On 07/25/2024
- Original List Price of \$1,995,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- 3 Total carport spaces
- \$2,247 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 3.73
- \$107400 Gross Scheduled Income
- \$74451 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,727
- Electric: \$444.00
- Gas: \$444
- Furniture Replacement:
- Trash: \$444
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance: \$1,553
- Maintenance: \$3,125
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$444
- Other Expense: \$300
- Other Expense Description: admin

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$3,350	\$3,350	\$3,650
2:	1	1	1	0	Unfurnished	\$2,800	\$2,800	\$3,050
3:	1	1	1	0	Unfurnished	\$2,750	\$2,750	\$3,050

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 699 - Not Defined area
- Orange County
- Parcel # 68226528

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: PW24046734

Printed: 07/28/2024 6:54:58 AM

Closed • **Quadruplex**

List / Sold:

\$1,900,000/\$1,900,000

10622 Walnut St • Los Alamitos 90720

9 days on the market

4 units • \$475,000/unit • 4,350 sqft • 7,699 sqft lot • \$436.78/sqft • Built in 1988

Listing ID: PW24118105

Corner of Sausalito and Walnut



This exclusive offering is a very rare opportunity to acquire an 80's construction multifamily investment property in Los Alamitos. Located on the edge of Orange County, the small city boasts convenient proximity to beach cities, major freeways, schools, and outdoor recreation available nearby at the 642-acre El Dorado Park; furthermore, this affluent area has an average household income of over \$159,000. 10622 Walnut Street is 4,350-square foot, two-story 1988 construction with a desirable mix of one two-bed/one-bath unit, two two-bed/one-and-one-half-bath townhomes, and one three-bed/two-bath townhome. The units feature spacious floor plans, fireplaces, private patios, and separate gas and electric meters. The three-bedroom townhome has in-unit washer/dryer hookups, the remaining units share on-site laundry, and the property also offers garage and surface parking. The building has been well-maintained and offers a new investor a substantial 59 percent rental upside and the potential to develop two ADU's (buyer to verify). As of writing, 10622 Walnut Street is the only multifamily investment property on market in Los Alamitos, making this a truly outstanding value-add acquisition opportunity.

Facts & Features

- Sold On 07/26/2024
- Original List Price of \$1,900,000
- 1 Buildings
- 8 Total parking spaces
- \$2,131 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community, See Remarks
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01767484
- 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	3	2	0	Unfurnished	\$1,955	\$1,955	\$3,600
2:	2	2	2	0	Unfurnished	\$1,895	\$3,790	\$2,900
3:	1	2	1	0	Unfurnished	\$1,825	\$1,825	\$2,600

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

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

- 52 - Los Alamitos area
- Orange County
- Parcel # 24223229

Michael Lembeck

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Citivest Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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Closed • **Quadruplex**

List / Sold:

\$2,095,000/\$1,910,000 ↓

111 days on the market

Listing ID: OC24045022

7801 11th St • Westminster 92683

4 units • \$523,750/unit • 4,428 sqft • 12,632 sqft lot • \$431.35/sqft • Built in 1986

Major Crossroads: Beach Blvd & Westminster Blvd



Welcome to beautiful Southern California living! Don't miss out on this RARE investors opportunity to own four townhome style spacious units in Westminister! This complex offers four units with 2 bedrooms and 2.5 bathrooms each. All units include their own one car garage and additional parking spot and have laundry hook ups in their garages. Prime location near shopping, entertainment and restaurants such as Bella Terra, Costco, Rodeo39, 405fwy, and 22fwy and just 15 minutes from the beach! Great passive income opportunity with low expenses!

Facts & Features

- Sold On 07/26/2024
- Original List Price of \$2,195,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- \$1,434 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$84000 Gross Scheduled Income
- \$75312 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,688
- Electric: \$288.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,700
- Cable TV: 01932401
- Gardener:
- Licenses:
- Insurance: \$3,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	3	1	Unfurnished	\$1,750	\$1,750	\$2,500
2:	1	2	3	1	Unfurnished	\$1,900	\$1,900	\$2,500
3:	1	2	3	1	Unfurnished	\$1,800	\$1,800	\$2,500
4:	1	2	3	1	Unfurnished	\$1,750	\$1,750	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 60 - Westminster South of Westminster, W of Beach area
- Orange County
- Parcel # 09635322

Michael Lembeck

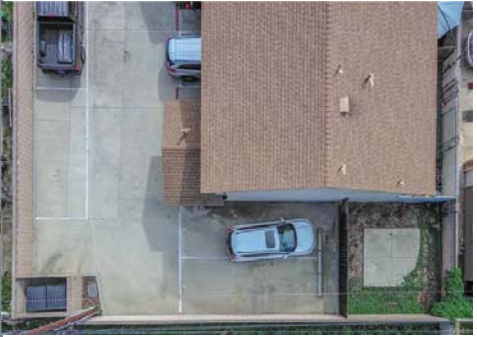
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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Closed • **Apartment**

List / Sold:

\$1,350,000/\$1,300,000 ↓

6 days on the market

Listing ID: SB24139981

419 N Tustin Ave • Anaheim 92807

4 units • \$337,500/unit • 3,480 sqft • 10,454 sqft lot • \$373.56/sqft • Built in 1964

Corner of E Riverdale Ave and N Tustin Ave



We are pleased to present, for the first time in almost 40 years, the opportunity to acquire 419 N Tustin Ave. Built in 1964, this well-maintained 4-unit apartment complex is 3,480 square feet situated on a massive 10,454 square foot lot. Bordering Anaheim Hills and the City of Orange, this property benefits from convenient access to local amenities and transportation hubs, including major employment centers and recreational facilities. The subject property is comprised of (2) 2-bed, 2-bath single-story units, each featuring only one shared wall and private patios, providing a sense of privacy and comfort for tenants. Additionally, there are two 1-bed, 1-bath units located above the carports, also with only one shared wall. Gas and electricity are separately metered for each unit, ensuring straightforward utility management. The property provides ample parking with five (5) carport spaces and five (5) uncovered tandem spaces, each equipped with storage rooms. There is an on-site laundry facility for the tenant's convenience. Exterior renovations include a brand-new roof, new windows, paint, plus much more. Interior renovations include 3 of the 4 units kitchens have been remodeled with new cabinets and countertops and new subpanels. 419 N Tustin Ave provides an investor with the opportunity to own an improved asset in one of the most desired rental neighborhoods and fastest growing markets in Southern California. The asset offers strong in-place income providing resistance to statewide rent control and has over 25% potential rental upside.

Facts & Features

- Sold On 07/25/2024
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- 5 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$87540 Gross Scheduled Income
- \$60749 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,791
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$3,446
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$5,616
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,120	\$2,120	\$2,495

2:	1	2	2	2	Unfurnished	\$2,040	\$2,040	\$2,495
3:	1	1	1	1	Unfurnished	\$1,510	\$1,510	\$1,995
4:	1	1	1	1	Unfurnished	\$1,510	\$1,510	\$1,995

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 78 - Anaheim East of Harbor area
 - Orange County
 - Parcel # 36026403

Michael Lembeck

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Closed • **Apartment**

List / Sold:

\$2,699,000/\$2,600,000 ↓

100 days on the market

Listing ID: OC24036348

1808 Cristine Pl • Fullerton 92835

5 units • **\$539,800/unit** • **4,041 sqft** • **9,583 sqft lot** • **\$643.41/sqft** •
Built in 1959

N Harbor Blvd and W Bastanchury Rd across from Providence St Jude Medical Center



This five (5) unit apartment building is located at 1808 Cristine Place in Fullerton, CA. The property benefits from its excellent unit mix of eighty percent (80%) two-bedroom units. The building sits on a cul-de-sac lot with only four other buildings in a sparse rental housing market. Current ownership has spent \$375,000 on renovations. Located in the heart of the highly sought-after Sunny Hills subset of Fullerton, this building is steps away from upscale retail shops, dining experiences, St. Jude Hospital, Fullerton Tennis Club and the YMCA. This is considered an A+ location in Fullerton which attracts a tenant profile that prefers a cozy home that has institutional amenities without institutional treatment.

Facts & Features

- Sold On 07/22/2024
- Original List Price of \$2,750,000
- 1 Buildings
- 5 Total parking spaces
- \$3,336 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- \$172200 Gross Scheduled Income
- \$119253 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$50,781
- Electric: \$639.00
- Gas: \$3,349
- Furniture Replacement:
- Trash: \$2,104
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$3,996
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,489
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	1	Unfurnished	\$2,975	\$11,900	\$3,064
2:	1	1	1	1	Unfurnished	\$2,450	\$2,450	\$252

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- 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 # 02833022

Michael Lembeck

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Closed • **Apartment**

List / Sold:

\$4,098,000/\$3,950,000 ↓

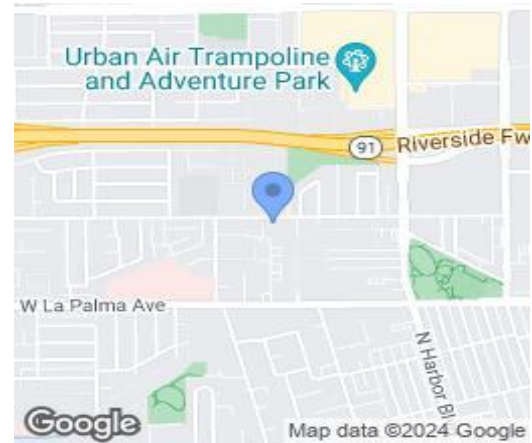
836 Romneya • **Anaheim 92801**

92 days on the market

10 units • **\$409,800/unit** • **9,152 sqft** • **13,190 sqft lot** • **\$431.60/sqft** •
Built in 1990

Listing ID: OC24021852

5 N Exit R Euclid R W Romneya Dr



Welcome to the 10-unit apartment building situated in Anaheim, California, which was constructed in 1990. This well-maintained building offers a diverse range of units designed to cater to various housing needs. With six two-bedroom, two-bathroom units and four three-bedroom, two-bathroom units, residents can choose the layout that best suits their requirements. One of the standout features of these units is the inclusion of an in-unit washer and dryer. Each unit is separately metered for gas and electricity. In terms of aesthetics, the apartment building follows a minimal landscaping approach. The landscaping requirements are deliberately kept minimal, resulting in a clean and low-maintenance exterior. This approach allows residents to enjoy a well-kept environment while reducing the time and resources required for landscaping upkeep. The location of this apartment building in Anaheim, California offers residents easy access to a range of amenities and attractions. From shopping centers and dining establishments to entertainment venues and recreational facilities, everything is within close proximity. Additionally, the building benefits from excellent connectivity to major transportation routes, facilitating convenient commuting throughout the city and beyond.

Facts & Features

- Sold On 07/24/2024
- Original List Price of \$4,198,000
- 2 Buildings
- 28 Total parking spaces
- 24 Total carport spaces
- \$0 (Assessor)
- Seller Consider Concession YN:
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$290,904 Gross Scheduled Income
- \$191,688 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$93,369
- Electric: \$1,348.00
- Gas: \$1,764
- Furniture Replacement:
- Trash: \$2,736
- Cable TV: 01757526
- Gardener:
- Licenses:
- Insurance: \$4,118
- Maintenance:
- Workman's Comp:
- Professional Management: 11646
- Water/Sewer: \$5,496
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	3	2	8	Unfurnished	\$9,900	\$9,900	\$10,841
2:	6	2	2	12	Unfurnished	\$14,342	\$14,342	\$15,704

Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.75%

- 699 - Not Defined area
- Orange County

Michael Lembeck

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Closed • Apartment

List / Sold:

\$8,500,000/\$8,200,000 ↓

25 days on the market

Listing ID: PW24077658

14151 Flower St # A • Garden Grove 92843

22 units • **\$386,364/unit** • **0 sqft** • **44,897 sqft lot** • **No \$/Sqft data** •
Built in 1987

BROOKHURST AND WESTMINSTER AVE.



WELCOME TO THE CANTEBURY SQUARE APTS, 22 LARGE CONDO STYLE UNITS BUILT IN 1987! ALL LARGE 2 BEDROOM + 2 BATH UNITS, EACH UNIT HAS 2 GARAGE SPACES AND A PRIVATE PATIO OR BALCONY, A GREAT GARDEN GROVE LOCATION, VERY QUIET QUAL-DE-SAC STREET WITH EASY ACCESS TO THE 22 FREEWAY AND CLOSE TO LITTLE SAIGON! HUGE LOT OVER 44, 000 SQUARE FEET CONSISTING OF 3 APT BUILDINGS WITH 44 GARAGES SPACES AND 11 OPEN SPACES. ALL UNITS HAVE INDIVIDUAL GAS AND ELECTRIC METERS AND HOUSE PAID SOLAR FOR LOW ELECTRIC BILLS. FIRST TIME ON THE MARKET IN OVER 27 YRS! CALL AGENT FOR OM!

Facts & Features

- Sold On 07/26/2024
- Original List Price of \$8,500,000
- 3 Buildings
- 44 Total parking spaces
- \$6,212 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$516000 Gross Scheduled Income
- \$335400 Net Operating Income
- 23 electric meters available
- 23 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$180,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00866406
- 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:	22	2	2	2	Unfurnished	\$2,000	\$2,000	\$2,395

Of Units With:

- Separate Electric: 23
- Gas Meters: 23
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.5%

- 66 - N of Blsa, S of GGrv, E of Brookhrst, W of Ha area
- Orange County
- Parcel # 09917353

Michael Lembeck

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