

### 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="#">PW23058975</a> | S |     | 8114 <a href="#">Fillmore DR</a>          | STAN | 61   | STD      | 2     | \$0       |     | \$1,050,000.↓ | \$512.20 | 2050 | 1961/ASR | 6,098/0.14   | N       |     | 2    | 07/28/23 | <a href="#">81/139</a>  |
| 2  | <a href="#">CV23088713</a> | S | 213 | 215 E <a href="#">Central AVE</a>         | SA   | 69   | STD      | 2     | \$0       |     | \$1,030,000.↓ | \$403.13 | 2555 | 1968/ASR | 7,405/0.17   | N       |     | 2    | 07/27/23 | <a href="#">32/32</a>   |
| 3  | <a href="#">PW23076718</a> | S |     | 335 <a href="#">South Wayfield Street</a> | ORG  | 699  | STD,TRUS | 2     | \$40,100  |     | \$850,000.↑   | \$389.91 | 2180 | 1961/ASR | 7,400/0.1699 | N       |     | 3    | 07/25/23 | <a href="#">40/40</a>   |
| 4  | <a href="#">OC23073932</a> | S |     | 603 <a href="#">Larkspur AVE</a>          | CDM  | 699  | STD      | 2     | \$75,200  |     | \$2,850,000.↓ | \$803.95 | 3545 | 1972/ASR | 3,568/0.0819 | N       |     | 2    | 07/24/23 | <a href="#">41/41</a>   |
| 5  | <a href="#">PW23130628</a> | S |     | 759 S <a href="#">Park Hyde ST</a>        | ORG  | 72   | STD      | 2     | \$71,880  |     | \$3,495.↓     | \$1.32   | 2647 | 1978/ASR | 6,098/0.14   | N       |     | 4    | 07/27/23 | <a href="#">12/12</a>   |
| 6  | <a href="#">PW23123541</a> | S |     | 26731 <a href="#">Avenida Las Palmas</a>  | DP   | CB   | STD,TRUS | 2     | \$0       |     | \$1,025,000.↓ | \$613.41 | 1671 | 1959/ASR | 5,227/0.12   | N       |     | 0    | 07/27/23 | <a href="#">14/14</a>   |
| 7  | <a href="#">23276579</a>   | S |     | 301 <a href="#">Utica AVE</a>             | HB   | 15   | STD      | 4     |           | 3   | \$2,205,000.↓ | \$463.82 | 4754 | 1976     | 8,276/0.19   |         |     | 5    | 07/25/23 | <a href="#">10/10</a>   |
| 8  | <a href="#">OC23094335</a> | S |     | 3140 <a href="#">Quartz LN</a>            | FUL  | 83   | TRUS     | 4     | \$62,700  |     | \$1,500,000.↑ | \$365.59 | 4103 | 1964/PUB | 8,731/0.2004 | N       |     | 6    | 07/27/23 | <a href="#">11/11</a>   |
| 9  | <a href="#">OC23094174</a> | S |     | 3132 <a href="#">Quartz LN</a>            | FUL  | 83   | TRUS     | 4     | \$70,920  |     | \$1,500,000.↑ | \$362.06 | 4143 | 1964/PUB | 8,728/0.2004 | N       |     | 6    | 07/27/23 | <a href="#">11/11</a>   |
| 10 | <a href="#">PW22134184</a> | S |     | 401 S <a href="#">Birch ST</a>            | SA   | 69   | STD      | 6     | \$115,560 | 5   | \$1,540,000.↓ | \$385.00 | 4000 | 1964/PUB | 7,004/0.1608 | N       |     | 3    | 07/24/23 | <a href="#">343/343</a> |

**Closed** • Duplex

List / Sold:

**\$1,099,000/\$1,050,000** ↓

**81 days on the market**

**Listing ID: PW23058975**

**8114 Fillmore Dr • Stanton 90680**

**2 units • \$549,500/unit • 2,050 sqft • 6,098 sqft lot • \$512.20/sqft • Built in 1961**

**Chapman & Beach**



Introducing a stunning duplex in a prime growing location of Stanton! This property features two units, each unit have been completely remodeled with 2 bedrooms and 2 bathrooms. Enjoy the convenience of having your own laundry facilities inside each unit. Each unit has been newly renovated with new flooring, light fixtures, fresh paint, new kitchen cabinets, new windows, new appliances, and new central air units with individual electrical and gas meters. Potential ADU units could be built in the garage as a bonus unit, bathroom, kitchen cabinets, washer & dryer hookups are already in place with its own separate electrical and gas meter already installed for an additional \$2400 passive income per month. City of Stanton allows conversion of the garage to ADU units. The property also boasts a decent sized backyard and front yard that can be divided to create privacy space for both units as well as a one-car garage for each unit & a three car driveway. Don't miss your chance to live in this beautiful duplex! (see attached supplements for ADU)

### Facts & Features

- Sold On 07/28/2023
- Original List Price of \$1,125,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$689 (Estimated)
- Laundry: Inside, Upper Level
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Floor: Laminate, Tile
- Appliances: Dishwasher, Gas Range, Gas Water Heater, Microwave
- Other Interior Features: 2 Staircases, Block Walls, Ceiling Fan(s)

### Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer, Sewer Paid

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 00616212
- 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 | 2 | 1 | Unfurnished | \$0 | \$0 | \$3,000 |
| 2: | 1 | 2 | 2 | 1 | Unfurnished | \$0 | \$0 | \$3,000 |

# 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%
- 61 - N of Gar Grv, S Of Ball, E of Knott, W of Dal area
  - Orange County
  - Parcel # 13124128

Michael Lembeck

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

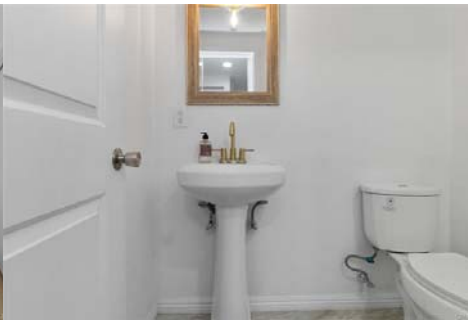
Re/Max Property Connection

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

 Click arrow to display photos









**Closed** • Duplex

List / Sold:

**\$1,100,000/\$1,030,000** ↓

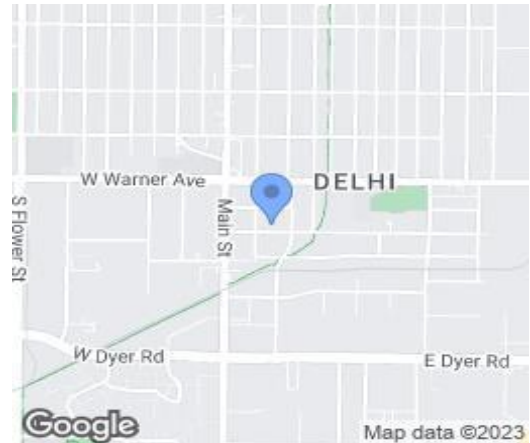
32 days on the market

Listing ID: CV23088713

**213 215 E Central Ave** • Santa Ana 92707

**2 units** • **\$550,000/unit** • **2,555 sqft** • **7,405 sqft lot** • **\$403.13/sqft** •  
**Built in 1968**

**S Maine and E Warner. North of W Dyer**



Welcome to this charming older single-story duplex, featuring two units that offer both comfort and convenience. With ample parking space, including potential RV parking, this property is perfect for those who need extra parking for their vehicles or recreational toys. Each unit has a smaller front area, offering a cozy and intimate feel, with plenty of natural light flooding in. The units offer a functional layout that maximizes space while maintaining a comfortable and cozy feel. Located in a mixed-use area, this property is conveniently located near various retail and commercial establishments, providing easy access to shops and services for daily needs. Additionally, the location is excellent for those who enjoy a peaceful and quiet environment, as it's located away from the hustle and bustle of the city. This duplex is perfect for those who want to invest in a property that offers both comfort and convenience, with the potential for additional income. Don't miss this opportunity to own this property in a prime location. Contact us today to schedule a viewing. 213 E Central: While entering this unit you'll find an inviting living room that leads into a warm family kitchen/dining area, offering 4 nice size bedrooms, full bath with new vanity and all newer fixtures 3/4 bath with new pedestal sink and new mirror. This unit includes its own spacious laundry room and new water heater. Some fresh paint. 215 E Central: This unit offers 2 entrances, you'll enter into a ample size living room that will lead to the open sunny kitchen which has an avocado tree right out the back door, there are 3 nice size bedrooms one is a primary bedroom with its own bath. Second full baths with new vanities and new fixtures. Indoor laundry, ceramic tile throughout. Some fresh paint and new doors. OFFERING A NEW ROOF, NEW BLOCK WALLS, NEW WOOD FENCE, NEW CONCRETE, NEW WINDOWS!!!

## Facts & Features

- Sold On 07/27/2023
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$509 (Estimated)
- Laundry: In Kitchen, Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

## Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: See Remarks, Tile
- Appliances: Gas Water Heater
- Other Interior Features: Block Walls, Ceiling Fan(s)

## Exterior

- Lot Features: 2-5 Units/Acre, Back Yard
- Fencing: Block, Wood
- Sewer: Unknown

## Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02064239
- 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     | 4    | 2     | 1      | Unfurnished     | \$0         | \$0        | \$0       |
| 2:                     | 1     | 3    | 2     | 1      | Unfurnished     | \$0         | \$0        | \$0       |
| # Of Units With:       |       |      |       |        |                 |             |            |           |
| • Separate Electric: 2 |       |      |       |        | • Drapes:       |             |            |           |
| • Gas Meters: 2        |       |      |       |        | • Patio:        |             |            |           |
| • Water Meters: 2      |       |      |       |        | • Ranges:       |             |            |           |
| • Carpet:              |       |      |       |        | • Refrigerator: |             |            |           |
| • Dishwasher:          |       |      |       |        | • Wall AC:      |             |            |           |
| • Disposal:            |       |      |       |        |                 |             |            |           |

Additional Information

- Standard sale
  - Buyer Agency Compensation: 2.25%
- 69 - Santa Ana South of First area
  - Orange County
  - Parcel # 01603327

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: **\$849,000/\$850,000** ↑

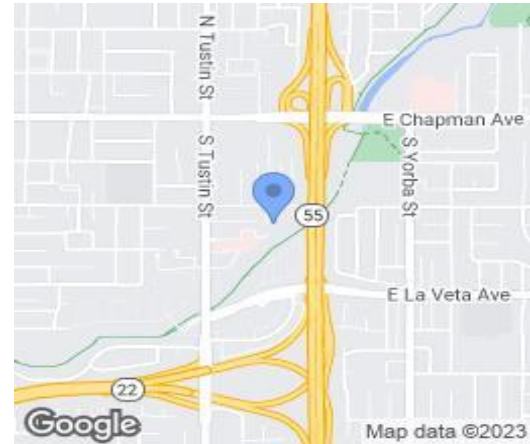
**335 South Wayfield Street** • Orange 92866

**40 days on the market**

**2 units** • **\$424,500/unit** • **2,180 sqft** • **7,400 sqft lot** • **\$389.91/sqft** •  
**Built in 1961**

**Listing ID: PW23076718**

**tustin and palmyra**



Large Duplex on end of cul de sac. Each unit is 2 Bedroom 1 Bath with fireplace. Great upside potential on this one. Laundry room on premises. 3 single car garages and plenty of driveway parking.

### Facts & Features

- Sold On 07/25/2023
- Original List Price of \$849,000
- 1 Buildings
- 3 Total parking spaces
- \$0 (Assessor)
- Laundry: Community, Individual Room
- \$40100 Gross Scheduled Income
- \$34100 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: \$6,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 00965994
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Unfurnished | \$1,614     | \$1,614    | \$2,500   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$1,728     | \$1,728    | \$2,500   |

### # Of Units With:

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

### Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 699 - Not Defined area
- Orange County
- Parcel # 39014103

**Michael Lembeck**  
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Cell Phone: 714-742-3700

**Re/Max Property Connection**  
State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW23076718

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**Closed** • Duplex

List / Sold:

**\$3,180,000/\$2,850,000** ↓

41 days on the market

Listing ID: OC23073932

**603 Larkspur Ave • Corona del Mar 92625**

**2 units • \$1,590,000/unit • 3,545 sqft • 3,568 sqft lot • \$803.95/sqft •  
Built in 1972**

**MacArthur Blvd. come South and Left on Coast Highway L Larkspur Ave. close corn on the Left.**



Rare opportunity to have this well maintained duplex walking distance to Corona Del Mar beach! Front Unit 603 is 1,800 square ft. with 2 bedrooms 2 1/2 Baths plus a loft leading to a large deck. Unit has a 2 back patio. Newer tile flooring in living room, kitchen and bathrooms. Cozy gas log fireplace in family room w/auto gas switch. Main floor powder room has a remodeled vanity. Both upstairs bathrooms are fully remodeled. Upstairs rooms have carpet. Kitchen has been remodeled with new cabinets. Lovely front patio with newer paving and vinyl fence. Shared 2 car garage with remote controlled garage door. Back unit 603 1/2 is 1,000 square ft. (approx) with 2 Bedrooms 2 Baths with loft. Newer tile in living room kitchen and bathrooms. Rear unit also has a nice front patio and upstairs deck. The rear unit has washer and dryer space in the garage. The front unit has a laundry room at the rear of the family room next to the garage. Both units have forced air heating from natural gas new water heaters. All windows have been upgraded to double paned with vinyl trim. Great curb appeal in sought after location! Corona del Mar is a quaint neighborhood to be able to walk to nearby shopping, many restaurants, banks, post office, public library, parks, etc. Don't miss out on this gem!

### Facts & Features

- Sold On 07/24/2023
- Original List Price of \$3,388,888
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Fireplace(s), Natural Gas
- \$513 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$75200 Gross Scheduled Income
- \$79400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Up, Family Room, Living Room, Loft
- Floor: Carpet, Tile
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Cooktop, Water Heater

### Exterior

- Lot Features: Rectangular Lot, Paved
- Fencing: Vinyl
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$25,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$723
- Cable TV: 01912352
- Gardener:
- Licenses:
- Insurance: \$1,865
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$723
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 3     | 1      | Unfurnished | \$4,200     | \$4,200    | \$4,800   |



2: 1 2 2 1 Unfurnished \$2,600 \$2,600 \$2,800

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Orange County
- Parcel # 45906612

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** • Duplex

List / Sold: **\$1,395,000/\$3,495** ↓

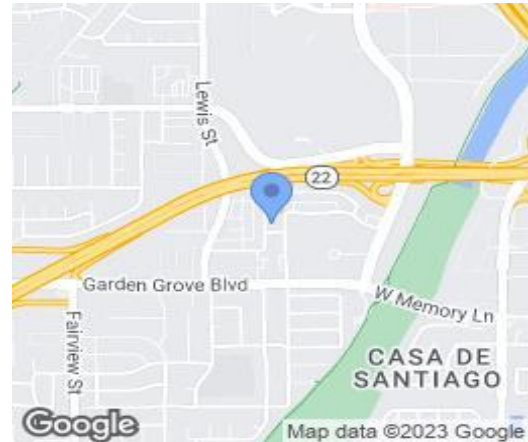
**759 S Park Hyde St** • Orange 92868

**12 days on the market**

**2 units** • **\$697,500/unit** • **2,647 sqft** • **6,098 sqft lot** • **\$1.32/sqft** •  
**Built in 1978**

**Listing ID: PW23130628**

**5FWY EXIT STATE COLLEGE BLVD, SOUTH PAST THE BLOCK, RIGHT ON PARK BALBOA, RIGHT ON PARK HYDE**



PARK CITY DUPLEXES ARE A PRESTIGIOUS DEVELOPMENT BUILT IN 1978 THAT IS LOCATED BY ALL FREEWAYS, MEDICAL, CIVIC AND "THE BLOCK AT ORANGE". SPACIOUS DUPLEXES WITH PRIVATE REAR YARDS, ATTACHED 2 CAR GARAGES WITH DIRECT ACCESS INTO THE HOMES. THE SINGLE STORY SIDE IS A 2 BEDROOM 2 BATH WITH A FIREPLACE. KITCHEN HAS A DINING AREA THE 3 BEDROOMS 3 BATHS HAVE JUST BEEN REMODELED WITH QUARTZ COUNTERS, STAINLESS APPLIANCES, NEW BLINDS, CARPET, AND PAINT. THE WASHER AND DRYER ARE ALSO INCLUDED. BOTH UNITS HAVE CENTRAL HEATING AND AIR, ARE RECENTLY SERVICED, AND HAVE PRIVATE PATIOS WITH FENCED YARDS.

### Facts & Features

- Sold On 07/27/2023
- Original List Price of \$1,395,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air, Natural Gas
- \$511 (Estimated)
- Laundry: Dryer Included, Electric Dryer Hookup, In Garage, Washer Hookup, Washer Included
- \$71880 Gross Scheduled Income
- \$45321 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: Entry, Kitchen, Living Room, Master Suite
- Floor: Carpet, Tile
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Water Heater, Range Hood
- Other Interior Features: Ceiling Fan(s), Ceramic Counters, Granite Counters, Open Floorplan

### Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$24,403
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01011606
- Gardener:
- Licenses: 88
- Insurance: \$1,450
- Maintenance: \$4,020
- 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    | 2     | 2      | Unfurnished | \$2,495     | \$2,495    | \$2,495   |
| 2: | 1     | 3    | 3     | 2      | Unfurnished | \$3,495     | \$3,495    | \$3,495   |

**# Of Units With:**

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet: 2
- Dishwasher: 2
- Disposal: 2

- Drapes: 2
- Patio: 2
- Ranges: 2
- Refrigerator: 1
- Wall AC: 0

## Additional Information

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

- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 23128202

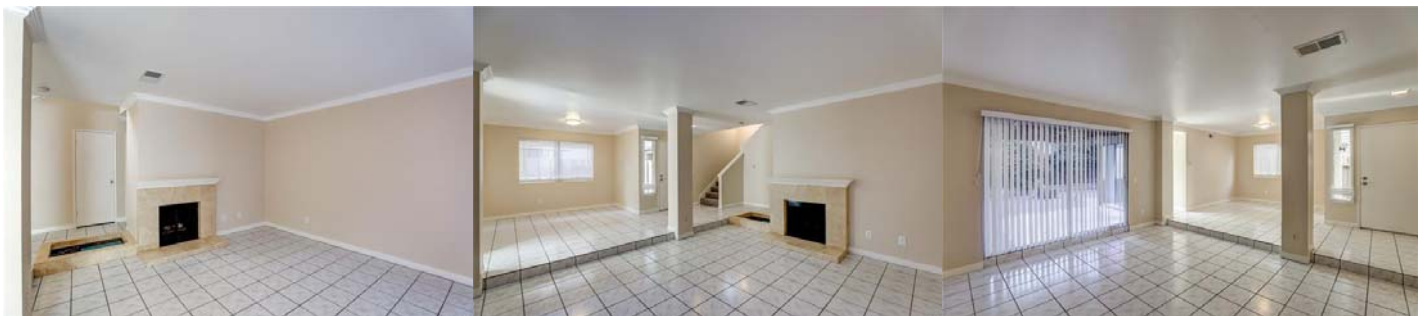
## Michael Lembeck

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: PW23130628

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**Closed** • Duplex

List / Sold:

**\$1,100,000/\$1,025,000** ↓

14 days on the market

Listing ID: PW23123541

**26731 Avenida Las Palmas • Dana Point 92624**

2 units • \$550,000/unit • 1,671 sqft • 5,227 sqft lot • \$613.41/sqft •  
Built in 1959

avenida las palmas and calle real



Welcome to 26731 Avenida Las Palmas in Capistrano Beach! This charming duplex is ideally situated less than a mile from the beach, offering an incredible coastal lifestyle opportunity. With two 2-bedroom, 1-bathroom units, this property presents a range of possibilities for investors, renovators, or those looking to build their dream property from scratch. Please note that this property does have foundation issues, which are documented in the attached report found in the supplements section on MLS. However, despite these concerns, the potential for this property is truly remarkable. With the right vision and investment, you can restore these units to their former glory and create a solid income-generating investment. Alternatively, if you're feeling more ambitious, you have the unique opportunity to build your dream property from the ground up. With a lot that has been untouched for over 40 years, you can let your imagination run wild and design a custom residence that perfectly suits your needs and preferences. Located in the highly desirable Capistrano Beach area, this property offers convenient access to pristine beaches, breathtaking coastal views, and a wide range of recreational activities. Enjoy the relaxing atmosphere and laid-back beach lifestyle that Capistrano Beach has to offer. Don't miss out on this rare opportunity to own a property with tremendous potential and endless possibilities. Whether you choose to renovate or start anew, 26731 Avenida Las Palmas is a property that holds immense value and promises a bright future. Act now to secure your investment in this highly sought-after beach community. Please note property has substantial foundation issues.

## Facts & Features

- Sold On 07/27/2023
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$0 (Estimated)
- Laundry: In Kitchen
- 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: 01008773
- 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 | \$0         | \$0        | \$0       |
| 2: | 1     | 2    | 1     | 0      | 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

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

- CB - Capistrano Beach area
- Orange County
- Parcel # 12326150

## 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: PW23123541

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Closed •

List / Sold:

**\$2,250,000/\$2,205,000** ↓

10 days on the market

Listing ID: 23276579

**301 Utica Ave • Huntington Beach 92648**

**4 units • \$562,500/unit • 4,754 sqft • 8,276 sqft lot • \$463.82/sqft • Built in 1976**

**See Google Maps**



We are pleased to offer a unique opportunity to acquire 301 Utica Avenue, a well-maintained pride of ownership four-unit (4) apartment building located in a rapidly evolving neighborhood of Yorktown in beautiful Huntington Beach. Built in 1976, this 4,754 SqFt building sits on a large corner lot featuring a great unit mix of three (3) large townhome units and one (1) single level upstairs unit with five (5) single car garages plus six (6) additional parking spaces and an on-site laundry facility for tenant convenience. The property features a beautiful three-bedroom/two and a half-bathroom townhome "owner's" unit with central heat, large walk-in closets, washer/dryer hookups, new counter tops, and flooring. The property is in excellent condition with all replaced plumbing throughout, and all the units contain fireplaces, private patios or balconies, and high ceilings with plenty of natural light. With this rare buying opportunity, an investor will have the opportunity to purchase a pride of ownership property and take advantage of the fundamentals fueling the rental neighborhood of the Huntington Beach community for decades to come.

## Facts & Features

- Sold On 07/25/2023
- Original List Price of \$2,250,000
- 1 Buildings
- 11 Total parking spaces
- Laundry: Community
- Cap Rate: 2.77
- \$62266 Net Operating Income

## Interior

## Exterior

## Annual Expenses

- Total Operating Expense: \$35,412
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

## Unit Details

|     | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1:  | 1     | 3    | 2     |        | Unfurnished | \$2,700     | \$2,700    | \$3,900   |
| 2:  | 1     | 2    | 1     |        | Unfurnished | \$1,900     | \$1,900    | \$2,950   |
| 3:  | 1     | 2    | 1     |        | Unfurnished | \$1,870     | \$1,870    | \$2,950   |
| 4:  | 1     | 2    | 1     |        | Unfurnished | \$1,900     | \$1,900    | \$2,850   |
| 5:  |       |      |       |        |             |             |            |           |
| 6:  |       |      |       |        |             |             |            |           |
| 7:  |       |      |       |        |             |             |            |           |
| 8:  |       |      |       |        |             |             |            |           |
| 9:  |       |      |       |        |             |             |            |           |
| 10: |       |      |       |        |             |             |            |           |
| 11: |       |      |       |        |             |             |            |           |



12:  
13:

**# Of Units With:**

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

---

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.5%
- 15 - West Huntington Beach area
- Orange County
- Parcel # 02507135

---

**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:

**\$1,450,000/\$1,500,000** ↑

**11 days on the market**

**Listing ID: OC23094335**

**3140 Quartz Ln • Fullerton 92831**

**4 units • \$362,500/unit • 4,103 sqft • 8,731 sqft lot • \$365.59/sqft • Built in 1964**

**Placentia to Quartz Lane**



3140 Quartz Lane is a 4-unit multifamily investment property on a large lot in one of the most highly desirable rental areas in Orange County close to Cal State Fullerton with an annual enrollment of 40,000 students with over 90% of students living off campus. The 4 units are all 2B/1BA units mostly updated and have been well maintained. Fabulous opportunity to own 4 units with upside in rents. Enjoy the nearby access to the 57 Freeway for easy access to many freeway arteries in Orange and LA Counties. Close to shops and fine dining as well as a 15 minute drive to the Honda Center, Angels Stadium, and Disneyland.

### Facts & Features

- Sold On 07/27/2023
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$1,006 (Estimated)
- Laundry: Community
- \$62700 Gross Scheduled Income
- \$36786 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$25,914
- Electric: \$240.00
- Gas: \$880
- Furniture Replacement: \$1,262
- Trash: \$193
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$1,498
- Maintenance: \$4,733
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$965
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 4     | 2    | 1     | 6      | Unfurnished | \$61,500    | \$61,500   | \$96,000  |

#### # Of Units With:

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

### Additional Information

- Trust sale
- 83 - Fullerton area



- Rent Controlled
- Buyer Agency Compensation: 2%

- Orange County
- Parcel # 33923506

## Michael Lembeck

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

## Re/Max Property Connection

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

 Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: OC23094335

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**Closed** • **Quadruplex**

List / Sold:

**\$1,450,000/\$1,500,000** ↑

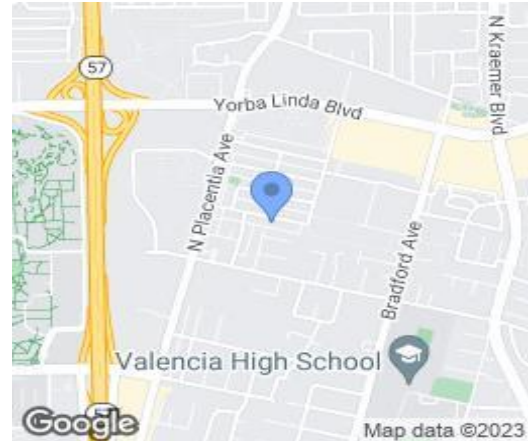
**11 days on the market**

**Listing ID: OC23094174**

**3132 Quartz Ln • Fullerton 92831**

**4 units • \$362,500/unit • 4,143 sqft • 8,728 sqft lot • \$362.06/sqft • Built in 1964**

**Placentia to Quartz Ln**



3132 Quartz Lane is a 4 unit multifamily investment property in one of the most highly desirable rental areas in Orange County close to Cal State Fullerton with an annual enrollment of 40,000 students with over 90% of students living off campus. The 4 units are all 2B/1BA units mostly updated and have been well maintained. Fabulous opportunity to own 4 units with upside in rents. Enjoy the nearby access to the 57 Freeway for easy access to many freeway arteries in Orange and LA Counties. Close to shops and fine dining as well as a 15 minute drive to the Honda Center, Angels Stadium, and Disneyland.

### Facts & Features

- Sold On 07/27/2023
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$1,006 (Estimated)
- Laundry: Community
- \$70920 Gross Scheduled Income
- \$45005 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$25,915
- Electric: \$240.00
- Gas: \$880
- Furniture Replacement: \$1,262
- Trash: \$193
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$1,499
- Maintenance: \$4,733
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$965
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 4     | 2    | 1     | 6      | Unfurnished | \$69,720    | \$69,720   | \$96,000  |

#### # Of Units With:

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

### Additional Information

- Trust sale
- 83 - Fullerton area



- Rent Controlled
- Buyer Agency Compensation: 2%

- Orange County
- Parcel # 33923505

---

**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:

**\$1,699,000/\$1,540,000** ↓

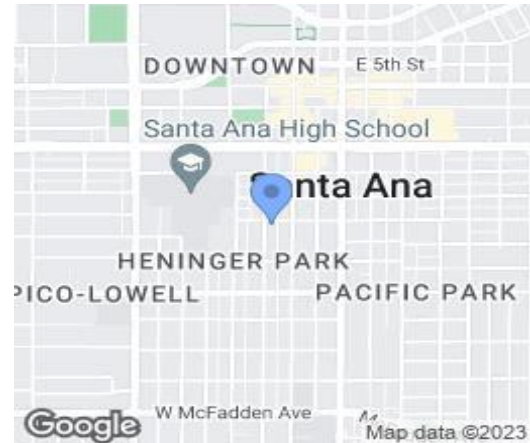
**343 days on the market**

**Listing ID: PW22134184**

**401 S Birch St • Santa Ana 92701**

**6 units • \$283,167/unit • 4,000 sqft • 7,004 sqft lot • \$385.00/sqft •  
Built in 1964**

**Chestnut Ave and Birch St**



Great Investment Property - 6 units. All units are occupied with great tenants. Gross Scheduled Income is \$115,560! The property is a mix a five 1 bedroom 1 bath units (600 sq ft) with washer hook up inside. Then one, 2 bedroom 1.5 bath unit about 975 sq ft. There are 6 assigned parking spaces, one for each unit. In addition, 3 garage spaces. 6 individual electric and gas meters, owner pays for water and trash service. Dual pane windows and majority of high cost upgrades were completed within the last 6-8 years making this a low cost maintenance building! Convenient location in the heart of Santa Ana! Easy access to freeways, Santa Ana downtown, plenty of nearby shopping, entertainment, and restaurants.

### Facts & Features

- Sold On 07/24/2023
- Original List Price of \$1,895,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Inside, Washer Hookup
- Cap Rate: 5
- \$115560 Gross Scheduled Income
- \$89000 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

### Interior

- Floor: Carpet, Tile
- Other Interior Features: Granite Counters

### Exterior

- Lot Features: Corner Lot, Lot 6500-9999
- Fencing: Wrought Iron
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$29,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,910
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,250
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,950
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 1     | 0      | Unfurnished | \$1,485     | \$1,485    | \$1,700   |
| 2: | 1     | 1    | 1     | 1      | Unfurnished | \$1,597     | \$1,597    | \$1,700   |
| 3: | 1     | 1    | 1     | 0      | Unfurnished | \$1,597     | \$1,597    | \$1,700   |
| 4: | 1     | 1    | 1     | 1      | Unfurnished | \$1,560     | \$1,560    | \$1,700   |
| 5: | 1     | 1    | 1     | 0      | Unfurnished | \$1,564     | \$1,564    | \$1,700   |
| 6: | 1     | 2    | 2     | 1      | Unfurnished | \$1,828     | \$1,828    | \$2,000   |

### # Of Units With:

- Separate Electric: 6
- Drapes:

- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 6

- Patio:
- Ranges: 6
- Refrigerator:
- Wall AC:

## Additional Information

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

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 39829201

## 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: PW22134184

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