

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	PW24069678	S	1015 N Van Ness AVE	SA	70	STD	2	\$0		\$810,000 	\$540.00	1500	1950/EST	9,579/0.2199	N	2	07/31/24	23/23
2	OC24132009	S	33921 Copper Lantern ST	DP	LT	STD	2	\$90,000		\$1,800,000 	\$1,036.87	1736	1951/ASR	3,951/0.0907	N	2	08/02/24	1/1
3	LG24063455	S	611 Griffith Way	LB	LV	STD	2	\$0		\$2,200,000 	\$1,172.71	1876	1964/ASR	4,792/0.11	N	2	07/29/24	63/63
4	NP24138399	S	6301 Seashore DR	NB	N8	STD	2	\$148,200		\$4,500,000 	\$1,453.49	3096	1968/ASR	3,049/0.07	N	6	08/01/24	11/11
5	RS24121865	S	2720 W Orion AVE	SA	69	STD	4	\$120,600		\$1,950,000 	\$428.29	4553	1970/ASR	7,841/0.18	N	4	07/31/24	22/22
6	SR24108634	S	135 S Ridgeway ST	ANA	79	TRUS	4	\$95,400		\$1,651,500 	\$369.63	4468	1964/PUB	8,712/0.2	N	5	07/29/24	8/8

Closed

• Duplex

1015 N Van Ness Ave • Santa Ana 92701

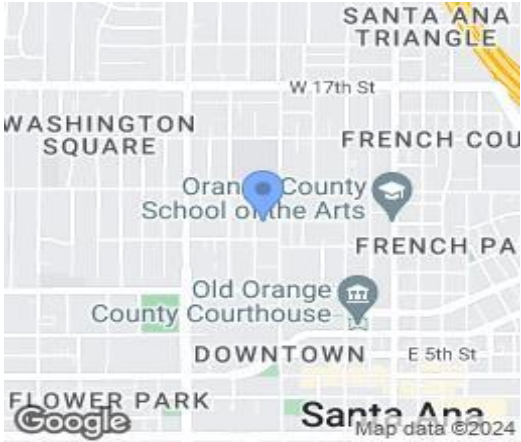
2 units • \$400,000/unit • 1,500 sqft • 9,579 sqft lot • \$540.00/sqft • Built in 1950

North from Santa Ana Public Library, Left on Tenth Street, Right on Van Ness Avenue

List / Sold: \$800,000/\$810,000 ↑

23 days on the market

Listing ID: PW24069678



Now selling one duplex centrally located in the cultural center of Santa Ana and the heart of Orange County. The front unit is two bedrooms and two baths while the rear unit is one bedroom one bath, perfect for renting out or for additional privacy in a growing family. Make use of the 9000+ sqft lot size featuring a luscious green front yard and a spacious back yard and parking space. Enjoy a short 5-minute drive to the iconic 4th Street Market and all of the surrounding shops or avoid the heat and spend the day at the Main place Mall only 10 minutes (2 miles) away. If that's not enough, Disneyland is just a short 5-mile drive away!

Facts & Features

- Sold On 07/31/2024
 - Original List Price of \$800,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - \$525 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Individual Room, Outside, Washer Hookup
 - 2 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Appliances: Gas Oven, Gas Range, Water Heater

Exterior

- Lot Features: Back Yard, Front Yard, Rectangular Lot, Walkstreet
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01231976
 - 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	2	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 70 - Santa Ana North of First area
- Orange County
- Parcel # 39853502

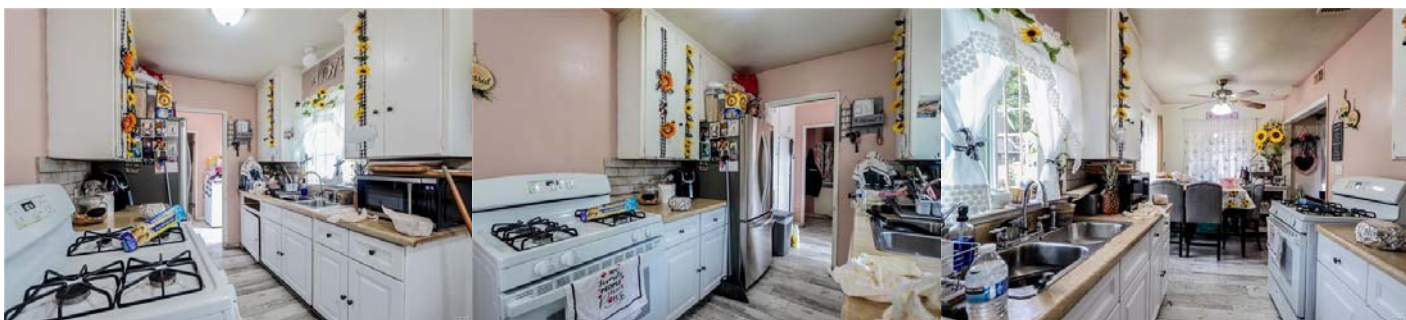
Michael Lembeck

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

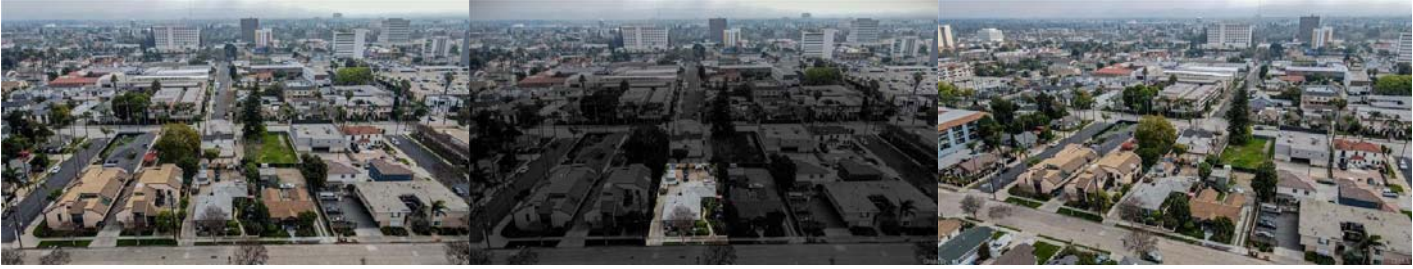
Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: PW24069678

Printed: 08/04/2024 5:51:27 AM

Closed • Duplex

List / Sold:

\$1,799,990/\$1,800,000 ↑

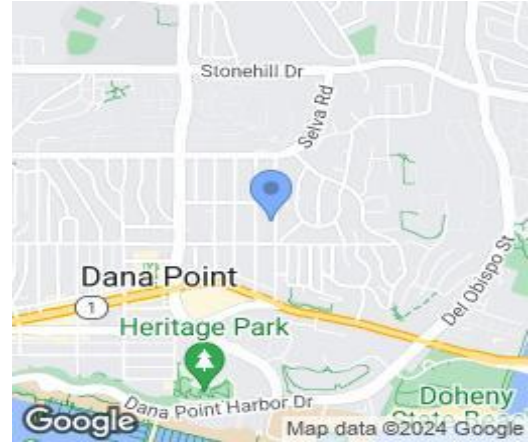
33921 Copper Lantern St • Dana Point 92629

1 days on the market

2 units • \$899,995/unit • 1,736 sqft • 3,951 sqft lot • \$1036.87/sqft •
Built in 1951

Listing ID: OC24132009

from PCH, go North on Copper Lantern



JUST RENOVATED FRONT HOME! Live in one and rent out the other! Peek ocean view from the front porch and living room of the front house. Back unit also has ocean view from porch and living room. Front unit is beautifully renovated with durable luxury vinyl plank flooring, cozy charming original fireplace, and newly remodeled kitchen with large island. Kitchen features oak colored shaker cabinets, quartz countertops, tile backsplash, and stainless steel appliances. Beautiful black frame windows, french doors and a new front door all grace the front unit living room, adding modern elegance to this delightful home. Current owners reconfigured the home to create a new added bathroom as well as walk in closet to the home. Back unit is in rear up a flight of stairs over 2 car garage with a minimal common wall! It is a one bedroom/one bath with city lights and some peek ocean view! Vaulted ceilings. Fabulous open living room and kitchen! Brand new roof was just installed also. Charming front yard enclosed with a white picket fence and a row of 5 avocado trees provides privacy and delicious avocados! There is also an enclosed rear yard for the back unit's exclusive use with room for a firepit and dining table!! Spacious two car garage with separate storage room. You can walk to downtown Dana Point to enjoy restaurants, shops and a yoga studio. Just minutes to Dana Point Harbor, currently undergoing a massive \$600M makeover, as well as beaches, world class resorts like the Ritz Carlton, Waldorf Astoria, and Laguna Cliffs Marriott.

Facts & Features

- Sold On 08/02/2024
- Original List Price of \$1,799,990
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$1,807 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$90000 Gross Scheduled Income
- \$67037 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Main Floor Primary Bedroom

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,963
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$432
- Cable TV: 01128574
- Gardener:
- Licenses:
- Insurance: \$2,233
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$480
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$0	\$0	\$4,700

2: 1 1 1 0 Unfurnished \$0 \$0 \$2,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- LT - Lantern Village area
- Orange County
- Parcel # 68225422

Michael Lembeck

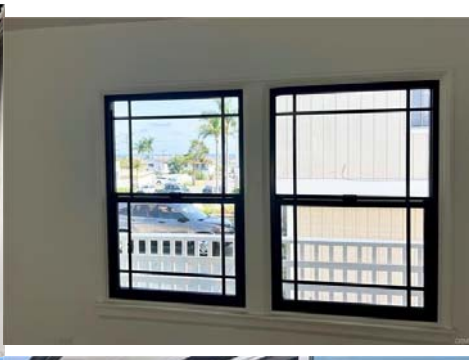
State License #: 01019397
Cell Phone: 714-742-3700

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Closed • Duplex

List / Sold:

\$2,350,000/\$2,200,000 ↓

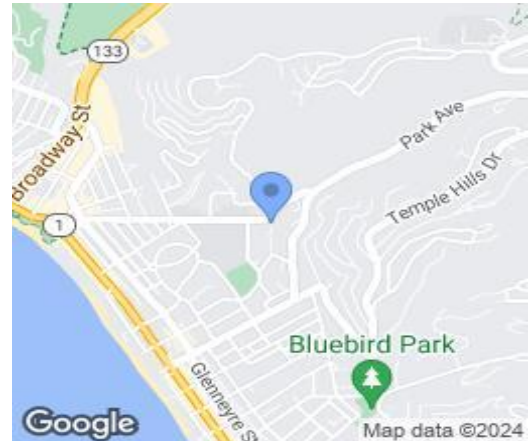
63 days on the market

Listing ID: LG24063455

611 Griffith Way • Laguna Beach 92651

2 units • \$1,175,000/unit • 1,876 sqft • 4,792 sqft lot • \$1172.71/sqft •
Built in 1964

Located at the end of the cul de sac on Griffith Way



Refreshed and ready for move-in, this exceptional duplex at the end of a cul-de-sac in the heart of Laguna Beach offers a seemingly endless array of possibilities. Located only a half-mile from the beach, the two-level, two-parcel property can easily be experienced as a year-round home while keeping one unit available for lease or guests; enjoyed fully as a private compound; or rent both apartments and maximize income potential. As an added advantage, plans are approved by the city to convert the two-car garage into a one-bedroom, one-bath ADU of nearly 400 square feet, further expanding the property's versatility. Each unit extends approximately 938 square feet and features two bedrooms, two baths, interior laundry, and garage parking. The lower residence opens to a private backyard, and the top unit features an expansive deck with neighborhood views and a peek at the ocean. Both apartments showcase on-trend appointments that include wood-look plank flooring, fresh white paint and upgraded windows. Kitchens open to living and dining areas and shine with solid-surface countertops, stainless steel appliances, white cabinetry and breakfast bars. Moments from world-famous coves and beaches, this outstanding duplex is within easy reach of Laguna's vibrant village, galleries, shopping and dining, and award-winning schools. Schedule your private tour today and don't let this opportunity pass you by.

Facts & Features

- Sold On 07/29/2024
- Original List Price of \$2,495,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Central
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Washer Included
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Vinyl
- Other Interior Features: Living Room Deck Attached

Exterior

- Lot Features: Back Yard, Cul-De-Sac
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02206220
- 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	\$4,500	\$0	\$0

2: 1 2 2 1 Unfurnished \$4,500 \$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 sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- LV - Laguna Village area
 - Orange County
 - Parcel # 64411157

Michael Lembeck

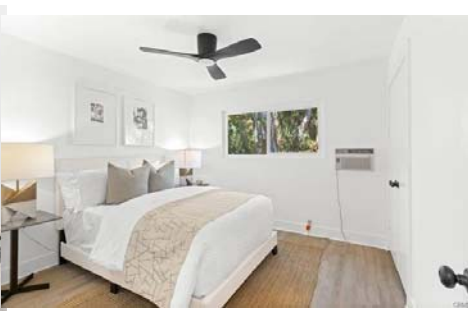
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Newport Beach, 92660

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Closed • Duplex

List / Sold:

\$4,795,000/\$4,500,000 ↓

11 days on the market

Listing ID: NP24138399

6301 Seashore Dr • Newport Beach 92663

2 units • \$2,397,500/unit • 3,096 sqft • 3,049 sqft lot • \$1453.49/sqft •
Built in 1968

PCH / Prospect



Discover this unique duplex property offering two mirror-image units, each spanning approximately 1,500 square feet of gracious interior living space just one parcel from the sand in West Newport Beach, each with their own 3 car garage. Spacious and keenly designed floorplans, each unit offers three bedrooms with a primary suite on the second level, two well-appointed bathrooms, private outdoor living and entertaining spaces on both levels. The open floor plan allows for a seamless flow throughout each home, while partial ocean views enhance the appeal of the 6301 unit. Each side boasts large storage areas centrally located within the duplex, providing additional space without compromising privacy—no shared walls between units. Every bedroom is equipped with a generous walk-in closet. This property stands out with a higher roof height than most neighboring homes and square footage that can not be duplicated with current building codes enhancing its spacious feel. Located in the highly desired West end of Newport Beach, this property offers easy access to PCH and is close to a variety of amenities, world class surfing, a nearby greenbelt, two pay parking lots, tennis courts, bike lanes, and well acclaimed restaurants. Endless possibilities await at this prime location. Don't miss out on this exceptional investment opportunity!

Facts & Features

- Sold On 08/01/2024
- Original List Price of \$4,795,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$528 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- \$148200 Gross Scheduled Income
- \$103200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,070
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$35
- Cable TV: 01985261
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$35
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	3	Unfurnished	\$5,850	\$5,850	\$7,000
2:	1	3	2	3	Furnished	\$6,500	\$6,500	\$7,500

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%

- N8 - West Newport - Lido area
- Orange County
- Parcel # 04509403

Michael Lembeck

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Citivest Realty Services, Inc

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CUSTOMER FULL: Residential Income LISTING ID: NP24138399

Printed: 08/04/2024 5:51:31 AM

Closed • **Quadruplex**

List / Sold:

\$2,100,000/\$1,950,000 ↓

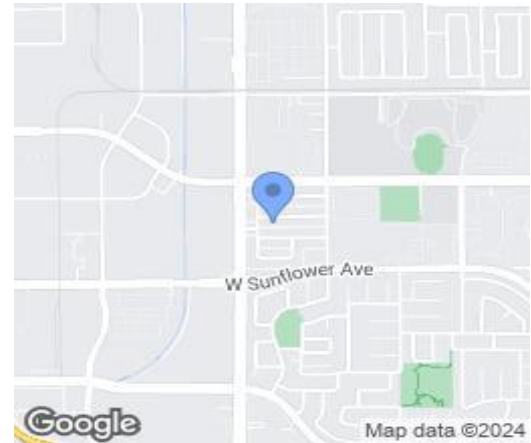
2720 W Orion Ave • Santa Ana 92704

22 days on the market

4 units • **\$525,000/unit** • **4,553 sqft** • **7,841 sqft lot** • **\$428.29/sqft** •
Built in 1970

Listing ID: RS24121865

Mcarthur and Fairview



Charming Fourplex Income Property in very good condition. Discover a fantastic investment opportunity with this charming fourplex income property, ideally situated near South Coast Plaza, on the border with Costa Mesa. This property features a desirable mix of spacious units, making it perfect for generating rental income. Unit 1 has 3 bedroom 2 bathrooms 2-car garage Units 2, 3, and 4 have 2 bedrooms 1.5 bathrooms 1-car garage each, Each unit comes with laundry hookups in the garage, providing added convenience for tenants. Located in a highly sought-after area, this property is close to the Metro Pointe Shopping Center, the 405 freeway, and top-rated schools. Don't miss out on this wonderful opportunity in a very desirable location!

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$0 (Unknown)
- Seller Consider Concession YN:
- Laundry: In Garage
- \$120600 Gross Scheduled Income
- \$84420 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$36,180
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$4,800
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$7,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$3,500	\$3,500	\$4,200
2:	1	2	2	1	Unfurnished	\$1,850	\$1,850	\$2,700
3:	1	2	2	1	Unfurnished	\$2,200	\$2,200	\$2,700
4:	1	2	1	1	Unfurnished	\$2,500	\$2,500	\$2,700

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
- Buyer Agency Compensation: 2%

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 41401203

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 • Quadruplex

List / Sold:

\$1,599,000/\$1,651,500 ↑

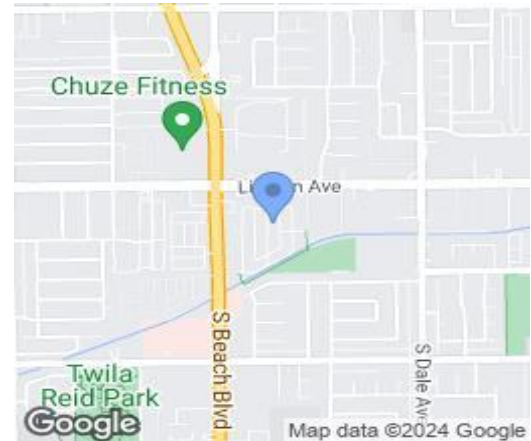
8 days on the market

Listing ID: SR24108634

135 S Ridgeway St • Anaheim 92804

4 units • \$399,750/unit • 4,468 sqft • 8,712 sqft lot • \$369.63/sqft •
Built in 1964

South of Lincoln Ave, North of Orange Ave. Between Beach Blvd and Dale Ave



Looking for a delightful home or a quality investment in the incredible West Anaheim neighborhood? This excellent apartment building might check off all the boxes on your wish list! Four units come with the offer, all currently occupied and streaming quadruple revenue. You have the choice to live in one while leasing the others or to leave them all for rent as is. A gated front lawn sprawls before the main residence, featuring well-sized gathering areas, a fireplace, a fully equipped kitchen, a primary suite, and comfortable secondary bedrooms accommodated by a refreshing shared bath. A separate pathway leads to the other lodgings, including one located on the upper level. Each abode enjoys glass sliders opening to secluded outdoor patios where tenants can relax in private, while a communal courtyard presents an ideal venue for larger get-togethers. Other notable additions are the common laundry and storage areas and an attached 5-car garage with a space dedicated to each dwelling. With shopping, dining, and entertainment nearby, why wait? Come for a tour before the opportunity passes you by!

Facts & Features

- Sold On 07/29/2024
- Original List Price of \$1,599,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$95400 Gross Scheduled Income
- \$68240 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$27,160
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$2,224
- 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	1	Unfurnished	\$2,075	\$2,075	\$3,000
2:	1	2	2	1	Unfurnished	\$1,845	\$1,845	\$2,800
3:	1	2	2	1	Unfurnished	\$1,860	\$1,860	\$2,800
4:	1	3	2	2	Unfurnished	\$2,170	\$2,170	\$3,000

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio:

- Water Meters: 4
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Buyer Agency Compensation: 2%

- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 12661203

Michael Lembeck

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

Citivest Realty Services, Inc

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Newport Beach, 92660

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