

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	PW22075358	S	130 N Yale AVE	FUL	83	STD,TRUS	2	\$49,800		\$880,000↓	\$505.75	1740	1920/ASR	6,098/0.14	N	4	07/08/22	52/52
2	OC22127074	S	409 Olive ST	PLA	699	STD	2	\$74,000	5	\$1,147,000↓	\$603.68	1900	1940/ASR	6,250/0.1435	N	0	07/08/22	22/22
3	OC22065478	S	4103 Seashore DR	NB	N8	STD	2	\$125,000		\$8,002,000↑	\$2,937.59	2724	1979/EST	2,452/0.0563	N	4	07/09/22	44/44
4	SR22086231	S	475 W West AVE	FUL	699	STD	3	\$43,200		\$1,110,000↓	\$435.12	2551	1964/ASR	9,773/0.2244	N	6	07/05/22	32/32
5	PW22078142	S	250 6th ST	SLB	1A	STD	4	\$125,400		\$3,110,000↑	\$647.92	4800	1971/ASR	4,406/0.1011	N	3	07/06/22	12/12
6	PW22110780	S	728 N Claudina ST #A-D	ANA	61	STD	4	\$102,000		\$1,810,000↑	\$395.71	4574	1965/ASR	7,841/0.18	N	4	07/06/22	13/13
7	PW22086251	S	209 S Citron ST	ANA	79	STD,TRUS	4	\$94,500	4	\$1,650,000↑	\$552.02	2989	1924/ASR	11,761/0.27	N	0	07/08/22	17/17

Closed • **Single Family Residence**

List / Sold: **\$999,000/\$880,000** ↓

130 N Yale Ave • Fullerton 92831

52 days on the market

2 units • **\$499,500/unit** • **1,740 sqft** • **6,098 sqft lot** • **\$505.75/sqft** •
Built in 1920

Listing ID: PW22075358

East of Lemon, South of Wilshire, North of Commonwealth



Fantastic opportunity to own two on a lot zoned R2. Front unit is approximately 904 sq ft, 2 bedroom, 1 bath with indoor laundry. Back unit is located above the 4 car garage and is 2 bedroom, 1.75 bath, approximately 836 sq ft, with indoor laundry. There are separate gas and electric meters with shared water meter. Each unit has a 2 car garage with alley access. Both units have stoves, dishwashers and disposals Address for the back unit is 132 Yale. Walking distance to Fullerton College. Close to transportation hub, 91 freeway and shopping and dining in downtown Fullerton!.

Facts & Features

- Sold On 07/08/2022
- Original List Price of \$999,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Floor Furnace
- \$501 (Estimated)
- Laundry: Inside
- \$49800 Gross Scheduled Income
- \$42540 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Carpet, Vinyl
- Appliances: Dishwasher, Disposal, Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Front Yard, Level with Street, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,238
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1
- Cable TV: 0219201
- Gardener:
- Licenses:
- Insurance: \$840
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,669
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,150	\$2,150	\$2,500
2:	1	2	2	2	Unfurnished	\$2,000	\$2,000	\$2,500

Of Units With:

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

- Disposal: 2

Additional Information

- Standard, Trust sale
- Rent Controlled
- 83 - Fullerton area
- Orange County
- Parcel # 03317105

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: PW22075358

Printed: 07/10/2022 10:12:08 AM

Closed • **Single Family Residence**

List / Sold:

\$1,178,000/\$1,147,000 ↓

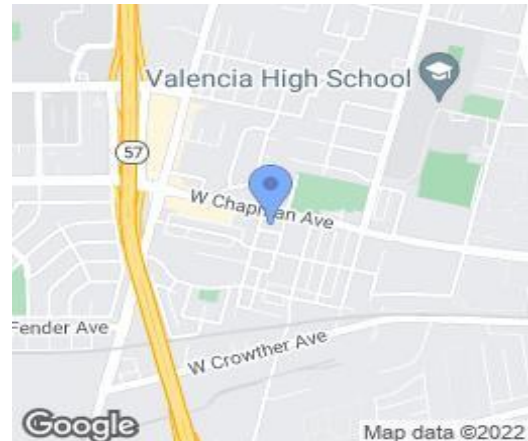
22 days on the market

Listing ID: OC22127074

409 Olive St • Placentia 92870

2 units • \$589,000/unit • 1,900 sqft • 6,250 sqft lot • \$603.68/sqft • Built in 1940

Use map



Two homes on one lot. Front house 3bed/2bath 1,300 SF fully renovated Front house and 2022 New construction fully permitted and approved ADU in the back consisting of 1 bedroom and 1 bath at 600 sf. with market rents at \$3,600 and \$2500. Drought tolerant landscape, and Fully paid off solar panels allow you to reduce your operating cost significantly, New electrical and PEX plumbing along with brand new roofs help you with close to zero maintenance costs while enjoying the use of high-end finishes and upgrades. Excellent location within a short walk to Downtown Placentia center of all shops and dining, close to Chapman University, also less than 0.2 miles from CalState Fullerton University. rent one and live in the other. Long driveway is great for RV/Boat park. Both homes are vacant.

Facts & Features

- Sold On 07/08/2022
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: ENERGY STAR Qualified Equipment, Zoned
- \$708 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Washer Hookup
- Cap Rate: 4.8
- \$74000 Gross Scheduled Income
- \$58500 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Wood
- Appliances: Dishwasher, Electric Range, Gas Oven, Gas Range, Microwave, Water Heater

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 0
- Insurance: \$1,450
- Maintenance: \$0
- 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	\$3,500	\$3,500	\$3,700
2:	1	1	1	0	Unfurnished	\$2,300	\$2,300	\$2,500

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet: 0
- Drapes: 0
- Patio: 0
- Ranges: 2
- Refrigerator: 0

- Dishwasher: 1
- Disposal: 2

- Wall AC: 1

Additional Information

- Standard sale

- 699 - Not Defined area
- Orange County

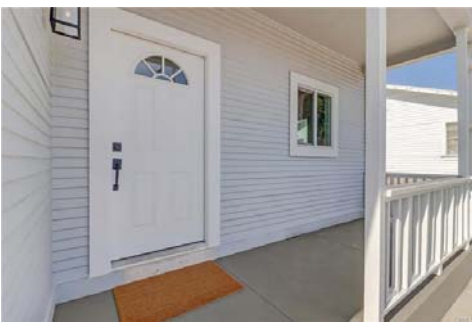
Michael Lembeck

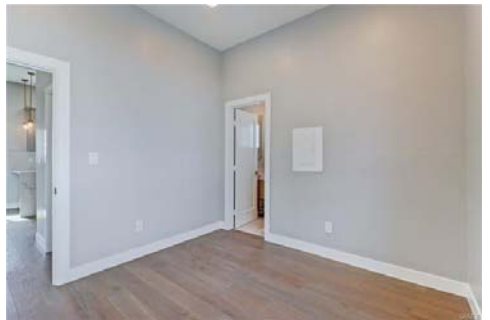
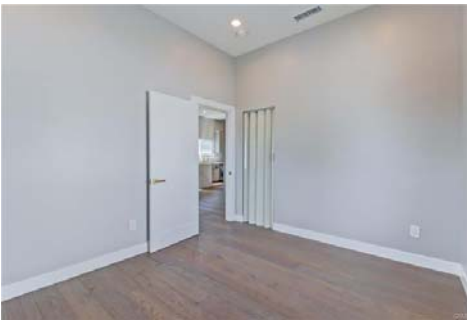
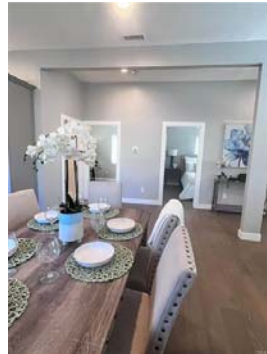
State License #: 01019397
Cell Phone: 714-742-3700

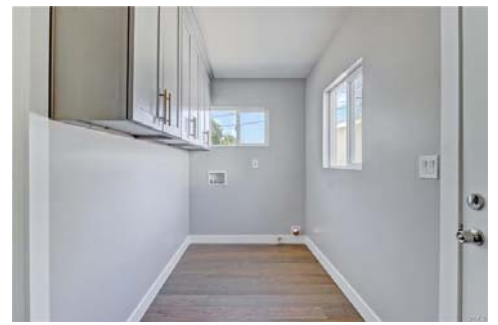
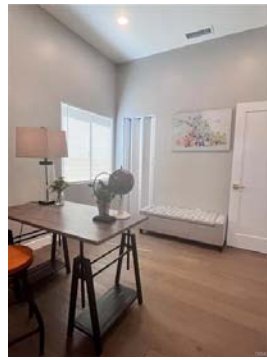
Re/Max Property Connection

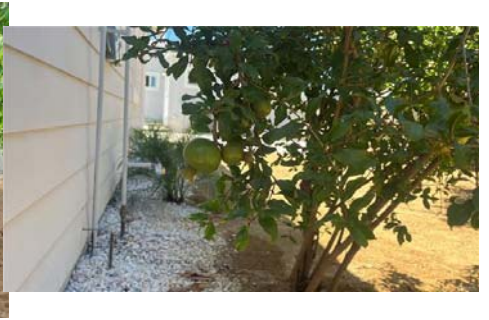
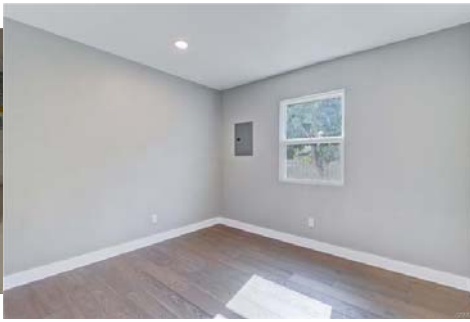
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC22127074

Printed: 07/10/2022 10:12:12 AM

Closed • Duplex

List / Sold:

\$4,000,000/\$8,002,000 ↑

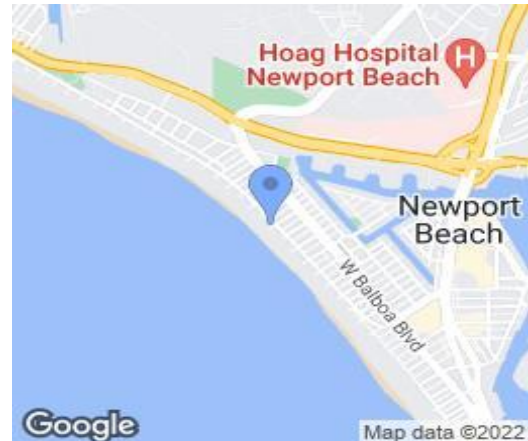
44 days on the market

Listing ID: OC22065478

4103 Seashore Dr • Newport Beach 92663

2 units • \$2,000,000/unit • 2,724 sqft • 2,452 sqft lot • \$2937.59/sqft • Built in 1979

Balboa Blvd to 43rd--located between 41st and 42nd



Luxury Auction! Bidding to start from \$4,000,000! If you have always dreamt of living with the Pacific Ocean in your backyard, your dream is about to come true. Welcome to 4103 Seashore Drive in Newport Beach. This stunning seven-bedroom, four-bathroom, 2800 square foot beauty has a four-car garage, and sits on the shore of one of California's most incredible beaches. This home can be used as one whole residence, or two individual rental units. From the sand, it is welcoming and tastefully designed. The beach-level patio is spacious and mere feet from the water, while numerous windows and impeccable custom stonework dot the home's exterior. Stepping inside the glass doors, you enter the open-concept living room. Everything about the space is perfect, from the brick fireplace to the incredible planked wood ceiling with recessed lights and exposed beams. Opening up to the dining space with beautiful light-wood cabinetry matching its granite countertops and clean white tile floors, this home features two light and bright gourmet kitchens perfect for entertaining. The first-floor unit is home to four of the seven bedrooms and two bathrooms, perfect for any family. The highlight of this unit is the uninterrupted ocean views that glimmer through the windows. Upstairs, the home's charm continues. The living room sits comfortably around an exquisite brick fireplace, while the same planked wood ceilings and exposed beams run overhead. Connected to the living room are the kitchen and dining space, where, through numerous large windows and glass sliding doors, you will sit and enjoy the view of the glimmer of the ocean water. Both Kitchens maintain a light, airy feel, with white countertops and custom white cabinetry. All three upstairs bedrooms are ideal retreats, though the primary bedroom is jaw-dropping. It is spacious and airy, with access to a private balcony, while the ensuite is equally as large and boasts a double vanity and sizeable built-in tub. Stepping out to the ocean-facing balcony, you will immediately understand why you must call this "home." 180-degree ocean views with more than enough space to host friends and family, it would be hard to find a better patio in a better location than here.

Facts & Features

- Sold On 07/09/2022
- Original List Price of \$4,000,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$515 (Estimated)
- Laundry: Inside
- \$125000 Gross Scheduled Income
- \$88250 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom
- Floor: Tile
- Other Interior Features: Balcony, Beamed Ceilings, Block Walls, Granite Counters, High Ceilings, Living Room Balcony, Living Room Deck Attached, Stone Counters, Sump Pump

Exterior

- Lot Features: 0-1 Unit/Acre, Rectangular Lot
- Waterfront Features: Beach Access, Beach Front, Ocean Access, Ocean Front
- Sewer: Private Sewer

Annual Expenses

- Total Operating Expense: \$6,901
- Electric: \$860.00
- Gas: \$993
- Furniture Replacement:
- Insurance: \$895
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$0
- Cable TV: 01767484
- Gardener:
- Licenses:

- Water/Sewer: \$1,460
- Other Expense: \$783
- Other Expense Description: encroach

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Negotiable	\$150,000	\$150,000	\$175,000
2:	1	3	2	2	Negotiable	\$100,000	\$100,000	\$125,000

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
- N8 - West Newport - Lido area
- Orange County
- Parcel # 42331405

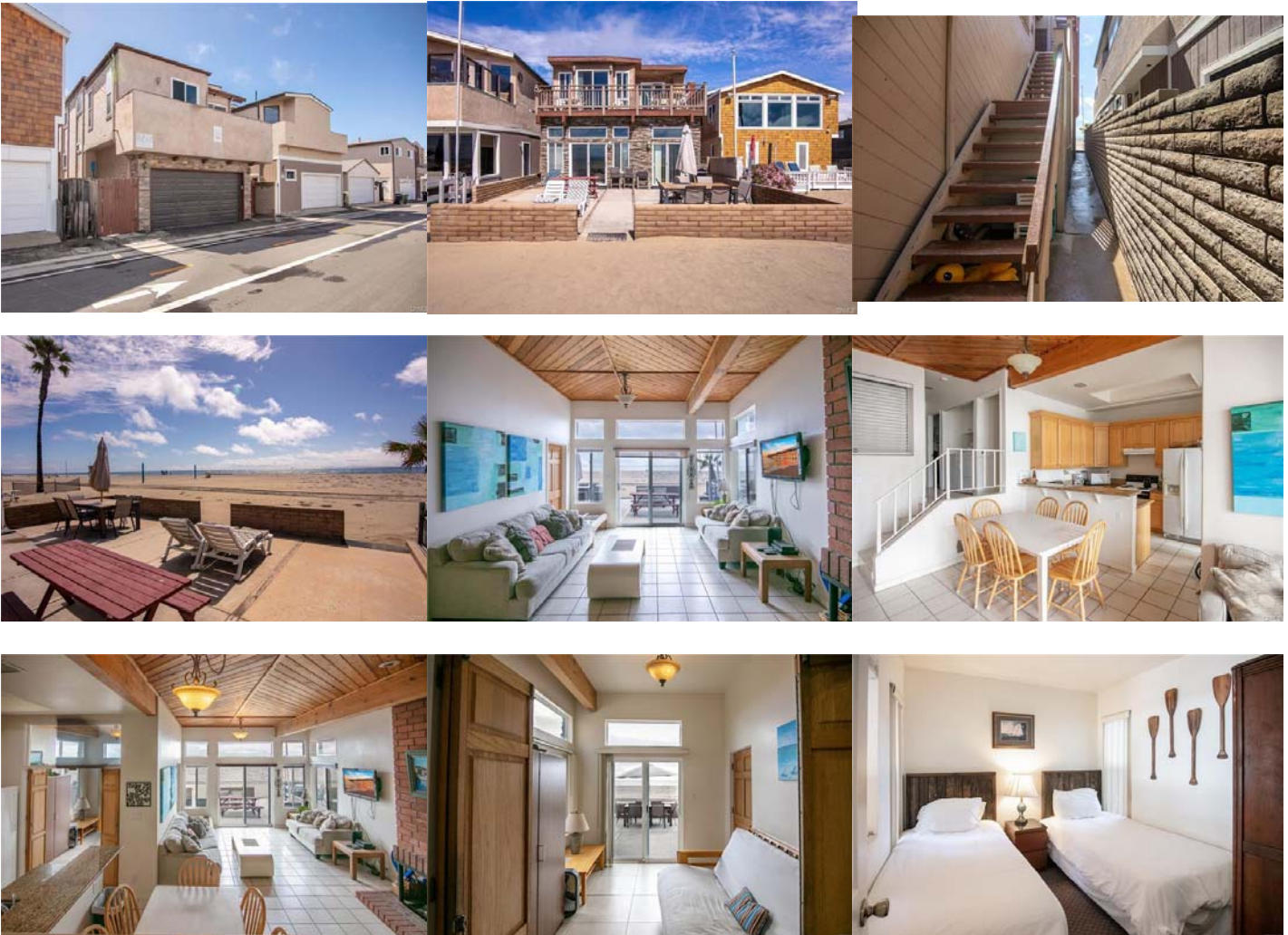
Michael Lembeck

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 • Commercial/Residential

List / Sold:

\$1,300,000/\$1,110,000 ↓

475 W West Ave • Fullerton 92832

32 days on the market

3 units • **\$433,333/unit** • **2,551 sqft** • **9,773 sqft lot** • **\$435.12/sqft** •
Built in 1964

Listing ID: SR22086231

Corner of West Avenue and S. Richman Ave



Location, Location, Location, this property has great potential. This property is surrounded with newer and updated buildings. Property is located close to restaurants and shopping.

Facts & Features

- Sold On 07/05/2022
- Original List Price of \$1,300,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- \$0 (Unknown)
- \$43200 Gross Scheduled Income
- \$23120 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,080
- Electric: \$4,200.00
- Gas: \$1,800
- Furniture Replacement:
- Trash: \$4,980
- Cable TV: 01526609
- Gardener:
- Licenses:
- Insurance: \$1,900
- Maintenance: \$2,400
- 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:	3	2	1	2	Unfurnished	\$1,200	\$1,200	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 03218224

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: SR22086231

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Closed • **Quadruplex**

List / Sold:

\$3,100,000/\$3,110,000 ↑

12 days on the market

Listing ID: PW22078142

250 6th St • Seal Beach 90740

4 units • \$775,000/unit • 4,800 sqft • 4,406 sqft lot • \$647.92/sqft • Built in 1971

Ocean Ave to 6th Street



One of a kind 4 plex sits on 1 1/2 lots and is in the best part of Old Town. Three units are town house style. One unit is one story located over the garage and includes a deck. The building has been remodeled by the current owners. The contemporary facade of stucco and stone has been designed by an architect. All units have a modern aesthetic with high ceilings faced in redwood. Windows have all be replaced. Cabinets throughout the buildings are CUSTOM, solid wood and designed to maximize storage space. Bathrooms have been remodeled and have granite & stone counters. A small cabinet next to the kitchen functions as a pantry. Town house style units have a courtyard between the bedrooms with sliding doors for access. All bedrooms and dining areas have ceiling fans. Wood framed glass entry doors with contemporary hardware and awnings enhance the entry to each unit. Three garages, 2 are double deep and one contains a owner owned coin operated laundry. Steps from the ocean shore and 3 blocks from Main St with all its' shops and restaurants. Los Alamitos school district. Three major freeways a 5 minute drive.

Facts & Features

- Sold On 07/06/2022
- Original List Price of \$3,100,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Baseboard, Combination, Electric, Radiant
- \$800 (Estimated)
- Laundry: Community, In Garage
- \$125400 Gross Scheduled Income
- \$117500 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Up, Formal Entry, Foyer, Kitchen, Living Room, Main Floor Bedroom
- Floor: Carpet, Tile
- Appliances: Built-In Range, Dishwasher, Electric Oven, Electric Range, Electric Cooktop, Electric Water Heater, Disposal
- Other Interior Features: Balcony, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry, Stone Counters, Track Lighting

Exterior

- Lot Features: Level with Street, Rectangular Lot, Level, Near Public Transit, Sprinklers In Front
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Awning(s), Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$7,800
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01276189
- Gardener:
- Licenses: 200
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$5,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,850	\$34,200	\$34,200
2:	1	2	2	1	Unfurnished	\$2,750	\$33,000	\$33,000
3:	1	2	2	0	Unfurnished	\$2,350	\$28,200	\$28,200
4:	1	2	2	1	Unfurnished	\$2,500	\$30,000	\$30,000

Of Units With:

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

Additional Information

- Standard sale
- 1A - Seal Beach area
- Orange County
- Parcel # 19905102

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW22078142

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Closed • **Apartment**

List / Sold:

\$1,799,999/\$1,810,000 ↑

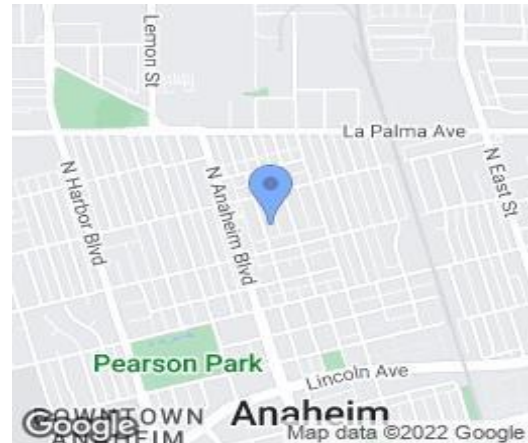
13 days on the market

Listing ID: PW22110780

728 N Claudina St # A-D • Anaheim 92805

4 units • \$450,000/unit • 4,574 sqft • 7,841 sqft lot • \$395.71/sqft • Built in 1965

North St. / Anaheim Blvd.



Proud of Ownership for a fourplex all 2 bedrooms/ 1 bathroom completed remodel new: roof, windows, doors, laminate floor, ovens & paint. Big size for each units , high rent (2 units have section 8). Four new garage doors. New laundry machine collected for extra income \$200 monthly (belong to owner) & plus total acutually income is \$8,500 monthly. Three units are single level and one unit upstairs. Tenants paid gas, electric and trash. High demand, great area. It is a must see. It a a great investment

Facts & Features

- Sold On 07/06/2022
- Original List Price of \$1,799,999
- 1 Buildings
- 4 Total parking spaces
- Heating: Central
- \$992 (Estimated)
- Laundry: Common Area, Gas & Electric Dryer Hookup
- \$102000 Gross Scheduled Income
- \$98160 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,840
- Electric: \$900.00
- Gas: \$840
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01723715
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense: \$3,840
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,200	\$2,200	\$2,200
2:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,200
3:	1	2	1	1	Unfurnished	\$2,200	\$2,200	\$2,200
4:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$2,200

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
- 61 - N of Gar Grv, S Of Ball, E of Knott, W of Dal area
- Orange County
- Parcel # 03508408

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

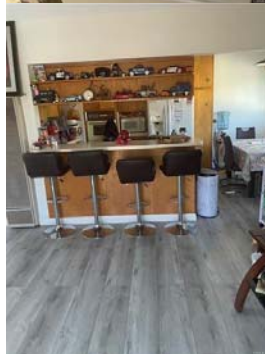
Re/Max Property Connection

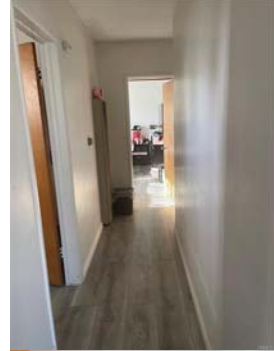
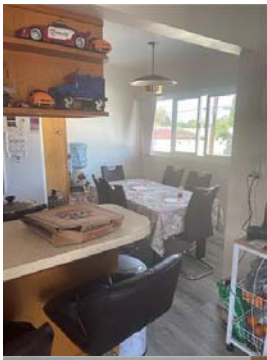
State License #: 01891031

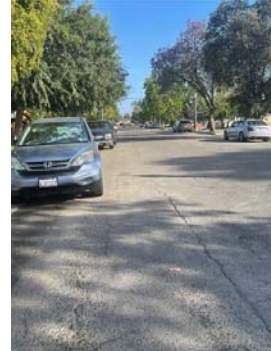
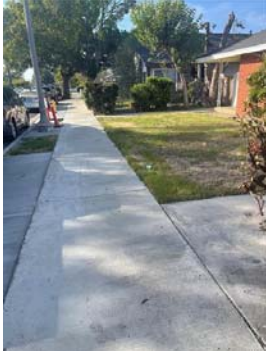
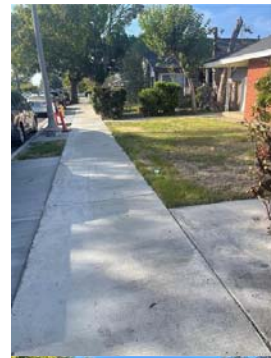
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Mission Viejo, 92691

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Closed • **Quadruplex**

List / Sold:

\$1,599,900/\$1,650,000 ↑

209 S Citron St • Anaheim 92805

17 days on the market

**4 units • \$399,975/unit • 2,989 sqft • 11,761 sqft lot • \$552.02/sqft •
Built in 1924**

Listing ID: PW22086251

addresses are 209, 209.5, 211, 211.5 South Citron



This FourPlex(2 units are 3 bed/1 bath and 2 units are 1 bed/1 bath)has been featured in a renown Historic Home Magazine and is an Investor's DREAM w/ excellent CAP rate,lots of upward rent potential,property tax savings w/ Mills Act,all on a MASSIVE lot(11,865 sq feet!)that's zoned RM-4 which has possibility of adding multiple units to increase income to an even greater return!Or for the owner-resident,these units have unusually nice curb appeal, along with "Pride of ownership" upgrades thru-out,making this a "trophy property" w/ attractive neighborhood amenities.A HUGE parking area has 6 uncovered spots,also has lush grassy play area for sports:basketball/baseball/soccer,even gardening.All new awnings,accented by new paint,Rose gardens,a detached freshly repainted 1 bath/1 bed Craftsman Cottage.One garage unit is rented for storage for \$150 a month.Large Planters all around,2 orange trees & 2 avocado trees,one lime,one pomegranate,new paint on buildings and fencing/gate,new light fixtures at street frontage,rock bed(acts as dry well),new 80sf storage shed,newer 64 sf alum shed,new fencing.Formally named "Hedges-Mikkelson Court",this property has been designated as historically significant to the Anaheim Colony Historic District under the city of Anaheim's Mills Act program,allowing property taxes to be kept low.Most of the gentrifying neighborhood has been gorgeously remodeled and O.C. "Foodies" love the local restaurants only steps away at the Packing House.Some extras in each unit:#209 (3/1):new heater,new lights,new kitchen tile countertops &cstained cabinets,complete restroom update,stripped base/picture rail/chair rail moldings,new carpet,refinished/stained wood floors,new back door.stained vintage double hung windows,tankless water heater.#209 ½ (3/1):new lighting,new restroom,new kitchen,new laundry,S/S apron front sink,glass tile backsplash,custom cabinets,media unit,heated tile floor,eco resin closet doors.Down lights thru-out,indirect cove lights,lighting control panel,2 bedrooms downstairs w/folding aluminum doors,wood ceilings/wood accents,stained vintage double hung windows,stripped/finished wood flooring,aluminum entry door,wood folding door into garage,hard wired data outlets,tankless water heater,water softener,all new wiring/plumbing,kohler bath fixtures,new gas heater.#211 (1/1):New bathroom,New Tankless Water heater.#211 ½ (1/1):New kitchen,new bathroom,new siding,electrical,plumbing,tankless water heater,new gas vented heater. A GEM!

Facts & Features

- Sold On 07/08/2022
- Original List Price of \$1,599,900
- 3 Buildings
- Levels: Multi/Split
- 6 Total parking spaces
- Cooling: See Remarks, Wall/Window Unit(s)
- Heating: Central, Natural Gas, See Remarks, Wall Furnace
- \$1,236 (Estimated)
- Laundry: Inside
- Cap Rate: 4.46
- \$94500 Gross Scheduled Income
- \$71340 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Tile, Wood
- Appliances: Gas Range, Tankless Water Heater
- Other Interior Features: Built-in Features, Ceiling Fan(s), Crown Molding, Tile Counters

Exterior

- Lot Features: 2-5 Units/Acre, Lot 10000-19999 Sqft
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$23,160
- Insurance: \$2,973

- Electric: \$300.00
- Gas: \$216
- Furniture Replacement:
- Trash: \$1,440
- Cable TV: 01926151
- Gardener:
- Licenses:

- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,920
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,300	\$2,300	\$2,700
2:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$2,000
3:	1	1	1	0	Unfurnished	\$1,575	\$1,575	\$1,850
4:	1	3	1	0	Unfurnished	\$2,300	\$2,300	\$2,500

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 03611408

Michael Lembeck

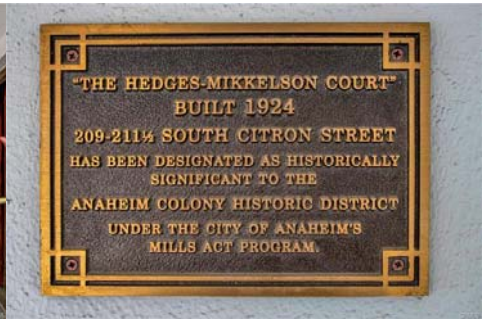
State License #: 01019397
Cell Phone: 714-742-3700

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: PW22086251

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