

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	OC23096089	S	409 S Mountain View ST	SA	68	STD	2	\$39,600		\$980,000↓	\$482.28	2032	1965/EST	5,998/0.1377	N	4	08/04/23	21/21
2	NP23079911	S	2702 S Shelton ST	SA	69	STD,TRUS	3	\$65,400		\$1,170,000↓	\$323.74	3614	1977/ASR	7,365/0.1691	N	6	08/01/23	4/4
3	OC22254383	S	10761 Palma Vista AVE	GG	61	STD	6	\$102,000	4	\$1,440,000↓	\$380.35	3786	1961/ASR	10,019/0.23	N	0	08/02/23	170/170
4	22193003	S	921 S Trident ST	ANA	79	STD	12		4	\$4,250,000↓	\$324.43	13100/A	1962	18,130/0.41		14	08/01/23	260/260
5	22186499	S	13872 La Pat PL	WTM	59	STD	30		4	\$10,000,000↓	\$464.73	21518/A	1963	40,588/0.93		3	08/01/23	183/183

Closed • Duplex

List / Sold: **\$1,099,900/\$980,000** ↓

409 S Mountain View St • Santa Ana 92704

21 days on the market

2 units • **\$549,950/unit** • **2,032 sqft** • **5,998 sqft lot** • **\$482.28/sqft** •

Listing ID: OC23096089

Built in 1965

Newhope & McFadden



Beautiful duplex located near by Fountain Valley Mile Square Park. Each unit comes with 2-Bedroom 2-bathroom & 2-Car Garage. Hurry on this one.

Facts & Features

- Sold On 08/04/2023
- Original List Price of \$1,099,900
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central
- \$509 (Estimated)
- Laundry: Inside
- \$39600 Gross Scheduled Income
- \$35640 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Tile
- Appliances: Dishwasher, Gas Oven

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,960
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$360
- Cable TV: 01525531
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,650	\$1,650	\$2,850
2:	1	2	2	2	Unfurnished	\$1,723	\$1,723	\$2,850

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
- 68 - N of Heil, S of Blsa, E of Brookhrst, W of Ha area

- Rent Controlled
- Buyer Agency Compensation: 2.25%

- Orange County
- Parcel # 18809101

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:** OC23096089

Printed: 08/06/2023 5:47:58 AM

Closed • Apartment

List / Sold:

\$1,195,000/\$1,170,000 ↓

2702 S Shelton St • Santa Ana 92707

4 days on the market

3 units • **\$398,333/unit** • **3,614 sqft** • **7,365 sqft lot** • **\$323.74/sqft** •
Built in 1977

Listing ID: NP23079911

From W. Segerstrom head North on Shelton, property will be on left.



This spacious and well located 3-unit property features two large 3-bedroom, 2-bathroom townhome-style units, and one large 2-bedroom, 1-bathroom townhome-style unit, each with their own private backyard and 2 car garage providing ample parking and storage space for residents with direct access from each tenants' backyard. The building is located in a desirable area of Santa Ana, with easy access to South Coast Plaza, nearby shopping, dining, schools, work opportunity and entertainment options. The interiors would benefit from some cosmetic rehab and upgrades which presents an opportunity for potential buyers to add value and increase rental income. This is a great Orange County investment opportunity for those looking to begin or expand their investment real estate portfolio near South Coast Plaza and South Coast Global Medical Center.

Facts & Features

- Sold On 08/01/2023
- Original List Price of \$1,195,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Forced Air
- \$756 (Estimated)
- Laundry: See Remarks
- \$65400 Gross Scheduled Income
- \$39110 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$26,290
- Electric: \$927.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01380628
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management: 3270
- Water/Sewer: \$3,313
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,005	\$2,005	\$2,500
2:	1	3	2	2	Unfurnished	\$1,850	\$1,850	\$2,500
3:	1	2	1	2	Unfurnished	\$1,595	\$1,595	\$2,100

Of Units With:

- Separate Electric: 4
- Gas Meters: 3
- Water Meters: 0
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

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

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 41041306

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: NP23079911

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Closed • **Apartment**

List / Sold:

\$1,515,000/\$1,440,000 ↓

170 days on the market

Listing ID: OC22254383

10761 Palma Vista Ave • Garden Grove 92840

6 units • **\$252,500/unit** • **3,786 sqft** • **10,019 sqft lot** • **\$380.35/sqft** •
Built in 1961

From W Katella Ave to Euclid St, then onto Palma Vista Ave



10761 Palma Vista Ave is in the desirable City of Garden Grove, California. Built in 1961, this garden-style two-story walkup consists of all one-bed one-bath units averaging over 630 square feet per unit. The building has a pitched shingle roof, separate electric meters, and an on-site laundry room for tenant convenience. Units have wall air conditioning, security screen doors, and covered parking. The grounds are also nicely landscaped. The property is in Northeast Garden Grove next to Disneyland Park, Disney California Adventure Park, Anaheim Convention Center, Angel Stadium, Honda Center, Loara High School, and The Promenade Shopping Center. This puts the property near major retail, educational, and employment opportunities. It is walking distance to CVS, Food 4 Less, Lake Intermediate School, Stoddard Elementary School, Simmons Elementary School, and Anaheim Urgent Care. The property is also conveniently located Near CA-5 & CA-22, allowing residents to easily access the Southern California region.

Facts & Features

- Sold On 08/02/2023
- Original List Price of \$1,560,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- 6 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- \$1,652 (Assessor)
- Laundry: Community
- Cap Rate: 4.41
- \$102000 Gross Scheduled Income
- \$66859 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Oven, Gas Range

Exterior

- Lot Features: 6-10 Units/Acre
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,149
- Electric: \$520.00
- Gas: \$480
- Furniture Replacement:
- Trash: \$2,100
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,290
- Other Expense: \$1,670
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	0	Unfurnished	\$1,450	\$8,300	\$10,170

Of Units With:

- Separate Electric: 7
- Drapes:

- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 6

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%

- 61 - N of Gar Grv, S Of Ball, E of Knott, W of Dal area
- Orange County
- Parcel # 08965104

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: OC22254383

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Closed •

List / Sold:

\$4,500,000/\$4,250,000 ↓

260 days on the market

Listing ID: 22193003

921 S Trident St • Anaheim 92804

**12 units • \$375,000/unit • 13,100 sqft • 18,130 sqft lot • \$324.43/sqft •
Built in 1962**

From 5 north, exit Harbor Blvd, turn right, left on Ball Rd, right on Trident St, property will be on the left.



This 12 unit multi-family investment opportunity is located in a prime location of Anaheim.

Facts & Features

- Sold On 08/01/2023
- Original List Price of \$4,850,000
- 2 Buildings
- 14 Total parking spaces
- Cap Rate: 3.75
- \$169143 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$101,561
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00409987
- 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:	2	3	2		Unfurnished	\$2,600	\$5,200	\$5,200
2:	10	2	1		Unfurnished	\$1,787	\$17,874	\$23,500
3:								
4:								
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%

- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 12829129

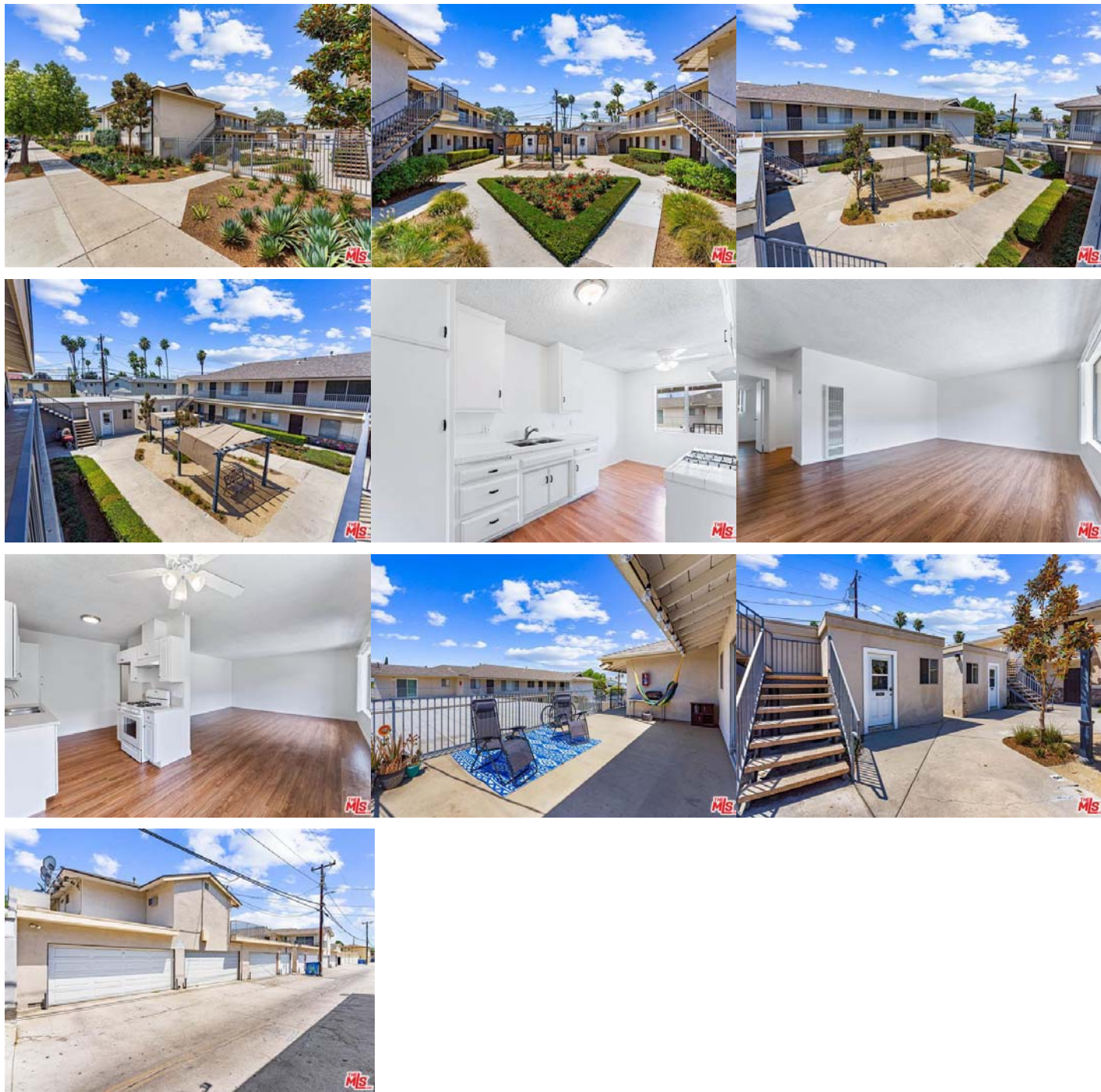
Michael Lembeck

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:

\$11,750,000/\$10,000,000 ↓

183 days on the market

Listing ID: 22186499

13872 La Pat Pl • Westminster 92683

**30 units • \$391,667/unit • 21,518 sqft • 40,588 sqft lot • \$464.73/sqft •
Built in 1963**

From 405 N, exit Westminster Blvd, turn right to La Pat Place, turn left, will be on the right.



This asset has been fully renovated over the past year. The owner has invested heavily in the interior and exterior of the property. Upgrades include: new wrought iron security gates, exterior paint and stucco repair, landscaping and exterior lighting, windows, screen doors, garage doors, parking asphalt, courtyard resurfacing, picnic tables and bbq. Each unit has also been upgraded (see OM for details).

Facts & Features

- Sold On 08/01/2023
- Original List Price of \$11,750,000
- 2 Buildings
- 22 Total parking spaces
- Cap Rate: 3.89
- \$456976 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$254,496
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00409987
- 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	0	1		Unfurnished	\$1,550	\$1,550	\$1,650
2:	18	1	1		Unfurnished	\$1,857	\$33,430	\$39,510
3:	9	2	1		Unfurnished	\$2,142	\$19,275	\$21,555
4:	1	2	2		Unfurnished	\$2,200	\$2,200	\$2,595
5:	1	3	2		Unfurnished	\$2,400	\$2,400	\$2,795

6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%

- 59 - Westminster North of 405 & Westminster area
- Orange County
- Parcel # 20355107

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: 22186499

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