

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	PW23066525	S	1519 & 15: Civic Center Dr. #2	SA	70	STD	2	\$76,800		\$1,187,500.↓	\$526.32	2256.25	1966/ASR	8,224/0.1888	N	2	07/11/23	6/6
2	PW22191948	S	506 S Malden AVE	FUL	83	STD	2	\$86,400		\$880,000.↓	\$475.68	1850	1956/SLR	5,763/0.1323	N	3	07/11/23	52/52
3	NP23017678	S	121 Marine AVE	NB	N9	STD	2	\$0		\$2,560,000.↓	\$1,567.67	1633	1932/PUB	2,614/0.06	N	2	07/10/23	129/129
4	PW23047334	S	122 Avenida Mateo	SC	SC	STD	2	\$60,000		\$1,499,000.↓	\$1,268.19	1182	1955/ASR	3,920/0.09	N	2	07/10/23	81/81
5	PW21166207	S	1614 W Edinger AVE	SA	69	STD	3	\$0		\$1,100,000.↓		0	1930/ASR	17,250/0.396	N	1	07/14/23	601/601
6	PW23073667	S	8034 Whitaker ST	BP	82	STD	3	\$62,280		\$980,000.↓	\$816.67	1200	1949/ASR	6,970/0.16	N	0	07/14/23	45/45
7	PW22216321	S	1813 Evergreen ST	SA	69	STD	4	\$71,400		\$1,095,000.↓	\$337.96	3240	1962/ASR	7,023/0.1612	N	4	07/13/23	249/249
8	OC23045779	S	1839 E Grove AVE	ORG	75	STD	4	\$82,260		\$1,250,000.↓	\$361.06	3462	1963/PUB	6,573/0.1509	N	4	07/13/23	57/57
9	PW23097691	S	328 S Philadelphia ST	ANA	78	STD	5	\$100,600		\$1,800,000.↓	\$375.00	4800	1985/ASR	7,759/0.1781	N	4	07/14/23	20/20
10	NP23102429	S	3040 Fillmore WAY	CM	C4	STD,TRUS	6	\$134,580		\$2,850,000	\$413.40	6894	1963/ASR	11,326/0.26	N	6	07/13/23	2/2

Closed • Duplex

List / Sold:

\$1,200,000/\$1,187,500 ↓

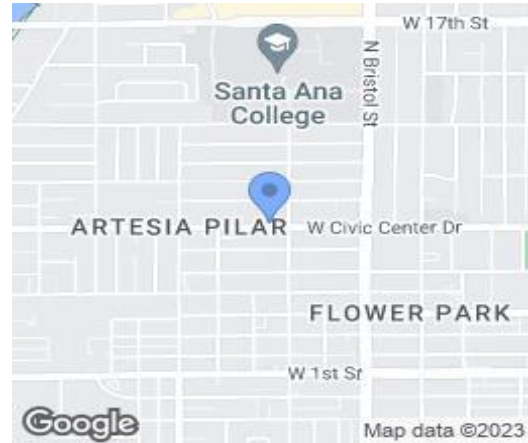
6 days on the market

Listing ID: PW23066525

1519 & 1519 W Civic Center Dr. # 2 • Santa Ana 92703

2 units • \$600,000/unit • 2,256 sqft • 8,224 sqft lot • \$526.32/sqft • Built in 1966

Corner of W Civic Center and Pacific



Newly Remodeled Units. FRONT UNIT has 3 Bedrooms, 2 Bath, dining room and living room. Brand new detached 2 car garage, long driveway with plenty of parking space. Unit also includes brand-new stainless-steel appliances in kitchen: Refrigerator, stove, and microwave. SECOND UNIT has a 2 Bedroom, 1 Bath with dining room and living. The second unit also includes brand-new stainless-steel appliances: Refrigerator, stove, and microwave. Must See!!

Facts & Features

- Sold On 07/11/2023
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Assessor)
- Laundry: Inside
- \$76800 Gross Scheduled Income
- \$60370 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Living Room
- Floor: Laminate
- Appliances: Gas Range

Exterior

- Lot Features: Front Yard, Yard
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,430
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$200
- Cable TV: 01291668
- Gardener:
- Licenses:
- Insurance: \$980
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$250
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$3,700	\$44,400	\$44,400
2:	1	2	1	0	Unfurnished	\$2,700	\$32,400	\$32,400

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 70 - Santa Ana North of First 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: PW23066525

Printed: 07/16/2023 5:33:12 PM

Closed •

List / Sold: **\$950,000/\$880,000** ↓

506 S Malden Ave • Fullerton 92832

52 days on the market

**2 units • \$475,000/unit • 1,850 sqft • 5,763 sqft lot • \$475.68/sqft •
Built in 1956**

Listing ID: PW22191948

Cross streets are Harbor and Ash



Income property in the heart of downtown Fullerton! Which is within walking distance of restaurants, shops, and nightlife. The main house is a 3 bedroom, 1 bath. The back structure has an upstairs top unit which is a 2 bedroom, 1 bath and 1-bedroom 1 bath ADU (unpermitted). These units come WITHOUT renters and have fresh new paint and newly installed vinyl floors. The city has issued a code violation on the property. Property sold as-is.

Facts & Features

- Sold On 07/11/2023
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- 2 Total carport spaces
- Heating: Wall Furnace
- \$501 (Estimated)
- Laundry: Common Area, In Carport, Inside
- \$86400 Gross Scheduled Income
- \$76260 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01898399
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$2,800	\$2,800	\$2,800
2:	1	2	1	1	Unfurnished	\$2,400	\$2,400	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 83 - Fullerton area
- Orange County
- Parcel # 03227224

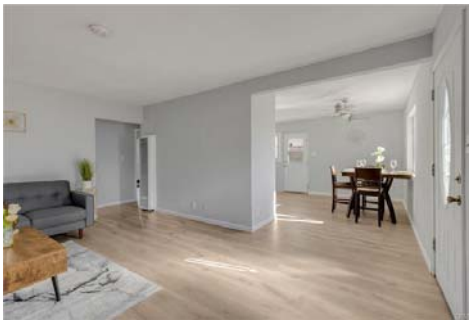
Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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

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Closed • Duplex

List / Sold:

\$2,795,000/\$2,560,000 ↓

129 days on the market

Listing ID: NP23017678

121 Marine Ave • Newport Beach 92662

2 units • **\$1,397,500/unit** • **1,633 sqft** • **2,614 sqft lot** • **\$1567.67/sqft** •
Built in 1932

Marine Avenue to 121 Marine



PRICE REDUCED \$200,000 on this Charming Balboa Island Duplex, Circa 1932. The main cottage showcases 3 bedrooms, 2 baths, a den, beautiful fir wood floors, and a sunny front patio. The private rear 1 bedroom, 1 bath cottage is over the garage area and features a generous living space with updated kitchen, windows, flooring, and lighting. There are 2 single-car garages, each with separate laundry facilities, plus a parking space behind the garage. Steps from both the South Bayfront and the Island Village, 121 Marine provides endless opportunities to enjoy the best of Balboa Island!

Facts & Features

- Sold On 07/10/2023
- Original List Price of \$2,995,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Forced Air, Wall Furnace
- \$513 (Estimated)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom
- Floor: Carpet, Laminate, Wood
- Appliances: Gas Oven, Gas Range, Gas Cooktop

Exterior

- Lot Features: Front Yard
- Waterfront Features: Beach Access
- Fencing: Brick, Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01234323
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$5,500
2:	1	1	1	1	Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

- Dishwasher: 0
- Disposal: 0

- Wall AC: 0

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- N9 - Lower Newport Bay - Balboa Island area
- Orange County
- Parcel # 05017221

Michael Lembeck

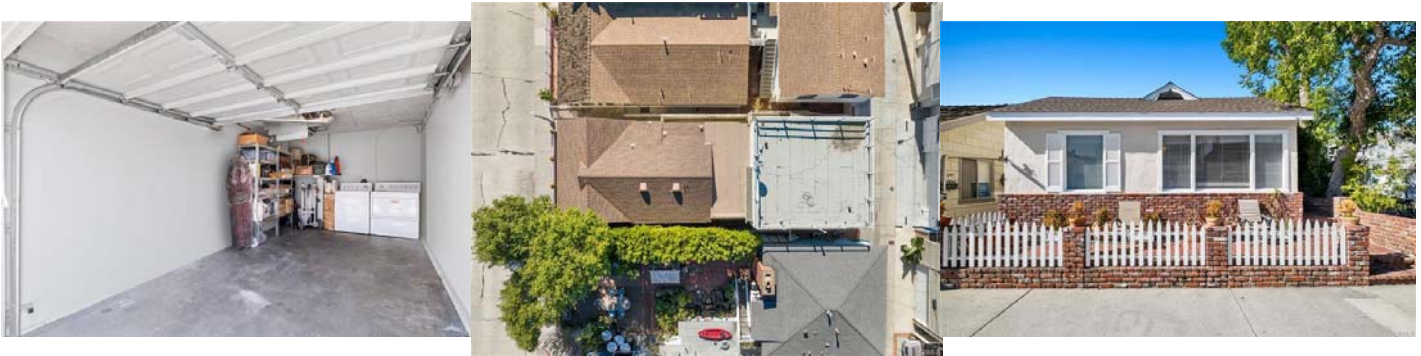
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Duplex

List / Sold:

\$1,498,999/\$1,499,000 ↓

81 days on the market

122 Avenida Mateo • San Clemente 92672
2 units • **\$749,500/unit** • **1,182 sqft** • **3,920 sqft lot** • **\$1268.19/sqft** •
Built in 1955
GPS

Listing ID: PW23047334



Rarely on the Market! Located in a highly sought-after neighborhood in the SouthWest neighborhood makes a short walk to the pier and charming downtown San Clemente. A true "pride of ownership" home with recent upgrades including a new kitchen, new bathrooms, windows, and custom flooring. Additional upgrading over the years with an emphasis on quality with the roof, plumbing and electrical create your ideal new home. The backyard with it's covered patio create an ideal place for entertaining and your beach lifestyle. With the attached two car garage, no expense was spared in creating the classic "man cave" and can be used as an office or studio. Originally built and used as a duplex, it is currently being used as a SFR. This is the one you have been waiting for...

Facts & Features

- Sold On 07/10/2023
- Original List Price of \$1,680,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central, Forced Air
- \$27 (Estimated)
- Laundry: Dryer Included, In Garage
- \$60000 Gross Scheduled Income
- \$57900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom
- Appliances: Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater
- Floor: Laminate
- Other Interior Features: Built-in Features, Copper Plumbing Partial

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Landscaped, Lawn, Yard
- Fencing: Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01767484
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished			
2:	1	1	1		Unfurnished			

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- SC - San Clemente Central area
- Orange County
- Parcel # 05809227

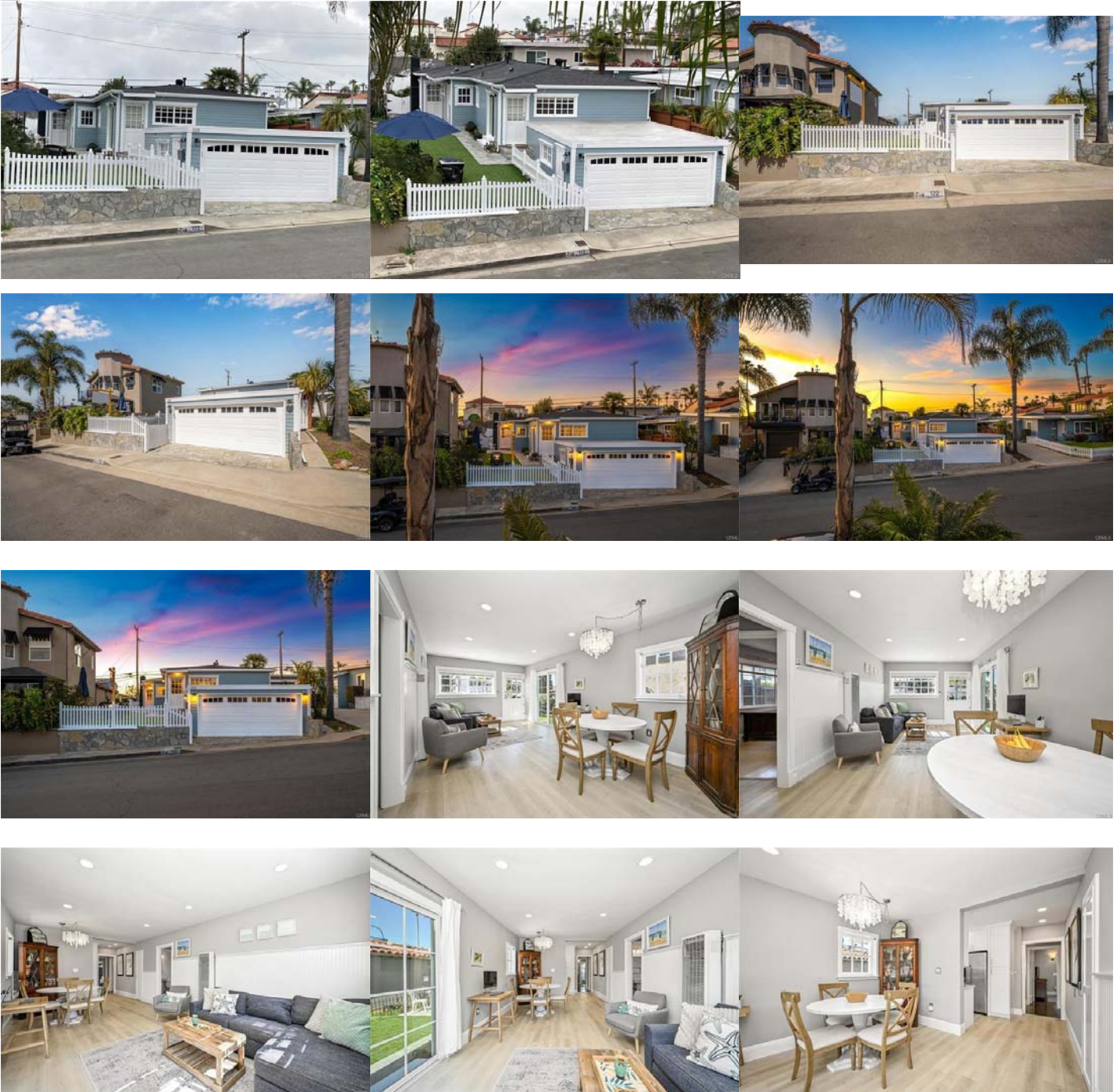
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Re/Max Property Connection

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

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Closed • **Commercial/Residential**

List / Sold:

\$1,250,000/\$1,100,000 ↓

601 days on the market

Listing ID: PW21166207

1614 W Edinger Ave • Santa Ana 92704

3 units • **\$416,667/unit** • **0 sqft** • **17,250 sqft lot** • **No \$/Sqft data** •
Built in 1930

W/of Bristol, E/ of Raitt



The front Unit located on the East side of the property has two bedrooms, one full bath, kitchen with breakfast area, living room, and the driveway provides parking space for up to to 3 cars.. On the front West side of the property there is an existing office space which was used as a printing shop - This space has been remodeled with laminated floors throughout and freshly painted. It has four rooms and one bath also remodeled with ceramic wall tile and a shower addition. The front fence along the property provides security and has plenty of parking on the right side. The Back Unit features two bedrooms, one bath with shower, kitchen, dining room and living room areas, plus a separate laundry room on the back. The owner keeps some printing shop equipment in the garage which will be removed. Two green areas surround this Unit, one is located on the right side and the other one on the back side next to the laundry room. The side areas are planted with orange, mandarin, lemon and fig trees surrounded by concrete walks. Also, please see Agent Remarks.

Facts & Features

- Sold On 07/14/2023
- Original List Price of \$1,750,000
- 0 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Outside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate
- Appliances: Gas Range

Exterior

- Lot Features: Lot 10000-19999 Sqft, Rectangular Lot
- Fencing: Block, Chain Link, Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01218423
- 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	\$1,500	\$1,500	\$0
2:	1	4	1	0	Unfurnished	\$0	\$0	\$0
3:	1	2	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 1
- Drapes:

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

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 40826151

Michael Lembeck

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Re/Max Property Connection

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

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Closed • **Triplex**

List / Sold: **\$1,030,000/\$980,000** ↓

8034 Whitaker St • Buena Park 90621

45 days on the market

3 units • \$343,333/unit • 1,200 sqft • 6,970 sqft lot • \$816.67/sqft • Built in 1949

Listing ID: PW23073667

North of 5 FWY, East of Stanton Ave.



3 addresses 8032 Whitaker, 8034 Whitaker, and 8036 Whitaker. Great investment opportunity. 3 separate farm homes each with 1 bedroom 1 bath and with its own gas and electric meters. Remodeling was 2018 year whole units. Just finished minor repairs. New sewer line and gas line replaced.

Facts & Features

- Sold On 07/14/2023
- Original List Price of \$1,070,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Electric, Wall Furnace
- \$749 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Carport
- \$62280 Gross Scheduled Income
- \$46701 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Gas Cooktop, Microwave

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,580
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses: 26.5
- Insurance: \$1,694
- Maintenance:
- Workman's Comp:
- Professional Management: 600
- Water/Sewer: \$1,471
- Other Expense: \$948
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,800	\$1,800	\$1,900
2:	1	1	1	0	Unfurnished	\$1,630	\$1,630	\$1,900
3:	1	1	1	0	Unfurnished	\$1,760	\$1,760	\$1,900

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 82 - Buena Park area
- Orange County
- Parcel # 07004508

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: PW23073667

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Closed •

List / Sold:

\$1,150,000/\$1,095,000 ↓

249 days on the market

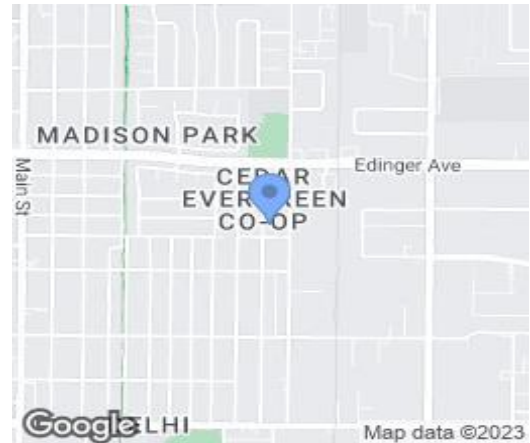
1813 Evergreen St • Santa Ana 92707

4 units • \$287,500/unit • 3,240 sqft • 7,023 sqft lot • \$337.96/sqft •

Built in 1962

Listing ID: PW22216321

Off of Edinger or St Gertrude



Great investment/rental opportunity! Single story fourplex in central Orange County featuring four 2 bedroom, 1 bathroom units, each with a 1 car detached garage. All units are occupied with reliable long term tenants who are current and pay on time, all on a month to month lease. Each unit has a separate gas and electric meter (owner pays water and trash). Big upside in rent potential. DRIVE BY ONLY - DO NOT DISTURB TENANTS, they are not aware we are selling yet - Offers Subject to Inspection

Facts & Features

- Sold On 07/13/2023
- Original List Price of \$1,299,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- \$991 (Estimated)
- \$71400 Gross Scheduled Income
- \$64440 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,960
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,560
- Cable TV: 01898399
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,900
2:	2	2	1	1	Unfurnished	\$1,575	\$1,575	\$1,900

Of Units With:

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

Additional Information

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

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01424105

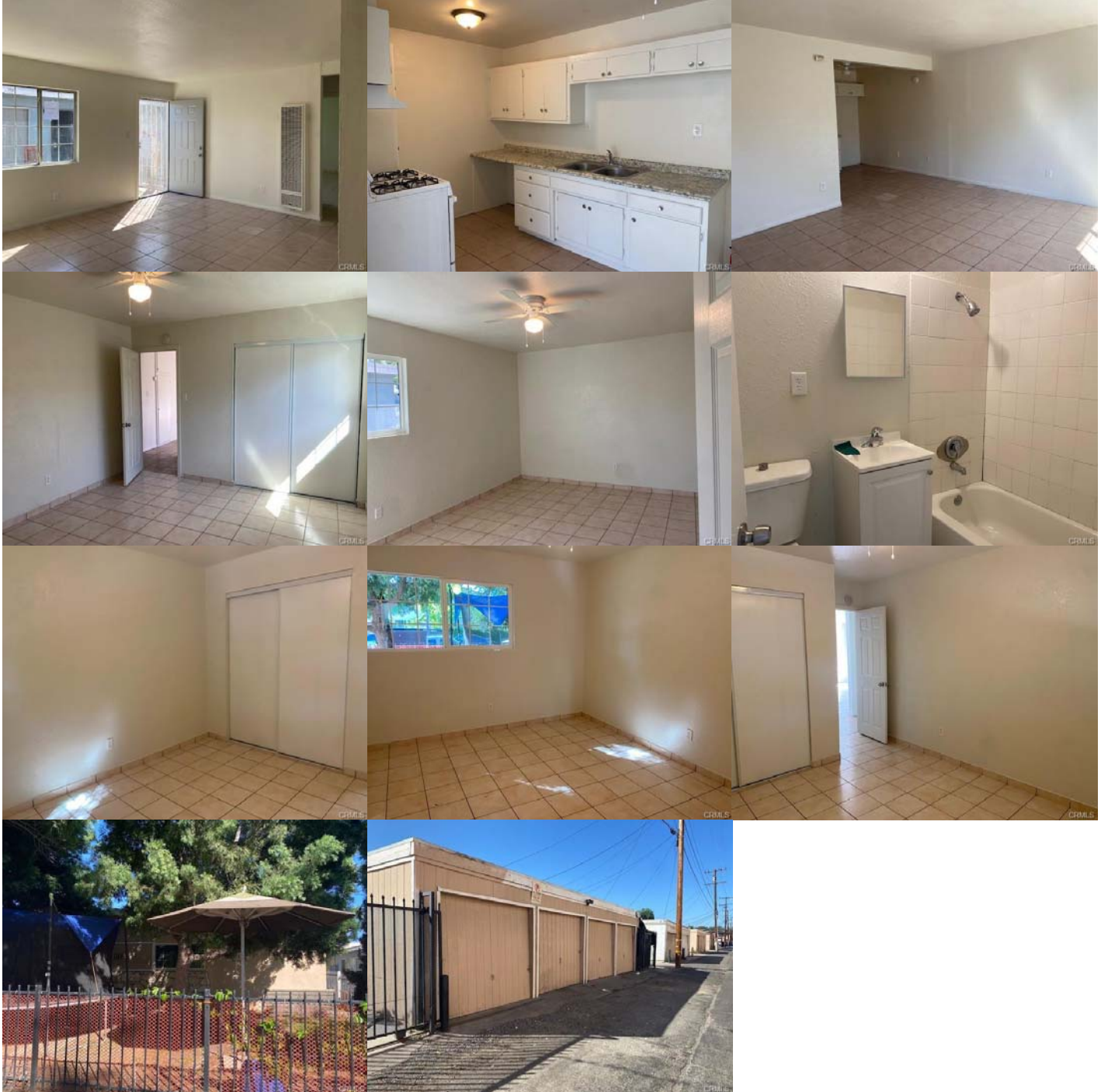
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Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold:

\$1,285,000/\$1,250,000 ↓

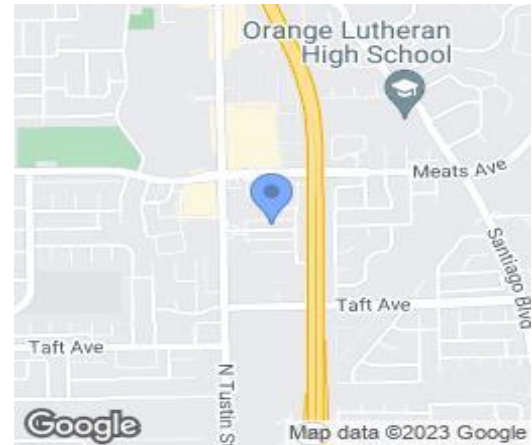
57 days on the market

Listing ID: OC23045779

1839 E Grove Ave • **Orange 92865**

4 units • **\$321,250/unit** • **3,462 sqft** • **6,573 sqft lot** • **\$361.06/sqft** •
Built in 1963

1839 E Grove



> Property is found in the highly desirable rental community of Orange, CA > Four (4) 2 Bedroom / 1 Bath Units > Garage Parking and On-Site Laundry > Upside in Rental Income! > Single-Story Construction Throughout the Complex

Facts & Features

- Sold On 07/13/2023
- Original List Price of \$1,285,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$1,006 (Estimated)
- Laundry: Inside
- \$82260 Gross Scheduled Income
- \$56811 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,981
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,723	\$1,723	\$2,195
2:	1	2	1	1	Unfurnished	\$1,661	\$2,195	\$2,195
3:	1	2	1	1	Unfurnished	\$1,660	\$1,660	\$2,195
4:	1	2	1	1	Unfurnished	\$1,786	\$1,786	\$2,195

Of Units With:

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

Additional Information

- Standard sale
- 75 - Orange, Orange Park Acres E of 55 area

- Buyer Agency Compensation: 2.5%

- Orange County
- Parcel # 37231108

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: OC23045779

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Closed • Commercial/Residential

List / Sold:

\$1,849,000/\$1,800,000 ↓

20 days on the market

Listing ID: PW23097691

328 S Philadelphia St • Anaheim 92805

5 units • **\$369,800/unit** • **4,800 sqft** • **7,759 sqft lot** • **\$375.00/sqft** •
Built in 1985

West Harbor South Broadway.



The subject property is a five -units apartment building located near Anaheim City hall and Anaheim Packing District. Build in 1985. 4 units 2 bed/2bath and 1 unit is 3bed/2bath. Electricity and gas are separate meted. On site laundry room for additional income. All long term tenants. Though rents are under market value with huge potential for new owner.

Facts & Features

- Sold On 07/14/2023
- Original List Price of \$1,849,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,247 (Estimated)
- Laundry: Common Area
- \$100600 Gross Scheduled Income
- \$66600 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$34,000
- Electric: \$600.00
- Gas: \$500
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01726372
- Gardener:
- Licenses:
- Insurance: \$2,640
- Maintenance: \$4,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,600	\$1,600	\$2,100
2:	1	2	2	1	Unfurnished	\$1,600	\$1,600	\$2,100
3:	1	2	2	1	Unfurnished	\$1,600	\$1,600	\$2,100
4:	1	2	2	1	Unfurnished	\$1,600	\$1,600	\$2,100
5:	1	3	2	1	Unfurnished	\$1,900	\$1,900	\$2,500

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03711120

Michael Lembeck

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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW23097691

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Closed • **Apartment**

List / Sold: **\$2,850,000/\$2,850,000**

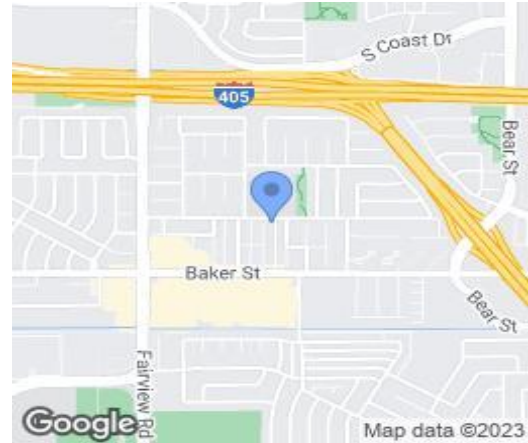
3040 Fillmore Way • **Costa Mesa 92626**

2 days on the market

6 units • **\$475,000/unit** • **6,894 sqft** • **11,326 sqft lot** • **\$413.40/sqft** •
Built in 1963

Listing ID: NP23102429

From Baker head North on Coolidge, right on Albany, left on Fillmore.



This rare value-add opportunity presents two side-by-side 3-unit apartment buildings located in a high demand location of Costa Mesa. While one unit has already undergone a complete rehabilitation, there is significant potential to increase the property's value and generate higher rental income by rehabbing the remaining five units which are mostly in original condition. These townhouse-style units all feature 2 bedrooms and 1.25 bathrooms, interior laundry, sizable private backyard patios and enclosed parking. The layout provides a comfortable and spacious environment, making these units attractive to individuals or small families seeking ample living space and allowing the tenants to create a sense of home. Investors can capitalize on this opportunity by implementing a strategic renovation plan to bring the remaining units up to market standards allowing for higher rental rates but also increasing the overall property value. This investment has significant upside potential for savvy investors. The Property is one parcel with six units, so must be sold together as one single purchase.

Facts & Features

- Sold On 07/13/2023
- Original List Price of \$2,850,000
- 2 Buildings
- Levels: Two
- 9 Total parking spaces
- \$2,036 (Estimated)
- Laundry: Individual Room
- \$134580 Gross Scheduled Income
- \$76546 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$58,034
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,225
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$4,000
- Maintenance: \$4,000
- Workman's Comp:
- Professional Management: 6559
- Water/Sewer: \$3,380
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	2	1	Unfurnished	\$1,815	\$7,260	\$10,000
2:	1	2	2	1	Unfurnished	\$1,925	\$1,925	\$2,500
3:	1	2	2	1	Unfurnished	\$2,030	\$2,030	\$2,500

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 0
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

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

- C4 - Central Costa Mesa area
- Orange County
- Parcel # 14113423

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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