

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	PW24097516	S	1225 W Pearl ST	ANA	78	STD	2	\$25,800		\$750,000	\$802.14	935	1955/PUB	6,098/0.14	N	0	08/12/24	53/53
2	DW24139298	S	7552 11th ST	BP	82	STD	2	\$70,740		\$1,151,000	\$624.86	1842	1949/ASR	9,409/0.216	N	2	08/13/24	9/9
3	PW24130659	S	615 E Commonwealth Ave.	FUL	83	STD	2	\$91,200	5	\$1,499,000	\$488.91	3066	1924/ASR	6,970/0.16	N	4	08/14/24	9/69
4	QC24027094	S	34072 Mazo DR	DP	LT	STD	2	\$54,000		\$1,680,000	\$564.33	2977	1972/APP	5,663/0.13	N	2	08/16/24	160/160
5	QC24147571	S	122 29th ST	NB	NP	STD,TRUS	3	\$37,200		\$2,700,000	\$1,687.50	1600	1948/ASR	2,378/0.0546	N	2	08/14/24	3/3
6	24387415	S	411 E Chestnut AVE	SA	69	STD	4			\$1,250,000	\$348.97	3582/A	1958	9,750/0.2238			08/13/24	54/54
7	QC24136991	S	730 Kathleen	ORG	75	STD	4	\$118,800		\$1,900,000	\$414.67	4582	1971/ASR	9,148/0.21	N	6	08/12/24	14/280
8	PW24103801	S	625 N Ventura ST	ANA	79	STD	4	\$103,632	4	\$1,537,500	\$402.49	3820	1964/ASR	8,712/0.2	N	5	08/12/24	52/52
9	PW24103770	S	619 N Ventura ST	ANA	79	STD	4	\$106,380	4	\$1,537,500	\$402.49	3820	1964/BLD	8,712/0.2	N	5	08/12/24	52/52
10	QC24115424	S	315 Avenida Santa Barbara	SC	SC	STD	4	\$112,800		\$2,500,000	\$610.50	4095	1972/EST	5,227/0.12	N	4	08/14/24	21/21
11	NP24118485	S	1624 Calle Las Bolas	SC	SN	STD	4	\$120,156		\$2,175,000	\$625.18	3479	1965/ASR	4,025/0.0924	N	0	08/14/24	50/50
12	NP24077229	S	319 S Birch ST	SA	69	STD	14	\$330,036	7	\$3,335,000	\$421.51	7912	1960/ASR	10,454/0.24	N	0	08/16/24	63/63

Closed • **Duplex**

List / Sold: **\$798,000/\$750,000** ↓

1225 W Pearl St • **Anaheim 92801**

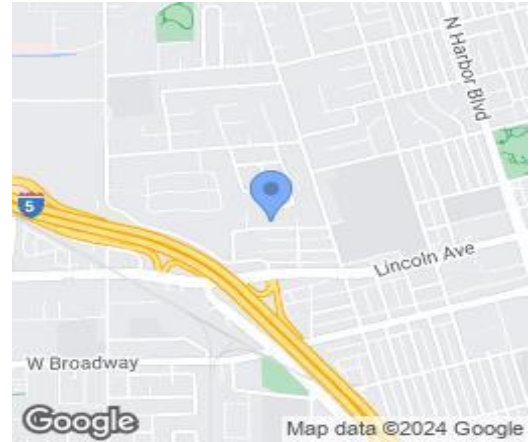
53 days on the market

2 units • **\$399,000/unit** • **935 sqft** • **6,098 sqft lot** • **\$802.14/sqft** •

Listing ID: PW24097516

Built in 1955

S of Lincoln, E of 5 Fwy



Charming units in a great location. Two one bedroom units both with newer kitchens and bathrooms, newer flooring, paint and appliances and the driveway was completely replaced. Nice large lot waiting to be further developed. This property has tremendous potential and opportunity for one lucky buyer.

Facts & Features

- Sold On 08/12/2024
- Original List Price of \$798,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- \$525 (Public Records)
- SellerConsiderConcessionYN:
- \$25800 Gross Scheduled Income
- \$22150 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Rectangular Lot, Value In Land
- Sewer: Sewer Paid
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$3,650
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$250
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,050	\$1,050	\$1,550
2:	1	1	1	0	Unfurnished	\$1,100	\$1,150	\$1,550

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 25502107

Michael Lembeck

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Newport Beach, 92660

 Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: PW24097516

Printed: 08/18/2024 9:47:14 AM

Closed • Duplex

List / Sold:

\$1,150,000/\$1,151,000 ↑

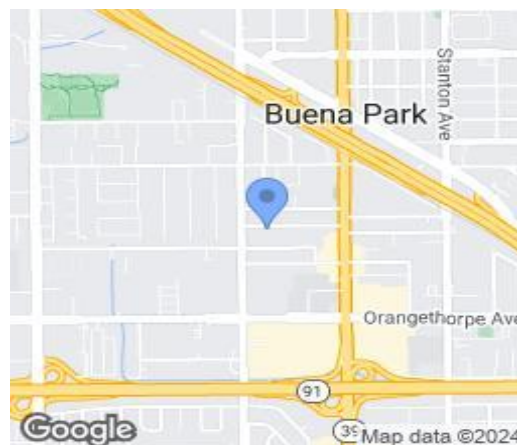
9 days on the market

Listing ID: DW24139298

7552 11th St • Buena Park 90621

2 units • \$575,000/unit • 1,842 sqft • 9,409 sqft lot • \$624.86/sqft • Built in 1949

Exit Right at Beach Blvd off 5 FWY, Left on 11th.



Two homes with a very unique style! Each unit has it's own separate driveway, front yard and private access. Both units have cozy feels and a perfect porch or front yard to sit and enjoy the Orange County vibes and sunshine! Perfect for a large family with two homes on one lot and a private entrance for each. This is a very well cared for beautiful duplex home . The first unit is a 3 bed 2 bath with a newer kitchen with granite counter tops and elegant cabinetry and a spacious laundry area. The dining room and living room have plenty of space for family gatherings and beautiful wall to wall flooring, recessed lighting and new windows throughout the home. The second unit is a 1 bed 1 bath with it's own inside laundry room hookup along with a spacious kitchen with newer cabinets, granite counter tops and a full bathroom. Lovely landscaping in the front as well as ta smaller back yard and a spacious 2 car garage seals the deal! It does not get better than this, definitely a MUST SEE! Easy access to the 5 and 91 freeways too!

Facts & Features

- Sold On 08/13/2024
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$500 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Washer Hookup
- \$70740 Gross Scheduled Income
- \$55740 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate
- Appliances: Dishwasher, Gas & Electric Range, Gas Water Heater, Microwave

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,050
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$650
- Cable TV: 01814504
- Gardener:
- Licenses:
- Insurance: \$1,210
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$3,800	\$3,800	\$4,000
2:	1	1	1	0	Unfurnished	\$2,095	\$2,095	\$2,200

Of Units With:

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

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 82 - Buena Park area
- Orange County
- Parcel # 27629203

Michael Lembeck

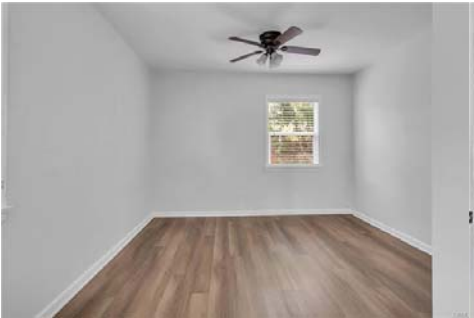
State License #: 01019397
Cell Phone: 714-742-3700

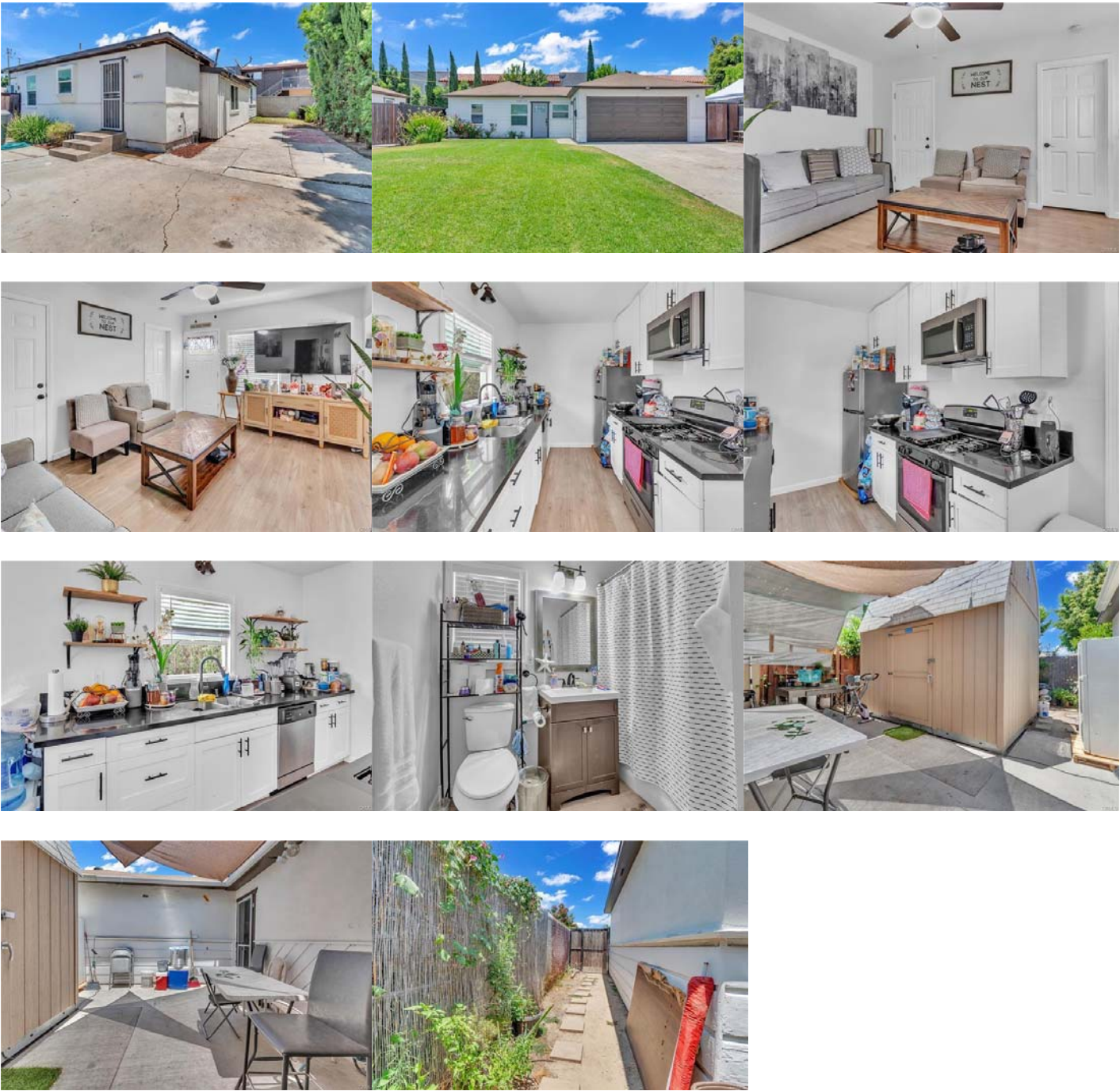
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Newport Beach, 92660

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Closed • **Commercial/Residential**

List / Sold:

\$1,499,000/\$1,499,000

9 days on the market

Listing ID: PW24130659

615 E Commonwealth Ave. • Fullerton 92831

**2 units • \$749,500/unit • 3,066 sqft • 6,970 sqft lot • \$488.91/sqft •
Built in 1924**

On Commonwealth Ave at Princeton



Why purchase just one Fullerton home when you can purchase two...or potentially three and grow your real estate portfolio? Back on the market and better than before, 615 and 617 E Commonwealth are fresh with interior updates ready for the new owner's vision of the perfect investment property near Downtown Fullerton. The properties are nestled in a vintage neighborhood near all of the dining, arts, and entertainment that Downtown Fullerton has to offer. Located approximately two miles from Cal State Fullerton and half a mile from Fullerton College, 615, the single-story front home, is a fine example of Spanish Revival, also known as Pueblo Revival architecture, with many of the original built-ins and character intact. It features three bedrooms and two bathrooms, a welcoming porch, and outdoor space for year-round living. The rear unit, 617, was built in 2010 to complement the front home. The spacious property boasts two, 2-car garages, first floor living room, bedroom, and bathroom with direct access to the garage. The second floor has generous living space including the primary suite with bathroom, third bathroom and bedroom, a second living room, dining room, and kitchen with central balcony. After checking with the City of Fullerton you may be able to make the back home two units in this R-3 Potential Landmark District zoned property. These homes are built for convenience; each home offers indoor laundry and ample private yard spaces all with beautiful landscaping. The pot of gold may be at the end of this rainbow on Commonwealth!

Facts & Features

- Sold On 08/14/2024
- Original List Price of \$1,499,000
- 2 Buildings
- Levels: One, Two
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$922 (Public Records)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, In Garage, Individual Room, Inside, Washer Hookup
- Cap Rate: 4.5
- \$91200 Gross Scheduled Income
- \$68221 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Bonus Room, Laundry, Living Room, Main Floor Bedroom, Primary Bathroom, Primary Bedroom, Primary Suite, Walk-In Closet
- Floor: Carpet, Laminate, Tile, Vinyl, Wood
- Appliances: Dishwasher, Gas Range, Tankless Water Heater, Water Heater
- Other Interior Features: Crown Molding, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Sprinkler System, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Stucco Wall, Vinyl
- Sewer: Public Sewer
- Other Exterior Features: Balcony

Annual Expenses

- Total Operating Expense: \$20,243
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01849354
- Insurance: \$2,011
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 83 - Fullerton area
- Orange County
- Parcel # 03313225

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Closed • Duplex

List / Sold:

\$1,795,000/\$1,680,000 ↓

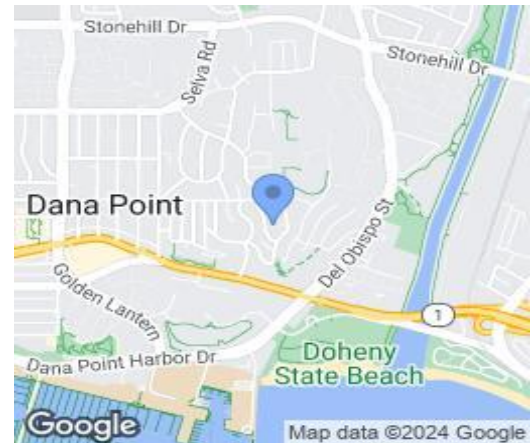
160 days on the market

Listing ID: OC24027094

34072 Mazo Dr • Dana Point 92629

**2 units • \$897,500/unit • 2,977 sqft • 5,663 sqft lot • \$564.33/sqft •
Built in 1972**

PCH, then turn north onto Crystal Lantern, right on to Manzanita Drive, left onto Mazo Drive.



Nestled amongst the trees on a hill in the heart of the Lantern District is this terrific DUPLEX, walking distance to all that downtown Dana Point has to offer - restaurants, shopping, banking, groceries, post office, and more. And a nice stretch of the legs to the harbor, with more restaurants and shopping, as well as boating and other water sports, plus swimming, sunning and concerts at Doheny State Beach. This centrally located duplex on a 5,663 SQUARE-FOOT LOT has one unit above and one below. Each unit has THREE (3) BEDROOMS and TWO (2) BATHROOMS. Unit B, above, has 1,540 SQUARE FEET with an open plan living, dining and kitchen area, plus a gas/wood burning fireplace in the living room. Adding to the ambiance is a spacious front, west-facing, entertaining deck. The living area and the master bedroom also have direct access to a rear, east-facing, wrap-around deck that spans the width of the home. New flooring in the upper unit complete the picture. Unit A, below, has 1,435 SQUARE-FOOT, also with an open plan living, dining and kitchen area. The living area and the master bedroom have direct access to a large private, fenced backyard. Both units are an entertainer's delight with indoor/outdoor living so beloved in southern California. In addition, each has IN-UNIT, side-by-side washer and dryer hook-ups. There is also a two-car garage with dividing wall so each unit has its own private one-car garage. The duplex and the garage are elevated and well set back from the street to allow ample extra parking. The property is a real fixer, but a great opportunity with no Mello Roos and no HOA.

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$1,875,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Central, Forced Air, Natural Gas
- \$200 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Electric Dryer Hookup, In Closet, Washer Hookup
- \$54000 Gross Scheduled Income
- \$44000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Great Room, Kitchen, Laundry, Living Room, Primary Bathroom, Primary Bedroom
- Floor: Carpet, Tile
- Appliances: Dishwasher, Gas Range, Microwave, Water Heater
- Other Interior Features: Balcony, Ceramic Counters, Copper Plumbing Partial, Formica Counters, Living Room Balcony, Open Floorplan

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Rectangular Lot, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Utilities - Overhead, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,765
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$525
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800

- Cable TV: 00000001
- Gardener:
- Licenses:

- Other Expense: \$4,800
- Other Expense Description: Manageme

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,350	\$2,350	\$2,350
2:	1	3	2	1	Unfurnished	\$2,150	\$2,150	\$2,150

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- LT - Lantern Village area
- Orange County
- Parcel # 68214210

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CUSTOMER FULL: Residential Income LISTING ID: OC24027094

Printed: 08/18/2024 9:47:17 AM

Closed • Triplex

List / Sold:

\$2,895,000/\$2,700,000 ↑

122 29th St • Newport Beach 92663

3 days on the market

3 units • \$965,000/unit • 1,600 sqft • 2,378 sqft lot • \$1687.50/sqft •
Built in 1948

Listing ID: OC24147571

Head southwest on the CA-55 S and continue on to Newport Blvd. Turn right onto 32nd St. Turn left on W. Balboa Blvd. Turn right on 29th St and the property will be on the left.



Coastal Retreat and investment opportunity in Newport Beach! Discover the epitome of coastal living at 122 29th St. nestled in the heart of Newport Beach. Situated just steps away from the pristine sands of Newport Beach, this triplex embodies the quintessential Southern California lifestyle. Enjoy outdoor living at its finest with a private patio, perfect for al fresco dining and entertaining guests amidst the gentle sound of nearby waves. Located in a desirable neighborhood known for its charming atmosphere and proximity to local shops, restaurants, and recreational activities. Convenient access to major highways and nearby airports for easy travel. 122 29th St represents a rare opportunity to own a coastal triplex in one of Newport Beach's most sought-after locations.

Facts & Features

- Sold On 08/14/2024
- Original List Price of \$289,000
- 1 Buildings
- Levels: One, Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- \$37200 Gross Scheduled Income
- \$34700 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Value In Land
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- 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	1	Unfurnished	\$2,100	\$2,100	\$3,600
2:	1	2	2	1	Unfurnished	\$0	\$0	\$4,000
3:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,700

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2%

- NP - Balboa Peninsula area
- Orange County
- Parcel # 04709104

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Closed •

List / Sold:

\$1,300,000/\$1,250,000 ↓

411 E Chestnut Ave • Santa Ana 92701

54 days on the market

**4 units • \$325,000/unit • 3,582 sqft • 9,750 sqft lot • \$348.97/sqft •
Built in 1958**

Listing ID: 24387415

from CA-55, take exit 8 for Dyer Rd, use the middle lane to turn left onto E Dyer Rd, turn right onto S Grand Ave, turn left onto E Chestnut Ave, property will be on the right



Located in an opportunity zone, 411-413 E Chestnut Ave is a 6-unit multifamily investment opportunity. The property features 1- and 2-bedroom floor plans with upside potential.

Facts & Features

- Sold On 08/13/2024
- Original List Price of \$1,300,000
- 4 Buildings
- Levels: One
- 7 Total parking spaces
- SellerConsiderConcessionYN:
- \$55677 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$40,101
- 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:	4	1	1		Unfurnished	\$1,293	\$5,172	\$6,600
2:	2	2	1		Unfurnished	\$1,455	\$2,909	\$3,800

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: 2.000%
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 40408507

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Closed • **Quadruplex**

List / Sold:

\$2,000,000/\$1,900,000 ↓

14 days on the market

Listing ID: OC24136991

730 Kathleen • **Orange 92867**

4 units • **\$500,000/unit** • **4,582 sqft** • **9,148 sqft lot** • **\$414.67/sqft** •
Built in 1971

Off E. Myfair



Desirable Value 4Plex could owner occupied (owner's unit) or investment. One unit 3 Bedrooms, 2.5 Baths, 2 Car garage with direct access, Central AC, Laundry hook ups. 2 units are Town Home style 2 story, 2 Bedrooms, 1.5 Baths, private 1 car garage with laundry hook ups (one with direct access to unit) other 3 units have window AC and one unit 2 Bedrooms, 1 Bath. Units are well maintained and upgraded. Back yards in each unit. Below market rents, long term tenants (one tenant has been there since 2014). 4 single garages (in addition to the 2 car garage that belongs to the owner's unit) extra garage rented for \$150/Mo. All garages have roll up garage doors and garage doors openers. Large corner lot. Villa Park schools (Buyer to verify). Rare quality construction, priced right, won't last. HURRY REDUCED \$200k

Facts & Features

- Sold On 08/12/2024
- Original List Price of \$2,000,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Fireplace(s), Wall Furnace
- \$0 (Assessor)
- SellerConsiderConcessionYN: No
- Laundry: Gas & Electric Dryer Hookup, In Garage
- \$118800 Gross Scheduled Income
- \$113950 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Carpet, Tile, Vinyl
- Appliances: Built-In Range, Dishwasher, Disposal, Gas Oven, Gas Range
- Other Interior Features: Block Walls

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Lot Over 40000 Sqft, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,850
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$840
- Cable TV: 01886242
- Gardener:
- Licenses: 60
- Insurance: \$950
- Maintenance: \$900
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$2,650	\$2,420	\$3,200
2:	1	2	2	1	Unfurnished	\$2,500	\$2,500	\$2,600
3:	1	2	2	1	Unfurnished	\$2,400	\$2,400	\$2,600

4:1211Unfurnished\$2,200\$2,200\$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 sale
 - Buyer Agency Compensation: 2%
- 75 - Orange, Orange Park Acres E of 55 area
 - Orange County

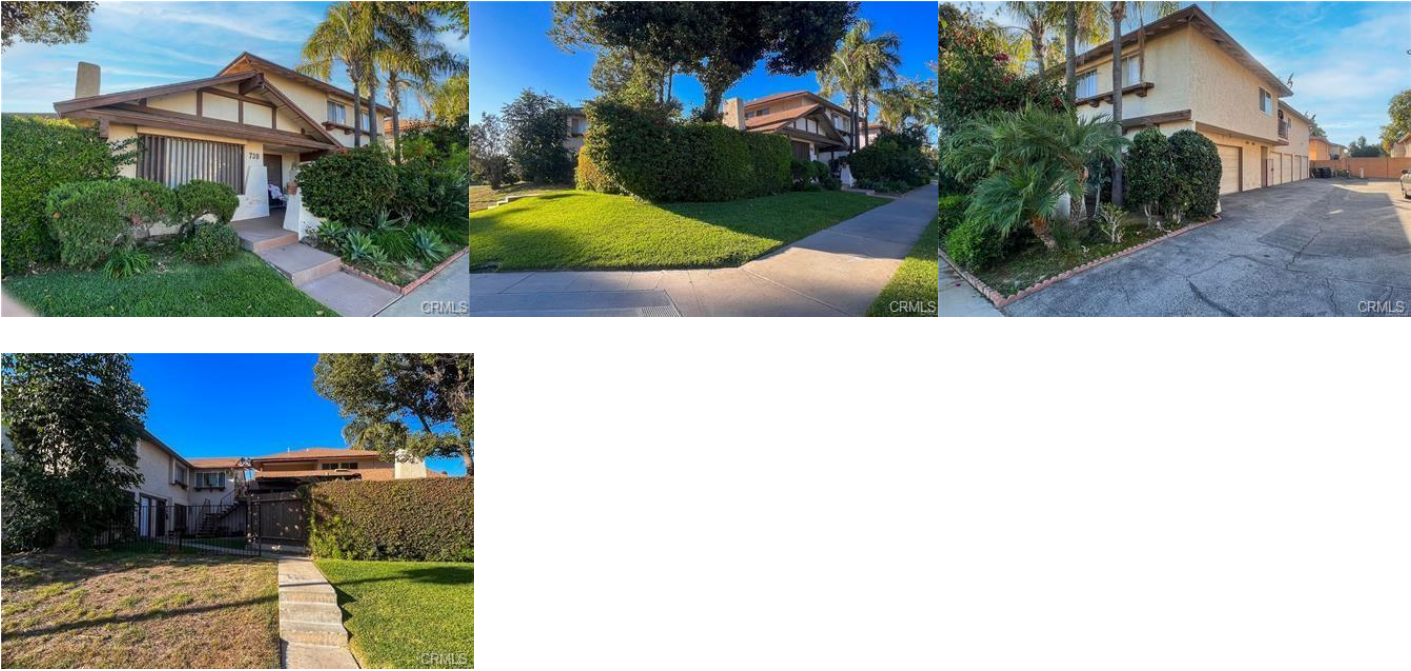
Michael Lembeck

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 • **Apartment**

List / Sold:

\$1,550,000/\$1,537,500 ↓

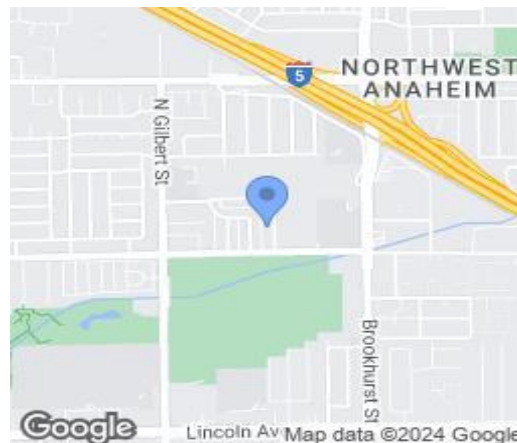
52 days on the market

Listing ID: PW24103801

625 N Ventura St • Anaheim 92801

4 units • \$387,500/unit • 3,820 sqft • 8,712 sqft lot • \$402.49/sqft • Built in 1964

North of Crescent between Gilbert & Brookhurst



This beautiful multi-family asset is to be purchased together with the adjacent Building (619 N. Ventura) as part of an 8 unit acquisition. The asset is comprised of 8 large, 2 bedroom x 2 bathroom units. Both assets are separately metered for gas and electric, have onsite laundry and onsite garages (8 total) with additional guest parking, all located to the rear of the property. A large open common/grass area divides the buildings creating a nice play area/BBQ area for tenants. Buildings can be purchased with commercial financing, or separately with Residential financing, due to being situated on adjoining lots with individual APN's. Located in close proximity to Parks, Private schools, Restaurants, Coffee shops and Disneyland, just to name a few.

Facts & Features

- Sold On 08/12/2024
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Wall Furnace
- \$1,035 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- Cap Rate: 4.06
- \$103632 Gross Scheduled Income
- \$62928 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Laminate

Exterior

- Lot Features: Landscaped, Lawn, Rectangular Lot, Walkstreet
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Balcony

Annual Expenses

- Total Operating Expense: \$38,632
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01425866
- 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	\$2,092	\$25,104	\$2,500
2:	1	2	2	1	Unfurnished	\$2,130	\$25,560	\$2,500
3:	1	2	2	1	Unfurnished	\$2,284	\$27,408	\$2,500

4: 1 2 2 1 Unfurnished \$2,130 \$25,560 \$2,500

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 1.5%
- 79 - Anaheim West of Harbor area
 - Orange County
 - Parcel # 07145318

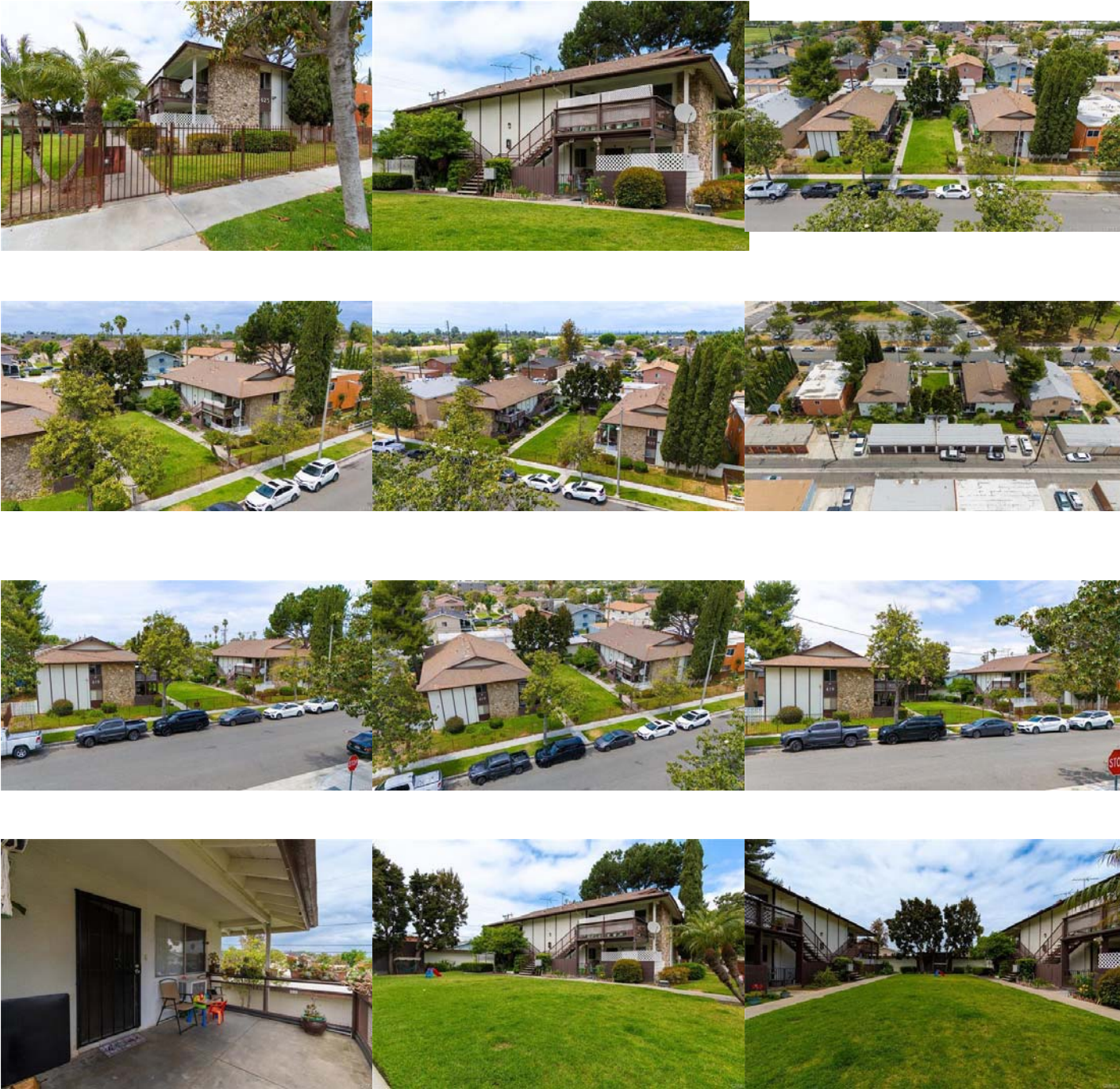
Michael Lembeck

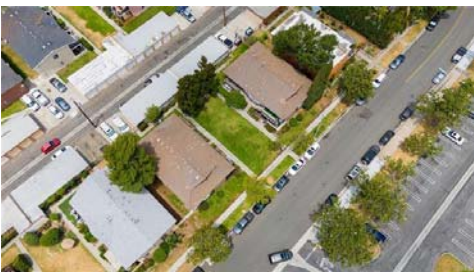
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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Closed • **Apartment**

List / Sold:

\$1,550,000/\$1,537,500 ↓

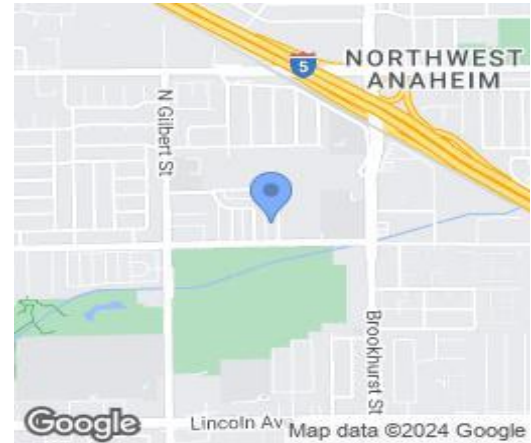
52 days on the market

Listing ID: PW24103770

619 N Ventura St • Anaheim 92801

4 units • \$387,500/unit • 3,820 sqft • 8,712 sqft lot • \$402.49/sqft • Built in 1964

North of Crescent between Gilbert & Brookhurst



This beautiful multi-family asset is to be purchased together with the adjacent Building (625 N. Ventura) as part of an 8 unit acquisition. The asset is comprised of 8 large, 2 bedroom x 2 bathroom units. Both assets are separately metered for gas and electric, have onsite laundry and onsite garages (8 total) with additional guest parking, all located to the rear of the property. A large open common/grass area divides the buildings creating a nice play area/BBQ area for tenants. Buildings can be purchased with commercial financing, or separately with Residential financing, due to being situated on adjoining lots with individual APN's. Located in close proximity to Parks, Private schools, Restaurants, Coffee shops and Disneyland, just to name a few.

Facts & Features

- Sold On 08/12/2024
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Wall Furnace
- \$1,035 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- Cap Rate: 4.13
- \$106380 Gross Scheduled Income
- \$63983 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Laminate
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Instant Hot Water, Range Hood, Refrigerator
- Other Interior Features: Balcony, Ceiling Fan(s)

Exterior

- Lot Features: Garden, Landscaped, Rectangular Lot, Park Nearby, Paved, Walkstreet
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$40,269
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01425866
- 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	\$1,935	\$23,220	\$2,500
2:	1	2	2	1	Unfurnished	\$2,080	\$24,960	\$2,500
3:	1	2	2	1	Unfurnished	\$2,350	\$28,200	\$2,500
4:	1	2	2	1	Unfurnished	\$2,500	\$30,000	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%
- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 07145317

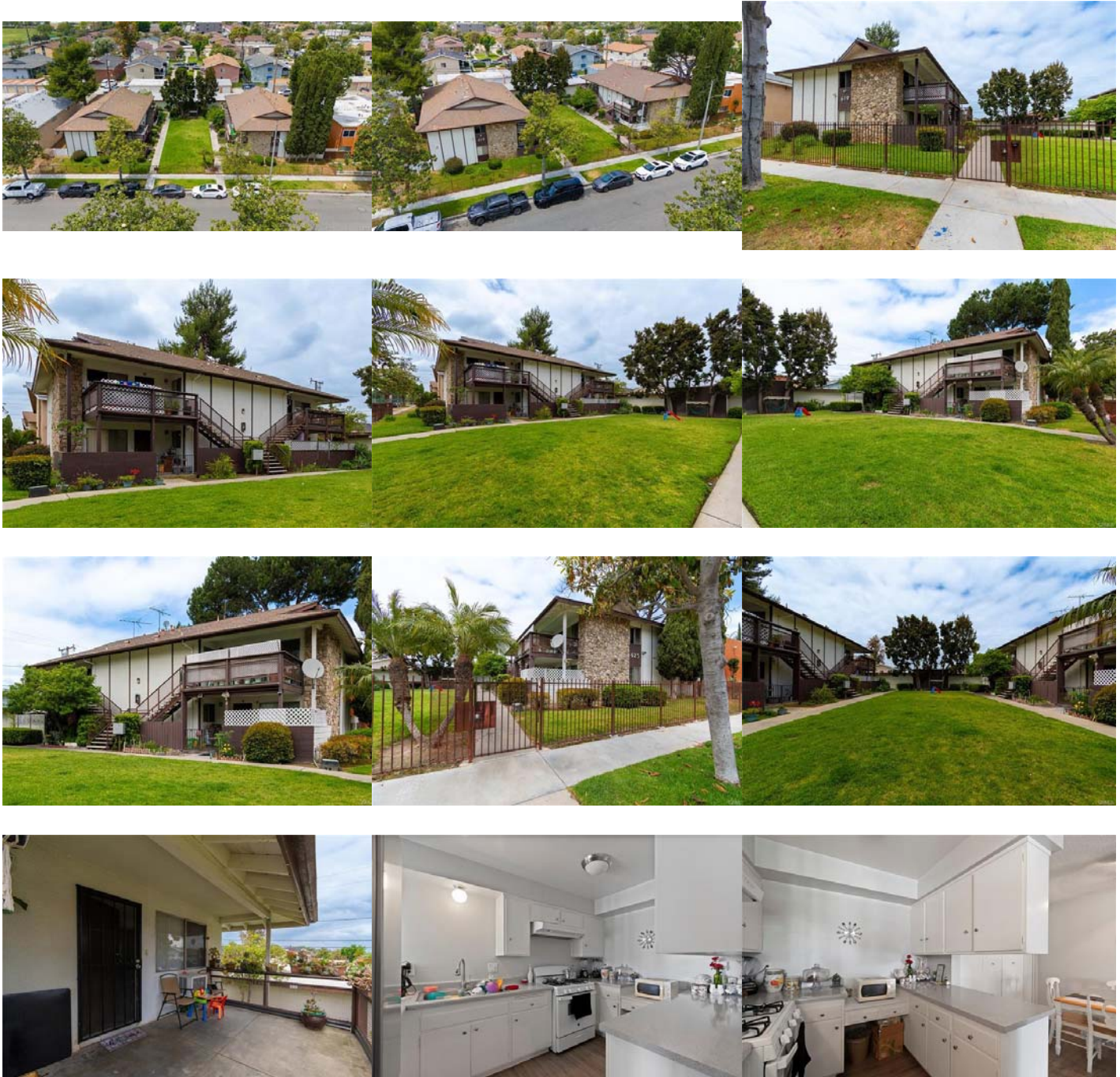
Michael Lembeck

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PW24103770

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Closed • [Quadruplex](#)

List / Sold:

\$2,495,000/\$2,500,000 ↑

21 days on the market

Listing ID: OC24115424

315 Avenida Santa Barbara • San Clemente 92672

4 units • \$623,750/unit • 4,095 sqft • 5,227 sqft lot • \$610.50/sqft • Built in 1972

El Camino Real to S Ola Vista to Avenida Santa Barbara



Incredible opportunity to own a fourplex just a few streets from downtown San Clemente and walking distance to the SC pier, beach, beach trail and more! This fourplex features two 2 bedroom, 2 bathroom units and two 2 bedroom, 1.5 bathroom units. All units include a one car garage and a space in front of the garage. The units are spacious and in good condition. Each unit has some sort of outdoor living space and 2 units have peek a boo ocean views. The laundry is shared. This is your chance to add a wonderful property to your portfolio in the heart of San Clemente!

Facts & Features

- Sold On 08/14/2024
- Original List Price of \$2,495,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Central
- \$36 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Community
- \$112800 Gross Scheduled Income
- \$104135 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$104,315
- Electric: \$360.00
- Gas: \$540
- Furniture Replacement:
- Trash: \$950
- Cable TV: 00530584
- Gardener:
- Licenses:
- Insurance: \$5,315
- Maintenance:
- Workman's Comp:
- Professional Management:
- 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	\$2,350	\$2,350	\$3,400
2:	1	2	2	1	Unfurnished	\$2,350	\$2,350	\$3,200
3:	1	2	2	1	Unfurnished	\$2,350	\$2,350	\$3,400
4:	1	2	2	1	Unfurnished	\$2,350	\$2,350	\$3,200

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: 2.5%

- SC - San Clemente Central area
- Orange County
- Parcel # 69204206

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

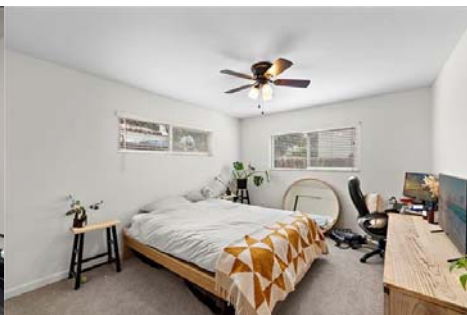
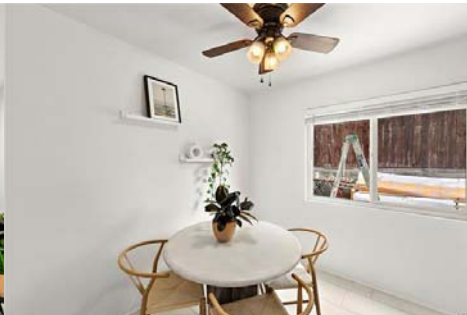
Citivest Realty Services, Inc

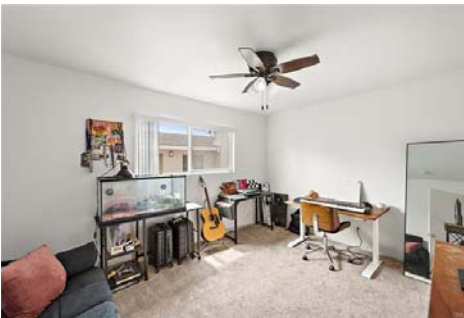
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: OC24115424

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Closed • Apartment

List / Sold:

\$2,300,000/\$2,175,000 ↓

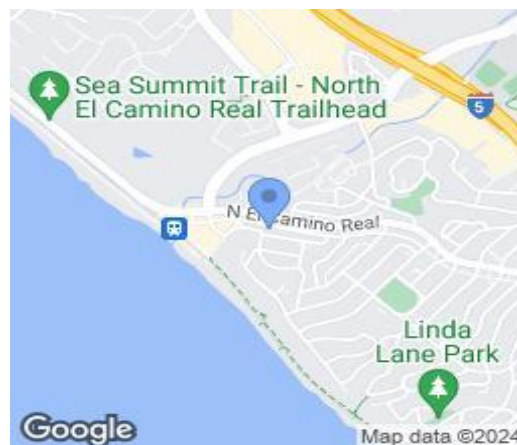
50 days on the market

Listing ID: NP24118485

1624 Calle Las Bolas • San Clemente 92672

4 units • \$575,000/unit • 3,479 sqft • 4,025 sqft lot • \$625.18/sqft •
Built in 1965

From I5, exit Avenida Pico, property is located off El Camino Real



We proudly present a prime investment opportunity at 1624 Calle Las Bolas, San Clemente, CA 92672. This property features 4 renovated and immaculate units. The units feature three Two Bedroom and One Bathroom units and a One Bedroom and One Bathroom unit at the back. Nestled in the sought-after San Clemente Market, this location offers the perfect blend of tranquility and convenience. The property boasts (4) Off-Street Spaces, ensuring ample parking for residents. Additionally, the on-site laundry enhances the convenience and appeal of this well-maintained investment. With a strategic location and upgraded units, 1624 Calle Las Bolas presents an excellent opportunity for investors, seeking a premium multi-unit property in San Clemente.

Facts & Features

- Sold On 08/14/2024
- Original List Price of \$2,300,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Heating: Wall Furnace
- \$36 (Estimated)
- SellerConsiderConcessionYN: No
- Laundry: Community
- \$120156 Gross Scheduled Income
- \$79261 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Vinyl

Exterior

- Lot Features: 2-5 Units/Acre
- Waterfront Features: Across the Road from Lake/Ocean, Ocean Side Of Highway 1
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$37,290
- Electric: \$1,000.00
- Gas: \$500
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01897290
- Gardener:
- Licenses:
- Insurance: \$1,706
- Maintenance: \$6,993
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,480	\$2,480	\$3,150
2:	1	2	1	0	Unfurnished	\$2,800	\$2,800	\$3,150
3:	1	2	1	0	Unfurnished	\$2,800	\$2,800	\$3,150

4:1110Unfurnished\$1,883\$1,883\$2,250

Of Units With:

- Separate Electric: 4
 - Gas Meters: 4
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges: 4
 - Refrigerator:
 - Wall AC: 0

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- SN - San Clemente North area
 - Orange County
 - Parcel # 69237133

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 • **Commercial/Residential**

List / Sold:

\$3,495,000/\$3,335,000 ↓

63 days on the market

Listing ID: NP24077229

319 S Birch St • Santa Ana 92701

14 units • **\$249,643/unit** • **7,912 sqft** • **10,454 sqft lot** • **\$421.51/sqft** •
Built in 1960

Southwest Corner of 1st and Broadway



HIGHEST CAP RATE ON MARKET IN ORANGE COUNTY! 11 OF 14 UNITS RECENTLY RENOVATED. RENOVATIONS INCLUDE: BRAND NEW SUBPANELS, FIXTURES, LIGHTING, CABINETS, TOILETS, COUNTERTOPS, BATHROOMS, WALL HEATERS, INTERIOR PAINT, AND RE-GLAZED BATHTUBS. MOST UNITS HAVE LARGE WALK IN CLOSETS! EXTERIOR RENOVATIONS INCLUDE: ROOF REPAIRS, NEW PAINT, NEW PARKING LOT LINING, LANDSCAPE, AND SIGNAGE. THE PROPERTY IS SITUATED ON A CORNER LOT WITH AMPLE STREET PARKING IN ADDITION TO 11 PARKING STALLS. THE BUILDING IS WALKING DISTANCE FROM SANTA ANA HIGH SCHOOL, CITY CENTER AND HISTORIC DOWNTOWN SANTA ANA!

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$3,775,000
- 1 Buildings
- Levels: Two
- 11 Total parking spaces
- Heating: Wall Furnace
- \$3,585 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 7
- \$330036 Gross Scheduled Income
- \$241347 Net Operating Income
- 15 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Main Floor Bedroom, Walk-In Closet
- Floor: Tile, Vinyl
- Appliances: Gas Oven, Range Hood, Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$79,041
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01921625
- Gardener:
- Licenses:
- Insurance: \$6,330
- Maintenance: \$6,300
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$16,000
- Other Expense Description: All Utl.

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	12	1	1	0	Unfurnished	\$1,844	\$1,844	\$2,055
2:	2	2	1	0	Unfurnished	\$2,298	\$2,298	\$2,466

Of Units With:

- Separate Electric: 15
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 39828605

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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CUSTOMER FULL: Residential Income LISTING ID: NP24077229

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