

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	NP24037376	S	1913 Court ST #2	NB	N8	STD	2	\$81,000		\$2,200,000 	\$925.93	2376	1947/APP	1,742/0.04	N	2	08/22/24	101/101
2	OC24131758	S	121 E Escalones	SC	SC	STD	3	\$114,000		\$1,829,000 	\$572.99	3192	1972/ASR	3,920/0.09	N	3	08/23/24	11/11
3	OC24155647	S	215 6th ST	SLB	1A	STD	5	\$130,200		\$2,625,000 	\$693.16	3787	1967/APP	4,407/0.1012	N	5	08/19/24	6/6
4	NP24109926	S	1007 E Balboa BLVD	NB	NP	STD	10	\$985,144		\$8,500,000 	\$1,806.97	4704	1909/ASR	3,600/0.0826	N	0	08/22/24	56/56
5	OC24018030	S	935 S Trident ST	ANA	699	STD	16	\$368,664		\$4,800,000 	\$449.44	10680	1958/PUB	18,200/0.4178	N	16	08/19/24	57/174

Closed • Duplex

List / Sold:

\$3,250,000/\$2,200,000 ↓

101 days on the market

Listing ID: NP24037376

1913 Court St # 2 • Newport Beach 92663

2 units • \$1,625,000/unit • 2,376 sqft • 1,742 sqft lot • \$925.93/sqft •
Built in 1947

Court St / 20th St



GREAT DUPLEX located in the heart of the Newport Beach peninsula, just behind the front row of homes facing the boardwalk. Only a few steps to the famous Newport Pier and beautiful beaches. Walk to the best nightlife, shopping and dining Newport has to offer. THE FRONT UNIT offers 2 bedrooms and 1.5 baths and a car garage + 1 carport parking tandem style and a front patio. THE BACK UNIT is a 2 bedroom 2.25 baths with a rooftop balcony overlooking the ocean. BUILDING HAD A PIPE BURST (WATER DAMAGE) AND AN INSURANCE CLAIM WAS SUMMITED. WATER DAMAGE PARTIALLY REPAIRED. REPIPING AND SEWER LINES ARE COMPROMIZED. PROPERTY SOLD AS A TEAR DOWN IN AS-IN CONDITIONS.

Facts & Features

- Sold On 08/22/2024
- Original List Price of \$3,250,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 2 Total carport spaces
- Heating: Forced Air, Wall Furnace
- \$1,132 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Upper Level, Washer Included
- \$81000 Gross Scheduled Income
- \$69000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Tile
- Appliances: Dishwasher, Gas Range, Refrigerator, Tankless Water Heater
- Other Interior Features: 2 Staircases, Balcony, Living Room Balcony, Recessed Lighting, Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01926114
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,320
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,950	\$2,950	\$3,950
2:	1	2	3	1	Unfurnished	\$3,800	\$3,800	\$5,350

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale
- Rent Controlled

- N8 - West Newport - Lido area
- Orange County
- Parcel # 04717205

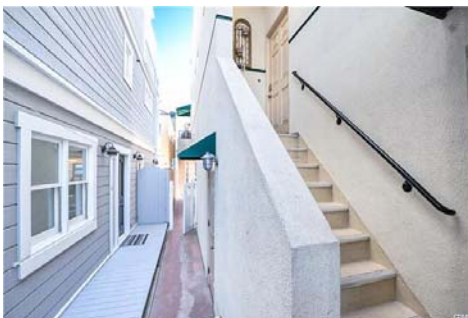
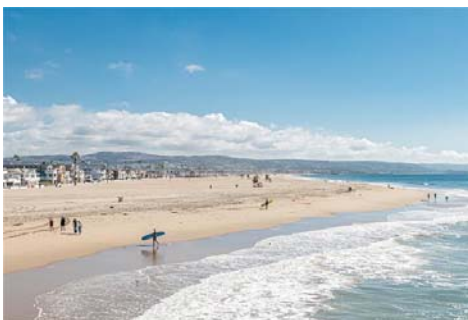
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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • **Triplex**

List / Sold:

\$1,849,000/\$1,829,000 ↓

11 days on the market

Listing ID: OC24131758

121 E Escalones • **San Clemente 92672**

3 units • **\$616,333/unit** • **3,192 sqft** • **3,920 sqft lot** • **\$572.99/sqft** •
Built in 1972

From N El Camino Real turn onto E Escalones



Excellent investment opportunity! Pride of ownership is evident! This meticulously maintained building offers three units, perfect for owner-user or investors. Unit A is single level and occupies all of the lower level with 3 bedrooms and two bathrooms. A clean unit with a large, private backyard patio. Unit B and C are upstairs and have identical floorplans. Unit B offers 2 bedrooms and 1 bathroom. This unit boasts new windows, a new furnace, new paint, new flooring, and the kitchen and bathroom were updated 2.5 years ago. Unit C also offers 2 bedrooms and 1 bathroom with an updated kitchen and bathroom and a new furnace. 4 new water heaters. Each unit has a 1 car garage and 1 driveway space. Community laundry room. Great location just minutes to the beach, multiple parks, easy freeway access, the San Clemente Outlets, shopping and dining!

Facts & Features

- Sold On 08/23/2024
- Original List Price of \$1,849,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Forced Air
- \$36 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$114000 Gross Scheduled Income
- \$85500 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Balcony, Open Floorplan

Exterior

- Lot Features: Landscaped, Rectangular Lot, Park Nearby
- Waterfront Features: Ocean Side of Freeway
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,500
- Electric: \$500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,100
- Cable TV: 00530584
- Gardener:
- Licenses:
- Insurance: \$4,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense: \$2,600
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,200	\$2,200	\$3,500
2:	1	2	1	1	Unfurnished	\$0	\$0	\$3,000
3:	1	2	1	1	Unfurnished	\$2,035	\$2,035	\$3,000

Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- SC - San Clemente Central area
- Orange County
- Parcel # 05715532

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Closed • **Apartment**

List / Sold:

\$2,500,000/\$2,625,000 ↑

6 days on the market

215 6th St • Seal Beach 90740

5 units • **\$500,000/unit** • **3,787 sqft** • **4,407 sqft lot** • **\$693.16/sqft** •
Built in 1967

PCH and 6th

Listing ID: OC24155647



Seller Carry Options Available! Offered for the first time since 1971, this five unit property is in extremely good condition, and is just 1.5 blocks to the water, and 2 blocks to Main St. and the Pier. The complex features three (3), 2-Bedroom / 1 Bath and two (2), 1-Bedroom / 1 Bath units. Additionally, each unit has their own oversized garage, as well as a driveway allowing for up to 10 cars on-site. Please drive by only and do not disturb the tenants

Facts & Features

- Sold On 08/19/2024
- Original List Price of \$2,500,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- \$2,583 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Individual Room
- \$130200 Gross Scheduled Income
- \$85153 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: \$41,141
- Electric: \$480.00
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01382974
- Gardener:
- Licenses: 600
- Insurance: \$3,878
- Maintenance: \$2,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	3	Unfurnished	\$6,575		\$9,185
2:	2	1	1	2	Unfurnished	\$4,150		\$4,990

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
- 1A - Seal Beach area

• Buyer Agency Compensation: 2.5%

• Orange County
• Parcel # 19902323

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Closed • **Quadruplex**

List / Sold:

\$9,500,000/\$8,500,000 ↓

1007 E Balboa Blvd • **Newport Beach 92661**

56 days on the market

10 units • **\$950,000/unit** • **4,704 sqft** • **3,600 sqft lot** • **\$1806.97/sqft** •
Built in 1909

Listing ID: NP24109926

E Balboa Blvd. Beach side.



A remarkable opportunity to own 10 Units on the Oceanfront of the Balboa Peninsula with 7 Irreplaceable STR's (SHORT TERM RENTAL PERMITS)! This is a dream deal w/ a monster cap rate and a whopping \$640,000 NET income in 2023! Located almost perfectly right next to Balboa Pier, Balboa Fun Zone, Balboa Ferry, Market & Deli, Shopping, Restaurants, Arcades, and More. Each unit is remodeled and ready to be rented immediately. 4 of the Units are directly facing the oceanfront with spectacular panoramic views, including the Pier. Priced to sell and motivated deal. APN 048-146-04 (additional 1,519 sqft parcel on sand/beach) also included.

Facts & Features

- Sold On 08/22/2024
- Original List Price of \$12,995,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Space Heater
- \$2,569 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Individual Room, Inside
- \$985144 Gross Scheduled Income
- \$640305 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom
- Appliances: Dishwasher, Freezer, Gas Oven, Gas Range, Microwave, Refrigerator

Exterior

- Lot Features: Level with Street
- Waterfront Features: Beach Access, Beach Front, Ocean Access, Ocean Front
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$344,839
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	1	1	0	Furnished	\$82,095	\$82,095	\$82,095

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- NP - Balboa Peninsula area
- Orange County
- Parcel # 04814404

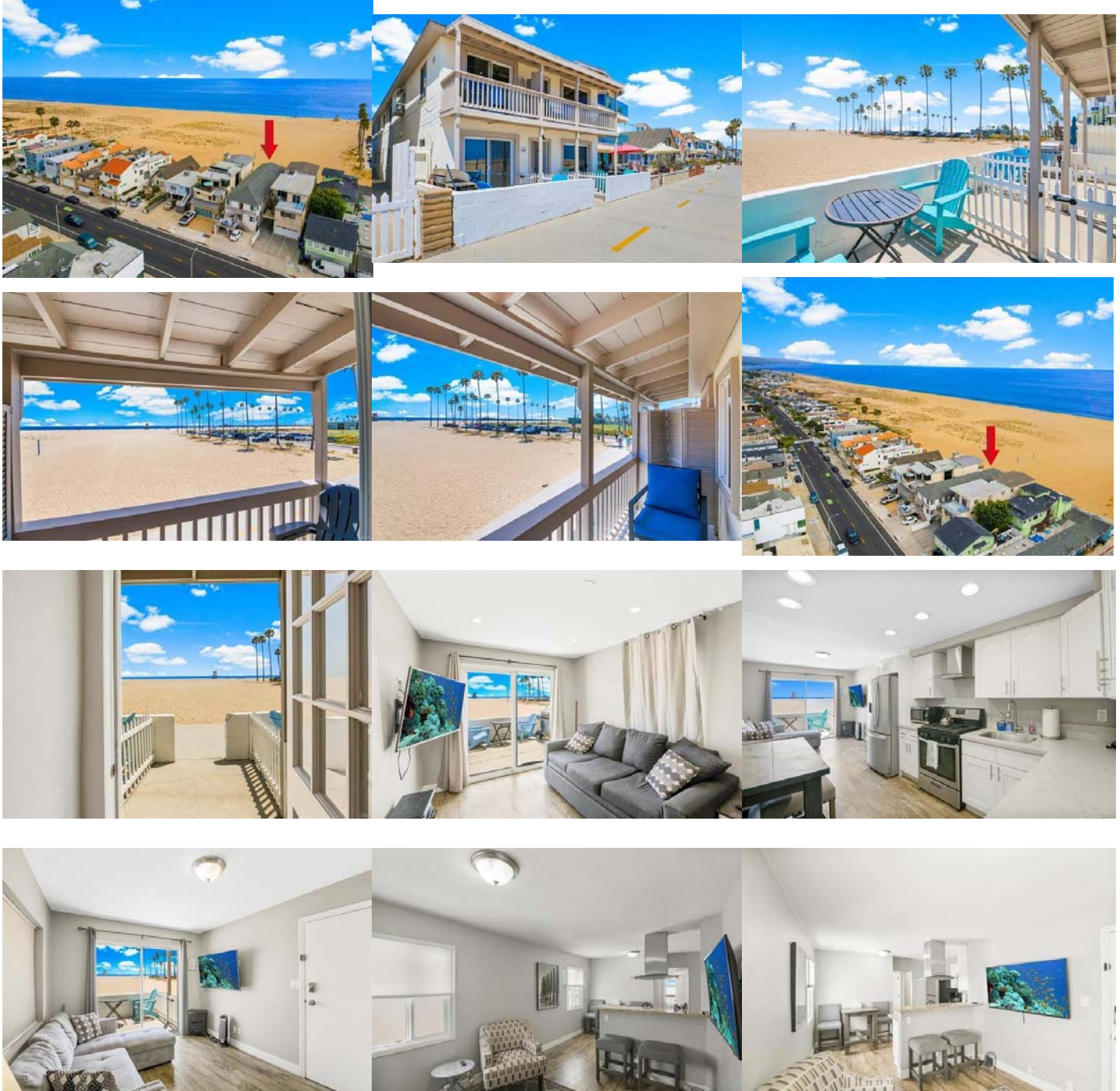
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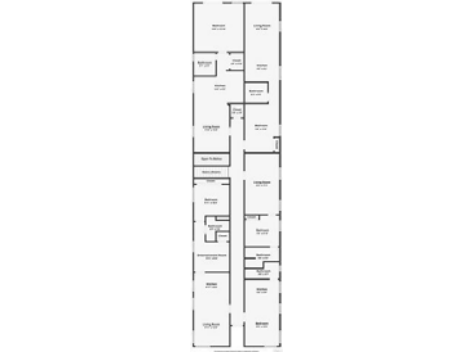
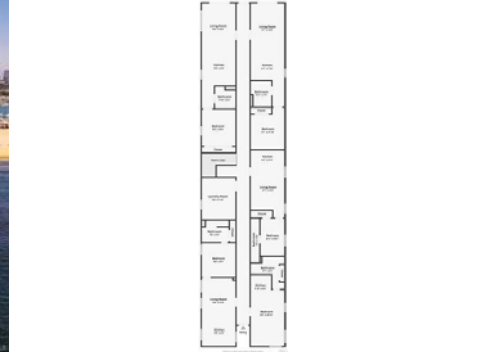
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CUSTOMER FULL: Residential Income LISTING ID: NP24109926

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Closed • [Apartment](#)

List / Sold:

\$4,895,000/\$4,800,000 ↓

57 days on the market

Listing ID: OC24018030

935 S Trident St • Anaheim 92804

16 units • **\$305,938/unit** • **10,680 sqft** • **18,200 sqft lot** • **\$449.44/sqft** •
Built in 1958

5 North Exit R Harbor L Ball R S Trident



This 16-unit apartment building is located in Anaheim, California. Constructed in 1958 with a layout consisting of two side-by-side eight-unit buildings. The building has eight double-car garage parking spaces. The building also has a pool, and two on-site laundry rooms.

Facts & Features

- Sold On 08/19/2024
- Original List Price of \$4,895,000
- 2 Buildings
- Levels: Two
- 16 Total parking spaces
- \$3,986 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Community
- \$368664 Gross Scheduled Income
- \$241902 Net Operating Income
- 16 electric meters available
- 16 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 16-20 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$119,303
- Electric: \$4,576.00
- Gas: \$2,964
- Furniture Replacement:
- Trash: \$3,471
- Cable TV: 02128238
- Gardener:
- Licenses:
- Insurance: \$5,874
- Maintenance:
- Workman's Comp:
- Professional Management: 14759
- Water/Sewer: \$5,391
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	12	1	1	12	Unfurnished	\$24,328	\$24,328	\$2,027
2:	4	2	1	4	Unfurnished	\$9,098	\$9,098	\$2,274

Of Units With:

- Separate Electric: 16
- Gas Meters: 16
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.75%
- 699 - Not Defined area
- Orange County

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