

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	PW23113100	S	2723	N Dell ST	ORG	72	TRUS	2	\$55,800		\$1,200,000	\$410.40	2924	1966/ASR	7,841/0.18	N	3	08/21/23	19/19	
2	MB23095943	S	301	W 1st AVE	LH	87	STD	2	\$0		\$700,000	\$964.19	726	1916/ASR	4,092/0.0939	N	0	08/22/23	52/52	
3	PW23037149	S	754	754 1/ Sabina ST	ANA	93	TRUS	2	\$22,250		\$720,000	\$493.15	1460	1956/ASR	5,358/0.123	N	1	08/24/23	50/50	
4	PW23053294	S	2178	Maple St. #2	CM	C2	STD	2	\$48,356		\$1,075,000	\$599.89	1792	1958/PUB	7,313/0.1679	N	2	08/22/23	63/63	
5	LG23131260	S	169	E 18th ST	CM	C5	TRUS	2	\$93,000		\$1,880,000	\$703.86	2671	1979/ASR	5,214/0.1197	N	3	08/21/23	11/11	
6	OC23111107	S	26211	Via California	DP	CB	STD	2	\$79,800		\$1,705,000	\$645.34	2642	1987/ASR	5,089/0.1168	N	4	08/24/23	24/24	
7	OC23120581	S	165	Avenida Del Mar	SC	SC	STD	3	\$135,600	3	\$3,250,000	\$889.92	3652	1951/ASR	3,920/0.09	N	1	08/24/23	4/4	
8	OC23095510	S	635	W Commonwealth AVE	FUL	83	TRUS	4	\$67,512		\$1,195,000	\$468.44	2551	1949/PUB	6,970/0.16	N	4	08/22/23	37/56	
9	PW23083905	S	181	Greentree LN	LH	87	STD	4	\$99,360		\$1,685,000	\$378.57	4451	1972/ASR	8,276/0.19	N	6	08/22/23	62/133	
10	OC23067946	S	1551	Coriander DR	CM	C1	STD,TRUS	4	\$99,600		\$2,225,000	\$490.95	4532	1965/ASR	8,001/0.1837	N	5	08/23/23	28/28	
11	OC23050829	S	215	W Canada	SC	SC	STD	4	\$150,420	5	\$2,475,000	\$643.19	3848	1972/ASR	6,098/0.14	N	4	08/24/23	115/115	
12	OC23111432	S	301	Ocean AVE	SLB	1A	STD	6	\$172,063		\$4,100,000	\$442.96	9256	1967/ASR	5,741/0.1318	N	7	08/21/23	40/40	
13	PW23064620	S	2016	Wallace AVE	CM	C4	STD,TRUS	6	\$128,040	3	\$2,500,000	\$462.96	5400	1962/ASR	18,387/0.4221	N	6	08/21/23	34/34	

Closed • Duplex

List / Sold:

\$1,249,000/\$1,200,000 ↓

19 days on the market

2723 N Dell St • Orange 92865

**2 units • \$624,500/unit • 2,924 sqft • 7,841 sqft lot • \$410.40/sqft •
Built in 1966**

Listing ID: PW23113100

Enter off Lincoln between Batavia and Glassell



DUPLEX ~ Welcome to 2723 & 2729 N Dell Street, North Orange ~ Prime one level duplex with just under 3000 sq. ft. / Each unit 3 bedrooms--2 Baths / 3-car garage / Laundry hook-ups in each kitchen ~ Ranch style single level on a street of just 3 duplexes facing single family homes and small condo complex with loads of street parking ~ Live in one and rent the other or simply a great investment property ~ FRONT UNIT FEELS LIKE A SINGLE FAMILY HOME (Posted pics when vacant Sept 2021) and features 3 bedrooms/2 baths--approx 1500 sq. ft.--large living room with fireplace--adjacent dining room--generous secondary bedrooms--kitchen with laundry hook/ups & double oven--spacious master bedroom with dual sinks & walk/in closet--fenced patio--2/car garage ~ REAR UNIT WITH SAME TENANT FOR 19 YEARS NEEDS UPDATING--Features 3 bedrooms/2 baths--approx 1424 sq. ft.--spacious living room--3 generous sized bedrooms--kitchen with laundry hook-ups--fenced yard--1/car garage ~ Minutes to 91-55-57-5 freeways ~ Convenient to shopping--restaurants--Old Towne Orange ~ Attends coveted Villa Park High & Cerro Villa Middle & walk to Fletcher elementary school

Facts & Features

- Sold On 08/21/2023
- Original List Price of \$1,249,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Forced Air
- \$511 (Assessor)
- Laundry: In Kitchen
- \$55800 Gross Scheduled Income
- \$36959 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bedroom
- Floor: Carpet, Tile

Exterior

- Lot Features: Back Yard, Lot 6500-9999, Level, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,841
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01425866
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,650	\$2,650	\$3,200
2:	1	3	2	1	Unfurnished	\$2,000	\$2,000	\$2,800

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 37427311

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

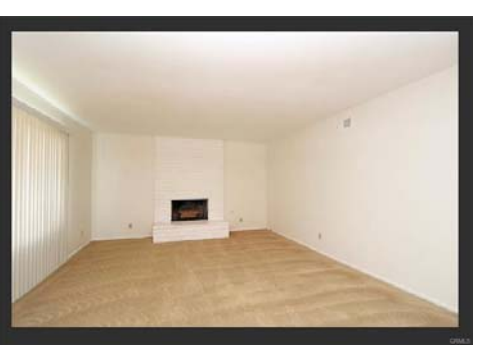
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos







Closed • **Single Family Residence**

List / Sold: **\$739,900/\$700,000** ↓

301 W 1st Ave • La Habra 90631

52 days on the market

2 units • **\$369,950/unit** • **726 sqft** • **4,092 sqft lot** • **\$964.19/sqft** •
Built in 1916

Listing ID: MB23095943

La Habra Blvd & Euclid



Great La Habra home with potential rental income included when you purchase this 2 bedroom, 2 bathroom house. Come check out this remodeled & updated house with a permitted 1 bedroom, 1 bathroom ADU, perfect for a family member or young family. This home is perfect for anyone looking for a comfortable place to call home. House has been updated with new electrical, plumbing, paint, flooring, appliances & ready to move in. Many amenities within walking distance, including parks, shopping and restaurants. This is a great opportunity to live in a great neighborhood and enjoy all the the city has to offer.

Facts & Features

- Sold On 08/22/2023
- Original List Price of \$739,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$367 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room

Exterior

- Lot Features: Corner Lot, Front Yard, Level with Street, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- 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	0	Unfurnished	\$0	\$0	\$2,800
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 87 - La Habra area
 - Orange County
 - Parcel # 29806208
-

Michael Lembeck

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

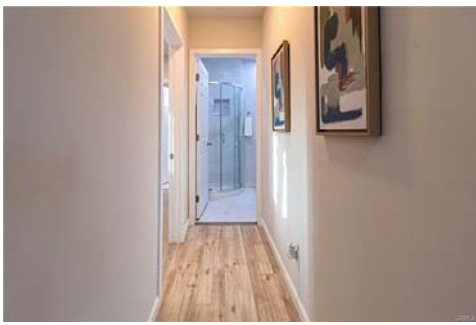
Re/Max Property Connection

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

 Click arrow to display photos







Closed • Duplex

List / Sold: **\$774,900/\$720,000** ↓

754 754 1/2 N Sabina St • Anaheim 92805

50 days on the market

2 units • **\$387,450/unit** • **1,460 sqft** • **5,358 sqft lot** • **\$493.15/sqft** •
Built in 1956

Listing ID: PW23037149

The house is the second house from the corner and the is 754.



Income-producing investment opportunity that doesn't come around that often!!! Long-time great tenants come with the property. The front house has 2 bedrooms and 1- bathroom and a front and backyard. The two homes are separated by a block wall fence to give your tenants privacy. The back house is 2 bedrooms and 2-baths it also has a laundry room. Close to fantastic entertainment like Disneyland and the Anaheim Packinghouse! Don't miss this opportunity it won't last long.

Facts & Features

- Sold On 08/24/2023
- Original List Price of \$875,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- 1 Total carport spaces
- Heating: Wood
- \$505 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup, In Kitchen, Inside, Washer Hookup
- \$22250 Gross Scheduled Income
- \$20250 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- Appliances: Dishwasher

Exterior

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

Annual Expenses

- Total Operating Expense: \$800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01898399
- Gardener:
- Licenses:
- Insurance: \$800
- 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	\$1,850	\$1,850	\$2,400
2:	1	2	2	0	Unfurnished	\$1,700	\$1,700	\$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

- Trust sale
- Buyer Agency Compensation: 2%

- 93 - Anaheim N of River, E of Lakeview area
- Orange County
- Parcel # 03515336

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:

\$1,150,000/\$1,075,000 ↓

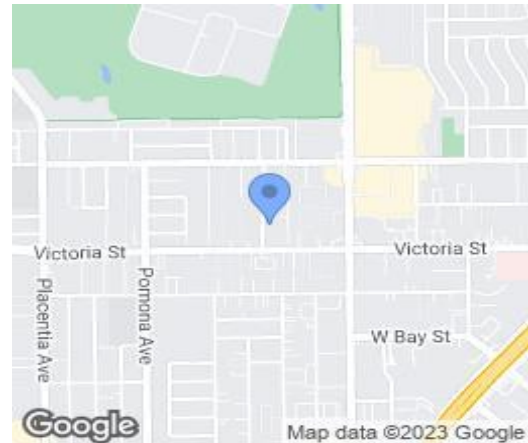
63 days on the market

Listing ID: PW23053294

2178 Maple St. # 2 • Costa Mesa 92627

2 units • \$575,000/unit • 1,792 sqft • 7,313 sqft lot • \$599.89/sqft • Built in 1958

Victoria St & Harbor Blvd



Great Opportunity with Duplex Rental Property on R2 zoned in an Excellent Location in Costa Mesa! This House has plenty of Potential and a True Opportunity! Cozy Duplex with a Total of Four Bedrooms, Two Full Baths, Each Unit with Own Laundry Area. Front Unit-#2178 has Two Bedrooms, One Bath with a Private Patio, Laundry Area and One Car Attached Garage. Rear Unit-#2180 is a Two Bedroom, One Bath, with a Spacious Backyard, Laundry Area and One Car Attached Garage. Close to Schools, Shopping, Entertainment, and More! Prime Location near the 55 Freeway and just a Few Miles to the Beach! The area is changing with newly built SFRs. This is a Great Opportunity!

Facts & Features

- Sold On 08/22/2023
- Original List Price of \$1,195,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Natural Gas
- \$1,522 (Public Records)
- Laundry: Inside
- \$48356 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$0
- 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	2	1	1			\$22,500	\$27,600
2:	1	2	1	1			\$25,800	\$30,000

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
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- C2 - Southwest Costa Mesa area
- Orange County
- Parcel # 42220203

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 • Duplex

List / Sold:

\$1,699,000/\$1,880,000 ↑

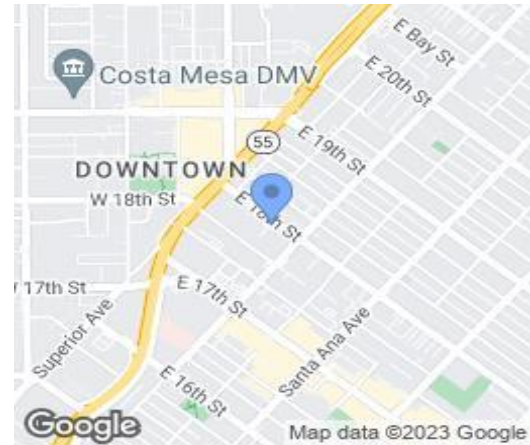
11 days on the market

Listing ID: LG23131260

169 E 18th St • Costa Mesa 92627

**2 units • \$849,500/unit • 2,671 sqft • 5,214 sqft lot • \$703.86/sqft •
Built in 1979**

From Orange Avenue North, left turn on 18th Street.



Ideally located in the highly sought-after lower Eastside Costa Mesa area, this exceptional income property is designed to captivate both discerning buyers and savvy investors. Renovated to perfection, this property boasts a myriad of recent improvements that enhance its allure. From the brand-new roof to the meticulously applied exterior paint, no detail has been overlooked. Step inside the spacious upper unit, and be greeted by an ambiance of grandeur. The soaring cathedral ceilings create an incredible sense of volume, complemented by the fresh interior paint and flooring as well as dual pane windows and sliders. The upper level offers a true great room with an open floor plan, perfect for entertaining. Three generously sized bedrooms and tastefully finished bathrooms provide comfort and style. Additionally, the unit features convenient interior laundry facilities, a sprawling private outdoor entertaining area, and a two-car garage. Its desirability and appeal make it a highly sought-after rental property, ensuring consistent occupancy. The lower unit also boasts notable enhancements, including custom tile floors, dual pane glass windows and sliders, and a functional floor plan. Two bedrooms and two bathrooms offer ample living space, while interior laundry facilities and direct access to a one-car garage provide convenience and ease. Conveniently located within a short distance of the vibrant 17th Street and The Triangle, this meticulously improved income property presents a rare opportunity in today's real estate market. Whether you are looking to invest or to find your dream home, this property is a true gem that combines exceptional upgrades with a highly desirable location.

Facts & Features

- Sold On 08/21/2023
- Original List Price of \$1,699,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Forced Air
- \$1,312 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup, In Closet, Inside
- \$93000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Entry, Great Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite
- Floor: Tile, Wood
- Appliances: Dishwasher, Electric Range, Gas Water Heater, Refrigerator, Water Heater
- Other Interior Features: Balcony, Cathedral Ceiling(s), Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Storage, Two Story Ceilings

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level with Street, Near Public Transit, Park Nearby, Sprinkler System, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$0
- Cable TV: 00871311
- Gardener:
- Licenses:

- 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	\$3,250	\$3,250	\$3,500
2:	1	3	2	2	Unfurnished	\$0	\$0	\$4,500

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- C5 - East Costa Mesa area
- Orange County
- Parcel # 42541520

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 • Duplex

List / Sold:

\$1,750,000/\$1,705,000 ↓

24 days on the market

Listing ID: OC23111107

26211 Via California • Dana Point 92624

2 units • \$875,000/unit • 2,642 sqft • 5,089 sqft lot • \$645.34/sqft •
Built in 1987

From i-5 exit PCH (1) and turn North, turn right onto Via California.



Fantastic Investment Opportunity in Dana Point – Capistrano Beach neighborhood. Great Location! This Duplex has 2 identical 2 Bedroom 2.5 Baths homes with each home having it's own 2 car garage! (Very few homes have their own 2 car garage.) Each home has 2 bedrooms with their own bath on the ground floor; The upstairs has the kitchen, dining area, Great room, 1/2 bath and a private spacious patio. The kitchen comes with stainless steel range, dishwasher, refrigerator with quartz counters. Washer and Dryer is included. The living room has vaulted ceilings and feels light and airy. This home is located near the Palisades Elementary School and YMCA Child care; Surfing at Doheny State Beach and visiting Dana Point Harbor are right around the corner; Easy Freeway access. This is the perfect investment opportunity in a quiet beach neighborhood.

Facts & Features

- Sold On 08/24/2023
- Original List Price of \$1,750,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central
- \$1,986 (Public Records)
- Laundry: Dryer Included, Gas & Electric Dryer Hookup, Individual Room, Upper Level, Washer Hookup, Washer Included
- \$79800 Gross Scheduled Income
- \$62419 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room, Main Floor Bedroom, Main Floor Master Bedroom
- Floor: Laminate
- Appliances: Disposal, Gas Range, Gas Water Heater, Refrigerator, Vented Exhaust Fan, Water Heater
- Other Interior Features: Cathedral Ceiling(s), Living Room Deck Attached, Open Floorplan, Quartz Counters

Exterior

- Lot Features: Front Yard, Sprinklers In Front, Utilities - Overhead
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$17,381
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01053106
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense: \$13,941
- Other Expense Description: Prop Tax

Unit Details

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

2: 1 2 3 2 Unfurnished \$3,000 \$3,000 \$3,650

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- CB - Capistrano Beach area
- Orange County
- Parcel # 69137110

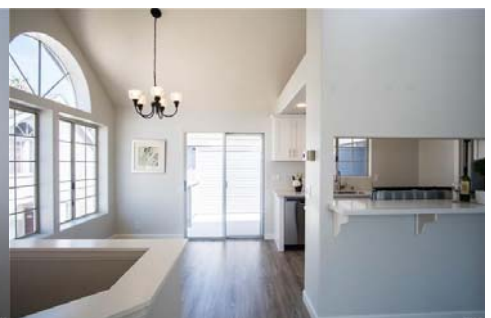
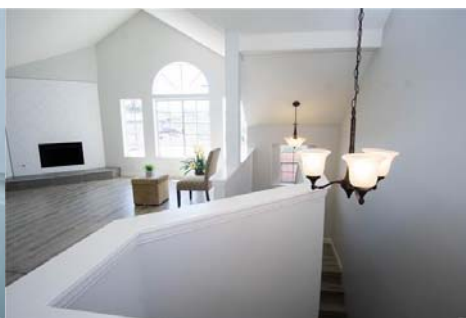
Michael Lembeck

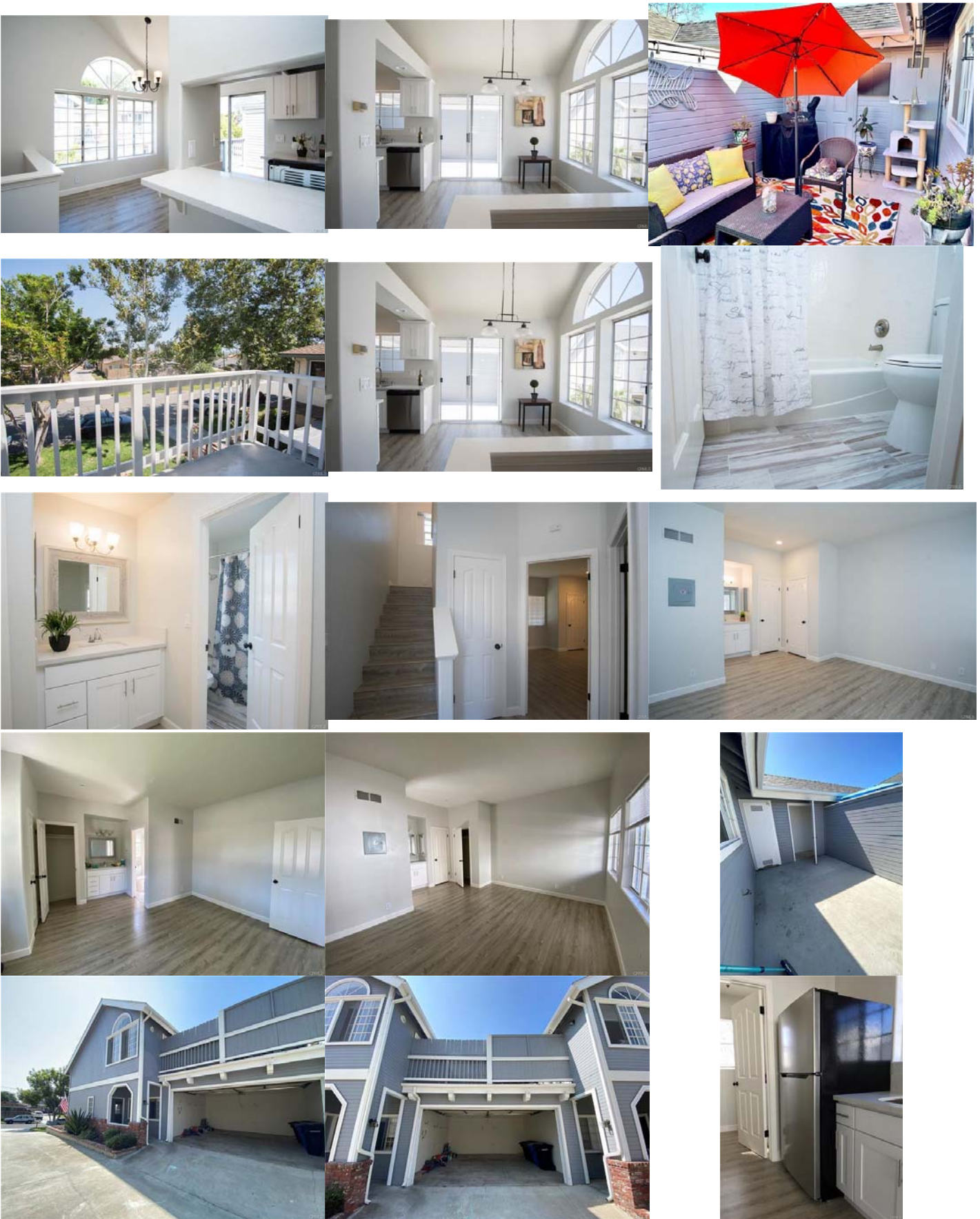
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Re/Max Property Connection

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

Click arrow to display photos





Closed • **Commercial/Residential**

List / Sold: **\$3,250,000/\$3,250,000**

165 Avenida Del Mar • **San Clemente 92672**

4 days on the market

3 units • **\$1,083,333/unit** • **3,652 sqft** • **3,920 sqft lot** • **\$889.92/sqft** •
Built in 1951

Listing ID: OC23120581

W off El Camino Real



A rare mixed-use building in a premier location on Avenida Del Mar! Avenida Del Mar is one of the most popular and talked about streets in all of San Clemente, renowned for its eclectic shops, unique restaurants, and steady foot traffic. This trophy property is within walking distance to the beach/SC Pier/surfing/beach trail, has two commercial spaces with frontage to Avenida Del Mar on the lower level and a 3 bedroom, 2 bath apartment on the upper level. The apartment has many updates throughout, a sunroom, a peak-a-boo ocean viewing balcony off the front and comes with a one-car detached garage with a long driveway. Tremendous rental potential as the property is located in the STLU (short term rental) zone. A darling quaint patio behind the building accompanies one of the retail spaces. Incredible opportunity for a great building in a rarely available location!

Facts & Features

- Sold On 08/24/2023
- Original List Price of \$3,250,000
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- \$21 (Estimated)
- Laundry: In Kitchen
- Cap Rate: 3
- \$135600 Gross Scheduled Income
- \$97632 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Living Room
- Other Interior Features: Balcony, Built-in Features, Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$37,968
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01767484
- Gardener:
- Licenses:
- Insurance: \$3,000
- 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	\$3,000	\$3,000	\$3,500
2:	1	0	0	0	Unfurnished	\$4,000	\$4,000	\$4,800
3:	1	0	0	0	Unfurnished	\$4,300	\$4,300	\$5,250

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%
- SC - San Clemente Central area
- Orange County
- Parcel # 05808202

Michael Lembeck

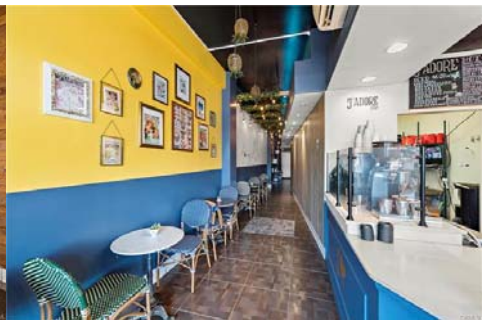
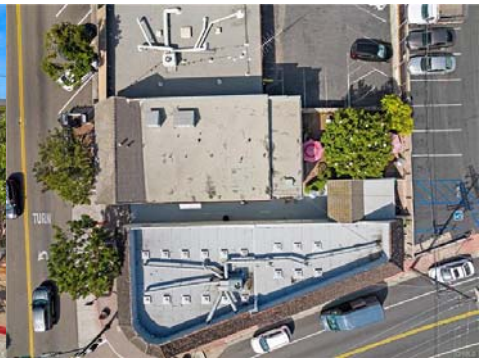
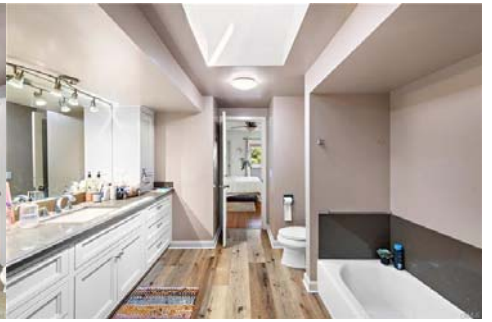
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos







Closed • **Quadruplex**

List / Sold:

\$1,250,000/\$1,195,000 ↓

37 days on the market

Listing ID: OC23095510

635 W Commonwealth Ave • Fullerton 92832

**4 units • \$312,500/unit • 2,551 sqft • 6,970 sqft lot • \$468.44/sqft •
Built in 1949**

Commonwealth Ave and Woods Ave



4-unit multi-family investment property in Fullerton. This property is ideally located within blocks of Downtown Fullerton and within a 2-mile radius of major shopping centers providing residents with many options for dining, retail, and entertainment. Additionally, the property is situated approximately 3 miles from Cal State Fullerton and 1 mile from Fullerton College. Conveniently located near major transportation arteries including Interstate 5 and 91 Freeway, providing easy access to Orange and LA Counties.

Facts & Features

- Sold On 08/22/2023
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$1,002 (Unknown)
- Laundry: Community
- \$67512 Gross Scheduled Income
- \$48917 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,595
- Electric: \$67.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$198
- Cable TV: 01451217
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance: \$2,414
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,079
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	4	Unfurnished	\$5,639	\$5,639	\$7,600

Of Units With:

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

Additional Information

- Trust sale
- 83 - Fullerton area

- Rent Controlled
- Buyer Agency Compensation: 2%

- Orange County
- Parcel # 03207324

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 • **Apartment**

List / Sold:

\$1,729,000/\$1,685,000 ↓

62 days on the market

Listing ID: PW23083905

181 Greentree Ln • La Habra 90631

4 units • \$432,250/unit • 4,451 sqft • 8,276 sqft lot • \$378.57/sqft • Built in 1972

N Harbor Blvd and E La Habra Blvd



This investment opportunity features a well-maintained multi-unit residential property built in 1972, comprising 4,451 sq. ft. on an 8,276 sq. ft. lot. The property offers a mix of units: a renovated three-bedroom townhouse-style unit and three two-bedroom units, each with in-garage laundry and private backyards. Recent upgrades include new windows, a replacement roof, and fresh exterior paint, contributing to the property's modern appeal. The three-bedroom unit showcases a remodeled kitchen, bathrooms, and new vinyl flooring. The other units are in outstanding condition, highlighting the property's consistent maintenance. With six garages and two additional parking spaces, utilities divided between the owner (trash, water) and tenants (electricity, gas), and a prime location near La Habra city, schools, and a shopping center, this property is an advantageous investment due to its location, unit variety, and high rental demand.

Facts & Features

- Sold On 08/22/2023
- Original List Price of \$1,729,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central
- \$1,006 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$99360 Gross Scheduled Income
- \$91660 Net Operating Income
- 4 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry, Master Bathroom
- Floor: Carpet, Laminate, Vinyl
- Appliances: Dishwasher, Gas Range, Range Hood, Water Heater
- Other Interior Features: Granite Counters

Exterior

- Lot Features: 2-5 Units/Acre, Sprinkler System
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,700
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01983701
- Gardener:
- Licenses:
- Insurance: \$2,300
- 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	3	2	Unfurnished	\$3,000	\$3,000	\$3,300
2:	1	2	2	2	Unfurnished	\$1,885	\$1,885	\$2,500
3:	1	2	2	1	Unfurnished	\$1,835	\$1,835	\$2,500
4:	1	2	1	1	Unfurnished	\$1,560	\$1,560	\$2,300

Of Units With:

- Separate Electric: 4
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher: 4
- Disposal: 4
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%
- 87 - La Habra area
- Orange County
- Parcel # 30301113

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 • **Quadruplex**

List / Sold: **\$2,225,000/\$2,225,000**

1551 Coriander Dr • Costa Mesa 92626

28 days on the market

4 units • **\$556,250/unit** • **4,532 sqft** • **8,001 sqft lot** • **\$490.95/sqft** •
Built in 1965

Listing ID: OC23067946

Harbor Blvd cross streets Gisler to Cinnamon Ave then Coriander Dr.



On Hold / Preparing for Tenants / Welcome to Costa Mesa's Best Investment Community of 4 plex's. Inside of Mesa Verde's famous "Spice Streets" you'll find our Great Income Property. This well known LOCATION in Mesa North is on the Cool Ocean Side of the 405 fwy. This large 8,000 sq ft lot and big 4,532 apartment sq ft offer a large 1,400 sq ft front house apartment with 3 bedrooms and 2 baths that includes a Private master bath. Living room Fireplace, Large private patio yard and a full 2 car enclosed garage. The other 3 units offer fantastic open interior floor plans of apx. 1,000+ sq ft each with 2 bedroom and 2 bath's with Master bath. Each 2 bed unit has a large 1 car enclosed garage and there are 2 open parking space next to the Community washer and dryer laundry room. Tenant use of locked Common area Trash Bin. Get on the RIGHT side of Investment Ownership today with this Costa Mesa Premiere neighborhood offering. ~ We can Connect you Quickly and Close Escrow.!.

Facts & Features

- Sold On 08/23/2023
- Original List Price of \$2,225,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Forced Air
- \$0 (Assessor)
- Laundry: Community
- \$99600 Gross Scheduled Income
- \$89568 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Oven, Gas Range
- Other Interior Features: Balcony, Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Lawn
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$10,110
- Electric: \$435.00
- Gas: \$1,240
- Furniture Replacement:
- Trash: \$975
- Cable TV: 01983697
- Gardener:
- Licenses:
- Insurance: \$3,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,350
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,300	\$2,300	\$3,750
2:	1	2	2	1	Unfurnished	\$2,000	\$2,000	\$2,900
3:	1	2	2	1	Unfurnished	\$2,000	\$2,000	\$2,900
4:	1	2	2	1	Unfurnished	\$2,000	\$2,000	\$2,900

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

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

- C1 - Mesa Verde area
- Orange County
- Parcel # 13949216

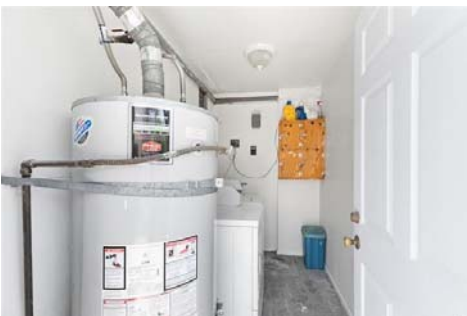
Michael Lembeck

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:** OC23067946

Printed: 08/27/2023 7:50:53 AM

Closed • **Quadruplex**

List / Sold:

\$2,499,000/\$2,475,000 ↓

115 days on the market

Listing ID: OC23050829

215 W Canada • **San Clemente 92672**

4 units • **\$624,750/unit** • **3,848 sqft** • **6,098 sqft lot** • **\$643.19/sqft** •
Built in 1972

W off N El Camino Real



Recently updated 4-plex within walking distance to the beach, the San Clemente Beach Trail and popular Avenida Del Mar with all its eclectic shops and restaurants! This is an excellent investment opportunity only steps to the sand and sun. All four units are 2 bedrooms, 1 bath encompassing a building consisting of 3,848 sq ft. Numerous recent updates throughout units B, C, and D include: new lighting fixtures, some new outlets, switches and plates, new kitchen cabinets and countertops, new stainless steel appliances, new water resistant laminate flooring, new baseboards, new bathrooms including tub/shower, vanities/countertops, faucets, toilets, and flooring, new interior paint, new blinds, new hardware, new thermostats, new smoke/co2 detectors and more! Unit A was remodeled in January 2019 with granite counters, wood laminate flooring, cabinetry, and stainless-steel appliances. New updates to Unit A include new ceiling fans and recessed lighting, a new thermostat, new blinds, and an updated bathroom with a new vanity, faucet, mirror, medicine cabinet, toilet, and lighting. Exterior updates include new garage doors, motors, sensors and tracks, new door pads, new exterior lighting, new block retaining walls, new landscaping, new sprinkler drip system and new fencing. Newer double pane windows and slider doors installed previously. The exterior was painted in 2022. The whole building was re-piped in 2018. Four car garage and driveway parking. New washer and dryer in the community laundry room with a countertop and shelf. Plenty of outdoor space with multiple updated large balconies and a newly updated beautiful backyard area. In addition to the beach nearby, Las Palmas Elementary and Max Berg Park are just around the corner! Check this one out!

Facts & Features

- Sold On 08/24/2023
- Original List Price of \$2,599,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$34 (Estimated)
- Laundry: Community
- Cap Rate: 4.7
- \$150420 Gross Scheduled Income
- \$116820 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator
- Other Interior Features: Balcony, Ceiling Fan(s), Crown Molding, Living Room Balcony, Open Floorplan, Recessed Lighting, Stone Counters

Exterior

- Lot Features: Landscaped, Park Nearby
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,600
- Electric: \$360.00
- Gas:
- Furniture Replacement:
- Trash: \$1,140
- Cable TV: 01767484
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,800
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$3,195	\$3,195	\$3,195
2:	1	2	1	1	Unfurnished	\$3,195	\$3,195	\$3,195
3:	1	2	1	1	Unfurnished	\$3,050	\$3,050	\$3,099
4:	1	2	1	1	Unfurnished	\$3,099	\$3,099	\$3,099

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
- Buyer Agency Compensation: 2%
- SC - San Clemente Central area
- Orange County
- Parcel # 69207221

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 • [Apartment](#)

List / Sold:

\$4,200,000/\$4,100,000 ↓

40 days on the market

Listing ID: OC23111432

301 Ocean Ave • Seal Beach 90740

6 units • **\$700,000/unit** • **9,256 sqft** • **5,741 sqft lot** • **\$442.96/sqft** •
Built in 1967

From PCH, head South on Seal Beach Blvd., which turns into Ocean Ave. Site will be on your right hand side at the corner of 3rd Street.



Excellent opportunity to acquire an irreplaceable oceanside multifamily investment in Seal Beach, California. 301 Ocean Avenue is a 6-unit community located steps to the beach and immediately across the street from a beach accessway. The property's residents enjoy ocean views, ocean-breeze private patios, and private garages. Idyllically seated on the border between Los Angeles and Orange Counties, Seal Beach is one of Orange County's hidden gems with proximity to Long Beach, Huntington Beach, and Newport Beach. Located in Seal Beach's exclusive Old Towne neighborhood, it is walkable to quaint Main Street cafes & shops, pocket parks, and a grand ocean pier. Finally, the property offers substantial rent upside through adjusting below-market leases and renovation. Properties like this don't come around often, so take advantage of this rare and incredible opportunity.

Facts & Features

- Sold On 08/21/2023
- Original List Price of \$4,200,000
- 1 Buildings
- Levels: Three Or More
- 7 Total parking spaces
- \$3,470 (Estimated)
- Laundry: Common Area
- \$172063 Gross Scheduled Income
- \$85399 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

Interior

Exterior

- Lot Features: Over 40 Units/Acre
- Waterfront Features: Beach Access, Ocean Access
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$86,664
- Electric: \$5,694.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$3,901
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	15	14	7	Unfurnished	\$172,063	\$172,063	\$262,366

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%
- 1A - Seal Beach area
- Orange County
- Parcel # 19914706

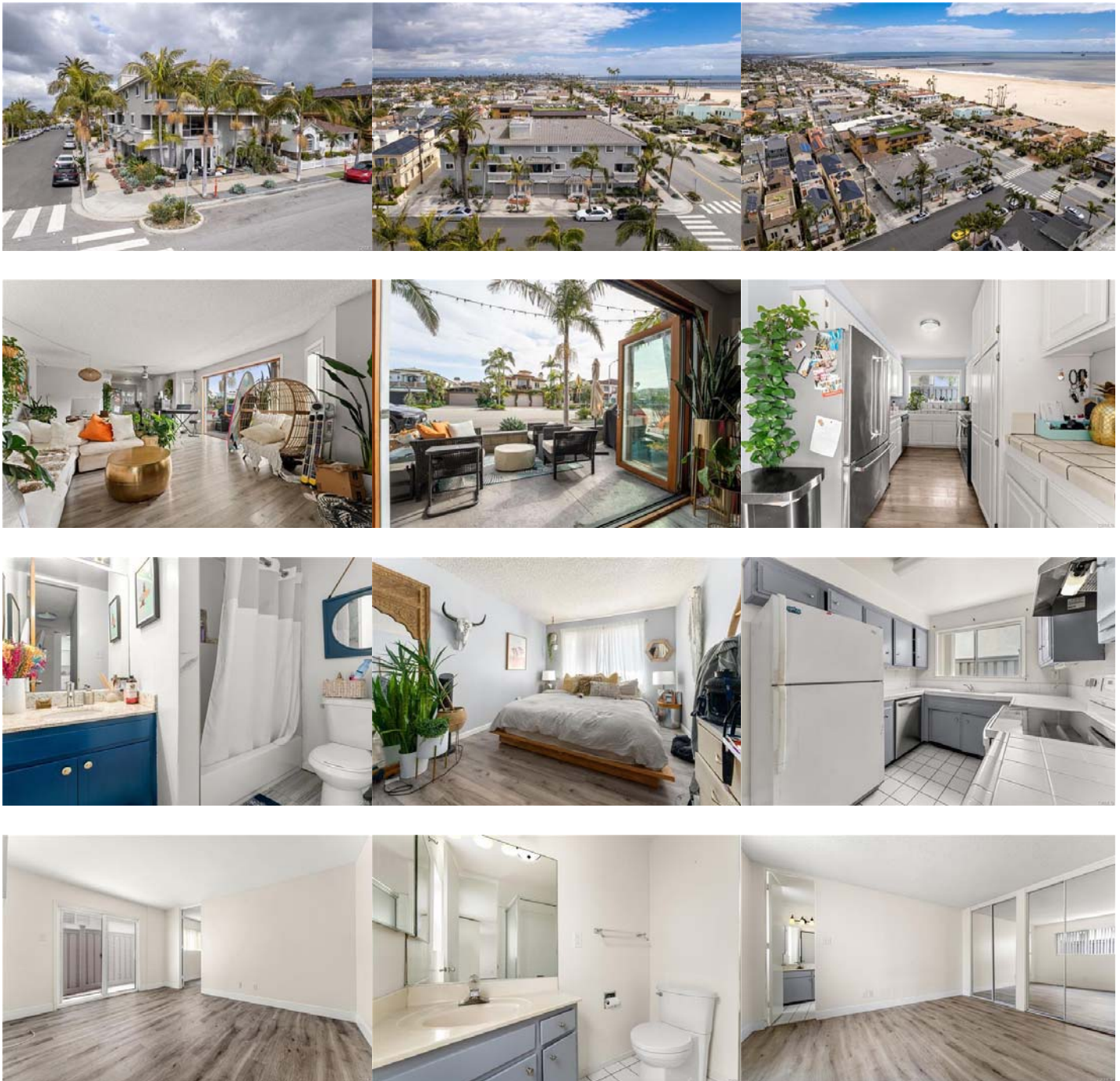
Michael Lembeck

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 • **Apartment**

List / Sold:

\$2,749,000/\$2,500,000 ↓

2016 Wallace Ave • Costa Mesa 92627

34 days on the market

6 units • **\$458,167/unit** • **5,400 sqft** • **18,387 sqft lot** • **\$462.96/sqft** •
Built in 1962

Listing ID: PW23064620

From 55 Freeway, Exit Newport Blvd, Right on W. 19th Street and Right onto Wallace Ave.



We are pleased to present 2016 Wallace Avenue, an added-value 6-unit apartment building in Costa Mesa's up-and-coming Westside submarket. Built in 1962, the building is comprised of two(2) completely detached, single-story, 2-Bedroom/1-Bathroom cottages at the front and rear of the property and two (2) single-story duplexes with 2-Bedroom/1-Bathroom units. The common duplex walls are in the garage, making the duplex units feel like detached cottages. All units come with a garage, one off-street space, a washer/dryer hookup, and private patios or yards. This opportunity has massive upside for the right investor.

Facts & Features

- Sold On 08/21/2023
- Original List Price of \$2,815,000
- 4 Buildings
- Levels: One
- 12 Total parking spaces
- \$3,702 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 2.8
- \$128040 Gross Scheduled Income
- \$75642 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$49,251
- Electric: \$1,000.00
- Gas: \$750
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01220368
- Gardener:
- Licenses:
- Insurance: \$2,907
- Maintenance: \$7,682
- 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	1	1	Unfurnished	\$1,835	\$1,835	\$2,800
2:	2	2	1	1	Unfurnished	\$1,775	\$3,550	\$2,800
3:	1	2	1	1	Unfurnished	\$1,815	\$1,815	\$2,800
4:	1	2	1	1	Unfurnished	\$1,780	\$1,780	\$2,800
5:	1	2	1	1	Unfurnished	\$1,690	\$1,690	\$2,800

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%

- C4 - Central Costa Mesa area
- Orange County
- Parcel # 42225218

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: PW23064620

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