

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	OC24103063	S	138 7th ST	SLB	1A	STD	2	\$74,340	3	\$2,000,000↓	\$660.72	3027	1972/ASR	3,049/0.07	N	4	08/31/24	86/86
2	PW24094243	S	126 E Berkeley ST	SA	69	STD	2	\$40,800		\$880,000↑	\$556.61	1581	1945/PUB	6,534/0.15	N	2	08/26/24	29/29
3	NP24176788	S	716 Marigold AVE	CDM	CS	STD	2	\$7,540		\$3,100,000	\$1,476.19	2100	1965/ASR	3,463/0.0795	N	2	08/26/24	0/0
4	OC24133064	S	24651 La Cresta DR	DP	LT	STD	2	\$96,000		\$1,826,000↑	\$687.50	2656	1972/ASR	3,920/0.09	N	3	08/29/24	19/19
5	OC24104911	S	1202 Avenida De La Estrella	SC	SC	STD,TRUS	2	\$0		\$2,075,000↓	\$644.41	3220	1953/EST	19,166/0.44	N	2	08/26/24	66/66
6	OC24149704	S	239 Avenida Monterey	SC	SW	STD	2	\$94,200		\$1,895,000	\$1,210.86	1565	1952/ASR	9,583/0.22	N	0	08/30/24	5/6
7	OC23221953	S	2695 Laguna Canyon RD	LB	LC	STD	3	\$0		\$1,750,000↓	\$791.50	2211	1931/ASR	27,007/0.62	N	1	08/28/24	209/209
8	LG24129013	S	31666 Wildwood RD	LB	SL	TRUS	3	\$0		\$2,347,500↓	\$1,230.35	1908	1939/PUB	4,901/0.1125	N	0	08/27/24	19/137
9	OC24119706	S	2701 S Baker ST	SA	699	STD	4	\$73,470		\$1,213,000↓	\$306.08	3963	1961/ASR	6,950/0.1596	N	4	08/30/24	55/55
10	OC24127380	S	2809 S Baker ST	SA	699	STD	4	\$66,954		\$1,225,000↓	\$309.11	3963	1961/ASR	8,287/0.1902	N	4	08/30/24	55/55
11	OC24127361	S	2729 S Baker ST	SA	699	STD	4	\$82,116		\$1,225,000↓	\$309.11	3963	1961/ASR	6,314/0.1449	N	4	08/30/24	55/55
12	OC24127357	S	2725 S Baker ST	SA	699	STD	4	\$73,020		\$1,225,000↓	\$309.11	3963	1961/ASR	6,299/0.1446	N	4	08/30/24	55/55
13	OC24127341	S	2717 S Baker ST	SA	699	STD	4	\$66,420		\$1,225,000↓	\$309.11	3963	1961/ASR	6,299/0.1446	N	4	08/30/24	55/55
14	OC24118865	S	1128 N Mayfair Ave. AVE	ANA	79	STD	6	\$125,172		\$1,842,000↓	\$211.43	8712	1957/OTH	8,712/0.2	N	0	08/26/24	46/46

Closed • Duplex

List / Sold:

138 7th St • Seal Beach 90740

2 units • \$1,047,500/unit • 3,027 sqft • 3,049 sqft lot • \$660.72/sqft • Built in 1972

Ocean/7th

\$2,095,000/\$2,000,000 ↓

86 days on the market

Listing ID: OC24103063



Steps from the sand. Two homes on a lot, both units are large 3 bedroom, 2 bath, inside laundry and each has a 2 car garage. The front unit is a 2 story with 2 bedrooms up and 1 bedroom down. The back unit is an upstairs one level 3 bedroom 2 bath. First time on the market since being built. live in one and rent the other out. leases are currently on a month to month basis. 3-D interior video available for prospective qualified buyer.

Facts & Features

- Sold On 08/31/2024
- Original List Price of \$2,499,900
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central
- \$1,045 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- Cap Rate: 3
- \$74340 Gross Scheduled Income
- \$41509 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$32,831
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$540
- Cable TV: 01767484
- Gardener:
- Licenses: 0
- Insurance: \$2,423
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$1,968
- Other Expense: \$0
- Other Expense Description: 0

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$3,700	\$3,700	\$4,000
2:	1	3	2	2	Unfurnished	\$2,495	\$2,495	\$4,000

Of Units With:

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

Additional Information

- Standard sale

- 1A - Seal Beach area
- Orange County
- Parcel # 19903326

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivest Realty Services, Inc

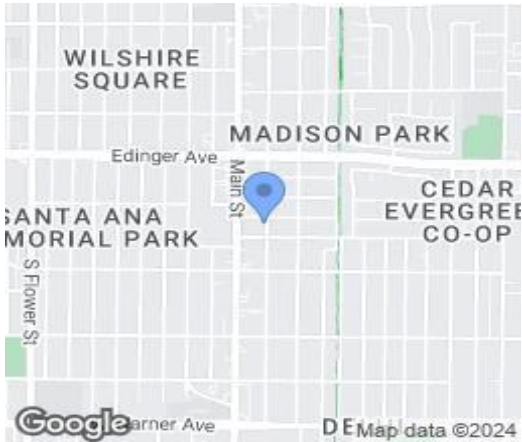
State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

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OPPORTUNITY KNOCKS SINGLE - STORY DUPLEX IN THE HEART OF SANTA ANA CLOSE TO SCHOOLS AND SHOPPING. EACH UNIT CONSIST OF 2 BEDROOMS AND 1 BATH EACH. THE FIRTS TIME HOME BUYER DREAM RENT ONE AND LIVE IN THE OTHER.

Facts & Features

- Sold On 08/26/2024
 - Original List Price of \$875,900
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - \$525 (Estimated)
 - SellerConsiderConcessionYN:
- \$40800 Gross Scheduled Income
 - \$37863 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 0 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,937
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$292
 - Cable TV: 02212211
 - Gardener:
 - Licenses: 100
- Insurance: \$1,385
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,160
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,700	\$1,700	\$2,600
2:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$2,600

Of Units With:

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

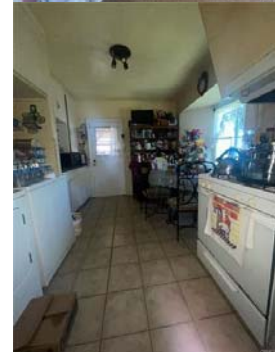
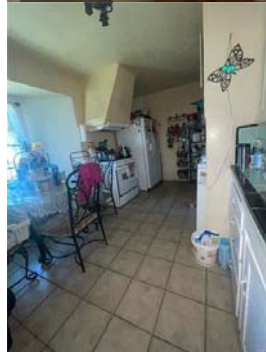
Additional Information

- Standard sale
- 69 - Santa Ana South of First area
 - Orange County
 - Parcel # 40318505

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CUSTOMER FULL: Residential Income LISTING ID: PW24094243

Printed: 09/01/2024 7:36:38 AM

Closed • Duplex

List / Sold:
\$3,100,000/\$3,100,000

0 days on the market

716 Marigold Ave • Corona del Mar 92625

2 units • \$1,550,000/unit • 2,100 sqft • 3,463 sqft lot • \$1476.19/sqft •
Built in 1965

Coast Hwy north on Marigold

Listing ID: NP24176788



Sold before processing. Inputted for comp purposes.

Facts & Features

- Sold On 08/26/2024
- Original List Price of \$3,100,000
- 1 Buildings
- 2 Total parking spaces
- \$537 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- \$7540 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Level
- 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:	2	5	0	2	Unfurnished	\$7,540	\$7,540	\$7,540

Of Units With:

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

Additional Information

- Standard sale
- CS - Corona Del Mar - Spyglass area
- Orange County
- Parcel # 45907103

Michael Lembeck

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Closed • Duplex

List / Sold:

\$1,799,000/\$1,826,000 ↑

19 days on the market

Listing ID: OC24133064

24651 La Cresta Dr • Dana Point 92629

2 units • \$899,500/unit • 2,656 sqft • 3,920 sqft lot • \$687.50/sqft •
Built in 1972

Coast Hwy to Violet Lantern, Right on La Cresta...property on Left



Enjoy the Dana Point 'Beach Cities' lifestyle in this fabulous duplex! Located in a prime location here in Dana Point's Lantern District, walking distance to all the new shops, restaurants and the good life happening here in Dana Point...within minutes you can be surfing or beaching at Doheny State Beach! This property is one block off Coast Hwy and the home is comprised of two (2) separate units...a 3 bedroom 2 bathroom top residence and a 2 bedroom 2 bathroom bottom residence. Unit A which is upstairs has been recently updated and also enjoys a two (2) car garage. This unit would be a great unit for an owner/user while the downstairs could be rented out. The downstairs unit is in mostly original condition and enjoys a gracious backyard with mature fruit trees and a vegetable garden. The property is a great opportunity to start enjoying the good life here in Dana Point as either an investment property or an owner occupied rental. With all the new development happening here in Dana Point, you won't want to miss this one!

Facts & Features

- Sold On 08/29/2024
- Original List Price of \$1,799,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- \$1,838 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- \$96000 Gross Scheduled Income
- \$80000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,575
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$75
- Cable TV: 00745605
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished			\$4,800
2:	1	2	2	1	Unfurnished			\$3,500

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- LT - Lantern Village area
- Orange County
- Parcel # 68211411

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Floor Plan Created By Customer App. Measurements Deemed Highly Reliable But Not Guaranteed.

CR3.3



Floor Plan Created By Customer App. Measurements Deemed Highly Reliable But Not Guaranteed.

CR3.3

CUSTOMER FULL: Residential Income LISTING ID: OC24133064

Printed: 09/01/2024 7:36:38 AM

Closed • Duplex

List / Sold:

\$2,195,000/\$2,075,000 ↓

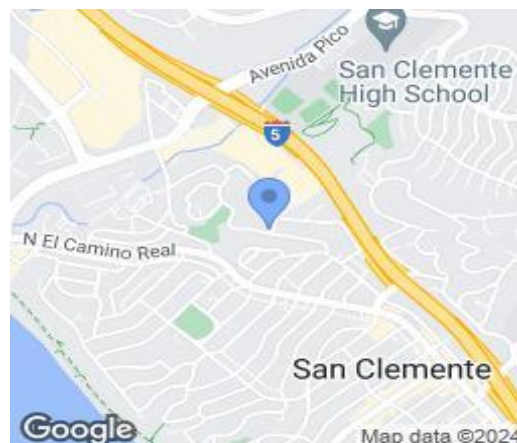
66 days on the market

Listing ID: OC24104911

1202 Avenida De La Estrella • San Clemente 92672

2 units • \$1,097,500/unit • 3,220 sqft • 19,166 sqft lot • \$644.41/sqft • Built in 1953

Avenida De La Estrella



SINGLE LEVEL, OCEAN VIEW, LARGE DOUBLE LOT & EXCELLENT INVESTMENT OPPORTUNITY! Welcome to 1202 Avenida De La Estrella, a delightful property located in the heart of San Clemente! Situated on an expansive double lot, this single-level home offers a unique investment chance with a 2-bedroom, 1-bathroom 'apartment' above the garage. This distinct property grants access to the coveted San Clemente market while also helping to offset costs. Opt to reside in the main house while renting out the apartment, or use it as a perfect suite for guests or as a mother-in-law apartment. The main house features a spacious and open layout, a large living area with mesmerizing ocean views, and a cozy fireplace. Adjacent to the living room, the dining area merges seamlessly with the updated kitchen. The main home's enlarged primary bedroom offers ocean views and includes a dedicated retreat or office space. The primary bathroom is equipped with dual sinks along with a separate bathtub and shower. Additionally, two good-sized secondary bedrooms prioritize comfort and functionality. Recent upgrades throughout the home include fresh interior and exterior paint, new carpeting, and more. The apartment boasts a spacious walk-out balcony, a kitchen, a bathroom, and two bedrooms, enhancing its appeal and functionality. Dual single-stall garages feature individual washer/dryer hookups, with one garage containing a half-bath. An extra room near the garage offers flexibility for use as an office, playroom, or creative space— the possibilities are endless. With its corner location, the property also benefits from ample parking and storage options. Just a short walk from the beach, parks, and downtown San Clemente, this home places you at the center of leisure and entertainment activities. Move in "as is" or transform this gem into your dream beach home/investment property.

Facts & Features

- Sold On 08/26/2024
- Original List Price of \$2,275,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Forced Air
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Great Room, Guest/Maid's Quarters, Kitchen, Living Room, Main Floor Bedroom, Primary Bathroom, Primary Bedroom, Multi-Level Bedroom
- Floor: Carpet
- Appliances: Dishwasher
- Other Interior Features: Built-in Features

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	5	0	1	Unfurnished	\$0	\$0	\$0
# Of Units With:								
• Separate Electric: 2 • Gas Meters: 2 • Water Meters: 1 • Carpet: • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC:			

Additional Information

- Standard, Trust sale
- SC - San Clemente Central area
- Orange County
- Parcel # 05703357

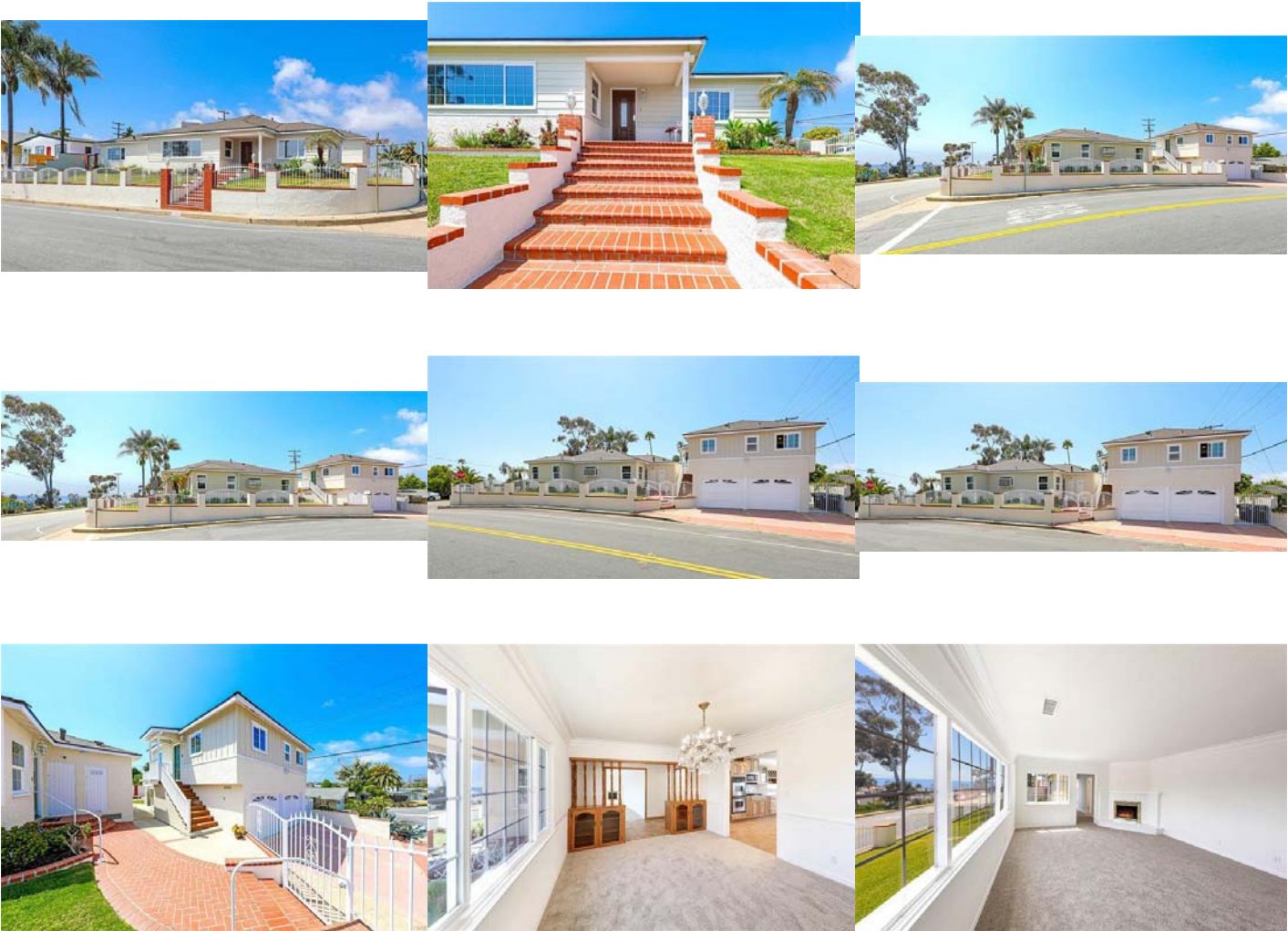
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Closed • Duplex

List / Sold:

\$1,895,000/\$1,895,000

239 Avenida Monterey • San Clemente 92672

6 days on the market

2 units • \$947,500/unit • 1,565 sqft • 9,583 sqft lot • \$1210.86/sqft •
Built in 1952

Listing ID: OC24149704

Ola Vista - Left on Ave Monterey - House is on the Right



Situated in the heart of the vibrant coastal community of San Clemente, this quintessential 1950s bungalow-style duplex stands as the epitome of modern comfort fused with timeless charm. This space offers an inviting retreat for those seeking the perfect blend of character and contemporary living. Step inside #A, and you'll immediately be greeted by the light and bright interior, where a Dutch door and large windows allow the coastal sunshine to flood every corner of the living room and kitchen. The kitchen opens up seamlessly to the living space perfect for entertaining guests - featuring a quaint breakfast bar. The atmosphere is both cozy and sophisticated, thanks to meticulously chosen modern finishes that seamlessly complement the bungalow's original features. The two bedrooms are generously sized and feature mini split heating & cooling systems. The full bathroom boasts incredible upgrades and a large walk-in shower. In addition, the front yard is fully fenced in and boasts a luscious garden. The rear unit #B, is the private oasis and upon entry you'll be greeted by the abundance of charm, from its unique architectural features and the warm ambiance that fills each room. Sunlight streams through the windows, creating an inviting and cheerful atmosphere throughout. The chef's kitchen is equipped with modern appliances and is designed for both functionality and style. The two bedrooms are generously sized and one features a slider leading to the private patio & outdoor space. The full bathroom boasts an oversized walk-in shower and custom tilework. Moving outside into your fully fenced in private outdoor living space, it creates a serene escape where you can unwind, entertain, and soak in the beauty of the coastal canyon & greenery. The 9,500 sq ft lot encompasses much of the canyon and allows for ample space to plant additional plants or fruit trees. The list of upgrades made to this property is too long to list, but includes: new Milgard windows & sliders, Kitchen Aid appliances, quartz countertops, solid core doors, custom cabinets in both kitchens, Italian porcelain tile flooring, new lighting, and so much more!! Imagine mornings spent strolling along San Clemente's world famous sandy shores just moments away, and afternoons exploring the vibrant energy of the nearby downtown area along Del Mar.

Facts & Features

- Sold On 08/30/2024
 - Original List Price of \$1,895,000
 - 1 Buildings
 - Levels: One
 - 6 Total parking spaces
 - 2 Total carport spaces
 - Cooling: Electric
 - \$0 (Unknown)
 - SellerConsiderConcessionYN:
- Laundry: Individual Room
 - \$94200 Gross Scheduled Income
 - \$91140 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 Primary Bedroom
 - Floor: Tile
- Other Interior Features: Open Floorplan, Quartz Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,060
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
- Insurance: \$1,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:

- Trash: \$360
- Cable TV: 01778230
- Gardener:
- Licenses:

- 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	0	Unfurnished	\$4,100	\$4,100	\$4,100
2:	1	2	1	0	Unfurnished	\$0	\$0	\$3,750

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
- SW - San Clemente Southwest area
- Orange County
- Parcel # 05810408

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CUSTOMER FULL: Residential Income LISTING ID: OC24149704

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Closed • **Commercial/Residential**

List / Sold:

\$1,850,000/\$1,750,000 ↓

209 days on the market

Listing ID: OC23221953

2695 Laguna Canyon Rd • Laguna Beach 92651

**3 units • \$616,667/unit • 2,211 sqft • 27,007 sqft lot • \$791.50/sqft •
Built in 1931**

Head West on Laguna Canyon Rd., on the right near the big bend.



Wonderful opportunity to own three detached units in the gorgeous canyon of Laguna Beach. Zoned M1A, light Industrial. Great as an investment rental income property, commercial use or as a home. Sitting on over half an acre and 2 separate parcels of land with over 8,000 sq ft of flat space. The property has amazing potential/future development opportunity. Conveniently located within close proximity to Laguna College of Art and Design, Festival of Arts and Pageant of the Masters, and less than two miles to beaches and downtown Laguna Beach with easy access to hiking trails. In its current state, there are 3 structures: the main house is two bedrooms, two bathrooms, as well as a garage that has been converted into a playroom. Bifolding Doors in the living room create the ideal flow combining the indoor and outdoor living spaces. The rare, wood burning stove will keep you cozy year round and the new pergola creates a magical outdoor entertaining space. The second structure is a small two bedroom, one bathroom Casita with a full kitchen and the living area. Recently remodeled and currently vacant, this casita used to rent for about \$3k/month The third structure is the artist studio which is about 18x20 feet of finished work space including electricity. Such Expansive patio and deck space is hard to find in Laguna. There is a plenty of parking, at least 6 spaces. Including 2 behind the gate which could also be used for RV or boat parking with a hookup to the sewer. There's incredible rental potential and so much that can be done with the property. You really have to see it in person to understand it. Zoning is M1A (light industrial).THE ADJOINING PROPERTY IS ALSO FOR SALE

Facts & Features

- Sold On 08/28/2024
- Original List Price of \$2,200,000
- 3 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Wall Furnace
- \$2,000 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community, Gas Dryer Hookup, Outside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Art Studio, Kitchen, Living Room, Main Floor Bedroom, Primary Bathroom, Office
- Floor: Carpet, Tile, Vinyl, Wood
- Appliances: Electric Oven, Electric Range, Disposal, Range Hood
- Other Interior Features: Beamed Ceilings, Cathedral Ceiling(s)

Exterior

- Lot Features: Lot 20000-39999 Sqft, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

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

- Licenses:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- LC - Laguna Canyon area
- Orange County
- Parcel # 63209132

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Closed • Single Family Residence

List / Sold:

31666 Wildwood Rd • Laguna Beach 92651

3 units • \$831,667/unit • 1,908 sqft • 4,901 sqft lot • \$1230.35/sqft •
Built in 1939

PCH to 3rd Ave, Left on Wildwood

\$2,495,000/\$2,347,500 ↓

19 days on the market

Listing ID: LG24129013



Located in picturesque South Laguna Beach, this exceptional multi-unit property offers a unique opportunity to own a slice of coastal paradise with stunning ocean views. Featuring a charming 1-bedroom, 1-bath cottage with a cozy living room complete with a fireplace and an inviting outside balcony. Alongside the cottage, is a duplex where each unit houses a 1 bedroom and 1 bath layout - with the upstairs unit boasting a fireplace - this property epitomizes the essence of beachside living. Located moments from the sand, each unit has been thoughtfully updated with new electrical, fresh paint and new floors, presenting light and bright interiors ready to welcome you home. Situated on a generous lot, it presents a rare opportunity for expansion or the construction of Additional Dwelling Units (ADUs), making it an ideal investment or the foundation for a personal coastal compound. With its prime location, versatile living options, and breathtaking views, this property is a must-see for those seeking to invest or create a private retreat in Laguna Beach.

Facts & Features

- Sold On 08/27/2024
- Original List Price of \$2,495,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Forced Air
- \$0 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Outside, Washer Hookup, Washer Included
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom
- Floor: Carpet, Vinyl
- Other Interior Features: Balcony, Beamed Ceilings, High Ceilings, Living Room Balcony, Open Floorplan

Exterior

- Lot Features: Corner Lot, Front Yard, Garden, Landscaped
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00958467
- 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	1	1	0	Unfurnished	\$4,200	\$4,200	\$0

2:	1	1	1	0	Unfurnished	\$4,000	\$4,000	\$0
3:	1	1	1	0	Unfurnished	\$3,500	\$3,500	\$0
# 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%
- SL - South Laguna area
 - Orange County
 - Parcel # 05610205

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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CUSTOMER FULL: Residential Income LISTING ID: LG24129013

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Closed • **Quadruplex**

List / Sold:

\$1,525,000/\$1,213,000 ↓

2701 S Baker St • Santa Ana 92707

55 days on the market

4 units • **\$381,250/unit** • **3,963 sqft** • **6,950 sqft lot** • **\$306.08/sqft** •
Built in 1961

Listing ID: OC24119706

Bristol Street North to Segerstrom Avenue east to Baker Street north



Minutes from South Coast Plaza, this very desirable 4-unit apartment building of all two bedroom one and a half bath townhouse units. Featuring private patios, individual metering for gas and electricity, individual water heaters, four garages, three open parking spaces and a laundry room, an investor can purchase 2701 S Baker in combination with 2709, 2717, 2725, 2729, and 2809 S Baker Street. Directly across the street from Saddleback High School the location is minutes from the 405 Freeway, South Coast Plaza, Segerstrom Center for the Arts and Cal Thornton Park. The South Coast Metro area is one of the most dynamic in Southern California. With current rents approximately half of market, additional revenue upside exists through implementation of a RUBS program for water/sewer, garage rent, and/or adding at least one ADU unit, which could add as much as \$33,000 a year to the income. When a unit turns a renovation can add substantial rental income. Expenses are an average of all 24 units over a 12-month period of time. This opportunity to acquire up to six 4-unit assets, covering an entire city block, in a low velocity market from long term owners is unique.

Facts & Features

- Sold On 08/30/2024
- Original List Price of \$1,525,000
- 2 Buildings
- Levels: Two
- 7 Total parking spaces
- \$1,035 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$73470 Gross Scheduled Income
- \$40550 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Corner Lot, Level, Near Public Transit, Park Nearby, Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$32,930
- Electric: \$608.00
- Gas: \$486
- Furniture Replacement:
- Trash: \$4,219
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,460
- Maintenance: \$3,575
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,241
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,631	\$1,631	\$2,750
2:	1	2	2	1	Unfurnished	\$1,356	\$1,356	\$2,750
3:	1	2	2	1	Unfurnished	\$1,631	\$1,631	\$2,750
4:	1	2	2	1	Unfurnished	\$1,467	\$1,467	\$2,750

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 4
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio: 4
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Orange County
- Parcel # 41041201

Michael Lembeck

State License #: 01019397
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Citivest Realty Services, Inc

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CUSTOMER FULL: Residential Income LISTING ID: OC24119706

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Closed • **Quadruplex**

List / Sold:

\$1,525,000/\$1,225,000 ↓

2809 S Baker St • Santa Ana 92707

55 days on the market

4 units • **\$381,250/unit** • **3,963 sqft** • **8,287 sqft lot** • **\$309.11/sqft** •
Built in 1961

Listing ID: OC24127380

Bristol to Segerstrom Avenue east to Baker Street north



Minutes from South Coast Plaza, this very desirable 4-unit apartment building of all two bedroom one and a half bath townhouse units. Featuring private patios, individual metering for gas and electricity, individual water heaters, four garages, laundry room and two open parking spaces an investor can purchase 2809 S Baker in combination with 2701, 2709, 2717, 2725, and 2729 S Baker Street. Directly across the street from Saddleback High School the location is minutes from the 405 Freeway, South Coast Plaza, Segerstrom Center for the Arts and Cal Thornton Park. The South Coast Metro area is one of the most dynamic in Southern California. With current rents approximately half of market, additional revenue upside exists through implementation of a RUBS program for water/sewer, garage rent, and/or adding at least one ADU unit, which could add as much as \$33,000 a year to the income. When a unit turns over a renovation can add substantial rental income. Expenses are an average of all 24 units over a 12-month period of time. Unit 2809 # A is current onsite manager for all 24 units. Rent is calculated at \$1,415/month. This opportunity to acquire up to six 4-unit assets, covering an entire city block, in a low velocity market from long term owners is unique.

Facts & Features

- Sold On 08/30/2024
- Original List Price of \$1,525,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- \$1,035 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$66954 Gross Scheduled Income
- \$33584 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Corner Lot, Park Nearby, Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$32,920
- Electric: \$608.00
- Gas: \$486
- Furniture Replacement:
- Trash: \$4,219
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,460
- Maintenance: \$3,575
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,241
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,415	\$1,415	\$2,750
2:	1	2	2	1	Unfurnished	\$1,356	\$1,356	\$2,750
3:	1	2	2	1	Unfurnished	\$1,356	\$1,356	\$2,750
4:	1	2	2	1	Unfurnished	\$1,415	\$1,415	\$2,750

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Orange County
- Parcel # 41041206

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 • **Quadruplex**

List / Sold:

\$1,525,000/\$1,225,000 ↓

2729 S Baker St • Santa Ana 92707

55 days on the market

4 units • **\$381,250/unit** • **3,963 sqft** • **6,314 sqft lot** • **\$309.11/sqft** •
Built in 1961

Listing ID: OC24127361

Bristol to Segerstrom Avenue east to Baker Street north



Minutes from South Coast Plaza, this very desirable 4-unit apartment building of all two bedroom one and a half bath townhouse units. Featuring private patios, individual metering for gas and electricity, individual water heaters, four garages and two open parking spaces an investor can purchase 2729 S Baker in combination with 2701, 2709, 2717, 2725, and 2809 S Baker Street. Directly across the street from Saddleback High School the location is minutes from the 405 Freeway, South Coast Plaza, Segerstrom Center for the Arts and Cal Thornton Park. The South Coast Metro area is one of the most dynamic in Southern California. With current rents approximately half of market, additional revenue upside exists through implementation of a RUBS program for water/sewer, garage rent, and/or adding at least one ADU unit, which could add as much as \$33,000 a year to the income. When a unit turns over a renovation can add substantial rental income. Expenses are an average of all 24 units over a 12-month period of time. This opportunity to acquire up to six 4-unit assets, covering an entire city block, in a low velocity market from long term owners is unique.

Facts & Features

- Sold On 08/30/2024
- Original List Price of \$1,525,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- \$3,350 (Estimated)
- SellerConsiderConcessionYN:
- \$82116 Gross Scheduled Income
- \$49196 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Park Nearby, Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$32,920
- Electric: \$608.00
- Gas: \$486
- Furniture Replacement:
- Trash: \$4,219
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,460
- Maintenance: \$3,575
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,241
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,356	\$1,356	\$2,750
2:	1	2	2	1	Unfurnished	\$1,631	\$1,631	\$2,750
3:	1	2	2	1	Unfurnished	\$2,500	\$2,500	\$2,750
4:	1	2	2	1	Unfurnished	\$1,356	\$1,356	\$2,750

Of Units With:

- Separate Electric: 5
- Drapes:

- Gas Meters: 5
- Water Meters: 4
- Carpet:
- Dishwasher:
- Disposal:

- Patio: 4
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Orange County
- Parcel # 41041205

Michael Lembeck

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Citivest Realty Services, Inc

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Closed • **Quadruplex**

List / Sold:

\$1,525,000/\$1,225,000 ↓

2725 S Baker St • Santa Ana 92707

55 days on the market

4 units • **\$381,250/unit** • **3,963 sqft** • **6,299 sqft lot** • **\$309.11/sqft** •
Built in 1961

Listing ID: OC24127357

Bristol to Segerstrom Avenue east to Baker Street north



Minutes from South Coast Plaza, this very desirable 4-unit apartment building of all two bedroom one and a half bath townhouse units. Featuring private patios, individual metering for gas and electricity, individual water heaters, four garages and two open parking spaces an investor can purchase 2725 S Baker in combination with 2701, 2709, 2717, 2729, and 2809 S Baker Street. Directly across the street from Saddleback High School the location is minutes from the 405 Freeway, South Coast Plaza, Segerstrom Center for the Arts and Cal Thornton Park. The South Coast Metro area is one of the most dynamic in Southern California. With current rents approximately half of market, additional revenue upside exists through implementation of a RUBS program for water/sewer, garage rent, and/or adding at least one ADU unit, which could add as much as \$33,000 a year to the income. When a unit turns over a renovation can add substantial rental income. Expenses are an average of all 24 units over a 12-month period of time. This opportunity to acquire up to six 4-unit assets, covering an entire city block, in a low velocity market from long term owners is unique.

Facts & Features

- Sold On 08/30/2024
- Original List Price of \$1,525,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- \$3,350 (Estimated)
- SellerConsiderConcessionYN:
- \$73020 Gross Scheduled Income
- \$40100 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Park Nearby, Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$32,920
- Electric: \$608.00
- Gas: \$486
- Furniture Replacement:
- Trash: \$4,219
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,460
- Maintenance: \$3,575
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,241
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,631	\$1,631	\$2,750
2:	1	2	2	1	Unfurnished	\$1,467	\$1,467	\$2,750
3:	1	2	2	1	Unfurnished	\$1,356	\$1,356	\$2,750
4:	1	2	2	1	Unfurnished	\$1,631	\$1,631	\$2,750

Of Units With:

- Separate Electric: 5
- Drapes:

- Gas Meters: 5
- Water Meters: 4
- Carpet:
- Dishwasher:
- Disposal:

- Patio: 4
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Orange County
- Parcel # 41041204

Michael Lembeck

State License #: 01019397
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Citivest Realty Services, Inc

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Closed • **Quadruplex**

List / Sold:

\$1,525,000/\$1,225,000 ↓

2717 S Baker St • Santa Ana 92707

55 days on the market

4 units • **\$381,250/unit** • **3,963 sqft** • **6,299 sqft lot** • **\$309.11/sqft** •
Built in 1961

Listing ID: OC24127341

Bristol to Segerstrom Avenue east to Baker Street north



Minutes from South Coast Plaza, this very desirable 4-unit apartment building of all two bedroom one and a half bath townhouse units. Featuring private patios, individual metering for gas and electricity, individual water heaters, four garages and two open parking spaces an investor can purchase 2717 S Baker in combination with 2701, 2709, 2725, 2729, and 2809 S Baker Street. Directly across the street from Saddleback High School the location is minutes from the 405 Freeway, South Coast Plaza, Segerstrom Center for the Arts and Cal Thornton Park. The South Coast Metro area is one of the most dynamic in Southern California. With current rents approximately half of market, additional revenue upside exists through implementation of a RUBS program for water/sewer, garage rent, and/or adding at least one ADU unit, which could add as much as \$33,000 a year to the income. When a unit turns over a renovation can add substantial rental income. This opportunity to acquire up to six 4-unit assets, covering an entire city block, in a low velocity market from long term owners is unique.

Facts & Features

- Sold On 08/30/2024
- Original List Price of \$1,525,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- \$3,350 (Estimated)
- SellerConsiderConcessionYN:
- \$66420 Gross Scheduled Income
- \$32451 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Park Nearby, Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$32,920
- Electric: \$608.00
- Gas: \$486
- Furniture Replacement:
- Trash: \$4,219
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,460
- Maintenance: \$3,575
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,241
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,356	\$1,356	\$2,750
2:	1	2	2	1	Unfurnished	\$1,356	\$1,356	\$2,750
3:	1	2	2	1	Unfurnished	\$1,356	\$1,356	\$2,750
4:	1	2	2	1	Unfurnished	\$1,467	\$1,467	\$2,750

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Drapes:
- Patio: 4

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Orange County
- Parcel # 41041203

Michael Lembeck

State License #: 01019397
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Citivest Realty Services, Inc

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Newport Beach, 92660

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Closed • Apartment

List / Sold:

\$1,945,000/\$1,842,000 ↓

46 days on the market

Listing ID: OC24118865

1128 N Mayfair Ave. Ave • Anaheim 92801

6 units • **\$324,167/unit** • **8,712 sqft** • **8,712 sqft lot** • **\$211.43/sqft** •
Built in 1957

Near Harbor and La Palma



This prime Anaheim 6-plex features all 2-bedroom / 1-bath units, and offers over 30% upside potential with no local rent control ordinances (only subject to CA state laws). What makes this an even more attractive investment are the recent capital improvements, totaling over \$120,000. These upgrades include new vinyl windows, fresh paint, updated heating systems, and previously installed copper plumbing. Additionally, all units are equipped with washer/dryer hookups and individual water heaters. The property includes six carports at the rear, with the potential to add two more open parking spaces for additional income. Don't miss out on this exceptional investment opportunity!

Facts & Features

- Sold On 08/26/2024
- Original List Price of \$1,945,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 6 Total carport spaces
- \$1,546 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen, Washer Hookup
- \$125172 Gross Scheduled Income
- \$78821 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

Interior

Exterior

- Lot Features: Garden, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$42,596
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,950
- Cable TV: 01382974
- Gardener:
- Licenses:
- Insurance: \$4,500
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1			\$1,655		\$2,395
2:	1	2	1			\$1,774		\$2,395
3:	1	2	1			\$1,655		\$2,395
4:	1	2	1			\$1,774		\$2,395
5:	1	2	1			\$1,774		\$2,395
6:	1	2	1			\$1,774		\$2,395

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Drapes:
- Patio:

- Water Meters: 6
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 27102205

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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