

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	PW23061491	S	880 S Citron ST	ANA	64	STD	2	\$47,112		\$750,000↓	\$446.43	1680	1958/PUB	5,986/0.1374	N	0	08/31/23	69/69
2	PW23132698	S	905 E Pine ST	SA	699	STD	2	\$69,600		\$865,000↓	\$480.56	1800	1911/ASR	6,970/0.16	N	0	09/01/23	11/11
3	PV23117938	S	2614 W Curie	SA	699	TRUS	2	\$38,200		\$1,187,000↑	\$427.90	2774	1977/ASR	11,761/0.27	N	2	08/30/23	18/18
4	SB23094163	S	18842 E Center AVE	ORG	75	TRUS	2	\$56,160		\$960,000↓	\$367.53	2612	1983/ASR	6,534/0.15	N	2	09/01/23	52/52
5	NP23132896	S	221 Monte Vista	CM	C5	TRUS	2	\$79,299		\$1,700,000↑	\$855.99	1986	1954/ASR	8,276/0.19	N	3	08/28/23	8/8
6	OC23139594	S	210 Avenida Serra	SC	SC	STD	2	\$32,400		\$1,850,000↓	\$1,117.15	1656	1942/ASR	4,000/0.0918	N	2	08/29/23	12/12
7	CV23113203	S	6522 Kingman AVE	BP	82	STD	3	\$61,380		\$900,000	\$522.04	1724	1956/ASR	5,885/0.1351	N	2	08/28/23	30/30
8	LG23106768	S	2707 Calle Del Comercio	SC	SE	STD	3	\$65,100		\$1,590,000↑	\$649.24	2449	1960/ASR	4,792/0.11	N	3	08/28/23	14/14
9	OC23130728	S	12512 Camus Lane	GG	63	STD	4	\$86,940	3	\$1,600,000↓	\$350.03	4571	1964/ASR	8,276/0.19	N	6	08/30/23	14/14
10	LG23164156	S	7012 Heil AVE	HB	699	STD	4	\$86,000		\$1,600,000	\$371.83	4303	1969/EST	9,148/0.21	N	4	08/30/23	0/0
11	SB23094351	S	1829 W Neighbors AVE	ANA	78	TRUS	4	\$80,460		\$1,340,000↓	\$386.28	3469	1963/ASR	7,405/0.17	N	5	09/01/23	71/71
12	LG23029451	S	231 Cajon ST	LB	NL	STD	6	\$306,552	5	\$5,265,000↓	\$1,995.83	2638	1936/EST	8,999/0.2066	N	0	08/31/23	145/145
13	SW23079707	S	311 S Kroeger ST	ANA	78	STD	8	\$152,500		\$2,583,000↓	\$701.71	3681	1964/ASR	13,504/0.31	N	8	08/28/23	37/37
14	OC23060572	S	287 16th PL	CM	C5	STD	8	\$274,560	4	\$5,000,000↓	\$552.55	9049	1963/ASR	13,068/0.3	N	2	09/01/23	85/85

Closed • Duplex

List / Sold: **\$765,000/\$750,000** ↓

880 S Citron St • Anaheim 92805

69 days on the market

2 units • **\$382,500/unit** • **1,680 sqft** • **5,986 sqft lot** • **\$446.43/sqft** •

Built in 1958

Listing ID: PW23061491

Contact Agent



WONDERFUL CASH FLOWING DUPLEX IN ANAHEIM CLOSE TO DISNEYLAND AND THE ANAHEIM PACKING DISTRICT. PERFECT FOR SOMEONE LOOKING FOR THEIR FIRST INVESTMENT PROPERTY OR TO LIVE IN ONE UNIT AND RENT OUT THE OTHER. BOTH UNITS HAVE 2 BEDROOMS AND 1 BATHROOM AND A PATIO. PROPERTY LOCATION IS PERFECT!! DO NOT DISTURB TENANTS!!!

Facts & Features

- Sold On 08/31/2023
- Original List Price of \$795,000
- 1 Buildings
- 4 Total parking spaces
- \$514 (Estimated)
- \$47112 Gross Scheduled Income
- \$31952 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,747
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01921625
- 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	2	1	0	Unfurnished	\$1,963	\$3,926	\$2,350

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1%
- 64 - Garden Grove E of Euclid, W of Harbor area
- Orange County
- Parcel # 25112127

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



CUSTOMER FULL: Residential Income LISTING ID: PW23061491

Printed: 09/03/2023 7:16:39 AM

Closed • Duplex

List / Sold: **\$879,000/\$865,000** ↓

905 E Pine St • Santa Ana 92701

11 days on the market

2 units • \$439,500/unit • 1,800 sqft • 6,970 sqft lot • \$480.56/sqft • Built in 1911

Listing ID: PW23132698

Main cross streets Chestnut and Standard



STUNNING 3 BED, 2 BATH FRONT UNIT AND 2 BED 1 BATH BACK UNIT, SANTA ANA RESIDENCIES IN MOVE-IN CONDITION, BOTH UNITS VACANT AND READY FOR THE NEXT OWNER TO MAKE IT THEIR HOME! Live in one and rent the other for additional income! These beautifully reimagined 2 Units, both have great layouts and are located in a great neighborhood and is NOT to be missed. No matter which home you choose to live in, both homes feature all new laminate flooring throughout the homes and will immediately send your imagination into all the ways in which you can make the spaces uniquely yours. Both homes offers plenty of windows that provide lots of natural lighting. The front home Features Brand New Quartz counter tops and plenty of cabinetry. The spacious kitchen is perfect for creating culinary masterpieces for your loved ones. All 3 bedrooms in the Front Home are nicely sized and the new bathrooms has been tastefully designed. The 2nd back unit also offers Brand New Quartz counter tops and plenty of cabinetry that matches the front unit in the brand new kitchen. The new bathroom was also tastefully designed with new vanity, toilet and shower. This property is located in a great area with easy freeway access and transportation. You do NOT want to miss out on these 2 units. BOTH WILL BE DELIVERED VACANT! SEE THEM!! FALL IN LOVE WITH THEM!! MAKE IT YOURS!! SEE YOU IN ESCROW!!

Facts & Features

- Sold On 09/01/2023
- Original List Price of \$895,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$503 (Estimated)
- Laundry: See Remarks
- \$69600 Gross Scheduled Income
- \$64800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Walkstreet
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1: 1 3 2
2: 1 2 1

\$3,500
\$2,600

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
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Orange County
- Parcel # 01113307

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:

\$1,050,000/\$1,187,000 ↑

18 days on the market

Listing ID: PV23117938

2614 W Curie • Santa Ana 92704

2 units • \$525,000/unit • 2,774 sqft • 11,761 sqft lot • \$427.90/sqft •
Built in 1977

Fairview-R on W MacArthur-L S Greenville-L - Curie. On your left



Location is everything! Looking for the perfect investment opportunity? Located in the desirable South Coast Metro area of Santa Ana, this cul-de-sac duplex offers two 3 bedroom and 2 1/2 baths units on a generous 11,761 sq. ft. lot. Downstairs has the living room, dining room, and kitchen. a half bath and laundry area is off the kitchen with direct access to the two car garage. All three bedrooms are upstairs. The primary bedroom has a private bathroom and two closets. Each unit has it's own grassy backyard. The interior of both units are mostly original. South Coast Plaza is approximately 1.5 miles away. Rarely do duplexes in this area become available.

Facts & Features

- Sold On 08/30/2023
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$509 (Assessor)
- Laundry: Dryer Included, Washer Included
- \$38200 Gross Scheduled Income
- \$16677 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Carpet, Laminate
- Appliances: Dishwasher, Gas Oven, Gas Cooktop, Refrigerator, Water Heater

Exterior

- Lot Features: Back Yard, Cul-De-Sac, Front Yard, Lawn, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,523
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV: 00878443
- Gardener:
- Licenses:
- Insurance: \$1,516
- Maintenance:
- Workman's Comp:
- Professional Management: 3820
- Water/Sewer: \$1,552
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Drapes: 2

- Gas Meters: 2
- Water Meters: 0
- Carpet: 2
- Dishwasher: 2
- Disposal: 2

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

Additional Information

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

- 699 - Not Defined area
- Orange County
- Parcel # 41417125

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: PV23117938

Printed: 09/03/2023 7:16:40 AM

Closed • Duplex

List / Sold: **\$1,000,000/\$960,000** ↓

18842 E Center Ave • Orange 92869

52 days on the market

2 units • **\$500,000/unit** • **2,612 sqft** • **6,534 sqft lot** • **\$367.53/sqft** •
Built in 1983

Listing ID: SB23094163

east of the 55 freeway on el modena



Trust sale - duplex in the heart of Orange with easy access to the 55 freeway, close to disneyland. undermarket rents, tenants month to month. quiet street, large backyard, elegant spanish design, beautiful curb appeal, each unit is a 3 bed/1.75 bath. total income \$56,160. units have updated floors, updated kitchens, washer/dryer hookups and sideyard area. ideal owner user investment. this estate is selling 2 other properties which provide for a potential portfolio purchase. other properties in anahiem an orange. currently landlord pays all utilities

Facts & Features

- Sold On 09/01/2023
- Original List Price of \$1,000,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$662 (Estimated)
- Laundry: Inside
- \$56160 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,340	\$28,080	\$0
2:	1	3	2	2	Unfurnished	\$2,340	\$28,080	\$0

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%

- 75 - Orange, Orange Park Acres E of 55 area
- Orange County
- Parcel # 38327109

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 • **Single Family Residence**

List / Sold:

\$1,599,000/\$1,700,000 ↑

8 days on the market

Listing ID: NP23132896

221 Monte Vista • **Costa Mesa 92627**

2 units • **\$799,500/unit** • **1,986 sqft** • **8,276 sqft lot** • **\$855.99/sqft** •
Built in 1954

Cross St. Orange



Exceptional Eastside Opportunity. This property boasts a single-story duplex with 2 detached houses. Front house is a 3 bed/1 bath with an enclosed grassy front yard as well as a small private rear patio. The back house is a 2 bed/1 bath with a large, enclosed and nicely landscaped backyard. Both units have their own garages, Each unit is separately metered for gas and electric. The property's features make it quite versatile, a buyer can either live in one unit and rent out the other, or, it can be utilized as a charming, quintessential Eastside income property in this highly sought after area. The location is gentrifying constantly, and along the street lots of change. Opportunity to build a large custom home with guest house on this 8,200 ft. lot. This property has a myriad of possibility and upside for its new owner. Don't miss seeing this one! Property is tenant occupied and requires 24 hour notice to show. Current tenants leases are ending August.

Facts & Features

- Sold On 08/28/2023
- Original List Price of \$1,599,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Community, Dryer Included, In Garage, Washer Included
- \$79299 Gross Scheduled Income
- \$74819 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Utility Room
- Floor: Carpet, Concrete, Laminate, Vinyl
- Appliances: Disposal, Gas Oven, Gas Range, Gas Water Heater, Refrigerator, Water Heater
- Other Interior Features: Beamed Ceilings, Ceiling Fan(s), High Ceilings, Stone Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Sprinkler System, Sprinklers In Front, Sprinklers In Rear
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Fair Condition, Redwood, Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,480
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,600
- 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	1	2	Unfurnished	\$3,800	\$57,600	\$4,800

2: 1 2 1 1 Unfurnished \$2,800 \$33,600 \$3,800

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- C5 - East Costa Mesa area
- Orange County
- Parcel # 11910230

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:

\$1,995,000/\$1,850,000 ↓

12 days on the market

Listing ID: OC23139594

210 Avenida Serra • San Clemente 92672

**2 units • \$997,500/unit • 1,656 sqft • 4,000 sqft lot • \$1117.15/sqft •
Built in 1942**

**Exit I-5 S at Avenida Palizada, Right on Avenida Palizada, Left on N Ola Vista, Right on Avenida Serra,
Property is on Right.**



Just a few blocks from San Clemente's historic downtown and the ever-classy main street at Avenida Del Mar, this quintessential Spanish revival duplex exudes a romance not typically found in multifamily opportunities. Offering a desirable arrangement, each two bed / one bath dwelling stands alone (only attached by one overhead deck) living more like two individual cottages on one lot. In the lower unit, mature hedges hunker-in the most picturesque garden accessed by rustic wooden privacy gates. Truly, a rare slice of paradise. Enchanting outdoor vignettes, major privacy, a covered porch, and a variety of mature plantings creates a true outdoor sanctuary. Inside, the allure continues. Fully updated and improved with stunning finishes, a rustic, yet organic theme enriches the front house. Wood flooring throughout, rough-hewn reclaimed beams and wood cabinetry, stainless appliances including a Viking range, and a custom built-in booth, this space is very custom. Two bedrooms (one with wood-stained French doors to rear patio) share an earthy-inspired bathroom. The back patio features an above-ground spa but can also be used in a number of ways for additional outdoor living/patios or a motor court with additional parking. A two-car garage (one per unit), and a carport, all accessible via long driveway offering more private parking. Upstairs in the rear unit, a great ocean and Catalina Island view from the living space and large deck. The kitchen and living room create one open space with custom bar seating, large picture window toward the view, mullioned-slider to an amazing ocean-view deck, all finished in Spanish flavor. Truly another amazing outdoor hangout zone exclusive to the upstairs unit. Additionally, two bedrooms with wood floors share a spacious bathroom. Offering amazing versatility, the property could be fully occupied by one owner, occupied on one side and expenses off-set leasing the other or fully leased) For those in search of an active and beachy lifestyle, this is an ideally located opportunity on the desirable 200 block just a short walk to all the amazing amenities San Clemente has to offer. An easy stroll to the romantic Avenida Del Mar with amazing shopping, fine dining with new restaurants and cafes, the popular 2.5 mile beach trail, iconic SC pier, nearby sandy beaches and bikable to world-class surfing at Trestles, a true lifestyle upgrade. Very charming and authentic to San Clemente style, this is a special opportunity.

Facts & Features

- Sold On 08/29/2023
- Original List Price of \$1,995,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- 1 Total carport spaces
- Heating: Fireplace(s), Forced Air, Natural Gas
- \$0 (Unknown)
- Laundry: In Garage
- \$32400 Gross Scheduled Income
- \$32400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Great Room, Kitchen, Living Room, Main Floor Bedroom
- Floor: Tile, Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Cooktop, Ice Maker, Microwave, Range Hood, Refrigerator, Vented Exhaust Fan, Water Heater, Water Line to Refrigerator
- Other Interior Features: Beamed Ceilings, Coffered Ceiling(s), Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Garden, Landscaped, Level with Street, Rectangular Lot, Sprinkler
- Fencing: Block, Good Condition, Wood
- Sewer: Public Sewer

System, Treed Lot, Walkstreet, Yard

- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01767484
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$3,500
2:	1	2	1	1	Unfurnished	\$2,700	\$2,700	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- SC - San Clemente Central area
- Orange County
- Parcel # 05812224

Michael Lembeck

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

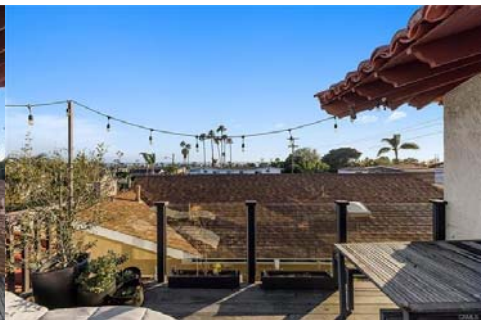
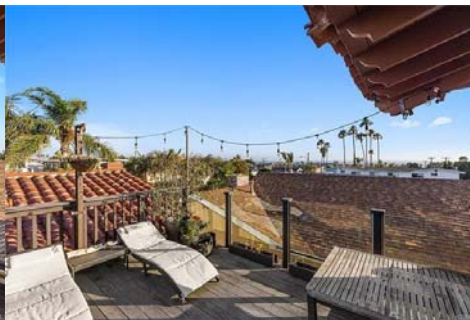
Re/Max Property Connection

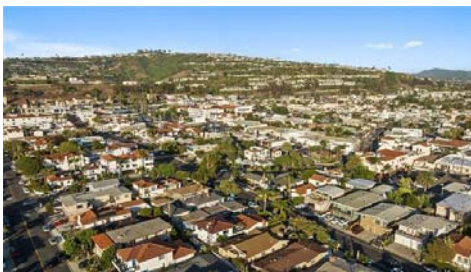
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Triplex**

List / Sold: **\$900,000/\$900,000**

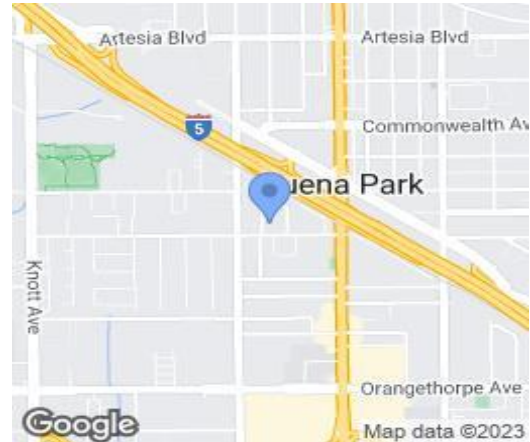
6522 Kingman Ave • Buena Park 90621

30 days on the market

3 units • **\$300,000/unit** • **1,724 sqft** • **5,885 sqft lot** • **\$522.04/sqft** •
Built in 1956

Listing ID: CV23113203

9th and Beach Blvd



Back On The Market-Excellent Rental Area, Remodeled Three units Single Story with two single garages plus carport. Always occupied. Fenced and gated front entry. Private backyard for each unit , ACs in all units. Collect rents from day one. Fully occupied units. Priced to sell. Submit your best offer.

Facts & Features

- Sold On 08/28/2023
- Original List Price of \$900,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- 1 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$758 (Estimated)
- Laundry: In Kitchen
- \$61380 Gross Scheduled Income
- \$55032 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Main Floor Bedroom
- Appliances: Gas Range, Range Hood, Water Heater
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Lot 6500-9999, • Sewer: Public Sewer
- Rectangular Lot

Annual Expenses

- Total Operating Expense: \$3,269
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,210
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,159
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,100	\$25,200	\$26,400
2:	1	1	1	1	Unfurnished	\$1,540	\$18,400	\$21,000
3:	1	1	1	1	Unfurnished	\$1,475	\$17,700	\$20,400

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 82 - Buena Park area
 - Orange County
 - Parcel # 27621207
-

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 • **Triplex**

List / Sold:

\$1,495,000/\$1,590,000 ↑

2707 Calle Del Comercio • San Clemente 92672

14 days on the market

3 units • **\$498,333/unit** • **2,449 sqft** • **4,792 sqft lot** • **\$649.24/sqft** •
Built in 1960

Listing ID: LG23106768

heading South on the 5 Frwy, take the exit 73 toward Ave. Calafia, turn left on Ave Del Presidente; turn left on San Luis Rey; Turn Left onto Calle Del Comercio



San Clemente triplex very well maintained with one lower unit that has a large size private yard and two upper units both have private decks. Newer paint, with updated kitchens for all three units.

Facts & Features

- Sold On 08/28/2023
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Forced Air
- \$27 (Estimated)
- Laundry: Common Area
- \$65100 Gross Scheduled Income
- \$55200 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 02022092
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,625	\$1,625	\$0
2:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$0
3:	1	2	1	1	Unfurnished	\$1,950	\$1,950	\$0

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%

- SE - San Clemente Southeast area
- Orange County
- Parcel # 06007303

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: LG23106768

Printed: 09/03/2023 7:16:44 AM

Closed • **Quadruplex**

List / Sold:

\$1,700,000/\$1,600,000 ↓

14 days on the market

Listing ID: OC23130728

12512 Camus Lane • Garden Grove 92841

4 units • \$425,000/unit • 4,571 sqft • 8,276 sqft lot • \$350.03/sqft • Built in 1964

West of Beach Blvd. South of Lampson



This well-maintained four-plex has incredible upside cash flow opportunity. A remarkable building boasting four enticing units, each offering spacious floorplans. This unparalleled investment opportunity promises not only a steady stream of rental income but also immense potential for appreciation and future cash flow. Nestled in the heart of Garden Grove, this four-plex enjoys the undeniable advantage of a highly sought-after location. With close proximity to major transportation routes, shopping centers, schools, and entertainment options, attracting long-term tenants is practically guaranteed. The property showcases a thoughtfully crafted unit mix, ensuring a broad appeal to a wide range of potential tenants. Unit #1, a 3-bedroom, 2-bathroom dwelling. Meanwhile, units #2, #3, and #4, each featuring 2 bedrooms and 1 bathroom. It additionally includes 6 private garage spaces and a community laundry room that generates extra income. The current month-to-month leases provide the astute investor with the flexibility to make adjustments or continue with existing arrangements. With the potential to optimize rental rates, this four-plex stands as a wise investment for those seeking a dependable income stream and excellent returns on their investment. Rest assured, this property has been well-maintained, ensuring that it remains an attractive choice for discerning tenants. All units are currently occupied, establishing immediate cash flow for the prospective investor. Act swiftly, and unlock the potential of this Garden Grove gem. Whether you're a seasoned investor or a newcomer to real estate investing, this property promises to be a rewarding investment. Don't miss out on this golden opportunity.

Facts & Features

- Sold On 08/30/2023
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- \$0 (Other)
- Laundry: Common Area, Community
- Cap Rate: 2.57
- \$86940 Gross Scheduled Income
- \$46631 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

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

Exterior

- Lot Features: Greenbelt
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$43,309
- Electric: \$167.64
- Gas:
- Furniture Replacement:
- Trash: \$2,173
- Cable TV: 01525531
- Gardener:
- Licenses:
- Insurance: \$7,758
- Maintenance:
- Workman's Comp:
- Professional Management: 6955.2
- Water/Sewer: \$5,042
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,395	\$2,395	\$3,200
2:	1	2	1	2	Unfurnished	\$1,825	\$1,825	\$2,300
3:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$2,300
4:	1	2	1	1	Unfurnished	\$1,275	\$1,275	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%
- 63 - Garden Grove S of Chapman, W of Euclid area
- Orange County
- Parcel # 13159102

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: **\$1,600,000/\$1,600,000**

7012 Heil Ave • **Huntington Beach 92647**

0 days on the market

4 units • **\$400,000/unit** • **4,303 sqft** • **9,148 sqft lot** • **\$371.83/sqft** •
Built in 1969

Listing ID: LG23164156

Heil and Goldenwest



ENTERED FOR COMP PURPOSES ONLY

Facts & Features

- Sold On 08/30/2023
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,006 (Estimated)
- Laundry: Common Area
- \$86000 Gross Scheduled Income
- \$30000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,590
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,236
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$1,720
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,634
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,123	\$2,123	\$2,550
2:	1	2	2	1	Unfurnished	\$1,843	\$1,843	\$2,130
3:	1	2	2	1	Unfurnished	\$1,600	\$1,600	\$2,150
4:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,150

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Orange County

• Parcel # 14241112

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: LG23164156

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Closed • **Quadruplex**

List / Sold:

\$1,340,000/\$1,340,000 ↓

71 days on the market

Listing ID: SB23094351

1829 W Neighbors Ave • Anaheim 92801

**4 units • \$335,000/unit • 3,469 sqft • 7,405 sqft lot • \$386.28/sqft •
Built in 1963**

just north of La Palma Blvd



Trust sale - 4 plex in the heart of Anaheim close to disneyland. Undermarket rents, tenants month to month, quiet street. Each unit is 2 bed/2 bath. total income \$80,460. units have updated floors, updated kitchens, washer/dryer hookups, large living room, nicely appointed, sideyard area. ideal owner user investment. this estate is selling 2 other properties which provide for a potential portfolio purchase. other properties in anahiem an orange. currently landlord pays all utilities

Facts & Features

- Sold On 09/01/2023
- Original List Price of \$1,440,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- \$1,004 (Estimated)
- Laundry: Inside
- \$80460 Gross Scheduled Income
- 5 electric meters available
- 5 gas meters available
- 0 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: 01375969
- 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:	4	4	2	5	Unfurnished	\$80,460	\$80,460	\$0

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- 78 - Anaheim East of Harbor area
- Orange County

• Parcel # 07256109

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

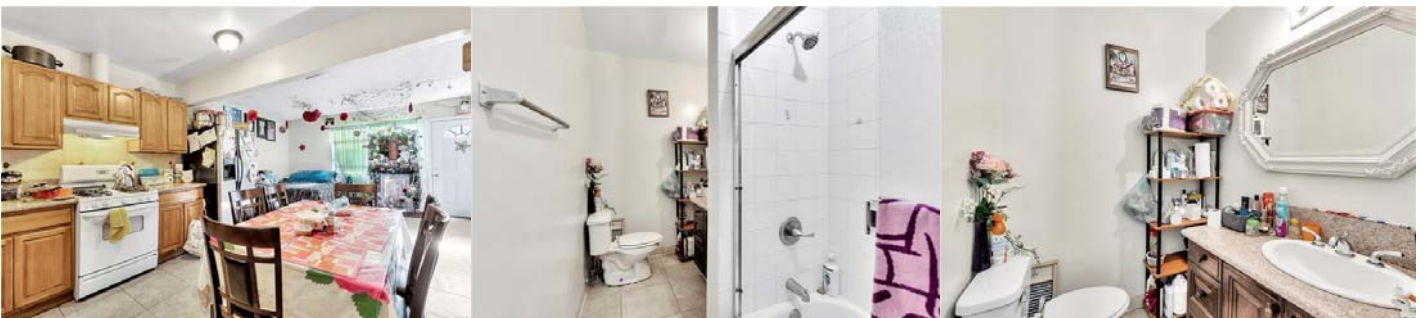
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • **Commercial/Residential**

List / Sold:

\$5,695,000/\$5,265,000 ↓

145 days on the market

Listing ID: LG23029451

231 Cajon St • Laguna Beach 92651

**6 units • \$949,167/unit • 2,638 sqft • 8,999 sqft lot • \$1995.83/sqft •
Built in 1936**

From PCH, Turn onto Cajon St. property is on the right side.



RARELY AVAILABLE, ONE-OF-A-KIND TROPHY PROPERTY. COMPLETELY FUNCTIONALLY AND AESTHETICALLY RENOVATED COTTAGES FURNISHED BY TUVALU HOME, SITTING ON A DOUBLE LOT JUST STEPS FROM TWO OF LAGUNA'S MOST SCENIC AND ICONIC COVES. Fully renovated 6-unit property in highly sought-after North Laguna Beach ideally located within blocks of beautiful Crescent Bay and Shaw's Cove beaches. Every last detail of this property has been meticulously designed and updated with luxurious finishes and incomparable attention to detail. A generational family compound or an investment opportunity with substantial, market-proven income, this double lot property offers a rare chance to own a piece of paradise just a stone's throw away from the sparkling Pacific Ocean. Come and see for yourself why this property is a must-see gem in Laguna Beach. This stunning trophy property comprises 6 units (231-241 Cajon), including four 1-bedroom, 1-bath freestanding "jewel box" open beam historic cottages with fireplaces (@ 435 sq ft each) and one 2-bedroom, 2-bath unit (@ 898 sq ft) with private deck and will include a new ADU (@ 548 sq ft ADU). The property sits on a rare and large double lot of @ 9,000 sq ft perfectly arranged surrounding a central courtyard featuring a fire pit and farmhouse "community" table perched beneath a heavy timber pergola perfect for coastal indoor-outdoor living. North Laguna Beach is known for its picturesque beaches, renowned art galleries, and vibrant culture. This area is a popular destination for both tourists and locals, making it an ideal location for a rental property or compound. Just a short walk to the beach, and close to all the shopping, dining, and entertainment that North Laguna has to offer. This property in one of a kind in its design and is ready to generate income from day one. Priced at just under \$6 million, this property will not last long. Don't miss your chance to own a piece of paradise.

Facts & Features

- Sold On 08/31/2023
- Original List Price of \$5,995,000
- 5 Buildings
- Levels: Multi/Split
- 2 Total parking spaces
- \$4,415 (Estimated)
- Laundry: Common Area
- Cap Rate: 4.5
- \$306552 Gross Scheduled Income
- \$268992 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$13,000
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Furnished	\$6,350	\$6,350	\$6,350
2:	1	1	1		Furnished	\$5,296	\$5,296	\$5,300
3:	1	1	1		Furnished	\$5,296	\$5,296	\$5,300
4:	1	1	1		Furnished	\$4,500	\$4,500	\$5,300
5:	1	1	1		Furnished	\$5,296	\$5,296	\$5,300
6:	1	1	1		Furnished			\$3,800

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 5
- Refrigerator: 5
- Wall AC: 5

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- NL - North Laguna area
- Orange County
- Parcel # 05312409

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:

\$2,900,000/\$2,583,000 ↓

37 days on the market

311 S Kroeger St • Anaheim 92805

**8 units • \$362,500/unit • 3,681 sqft • 13,504 sqft lot • \$701.71/sqft •
Built in 1964**

Listing ID: SW23079707

Broadway and Left on Kroeger



MUST SEE VIDEO 311 & 315 Kroeger are located in the ideal location within the Historic Colony District of Anaheim! These 8 units are walking distance to city hall, Citrus park, less than 3 miles from Disneyland, minutes to Angel Stadium and Anaheim Packing District. Close to schools, shopping, restaurants & MORE! Each Fourplex offers 3 spacious 2-bed, 1-bath units with 900 sq.ft. 1 unit with 3-bed, 2-bath at 1,025 sq.ft. All units have private patio or balcony, parking garage & wall heaters. Community features laundry and shared courtyard with lush landscaping. Units are separately metered. Below market rents provide strong investment opportunity with exceptional growth! These are great income producing units! 311 & 315 Kroeger to sell together and close concurrently.

Facts & Features

- Sold On 08/28/2023
- Original List Price of \$2,900,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Common Area, Community
- \$152500 Gross Scheduled Income
- \$111437 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 2 water meters available

Interior

- Rooms: Family Room, Walk-In Closet
- Floor: Carpet, Tile, Vinyl
- Appliances: Gas Oven
- Other Interior Features: Balcony, Ceiling Fan(s)

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Gated Community
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$43,820
- Electric: \$815.17
- Gas: \$2,429
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance: \$8,906
- Maintenance:
- Workman's Comp:
- Professional Management: 9380
- Water/Sewer: \$3,270
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1		\$1,700	\$1,700	
2:	2	2	1	1		\$1,550	\$3,100	
3:	1	3	2	1		\$1,550	\$1,550	
4:	2	2	1	1		\$1,450	\$2,900	
5:	1	2	1	1		\$1,650	\$1,650	
6:	1	3	2	1		\$1,800	\$1,800	

Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03711306

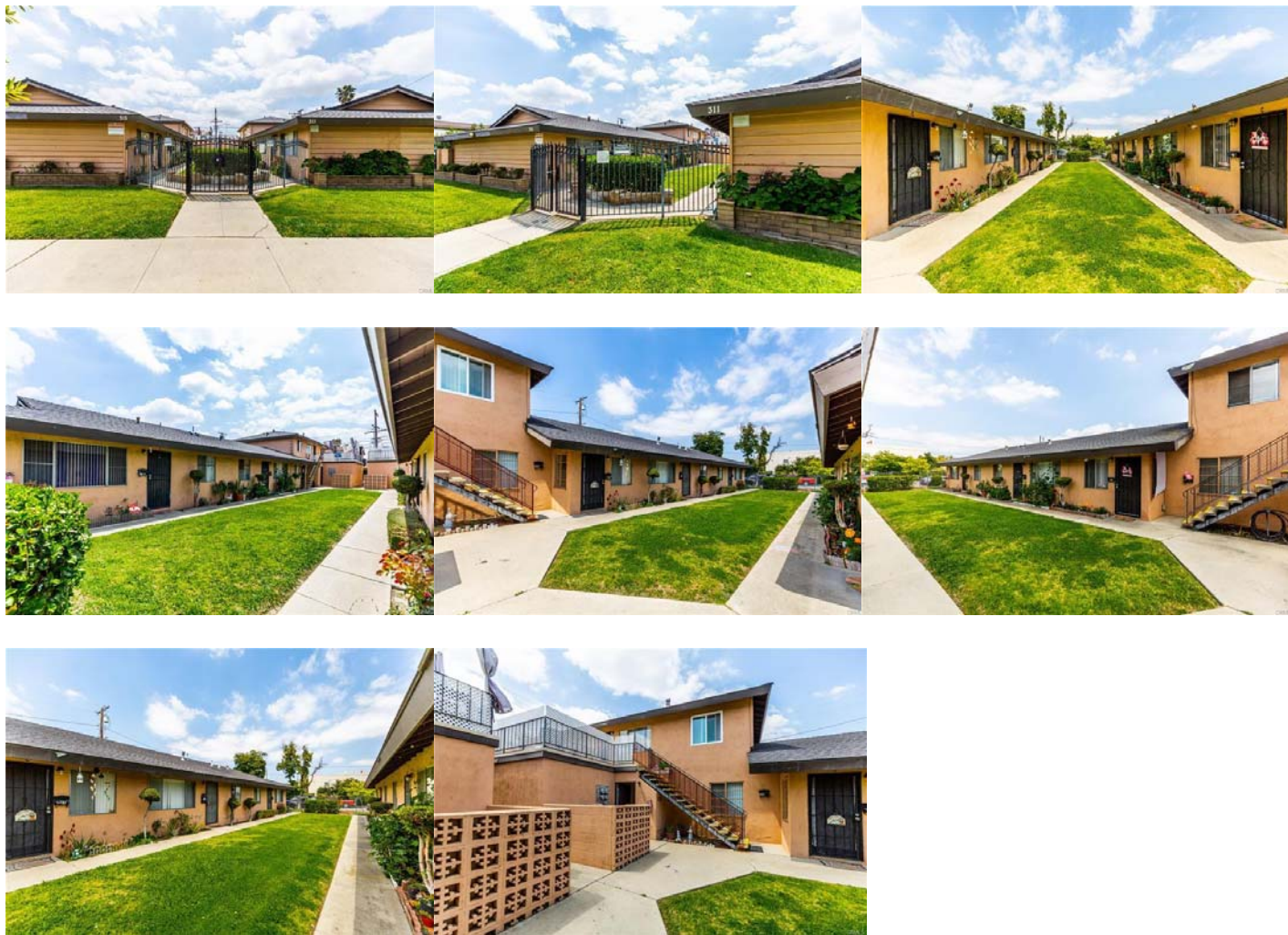
Michael Lembeck

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:

\$5,250,000/\$5,000,000 ↓

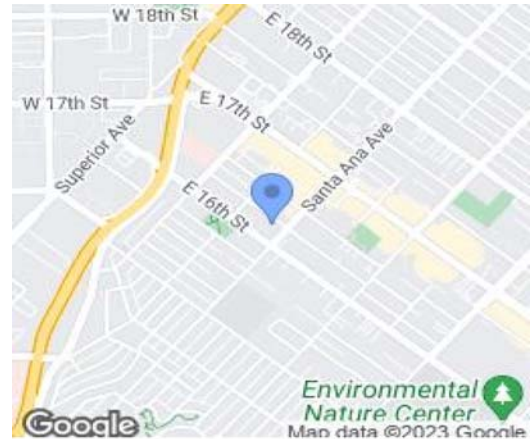
85 days on the market

Listing ID: OC23060572

287 16th Pl • **Costa Mesa 92627**

8 units • **\$656,250/unit** • **9,049 sqft** • **13,068 sqft lot** • **\$552.55/sqft** •
Built in 1963

Off Santa Ana Ave



Premium Eastside Costa Mesa rental location. One of only a few 5+ buildings below 17th St and bordering Newport Heights, the property is walking distance to all of the hip retail, shopping, bars, and restaurants that line 17th St., while providing tenants a nice place to live on a quiet street. Rare opportunity to own this 8 unit apartment complex in an area with low rental supply/vacancy and rarely available properties. The high desirability makes the units easy to rent upon any turnover, resulting in a great long term investment as housing and rents in the area continue to appreciate.

Facts & Features

- Sold On 09/01/2023
- Original List Price of \$5,750,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- 6 Total carport spaces
- Heating: Central
- \$2,860 (Assessor)
- Laundry: Community, In Closet, In Kitchen
- Cap Rate: 3.53
- \$274560 Gross Scheduled Income
- \$185349 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$84,308
- Electric: \$460.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,998
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: \$4,525
- Maintenance: \$6,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,059
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	1	Unfurnished	\$2,375	\$4,750	\$2,750
2:	4	2	2	0	Unfurnished	\$2,858	\$11,430	\$3,400
3:	2	3	2	0	Unfurnished	\$3,350	\$6,700	\$4,000

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 8
- Refrigerator: 8
- Wall AC:

Additional Information

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

- C5 - East Costa Mesa area
 - Orange County
 - Parcel # 42522108
-

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: OC23060572

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