

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	QC22098147	S	417 S Mountain View ST	SA	68	STD	2	\$39,600		\$925,000↓	\$455.22	2032	1965/EST	5,950/0.1366	N	4	08/31/22	35/35
2	QC22135093	S	520 E Chalynn CIR	ORG	72	STD	2	\$51,660		\$1,100,000↓	\$665.05	1654	1955/ASR	6,098/0.14	N	2	08/30/22	17/17
3	QC22179286	S	33773 Colegio DR	DP	LT	STD	2	\$0		\$1,580,000↑	\$831.58	1900	1962/ASR	3,668/0.0842	N	2	08/31/22	1/1
4	QC22155495	S	207 29th ST	NB	N8	STD	2	\$73,200		\$2,265,000↓	\$1,263.95	1792	1977/ASR	2,375/0.0545	N	3	09/01/22	41/41
5	PW22084726	S	1600 E Romneya DR	ANA	78	TRUS	3	\$36,000		\$960,000↓	\$400.00	2400	1959/PUB	7,405/0.17	N	3	09/01/22	70/70
6	NP22115676	S	17210 San Mateo ST #24	FV	16	STD	4	\$80,100		\$1,165,600↓	\$388.53	3000	1970/ASR	1,500/0.0344	N	0	08/31/22	23/23
7	PW22191287	S	2748 Santiago RD	FUL	83	STD	4	\$65,390		\$1,710,000↓	\$325.96	5246	1966/ASR	8,712/0.2	N	8	08/31/22	1/1
8	QC22165569	S	181 Greentree LN	LH	87	STD	4	\$78,600		\$1,350,000↓	\$303.30	4451	1972/ASR	8,276/0.19	N	6	08/30/22	16/16
9	QC22069210	S	215 W Canada	SC	SC	STD	4	\$136,800	5	\$2,050,000↓	\$532.74	3848	1972/ASR	6,098/0.14	N	4	08/29/22	43/43
10	QC22141756	S	402 Corto Lane	SC	SC	STD	4	\$98,355	3	\$3,200,000↓	\$740.74	4320	1964/ASR	4,485/0.103	N	0	09/01/22	6/6
11	PW22132904	S	229 6TH	SLB	1A	TRUS	5	\$102,528		\$3,160,000↓	\$639.94	4938	1962/ASR	4,792/0.11	N	1	08/31/22	12/12
12	QC22128224	S	520 E Walnut ST	SA	699	STD	16	\$326,160		\$4,975,000↓	\$319.89	15552	1983/ASR	20,909/0.48	N	0	08/30/22	7/7

Closed •

List / Sold: **\$1,049,900/\$925,000** ↓

417 S Mountain View St • Santa Ana 92704

35 days on the market

2 units • \$524,950/unit • 2,032 sqft • 5,950 sqft lot • \$455.22/sqft •

Listing ID: OC22098147

Built in 1965

Newhope / McFadden



Unit B will be vacant on 08/27/2022. Property is located in a great location, walking distance to Fountain Valley Mile Square Park. Recent remodeled with new garage door, newer roof, new dual panel windows throughout. Unit A: 2-Bedrooms, 2-Bathrooms, 2-Car Garage. Unit B: 2-Bedrooms, 2-Bathrooms, 2-Car Garage.

Facts & Features

- Sold On 08/31/2022
- Original List Price of \$1,099,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Forced Air
- \$503 (Estimated)
- Laundry: In Garage
- \$39600 Gross Scheduled Income
- \$36250 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Tile
- Appliances: Disposal

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,390
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$540
- Cable TV: 01525531
- Gardener:
- Licenses:
- Insurance: \$1,075
- 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	2	2	2	Unfurnished	\$1,625	\$1,625	\$2,750
2:	1	2	2	2	Unfurnished	\$1,625	\$1,625	\$2,750

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
- 68 - N of Heil, S of Blsa, E of Brookhrst, W of Ha area

- Rent Controlled

- Orange County
- Parcel # 18809103

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 •

List / Sold:

\$1,199,000/\$1,100,000 ↓

17 days on the market

Listing ID: OC22135093

520 E Chalynn Cir • Orange 92866

**2 units • \$599,500/unit • 1,654 sqft • 6,098 sqft lot • \$665.05/sqft •
Built in 1955**

Take Schaffer St to Chalynn Circle or enter from La Veta side



GREAT INVESTMENT OPPORTUNITY! This beautiful, completely remodeled single story duplex offers huge income potential. all new laminate wood flooring throughout, all new renovated bathrooms and kitchens, and a newly landscaped yard. One unit features 3 bedrooms, 1 bathroom, a living room and eat in kitchen. The other unit features 2 bedrooms, 1 bathroom, and direct access to the garage through the back patio. Both units share a common private driveway with 2 one car garages and have separate patio spaces. Both units also have A/C. Convenient location near the Orange Circle, Hart Park, Chapman University, and easy access to the freeways. Don't miss out on this amazing investment opportunity!

Facts & Features

- Sold On 08/30/2022
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$505 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$51660 Gross Scheduled Income
- \$40660 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Main Floor Bedroom
- Floor: Laminate
- Appliances: Dishwasher, Electric Oven, Electric Range, Electric Cooktop, Disposal, Gas & Electric Range, Gas Oven, Gas Range, Microwave
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Near Public Transit, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,773
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$418
- Cable TV: 00745605
- Gardener:
- Licenses:
- Insurance: \$855
- 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	3	1	1	Unfurnished	\$2,300		\$3,000
2:	1	2	1	1	Unfurnished	\$2,100		\$2,500

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale

- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 39013164

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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

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Closed • Duplex

List / Sold:

\$1,565,000/\$1,580,000 ↑

1 days on the market

Listing ID: OC22179286

33773 Colegio Dr • Dana Point 92629

2 units • \$782,500/unit • 1,900 sqft • 3,668 sqft lot • \$831.58/sqft •
Built in 1962

Golden Lantern to Selva Road to Colegio.



Adorable Apartment/Duplex Located on one of the most desirable streets in the Lantern District in Dana Point! Two great units (one up, one down), each unit has 2 bedrooms, 1 bath and inside laundry. Approximately 950 square feet per unit. The upstairs unit has huge patio with an ocean view. Downstairs has a large fenced, private backyard. Each unit has it's own one car garage and driveway parking. Perfect location to walk to shops and restaurants, schools, Dana Point Harbor and Beach.

Facts & Features

- Sold On 08/31/2022
- Original List Price of \$1,565,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Forced Air
- \$1,963 (Assessor)
- Laundry: In Kitchen, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile

Exterior

- Lot Features: Back Yard, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,460
- Cable TV: 01957687
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,560
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,300	\$2,300	\$0
2:	1	2	1	1	Unfurnished	\$1,975	\$1,975	\$0

Of Units With:

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

Additional Information

- Standard sale

- LT - Lantern Village area
- Orange County
- Parcel # 68226127

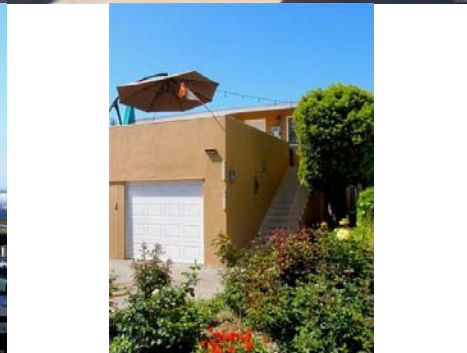
Michael Lembeck

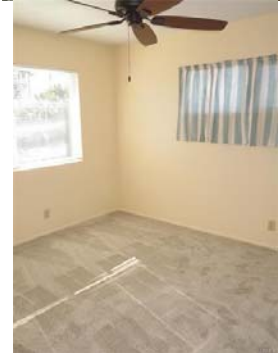
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Duplex

List / Sold:

\$2,399,000/\$2,265,000 ↓

41 days on the market

Listing ID: OC22155495

207 29th St • Newport Beach 92663

2 units • \$1,199,500/unit • 1,792 sqft • 2,375 sqft lot • \$1263.95/sqft • Built in 1977

Balboa Blvd / 29th Street



Recently remodeled Newport Beach Duplex! Use both units as rentals, or live in one and collect income from the other. UPSTAIRS UNIT (Unit #B) - 3 bedroom / 2 bathroom. Fully remodeled. 1,144 sq ft. Vaulted ceilings. Kitchen is open to the living room. Fireplace in the living room. Large deck off of the front of the building with ocean views. Coin-operated leased laundry machines in the hallway. Deck off the master bedroom in the back. 2-car tandem parking in the garage plus one space in the back. DOWNSTAIRS UNIT (Unit #A) - 1 bedroom / 1 bathroom. This unit is in original condition and is not yet updated or remodeled. 648 sq ft. Fireplace in the living room. Large patio in front. Coin-operated leased laundry machines in the garage. 1-car parking in the garage plus 1 space in the back. There is a total of 5 parking spaces (3 garage spaces and 2 spaces in the back). Both of the units have their own coin-operated laundry machines. Unit #A (downstairs 1-bedroom) tenant is currently month-to-month. Unit #B (upstairs 3-bedroom) is vacant and ready for a new owner! This is the perfect opportunity for an investor or an owner-user who wants to enjoy the Newport Beach lifestyle in the perfect location. Distanced well from the street noise of Balboa Blvd and Newport Blvd. Great access to the beach, the bay, and all that Newport has to offer. Just in time for Summer!

Facts & Features

- Sold On 09/01/2022
- Original List Price of \$2,699,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- 0 Total carport spaces
- Heating: Central
- \$0 (Other)
- Laundry: In Garage, Individual Room, Inside, See Remarks
- \$73200 Gross Scheduled Income
- \$73200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry, Living Room, Main Floor Bedroom, Main • Other Interior Features: Ceiling Fan(s)
- Floor Master Bedroom

Exterior

- Lot Features: Level
- Waterfront Features: Beach Access, Ocean Access, Ocean Side of Freeway, Ocean Side Of Highway 1
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- 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
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1:	1	1	1	1	Unfurnished	\$1,900	\$1,900	\$2,500
2:	1	3	2	2	Unfurnished	\$0	\$0	\$4,900

Of Units With:

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

Additional Information

- Standard sale
- N8 - West Newport - Lido area
 - Orange County
 - Parcel # 04707212

Michael Lembeck

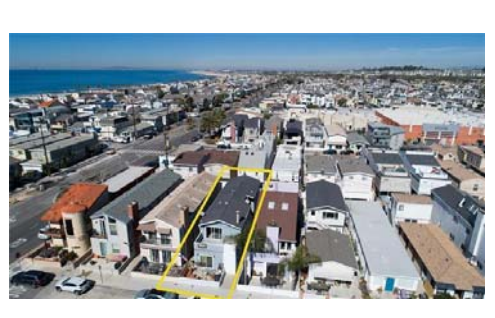
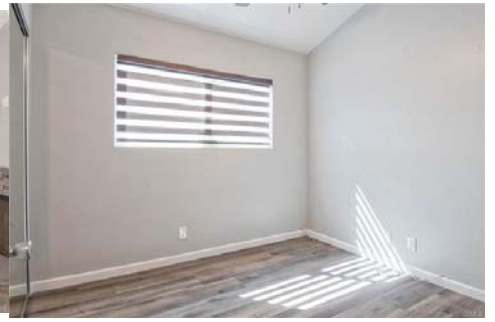
State License #: 01019397
Cell Phone: 714-742-3700

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: OC22155495

Printed: 09/04/2022 4:45:06 AM

Closed •

List / Sold: **\$1,075,000/\$960,000** ↓

1600 E Romneya Dr • Anaheim 92805

70 days on the market

**3 units • \$358,333/unit • 2,400 sqft • 7,405 sqft lot • \$400.00/sqft •
Built in 1959**

Listing ID: PW22084726

91 freeway to State College. Exit to the south and turn right on Romneya to drive by property.



This property is a Tri-Plex with each unit having 2 bedrooms and 1 bath, a kitchen with dining area and a living room. Unit 1 and 3 have been occupied for numerous years and the interior has been cared for by the residents. Unit 2 recently had the kitchen upgraded by the owner. There are multiple properties in this neighbor of this similar type and size.

Facts & Features

- Sold On 09/01/2022
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$748 (Estimated)
- Laundry: Common Area, Dryer Included, Individual Room
- \$36000 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Vinyl

Exterior

- Lot Features: Front Yard, Level with Street, Rectangular Lot, Near Public Transit, Park Nearby, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,791
- Electric: \$1,248.00
- Gas: \$550
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01316702
- Gardener:
- Licenses:
- Insurance: \$1,257
- 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	\$1,000	\$1,000	\$2,100
2:	1	2	1	1	Unfurnished	\$1,000	\$1,000	\$2,100
3:	1	2	1	1	Unfurnished	\$1,000	\$1,000	\$2,100

Of Units With:

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

Additional Information

- Trust sale

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 26717105

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State License #: 01019397
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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income **LISTING ID:** PW22084726

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Closed • **Condominium**

List / Sold:

\$1,200,000/\$1,165,600 ↓

23 days on the market

Listing ID: NP22115676

17210 San Mateo St # 24 • Fountain Valley 92708

**4 units • \$300,000/unit • 3,000 sqft • 1,500 sqft lot • \$388.53/sqft •
Built in 1970**

San Mateo Street



Rare 4 unit (condo fourplex) Investment Opportunity in the city of Fountain Valley. All 4 units (#24: J7,J8,J15,J16) feature 1 bedroom, 1 bath, 750 square feet, living room with sliding doors onto enclosed patio/balcony, kitchen and one designated carport per unit plus extra parking pass. Great location across from Mile Square Park & Golf Course, by shopping center, and 1 mile from the 405 FWY. Community features include onsite laundry, BBQ grills, picnic tables, pool and spa. Rerent rate is \$2150 monthly. Association dues are \$1800 per month and include on site full professional management, rent collection, advertising & leasing of units, landscape, water, trash, gas, and pool & spa maintenance, association insurance. Tenant pays electric. The Adjacent 4 plex: 17210 San Mateo #25 J1,2,9,10 is also for sale. There are 42 condo fourplexes in Park Pacific West, therefore owner owns 1/42% Fee interest in common area.

Facts & Features

- Sold On 08/31/2022
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- \$976 (Estimated)
- Laundry: Common Area
- \$80100 Gross Scheduled Income
- \$42897 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,600
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01030870
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 21600
- 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	\$1,625	\$1,625	\$2,150
2:	1	1	1	0	Unfurnished	\$1,850	\$1,850	\$2,150
3:	1	1	1	0	Unfurnished	\$1,450	\$1,450	\$2,150
4:	1	1	1	0	Unfurnished	\$1,750	\$1,750	\$2,150

Of Units With:

- Separate Electric: 4
- Gas Meters: 0
- Water Meters: 0
- Carpet: 4
- Drapes:
- Patio: 4
- Ranges: 4
- Refrigerator:

- Dishwasher: 4
- Disposal: 4

- Wall AC: 4

Additional Information

- Standard sale

- 16 - Fountain Valley / Northeast HB area
- Orange County
- Parcel # 93029424

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: NP22115676

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Closed • **Quadruplex**

List / Sold:

\$1,795,000/\$1,710,000 ↓

1 days on the market

Listing ID: PW22191287

2748 Santiago Rd • Fullerton 92835

4 units • **\$448,750/unit** • **5,246 sqft** • **8,712 sqft lot** • **\$325.96/sqft** •
Built in 1966

Bastanchury & Brea Blvd



4 Unit Building in wonderful part of north Fullerton. Spacious units total 5,246 square feet, each with a 2 car attached tandem garage, plus additional parking spaces. One 3 Bedroom 2 Bath 2 story with Fireplace and Patio, Two 2 Bedroom 1.5 Bath 2 Story with Patio, and One 2 Bedroom 2 Bath upstairs. Laundry Room with washer and dryer. Lot is 8,712 SF.

Facts & Features

- Sold On 08/31/2022
- Original List Price of \$1,795,000
- 1 Buildings
- Levels: Two
- 11 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$994 (Estimated)
- Laundry: Community, Dryer Included, Individual Room, Washer Included
- \$65390 Gross Scheduled Income
- \$26979 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$38,411
- Electric: \$1,428.00
- Gas: \$1,116
- Furniture Replacement:
- Trash: \$547
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$2,219
- Maintenance: \$5,282
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,370
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,100	\$2,100	\$3,000
2:	1	2	2	2	Unfurnished	\$2,400	\$2,400	\$2,400
3:	1	2	2	2	Unfurnished	\$0	\$0	\$2,400
4:	1	2	2	2	Unfurnished	\$1,800	\$1,800	\$2,400

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
- Rent Controlled
- 83 - Fullerton area
- Orange County
- Parcel # 28404110

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: PW22191287

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Closed •

List / Sold:

\$1,395,000/\$1,350,000 ↓

16 days on the market

Listing ID: OC22165569

181 Greentree Ln • La Habra 90631

**4 units • \$348,750/unit • 4,451 sqft • 8,276 sqft lot • \$303.30/sqft •
Built in 1972**

Turn right onto E Stearns Ave. heading North on Harbor Blvd.



Built in 1972, the subject property consists of one four-unit building totaling 4,451 sq. ft. on an 8,276 sq. ft. lot. This four-unit offering comprises one (three-bedroom/two-bathroom) and three (two-bedroom/one-bathroom) units. The subject property is in the strong rental market of La Habra near the corner of N Harbor Blvd and E La Habra Blvd. The subject property also boasts garage parking, separate utility meters, and newer exterior paint. Tenants of the property can enjoy being centrally located to shopping and restaurants. All tenants are current and rental amounts are actual rents. The expenses for a new buyer are estimated.

Facts & Features

- Sold On 08/30/2022
- Original List Price of \$1,475,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$993 (Estimated)
- Laundry: Inside
- \$78600 Gross Scheduled Income
- \$46268 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,923
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,700
- Cable TV: 02126300
- Gardener:
- Licenses:
- Insurance: \$1,919
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,925	\$1,625	\$2,750
2:	1	2	1	1	Unfurnished	\$1,625	\$1,625	\$2,000
3:	1	2	1	1	Unfurnished	\$1,625	\$1,625	\$2,000
4:	1	2	1	1	Unfurnished	\$1,375	\$1,375	\$2,000

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
- 87 - La Habra area
- Orange County
- Parcel # 30301113

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC22165569

Printed: 09/04/2022 4:45:07 AM

Closed • **Quadruplex**

List / Sold:

\$2,195,000/\$2,050,000 ↓

43 days on the market

Listing ID: OC22069210

215 W Canada • **San Clemente 92672**

4 units • **\$548,750/unit** • **3,848 sqft** • **6,098 sqft lot** • **\$532.74/sqft** •
Built in 1972

W off N El Camino Real



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. Unit B was just updated with new kitchen cabinets, counters, and appliances. Unit A is a furnished rental and was beautifully remodeled in January 2019 including granite counters, updated flooring, cabinetry, and appliances. New windows and slider doors installed approximately one year ago. The exterior was just painted in 2022. The whole building was re-piped in 2018. Four car garage and driveway parking. Community laundry. Plenty of outdoor space with multiple large balconies and a 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 08/29/2022
- Original List Price of \$2,399,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$34 (Estimated)
- Laundry: Community
- Cap Rate: 4.65
- \$136800 Gross Scheduled Income
- \$102600 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$34,200
- Electric: \$360.00
- Gas:
- Furniture Replacement:
- Trash: \$1,140
- Cable TV: 00530584
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management: 3500
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Furnished	\$2,150	\$2,150	\$2,850
2:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$2,850
3:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$2,850
4:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$2,850

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- SC - San Clemente Central area
- Orange County
- Parcel # 69207221

Michael Lembeck

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Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: OC22069210

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Closed • **Apartment**

List / Sold:

\$3,500,000/\$3,200,000 ↓

6 days on the market

Listing ID: OC22141756

402 Corto Lane • **San Clemente 92672**

4 units • **\$875,000/unit** • **4,320 sqft** • **4,485 sqft lot** • **\$740.74/sqft** •
Built in 1964

Head south on S El Camino Real, turn right on W Avenida Palizada, right on Corto Lane



Rare 4-plex opportunity in San Clemente's Short Term Rental Zone is just 400 yards from surfing breaks in San Clemente. This beach-close four-unit apartment building presents an extraordinary investment opportunity. The building consists of two units that are both 2 bedroom, 2 bath; another unit that's 2 bedroom, 1 bath, and the largest being 3 bedroom, 2 bath. Open-concept floorplans display dine-in kitchens, spacious living rooms, fully appointed baths, and a covered carport space for each unit. Unit three is the largest and hosts a dining room and primary suite with a sunny balcony. This is the perfect configuration for an owner's suite inside the 4-plex. The property is located along a cul-de-sac street with direct beach access. Hands down one of the best locations in town to own an income property as you are surrounded by luxury beach property and the building is moments from shops and restaurants on Del Mar, San Clemente's classic pier, parks, and hiking trails. Within a few minutes you can be at the beach, having dinner on the San Clemente Pier, or shopping downtown. Income numbers are run on the actual rent. Pro Forma rent for a 12 month rental would be Gross Income \$142,800 and about a 3.6% cap, projected vacation rental income is approximately \$324,000. Projections for Vacation Rental can be provided separately by a third party.

Facts & Features

- Sold On 09/01/2022
- Original List Price of \$3,500,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 4 Total carport spaces
- \$0 (Assessor)
- Laundry: Community
- Cap Rate: 2.6
- \$98355 Gross Scheduled Income
- \$91518 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Family Room, Kitchen, Master Bathroom, Master Bedroom
- Floor: Carpet, Tile, Wood
- Appliances: Dishwasher, Gas Range, Microwave, Range Hood, Water Line to Refrigerator
- Other Interior Features: Built-in Features, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Back Yard, Landscaped, Level with Street, Walkstreet, Yard
- Security Features: Fire and Smoke Detection System, Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,837
- Electric: \$206.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,092
- Cable TV: 01897784
- Gardener:
- Licenses:
- Insurance: \$3,017
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,522
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,900	\$22,800	\$2,800
2:	1	2	1	0	Unfurnished	\$1,800	\$21,600	\$2,700
3:	1	3	2	0	Unfurnished	\$2,550	\$30,600	\$3,600
4:	1	2	2	0	Unfurnished	\$1,900	\$22,800	\$2,800

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- SC - San Clemente Central area
 - Orange County
 - Parcel # 69201223

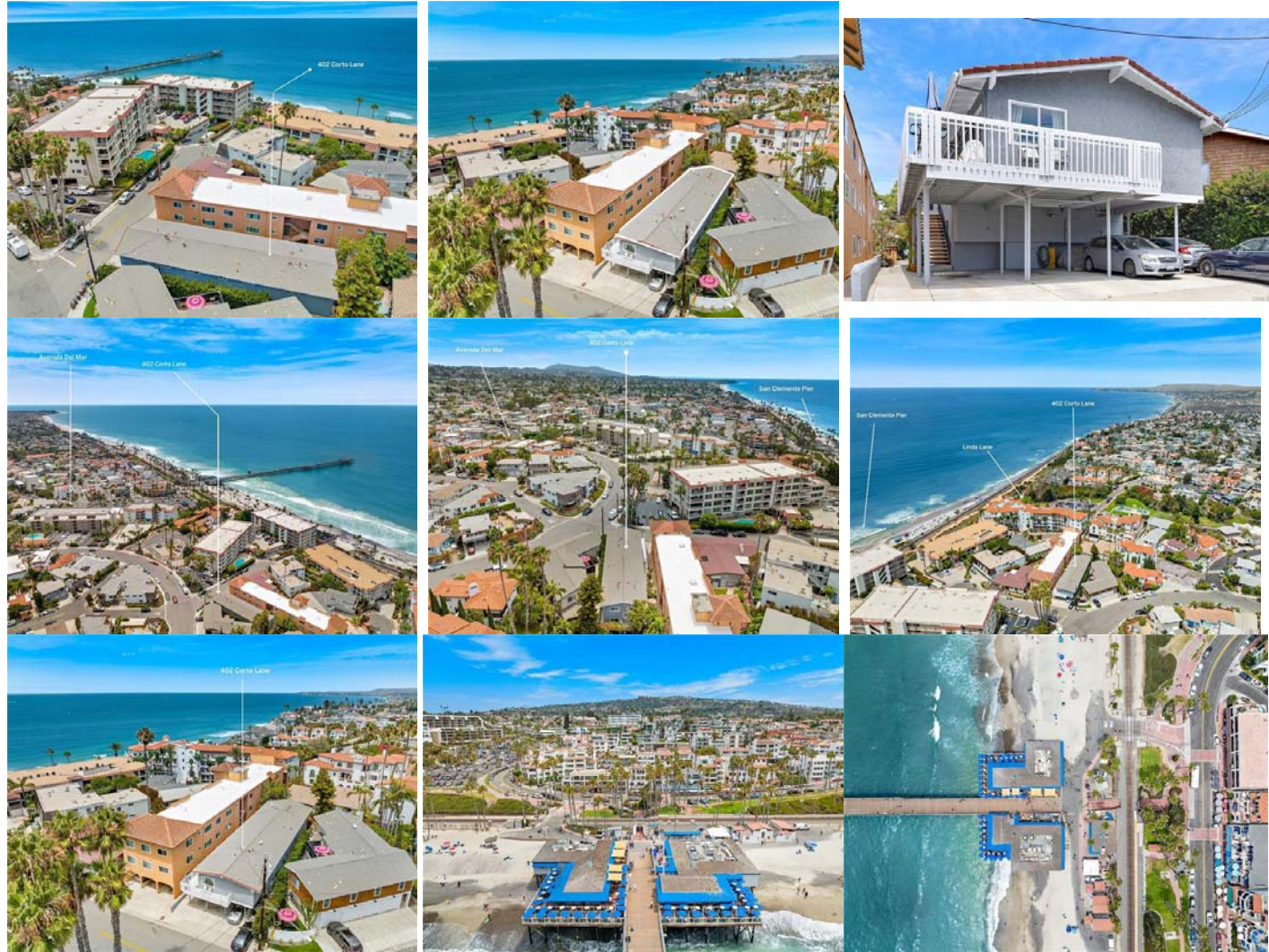
Michael Lembeck

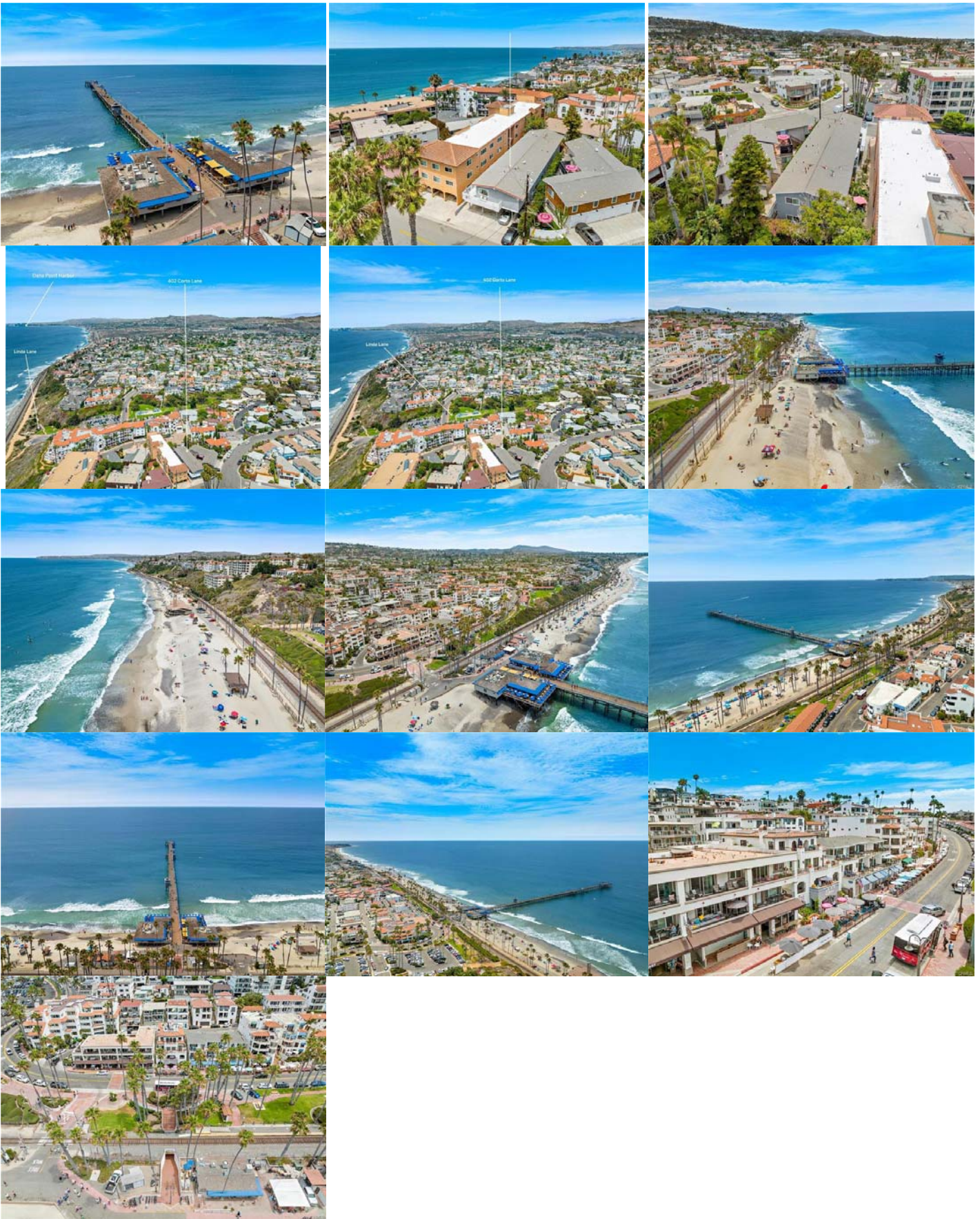
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
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Closed • Apartment

List / Sold:

\$3,400,000/\$3,160,000 ↓

12 days on the market

Listing ID: PW22132904

229 6TH • Seal Beach 90740

5 units • **\$680,000/unit** • **4,938 sqft** • **4,792 sqft lot** • **\$639.94/sqft** •
Built in 1962

PACIFIC COAST HWY TO 5TH AROUND TO 6TH



Great opportunity to own residential income property in the Heart of Old Town Seal Beach. This five unit, two story Mid-Century building is available for purchase for the first time in decades. The building consists of 5 very spacious apartments, (4) units 2 bed/1 bath and (1) 1 bed/1 bath. The building comes with 7 parking spaces and 1 attached garage, as well as a secure common area with coin-op laundry. All units have newer refrigerators and newer individual hot water heaters. 4 units have newer carpet and vinyl flooring, 3 have balconies. The roof was replaced in 2019. Conveniently located in the center of Old Town on a quiet residential street and just a short walk to Main Street where you can enjoy nearby Shops, Fine Restaurants, and Cafes in addition to easy access to the beach and Seal Beach Pier. Minutes from PCH and close to local freeways.

Facts & Features

- Sold On 08/31/2022
- Original List Price of \$3,400,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 6 Total carport spaces
- Heating: Electric
- \$0 (Public Records)
- Laundry: Common Area, Dryer Included, Individual Room, Outside, Washer Included
- \$102528 Gross Scheduled Income
- \$96508 Net Operating Income
- 5 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Walk-In Closet
- Floor: Carpet, Laminate, Tile, Vinyl
- Appliances: Electric Oven, Electric Range, Electric Cooktop, Disposal, Range Hood, Refrigerator, Water Heater
- Other Interior Features: Balcony, Block Walls, Ceiling Fan(s), Open Floorplan, Storage

Exterior

- Lot Features: 2-5 Units/Acre
- Waterfront Features: Beach Access
- Fencing: Block, Redwood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$6,020
- Electric: \$520.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,300
- Cable TV: 01245744
- Gardener:
- Licenses:
- Insurance: \$2,300
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	7	Unfurnished	\$6,794	\$6,794	\$10,800
2:	1	1	1	0	Unfurnished	\$1,750	\$1,750	\$2,400

Of Units With:

- Separate Electric: 5
- Gas Meters: 1
- Water Meters: 1
- Carpet: 5
- Dishwasher:
- Disposal: 5
- Drapes:
- Patio: 3
- Ranges: 5
- Refrigerator: 5
- Wall AC:

Additional Information

- Trust sale
- 1A - Seal Beach area
- Orange County
- Parcel # 19902327

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Re/Max Property Connection

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

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Closed •

List / Sold:

\$5,600,000/\$4,975,000 ↓

7 days on the market

Listing ID: OC22128224

520 E Walnut St • Santa Ana 92701

**16 units • \$350,000/unit • 15,552 sqft • .48 acre(s) lot • \$319.89/sqft •
Built in 1983**

Cross Streets: East Walnut Street & South Hickory Street



520 East Walnut Street is a 16-unit multifamily investment property located in Santa Ana, CA. Built in 1983, 520 East Walnut Street consists exclusively of 16, 2 bed/1.5 bath townhome units. Amenities include controlled access, private patios, a gated subterranean parking garage, and on-site laundry. 520 East Walnut Street has an excellent central Santa Ana location, situated less than 0.50 miles from Downtown Santa Ana and the bustling 4th Street Market. The property is also located less than 1.75 miles from Santa Ana College, which has an annual enrollment of over 27,000 students and employs over 3,500 staff members, placing residents in close proximity to a major employment and housing driver. Furthermore, 520 East Walnut Street is positioned just under 1 mile from Interstate 5, providing residents with easy access to employment hubs throughout Orange and Los Angeles Counties.

Facts & Features

- Sold On 08/30/2022
- Original List Price of \$5,600,000
- 3 Buildings
- Levels: Two
- 0 Total parking spaces
- \$3,896 (Assessor)
- Laundry: Community
- \$326160 Gross Scheduled Income
- \$173659 Net Operating Income
- 16 electric meters available
- 16 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$142,716
- Electric: \$6,034.00
- Gas: \$6,031
- Furniture Replacement:
- Trash: \$6,031
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$6,400
- Maintenance: \$11,200
- Workman's Comp:
- Professional Management: 12655
- Water/Sewer: \$6,031
- Other Expense: \$25,896
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	16	2	2	0	Unfurnished	\$27,180	\$27,180	\$39,920

Of Units With:

- Separate Electric: 16
- Gas Meters: 16
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Orange County
- Parcel # 40408101

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC22128224

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