

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	Spes	Date	DOM/CDOM
1	PW24107394	S	133 14th ST #A	SLB	1A	STD	2	\$74,200		\$1,678,000↓	\$932.22	1800	1964/ASR	2,936/0.0674	N	1		09/04/24	1/1
2	OC24066189	S	105 High DR	LB	NL	STD	2	\$195,000		\$3,250,000↓	\$1,345.76	2415	1976/PUB	4,352/0.0999	N	4		09/03/24	110/110
3	PW24114285	S	2225 S Center ST	SA	699	STD	3	\$68,988	4	\$1,030,000↓	\$365.25	2820	1960/ASR	6,827/0.1567	N	3		09/04/24	55/55

Closed • Duplex

List / Sold:

\$1,695,000/\$1,678,000 ↓

1 days on the market

Listing ID: PW24107394

133 14th St # A • Seal Beach 90740

2 units • \$847,500/unit • 1,800 sqft • 2,936 sqft lot • \$932.22/sqft • Built in 1964

Ocean to 14th



Old Town 2 on 1 within a short walk to the beach, Main Street and the pier. Front house is a 2 story 3 bedroom 1.25 bath with single garage. Windows have been updated, stackable washer and dryer inside, laminate flooring downstairs and carpet up. Kitchen has dishwasher and granite counters. There's a quarter bath downstairs and a 3/4 upstairs. Front upstairs bedroom has a step out balcony. Small front outside area for BBQ or sitting area. The back unit is small but has skylights a separate bedroom and bath along with dishwasher and a washer and dryer utility room in the rear of the unit. Room for 2 cars on a parking pad off the alley in the rear.

Facts & Features

- Sold On 09/04/2024
- Original List Price of \$1,695,000
- 2 Buildings
- Levels: Three Or More
- 3 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$783 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, In Closet, In Kitchen, Individual Room
- \$74200 Gross Scheduled Income
- \$71200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Concrete
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$3,710	\$3,710	\$3,900
2:	1	1	1	0	Unfurnished	\$2,475	\$2,475	\$2,550

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 2

- Carpet:
- Dishwasher: 2
- Disposal: 2

- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 1A - Seal Beach area
- Orange County
- Parcel # 19908134

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

Click arrow to display photos





Closed • Duplex

List / Sold:

\$3,499,000/\$3,250,000 ↓

110 days on the market

Listing ID: OC24066189

105 High Dr • Laguna Beach 92651

2 units • \$1,749,500/unit • 2,415 sqft • 4,352 sqft lot • \$1345.76/sqft •
Built in 1976

Cross Streets: Broadway and Acacia



103-105 High Drive - an incredible investment opportunity! For anyone looking for a co-op or opportunity to own one unit and rent out the other, look no further than 103-105 High Drive! This beautiful duplex is located just walking distance from Main Beach, Heisler Park and so many fabulous restaurants, shops and art galleries! Each unit features 3 bedrooms, 2 full bathrooms, a private balcony and private yard that amplifies an indoor-outdoor coastal experience. You will love the open-concept living space with vaulted ceilings and light that shines through the large windows of the family and dining room of the main floor. The kitchens have been upgraded to compliment the fantastic living spaces. The primary suites are situated on the top floor, while the secondary guest bedrooms are located on the main level. The lower level features an additional bedroom to complete the 6 bedroom duplex. This is such a rare opportunity to own real estate in a world renowned destination that vacationers seek to enjoy!

Facts & Features

- Sold On 09/03/2024
- Original List Price of \$3,499,000
- 1 Buildings
- 8 Total parking spaces
- Cooling: Central Air
- \$0 (Other)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$195000 Gross Scheduled Income
- \$144010 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Other Interior Features: High Ceilings, Living Room Balcony, Open Floorplan

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02047907
- Gardener:
- Licenses:
- Insurance: \$6,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- NL - North Laguna area
- Orange County
- Parcel # 49617311

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4340 Von Karman Ave, #200
Newport Beach, 92660

 Click arrow to display photos







Closed • Triplex

List / Sold:

\$1,085,000/\$1,030,000 ↓

2225 S Center St • Santa Ana 92704

55 days on the market

3 units • \$361,667/unit • 2,820 sqft • 6,827 sqft lot • \$365.25/sqft •
Built in 1960

Listing ID: PW24114285

North of Warner Ave and West of Raitt Street



Pleased to present 2225 South Center Street in Santa Ana, CA. This 3-unit investment property consists of (2) two-bedroom/one-bathroom apartments, and (1) one-bedroom/one-bathroom apartment that has been recently renovated. Located in a residential neighborhood, adjacent to both Adams Park and Adams Elementary School, residents enjoy close proximity to world class shopping and dining options at South Coast Plaza and SOCO & The OC Mix. There is a laundry facility available to the tenants and abundant on-site parking, with (3) garages and an additional (8) open spaces. Each unit has a patio, and individual water heater. Upside potential is immense, by renovating the two-bedroom units and re-renting them at market levels. Additionally, the property offers the possibility of converting the garages to an Accessory Dwelling Unit (ADU). (Buyer to satisfy themselves as to options and feasibility of ADU conversion).

Facts & Features

- Sold On 09/04/2024
- Original List Price of \$1,085,000
- 1 Buildings
- Levels: Two
- 11 Total parking spaces
- \$780 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 4.2
- \$68988 Gross Scheduled Income
- \$45028 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,891
- Electric: \$765.00
- Gas: \$765
- Furniture Replacement:
- Trash: \$765
- Cable TV: 01030990
- Gardener:
- Licenses:
- Insurance: \$1,833
- Maintenance: \$3,346
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$765
- Other Expense: \$250
- Other Expense Description: misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Unfurnished	\$1,810	\$3,620	\$2,350
2:	1	1	1	1	Unfurnished	\$2,054	\$2,054	\$2,095

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Orange County
- Parcel # 40842113

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CUSTOMER FULL: Residential Income LISTING ID: PW24114285

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