

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	OC24069909	S	4981 Pearce DR	HB	17	STD	2	\$58,800	4	\$1,365,000↓	\$483.70	2822	1974/ASR	4,909/0.1127	N	2	09/18/24	141/141
2	SB24130234	S	260 E Walnut WAY	FUL	83	STD,TRUS	2	\$38,664		\$975,000↓	\$441.58	2208	1980/ASR	10,454/0.24	N	4	09/19/24	49/49
3	NP24147289	S	303 43rd ST	NB	N8	STD	2	\$0		\$4,850,000	\$1,151.75	4211	1956/ASR	3,652/0.0838	N	2	09/16/24	0/0
4	PW24154287	S	2209 Ponderosa ST	SA	NTS	STD	2	\$78,000		\$1,180,000	\$516.86	2283	1976/ASR	6,534/0.15	N	3	09/19/24	13/13
5	PW24156536	S	2319 Whitesands DR	HB	15	STD	4	\$135,000		\$2,225,000↓	\$504.54	4410	1977/PUB	8,276/0.19	N	4	09/18/24	32/32
6	OC24127243	S	2709 S Baker ST	SA	699	STD	4	\$67,752		\$1,213,000↓	\$306.08	3963	1961/ASR	6,300/0.1446	N	4	09/19/24	55/55
7	PW24016443	S	2051 N Park LN	ORG	72	STD	4	\$95,280		\$1,600,000↓	\$357.14	4480	1968/ASR	7,405/0.17	N	4	09/19/24	202/202
8	OC24109728	S	20000 Laguna Canyon RD	LB	LC	REO	4	\$0		\$2,750,000↓	\$600.83	4577	2022/BLD	10,890/0.25	N	6	09/20/24	83/588
9	OC24152840	S	705 E Santa Fe AVE	FUL	83	STD	5	\$95,940	3	\$1,525,000↓	\$321.05	4750	1962/ASR	6,970/0.16	N	6	09/18/24	19/19
10	OC24123196	S	224 Avocado ST	CM	699	STD	15	\$407,640		\$6,025,000↓	\$426.85	14115	1976/ASR	29,621/0.68	N	0	09/20/24	27/27
11	24384433	S	560 Hamilton ST	CM	C2	STD	15		5	\$5,625,000↓	\$600.19	9372/A	1964	19,645/0.451		9	09/16/24	146/146

Closed • Duplex

List / Sold:

\$1,388,000/\$1,365,000 ↓

141 days on the market

Listing ID: OC24069909

4981 Pearce Dr • Huntington Beach 92649

2 units • \$694,000/unit • 2,822 sqft • 4,909 sqft lot • \$483.70/sqft • Built in 1974

Corner of Pearce Drive and Bolsa Chica Street. North of Warner Avenue



DON'T MISS OUT!!! This is THE perfect opportunity to start or expand your real estate portfolio with this spacious DUPLEX within a mile and a half from the BEACH! The possibilities are abundant with a bonus parcel situated on a coveted corner lot. Live in one unit and rent out the other as you build wealth. Location, location, location. The Bolsa Chica Wetlands, Huntington Harbour, Meadowlark Golf Course, the Pacific Ocean, places of worship and countless sumptuous eateries and restaurants are literally all within walking distance. Both units are HUGE and feature a private garage with direct access, private patio and balcony a fireplace and vaulted ceilings. In addition to the garage, each unit also boast three uncovered spaces with room for an RV or a boat. Rents are currently at least 25% below market.

Facts & Features

- Sold On 09/18/2024
- Original List Price of \$1,589,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Space Heater
- \$527 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: In Garage
- Cap Rate: 3.83
- \$58800 Gross Scheduled Income
- \$55659 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Carpet, Laminate, Vinyl

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,141
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$810
- Cable TV: 01451217
- Gardener:
- Licenses:
- Insurance: \$1,521
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$810
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,400	\$2,400	\$3,300
2:	1	2	2	1	Unfurnished	\$2,500	\$2,500	\$3,300

Of Units With:

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

- Carpet: 2
- Dishwasher: 2
- Disposal: 2

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 17822214

Michael Lembeck

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Citivest Realty Services, Inc

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4340 Von Karman Ave, #200

Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: OC24069909

Printed: 09/22/2024 7:54:01 AM

Closed • Duplex

List / Sold: **\$995,000/\$975,000** ↓

260 E Walnut Way • Fullerton 92832

49 days on the market

2 units • **\$497,500/unit** • **2,208 sqft** • **10,454 sqft lot** • **\$441.58/sqft** •
Built in 1980

Listing ID: SB24130234

N/E of Orangethorpe and Harbor Blvd



Two-on-a-lot with 2 separate 2 car garages with alley access behind the dwelling units. This duplex sits on a massive 10,454 sqft lot and can be purchased with the mirrored duplex next door at 268 E Walnut Way. Located just blocks from all of the wonderful retail in Downton Fullerton and ~1 Mile from the 91 Freeway, these units are desirable for tenants. The front unit has 2 bedrooms and one bathroom with a total floor space of ~975 sqft. The back unit features 3 large bedrooms and 2 bathrooms with a total floor space of ~1230 sqft. Both units are separately metered for electricity and gas, have their own in unit laundry, and have private yard/patio spaces for tenants to enjoy. The garages are detached, large and have high ceilings for great ADU potential.

Facts & Features

- Sold On 09/19/2024
- Original List Price of \$995,000
- 4 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- \$522 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$38664 Gross Scheduled Income
- \$9641 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,673
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$720
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$3,864
- Maintenance:
- Workman's Comp:
- Professional Management: 1716
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,410	\$2,410	\$2,700
2:	1	3	2	2	Unfurnished	\$600	\$600	\$3,300

Of Units With:

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

- Disposal:

Additional Information

- Standard, Trust sale
- Rent Controlled

- 83 - Fullerton area
- Orange County
- Parcel # 03304414

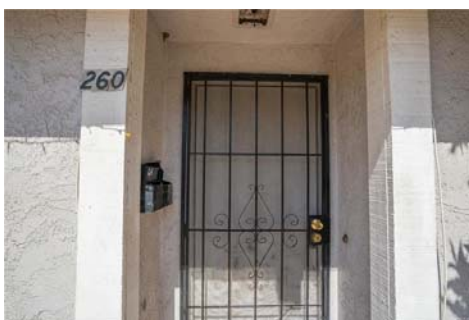
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CUSTOMER FULL: Residential Income LISTING ID: SB24130234

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Closed • Duplex

List / Sold:

\$4,850,000/\$4,850,000

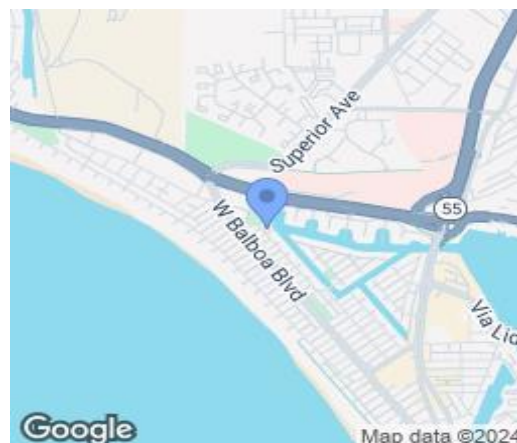
0 days on the market

Listing ID: NP24147289

303 43rd St • Newport Beach 92663

2 units • \$2,425,000/unit • 4,211 sqft • 3,652 sqft lot • \$1151.75/sqft • Built in 1956

River Ave & 43rd, neighbors Park



Welcome to "The Boat House," where coastal serenity meets a life of beachside ease. This charming retreat invites you into a peaceful, open-concept living space designed for relaxation and gathering. You have an upper unit offering 5 bedrooms, 2 bathrooms, and approximately 2,327 sq ft of light-filled living, you'll have plenty of room to enjoy the laid-back coastal lifestyle. The kitchen in this upper unit comes fully equipped with upgraded appliances, and an inviting wet bar offers the ideal space for entertaining. Step outside to find direct access to Channel Park, the beach, and the bay—perfect for boating, paddleboarding, or simply soaking in the sun. The lower unit is comprised of 3 bedrooms and 2 bathrooms. The kitchen includes stainless steel appliances with views of Channel Park and Duffy's cruising the channel waters. The living space opens up to an outdoor courtyard which wraps around allowing for the indoor/open feel. Both units are adorned with boat-like features such as Koa wood paneling, wallpapered halls with navigation marks from around the world boat travels, and of course the iconic sail mast. With parking for up to 4 cars, this home is perfect for hosting friends and family. Nestled in a prime location in Newport Beach, you'll enjoy the convenience of nearby local restaurants, cafes, grocery stores, Lido Village, Cannery Village, and so much more.

Facts & Features

- Sold On 09/16/2024
- Original List Price of \$4,850,000
- 1 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$2,089 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Floor: Tile
- Appliances: Dishwasher, Double Oven, Electric Cooktop, Gas Oven, Refrigerator

Exterior

- Lot Features: Corner Lot, Park Nearby
- Fencing: Good Condition, See Remarks, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Balcony

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- 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	3	2	1	Furnished	\$6,000	\$6,000	\$0
2:	1	5	2	1	Unfurnished	\$14,333	\$14,333	\$0

Of Units With:

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

Additional Information

- Standard sale
- N8 - West Newport - Lido area
 - Orange County
 - Parcel # 42329201

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Closed • Duplex

List / Sold:

\$1,180,000/\$1,180,000

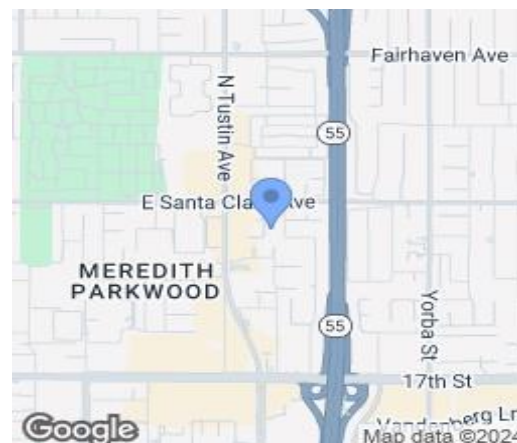
13 days on the market

Listing ID: PW24154287

2209 Ponderosa St • Santa Ana 92705

**2 units • \$590,000/unit • 2,283 sqft • 6,534 sqft lot • \$516.86/sqft •
Built in 1976**

S/Santa Clara and E/Tustin Ave and W/55 Freeway



Exceptional opportunity for a Duplex in a great area of Santa Ana siding North Tustin and it's residential neighborhood. Side by side units make up this fabulous duplex with only one shared wall. Each unit has it's own entrance, garage, backyard and laundry, making them each feel like a true home rather than a condo. 2211 Ponderosa is a two story unit with 3 BEDROOMS and 2 BATHS, a large living room with fireplace, a dedicated 2 car garage with private laundry hookups and a great floorplan. The main level bedroom has it's own bathroom while upstairs the two other bedrooms share the hall bath. 2209 Ponderosa is a 2 BEDROOM 2 BATH (no interior steps) single story unit with a dedicated one car garage with private laundry hookups and two bedrooms each with own bath. Both units have tile and carpet flooring, some newer windows, sliders to their own private backyards, central air conditioning units, and private entrances. This unique neighborhood is in a great location with easy access to restaurants/shops and freeways, and feeds into the Tustin Unified School District: Loma Vista Elementary, Hewes Middle School and Foothill High. These units are easy to maintain and are in nice condition with long term tenants on month to month leases. A great investment or even an opportunity to move in as your primary residence and have your extended family next door. 5 bedrooms and 4 baths total make up this side by side home.

Facts & Features

- Sold On 09/19/2024
- Original List Price of \$1,180,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$525 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- \$78000 Gross Scheduled Income
- \$39587 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Main Floor Bedroom, Main Floor Primary Bedroom
- Appliances: Dishwasher, Electric Range, Disposal, Water Heater
- Floor: Concrete, Tile
- Other Interior Features: Open Floorplan, Pantry

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Level with Street, Lot 6500-9999, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Yard
- Fencing: Block, Wood
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,058
- Insurance: \$1,182
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$0
- Water/Sewer: \$3,600
- Cable TV: 00000001
- Other Expense:
- Gardener:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,450	\$29,400	\$42,000
2:	1	2	2	1	Unfurnished	\$1,800	\$21,600	\$36,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- NTS - North Tustin area
 - Orange County
 - Parcel # 39628143

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CUSTOMER FULL: Residential Income LISTING ID: PW24154287

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Closed • **Quadruplex**

List / Sold:

\$2,290,000/\$2,225,000 ↓

32 days on the market

Listing ID: PW24156536

2319 Whitesands Dr • Huntington Beach 92648

4 units • \$572,500/unit • 4,410 sqft • 8,276 sqft lot • \$504.54/sqft • Built in 1977

Major cross is Beach and Yorktown



Welcome to an exceptional investment opportunity at 2319 Whitesands Drive, located in the highly desirable city of Huntington Beach, CA. This fourplex offers a perfect blend of comfort, convenience, and coastal living; ideal for both seasoned investors and those looking to enter the lucrative Huntington Beach rental market. Nestled at the end of a cul-de-sac, this property offers an attractive mix of 3- and 2-bedroom units. Don't miss out on this rare opportunity to own a fourplex in one of Southern California's most sought-after beach communities. Whether you're looking to expand your real estate portfolio or secure a property with significant rental income potential, 2319 Whitesands Drive is a must-see.

Facts & Features

- Sold On 09/18/2024
- Original List Price of \$2,400,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Forced Air
- \$1,037 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$135000 Gross Scheduled Income
- \$87000 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Other Interior Features: 2 Staircases

Exterior

- Lot Features: 2-5 Units/Acre, Cul-De-Sac
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01218721
- 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	1	Unfurnished	\$3,750	\$3,750	\$4,000
2:	1	2	2	1	Unfurnished	\$2,500	\$2,500	\$3,000
3:	1	2	2	1	Unfurnished	\$2,500	\$2,500	\$3,000
4:	1	2	2	1	Unfurnished	\$0	\$0	\$3,000

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 15 - West Huntington Beach area
- Orange County
- Parcel # 02507139

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4340 Von Karman Ave, #200

Newport Beach, 92660

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3D Virtual Tour

Matterport



3D Virtual Tour

Matterport



3D Virtual Tour

Matterport



3D Virtual Tour

Matterport





CUSTOMER FULL: Residential Income LISTING ID: PW24156536

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Closed • **Quadruplex**

List / Sold:

\$1,525,000/\$1,213,000 ↓

2709 S Baker St • Santa Ana 92707

55 days on the market

4 units • \$381,250/unit • 3,963 sqft • 6,300 sqft lot • \$306.08/sqft • Built in 1961

Listing ID: OC24127243

Bristol Street 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 2709 S Baker in combination with 2701, 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 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 09/19/2024
- Original List Price of \$1,525,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- \$1,035 (Estimated)
- SellerConsiderConcessionYN:
- \$67752 Gross Scheduled Income
- \$34832 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 4 water meters available

Interior

Exterior

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

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	\$1,467	\$1,467	\$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
- 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 # 41041202

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CUSTOMER FULL: Residential Income LISTING ID: OC24127243

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Closed • **Quadruplex**

List / Sold:

\$1,600,000/\$1,600,000 ↓

202 days on the market

Listing ID: PW24016443

2051 N Park Ln • Orange 92865

**4 units • \$400,000/unit • 4,480 sqft • 7,405 sqft lot • \$357.14/sqft •
Built in 1968**

EXIT 55 FRWY AT KATELLA, RIGHT TO MEATS, RIGHT, FIRST RIGHT, PARK LANE



Welcome to 2051 Park Lane, 4 units Covington style design featuring three 2-bedroom 2 2-bath units and one 3-bedroom 2-bath 2-story front house. Each home has balconies or yards. There are 4 garages plus a guest parking space. The primary bedrooms have their own bath. Large living area open to a dining area and kitchen. Sliding glass doors out to the patio/balconies. Separate laundry room for additional income. Walking distance to shopping including Target, Home Depot, and public transportation. Villa Park schools. spacious rooms, alcoves, and open floorplans make these units easy to rent

Facts & Features

- Sold On 09/19/2024
- Original List Price of \$1,795,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 1 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central, Forced Air
- \$1,037 (Estimated)
- SellerConsiderConcessionYN: No
- Laundry: Community, Individual Room
- \$95280 Gross Scheduled Income
- \$61932 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Den, Family Room, Kitchen, Laundry, Living Room, Primary Bathroom, Primary Bedroom, Utility Room
- Floor: Carpet, Laminate, Tile
- Appliances: Disposal, Gas Oven, Gas Cooktop, Gas Water Heater, Range Hood
- Other Interior Features: Balcony, Ceiling Fan(s)

Exterior

- Lot Features: Front Yard, Lot 6500-9999, Rectangular Lot, Level, Near Public Transit, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Brick, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,348
- Electric: \$1,034.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01011606
- Gardener:
- Licenses: 200
- Insurance: \$3,500
- Maintenance: \$6,614
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,860	\$1,860	\$2,400
2:	1	3	2	1	Unfurnished	\$2,250	\$2,250	\$3,000

3:	1	2	2	1	Unfurnished	\$1,860	\$1,860	\$2,400
4:	1	2	2	1	Unfurnished	\$1,860	\$1,860	\$2,400

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
 - Orange County
 - Parcel # 37213207

Michael Lembeck

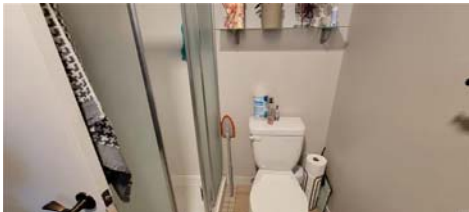
State License #: 01019397
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4340 Von Karman Ave, #200
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CUSTOMER FULL: Residential Income LISTING ID: PW24016443

Printed: 09/22/2024 7:54:02 AM

Closed • **Quadruplex**

List / Sold:

\$2,899,000/\$2,750,000 ↓

83 days on the market

Listing ID: OC24109728

20000 Laguna Canyon Rd • **Laguna Beach 92651**

4 units • **\$724,750/unit** • **4,577 sqft** • **10,890 sqft lot** • **\$600.83/sqft** •
Built in 2022

Laguna Canyon Rd & Castle Rock Rd



Stunning 4-Unit Building with Scenic Views on a Corner Lot Perfect for Professional Artists, Designers, Architects, and Students Discover the ideal blend of modern living and creative workspace in this exceptional 4-unit, 3-story building situated on a picturesque corner lot. With breathtaking views of the surrounding mountains and hills, this property offers an inspiring environment for professionals, artists, and students alike. Perfect opportunity to live in one and rent the others. Each unit features a contemporary open work floor plan, perfect for creative endeavors each with its own separate living space. The large outdoor balconies provide stunning views of the scenic hillside, perfect for relaxation and inspiration. The garage has 1 spot for each unit, 1 guest spot, 1 handicap space, and 2 stalls for motorcycles, providing ample parking. This unique property is tailored for those who appreciate modern design, sustainable living, and the beauty of nature. Don't miss the opportunity to own a space that fosters creativity and innovation.

Facts & Features

- Sold On 09/20/2024
- Original List Price of \$2,999,000
- 1 Buildings
- Levels: Three Or More
- 9 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$3,841 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Dryer Included, Gas & Electric Dryer Hookup, In Kitchen, Stackable, Washer Hookup, Washer Included
- 5 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Primary Bathroom, Primary Bedroom, Office
- Floor: Tile, Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Tankless Water Heater
- Other Interior Features: Ceiling Fan(s), Elevator, Open Floorplan, Quartz Counters

Exterior

- Lot Features: Corner Lot, Landscaped, Sprinkler System, Sprinklers Drip System, Up Slope from Street
- Security Features: Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s), Wired for Alarm System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01984107
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$0	\$0	\$4,500
2:	1	2	2	1	Unfurnished	\$0	\$0	\$4,500
3:	1	1	1	1	Unfurnished	\$0	\$0	\$3,200
4:	1	1	1	1	Unfurnished	\$0	\$0	\$3,000

Of Units With:

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

Additional Information

- Real Estate Owned sale
- LC - Laguna Canyon area
- Orange County
- Parcel # 63207102

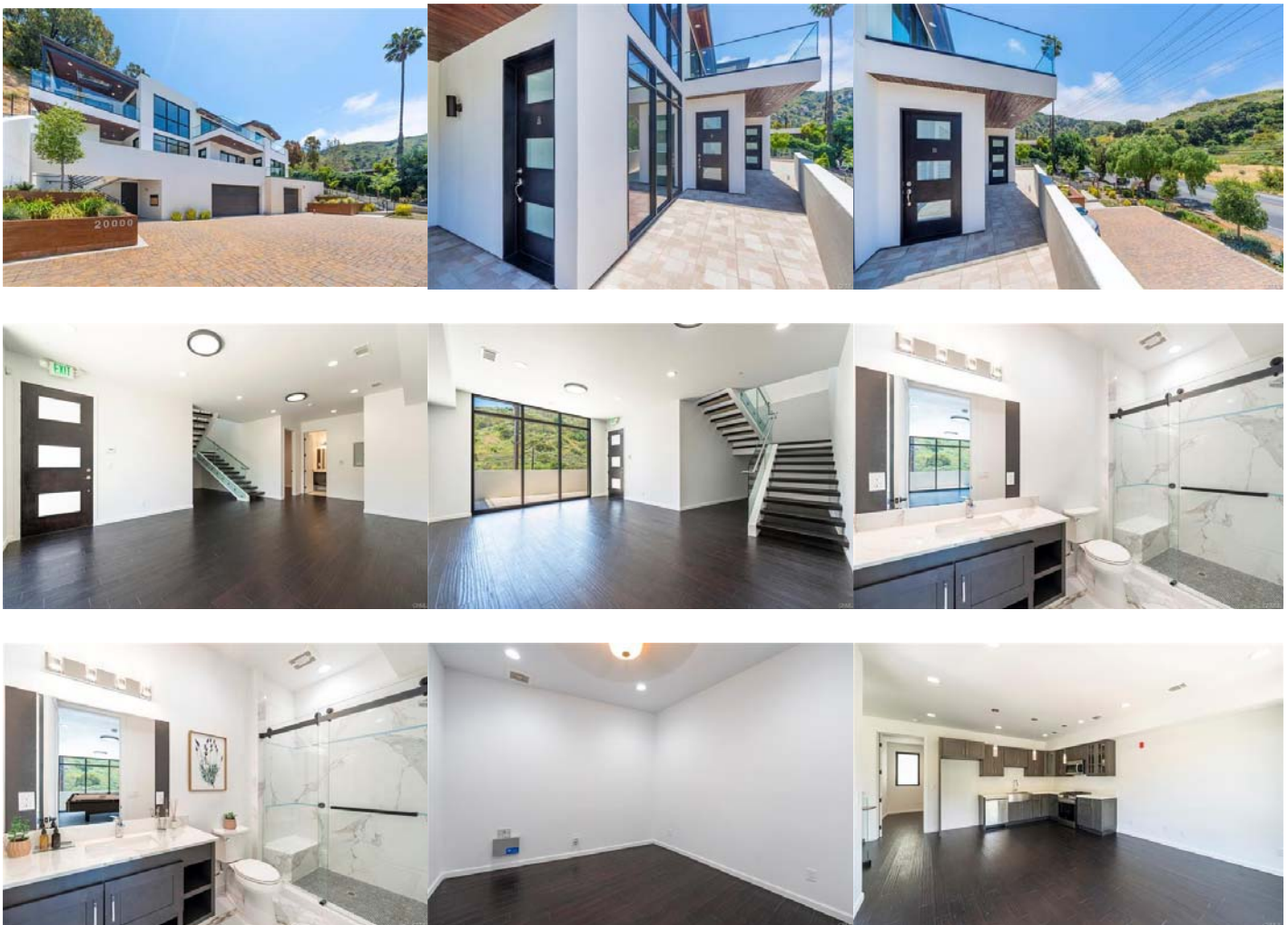
Michael Lembeck

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

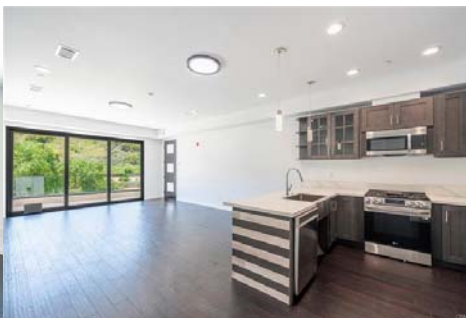
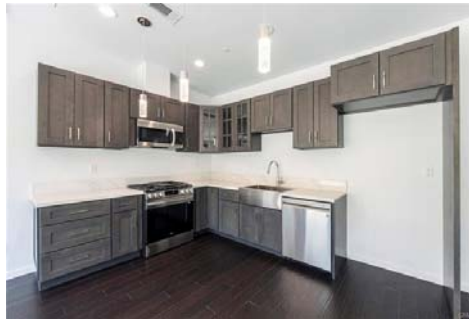
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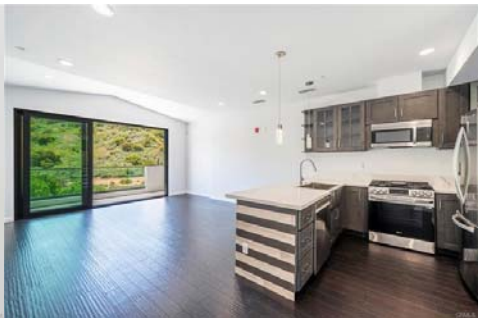
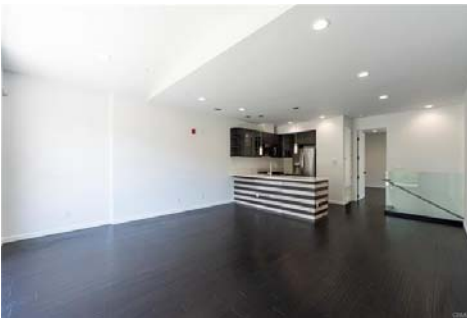
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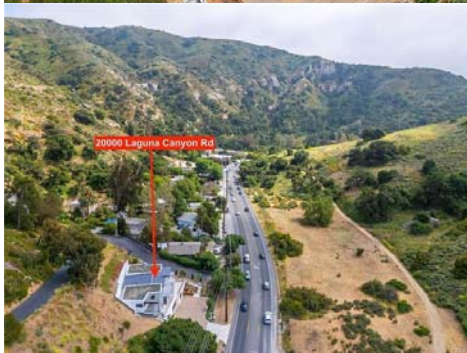
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Closed • **Apartment**

List / Sold:

\$1,710,000/\$1,525,000 ↓

19 days on the market

Listing ID: OC24152840

705 E Santa Fe Ave • Fullerton 92831

5 units • **\$342,000/unit** • **4,750 sqft** • **.16 acre(s) lot** • **\$321.05/sqft** •
Built in 1962

Cross Streets of East Santa Fe Avenue & South Yale Avenue



705 East Santa Fe Avenue is a 5-unit multifamily investment property located in Fullerton, California. Built in 1962, 705 East Santa Fe Avenue offers five, spacious two-bedroom floor plans measuring approximately 950 square feet. Additionally, the property features ample garage parking with a total of six spaces. Current ownership has completed capital improvements including repiping all units with copper plumbing in 2019, replacing the central metal staircase, and partially upgrading multiple units. 705 East Santa Fe Avenue has an attractive Fullerton location, within walking distance of Downtown Fullerton, providing residents with convenient access to a plethora of shopping, dining, and entertainment options. The property benefits from its close proximity, just 0.40 miles, to Fullerton College, a major economic and housing driver for the area. Additionally, residents enjoy easy access to an abundance of everyday needs at Fullerton Town Center, Orangefair Marketplace, and Fullerton Metrocenter, conveniently located within a 1-mile radius of 705 East Santa Fe Avenue. Furthermore, the property is just over 1.50 miles from both California State University, Fullerton (CSUF), and Providence, St. Jude Medical Center, two of the city's premier employers with 3,000 and 1,000 employees respectively, per the city's 2023 Annual Comprehensive Financial Report. Given the strength of the overall apartment market within the city of Fullerton, the property offers an investor the ability to capture quality tenants seeking an optimal location with access to a wide variety of activities, retail amenities, employment opportunities, and transportation. This overall demand for well-located apartments will be a key driver in the continued growth at 705 East Santa Fe Avenue.

Facts & Features

- Sold On 09/18/2024
- Original List Price of \$1,710,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- \$1,293 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 3.09
- \$95940 Gross Scheduled Income
- \$52906 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$40,156
- Electric: \$2,436.00
- Gas: \$2,433
- Furniture Replacement:
- Trash: \$2,433
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$4,461
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,433
- Other Expense: \$4,793
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	2	1	6	Unfurnished	\$7,995	\$7,995	\$12,250

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
- 83 - Fullerton area
- Orange County
- Parcel # 03315408

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Newport Beach, 92660

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Closed • **Commercial/Residential**

List / Sold:

\$6,600,000/\$6,025,000 ↓

224 Avocado St • Costa Mesa 92627

27 days on the market

15 units • **\$440,000/unit** • **14,115 sqft** • **29,621 sqft lot** • **\$426.85/sqft** •
Built in 1976

Listing ID: OC24123196

The main streets are Fairview @ Victoria, directly off Fairview going South just before Victoria.



We are proud to present this well maintained 15 unit building of 2-bedroom units. First time on the market in 48 years. This 15-unit building (14- 2 bedroom 1 bathroom and 1 2- bedroom 1.5 bathroom) property has been well cared for and is immaculate. Parking on this property is superb with each unit having 2 reserved parking spaces to come home to at night, making parking easy and stress free. Private patios are found with each unit too, along with storage closets for 14 of the 15 units. The grounds are clean and inviting making for a relaxing environment. Freeway accessibility to the 405, 55, and 73 freeway makes the commuters travels easy. Shopping to many known locations such as South Coast Plaza, The CAMP, The Lab, 17th Street and Harbor Blvd are minutes away.

Facts & Features

- Sold On 09/20/2024
- Original List Price of \$7,950,000
- 3 Buildings
- Levels: Two
- 30 Total parking spaces
- 15 Total carport spaces
- Heating: Central
- \$6,246 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$407640 Gross Scheduled Income
- \$999999 Net Operating Income
- 16 electric meters available
- 16 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Garden
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$999,999
- Electric: \$99,999.00
- Gas: \$99,999
- Furniture Replacement: \$0
- Trash: \$999,999
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: \$99,999
- Maintenance:
- Workman's Comp:
- Professional Management: 19400
- Water/Sewer: \$999,999
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,170	\$2,170	\$2,395
2:	1	2	1	0	Unfurnished	\$2,175	\$2,175	\$2,395
3:	1	2	1	0	Unfurnished	\$2,195	\$2,195	\$2,395
4:	1	2	1	0	Unfurnished	\$2,195	\$2,195	\$2,395
5:	1	2	1	0	Unfurnished	\$2,200	\$2,200	\$2,395
6:	1	2	1	0	Unfurnished	\$2,220	\$2,220	\$2,395
7:	1	2	1	0	Unfurnished	\$2,250	\$2,250	\$2,395
8:	1	2	1	0	Unfurnished	\$2,250	\$2,250	\$2,395

9:	4	2	1	0	Unfurnished	\$2,300	\$9,200	\$9,580
10:	1	2	1	0	Unfurnished	\$2,345	\$2,345	\$2,395
11:	1	2	1	0	Unfurnished	\$2,375	\$2,375	\$2,395
12:	1	2	2	0	Unfurnished	\$2,395	\$2,395	\$2,475

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 # 41901218

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
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Closed •

List / Sold:

\$6,195,000/\$5,625,000 ↓

560 Hamilton St • Costa Mesa 92627

146 days on the market

**15 units • \$413,000/unit • 9,372 sqft • 19,645 sqft lot • \$600.19/sqft •
Built in 1964**

Listing ID: 24384433

From CA-55 S, Use the right lane to take exit 3 toward 22nd St/Victoria St, Use the right lane to merge onto Newport Blvd, Turn right onto Victoria St, Continue straight to stay on Victoria St, Use the 2nd from the left lane to turn left onto Harbor Blvd, Turn right onto Hamilton St, Property will be on the right



Hamilton Cove is located in an opportunity zone. The property has undergone over \$1,450,000 in recent renovations, including a full rehab on all 15 units. The unit mix includes one- & two-bedroom floor plans with desirable unit amenities such as walk-in closets and in-unit washer/dryer.

Facts & Features

- Sold On 09/16/2024
- Original List Price of \$6,495,000
- 1 Buildings
- Levels: Two
- 22 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 4.95
- \$306457 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$121,446
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	14	1	1		Unfurnished	\$2,479	\$33,380	\$34,700
2:	1	2	1		Unfurnished	\$2,750	\$2,750	\$2,750

Of Units With:

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

Additional Information

- Standard sale
- C2 - Southwest Costa Mesa area
- Orange County

• Parcel # 42202126

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: 24384433

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