

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	LG23113104	S	619	Orchid AVE	CDM	CS	STD	2	\$93,156		\$3,500,000	\$1,195.36	2928	1989/PUB	3,624/0.0832	N		2	09/21/23	42/42
2	OC23144891	S	2518	Delaware ST	HB	15	STD	3	\$17,760		\$1,775,000	\$464.90	3818	1963/PUB	7,327/0.1682	N		5	09/21/23	24/24
3	AR23108297	S	201	S Ridgeway ST	ANA	79	STD	4	\$110,340	4	\$1,625,000	\$363.70	4468	1964/ASR	8,874/0.2037	N		5	09/19/23	57/57
4	NP23142951	S	920 926	S Roberts	ANA	79	TRUS	16	\$190,380		\$3,742,000	\$373.45	10020	1960/ASR	19,687/0.452	N		16	09/21/23	29/29

Closed • Duplex

List / Sold: **\$3,500,000/\$3,500,000**

619 Orchid Ave • Corona del Mar 92625

42 days on the market

2 units • **\$1,750,000/unit** • **2,928 sqft** • **3,624 sqft lot** • **\$1195.36/sqft** •
Built in 1989

Listing ID: LG23113104

From PCH head North on Orchid Avenue, Property on left (second from last on block)



Welcome to 619 Orchid Avenue in the heart of the Corona Del Mar – one of the world's most beautiful neighborhoods that can only be found in coastal Orange County. Just a short drive away from Newport Center, Fashion Island, coastal resorts, UC Irvine, leading health systems, Newport Harbor, CDM State Beach, and vibrant cultural and performing arts centers - this location epitomizes the Southern California lifestyle. Built in 1989 on one of CDM's prettiest Flower streets, this duplex offers maximum potential to its owner as a pure investment; live in one unit and rent the other; or as an ideal set-up for multi-generational housing. The front unit spans 1,593 square feet with a recently remodeled kitchen and bathrooms, luxury vinyl flooring, vaulted and coffered ceilings, charming brick fireplace, laundry room, three bedrooms upstairs, and generous patio areas with views of the neighborhood. The rear unit offers 1,335 square feet of thoughtfully designed living space. One private bedroom is on the ground level with two bedrooms and primary living space on the second level, featuring vaulted ceilings, a private balcony off the primary suite, excellent "great room" flow, and so much more. Off-street parking is covered as each unit has two dedicated parking spaces – one private garage and one covered carport (4 parking spaces total). CDM's charming tree-lined streets and enchanting cottages mixed with modern, designer homes set the stage for a captivating lifestyle, a walkable neighborhood with high-end shops, exquisite restaurants, lively entertainment venues, and beautiful cultural attractions. The scarcity of supply in this coveted area, coupled with the irresistible lifestyle, suggests exceptional long-term value and appreciation. Close enough to walk, bike, or skateboard to everything Corona Del Mar offers. Embrace the magic of this thriving beach town and unlock the potential of 619 Orchid Avenue, where timeless beauty meets sound investment. See floor plans in photos.

Facts & Features

- Sold On 09/21/2023
- Original List Price of \$3,500,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 2 Total carport spaces
- Heating: Forced Air
- \$2,343 (Assessor)
- Laundry: Inside
- \$93156 Gross Scheduled Income
- \$48173 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: Vinyl
- Appliances: Gas Range, Gas Water Heater, Microwave
- Other Interior Features: Balcony

Exterior

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

Annual Expenses

- Total Operating Expense: \$44,983
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$240
- Cable TV: 00000001
- Gardener:
- Insurance: \$5,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	1	Unfurnished	\$4,115		\$7,800
2:	1	3	3	1	Unfurnished	\$3,638		\$6,200

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: 2.25%
- CS - Corona Del Mar - Spyglass area
- Orange County
- Parcel # 45907522

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:

\$1,700,000/\$1,775,000

24 days on the market

Listing ID: OC23144891

2518 Delaware St • Huntington Beach 92648

**3 units • \$566,667/unit • 3,818 sqft • 7,327 sqft lot • \$464.90/sqft •
Built in 1963**

From Yorktown, turn onto Delaware



LIVE IN ONE, RENT THE OTHERS FOR RENTAL INCOME! Welcome home to 2518 Delaware Street in Surf City! Turn back to mid century living in the front home on Delaware Street with 3 Bedrooms/2.25 Bathrooms, interior laundry and a second floor loft that can be used as another bedroom/office/playroom---you name it! (Possibility to also convert this upstairs into another primary suite!) A large enclosed yard with a sizable covered patio is perfect for entertaining or dining al fresco. A driveway off of Yorktown takes you to a duplex off of the back side with a 4 car garage. The upstairs unit features vaulted ceilings, windows all around and has 2 Bedrooms and 2 Bathrooms with plenty of additional storage, and the downstairs unit is a 2 Bedroom and 1 Bath. Lovingly maintained in the same family for the past 37 years, this income producing property is ready for its new owners!

Facts & Features

- Sold On 09/21/2023
- Original List Price of \$1,700,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$506 (Estimated)
- Laundry: Inside
- \$17760 Gross Scheduled Income
- \$15600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Great Room
- Floor: Carpet, Vinyl
- Appliances: Dishwasher, Electric Cooktop, Refrigerator

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$180
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$90
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: \$20,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$90
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$0	\$0	\$5,000
2:	1	2	2	2	Unfurnished	\$0	\$0	\$3,000
3:	1	2	1	1	Unfurnished	\$1,480	\$1,480	\$2,500

Of Units With:

- Separate Electric: 3
- Drapes:

- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

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

- 15 - West Huntington Beach area
- Orange County
- Parcel # 02511143

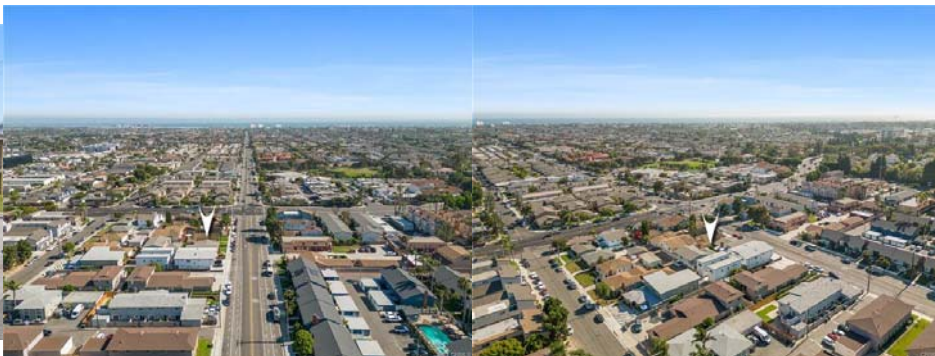
Michael Lembeck

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: OC23144891

Printed: 09/24/2023 7:11:30 AM

Closed • **Quadruplex**

List / Sold:

\$1,690,000/\$1,625,000

57 days on the market

Listing ID: AR23108297

201 S Ridgeway St • Anaheim 92804

**4 units • \$422,500/unit • 4,468 sqft • 8,874 sqft lot • \$363.70/sqft •
Built in 1964**

E/ Beach Blvd., S/ Lincoln Ave.



This Absolutely Stunning Covington 4Plex Is One Of The Largest 4Plex In Square Footage, It Is A Well Maintained Property In The City Of Anaheim. Two 3 Bedrooms/ 2 Baths Units And Two 2 Bedrooms/ 2 Baths Units. Always Fully Rented. Great Income. Onsite Laundry Facilities, 5 Garages, And A Parking Space. A Total Of 3 Private Yards And Large Patios. Perfect For Owner Occupant Or Ideal For Investors. Very Convenient Location Close To I-5, Fwy 91, Knotts Berry Farm, Shopping Centers, Bus Stops, Eateries, Parks, and Schools.

Facts & Features

- Sold On 09/19/2023
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Community, Individual Room
- Cap Rate: 4.28
- \$110340 Gross Scheduled Income
- \$72294 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lot 6500-9999
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$38,046
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02021351
- Gardener:
- Licenses:
- Insurance: \$1,363
- Maintenance: \$7,948
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$4,835
- Other Expense Description: utilitie

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,625	\$2,625	\$2,625
2:	1	2	2	1	Unfurnished	\$1,965	\$1,965	\$1,965
3:	1	2	2	1	Unfurnished	\$2,075	\$2,075	\$2,075
4:	1	3	2	1	Unfurnished	\$2,350	\$2,350	\$2,468

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
- Buyer Agency Compensation: 2%

- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 12661205

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

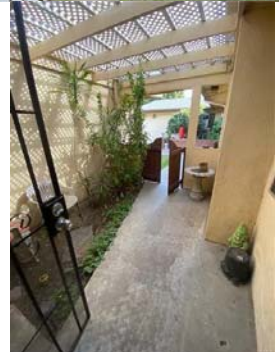
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos



Closed • [Apartment](#)

List / Sold:

\$3,749,000/\$3,742,000

29 days on the market

Listing ID: NP23142951

920 926 S Roberts • **Anaheim 92802**

16 units • **\$234,313/unit** • **10,020 sqft** • **19,687 sqft lot** • **\$373.45/sqft** •
Built in 1960

W. Ball Road to S. Roberts at the end of cul de sac



We are pleased to present the sale of 920 & 926 S. Roberts Street, side by side 8 unit apartment buildings located in the City of Anaheim. Each unit features 1 bedroom, 1 bathroom, and approximately 626 square feet of living space. There are (2) community laundry rooms and each unit is separately metered for gas and electricity. These assets are available for the first time in decades are to be sold together. The subject property offers significant rental upside and the opportunity to dramatically increase cash flow. Tenants enjoy close proximity to Disneyland, major freeways Anaheim Market Place, and all the amenities Harbor Blvd has to offer!

Facts & Features

- Sold On 09/21/2023
- Original List Price of \$3,749,000
- 2 Buildings
- Levels: Two
- 16 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Community
- \$190380 Gross Scheduled Income
- \$115804 Net Operating Income
- 18 electric meters available
- 18 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Tile, Vinyl
- Appliances: Gas Cooktop

Exterior

- Lot Features: Lawn, Lot 10000-19999 Sqft, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$72,865
- Electric: \$1,500.00
- Gas: \$3,000
- Furniture Replacement:
- Trash: \$7,000
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance: \$8,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	16	1	1	1	Unfurnished	\$15,865	\$15,865	\$23,920

Of Units With:

- Separate Electric: 18
- Gas Meters: 18
- Water Meters: 2
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%

- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 25015114

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



