

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	OC22172082	S	1965 Tustin AVE	CM	C5	STD	2	\$92,400		\$1,833,000 	\$1,102.22	1663	1955/ASR	6,100/0.14	N	0	09/23/22	11/11
2	OC22139009	S	322 10th ST #101	HB	15	STD,TRUS	4	\$104,220		\$2,150,000 	\$774.22	2777	1975/ASR	3,049/0.07	N	2	09/23/22	42/42
3	PW22174237	S	628 S Fashion Park ST	ORG	72	STD	4	\$0		\$1,625,000 	\$315.96	5143	1966/EST	8,516/0.1955	N	4	09/19/22	0/0
4	OC22103008	S	1006 W Bishop ST	SA	69	STD	7	\$175,200	5	\$2,700,000 	\$430.07	6278	1979/ASR	10,963/0.2517	N	11	09/19/22	69/69

Closed •

List / Sold:

\$1,798,000/\$1,833,000 ↑

11 days on the market

Listing ID: OC22172082

1965 Tustin Ave • Costa Mesa 92627

**2 units • \$899,000/unit • 1,663 sqft • 6,100 sqft lot • \$1102.22/sqft •
Built in 1955**

Irvine Ave to 20th, left on Tustin property on the right hand side before reaching Costa Mesa St



Rare two units on a 6k lot in this extremely desirable location in the heart of Eastside Costa Mesa. Looking for THE perfect 1031 exchange? Or live in the front unit and build some passive income with back unit? Lots of possibilities, especially in such a prime location! Front home is a remodeled 3 beds/ 2baths home, solid wood floors, updated kitchen with new stainless steel appliances, new heating and air conditioning, newer windows, solar panels fully paid off, wood burning fire place, new paint, new doors and so much more... Back house is a brand new ADU fully permitted 1 bedroom / 1 bath with brand new engineered hardwood floors, kitchen, appliances. Walk to park, elementary and middle schools, 17th street shopping and restaurants. Minutes from Newport Beach, Newport Harbor High school, only 3 miles from some of the best beaches in California.

Facts & Features

- Sold On 09/23/2022
- Original List Price of \$1,798,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air, Electric
- Heating: Central, Electric
- \$714 (Estimated)
- Laundry: Electric Dryer Hookup, Washer Hookup
- \$92400 Gross Scheduled Income
- \$69600 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Wood
- Appliances: Dishwasher, Electric Oven, Electric Range, Refrigerator

Exterior

- Lot Features: Back Yard, Rectangular Lot, Sprinkler System
- Fencing: Excellent Condition
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished			\$4,900
2:	1	1	1		Unfurnished			\$2,800

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale

- C5 - East Costa Mesa area
- Orange County
- Parcel # 42630312

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 • **Quadruplex**

List / Sold:

\$2,400,000/\$2,150,000 ↓

42 days on the market

Listing ID: OC22139009

322 10th St # 101 • Huntington Beach 92648

4 units • \$600,000/unit • 2,777 sqft • 3,049 sqft lot • \$774.22/sqft • Built in 1975

Take PCH to 10th St. Go 3 blocks on 10th



Location, location, location. Terrific location for income units. Three short blocks to our finest beach or easy walking distance. 6 short blocks to Main Street with it's fabulous restaurants and shops. A short stroll to Farquar and Lake Parks. Smith, Dwyer and HBHS are just up the street. You can also take a short stroll to Pacific City, our famous HB Pier and Dog Beach. The library and city hall are also nearby. Premium downtown income property doesn't come on the market often, so be sure to check out this building for your latest investment. New roof installed in 2020. New windows installed in 2008. Three of four apartments are upgraded and modern with newer wood floors and vinyl windows. The 4th apartment needs a face lift but has long term good tenants. One apartment has a large second story balcony with peek ocean views.

Facts & Features

- Sold On 09/23/2022
- Original List Price of \$2,400,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$993 (Estimated)
- Laundry: Common Area
- \$104220 Gross Scheduled Income
- \$68226 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Kitchen
- Appliances: Disposal, Gas & Electric Range, Water Heater
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Rectangular Lot, Level, Near Public Transit, Park Nearby, Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,914
- Electric: \$1,017.00
- Gas: \$630
- Furniture Replacement:
- Trash: \$1,071
- Cable TV: 01932401
- Gardener:
- Licenses: 91
- Insurance: \$1,006
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,018
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,595	\$2,595	\$2,900
2:	1	0	1	0	Unfurnished	\$1,650	\$1,650	\$1,700
3:	1	2	1	1	Unfurnished	\$2,695	\$2,695	\$2,900
4:	1	2	1	0	Unfurnished	\$1,900	\$1,900	\$2,900

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale

- 15 - West Huntington Beach area
- Orange County
- Parcel # 02411217

Michael Lembeck

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Re/Max Property Connection

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Mission Viejo, 92691

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Closed • **Quadruplex**

List / Sold:

\$1,695,000/\$1,625,000 ↓

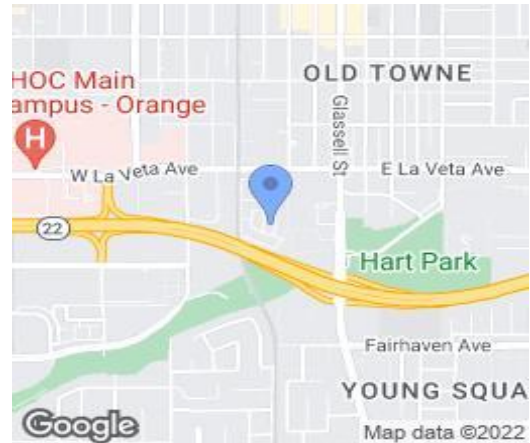
0 days on the market

Listing ID: PW22174237

628 S Fashion Park St • Orange 92866

4 units • \$423,750/unit • 5,143 sqft • 8,516 sqft lot • \$315.96/sqft • Built in 1966

Cross Streets: Laveta and Batavia



INCOME OPPORTUNITY * FOURPLEX * SINGLE LEVEL 3BD (1) / TWO LEVEL 2BD (2) / UPPER LEVEL 2BD (1) * NEWER ROOF * ALL UNITS ARE VACANT... This income property near Old Town Orange, CHOC Hospital, and 22 Freeway provides an investor with the rare opportunity to acquire a fully vacant fourplex with the ease to be able to renovate and add substantial value and quality upon purchase. The front unit is a single level 3 bedroom / 2 bath with brick fireplace in living room and spacious dining space near kitchen. The middle units are 2 bedroom / 1.5 bath two level units. The back unit is an single level upper floor 2 bedroom/ 2 bath. All units have a deep 1 car garage with upper storage. Downstairs laundry room available for all units. Flooring, drywall, and plumbing repairs in addition to other repairs needed to property. Cash purchasers only at this time. Opportunity and possibilities for improvement to this Orange fourplex.

Facts & Features

- Sold On 09/19/2022
- Original List Price of \$1,695,000
- 1 Buildings
- Levels: One, Two
- 4 Total parking spaces
- \$993 (Estimated)
- Laundry: Individual Room
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00745605
- 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	\$0	\$0	\$2,900
2:	1	2	2	1	Unfurnished	\$0	\$0	\$2,600
3:	1	2	2	1	Unfurnished	\$0	\$0	\$2,300
4:	1	2	2	1	Unfurnished	\$0	\$0	\$2,300

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

- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 39063203

Michael Lembeck

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Re/Max Property Connection

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Mission Viejo, 92691

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Closed •



Unit Details

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01017020

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