

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	PW24083172	S	725 S DickeI ST S	ANA	78	STD	2	\$64,800		\$855,000↓	\$672.17	1272	1923/ASR	5,402/0.124	N	2	09/26/24	115/115
2	SB24130241	S	268 E Walnut WAY	FUL	83	STD,TRUS	2	\$59,700		\$975,000↓	\$441.58	2208	1980/ASR	12,532/0.2877	N	4	09/25/24	49/49
3	QC24125730	S	618 Heliotrope	CDM	CS	TRUS	2	\$57,000		\$2,800,000	\$1,586.40	1765	1947/ASR	3,543/0.0813	N	2	09/25/24	39/39
4	QC24125732	S	620 Heliotrope	CDM	CS	STD	2	\$21,600		\$2,900,000↑	\$2,078.85	1395	1946/ASR	3,540/0.0813	N	2	09/25/24	39/39
5	NP24069118	S	201 19th ST	HB	15	TRUS	3	\$96,135		\$2,237,500↓	\$511.66	4373	1980/ASR	5,754/0.1321	N	3	09/23/24	77/77
6	NP24068664	S	205 19th ST	HB	15	TRUS	3	\$90,880		\$2,237,500↓	\$506.68	4416	1980/ASR	5,602/0.1286	N	3	09/23/24	77/77
7	PW24181903	S	8090 Whitaker ST	BP	82	TRUS	3	\$0		\$827,000↓	\$506.12	1634	1962/ASR	6,534/0.15	N	3	09/25/24	13/13
8	QC24175909	S	156 W Mariposa	SC	SC	STD	3	\$79,080		\$1,895,000	\$586.87	3229	1972/EST	3,920/0.09	N	3	09/26/24	14/14
9	TR24167085	S	17130 San Mateo ST #37	FV	16	STD	4	\$97,548		\$1,135,000↓	\$376.83	3012	1970/ASR	3,012/0.0691	N	0	09/25/24	6/89
10	QC24152612	S	7641 Fillmore DR	BP	82	TRUS	4	\$75,600		\$1,330,000↑	\$369.44	3600	1962/PUB	9,583/0.22	N	6	09/26/24	21/21
11	QC24096565	S	111 S Flower AVE	BREA	86	STD	18	\$486,876	5	\$6,675,000↓	\$545.08	12246	1980/ASR	21,344/0.49	N	16	09/24/24	10/10

Closed • **Duplex**

List / Sold: **\$900,000/\$855,000** ↓

725 S Dickel St S • Anaheim 92805

115 days on the market

2 units • \$450,000/unit • 1,272 sqft • 5,402 sqft lot • \$672.17/sqft •

Listing ID: PW24083172

Built in 1923

East/Harbor Bl North/South St



This Duplex has a 1 Bedroom 1 Bath unit and a 2 Bedroom 1 Bath unit. Both have separate laundry rooms inside. There is a divided 2 car garage in the back. 1 Garage for each unit. This Duplex has a brand new roof in April 2024. This is located in a great area of Anaheim Historic District Colony. The 1 bedroom unit has been remodeled with custom Kitchen Cabinets and Granite counter top. The 2 Bedroom unit has a remodeled kitchen with newer cabinets. This large backyard has RV access of approximately 39' with removable fencing. Lot's of room to expand in the backyard for a possible ADU. This property has separate Water, Electric and Gas meters. Operating expenses are very low, just gardening. This property has always had long term tenants. Original hardwood floors and lots of old time charm.

Facts & Features

- Sold On 09/26/2024
- Original List Price of \$900,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$525 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$64800 Gross Scheduled Income
- \$63840 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Walk-In Closet
- Floor: Wood
- Appliances: Dishwasher, Gas Range, Gas Water Heater
- Other Interior Features: Ceiling Fan(s), Granite Counters, Unfurnished

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition, Chain Link, Vinyl, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$890
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02163228
- Gardener:
- Licenses:
- Insurance: \$995
- 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	2	1	1	Unfurnished	\$1,558	\$1,558	\$2,800
2:	1	1	1	1	Unfurnished	\$0	\$0	\$2,600

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher: 1
- Disposal:

- Patio:
- Ranges: 2
- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03622217

Michael Lembeck

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Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

 Click arrow to display photos









Closed • Duplex

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

268 E Walnut Way • Fullerton 92832

49 days on the market

2 units • **\$497,500/unit** • **2,208 sqft** • **12,532 sqft lot** • **\$441.58/sqft** •
Built in 1980

Listing ID: SB24130241

N/E of Harbor Blvd & Orangethorpe



Two-on-a-lot with 2 separate 2 car garages with alley access behind the dwelling units. This duplex sits on a massive 12,532 sqft lot and can be purchased with the mirrored duplex next door at 260 E Walnut Way. Located just blocks from all of the wonderful retail in Downtown 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 09/25/2024
- Original List Price of \$995,000
- 4 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Forced Air
- \$522 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$59700 Gross Scheduled Income
- \$27750 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Gas Oven, Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$26,685
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$720
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$3,864
- Maintenance:
- Workman's Comp:
- Professional Management: 2722
- 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	\$2,475	\$2,475	\$2,700
2:	1	3	2	2	Unfurnished	\$2,500	\$2,500	\$3,300

Of Units With:

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

- Disposal:

Additional Information

- Standard, Trust sale
- Rent Controlled
- 83 - Fullerton area
- Orange County
- Parcel # 03304415

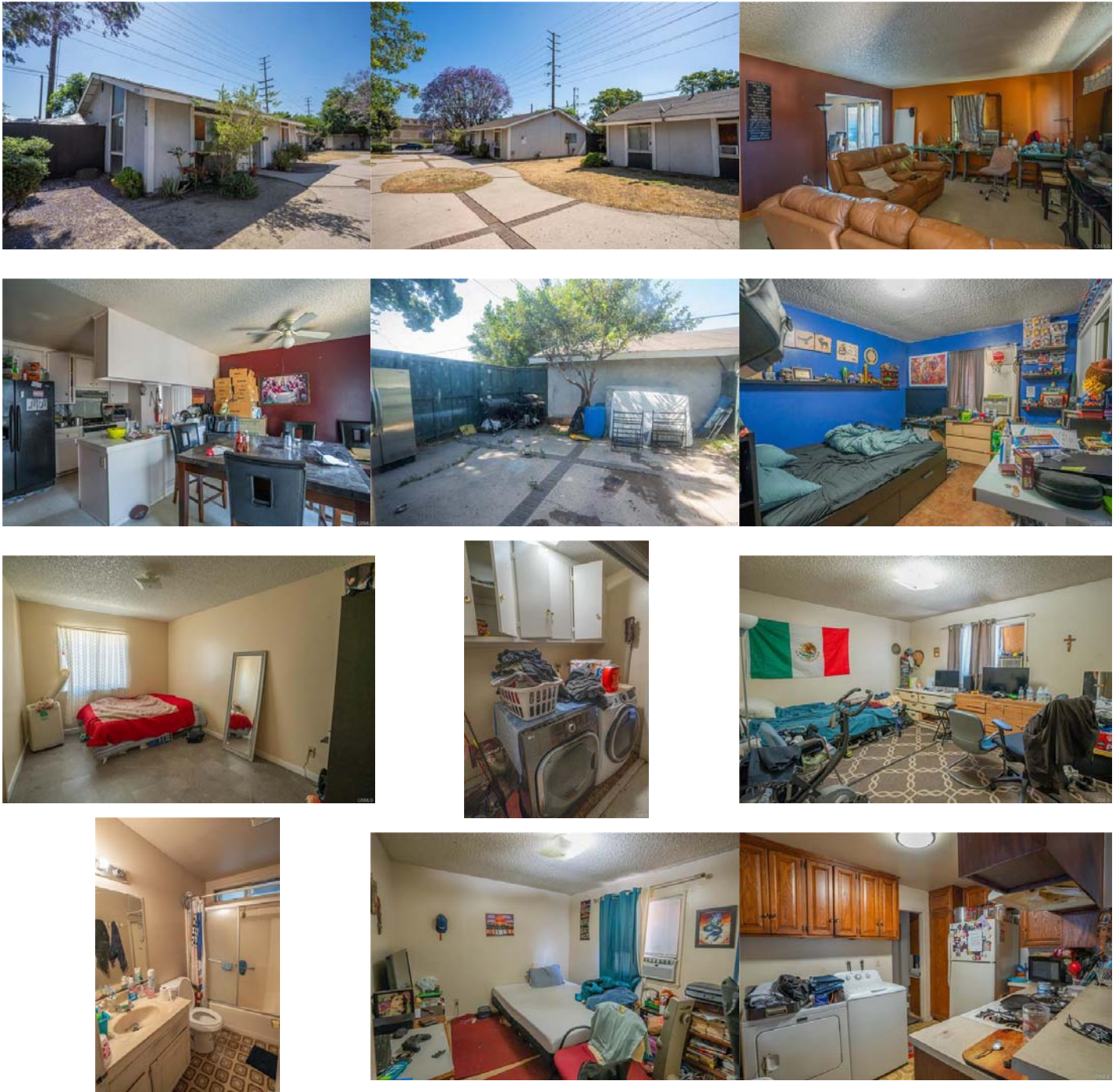
Michael Lembeck

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Newport Beach, 92660

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Closed • Duplex

List / Sold:
\$2,800,000/\$2,800,000

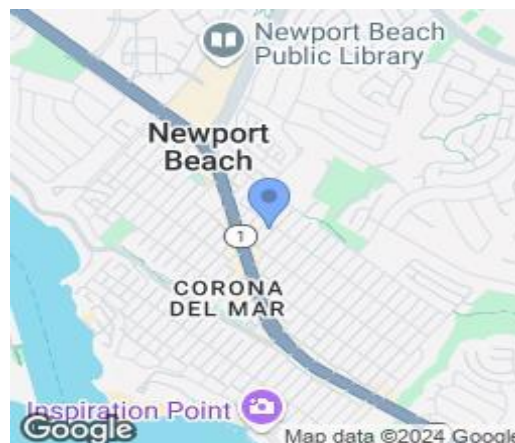
39 days on the market

Listing ID: OC24125730

618 Heliotrope • Corona del Mar 92625

2 units • \$1,400,000/unit • 1,765 sqft • 3,543 sqft lot • \$1586.40/sqft •
Built in 1947

Pacific Coast Highway to Heliotrope. North on Heliotrope. Near corner of Heliotrope and 4th.



Nestled in Corona del Mar's coveted Flower Streets, this multifamily property presents two distinct living spaces. Unit 1, the front house, offers three bedrooms and two bathrooms. Above the two-car garage, Unit 2 features one bedroom and one bathroom. An oversized garage hosts shared laundry facilities for convenience. With alley access and close proximity to the beach, this property caters to those embracing a coastal lifestyle with promising investment opportunities. Additionally, consider combining this property with 620 Heliotrope for expanded development prospects. Located near Fashion Island, with swift access to the 73 toll road and freeways, this offering seamlessly blends comfort, convenience, and coastal allure.

Facts & Features

- Sold On 09/25/2024
- Original List Price of \$2,800,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Forced Air
- \$0 (Unknown)
- SellerConsiderConcessionYN: Yes
- Laundry: In Garage
- \$57000 Gross Scheduled Income
- \$50540 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,460
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$3,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,860
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished		\$2,850	
2:	1	1	1	1	Unfurnished		\$1,900	

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled

- CS - Corona Del Mar - Spyglass area
- Orange County
- Parcel # 45905202

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Closed • Duplex

List / Sold:

\$2,800,000/\$2,900,000 ↑

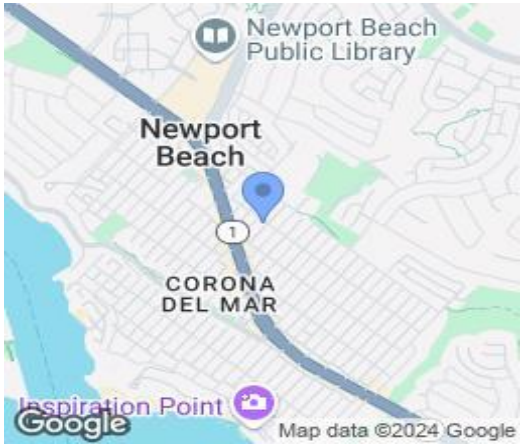
620 Heliotrope • Corona del Mar 92625

39 days on the market

2 units • \$1,400,000/unit • 1,395 sqft • 3,540 sqft lot • \$2078.85/sqft •
Built in 1946

Listing ID: OC24125732

Pacific Coast Highway to Heliotrope. North on Heliotrope. On the corner of 4th and Heliotrope/



620 Heliotrope occupies a coveted corner lot in Corona del Mar's sought-after Flower Streets, offering two distinct units. The front house is well appointed, with two bedrooms and one bathroom, complemented by a convenient one-car garage. The second unit features one bedroom, one bathroom, and its own single-car garage. Shared laundry facilities are conveniently located on the shared patio and within the second unit. This property also presents the opportunity to combine with 618 Heliotrope, making it an ideal choice for potential development. Nestled in this charming residential enclave renowned for its proximity to the beach, 620 Heliotrope provides an idyllic setting for a coastal lifestyle, with easy access to nearby amenities such as Fashion Island, the 73 toll road, and other major freeways. The area's appeal extends to outdoor enthusiasts with ample opportunities for walking and biking, making it highly desirable for both homeowners and investors alike.

Facts & Features

- Sold On 09/25/2024
- Original List Price of \$2,800,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Forced Air
- \$0 (Unknown)
- SellerConsiderConcessionYN: Yes
- Laundry: Common Area
- \$21600 Gross Scheduled Income
- \$14160 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Rectangular Lot, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,440
- Electric: \$900.00
- Gas: \$540
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- CS - Corona Del Mar - Spyglass area
- Orange County
- Parcel # 45905201

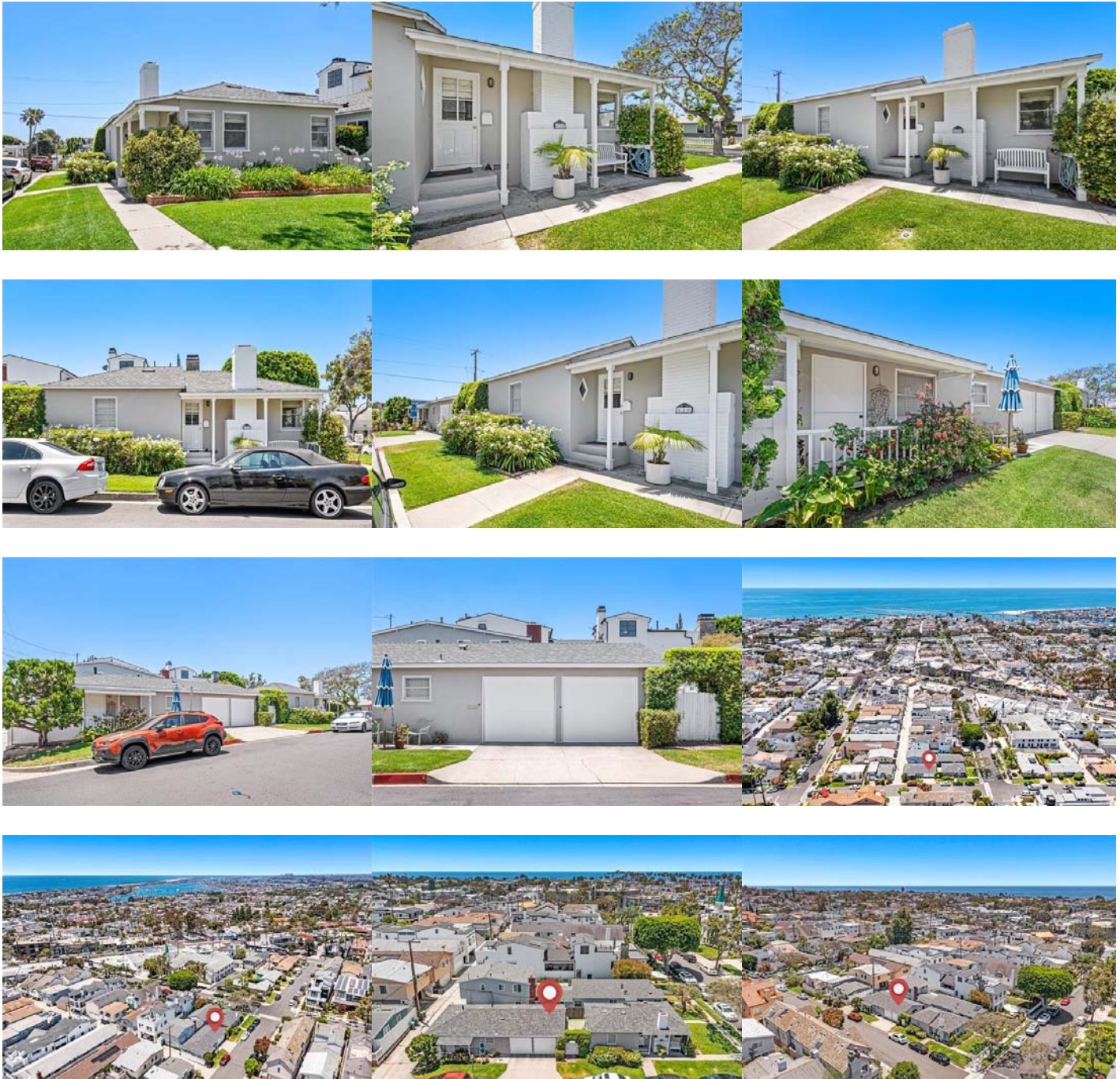
Michael Lembeck

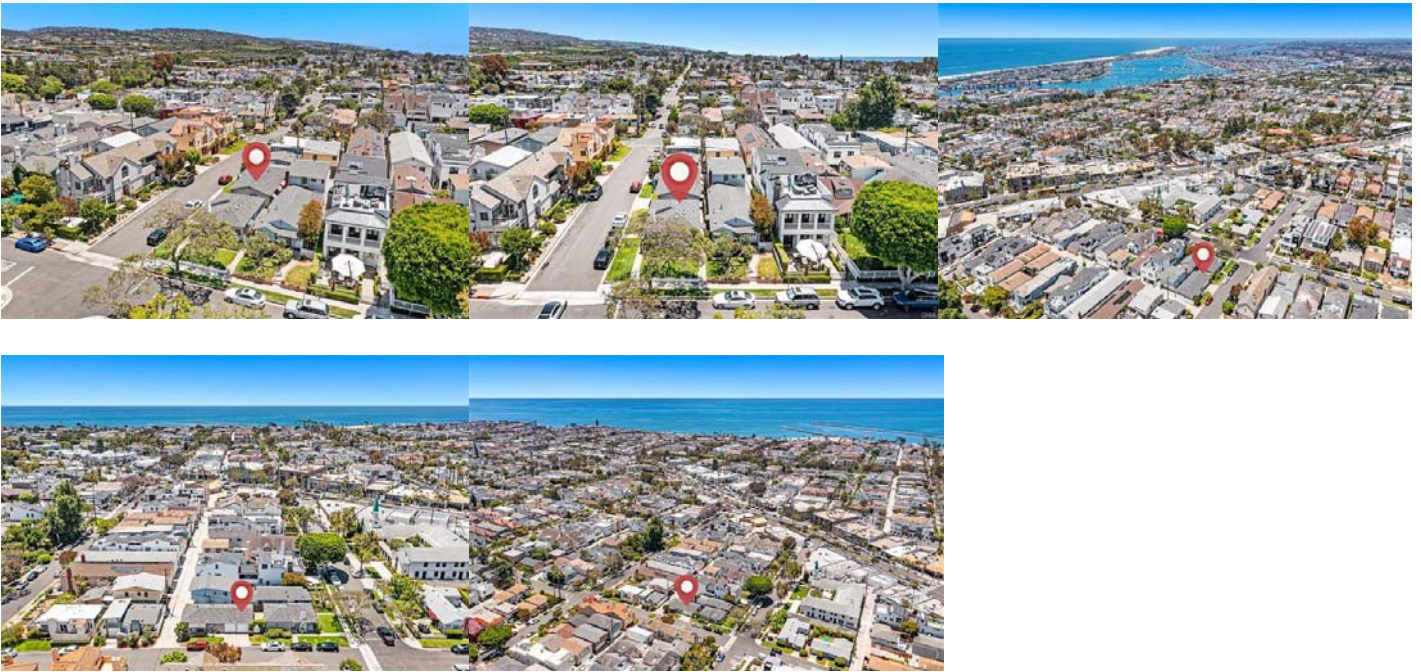
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: OC24125732

Printed: 09/29/2024 9:10:04 AM

Closed • Triplex

List / Sold:

\$2,340,000/\$2,237,500 ↓

77 days on the market

Listing ID: NP24069118

201 19th St • Huntington Beach 92648

3 units • \$780,000/unit • 4,373 sqft • 5,754 sqft lot • \$511.66/sqft •
Built in 1980

Corner of Walnut and 19th



Exceptional Development/Investment Opportunity in Huntington Beach: Presenting a unique bundle deal, 201 and 205 19th Street offer double the potential with two adjacent 50-foot lot properties ideally situated in downtown Huntington Beach. Just a couple blocks from the beach and a short walk from Main Street, these properties boast a prime location. The triplexes at 201 and 205 19th Street feature well-maintained units with reliable tenants for immediate rental income. Beyond their current income-generating capacity, the combined lot size and development potential of both properties open doors to lucrative opportunities for expansion or modernization in this highly desirable coastal area. Whether exploring redevelopment, renovation, or strategic upgrades, investors can capitalize on Huntington Beach's robust real estate market. Don't miss out on this rare chance to secure a cash-flowing investment and explore development potential in one of Southern California's most coveted locations. Both properties are being sold together for \$4,680,000. Contact us today to seize this outstanding investment package.

Facts & Features

- Sold On 09/23/2024
- Original List Price of \$2,437,500
- 1 Buildings
- Levels: Three Or More
- 3 Total parking spaces
- \$782 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Community, See Remarks
- \$96135 Gross Scheduled Income
- \$64524.3 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Level with Street, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,611
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00685163
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$360
- Other Expense Description: Laundry

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	1	Unfurnished	\$3,500	\$3,500	\$3,500
2:	1	2	2	1	Unfurnished	\$2,600	\$2,600	\$2,600
3:	1	2	2	1	Unfurnished	\$2,600	\$2,600	\$2,600

Of Units With:

- Separate Electric: 0
- Drapes:

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

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

Additional Information

- Trust sale

- 15 - West Huntington Beach area
- Orange County
- Parcel # 02313429

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Closed • Triplex

List / Sold:

\$2,340,000/\$2,237,500 ↓

205 19th St • Huntington Beach 92648

77 days on the market

3 units • \$780,000/unit • 4,416 sqft • 5,602 sqft lot • \$506.68/sqft •
Built in 1980

Listing ID: NP24068664

Corner of Walnut and 19th



Exceptional Development/Investment Opportunity in Huntington Beach: Presenting a unique bundle deal, 201 and 205 19th Street offer double the potential with two adjacent 50-foot lot properties ideally situated in downtown Huntington Beach. Just a couple blocks from the beach and a short walk from Main Street, these properties boast a prime location. The triplexes at 201 and 205 19th Street feature well-maintained units with reliable tenants for immediate rental income. Beyond their current income-generating capacity, the combined lot size and development potential of both properties open doors to lucrative opportunities for expansion or modernization in this highly desirable coastal area. Whether exploring redevelopment, renovation, or strategic upgrades, investors can capitalize on Huntington Beach's robust real estate market. Don't miss out on this rare chance to secure a cash-flowing investment and explore development potential in one of Southern California's most coveted locations. Both properties are being sold together for \$4,680,000. Contact us today to seize this outstanding investment package.

Facts & Features

- Sold On 09/23/2024
- Original List Price of \$2,437,500
- 1 Buildings
- Levels: Three Or More
- 6 Total parking spaces
- \$782 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Community
- \$90880 Gross Scheduled Income
- \$62574 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Level with Street, Rectangular Lot, Near Public Transit, Value In Land
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00685163
- 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	3	1	Unfurnished	\$3,200	\$3,200	\$3,200
2:	1	2	2	1	Unfurnished	\$2,600	\$2,600	\$2,600
3:	1	2	2	1	Unfurnished	\$2,500	\$2,500	\$2,500

Of Units With:

- Separate Electric: 0
- Drapes:

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

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

Additional Information

- Trust sale

- 15 - West Huntington Beach area
- Orange County
- Parcel # 02313428

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Closed • **Triplex**

List / Sold: **\$849,900/\$827,000** ↓

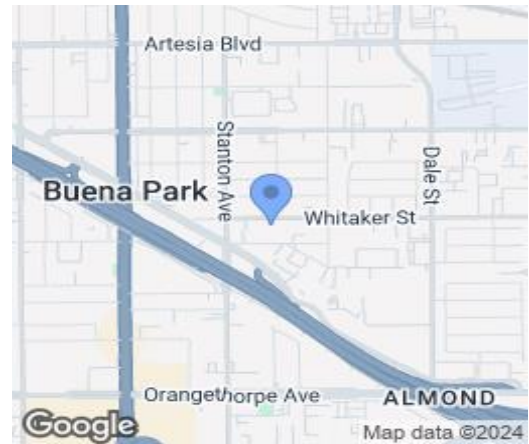
8090 Whitaker St • Buena Park 90621

13 days on the market

3 units • \$283,300/unit • 1,634 sqft • 6,534 sqft lot • \$506.12/sqft • Built in 1962

Listing ID: PW24181903

Off of the 5 and Auto Center Drive



You have been patient all year and now that patience is about to pay off! Looking for a savvy investor who's not afraid to roll up their sleeves and put in the work to make this property part of a beautiful retirement plan. The front house: private front yard and private covered rear patio. Living room, eat in kitchen, bath on each floor with two bedrooms upstairs and a one car attached garage with direct access. The adorable duplex in the back, each unit is a studio with closet, bathroom and kitchen. There is a long driveway, parking for each unit AND a 2 car detached garage. There is also a yard! Close to the 5, 91 freeways, shopping and more!

Facts & Features

- Sold On 09/25/2024
- Original List Price of \$849,900
- 3 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Wall Furnace
- \$527 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Range
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02168722
- 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:	2	0	1	2	Unfurnished	\$0	\$0	\$3,000
2:	1	2	2	1	Unfurnished	\$0	\$0	\$3,000

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator: 1
- Wall AC:

Additional Information

- Trust sale

- 82 - Buena Park area
- Orange County
- Parcel # 07004503

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4340 Von Karman Ave, #200

Newport Beach, 92660

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FLOOR PLAN

CREATED: 09/29/2024 9:10:07 AM
 PROPERTY: 10000 100th Ave S, Suite 100, Golden, CO 80401
 LISTING: 10000 100th Ave S, Suite 100, Golden, CO 80401

Matterport



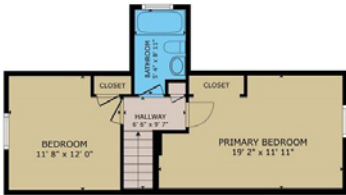
FLOOR 1



FLOOR 2

CREATED: 09/29/2024 9:10:07 AM
 PROPERTY: 10000 100th Ave S, Suite 100, Golden, CO 80401
 LISTING: 10000 100th Ave S, Suite 100, Golden, CO 80401

Matterport



FLOOR 2

CREATED: 09/29/2024 9:10:07 AM
 PROPERTY: 10000 100th Ave S, Suite 100, Golden, CO 80401
 LISTING: 10000 100th Ave S, Suite 100, Golden, CO 80401

Matterport



FLOOR 1

CREATED: 09/29/2024 9:10:07 AM
 PROPERTY: 10000 100th Ave S, Suite 100, Golden, CO 80401
 LISTING: 10000 100th Ave S, Suite 100, Golden, CO 80401

Matterport

Closed • **Triplex**

List / Sold:

\$1,895,000/\$1,895,000

14 days on the market

Listing ID: OC24175909

156 W Mariposa • San Clemente 92672

**3 units • \$631,667/unit • 3,229 sqft • 3,920 sqft lot • \$586.87/sqft •
Built in 1972**

El Camino Real to W Mariposa



Incredible investment opportunity! Clean triplex located near downtown shops and restaurants and only minutes to local favorite beaches! Each unit offers two bedrooms and two bathrooms as well as a one car garage and an outdoor deck space. Two units have been remodeled. Don't miss your chance to own a great piece of property in San Clemente!

Facts & Features

- Sold On 09/26/2024
- Original List Price of \$1,895,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- \$32 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$79080 Gross Scheduled Income
- \$52235 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$26,845
- Electric: \$300.00
- Gas: \$400
- Furniture Replacement:
- Trash: \$300
- Cable TV: 02220981
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,900	\$6,590	\$3,500
2:	1	2	2	1	Unfurnished	\$2,000	\$6,590	\$3,500
3:	1	2	2	1	Unfurnished	\$2,600	\$6,590	\$4,000

Of Units With:

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

Additional Information

- Standard sale

- SC - San Clemente Central area
- Orange County
- Parcel # 05805210

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

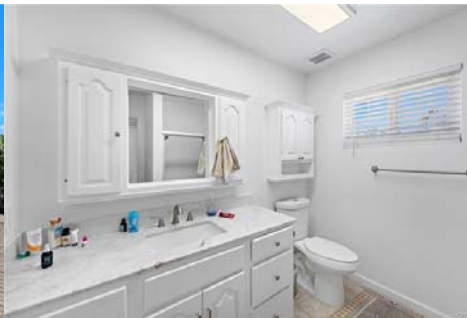
Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200
Newport Beach, 92660

 Click arrow to display photos







Closed • **Quadruplex**

List / Sold:

\$1,175,000/\$1,135,000 ↓

6 days on the market

Listing ID: TR24167085

17130 San Mateo St # 37 • Fountain Valley 92708
4 units • \$293,750/unit • 3,012 sqft • 3,012 sqft lot • \$376.83/sqft •
Built in 1970

See photo with building circled. Closest street to units is San Mateo.



EXCELLENT SALES PRICE & GREAT INCOME! Very hard to find the unique 4-UNIT condo for investors or owners, first time in the market for sale. B5 & B17 (Fully renovation in MAR 2024, rent \$2,200 each per month); B6 (\$1,904 per month) B18 (\$1,825 per month) located in the heart of Fountain Valley's Park Pacific community. Rarely on the market for sale. This condo-fourplex has full professional management & maintenance services from Park Pacific and give the property owner hassle free to collect the rents! Professionally managed and maintained by Park Pacific are only \$1,900 a month for 4 units which includes: HOA dues, full professional management, rent collection and accounting services, put in the market for rent, landscaping, water, trash, gas, insurance, pool maintenance, and much much more. Tenants only need to pay for electricity, cable, and internet, making it very attractive and easy to lease. Situated across from beautiful Mile Square Park and conveniently located close to freeways and restaurants amenities; this property features four 1 bedroom/1 bath and each unit has 753 square footage of living space with balconies or patio, very spacious and bright living room, dining area, well equipped kitchen, separate dressing areas, AC wall units, and designated carports (333/334/339/340) and storage space are very close to the subject. Community amenities include beautifully greenbelts with walking paths, pool and spa, gas BBQs, picnic tables, and laundry facilities. Two units have just done the renovation with great condition and this property is listing at sold as-is conditions with current leases in place. Don't miss out on this excellent Opportunity!

Facts & Features

- Sold On 09/25/2024
- Original List Price of \$1,175,000
- 1 Buildings
- Levels: One, Two
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$97548 Gross Scheduled Income
- \$68690 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Entry, Kitchen, Living Room, Walk-In Closet
- Floor: Carpet, Vinyl
- Appliances: Convection Oven
- Other Interior Features: Balcony, Open Floorplan, Storage, Unfurnished

Exterior

- Lot Features: Greenbelt, Lawn
- Security Features: Carbon Monoxide Detector(s), Resident Manager
- Sewer: Public Sewer
- Other Exterior Features: Balcony

Annual Expenses

- Total Operating Expense: \$28,858
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00745605
- Gardener:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$22,800
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$2,200	\$2,200	\$2,200
2:	1	1	1	1	Unfurnished	\$1,904	\$1,904	\$2,200
3:	1	1	1	1	Unfurnished	\$2,200	\$2,200	\$2,200
4:	1	1	1	1	Unfurnished	\$1,825	\$1,825	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- \$1,900 HOA dues Monthly
- 16 - Fountain Valley / Northeast HB area
- Orange County
- Parcel # 93029437

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 Click arrow to display photos







B-5-W - 333
B-6-W - 334
B-17-W - 340
B-18-W - 339





CUSTOMER FULL: Residential Income LISTING ID: TR24167085

Printed: 09/29/2024 9:10:08 AM

Closed • **Quadruplex**

List / Sold:

\$1,300,000/\$1,330,000 ↑

7641 Fillmore Dr • Buena Park 90620

21 days on the market

4 units • \$325,000/unit • 3,600 sqft • 9,583 sqft lot • \$369.44/sqft • Built in 1962

Listing ID: OC24152612

Located off of Crescent and Grand



First time on the market in over 30 years. This 4 plex in the heart of Buena Park is ready for the next owner. Centrally located near the 5 and 91 freeways and less than a mile from Knott's Berry Farm.

Facts & Features

- Sold On 09/26/2024
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- \$1,037 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$75600 Gross Scheduled Income
- \$64865 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,735
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$3,600
- Cable TV: 01877463
- Gardener:
- Licenses:
- Insurance: \$1,735
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,650	\$1,650	\$2,000
2:	1	2	1	2	Unfurnished	\$1,550	\$1,550	\$2,000
3:	1	2	1	1	Unfurnished	\$1,550	\$1,550	\$2,000
4:	1	2	1	1	Unfurnished	\$1,550	\$1,550	\$2,000

Of Units With:

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

Additional Information

- Trust sale
- 82 - Buena Park area

- Orange County
- Parcel # 13512308

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4340 Von Karman Ave, #200
Newport Beach, 92660

 Click arrow to display photos



Closed • **Apartment**

List / Sold:

\$6,750,000/\$6,675,000 ↓

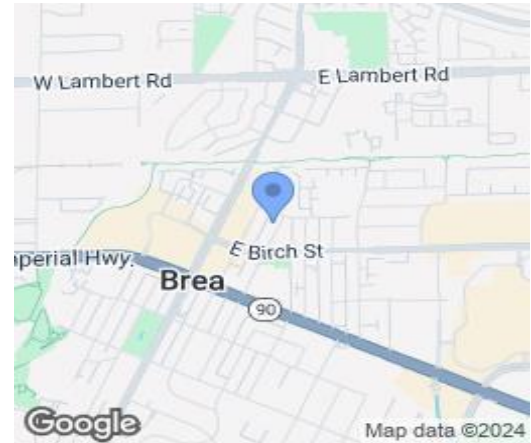
111 S Flower Ave • Brea 92821

10 days on the market

18 units • **\$375,000/unit** • **12,246 sqft** • **.49 acre(s) lot** • **\$545.08/sqft** •
Built in 1980

Listing ID: OC24096565

Cross Streets of South Flower Avenue & East Birch Street



111 South Flower Avenue is an 18-unit multifamily investment property located in Brea, California. The property offers a diverse mix consisting of 5, studio units, 6, one-bedroom units, 6, two-bedroom units, and 1, three-bedroom unit. Residents enjoy the property's amenities including ample garage and surface parking, an on-site laundry facility, and private patios (first-floor units). Current ownership has invested significant capital into unit and property improvements, and has stabilized the asset with in-place rents near market rental rates. Improvements include fresh paint, vinyl flooring, quartz countertops, shaker-style cabinetry, recessed lighting, and more. 111 South Flower Street is situated in an optimal Brea location, within walking distance of a plethora of retail, dining, and entertainment options at Brea Downtown, Brea Gateway, Brea Marketplace, and the Brea Mall. Furthermore, 111 South Flower Street benefits from its proximity, within 2.50 miles, to California State University Fullerton (CSUF), a major economic and housing driver for the area. The property offers convenient access to Imperial Highway and State Route 57, connecting residents to regional employment hubs throughout Southern California. Given its optimal Brea location, the property offers an investor the ability to capture quality tenants seeking a convenient location with access to a wide variety of area amenities. This overall demand for well-located apartments will be a key driver in the continued success at 111 South Flower Street.

Facts & Features

- Sold On 09/24/2024
- Original List Price of \$6,750,000
- 1 Buildings
- Levels: Two
- 31 Total parking spaces
- \$4,313 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.5
- \$486876 Gross Scheduled Income
- \$303923 Net Operating Income
- 18 electric meters available
- 18 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$172,759
- Electric: \$5,520.00
- Gas: \$5,520
- Furniture Replacement:
- Trash: \$5,520
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$12,600
- Maintenance: \$11,700
- Workman's Comp:
- Professional Management: 21451
- Water/Sewer: \$5,520
- Other Expense: \$31,513
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	0	1	4	Unfurnished	\$9,205	\$9,205	\$9,975
2:	6	1	1	4	Unfurnished	\$12,288	\$12,288	\$13,770
3:	6	2	2	4	Unfurnished	\$15,785	\$15,785	\$16,770

4: 1 3 3 4 Unfurnished \$3,295 \$3,295 \$3,395

Of Units With:

- Separate Electric: 18
 - Gas Meters: 18
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 86 - Brea area
 - Orange County
 - Parcel # 31928324

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