

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	OC22182938	S	7882	Macdonald DR	HB	17	STD	2	\$0		\$1,288,000↓	\$597.40	2156	2022/SLR	7,535/0.173	N		2	09/30/22	27/27
2	22190877	S	1136 S	Flower ST	SA	69	STD	2			\$800,000↑	\$500.63	1598/D	1930	6,098/0.14	N		2	09/30/22	9/9
3	PW22161665	S	128 W	Stueckle AVE W	ANA	78	TRUS	2	\$54,000	5	\$880,000↑	\$357.58	2461	1916/ASR	9,583/0.22	N		3	09/26/22	10/10
4	NP22093520	S	2193	Maple ST	CM	C2	TRUS	2	\$49,200		\$1,185,000↓	\$622.37	1904	1960/ASR	7,841/0.18	N		2	09/28/22	116/116
5	LG22121067	S	382	Thalia ST	LB	LV	STD	2	\$0		\$2,680,000↓	\$1,854.67	1445	1921/ASR	5,000/0.1148	N		2	09/30/22	86/86
6	PW22192756	S	621 E	Maple AVE	ORG	OTO	STD	2	\$0		\$1,100,000↑	\$882.12	1247	1916/ASR	9,148/0.21	N		0	09/26/22	8/8
7	PW22088139	S	716	N MALLARD ST N #1,2,3	ORG	72	STD	3	\$67,764		\$1,311,500↓	\$411.52	3187	1963/ASR	8,075/0.1854	Y		3	09/30/22	141/141
8	OC22103785	S	901 E	Balboa BLVD	NB	NP	STD	3	\$106,800		\$3,175,000↓	\$911.83	3482	1971/ASR	3,720/0.0854	N		3	09/27/22	83/83
9	NP22184297	S	405 W	Stevens	SA	69	TRUS	4	\$0		\$1,725,000	\$419.81	4109	1969/EST	7,475/0.1716	N		4	09/30/22	6/6
10	OC22128111	S	502 E	Pine ST	SA	699	STD	18	\$393,900		\$6,215,000↓	\$318.51	19513	1982/ASR	18,731/0.43	N		0	09/27/22	7/7

Closed •

List / Sold:

\$1,395,000/\$1,288,000 ↓

27 days on the market

Listing ID: OC22182938

7882 Macdonald Dr • Huntington Beach 92647

**2 units • \$697,500/unit • 2,156 sqft • 7,535 sqft lot • \$597.40/sqft •
Built in 2022**

Beach & Edinger. Across the street from Target (The Pavilion Place Shopping Center)



Dream homes in the heart of Huntington Beach. Two Homes in a lot with separate addresses: 7882 & 7886, and separate utilities meters. Live in one and rent out the other one for extra income. The front home, built in 1958 features 3 beds, 1 bath & 3 parking spaces. With living space of 960 sqft, this home is just upgraded with brand new roof, dual pane windows, flooring, and attic installation. Replaced copper pipes for plumbing about 4 years ago. Brand new stunning luxury modern home in the back, built in 2022 with 2 beds and an office which can be converted into a 3rd bedroom, 2 baths, 2 car garage, plus 4 parking spaces, & living space of 1196 sqft. Upon entry you will immediately notice the aesthetic quality of the open concept floor plan with 10-foot high ceiling with bright natural lighting. The stylish kitchen opens to over 12-foot vaulted ceiling while showcasing high-end stainless-steel appliances, elegant porcelain countertops with designed backsplashes, custom shaker cabinetry, and gracious waterfall island with bar top seating. Master bedroom features a walking closet while the 2nd bedroom is equipped with mirror closet doors. Drool over beautiful first-class luxury custom porcelain bathrooms with backsplash design and high quality bath fixture accessories. This gorgeous home includes recessed & custom lighting, wood tile floors stretched throughout, air conditioning, dual pane windows, modern custom window covers, and a covered patio. Walking distance to Sun View Elementary School. Live minutes away from surfing at the Beach, Huntington Beach Pier, Pacific City, Bella Terra Malls, Restaurants, Movie Theaters, Old World Village, Costco, 24 Hour Fitness, and 405 Freeway. Just cross Beach Blvd and the Pavilion Place Shopping Center which offers Target and many local eateries, await you! This is a rare opportunity to own two single story homes in Huntington Beach. Do not let this one slip away!

Facts & Features

- Sold On 09/30/2022
- Original List Price of \$1,495,000
- 2 Buildings
- Levels: One
- 9 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$500 (Estimated)
- Laundry: Inside, Laundry Chute
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Walk-In Closet
- Floor: Laminate, Tile
- Appliances: Gas & Electric Range
- Other Interior Features: Cathedral Ceiling(s), High Ceilings, Stone Counters

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Rectangular Lot, Level, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:

- Cable TV: 01220388
- Gardener:
- Licenses:

- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 14209204

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







CUSTOMER FULL: Residential Income LISTING ID: OC22182938

Printed: 10/02/2022 5:01:40 AM

Closed •

List / Sold: **\$739,990/\$800,000** ↑

1136 S Flower St • Santa Ana 92707

9 days on the market

**2 units • \$369,995/unit • 1,598 sqft • 6,098 sqft lot • \$500.63/sqft •
Built in 1930**

Listing ID: 22190877

Take the 55 North freeway and exit on West MacArthur Blvd, then turn right on South Flower Street and continue straight. Once you pass the cross street West Russell Ave, the house will be the third one on the left.



Located in the heart of Santa Ana, and just minutes away from the historic and highly desired downtown district lies this charming recently remodeled duplex. The front unit is a two bedroom one bathroom plus a bonus room/den single family home, with a large open concept kitchen with a viking stove and dining area. The rear unit is one bedroom one bathroom; and residing there is a wonderful husband and wife tenant with excellent payment history, renting on a month-to-month basis for the past twelve years. There is ample parking space around the property, and a detached two car garage with a large driveway on the premises. The current owners spent approximately one hundred and twenty-thousand dollars renovating this home down to the studs; Most of the plumbing and electrical were replaced, and the roof was also replaced earlier in this year.

Facts & Features

- Sold On 09/30/2022
- Original List Price of \$739,990
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Combination, Natural Gas
- 2 gas meters available

Interior

- Appliances: Dishwasher, Disposal, Microwave, Vented Exhaust Fan, Gas Cooktop, Range

Exterior

- Lot Features: Yard, Landscaped, Front Yard, Utilities - Overhead, Back Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- 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:	1	2	1		Unfurnished	\$2,252	\$0	\$2,252
2:	2	1	1		Unfurnished	\$1,170	\$1,170	\$1,170
3:								
4:								
5:								
6:								
7:								

8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01306344

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 •

List / Sold: **\$815,000/\$880,000** ↑

128 W Stueckle Ave W • Anaheim 92805

10 days on the market

**2 units • \$407,500/unit • 2,461 sqft • 9,583 sqft lot • \$357.58/sqft •
Built in 1916**

Listing ID: PW22161665

Drive by only! Subject property is one block west of Anaheim Blvd and between South St. and Water St.



2 on a lot in prestigious "Anaheim Colony Historic District." 2 separate houses on a lot. Front house (128 W. Stueckle) was built in 1916 and has 2 bedrooms and 1.75 bathrooms and a detached 2-car garage. The rear house (128 1/2 W. Stueckle) was built in 1965 and has 3 bedrooms 2 bathrooms and an attached 1-car garage. Each house has its own fenced yard. The exterior of both houses have been recently painted. This property is located one block from Tony's Deli and close to the trendy Anaheim Packing House and downtown Anaheim. Wonderful investment opportunity! This property is a diamond in the rough.

Facts & Features

- Sold On 09/26/2022
- Original List Price of \$815,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- \$498 (Estimated)
- Laundry: Gas Dryer Hookup
- Cap Rate: 4.67
- \$54000 Gross Scheduled Income
- \$38100 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Carpet, Tile, Vinyl
- Appliances: Free-Standing Range, Gas Oven, Gas Cooktop, Water Heater

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Lot 6500-9999, Level, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,900
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00960124
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management: 3000
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$2,050	\$2,050	\$2,400
2:	1	3	2	1	Unfurnished	\$2,450	\$2,450	\$2,650

Of Units With:

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

- Disposal:

Additional Information

- Trust sale
- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 25109209

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: PW22161665

Printed: 10/02/2022 5:01:43 AM

Closed • Duplex

List / Sold:

\$1,195,000/\$1,185,000 ↓

116 days on the market

Listing ID: NP22093520

2193 Maple St • Costa Mesa 92627

2 units • **\$597,500/unit** • **1,904 sqft** • **7,841 sqft lot** • **\$622.37/sqft** •
Built in 1960

Victoria street to Maple



We are pleased to present the sale of 2193 Maple Street, a two unit multifamily property located in Westside Costa Mesa. Available for the first time in 45 years, this duplex consists of (2) detached 2 bedroom / 1 bathroom units. Each unit features large private yard space, single car garage, washer/dryer hookups, newer roof, and is separately metered for gas and electricity. This asset is located in one of the most desirable rental markets in Orange County and offers tenants close proximity to major freeways, John Wayne Airport, parks, and all the amenities Harbor Blvd has to offer!

Facts & Features

- Sold On 09/28/2022
- Original List Price of \$1,349,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Inside
- \$49200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Tile, Wood

Exterior

- Lot Features: Back Yard, Front Yard, Lot 6500-9999
- 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: 02041452
- 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	2	1	1	Unfurnished	\$2,035	\$2,035	\$2,300
2:	1	2	1	1	Unfurnished	\$2,065	\$2,065	\$2,300

Of Units With:

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

- Disposal:

Additional Information

- Trust sale
- C2 - Southwest Costa Mesa area
- Orange County
- Parcel # 42220103

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:

\$2,899,000/\$2,680,000 ↓

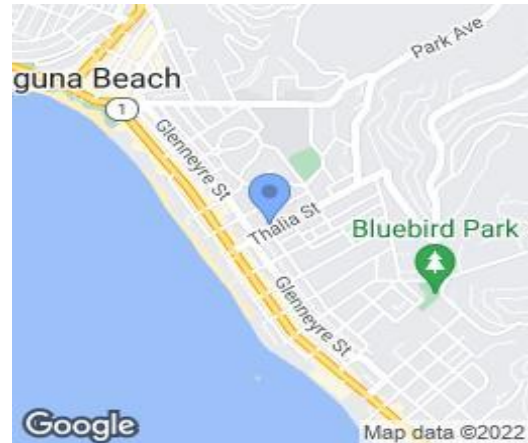
86 days on the market

Listing ID: LG22121067

382 Thalia St • Laguna Beach 92651

2 units • \$1,449,500/unit • 1,445 sqft • 5,000 sqft lot • \$1854.67/sqft • Built in 1921

Coast Highway to Thalia



Rare Find!! Laguna Village 2 single level homes on one R2 lot moments to the Beach, Shopping, Dining, Downtown Laguna and Main Beach. Each home enjoys a private entrance with spacious out door living space accented by lush foliage, fountains, fruit trees and stone accented hardscape. The updated 2bd 2ba front house offers two large private patios, a remodeled kitchen boasting a center island with seating, gas cooktop, stainless steel appliances and refrigerator/freezer. A beveled glass door invites you into the Living room great room with vaulted ceilings and granite accented fireplace with built ins. The updated master suite features custom built-ins and a remodeled bath. A second ensuite bedroom with a Murphy bed features a built in office desk and private patio vistas. The finished attached 2 car garage with plentiful storage, is ideal for the auto enthusiast and provides an auto lift. The charming and private 1 bd 1 ba rear cottage with dutch door entry has an oversized stone accented patio, hardwood floors, fireplace and inviting character throughout. Lemon and avocado trees, an outdoor shower, Life Source water system, newer roofs, tankless and standard water heater, a whole house fan are just a few of the additional features you will find in this special property. Separate meters for gas and electric. This unique property is ideal for owner occupant, extended family, investor or second home. Live in one and rent out the other while enjoying the essence of Laguna Beach. Truly the ideal location , just moments to the best Laguna Beach offers.

Facts & Features

- Sold On 09/30/2022
- Original List Price of \$2,899,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Whole House Fan
- Heating: Fireplace(s)
- \$3,749 (Estimated)
- Laundry: In Garage, Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom
- Appliances: Gas Range, Gas Cooktop
- Other Interior Features: Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01269571
- 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	2	2	2	Negotiable	\$0	\$0	\$6,000

2:110Negotiable\$0\$0\$4,000

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
- LV - Laguna Village area
 - Orange County
 - Parcel # 64406211

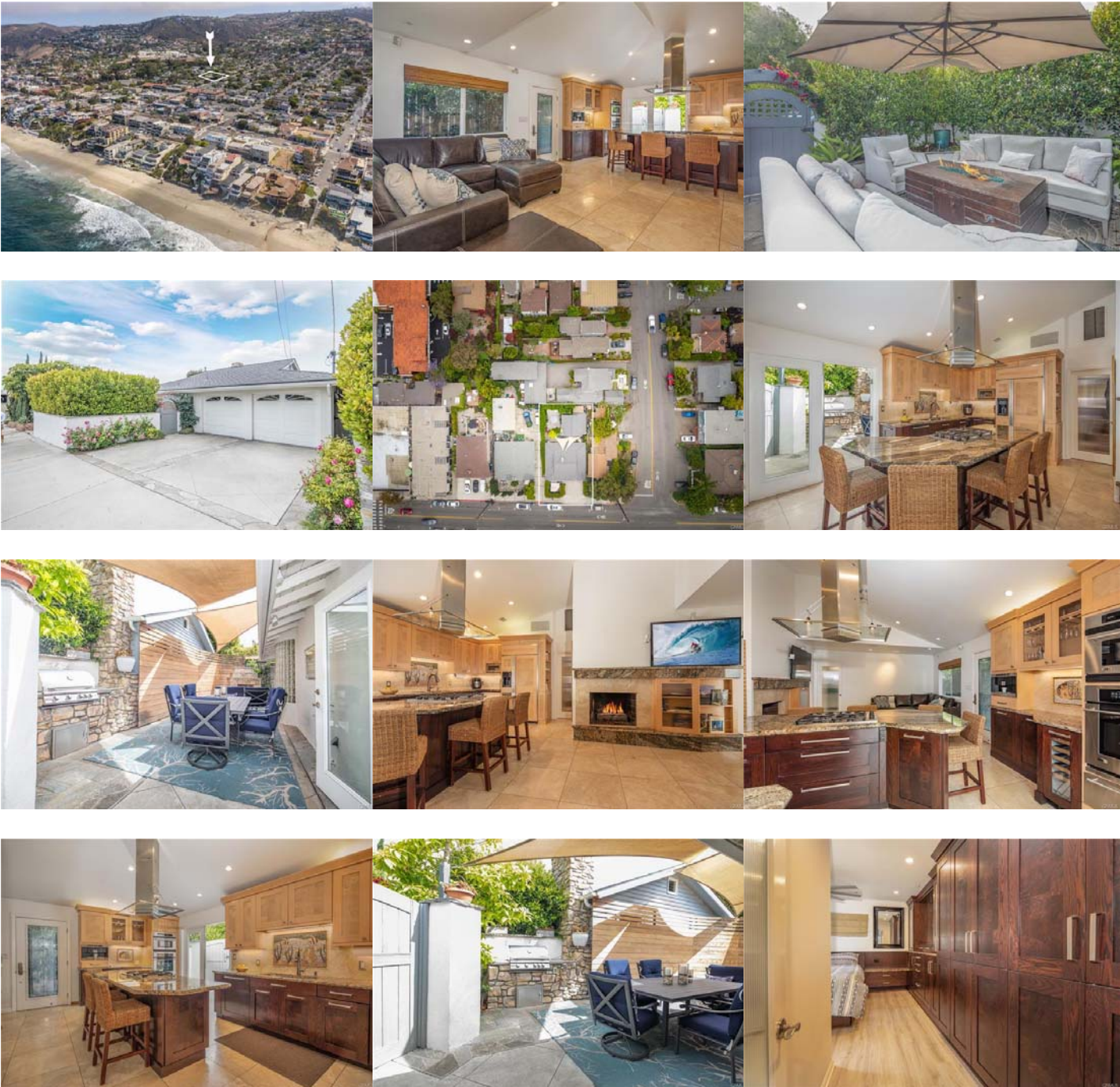
Michael Lembeck

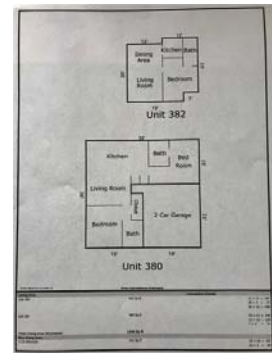
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Cell Phone: 714-742-3700

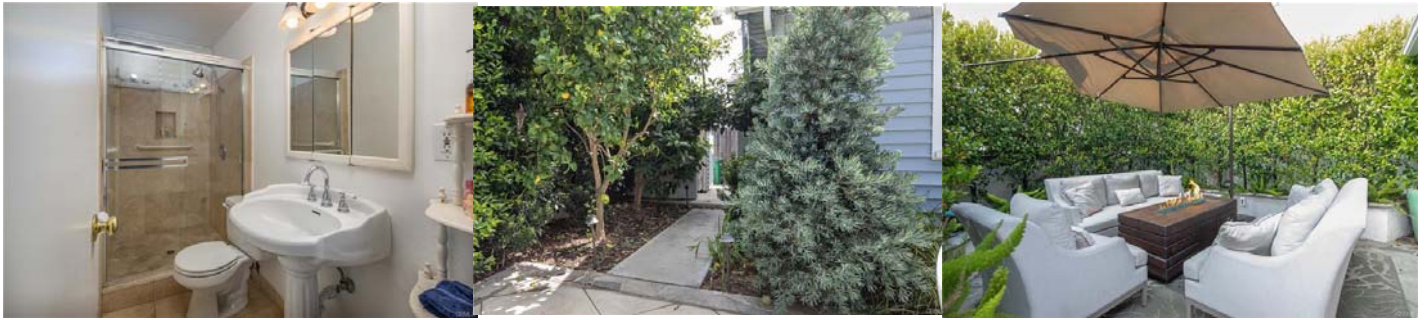
Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Single Family Residence**

List / Sold:

\$1,099,000/\$1,100,000 ↑

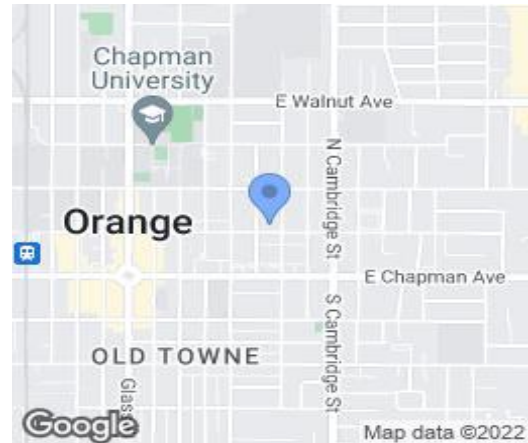
8 days on the market

621 E Maple Ave • Orange 92866

2 units • \$549,500/unit • 1,247 sqft • 9,148 sqft lot • \$882.12/sqft • Built in 1916

Listing ID: PW22192756

From the Plaza head north on Glassell and take a right on Maple



2 HOMES ON ONE LOT IN A PRIME OLD TOWNE ORANGE LOCATION! Historic 3 bed, 1 bath 1916 Bungalow (621 E. Maple) with appx. 1247 sf on one of Old Towne's nicest streets is just waiting for its face lift! Perched on an expansive lot of appx. 9148 sf, the Historic front home shares the lot with a rear 3 bed, 1 bath 1953 house (623 E. Maple) of appx. 946 sf. Both homes are separately metered for gas and electric and share a large yard in between with mature avocado tree. The rear house also has a private back yard. Both homes have inside laundry but both need interior and exterior repairs and improvements. This is a contractor's dream to find 2 on a lot in the highly desirable Historic District close to the Plaza shopping and dining area, Chapman University and more. Exterior improvements to the front house must follow the Old Towne Design Standards however, this property may qualify for the Mills Act Tax Reduction program saving the buyer thousands on property taxes. Please consult with the City Of Orange for details. The garage on the property is in a state of disrepair. Buyer to confirm with the City of Orange regarding future disposition of this structure. Hurry on this one as it won't last long!

Facts & Features

- Sold On 09/26/2022
- Original List Price of \$1,099,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Electric Dryer Hookup, Gas Dryer Hookup, Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Vinyl, Wood
- Appliances: Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

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

Of Units With:

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

- Water Meters: 1
- Carpet: 2
- Dishwasher: 0
- Disposal: 0

- Ranges: 1
- Refrigerator: 0
- Wall AC: 1

Additional Information

- Standard sale

- OTO - Old Towne Orange area
- Orange County
- Parcel # 38608211

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

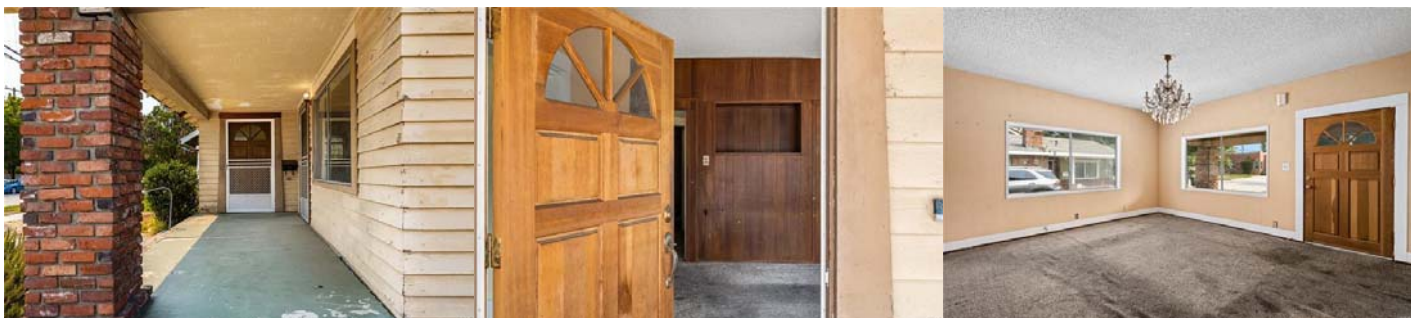
Re/Max Property Connection

State License #: 01891031

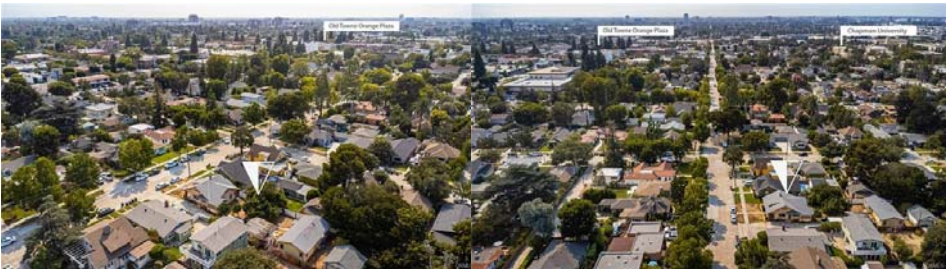
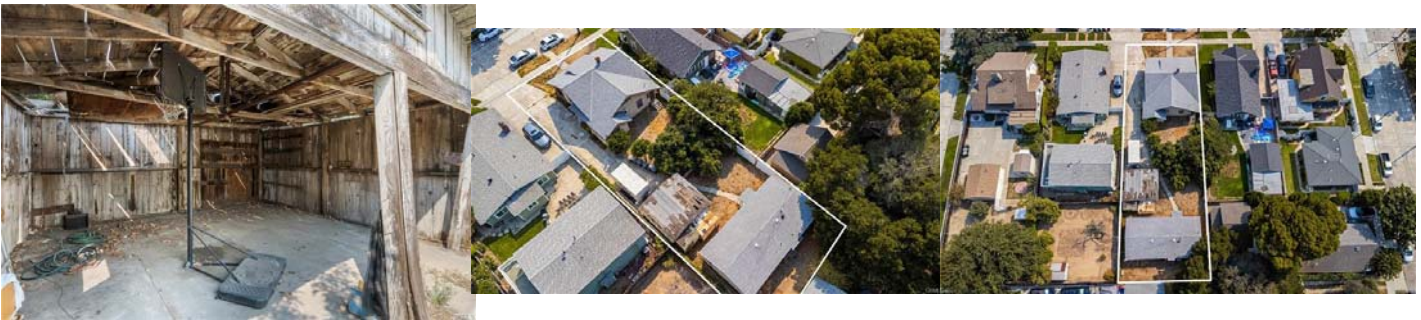
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos







Closed • **Triplex**

List / Sold:

\$1,359,000/\$1,311,500 ↓

141 days on the market

Listing ID: PW22088139

716 N MALLARD St N # 1,2,3 • Orange 92867

3 units • \$453,000/unit • 3,187 sqft • 8,075 sqft lot • \$411.52/sqft • Built in 1963

N PROSPECT TO N MALLARD ST



****unit #3 is one story 3 bedrooms ,2bathrooms,one car detached garage, with sparkling pool****unit # 2 is two story 2BEDrooms,1.5 bathrooms townhome style with one detached car garage **** unit # 1 is 2 bedrooms,1.5 bathrooms two story townhome style ,with one car detached garage**** located @ the end of cul de sac ****

Facts & Features

- Sold On 09/30/2022
- Original List Price of \$1,359,000
- 3 Buildings
- Levels: One, Two
- 4 Total parking spaces
- \$749 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside
- \$67764 Gross Scheduled Income
- \$47372 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$20,392
- Electric: \$360.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$948
- Cable TV: 00797989
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,490
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,047	\$2,047	\$2,975
2:	1	2	2	1	Unfurnished	\$1,850	\$1,850	\$2,450
3:	1	2	2	1	Unfurnished	\$1,750	\$1,750	\$2,450

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
- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area

- Orange County
- Parcel # 38307128

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 •

List / Sold:

\$3,500,000/\$3,175,000 ↓

83 days on the market

Listing ID: OC22103785

901 E Balboa Blvd • Newport Beach 92661

3 units • \$1,166,667/unit • 3,482 sqft • 3,720 sqft lot • \$911.83/sqft • Built in 1971

The building is located at the corner of A Street at E. Balboa Blvd.



FIRST TIME ON THE MARKET IN 45 + years. Upside potential income. This Tri-plex is located on the Balboa Peninsula with superb walkability to the Balboa Pier and local restaurants and is situated one building in from the board walk / sand. Ideal for the investor or the individual looking to live in one unit and rent out the others. Two three-bedroom 1 3/4 bathroom units with patios/balconies along with oversized fireplaces and hearths showcase the living space adding a sense of warmth while entertaining. Relaxation and entertaining is ideal on the patios /deck areas with the three bedroom units. The two upper units each have a peek-a - boo view of the water and an abundance of natural light . The upper two bedroom two bathroom is positioned over the garage area, with its own staircase providing this unit a sense of privacy. Parking is easy with remote access to ones garage space. Come feel the ocean breeze and live the beach life. 905 E. Balboa Blvd is listed for sale for 2,800,000 and can be purchased together with 901 E. Balboa Blvd or separately.

Facts & Features

- Sold On 09/27/2022
- Original List Price of \$3,995,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- 0 Total carport spaces
- Heating: Central
- \$751 (Estimated)
- Laundry: Community
- \$106800 Gross Scheduled Income
- \$999999 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,999,999
- Electric:
- Gas:
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,302
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,147
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,975	\$2,975	\$3,600
2:	1	3	2	1	Unfurnished	\$2,975	\$2,975	\$3,600
3:	1	2	2	1	Unfurnished	\$2,950	\$2,950	\$3,025

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 3

- Carpet:
- Dishwasher: 3
- Disposal: 3

- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- NP - Balboa Peninsula area
- Orange County
- Parcel # 04814324

Michael Lembeck

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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: OC22103785

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Closed • **Quadruplex**

List / Sold: **\$1,725,000/\$1,725,000**

405 W Stevens • Santa Ana 92707

6 days on the market

4 units • **\$431,250/unit** • **4,109 sqft** • **7,475 sqft lot** • **\$419.81/sqft** •
Built in 1969

Listing ID: NP22184297

W Sunflower/MacArthur Blvd



Great opportunity to own a Covington style quadruplex in the most desirable South Coast Metro area in the city of Santa Ana, beautifully located off the 55/405 and close distance to Orange County Performing Arts, South Coast Plaza, Orange County Airport and so much more! This property was just renovated and has great curb appeal, green lush grass and beautiful mature trees. 3 bedrooms 2 bath, patio 1 car garage 2 bedroom 2 bath patio 1 car garage 2 bedroom 2 bath 1 car garage 1 bedroom 1 bath 1 car garage

Facts & Features

- Sold On 09/30/2022
- Original List Price of \$1,725,000
- 1 Buildings
- 4 Total parking spaces
- \$1 (Assessor)
- Laundry: Common Area
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- 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	1	Unfurnished	\$2,100		
2:	1	2	2	1	Unfurnished	\$2,195		
3:	1	2	2	1	Unfurnished	\$1,950		
4:	1	1	1	1	Unfurnished	\$1,300		

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled

- 69 - Santa Ana South of First area
- Orange County

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income **LISTING ID:** NP22184297

Printed: 10/02/2022 5:01:51 AM

Closed •

List / Sold:

\$6,570,000/\$6,215,000 ↓

502 E Pine St • Santa Ana 92701

7 days on the market

**18 units • \$365,000/unit • 19,513 sqft • .43 acre(s) lot • \$318.51/sqft •
Built in 1982**

Listing ID: OC22128111

Cross Streets: East Pine Street & Oak Street



502 East Pine Street is an 18-unit multifamily investment property located in Santa Ana, CA. Built in 1982, 502 East Pine Street offers a desirable unit mix consisting of 3, 2 bed/1.5 bath units, 10, 2 bed/1.5 bath townhomes, and 5, 3 bed/2 bath units. Amenities include controlled access, private patios or balconies, elevator service, a gated subterranean parking garage, and on-site laundry. 502 East Pine Street has an excellent central Santa Ana location, situated less than 0.50 miles from Downtown Santa Ana and the bustling 4th Street Market. The property is also located less than 1.75 miles from Santa Ana College, which has an annual enrollment of over 27,000 students and employs over 3,500 staff members, placing residents in close proximity to a major employment and housing driver. Furthermore, 502 East Pine Street is positioned just under 1 mile from Interstate 5, providing residents with easy access to employment hubs throughout Orange and Los Angeles Counties.

Facts & Features

- Sold On 09/27/2022
- Original List Price of \$6,570,000
- 3 Buildings
- Levels: Two
- 0 Total parking spaces
- \$6,411 (Assessor)
- Laundry: Community
- \$393900 Gross Scheduled Income
- \$216351 Net Operating Income
- 18 electric meters available
- 18 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Elevator

Exterior

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

Annual Expenses

- Total Operating Expense: \$169,732
- Electric: \$7,406.00
- Gas: \$7,406
- Furniture Replacement:
- Trash: \$7,406
- Cable TV: 01948246
- Gardener:
- Licenses:
- Insurance: \$7,200
- Maintenance: \$12,600
- Workman's Comp:
- Professional Management: 15443
- Water/Sewer: \$7,406
- Other Expense: \$31,611
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	2	0	Unfurnished	\$5,065	\$5,065	\$7,485
2:	10	2	2	0	Unfurnished	\$17,800	\$17,800	\$24,950
3:	5	3	2	0	Unfurnished	\$9,960	\$9,960	\$14,975

Of Units With:

- Separate Electric: 18
- Gas Meters: 18
- 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 # 93531198

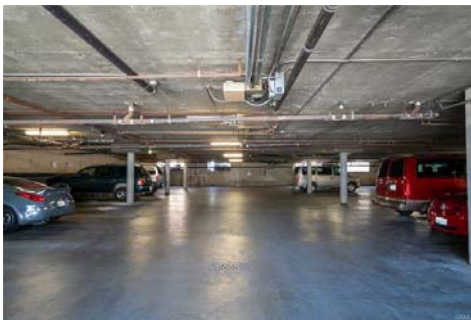
Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC22128111

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