

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	OC21169158	S	605 S Mountain View ST	SA	68	STD	2	\$40,800	5	\$875,000	\$437.50	2000	1964/ASR	5,968/0.137	N	2	09/29/21	14/14
2	OC21165874	S	427 N Linwood AVE	SA	70	STD	2	\$37,200		\$735,000↓	\$459.38	1600	1928/ASR	5,924/0.136	N	2	09/28/21	29/29
3	OC21136664	S	1706 N Mcclay ST	SA	70	STD	2	\$42,300		\$850,000↓	\$461.20	1843	1955/ASR	8,276/0.19	N	2	09/27/21	64/64
4	OC21155389	S	1942 Red Mill CIR	TUS	71	STD	2	\$0		\$1,778,000↓	\$486.99	3651	1965/EST	14,800/0.3398	N	4	10/01/21	35/35
5	SW21154614	S	33841 Robles DR	DP	LT	STD	2	\$68,400		\$1,400,000	\$568.18	2464	1974/ASR	3,049/0.07	N	3	09/29/21	5/5
6	NP20229884	S	620 Clubhouse AVE	NB	N8	STD	2	\$45,000		\$1,350,000↓	\$1,350.00	1000	1945/ASR	2,190/0.0503	N	0	09/30/21	181/181
7	NP21197418	S	208 41st ST	NB	N8	STD	2	\$85,140		\$2,600,000↑	\$966.18	2691	2008/APP	2,047/0.047	N	2	10/01/21	0/0
8	NP21196846	S	210 41st ST	NB	N8	STD	2	\$85,140		\$2,600,000↑	\$966.18	2691	2008/APP	2,047/0.047	N	2	10/01/21	0/0
9	OC21101806	S	433 Via Lido Soud	NB	N8	NOD,SPAY,TR	2	\$0		\$3,700,000↓	\$1,761.90	2100	1950/EST	2,596/0.0596	N	2	09/27/21	19/19
10	OC21179256	S	217 La Paloma	SC	SC	STD	2	\$78,000		\$2,400,000↑	\$777.71	3086	1984/ASR	10,454/0.24	N	2	09/28/21	6/6
11	OC21202758	S	236 Avenida Montalvo	SC	SW	STD	2	\$102,000		\$1,999,000	\$571.14	3500	1976/ASR	8,100/0.186	N	3	09/29/21	10/235
12	LG21185761	S	742 S Park Hyde ST	ORG	699	STD	2	\$72,000		\$1,100,000↓	\$347.00	3170	1978/ASR	6,098/0.14	N	4	09/27/21	3/3
13	OC21093207	S	1347 Baker ST	CM	C4	STD	3	\$51,600		\$1,250,000↓	\$465.72	2684	1960/PUB	6,534/0.15	N	3	09/27/21	115/115
14	PW21088818	S	128 13th ST	SLB	1A	STD	4	\$85,140		\$1,900,000↓	\$786.42	2416	1961/APP	2,919/0.067	N	0	09/30/21	91/91
15	OC21156194	S	518 8th ST	HB	15	STD	4	\$0		\$2,150,000↓	\$771.72	2786	1964/ASR	5,663/0.13	N	4	10/01/21	52/52
16	NP21185806	S	17150 San Mateo ST #7	FV	16	STD	4	\$81,900		\$1,150,000↓	\$381.81	3012	1970/PUB	10,000/0.2296	N	0	09/28/21	9/9
17	NP20229881	S	622 Clubhouse AVE	NB	N8	STD	4	\$87,600		\$2,350,000↓	\$1,236.84	1900	1955/EST	4,312/0.099	N	0	09/30/21	181/181
18	NP20224995	S	626 Clubhouse AVE	NB	N8	STD	4	\$129,300		\$4,500,000↓	\$1,022.73	4400	1968/EST	7,850/0.1802	N	4	09/30/21	181/181
19	PW21148227	S	12851 Flower ST	GG	63	STD	25	\$494,700		\$8,400,000↑	\$306.10	27442	1964/ASR	56,628/1.3	N	28	09/28/21	14/14
20	320006669	S	535 S Ranch View CIR	AH	77	STD	108	\$0	0	\$997,500↓	\$292.69	3408	1974	0	N	1	09/27/21	87/87

Closed • Duplex

List / Sold: **\$875,000/\$875,000**

605 S Mountain View St • Santa Ana 92704

14 days on the market

**2 units • \$437,500/unit • 2,000 sqft • 5,968 sqft lot • \$437.50/sqft •
Built in 1964**

Listing ID: OC21169158

Newhope/McFadden



Beautiful duplex located close to Fountain Valley, and Bolsa markets, and restaurants; Each unit has a size of approximately 1000sqft and is fully rented with upside potential. Long-term tenants and tenants paid all utilities, water, electricity, gas, etc...

Facts & Features

- Sold On 09/29/2021
- Original List Price of \$875,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- Laundry: Outside
- Cap Rate: 4.6
- \$40800 Gross Scheduled Income
- \$40800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$6,000
- 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	\$1,700	\$1,700	\$1,850
2:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$1,850

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
- 68 - N of Heil, S of Blsa, E of Brookhrst, W of Ha area
- Orange County
- Parcel # 18809123

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 • **Single Family Residence**

List / Sold: **\$740,000/\$735,000** ↓

427 N Linwood Ave • Santa Ana 92701

29 days on the market

2 units • **\$370,000/unit** • **1,600 sqft** • **5,924 sqft lot** • **\$459.38/sqft** •
Built in 1928

Listing ID: OC21165874

South of the 5 freeway off 4th street.



Great opportunity to purchase an attractive duplex in the trendy Saddleback View neighborhood of Santa Ana. 427 & 429 Linwood Street were built in 1928 and features 2-2 bedrooms 1 baths units with a detached 2 car garage. Amenities for each unit that have led to long term tenancy through the years include a shared enclosed back yard featuring mature producing fruit trees, a 2-car detached garage, central AC & heat, individual laundry hookups and an extra-long shared driveway. 427 has some updated dual paned windows, updated lower kitchen cabinets, granite counters and new water heater. Living space is elegantly lined in a light laminate wood flooring and offers crown molding, ceiling fans and mirrored wardrobe doors. 429 features original wood floors and ceramic flooring. The subject property is positioned on a gorgeous tree lined street and surround by single family homes. This asset will continue to appreciate as the location will be sought after for tenants and buyers for years to come with its proximity to jobs, entertainment, freeways, and retail. Tenants are on a Month to Month and would love to stay. Long term tenants, rents have not been raised in over 6 years. Tenants paying below market rents. 2 Gas Meters, 2 electric meters, 2 water heaters, Individual full-size laundry hook-ups in each unit.

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$740,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$37200 Gross Scheduled Income
- \$28144 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Tile, Wood
- Appliances: Free-Standing Range, Disposal, Gas Range, Water Heater
- Other Interior Features: Ceiling Fan(s), Crown Molding, Granite Counters, Laminate Counters, Recessed Lighting, Stone Counters, Tile Counters

Exterior

- Lot Features: Back Yard, Front Yard, Yard
- Security Features: Carbon Monoxide Detector(s)
- Fencing: Good Condition, Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$9,056
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 02024176
- Gardener:
- Licenses: 0
- Insurance: \$751
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$2,172
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,700	\$20,400	\$2,100
2:	1	2	1	1	Unfurnished	\$1,450	\$17,400	\$1,800

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet: 0
- Dishwasher: 0
- Disposal:
- Drapes: 2
- Patio: 0
- Ranges: 2
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale
- 70 - Santa Ana North of First area
- Orange County
- Parcel # 39839309

Michael Lembeck

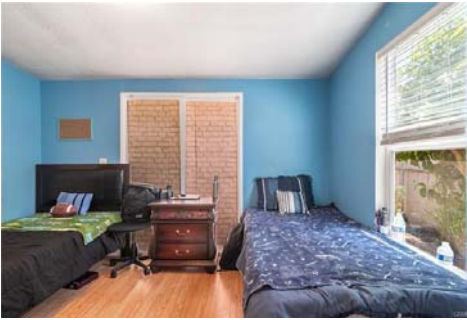
State License #: 01019397
Cell Phone: 714-742-3700

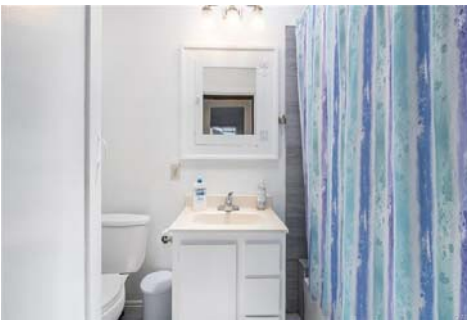
Re/Max Property Connection

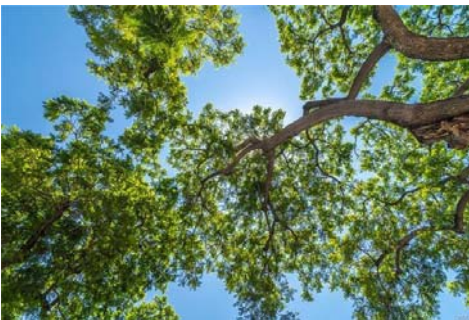
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold: **\$849,000/\$850,000** ↓

1706 N Mcclay St • Santa Ana 92705

64 days on the market

2 units • \$424,500/unit • 1,843 sqft • 8,276 sqft lot • \$461.20/sqft • Built in 1955

Listing ID: OC21136664

Major Cross Streets: 17th St & Grand Ave



Well-maintained Santa Ana duplex with great income potential! Approach the home and see clean and lush landscaping throughout. Both units boast a 2 bed/1bath floorplan, an individual house number, 2 gas meters (one per unit), 2 electric meters (one per unit), and washer/dryer hookups in each unit. Two 1-car garages are located beyond the spacious driveway. Newer features of the home include new flooring in Unit 1706 as well as recent plumbing, electrical, and roof maintenance. The front unit showcases a spacious front yard, while the back unit offers a quaint front yard and backyard. This is the perfect opportunity for someone looking to live in one unit and rent the other, or to rent both! Within close proximity of great shopping/entertainment such as Hobby Lobby, Bower's Museum, Mainplace Mall, Target, and Downtown Santa Ana Historic District's eateries and bars! Only minutes away from the 5 FWY.

Facts & Features

- Sold On 09/27/2021
- Original List Price of \$875,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Laundry: See Remarks
- \$42300 Gross Scheduled Income
- \$29843.84 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,456
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$537
- Cable TV: 01522411
- Gardener:
- Licenses: 53.22
- Insurance: \$836
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,875	\$1,875	\$1,900
2:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$1,900

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

- 70 - Santa Ana North of First area
- Orange County
- Parcel # 39621127

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:

\$1,799,900/\$1,778,000 ↓

35 days on the market

Listing ID: OC21155389

1942 Red Mill Cir • Tustin 92780

**2 units • \$899,950/unit • 3,651 sqft • 14,800 sqft lot • \$486.99/sqft •
Built in 1965**

Browning and Bryan cross street.



Cul-De-Sac Home with TWO HOMES ON ONE LARGE LOT - you're sure to fall in love with this property. The main house consists of 4 bedrooms and 3 full baths and 2,434 SqFt of Living Space. The spacious entry leads to a light and bright living room with a large bay window and gas fireplace. The open floorplan flows into the formal dining room followed by the kitchen and family room. The first level also contains the large master suite and a second full bath. Upstairs you'll find the three bedrooms and one bath, with large closets and large windows for natural light. This home features a separate laundry room on the main floor with lots of storage. You will notice the upgrades throughout with recessed lighting, remodeled kitchen with quartz counters, gas range, updated bathrooms, and so much more! The backyard is perfect for entertaining with its covered patio and large grassy area. The detached ADU (Additional Dwelling Unit), built in 2021, offers 3 bedrooms, 2 baths, 1,217 Sq Ft of Living Space and a 1-car garage. This home features a large island perfect for eating and entertaining, stainless steel appliances, lots of storage, recessed lighting, air conditioning and a separate laundry room. There is 1 full bath downstairs and all bedrooms are upstairs, all equipped with walk in closets. This ADU would be perfect as a rental property or additional living space for extended family. With separate utilities and the ability to section off the backyard space... this home has been perfectly planned and designed! This lot resides on a cul-de-sac with only 2 neighbors. You don't want to miss out on this unique property!

Facts & Features

- Sold On 10/01/2021
 - Original List Price of \$1,799,900
 - 2 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - Laundry: Inside, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available
-

Interior

- Rooms: Entry, Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite, Walk-In Closet
 - Appliances: Dishwasher, Gas Oven, Gas Cooktop, Microwave
 - Other Interior Features: Built-in Features, Ceiling Fan(s), Open Floorplan, Recessed Lighting, Storage, Sunken Living Room
-

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Cul-De-Sac, Front Yard, Lot 10000-19999 Sqft, Yard
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
 - Sewer: Sewer Paid
-

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01947727
- Gardener:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

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

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
- 71 - Tustin area
- Orange County
- Parcel # 10342134

Michael Lembeck

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Re/Max Property Connection

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

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Closed •

List / Sold: **\$1,400,000/\$1,400,000**

33841 Robles Dr • Dana Point 92629

5 days on the market

**2 units • \$700,000/unit • 2,464 sqft • 3,049 sqft lot • \$568.18/sqft •
Built in 1974**

Listing ID: SW21154614

Golden Lantern to Selva to Robles



Fantastic opportunity with this property! Just a mile from the Harbor and all that Dana Point has to offer!! Close to beautiful beaches, shopping and incredible restaurants! Great potential for income with 2 units and 3 car garage! Downstairs unit has 2 bedrooms, 2 bathroom, tile floors, crown molding, ceiling fan, granite counters in the kitchen, fireplace in the living room and a sliding door to the porch to enjoy the ocean view! Upstairs unit is a 3 bedroom, 2 bathroom unit with a living room, kitchen, dining area and deck with views! This property has so much potential! Come see it before it is gone!

Facts & Features

- Sold On 09/29/2021
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Natural Gas
- Laundry: In Garage
- \$68400 Gross Scheduled Income
- \$47700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile
- Other Interior Features: Granite Counters

Exterior

- Lot Features: Sprinklers None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,280
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$780
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale

- LT - Lantern Village area
- Orange County
- Parcel # 68210314

Michael Lembeck

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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: SW21154614

Printed: 10/03/2021 10:33:21 AM

Closed •

List / Sold:

\$1,395,000/\$1,350,000 ↓

181 days on the market

Listing ID: NP20229884

620 Clubhouse Ave • Newport Beach 92663

2 units • **\$697,500/unit** • **1,000 sqft** • **2,190 sqft lot** • **\$1350.00/sqft** •
Built in 1945

Newport Blvd to Finley Ave and Right on Clubhouse Ave.



\$100,000. Price Improvement on 3/1/2021...The lowest priced duplex in all of Newport Beach! Extraordinary opportunity in the heart of Newport Beach, where this duplex offers a prime location across the harbor from the new upscale Lido Marina Village. Located at the end of a quiet and very private cul-de-sac, can be kept as an income-producing investment or completely redeveloped. This incredible Newport Beach paradise within moments of Lido Marina Village's boutiques, cafés and restaurants, miles of world-renowned beaches, recreation, top-rated schools, Orange County Airport and Hoag Hospital. Spanning approximately 2,200 square feet, the lot is currently home to an income-producing duplex, with each residence has 1 parking spot. This property can be combined with 626 & 622 Clubhouse for 5 contiguous lots...don't let it pass you by.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Community
- \$45000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01778230
- 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	0	1	0	Unfurnished	\$1,750	\$1,750	\$1,750
2:	1	1	1	0	Unfurnished	\$2,000	\$2,000	\$2,000

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

- N8 - West Newport - Lido area
- Orange County
- Parcel # 42308310

Michael Lembeck

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Re/Max Property Connection

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

Click arrow to display photos





Closed •

List / Sold:

\$2,595,000/\$2,600,000 ↑

0 days on the market

Listing ID: NP21197418

208 41st St • Newport Beach 92663

**2 units • \$1,297,500/unit • 2,691 sqft • 2,047 sqft lot • \$966.18/sqft •
Built in 2008**

Balboa Blvd to 41st Street



Location, Location, Location. Two side by side duplicate duplexes for sale, walking distance to the beach! Enjoy this newer(2008) Duplex with ALL the upgrades. Granite in Kitchen, Appliances are Stainless Steel, Side by Side Refrigerator, Ultra Quiet Dishwasher, Bathrooms have Travertine Stone on counters, floors, showers and tubs. Front patio plus roof deck with fireplace! Only a few homes from the sand, just a Breeze away. Close to Bay Beach Park and Ocean view from front patio. Property shown with accepted offer only! Square footage from written appraisal.

Facts & Features

- Sold On 10/01/2021
- Original List Price of \$2,595,000
- 1 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- 2 Total carport spaces
- Heating: Central
- \$1,855 (Estimated)
- Laundry: Inside
- \$85140 Gross Scheduled Income
- \$83340 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01514230
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	4	1	Unfurnished	\$3,995	\$3,995	\$4,500
2:	1	2	2	1	Unfurnished	\$3,095	\$3,100	\$3,200

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

- N8 - West Newport - Lido area
- Orange County
- Parcel # 42330614

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

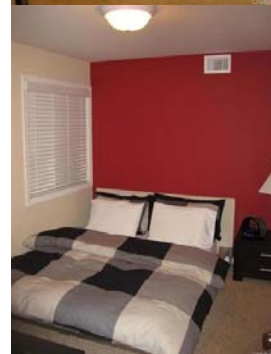
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: NP21197418

Printed: 10/03/2021 10:33:23 AM

Closed •

List / Sold:

\$2,595,000/\$2,600,000 ↑

0 days on the market

Listing ID: NP21196846

210 41st St • Newport Beach 92663

**2 units • \$1,297,500/unit • 2,691 sqft • 2,047 sqft lot • \$966.18/sqft •
Built in 2008**

Balboa Blvd to 41st Street



Location, Location, Location. Two side by side duplicate duplexes for sale, walking distance to the beach! Enjoy this newer(2008) Duplex with ALL the upgrades. Granite in Kitchen, Appliances are Stainless Steel, Side by Side Refrigerator, Ultra Quiet Dishwasher, Bathrooms have Travertine Stone on counters, floors, showers and tubs. Front patio plus roof deck with fireplace! Only a few homes from the sand, just a Breeze away. Close to Bay Beach Park and Ocean view from front patio. Property shown with accepted offer only! Square footage from written appraisal.

Facts & Features

- Sold On 10/01/2021
- Original List Price of \$2,595,000
- 1 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- 2 Total carport spaces
- Heating: Central
- \$1,855 (Estimated)
- Laundry: Inside
- \$85140 Gross Scheduled Income
- \$83340 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01514230
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	4	1	Unfurnished	\$3,995	\$3,995	\$4,500
2:	1	2	2	1	Unfurnished	\$3,100	\$3,100	\$3,200

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

- N8 - West Newport - Lido area
- Orange County
- Parcel # 42330613

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

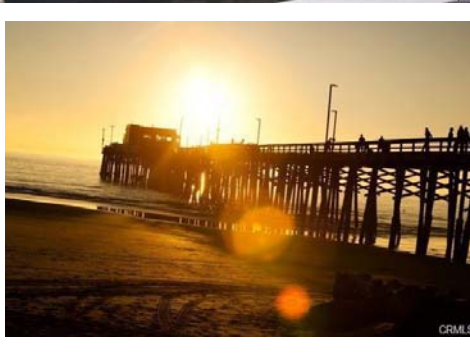
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: NP21196846

Printed: 10/03/2021 10:33:23 AM

Closed • Duplex

List / Sold:

\$4,275,000/\$3,700,000 ↓

19 days on the market

Listing ID: OC21101806

433 Via Lido Soud • Newport Beach 92663

2 units • \$2,137,500/unit • 2,100 sqft • 2,596 sqft lot • \$1761.90/sqft •
Built in 1950

Newport Blvd to Via Lido. Via Lido to Via Lido Soud



Amazing Lido Island duplex with one unit below and one unit above. The duplex is right on the bay with incredible views. Each unit has 1 space in two-car attached and enclosed garage. Sand and the bay is directly behind the units. Minutes away from the beach. Nearby to Fashion Island and many outstanding amenities.

Facts & Features

- Sold On 09/27/2021
- Original List Price of \$4,275,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Central
- Laundry: In Garage
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Family Room, Living Room
- Floor: Carpet, Stone
- Appliances: Dishwasher, Gas Range, Microwave
- Other Interior Features: Granite Counters

Exterior

- Lot Features: Gentle Sloping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$53,000
- Electric: \$8,500.00
- Gas: \$3,800
- Furniture Replacement:
- Trash: \$700
- Cable TV: 01870511
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$5,000
- 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	\$0
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Notice Of Default, Short Sale, Trust sale
- N8 - West Newport - Lido area

- \$1,300 HOA dues Annually

- Orange County
- Parcel # 42317203

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: OC21101806

Printed: 10/03/2021 10:33:23 AM

Closed • Duplex

List / Sold:

\$2,000,000/\$2,400,000 ↑

6 days on the market

Listing ID: OC21179256

217 La Paloma • San Clemente 92672

**2 units • \$1,000,000/unit • 3,086 sqft • 10,454 sqft lot • \$777.71/sqft •
Built in 1984**

Head south on N El Camino Real, turn right onto Avenida Miramar, curve right onto Calle Puente, left on La Paloma



Moments from San Clemente's golden beaches, popular pier and inviting downtown shops and restaurants, this upgraded Cape Cod-influenced duplex is completely turnkey. Located on the ocean side of Pacific Coast Highway, the property has off-the-charts curb appeal complete with a manicured yard and a white picket fence. Sitting on a legal double lot at approximately 10,454 square feet, the grounds extend to an oversized backyard with a massive lawn, a newer deck with built-in seating for the lower unit, and a side yard with parking for an RV or boat. On the first level, Unit A features two bedrooms and two baths, including a primary suite, and a dine-in kitchen with built-in hutch. Upstairs, Unit B is enriched with a spacious deck, plantation shutters, crown molding, a Dutch entry door, wood-look flooring, a dining room, two bedrooms complete with a primary suite, two baths, and a custom kitchen with a pantry, glass cabinet doors, a farmhouse sink, solid-surface countertops and a full tile backsplash. Residents in each unit will enjoy built-ins, designer paint, living room fireplaces, open-concept floorplans, ceiling fans, garden and bay windows, stainless steel appliances and private one-car garages. The property offers versatile possibilities including living in one unit and renting the other, renting both, and more. Nestled in central San Clemente, the duplex is convenient to I-5, excellent schools, Dana Point Harbor, golf, and hiking and biking trails.

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$2,000,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Fireplace(s), Forced Air
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, In Kitchen, Individual Room, Inside, Washer Hookup
- \$78000 Gross Scheduled Income
- \$70200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite
- Floor: Carpet, Tile, Wood
- Appliances: Built-In Range, Dishwasher, Electric Oven, Disposal, Gas Cooktop, Microwave, Self Cleaning Oven, Vented Exhaust Fan, Water Line to Refrigerator
- Other Interior Features: Built-in Features, Ceiling Fan(s), Crown Molding, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Storage

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Level with Street, Lot 10000-19999 Sqft, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer, Walkstreet, Yard
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Fencing: Block, Vinyl
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$3,400
- Electric:
- Gas:
- Furniture Replacement:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$1,200
- Cable TV: 01991227
- Gardener:
- Licenses:

- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	1	Unfurnished	\$0	\$0	\$6,500

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
- SC - San Clemente Central area
- Orange County
- Parcel # 69207514

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: OC21179256

Printed: 10/03/2021 10:33:24 AM

Closed • Duplex

List / Sold: **\$1,999,000/\$1,999,000**

236 Avenida Montalvo • San Clemente 92672

10 days on the market

2 units • **\$999,500/unit** • **3,500 sqft** • **8,100 sqft lot** • **\$571.14/sqft** •
Built in 1976

Listing ID: OC21202758

Take Calafia exit from I5 South, Straight on Calafia, Right on Avenida Montalvo



Incredible investment opportunity on the infamous loop in San Clemente overlooking the canyon with sparkling ocean views! A pedestrian walking path is right across the street and takes you directly to San Clemente State Beach and the San Clemente Beach Trail that leads to the Pier and past multiple surf breaks! Large 8,100 sq ft lot! This is the perfect location and set up to live in one unit and rent out the other! 3 levels complete this immaculate property with the 1bdr/1ba unit positioned on the lowest level. The second and third levels host the 3bdr/2.5ba unit. On the second level find the kitchen, a half bath, dining room and living area while 3 bedrooms and 2 bathrooms including the master are located on the upper most level. The master bathroom is beautifully updated with a new vanity and showcases a walk-in closet. Spectacular sunsets and ocean views create a picture-perfect backdrop from multiple interior rooms and balconies. Multiple glass doors emit ample natural light throughout creating a relaxed and calming space. A terraced side yard to the left of the building is included in this lot and could be a great patio or the perfect garden! Additional highlights include stainless steel appliances including a double oven, vaulted ceilings, 3 car garage, 2 apple trees, a peach, apricot, and a persimmon tree. Great investment in Southwest SC capturing the essence of the true southern California lifestyle by owning only steps to the beach!

Facts & Features

- Sold On 09/29/2021
- Original List Price of \$1,999,000
- 1 Buildings
- Levels: Three Or More
- 3 Total parking spaces
- Heating: Forced Air
- \$0 (Other)
- Laundry: Individual Room
- \$102000 Gross Scheduled Income
- \$75000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom, Separate Family Room, Walk-In Closet
- Appliances: Built-In Range, Dishwasher, Double Oven, Gas Range, Microwave, Trash Compactor
- Other Interior Features: In-Law Floorplan, Balcony, Built-in Features, Cathedral Ceiling(s), High Ceilings, Living Room Balcony, Living Room Deck Attached, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Lot 6500-9999
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$27,000
- Electric: \$950.00
- Gas: \$450
- Furniture Replacement:
- Trash: \$480
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- SW - San Clemente Southwest area
 - Orange County
 - Parcel # 06013116

Michael Lembeck

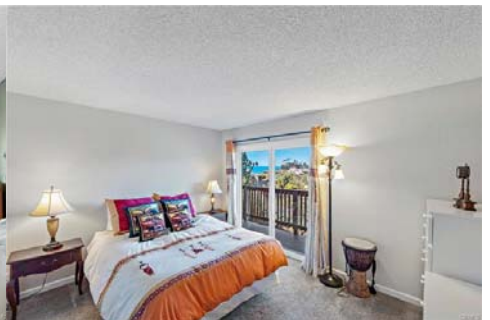
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

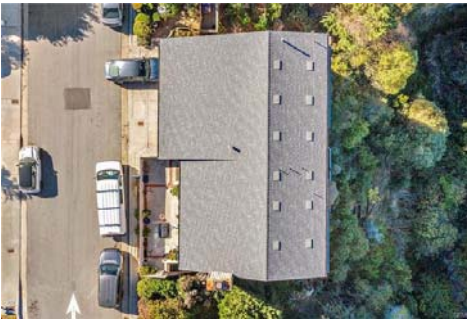
Click arrow to display photos











Closed •

List / Sold:

\$1,149,000/\$1,100,000 ↓

3 days on the market

Listing ID: LG21185761

742 S Park Hyde St • Orange 92868
2 units • \$574,500/unit • 3,170 sqft • 6,098 sqft lot • \$347.00/sqft •
Built in 1978
W/State College N/Garden Grove Blvd



Spacious Duplex suited for Live in One/Rent One occupancy. Great investment opportunity for these rarely available units. Unit 742 is ready for occupancy. Unit 748 is rented to long term tenant on month to month basis. Both units have back yard/patio areas and two car garages.

Facts & Features

- Sold On 09/27/2021
- Original List Price of \$1,149,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$499 (Estimated)
- Laundry: In Garage
- \$72000 Gross Scheduled Income
- \$71000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description: HOA

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$0	\$0	\$3,000
2:	1	3	3	2	Unfurnished	\$2,821	\$2,821	\$3,000

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
- 699 - Not Defined area

- Orange County
- Parcel # 23128104

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 •

List / Sold:

\$1,299,900/\$1,250,000 ↓

115 days on the market

Listing ID: OC21093207

1347 Baker St • Costa Mesa 92626

**3 units • \$433,300/unit • 2,684 sqft • 6,534 sqft lot • \$465.72/sqft •
Built in 1960**

Cross Streets: Harbor Blvd. & Baker St.



BACK ON MARKET !! Triplex in excellent location. Beautiful Pride of Ownership building located just across the way from the Highly desired Mesa Verde. Great square footage and unit mix with two spacious ground level 2bd1ba units with private patios and one 2bd2ba Townhome unit with private rear garden/patio, almost like a little home!! All units have private enclosed 1 car garages with single designated parking space. Community laundry, well maintained with long term tenants all on month to month with much upside potential! If you are looking for a quality, good size building in an excellent location, this is it! Present Gross Income is \$54,200 and the pro-forma is approximately \$80,400. Perfect for first time buyer or buy and hold for investment.

Facts & Features

- Sold On 09/27/2021
- Original List Price of \$1,325,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Forced Air
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$51600 Gross Scheduled Income
- \$39600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01315175
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$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	\$1,500	\$1,500	\$2,500
2:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$2,300
3:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$2,300

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C4 - Central Costa Mesa area
- Orange County
- Parcel # 14119114

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: OC21093207

Printed: 10/03/2021 10:33:29 AM

Closed •

List / Sold:

\$1,925,000/\$1,900,000 ↓

91 days on the market

128 13th St • Seal Beach 90740

4 units • \$481,250/unit • 2,416 sqft • 2,919 sqft lot • \$786.42/sqft •

Built in 1961

Listing ID: PW21088818

From PCH turn down Main Street. Turn Left on Electric Avenue and Right on 13th Street



Located half a block to the beach, half a block to the Electric Ave greenbelt and a short stroll to Main Street, this elegantly designed fourplex has a unique and distinctive curb appeal. Featuring a mixture of units consisting of (2) 2 bedroom 2 bath apartments, (1) 1 bedroom 1 bath apartment and a studio apartment, each unit has laminate flooring, and crown moulding. The 1 bedroom apartment is currently being upgraded with new quartz countertops, new appliances, new bathroom flooring/fixtures/tub enclosure and fresh paint. The three downstairs units also have a private outside closet for storage. There is a flowing double staircase leading up to the spacious upstairs apartment while the interior includes a stackable washer/dryer and a large front balcony to privately enjoy the ocean breezes. In addition, there are two off street parking spaces, a front & rear gate and a large area in front of the building that can be designed into an elegant patio space with tables, chairs and potted plants. Living in Seal Beach offers a tranquil beach lifestyle, an award winning school district and various community activities such as the Fish Fry, Annual Car Show, Holiday Parade and Summer Concerts on the Sand.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$1,999,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: See Remarks
- \$85140 Gross Scheduled Income
- \$47619 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,584
- Electric: \$746.00
- Gas: \$760
- Furniture Replacement:
- Trash: \$1,283
- Cable TV: 01834942
- Gardener:
- Licenses:
- Insurance: \$2,841
- Maintenance:
- Workman's Comp:
- Professional Management: 5760
- Water/Sewer: \$1,283
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$2,295	\$2,295	\$2,500
2:	1	2	2	0	Unfurnished	\$1,900	\$1,900	\$2,200
3:	1	1	1	0	Unfurnished	\$1,650	\$1,650	\$1,800
4:	1	0	1	0	Unfurnished	\$1,350	\$1,350	\$1,550

Of Units With:

- Separate Electric: 3
- Drapes:

- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher: 1
- Disposal: 4

- Patio:
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 1A - Seal Beach area
- Orange County
- Parcel # 19908111

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:

\$2,247,500/\$2,150,000 ↓

52 days on the market

Listing ID: OC21156194

518 8th St • **Huntington Beach 92648**

4 units • **\$561,875/unit** • **2,786 sqft** • **5,663 sqft lot** • **\$771.72/sqft** •
Built in 1964

W/Main S/Palm



This property has a two bedroom one bath residence with frontage on the street with a separate room laundry inside. There is a three residence structure with four single car garages with access to the alley at the rear of the property. See included unit information. There is a community laundry for the three units building. Much of the value of the property is in the fact that this property is a double lot 50X117.5 feet. This is an excellent investment to hold and develop two new SFR in the future. There is an excellent rental upside. Tenant occupied please do not enter the property without setting an appointment.

Facts & Features

- Sold On 10/01/2021
- Original List Price of \$2,679,000
- 2 Buildings
- 4 Total parking spaces
- Laundry: Individual Room, Inside
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard, Landscaped, Level with Street, Rectangular Lot, Level, Walkstreet, Yard
- Fencing: Wood
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- 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	\$1,850	\$0	\$2,500
2:	1	2	1	1	Unfurnished	\$1,975	\$0	\$2,500
3:	1	3	2	1	Unfurnished	\$2,050	\$0	\$2,900
4:	1	2	1	1	Unfurnished	\$0	\$0	\$3,500

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 15 - West Huntington Beach area
- Orange County
- Parcel # 02410403

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:

\$1,200,000/\$1,150,000 ↓

17150 San Mateo St # 7 • Fountain Valley 92708

9 days on the market

**4 units • \$300,000/unit • 3,012 sqft • 10,000 sqft lot • \$381.81/sqft •
Built in 1970**

Listing ID: NP21185806

From Brookhurst, head east on Warner, Pacific Paark Apartments will be o the right side.



Condominium fourplex professionally managed and maintained by Pacific Park Apartments. Each unit is 753 Square feet, 1 bedroom, 1 bath, dining room, living room, kitchen, balcony, and an assigned carport. \$1700 monthly HOA dues include onsite professional management company, rent collection, accounting services, leasing of units, landscape, water, trash, gas, pool maintenance. Tenants pay interior electric. Excellent location by Mile Square Park and Golf Course, close to 405 Freeway, well maintained area.

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$1,200,000
- 1 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- \$965 (Estimated)
- Laundry: Community
- \$81900 Gross Scheduled Income
- \$48500 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$20,400
- Other Expense Description: HOA

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,700	\$1,700	\$1,850
2:	1	1	1	1	Unfurnished	\$1,700	\$1,700	\$1,850
3:	1	1	0	1	Unfurnished	\$1,695	\$1,695	\$1,850
4:	1	1	1	1	Unfurnished	\$1,750	\$1,750	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- \$1,700 HOA dues Monthly
- 16 - Fountain Valley / Northeast HB area
- Orange County
- Parcel # 93029407

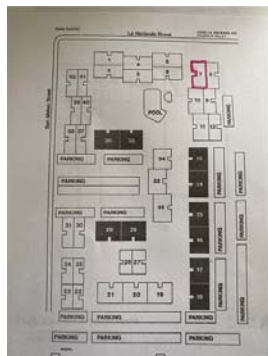
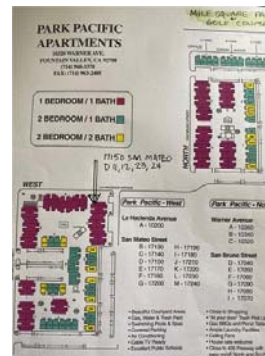
Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
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CUSTOMER FULL: Residential Income LISTING ID: NP21185806

Printed: 10/03/2021 10:33:32 AM

Closed •

List / Sold:

\$2,395,000/\$2,350,000 ↓

181 days on the market

Listing ID: NP20229881

622 Clubhouse Ave • Newport Beach 92663

**4 units • \$598,750/unit • 1,900 sqft • 4,312 sqft lot • \$1236.84/sqft •
Built in 1955**

Newport Blvd to Finely and right on Clubhouse



\$200,000. Price Improvement on 3/1/2021...Extraordinary opportunity in the heart of Newport Beach, where this ultra-rare four-plex offers a prime location across the harbor from the new upscale Lido Marina Village. Located at the end of a quiet and very private cul-de-sac, the rare double lot features water views from both lots and can be kept as an income-producing investment or completely redeveloped. The site can easily accommodate two single-family homes, without dealing with the California's new SB 330 housing requirements. Imagine creating an enviable Newport Beach paradise within moments of Lido Marina Village's boutiques, cafés and restaurants, miles of world-renowned beaches, recreation, top-rated schools, Orange County Airport and Hoag Hospital. Spanning approximately 4,312 square feet, the double lot is currently home to an income-producing four-plex, with each residence has 1 parking spot and there is also a 2 car garage included. This property can be combined with 626 & 620 Clubhouse for 5 contiguous lots! Opportunities as rare as this come but once in a lifetime...don't let it pass you by.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$2,595,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: Common Area
- \$87600 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac, Rectangular Lot, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01778230
- 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	1	1	0	Unfurnished	\$1,800	\$1,800	\$2,000
2:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$2,000
3:	1	1	1	0	Unfurnished	\$1,900	\$1,900	\$2,000
4:	1	1	1	0	Unfurnished	\$2,000	\$2,000	\$2,000

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- N8 - West Newport - Lido area
- Orange County
- Parcel # 42308311

Michael Lembeck

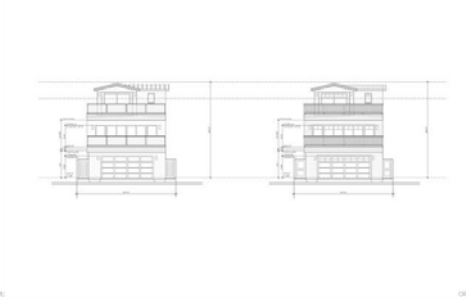
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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed •

List / Sold:

\$4,595,000/\$4,500,000 ↓

181 days on the market

Listing ID: NP20224995

626 Clubhouse Ave • Newport Beach 92663

**4 units • \$1,148,750/unit • 4,400 sqft • 7,850 sqft lot • \$1022.73/sqft •
Built in 1968**

Newport Blvd to Finley Ave and Right on Clubhouse Ave.



\$400,000. Price Improvement on 3/1/2021...Act quickly to take advantage of this extraordinary waterfront opportunity in the heart of Newport Beach, where this ultra-rare four-plex offers a prime location across the harbor from the new upscale Lido Marina Village. Located at the end of a cul-de-sac, the rare double lot features a 50' boat slip and can be kept as an income-producing investment or completely redeveloped. Imagine creating an enviable waterfront paradise within moments of Lido Marina Village's boutiques, cafés and restaurants, miles of world-renowned beaches, recreation, top-rated schools, Orange County Airport and Hoag Hospital. Spanning approximately 7,850 square feet, the double lot is currently home to an income-producing four-plex. New decking and upgraded electrical was added in 2019. Three units offer 2 bedrooms and 1 bath, and one hosts 3 bedrooms and 2.5 baths. Opportunities as rare as this come but once in a lifetime...don't let it pass you by.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$4,995,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Community
- \$129300 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Lot 6500-9999
- Waterfront Features: Bay Front, Marina in Community, Ocean Access, Ocean Side Of Highway 1
- Sewer: Public Sewer
- Other Exterior Features: Boat Slip, Dock Private

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02068079
- 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	\$3,475	\$3,475	\$5,000
2:	1	2	1	1	Unfurnished	\$2,600	\$2,600	\$2,900
3:	1	2	1	1	Unfurnished	\$2,500	\$2,500	\$2,900
4:	1	2	1	1	Unfurnished	\$2,200	\$2,200	\$2,900

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- N8 - West Newport - Lido area
- Orange County
- Parcel # 42308312

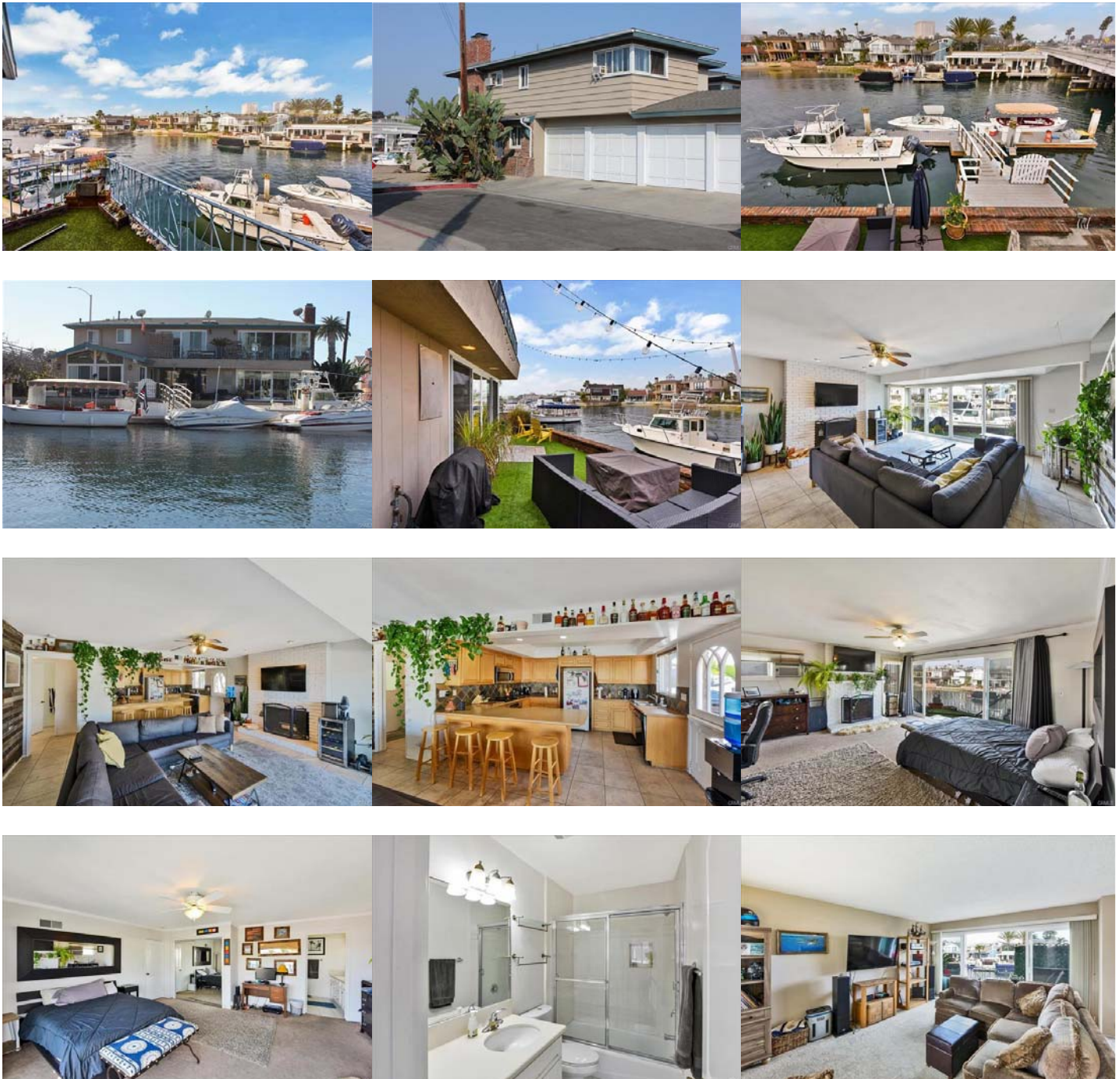
Michael Lembeck

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:

\$8,250,000/\$8,400,000 ↑

14 days on the market

12851 Flower St • Garden Grove 92840

**25 units • \$330,000/unit • 27,442 sqft • 56,628 sqft lot • \$306.10/sqft •
Built in 1964**

Listing ID: PW21148227

BROOKHURST AND GARDEN GROVE BLVD



***25 UNITS IN A GREAT QUIET GARDEN GROVE LOCATION! 6 BUILDINGS OVER 27,000 SQUARE FEET ON 3 SEPARATE LOTS OVER 56,000 SQUARE FEET! 21 UNITS ARE 2 AND 3 BR TOWNHOMES STYLE APTS, 4 UNITS ARE SINGLE STORY 2 BR APTS! ALL UNITS HAVE A PRIVATE YARD/PATIO AND THIS COMPLEX IS GATED! FIRST TIME ON THE MARKET IN 38 YEARS! BRAND NEW EXTERIOR PAINT, SOME FENCING AND WOOD REPAIRS! HUGE UPSIDE ON RENTS. PROPERTY INCLUDES A HUGE TRIPLEX BUILT IN 2001! PLEASE CALL THE LISTING AGENT FOR A COMPLETE MARKETING PACKAGE!

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$8,250,000
- 6 Buildings
- Levels: Two
- 52 Total parking spaces
- Laundry: Community
- \$494700 Gross Scheduled Income
- \$292936 Net Operating Income
- 31 electric meters available
- 31 gas meters available
- 6 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$201,764
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00866406
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	3	2	2	Unfurnished	\$1,950	\$1,950	\$2,600
2:	18	2	2	1	Unfurnished	\$1,650	\$1,650	\$1,995
3:	4	2	1	1	Unfurnished	\$1,525	\$1,525	\$1,925

Of Units With:

- Separate Electric: 31
- Gas Meters: 31
- Water Meters: 6
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 63 - Garden Grove S of Chapman, W of Euclid area
- Orange County
- Parcel # 08967203

Michael Lembeck

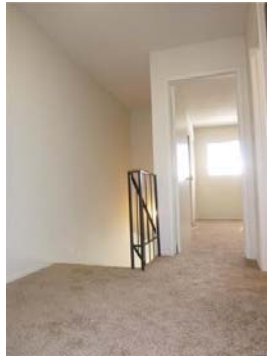
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Cell Phone: 714-742-3700

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CUSTOMER FULL: Residential Income LISTING ID: PW21148227

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Closed •

List / Sold: **\$997,500/\$997,500** ↓

535 S Ranch View Cir • Anaheim Hills 92807

87 days on the market

**108 units • \$9,236/unit • 3,408 sqft • No lot size data • \$292.69/sqft •
Built in 1974**

Listing ID: 320006669

Cross Streets: E. Canyon Rim Road



Unique triplex in great location. 1 bedroom/1 bath; 2 bedroom 2 1/2 baths; 3 bedroom / 2 bath unit. Wonderful views of the hills. HOA maintains landscaping and pools; exterior of properties.

Facts & Features

- Sold On 09/27/2021
- Original List Price of \$1,050,000
- 0 Buildings
- Levels: Multi/Split
- 3 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Floor: Carpet
- Appliances: Microwave
- Other Interior Features: Balcony

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1		Unfurnished	\$0	\$1,250	\$0
2:		2	2			\$0	\$1,800	\$0
3:		3	2			\$0	\$1,900	\$0
4:		0	0			\$0	\$0	\$0
5:		0	0			\$0	\$0	\$0
6:		0	0			\$0	\$0	\$0
7:		0	0			\$0	\$0	\$0
8:		0	0			\$0	\$0	\$0
9:		0	0			\$0	\$0	\$0
10:		0	0			\$0	\$0	\$0
11:		0	0			\$0	\$0	\$0
12:		0	0			\$0	\$0	\$0
13:		0	0			\$0	\$0	\$0

Of Units With:

- Separate Electric: 3
- Drapes: 0

- Gas Meters: 3
- Water Meters: 0
- Carpet: 0
- Dishwasher: 0
- Disposal: 0

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

Additional Information

- Standard sale

- 77 - Anaheim Hills area
- Orange County
- Parcel # 93639008

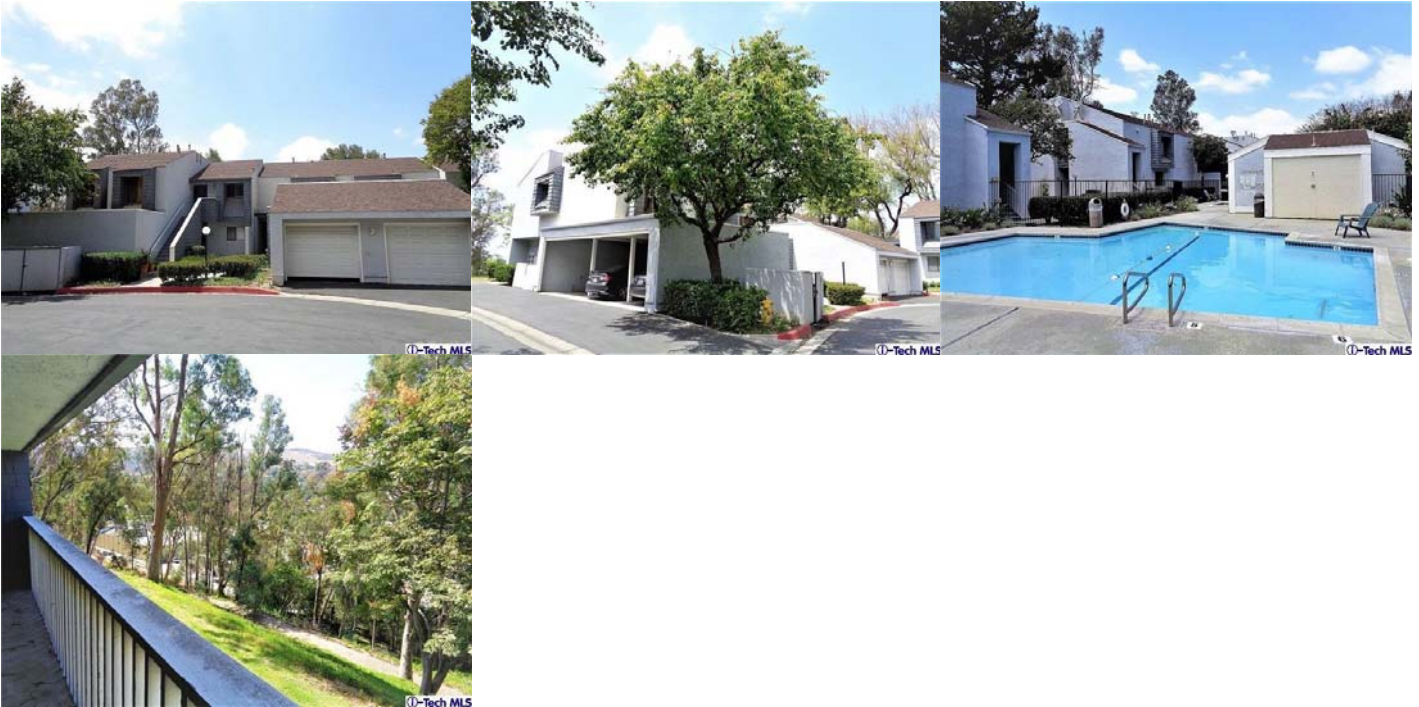
Michael Lembeck

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 320006669

Printed: 10/03/2021 10:33:33 AM

Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 09/26/2021 to 10/02/2021
County Or Parish is 'Orange'
Number Of Units Total is 2+
Selected 20 of 20 results.