

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	PW24169627	S	18892 E Vine AVE	ORG	699	STD,TRUS	2	\$0		\$895,000	\$682.68	1311	1963/ASR	6,534/0.15	N	2	09/30/24	8/8
2	OC24101810	S	314 Pacific ST	TUS	71	STD	2	\$70,200		\$1,300,000	\$500.00	2600	1970/ASR	6,203/0.1424	N	3	09/30/24	76/76
3	TR24039587	S	16426 San Jacinto ST #3	FV	68	STD	3	\$88,848		\$1,725,000	\$541.60	3185	1964/ASR	7,841/0.18	N	5	09/30/24	0/0
4	OC24149870	S	208 Turf DR	PLA	84	TRUS	3	\$64,812		\$1,050,000	\$389.03	2699	1962/ASR	8,276/0.19	N	3	09/30/24	44/44
5	OC24149859	S	202 Turf DR	PLA	84	TRUS	3	\$64,152		\$1,050,000	\$389.03	2699	1962/ASR	8,276/0.19	N	3	10/01/24	44/44
6	24404525	S	2280 Pamela LN	CM	C2	STD	3			\$1,550,000	\$601.71	2576/OTH	1972/ASR	7,022/0.1612		3	10/01/24	107/107
7	NP24171608	S	1419 W Bay AVE	NB	NP	STD	3	\$265,000		\$3,400,000	\$1,038.80	3273	1940/ASR	2,614/0.06	N	3	09/30/24	3/3
8	NP24162869	S	17220 San Mateo ST #27	FV	16	STD	4	\$98,880		\$1,150,000	\$381.81	3012	1970/OTH	100/0.0023	N	0	09/30/24	6/6
9	LG24070119	S	304 Myrtle ST	LB	NL	STD	6	\$145,740		\$4,125,000	\$1,315.79	3135	1942/ASR	6,329/0.1453	N	3	10/03/24	139/139
10	NP24059586	S	1012 & 1018 Mission DR	CM	699	STD	8	\$276,852	4	\$3,800,000	\$404.17	9402	1964/ASR	14,502/0.3329	N	8	10/03/24	87/87
11	24417031	S	314 E Pearson AVE	ANA	78	STD	20			\$5,800,000	\$371.79	15600/A	1962	25,700/0.59		26	10/01/24	75/75

Closed

• Duplex

List / Sold:

\$855,000/\$895,000

↑

18892 E Vine Ave

• Orange 92869

2 units

• \$427,500/unit

• 1,311 sqft

• 6,534 sqft lot

• \$682.68/sqft

• Built in 1963

Main cross streets are Hewes St and Chapman Ave

8 days on the market

Listing ID: PW24169627



Welcome to this charming duplex in the heart of Orange, just a stone's throw away from the idyllic Orange Park Acres community. This duplex presents an exceptional opportunity for investors and homeowners looking for a property that combines an unbeatable location with substantial potential. Situated on a spacious lot spanning over 6,500 square feet, this duplex offers ample space for outdoor activities and potential expansion. The property's prime location ensures convenient access to all the amenities the vibrant city of Orange has to offer, including shopping, dining, entertainment, and excellent schools. The duplex itself is designed for both comfort and functionality. Each unit boasts its separate entrance and features a well-appointed layout with two bedrooms each unit, one bathroom, and a cozy living area. Both units need TLC. Whether you're looking to live in one unit and rent out the other for passive income or lease both units for maximum investment potential, this duplex accommodates various living arrangements. Don't miss the chance to own a piece of Orange's vibrant real estate market, combining a fantastic location, spacious lot, and growth potential. It's an exciting opportunity waiting to be seized.

Facts & Features

- Sold On 09/30/2024
 - Original List Price of \$855,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - \$696 (Estimated)
 - SellerConsiderConcessionYN: Yes
- Laundry: In Kitchen
 - \$650 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: \$1,170
 - Electric: \$110.00
 - Gas: \$95
 - Furniture Replacement:
 - Trash: \$75
 - Cable TV: 01426898
 - Gardener:
 - Licenses:
- Insurance: \$680
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$85
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	2	Unfurnished	\$0	\$0	\$6,400
# Of Units With:								
• Separate Electric: 2					• Drapes:			
• Gas Meters: 2					• Patio:			
• Water Meters: 1					• Ranges:			

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale

- 699 - Not Defined area
- Orange County
- Parcel # 38308257

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4340 Von Karman Ave, #200

Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PW24169627

Printed: 10/06/2024 8:00:27 AM

Closed • Duplex

List / Sold:

\$1,399,000/\$1,300,000 ↓

76 days on the market

Listing ID: OC24101810

314 Pacific St • Tustin 92780

2 units • \$699,500/unit • 2,600 sqft • 6,203 sqft lot • \$500.00/sqft • Built in 1970

Located on Pacific Street in-between Main Street & 1st



Extremely well cared for duplex in the heart of Old Town Tustin. Make one unit yours and rent out the other! We have on offer a duplex consisting of 1 two bedroom, one bath unit and 1 three bedroom, 2 bath unit. Both units have their own garages, laundry areas and backyards with patios. Each unit is metered for their own gas and electric services, however, there is only one water meter for the entire property. The larger unit has central A/C while the smaller unit has a through-the-wall A/C. Both units are currently rented out but you could live in one unit while you rent out the other! Close to all the wonderful amenities of Down Town Tustin this property is unique with great bones and a fantastic, central Orange County location.

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$2,495,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Forced Air
- \$696 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Closet, In Garage
- \$70200 Gross Scheduled Income
- \$55400.82 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Attic, Center Hall, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom
- Floor: Carpet, Tile, Vinyl
- Appliances: Dishwasher, Disposal, Gas & Electric Range, Microwave, Water Heater
- Other Interior Features: Granite Counters, Stone Counters, Storage

Exterior

- Lot Features: Back Yard, Lawn, Sprinkler System, Sprinklers In Front
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,405
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$478
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$705
- Maintenance:
- Workman's Comp:
- Professional Management: 4777.5
- Water/Sewer: \$1,585
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,255	\$2,255	\$3,192

2: 1 3 2 2 Unfurnished \$3,595 \$3,595 \$4,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 71 - Tustin area
- Orange County
- Parcel # 40155202

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Closed • **Single Family Residence**

List / Sold:

\$1,750,000/\$1,725,000 ↓

0 days on the market

Listing ID: TR24039587

16426 San Jacinto St # 3 • Fountain Valley 92708

3 units • \$583,333/unit • 3,185 sqft • 7,841 sqft lot • \$541.60/sqft • Built in 1964

San Jacinto St/Azalea Ave



Rare Fountain Valley single story 3units had been remodeled recently. Unit#1: 3bed,1.75bath/\$2675. Unit#2: 2bed, 2bath/\$2100 and unit#3:2bed,2bath/\$2600. All units currently rented out already. The area is like a pleasant single family dwelling neighborhood. 5 single car car garages, private laundry facility, nice landscaping throughtout. Standard sale. Must see.....

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$782 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- \$88848 Gross Scheduled Income
- \$82648 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Entry

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,200
- Electric: \$100.00
- Gas: \$100
- Furniture Replacement:
- Trash: \$2,200
- Cable TV: 02109829
- Gardener:
- Licenses:
- Insurance: \$1,600
- 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	3	2	2	Unfurnished	\$2,825	\$2,675	\$2,975
2:	1	2	2	2	Unfurnished	\$2,225	\$2,100	\$2,600
3:	1	2	2	1	Unfurnished	\$2,625	\$2,600	\$2,900

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 68 - N of Heil, S of Blsa, E of Brookhrst, W of Ha area
- Orange County
- Parcel # 14422125

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CUSTOMER FULL: Residential Income LISTING ID: TR24039587

Printed: 10/06/2024 8:00:28 AM

Closed • **Triplex**

List / Sold:

\$1,200,000/\$1,050,000 ↓

208 Turf Dr • **Placentia 92870**

44 days on the market

3 units • **\$400,000/unit** • **2,699 sqft** • **8,276 sqft lot** • **\$389.03/sqft** •
Built in 1962

Listing ID: OC24149870

Property is located off N. Angelina between Chapman and Madison



First time on the market in 36 years. This property offers great upside potential. The building is a single level tri-plex with each unit having a large private patio, and single car garage. No one lives above any unit. Very stable building with low turnover. Short walk to neighborhood schools and stores. This property can be purchased with the neighboring building at 202-206 Turf. The courtyard is shared between the two properties. All units have rent increases to be implemented 11-1-2024

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$782 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Common Area
- \$64812 Gross Scheduled Income
- \$999999 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Garden
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$999,999
- Electric: \$450.00
- Gas: \$3,395
- Furniture Replacement:
- Trash: \$2,781
- Cable TV: 01220368
- Gardener:
- Licenses:
- Insurance: \$1,487
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,226
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,773	\$1,773	\$2,400
2:	1	2	1	1	Unfurnished	\$1,806	\$1,806	\$2,400
3:	1	2	1	1	Unfurnished	\$1,822	\$1,822	\$2,400

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 3
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Trust sale
- Rent Controlled

- 84 - Placentia area
- Orange County
- Parcel # 33925205

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Newport Beach, 92660

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Closed • Triplex

List / Sold:

\$1,200,000/\$1,050,000 ↓

202 Turf Dr • Placentia 92870

44 days on the market

3 units • \$400,000/unit • 2,699 sqft • 8,276 sqft lot • \$389.03/sqft •
Built in 1962

Listing ID: OC24149859

Located of N. Angelina between Chapman Dr. & Madison



First time on the market in 36 years. This single level tri-plex has large patios, along with single car garages for each unit. No one is above any unit. Very stable building with low turnover. Short walk to local schools and shopping. This property can be purchased with neighboring building located at 208-212 Turf. The courtyard is shared between the two properties. All rents to be increased effective 11-1-2024.

Facts & Features

- Sold On 10/01/2024
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- 0 Total carport spaces
- \$782 (Estimated)
- SellerConsiderConcessionYN: Yes
- \$64152 Gross Scheduled Income
- \$9999999 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$999,999
- Electric: \$0.00
- Gas: \$2,057
- Furniture Replacement:
- Trash: \$2,727
- Cable TV: 01220368
- Gardener:
- Licenses:
- Insurance: \$1,487
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,012
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,773	\$1,773	\$2,400
2:	1	2	1	1	Unfurnished	\$1,795	\$1,795	\$2,400
3:	1	2	1	1	Unfurnished	\$1,778	\$1,778	\$2,400

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 3
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Trust sale
 - Rent Controlled
- 84 - Placentia area
 - Orange County
 - Parcel # 33925206

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Closed •

List / Sold:

\$1,629,000/\$1,550,000 ↓

107 days on the market

Listing ID: 24404525

2280 Pamela Ln • Costa Mesa 92627

3 units • \$543,000/unit • 2,576 sqft • 7,022 sqft lot • \$601.71/sqft • Built in 1972

Property is located at the corner of Joann St and Pamela Ln



Welcome to 2280 Pamela Lane, an exceptional coastal Orange County tri-plex. This property is conveniently located in the heart of the Newport-Mesa area with easy access to the world-class beaches of Newport and Huntington Beach, both just minutes away. This multi-family is also in close proximity to local schools, shopping, retail, top tier dining and entertainment options, as well as amazing parks with miles of bike and hiking trails. Located on a large 7,022 sq ft. corner lot with swaying palms and mature landscaping, this property gives off the vibe of a Hawaiian vacation home. It features an excellent unit mix of 3 spacious units. The front unit has #A) 3 bedrooms and 2 baths, with a large private patio and living room fireplace. Unit #B) 1 bedroom and 1 bath with an enclosed patio. Unit #C) 2 bedrooms and 2 baths with enclosed patio, and beamed vaulted ceilings. Each unit has a separate one car garage for storage or parking. There is also off-street parking for an additional 3-4 cars. The current long-term tenants are all on month-to-month leases renting at below market rates. The value-add opportunity is in renovating the units and bringing rents up to market rates. Strategic improvements would add significant value to this income property in this rapidly appreciating Costa Mesa submarket.

Facts & Features

- Sold On 10/01/2024
- Original List Price of \$1,629,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Combination
- SellerConsiderConcessionYN:
- Laundry: Community

Interior

Exterior

- Lot Features: Landscaped

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02222263
- 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	3	2		Unfurnished	\$4,250	\$2,145	\$4,250
2:	1	2	2		Unfurnished	\$3,250	\$1,620	\$3,250
3:	1	1	1		Unfurnished	\$2,250	\$1,350	\$2,250

Of Units With:

- Separate Electric:
- Drapes:

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

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

Additional Information

- Standard sale

- C2 - Southwest Costa Mesa area
- Orange County
- Parcel # 42237222

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Closed • **Triplex**

List / Sold:

\$3,500,000/\$3,400,000 ↓

3 days on the market

Listing ID: NP24171608

1419 W Bay Ave • Newport Beach 92661

3 units • \$1,166,667/unit • 3,273 sqft • 2,614 sqft lot • \$1038.80/sqft • Built in 1940

W Balboa Blvd to 15th, turn left then right onto W Bay Ave



TWO (2) ACTIVE SHORT TERM LODGING PERMITS - Welcome to 1419 W Bay Ave, Newport Beach - a rare gem in one of the most desirable coastal communities. This charming property features two (2) transferable short-term lodging permits, making it an exceptional investment opportunity. STLP's are attached to the front upper and lower units and are approved for eight (8) Guests each. In addition to the front units, there is a unit over the garage that can be used as an owners retreat or rented out on a long-term basis. Set on one of the most popular streets on the Balboa Peninsula, this property combines the benefits of an incredible residential location with the lucrative potential of short-term rentals. Enjoy the serene surroundings while being just a short distance from Newport Beach's renowned attractions, dining, and shopping as well as Marina Park and the American Legion. With its sought-after permits and versatile living arrangements, 1419 W Bay Ave is a standout choice for those looking to capitalize on the coastal lifestyle and investment potential.

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$3,500,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- \$533 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Common Area, Individual Room
- \$265000 Gross Scheduled Income
- \$198750 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Tile

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer
- Other Exterior Features: Balcony

Annual Expenses

- Total Operating Expense: \$5,100
- Electric: \$2,400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01522411
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- 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	\$4,500
2:	1	3	2	1	Unfurnished	\$0	\$0	\$4,500
3:	1	0	1	1	Unfurnished	\$0	\$0	\$3,000

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

- NP - Balboa Peninsula area
- Orange County
- Parcel # 04722305

Michael Lembeck

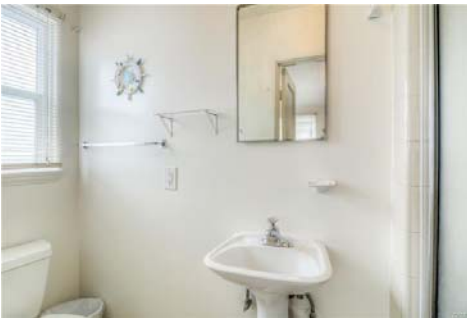
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Closed • **Quadruplex**

List / Sold:

\$1,150,000/\$1,150,000

17220 San Mateo St # 27 • Fountain Valley 92708

6 days on the market

**4 units • \$287,500/unit • 3,012 sqft • 100 sqft lot • \$381.81/sqft •
Built in 1970**

Listing ID: NP24162869

Brookhurst/Warner



4-plex with on site management company making this an easy "plug in and play" investment for the investor seeking hassle free rental income. All four units are leased. Each unit is one bedroom, approx 753 sq.ft. Spacious living room with slider leading out to either private balcony or enclosed patio. Dining area. Kitchen range, dishwasher and plenty of counter area. Carport designated for each unit. This building is located in a quiet interior location. Picturesque greenbelt area with two BBQ areas and nearby laundry room facilities. Community pool and spa. Monthly management fee is currently \$ 1900 and covers water, sewer, gas, trash, tenant screening and rental collection. Located to nearby retail, restaurants, freeway, and mile square park.

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- SellerConsiderConcessionYN: Yes
- Laundry: Common Area
- \$98880 Gross Scheduled Income
- \$77080 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Appliances: Dishwasher, Electric Range, Disposal
- Other Interior Features: Living Room Balcony, Living Room Deck Attached

Exterior

- Lot Features: Greenbelt
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 22800
- 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	\$2,176	\$2,176	\$2,176
2:	1	1	1	0	Unfurnished	\$2,148	\$2,148	\$2,148
3:	1	1	1	0	Unfurnished	\$1,958	\$1,958	\$1,958

4:110Unfurnished\$1,958\$1,958\$1,958

Of Units With:

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

Additional Information

- Standard sale
 - \$1,900 HOA dues Monthly
- 16 - Fountain Valley / Northeast HB area
 - Orange County
 - Parcel # 93029427

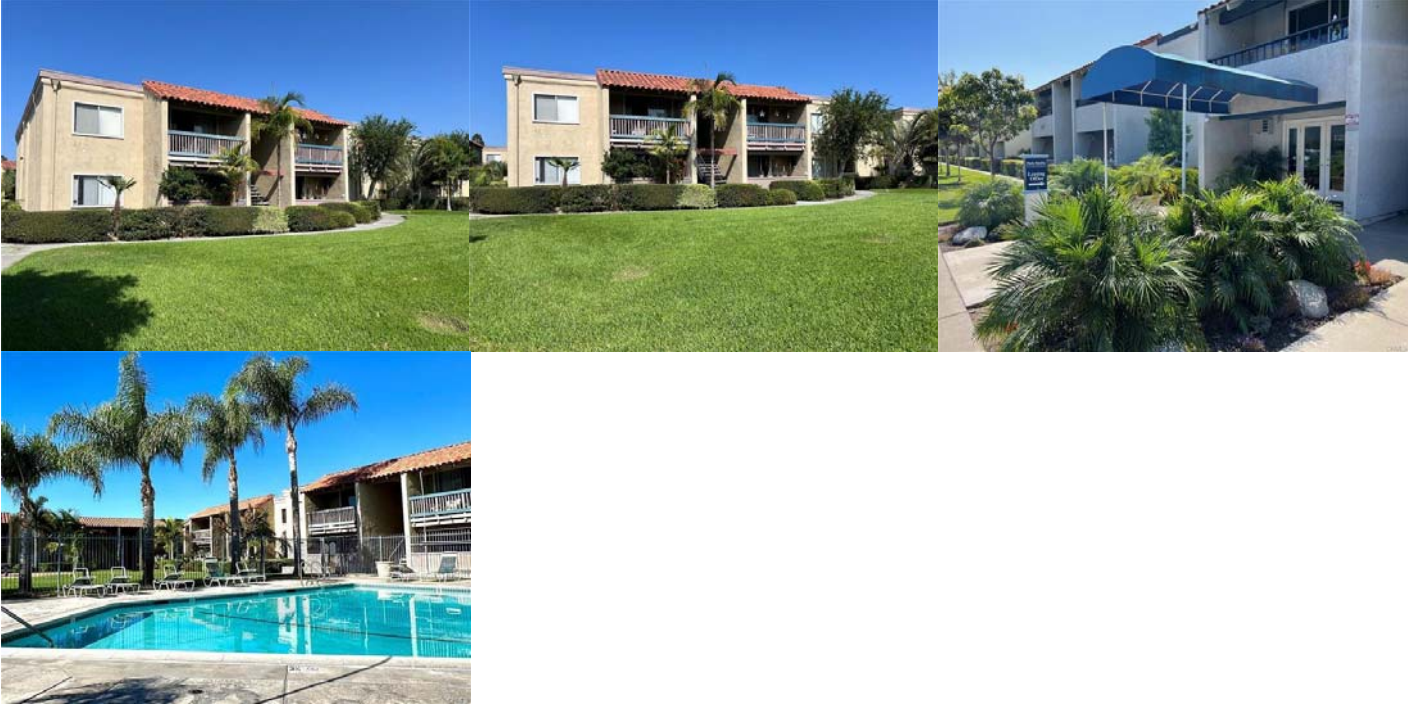
Michael Lembeck

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Citivest Realty Services, Inc

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

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Closed • **Commercial/Residential**

List / Sold:

\$4,500,000/\$4,125,000 ↓

139 days on the market

Listing ID: LG24070119

304 Myrtle St • Laguna Beach 92651

6 units • **\$750,000/unit** • **3,135 sqft** • **6,329 sqft lot** • **\$1315.79/sqft** •
Built in 1942

PCH to Myrtle. At intersection of Myrtle and Cypress.



Offered for the first time in over 80 years, this extremely rare, iconic Spanish-Revival property epitomizes the classic "native" California architecture and style. Located on a prime corner in North Laguna Beach, the most desirable part of town, within blocks of world-famous beaches, art galleries, restaurants and other nearby attractions. Offering an eclectic mix of one two-bedroom unit, four one-bedroom units, one studio, three one-car garages and a dedicated laundry room, there is an endless demand for quality rental properties in Laguna Beach with an unusually high ceiling for rents - especially this close to the water. Towering 100+ year-old palm trees sway in the ocean-breeze surrounding this trophy property. This is a unique investment property, the likes of which may not be appear again for a very long time.

Facts & Features

- Sold On 10/03/2024
- Original List Price of \$4,995,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Combination
- \$4,459 (Public Records)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$145740 Gross Scheduled Income
- \$126539 Net Operating Income
- 4 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Wood
- Appliances: Dishwasher, Gas & Electric Range, Water Heater
- Other Interior Features: High Ceilings

Exterior

- Lot Features: Corner Lot
- Fencing: None
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$19,201
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01035540
- Gardener:
- Licenses:
- Insurance: \$4,000
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management: 10201
- Water/Sewer: \$1,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	2	Unfurnished	\$8,335	\$8,335	\$13,252
2:	1	2	1	1	Unfurnished	\$2,740	\$2,740	\$4,471
3:	1	0	1	0	Unfurnished	\$1,070	\$1,070	\$2,243

Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 6
- Disposal: 6

- Patio:
- Ranges: 6
- Refrigerator: 6
- Wall AC:

Additional Information

- Standard sale

- NL - North Laguna area
- Orange County
- Parcel # 49613615

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Closed • **Apartment**

List / Sold:

\$4,450,000/\$3,800,000 ↓

87 days on the market

1012 & 1018 Mission Dr • **Costa Mesa 92626**

8 units • **\$556,250/unit** • **9,402 sqft** • **14,502 sqft lot** • **\$404.17/sqft** •
Built in 1964

Listing ID: NP24059586

From 405, exit Baker, Left on Mendoza and Left on Mission Drive. Properties are on left side of street.



Welcome to 1012 & 1018 Mission Drive in the Mesa Del Mar enclave of Costa Mesa. These adjacent four-unit apartment buildings showcase an array of 2-bedroom/1.5-bathroom townhouse-style units, each accompanied by its own private yard. With an average unit size of approximately 1,175 square feet, these residences epitomize comfortable living. The property boasts a substantial community courtyard nestled between the two buildings. Notably, the seller has recently renovated four of the eight units since 2021, creating an attractive prospect for savvy investors to enhance the remaining four units and leverage competitive market rents. Tenants are offered garages and off-street parking, along with dedicated laundry rooms within each building. The strategic location of the property ensures easy accessibility to the best of Costa Mesa, including renowned destinations such as South Coast Plaza, The Camp, The LAB, and the Harbor Blvd shopping corridor. Additionally, tenants enjoy seamless connectivity with quick access to major freeways, including the 405, 55, and 73 Freeways. This property not only promises a secure investment but also positions itself as an inviting residential haven at the heart of Costa Mesa's vibrant offerings.

Facts & Features

- Sold On 10/03/2024
- Original List Price of \$4,450,000
- 2 Buildings
- Levels: Two
- 14 Total parking spaces
- Heating: Wall Furnace
- \$1,594 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.01
- \$276852 Gross Scheduled Income
- \$178001 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$90,545
- Electric: \$3,200.00
- Gas: \$4,200
- Furniture Replacement:
- Trash: \$3,907
- Cable TV: 02221910
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance: \$18,800
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,956	\$2,956	\$3,295
2:	1	2	2	1	Unfurnished	\$2,900	\$2,900	\$3,295
3:	1	2	2	1	Unfurnished	\$2,995	\$2,995	\$3,295

4:	1	2	2	1	Unfurnished	\$2,805	\$2,805	\$3,295
5:	1	2	2	1	Unfurnished	\$2,079	\$2,079	\$3,295
6:	1	2	2	1	Unfurnished	\$2,965	\$2,965	\$3,295
7:	1	2	2	1	Unfurnished	\$2,900	\$2,900	\$3,295
8:	1	2	2	1	Unfurnished	\$2,995	\$2,995	\$3,295

Of Units With:

- Separate Electric: 10
 - Gas Meters: 10
 - Water Meters: 2
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Orange County
 - Parcel # 14166208

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CUSTOMER FULL: Residential Income LISTING ID: NP24059586

Printed: 10/06/2024 8:00:32 AM

Closed •

List / Sold:

\$6,050,000/\$5,800,000 ↓

75 days on the market

Listing ID: 24417031

314 E Pearson Ave • Anaheim 92802

**20 units • \$302,500/unit • 15,600 sqft • 25,700 sqft lot • \$371.79/sqft •
Built in 1962**

Exit 1-5 FWY. Follow S Anaheim Way. Turn left onto E Orangewood Ave. Turn right onto Pearson Ave. The destination will be on the right.



314 E. Pearson Avenue is a 20-unit multifamily investment opportunity located near Anaheim Garden Walk & the Disney Resorts with a current cap rate over 5.6%. The property has a desirable unit mix of one- & two-bedroom floor plans and recent capital improvements including (11) units fully renovated & (3) units partially renovated. The community features gated walk-in entry, on-site laundry facility (owned), a central courtyard and a BBQ area for tenants to enjoy.

Facts & Features

- Sold On 10/01/2024
- Original List Price of \$6,050,000
- 1 Buildings
- Levels: Two
- 27 Total parking spaces
- SellerConsiderConcessionYN:
- \$342715 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$157,732
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00409987
- 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:	8	1	1		Unfurnished	\$1,905	\$15,237	\$16,400
2:	12	2	1		Unfurnished	\$2,182	\$26,183	\$31,200

Of Units With:

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

Additional Information

- Standard sale
- 78 - Anaheim East of Harbor area
- Orange County

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