

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	PW23140336	S	266	264 S Park ST	ORG	75	STD,TRUS	2	\$0		\$935,000 	\$498.93	1874	1963/ASR	6,795/0.156	N		1	09/08/23	15/15
2	OC23084974	S		102 Avenida San Dimas	SC	SE	TRUS	3	\$88,026		\$1,675,000 	\$413.58	4050	1974/ASR	4,356/0.1	N		3	09/05/23	78/78
3	SW23137465	S		880 N Kathleen LN	ORG	75	STD	4	\$124,938		\$1,890,000 	\$428.18	4414	1969/ASR	8,824/0.2026	N		4	09/05/23	0/0
4	SB23094121	S		203 W Guinida LN	ANA	78	TRUS	4	\$78,960		\$1,228,000 	\$328.96	3733	1961/ASR	8,712/0.2	N		5	09/04/23	60/60
5	PW23119425	S		3136 Pearl DR	FUL	83	REO,AUC	4	\$0		\$1,244,250 	\$325.72	3820	1964/ASR	8,712/0.2	N		6	09/06/23	31/31
6	NP23120006	S		1813 W Ball RD	ANA	79	STD	6	\$180,840	6	\$2,350,000 	\$471.51	4984	1977/ASR	9,148/0.21	N		6	09/07/23	26/26

Closed • Duplex

List / Sold: **\$925,000/\$935,000** ↑

266 264 S Park St • Orange 92869

15 days on the market

2 units • \$462,500/unit • 1,874 sqft • 6,795 sqft lot • \$498.93/sqft •

Listing ID: PW23140336

Built in 1963

east Chapman, right on Hewes, Right on Philo, Right on Park 2nd house on the left hand side



Rare find to own two houses on one lot located in the City of Orange. An investor delight or for the multigenerational use. Front unit: 264 S Park it is 2BR/1BA approximately 684 SQFT. Front yard enclosed with white picket fence, plus a good size backyard. Rear unit: 266 S park it is 3BR/2BA approximately 1190 SQFT spacious living room with an open floor plan, 1 car attached garage, and a large backyard. The large lot offer a wide driveway for plenty of parking. Centrally located to the 55/22 freeway, toll roads, walking distance shopping centers, schools, and public facilities. Don't miss out on this outstanding opportunity

Facts & Features

- Sold On 09/08/2023
- Original List Price of \$925,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$506 (Estimated)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lot 6500-9999, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01984906
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp: \$0
- 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	2	Unfurnished	\$1,700	\$1,700	\$2,100
2:	1	3	2	1	Unfurnished	\$2,200	\$2,200	\$2,700

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2.5%

- 75 - Orange, Orange Park Acres E of 55 area
- Orange County
- Parcel # 39218419

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: PW23140336

Printed: 09/10/2023 5:42:44 AM

Closed • **Triplex**

List / Sold:

\$1,699,000/\$1,675,000 ↓

78 days on the market

Listing ID: OC23084974

102 Avenida San Dimas • San Clemente 92672

3 units • **\$566,333/unit** • **4,050 sqft** • **4,356 sqft lot** • **\$413.58/sqft** •
Built in 1974

South El Camino Real to Avenida San Dimas



This updated triplex property is situated in the sought-after community of southeast San Clemente, within walking distance of San Clemente State Beach and San Clemente Municipal Golf Course. Each unit is upgraded with newer kitchen cabinets, stainless steel appliances, stone countertops, energy-efficient windows, vinyl floors, and ceiling fans. The bathrooms are renovated with more contemporary vanities and fixtures. The property offers one car garage for each unit and additional parking spaces. This triplex is a unique opportunity for investors to own an attractive property in a highly desirable location.

Facts & Features

- Sold On 09/05/2023
- Original List Price of \$1,799,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Wall Furnace
- \$31 (Estimated)
- Laundry: Community, Dryer Included, In Closet, Outside, Washer Included
- \$88026 Gross Scheduled Income
- \$62121 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Vinyl
- Appliances: Gas Range, Tankless Water Heater

Exterior

- Lot Features: Back Yard, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,905
- Electric: \$744.00
- Gas: \$325
- Furniture Replacement:
- Trash: \$1,018
- Cable TV: 00530584
- Gardener:
- Licenses:
- Insurance: \$2,345
- Maintenance: \$2,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,813
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,657	\$2,657	\$3,300
2:	1	2	2	1	Unfurnished	\$2,079	\$2,079	\$3,200
3:	1	2	1	1	Unfurnished	\$2,600	\$2,600	\$3,100

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal: 3
- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%

- SE - San Clemente Southeast area
- Orange County
- Parcel # 06009201

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 • **Quadruplex**

List / Sold:

\$1,925,000/\$1,890,000 ↑

0 days on the market

880 N Kathleen Ln • Orange 92867

4 units • \$481,250/unit • 4,414 sqft • 8,824 sqft lot • \$428.18/sqft • Built in 1969

Listing ID: SW23137465

West on Collins, past Wanda Rd, first right turn on Kathleen



Welcome to this rarely available 4-Plex situated in a prime location near Villa Park, offering a fantastic investment opportunity for new and seasoned investors alike. The property features a brand new flat roof and new tiles on the smaller tiled portion. In 2018, the units underwent extensive remodeling. Fantastic property configuration with spacious units and large exterior spaces for each unit. Unit A is a 3-bedroom, 2.5-bath, 2-story townhome with a large fenced-in backyard and covered patio. It boasts a direct access 2-car garage with W/D hookups, vaulted ceilings, and a cozy fireplace in the living room. Unit B is a 2-bedroom, 2.5-bath, 2-story townhome with a large fenced-in backyard, covered patio and balcony off the primary. It offers dual primary suites with en-suite bathrooms. Unit C is a 2-bedroom, 2.5-bath, 2-story townhome featuring dual primary suites with en-suite bathrooms. This unit includes a patio and large backyard, screed-in sunroom, and has an in-unit laundry room added in 2018. Unit D is a 2-bedroom, 2-bath upstairs unit with a primary bedroom featuring an en-suite bathroom and deck. The property includes a separate, recently renovated laundry room with a washer/dryer for units B & D, offering potential for added income. All units are individually metered for gas & electric, and there is significant upside potential in rents. Plenty of on-site parking with an attached 2-car garage for unit A, a 2-car detached garage, 2 carports, and an additional single parking space. This property's central location offers easy access to the 91 and 55 freeways – perfect for commuters. It is also close to a walking trail, elementary school, and parks, adding to its appeal. Don't miss out on this incredible opportunity to own a rare 4-Plex in an excellent location.

Facts & Features

- Sold On 09/05/2023
- Original List Price of \$1,825,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: See Remarks
- \$124938 Gross Scheduled Income
- \$103814 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Vented Exhaust Fan, Water Heater, Water Line to Refrigerator
- Other Interior Features: Balcony, Ceiling Fan(s), Granite Counters, High Ceilings, Pantry, Recessed Lighting, Storage, Unfurnished

Exterior

- Lot Features: Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,124
- Electric: \$204.00
- Gas:
- Furniture Replacement:
- Insurance: \$2,510
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$0
- Cable TV: 01778230
- Gardener:
- Licenses: 60

- Water/Sewer: \$2,626
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$3,000	\$3,000	\$3,800
2:	1	2	3	2	Unfurnished	\$2,573	\$2,573	\$2,900
3:	1	2	3	0	Unfurnished	\$2,650	\$2,650	\$2,900
4:	1	2	2	0	Unfurnished	\$2,189	\$2,189	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 75 - Orange, Orange Park Acres E of 55 area
- Orange County
- Parcel # 38317502

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 • **Quadruplex**

List / Sold:

\$1,300,000/\$1,228,000 ↓

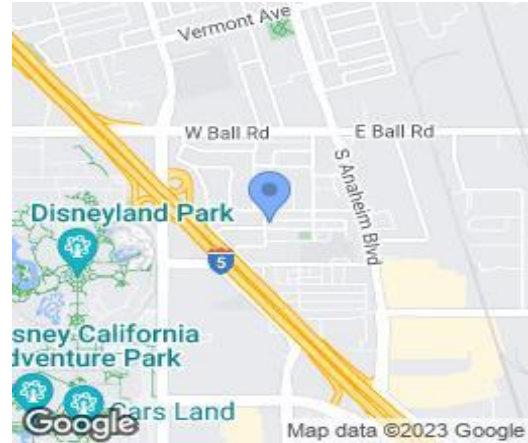
203 W Guinida Ln • **Anaheim 92805**

60 days on the market

4 units • **\$325,000/unit** • **3,733 sqft** • **8,712 sqft lot** • **\$328.96/sqft** •
Built in 1961

Listing ID: SB23094121

south on anaheim blvd west on west midway drive north, east on west guinida lane



Trust sale-4 plex in the heart of anaheim, close to disneyland. undermarket rents, tenants month to month. quiet street, detached garages off alley. each unit is a 2 bed/1 bath single story. total income \$78,960. units have mostly updated floors, updated kitchens and bathrooms, washer/dryer hookups and sideyard area. ideal owner user investment. this estate is selling 2 other properties which provide for a potential portfolio purchase. other properties in anahiem an orange.

Facts & Features

- Sold On 09/04/2023
- Original List Price of \$1,420,000
- 3 Buildings
- Levels: Two
- 5 Total parking spaces
- \$1,004 (Estimated)
- Laundry: Inside
- \$78960 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- 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:	4	8	0	5	Unfurnished	\$78,960	\$78,960	\$0

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- 78 - Anaheim East of Harbor area
- Orange County

• Parcel # 08249101

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: SB23094121

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Closed • **Quadruplex**

List / Sold:

\$1,349,000/\$1,244,250 ↓

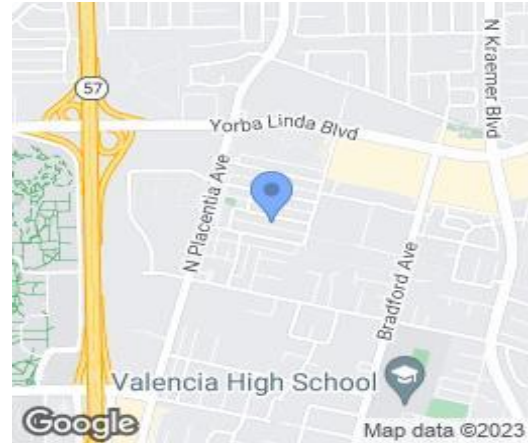
31 days on the market

3136 Pearl Dr • Fullerton 92831

4 units • \$337,250/unit • 3,820 sqft • 8,712 sqft lot • \$325.72/sqft • Built in 1964

Listing ID: PW23119425

Near the intersection of Yorba Linda Blvd and N Placentia Ave.



Location, location, location! This 4-plex is located very near Cal State Fullerton, near the intersection of N Placentia ave and Yorba Linda Blvd with easy access to the 57. Each unit features 2 bedrooms and 2 bathrooms.

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$1,519,900
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Forced Air
- \$1,006 (Estimated)
- Laundry: Common Area
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Real Estate Owned, Auction sale
- Buyer Agency Compensation: 2.5%
- 83 - Fullerton area
- Orange County
- Parcel # 33923307

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: PW23119425

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Closed • **Commercial/Residential**

List / Sold:

\$2,450,000/\$2,350,000 ↓

26 days on the market

Listing ID: NP23120006

1813 W Ball Rd • Anaheim 92804

6 units • **\$408,333/unit** • **4,984 sqft** • **9,148 sqft lot** • **\$471.51/sqft** •
Built in 1977

W. Ball & Euclid North West Corner



Turnkey Stabilized Asset! 5 of 6 Units have a DEN! In place 5.6% Cap Rate. Building is outfitted for a 2bed/2bath ADU Conversion. Recent Upgrades include: Vinyl Windows, Vinyl Flooring, Bathroom/Kitchen Upgrades, New Paint, New Garage Doors, In-unit AC and Heating! Property is priced to sell Quickly!

Facts & Features

- Sold On 09/07/2023
- Original List Price of \$2,450,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$1,499 (Estimated)
- Laundry: Common Area
- Cap Rate: 5.6
- \$180840 Gross Scheduled Income
- \$137292 Net Operating Income
- 7 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$38,159
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$2,492
- Maintenance: \$2,100
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,670
- Other Expense: \$1,808
- Other Expense Description: Misc.

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	1	1	Unfurnished	\$2,495	\$2,495	\$2,495

Of Units With:

- Separate Electric: 7
- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 79 - Anaheim West of Harbor area
- Orange County

• Buyer Agency Compensation: 2%

• Parcel # 12829122

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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