

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	PW22133800	S	8912 McClure	WTM	65	STD	2	\$63,600		\$1,200,000↓	\$566.04	2120	1958/ASR	7,200/0.1653	N		2	09/09/22	50/50
2	22152087	S	924 924 1/ CHESTNUT AVE	SA	69	STD	2			\$600,000↑	\$386.10	1554/A	1949	6,098/0.14	N		0	09/06/22	19/19
3	PW22084710	S	735 E Washington AVE	ORG	72	STD	2	\$60,480		\$1,220,000↓	\$647.21	1885	1947/ASR	6,859/0.1575	N		3	09/08/22	92/92
4	PW22175593	S	151 N Lincoln AVE	FUL	83	STD	2	\$0		\$1,060,000↓		0	1947/ASR	6,098/0.14	N		2	09/09/22	1/1
5	NP22157853	S	403 405 Serra DR	CDM	CS	TRUS	2	\$126,420		\$3,300,000↑	\$1,269.23	2600	1951/ASR	7,729/0.1774	Y		4	09/07/22	14/14
6	OC22158036	S	1212 W Balboa BLVD	NB	699	STD	3	\$90,000		\$2,500,000↓	\$1,036.48	2412	1948/ASR	3,049/0.07	N		2	09/06/22	28/28
7	NP22173104	S	3005 Jeffrey DR	CM	C3	STD	3	\$68,100		\$1,550,000	\$480.32	3227	1977/ASR	6,098/0.14	N		4	09/09/22	4/4
8	OC22105468	S	10560 Bell ST	STAN	11	STD	4	\$87,480		\$1,540,000↓	\$391.06	3938	1965/PUB	17,424/0.4	N		4	09/08/22	61/61
9	OC22105437	S	10550 Bell ST	STAN	11	STD	4	\$85,320		\$1,540,000↓	\$391.06	3938	1965/PUB	17,424/0.4	N		4	09/08/22	61/61
10	OC22098000	S	218 18th ST	HB	15	STD	4	\$95,962		\$2,650,000↑	\$689.57	3843	1974/APP	5,663/0.13	N		8	09/08/22	68/68
11	RS22174457	S	7631 Amazon DR	HB	17	STD,TRUS	4	\$0		\$1,735,000↑	\$393.96	4404	1966/ASR	7,405/0.17	N		4	09/06/22	5/5
12	OC22154847	S	2518 N Bourbon ST	ORG	72	STD	4	\$97,879	5	\$1,700,000↓	\$384.88	4417	1965/PUB	7,201/0.1653	N		4	09/06/22	32/32
13	PW22112996	S	218 W Knepp AVE	FUL	83	STD	4	\$80,200		\$1,380,000↓	\$367.80	3752	1958/ASR	6,534/0.15	N		4	09/09/22	89/89
14	OC22091253	S	401 W Guinida LN	ANA	699	STD	4	\$59,760		\$1,168,000↓	\$444.28	2629	1958/PUB	7,841/0.18	N		0	09/09/22	77/77
15	OC22147789	S	15052 Ward ST	WTM	699	STD	7	\$201,120		\$3,425,000	\$482.19	7103	1981/ASR	16,988/0.39	N		8	09/06/22	14/14
16	OC22105505	S	10550 Bell ST	STAN	11	STD	8	\$172,800		\$3,080,000↓	\$391.11	7875	1965/PUB	17,424/0.4	N		8	09/08/22	61/61
17	PW22130729	S	12562 Morningside AVE	GG	70	STD	8	\$150,480	4	\$2,200,000↓	\$412.22	5337	1961/ASR	9,988/0.2293	N		0	09/09/22	12/12

Closed •

List / Sold:

\$1,199,900/\$1,200,000 ↓

50 days on the market

Listing ID: PW22133800

8912 McClure • Westminster 92683

2 units • \$599,950/unit • 2,120 sqft • 7,200 sqft lot • \$566.04/sqft •
Built in 1958

Westminster and Magnolia



2 single leveled fully detached houses on 1 lot, front house is 4 bedrooms and 2 bath and 2 car garage, approx. 1320sqft. Back house is an ADU with 2 bedrooms and 2 baths, newer built in 2020, approx. 800sqft. All in beautiful conditions. Both houses have separate central air systems. Conveniently located to all amenities. Total rents collected is \$5,300.00/month

Facts & Features

- Sold On 09/09/2022
- Original List Price of \$1,249,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$1,028 (Estimated)
- Laundry: Inside
- \$63600 Gross Scheduled Income
- \$48600 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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	4	2	2	Unfurnished	\$3,100	\$3,100	\$3,100
2:	1	2	2	0	Unfurnished	\$2,200	\$2,200	\$2,200

Of Units With:

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

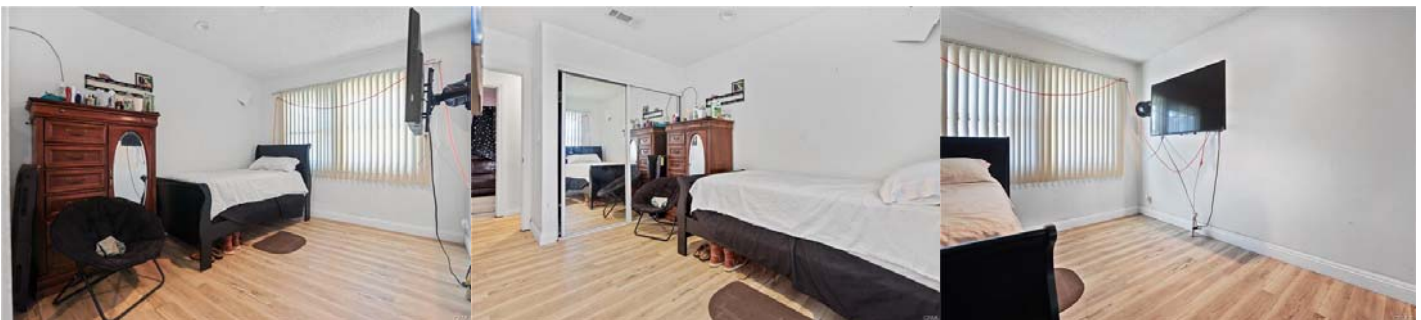
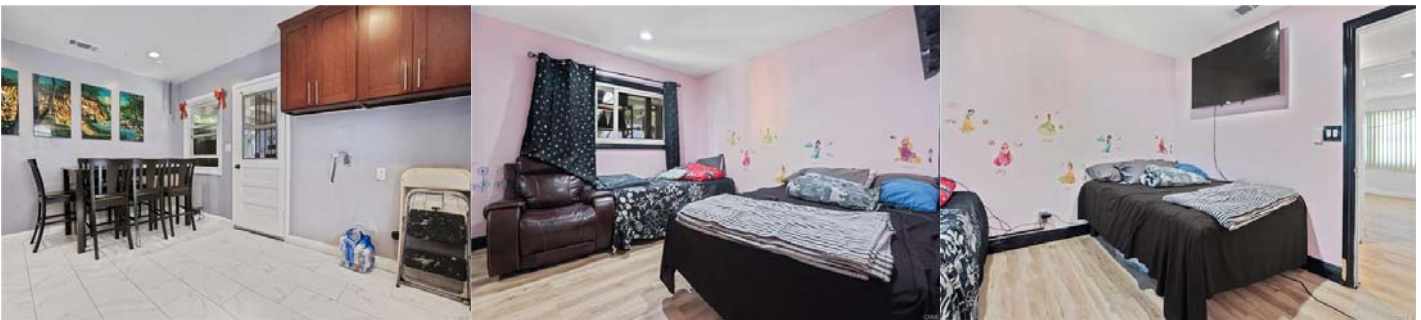
Additional Information

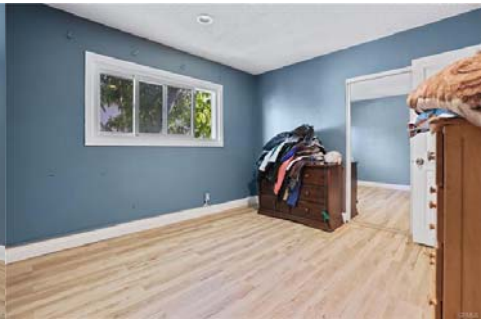
- Standard sale
- Rent Controlled
- 65 - N of Blsa, S of GGrv, E of Bch, W of Brookhrs area
- Orange County
- Parcel # 09732209

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







Of Units With:

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

Additional Information

- Standard sale
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 00824120

Michael Lembeck

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Re/Max Property Connection

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Mission Viejo, 92691

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Closed • **Single Family Residence**

\$1,195,000/\$1,220,000 ↓

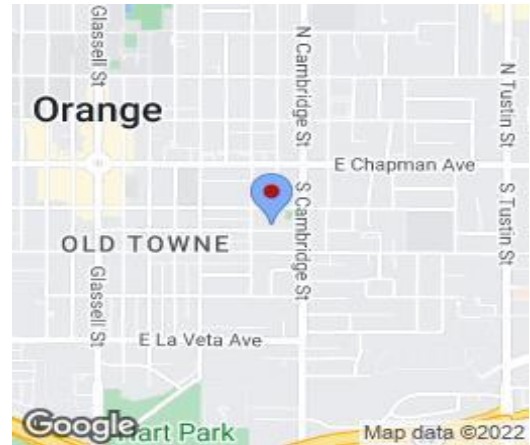
92 days on the market

735 E Washington Ave • Orange 92866

2 units • **\$597,500/unit** • **1,885 sqft** • **6,859 sqft lot** • **\$647.21/sqft** • **Built in 1947**

Listing ID: PW22084710

FROM THE PLAZA EAST TO HARWOOD, RIGHT, WASHINGTON LEFT, ON LEFT



PRIME OLD TOWNE LOCATION! RARE TWO ON A LOT. THE FRONT HOUSE (735) IS A MID-CENTURY MODERN DESIGN. A WHITE PICKETT FENCE ENCLOSES THE FRONT YARD AND CHARMING FRONT PORCH. A LARGE LIVING ROOM OPENS TO A DINING AREA. WOOD FLOORS SHOW THE QUALITY AND WORKMANSHIP OF THE PERIOD. 2 BEDROOMS WITH BUILT-IN CLOSETS. A FULL BATH HAS A TUB/SHOWER. THE KITCHEN HAS A COZY EATING AREA, A FREESTANDING GAS STOVE, AND THE VINTAGE YELLOW TILE WITH NAVY ACCENTS. A DETACHED 2-CAR GARAGE WITH AN OPENER DOWN A LONG DRIVEWAY. THE REAR HOUSE(737) HAS AN ATTACHED 1-CAR GARAGE WITH DIRECT ACCESS TO THE HOUSE. A LARGE COVERED FRONT PATIO PROVIDES SHADE AND A PLACE TO RELAX AND ENJOY OLD TOWN. THE LIVING ROOM IS OPEN TO THE DINING AREA. 2 BEDROOMS, 1 MAIN BATH, AND 1 BATH OFF THE MASTER BEDROOM. CENTRAL HEATING. NICE KITCHEN WITH FREESTANDING STOVE AND DISHWASHER. A SMALL PRIVATE REAR YARD. SEPARATE GAS AND ELECTRIC METERS. WASHINGTON STREET IS ONE OF THOSE STREETS IN OLD TOWN THAT EVERYONE KNOWS YOUR NAME.

Facts & Features

- Sold On 09/08/2022
- Original List Price of \$1,349,900
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central, Floor Furnace
- \$500 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$60480 Gross Scheduled Income
- \$39194 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Ceiling Fan(s), Ceramic Counters

Exterior

- Lot Features: Front Yard, Lot 6500-9999
- Security Features: Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,105
- Electric: \$0.00
- Gas:
- Furniture Replacement: \$0
- Trash: \$960
- Cable TV:
- Gardener:
- Licenses: 85
- Insurance: \$1,200
- Maintenance: \$190
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,080
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,245	\$2,245	\$2,895
2:	1	2	2	1	Unfurnished	\$2,795	\$2,795	\$2,995

Of Units With:

- Separate Electric: 2
- Drapes:

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

- Patio: 1
- Ranges: 2
- Refrigerator:
- Wall AC: 3

Additional Information

- Standard sale

- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 39043217

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 • Duplex

\$1,100,000/\$1,060,000 ↓

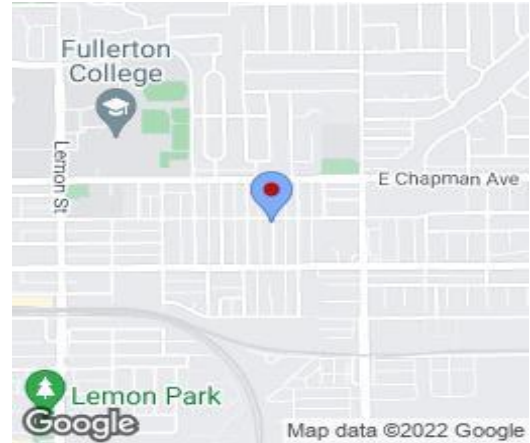
1 days on the market

151 N Lincoln Ave • Fullerton 92831

2 units • \$550,000/unit • 0 sqft • 6,098 sqft lot • No \$/Sqft data •
Built in 1947

Listing ID: PW22175593

Wilshire Ave/Lincoln Ave



Investments like this "Charming Historic Craftsman Bungalow" are rare in this market. 2 detached units on 1 lot. Both units mirrored with similar square footage. 2 bedroom 2 bath each. Front home has a beautiful front porch for those relaxing days, detached 2 car garage ,private fenced back yard with a cozy patio. 812 E Wilshire is the 2nd unit with a 2 car attached garage. Washer and dryer in garage. This a distinctive restored historic area and is part of the Historic Preservation Zone. Prime income investment opportunity located blocks away from Fullerton Jr College and California State University Fullerton. Walking distance to Amtrak, bus service, restaurants and downtown Fullerton. Close to major freeways.

Facts & Features

- Sold On 09/09/2022
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air, Wall Furnace
- \$501 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup, Washer Included
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Attic, Converted Bedroom, Kitchen, Laundry, Main Floor Bedroom, Walk-In Closet, Walk-In Pantry
- Floor: Laminate, Wood
- Appliances: Gas Oven, Gas Water Heater, Range Hood, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Open Floorplan, Pantry, Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Front Yard, Lawn, Paved, Sprinklers In Front, Sprinklers Manual, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Good Condition, Redwood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$1,950.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00745605
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet: 0
- Dishwasher: 0
- Disposal: 0

- Drapes: 0
- Patio: 1
- Ranges: 1
- Refrigerator: 1
- Wall AC: 2

Additional Information

- Standard sale

- 83 - Fullerton area
- Orange County
- Parcel # 03317114

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 • **Triplex**

\$3,249,000/\$3,300,000 ↑

14 days on the market

403 405 Serra Dr • Corona del Mar 92625

2 units • **\$1,624,500/unit** • **2,600 sqft** • **7,729 sqft lot** • **\$1269.23/sqft** • **Built in 1951**

Listing ID: NP22157853

PCH to Serra



We are pleased to present the sale of 403-405 Serra Drive, a 2 unit multifamily property located in Corona del Mar. Available for the first time in decades, the property consists of (2) 3 bedroom / 2 bathroom units. The property is currently being used as 4 units, but could be converted back if desired. Situated on an approximate 8,000 square foot lot, the property features a community pool, coin operated laundry area, and private yard space. This is a great opportunity for an investor looking to add to their real estate portfolio, or for an owner user looking to live in one unit while generating strong income from the other units. This asset is located in one of the most desirable neighborhoods in Orange County and offers tenants close proximity to world class beaches, parks, and all the shopping and dining the Village has to offer.

Facts & Features

- Sold On 09/07/2022
- Original List Price of \$3,249,000
- 2 Buildings
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: Common Area, Community
- \$126420 Gross Scheduled Income
- \$76925 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Dishwasher, Electric Cooktop, Gas Cooktop

Exterior

- Lot Features: Garden, Landscaped, Lot 6500-9999
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$49,495
- Electric: \$4,800.00
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01778230
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,600
- Other Expense: \$2,000
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$5,135	\$5,135	\$5,600
2:	1	3	2	3	Unfurnished	\$3,200	\$3,200	\$5,800

Of Units With:

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

- Disposal:

Additional Information

- Trust sale
- Rent Controlled
- CS - Corona Del Mar - Spyglass area
- Orange County
- Parcel # 45916112

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:

\$2,800,000/\$2,500,000 ↓

28 days on the market

Listing ID: OC22158036

1212 W Balboa Blvd • Newport Beach 92661

3 units • \$933,333/unit • 2,412 sqft • .07 acre(s) lot • \$1036.48/sqft • Built in 1948

Nearby Cross Streets: 12th Street & West Balboa Boulevard



1212 West Balboa Boulevard is a 3-unit multifamily investment property located on the affluent and highly desirable Balboa Peninsula, one of the premier coastal housing markets in Southern California. Built in 1948 and 1961, 1212 West Balboa Boulevard offers an excellent mix of 1, one-bedroom unit and 2, two-bedroom units. The property features community amenities including 2 single-car garages, 1 surface parking space, and on-site laundry as well as unit amenities including recessed lighting and ceiling fans. All three units were last renovated between 2009 and 2013 and through a unit modernization plan a new owner could achieve substantial rental upside. 1212 West Balboa Boulevard is situated in Newport Beach, just steps from world famous beaches, Newport Elementary School, and the Marina Park Community Center. The property is also located just a short drive from the numerous boutiques, high-end restaurants, and popular entertainment destinations spread across the peninsula.

Facts & Features

- Sold On 09/06/2022
- Original List Price of \$2,800,000
- 2 Buildings
- Levels: One, Two
- 3 Total parking spaces
- \$507 (Assessor)
- Laundry: Community
- \$90000 Gross Scheduled Income
- \$51158 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$36,742
- Electric: \$0.00
- Gas: \$628
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00846638
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$2,100
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$628
- Other Expense: \$2,427
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$2,000	\$2,000	\$2,600
2:	1	2	1	1	Unfurnished	\$2,900	\$2,900	\$3,200
3:	1	2	2	1	Unfurnished	\$2,600	\$2,600	\$3,500

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
- Rent Controlled
- 699 - Not Defined area
- Orange County
- Parcel # 04723413

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: **\$1,550,000/\$1,550,000**

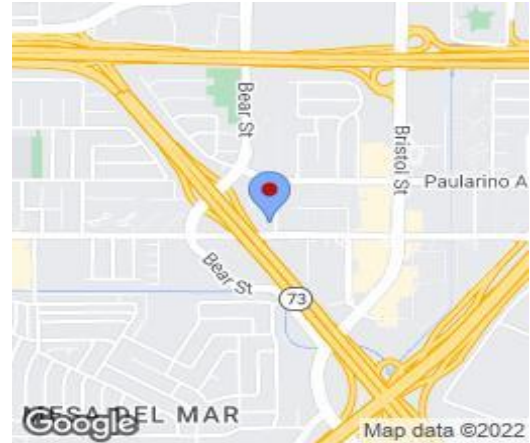
3005 Jeffrey Dr • Costa Mesa 92626

4 days on the market

3 units • \$516,667/unit • 3,227 sqft • 6,098 sqft lot • \$480.32/sqft • Built in 1977

Listing ID: NP22173104

Cross street Baker



Welcome to 3005 Jeffrey Dr. Original owners of this triplex! This is the largest model that the builder built. its in need of cosmetic work, some wood replacement and paint. the 3bedroom 2 bathroom unit was completely remodeled a few years ago. both of the 2bd,1 ba. units could use updating. excellent opportunity for a contractor or someone who is handy! Long term tenants and the rents are very low. huge upside in rents!! Drive by only. please do not disturb tenants. Perfect for someone coming off a 1031 exchange, or fix and flip or long term hold!

Facts & Features

- Sold On 09/09/2022
- Original List Price of \$1,550,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Forced Air
- \$1,684 (Estimated)
- Laundry: In Garage
- \$68100 Gross Scheduled Income
- \$62200 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: Gas Range, Gas Water Heater, Hot Water Circulator

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,900
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 00994662
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,700	\$2,700	\$4,500
2:	1	2	1	1	Unfurnished	\$1,575	\$1,575	\$3,000
3:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$3,000

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

- C3 - South Coast Metro area
- Orange County
- Parcel # 41812213

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

\$1,625,000/\$1,540,000 ↓

61 days on the market

10560 Bell St • Stanton 90680

Listing ID: OC22105468

4 units • \$406,250/unit • 3,938 sqft • 17,424 sqft lot • \$391.06/sqft • Built in 1965

Knott to Cerritos, right on Cerritos, then immediate right on Bell. Property on the left.



Great Investment Opportunity to obtain 4 Units, in a phenomenal Stanton location! Subject property located at 10560 Bell Street. This property is surrounded by Immaculately Maintained Newer and Large Condo Complexes. The 4-plex contains three (3) large 2 bedroom and 2 bath units and one (1) large 1 bedroom 1 bath. The location just one block to the City of Cypress, surrounded by Single Family Residences. You do not typically find apartment complexes in a great location such as this. This is a beautiful turnkey property, with great tenants who all pay rent on time! The property produces stable income and 20% upside in current rents. Property shows beautifully and most units have new flooring on the interior. Exterior is immaculate, with new lighting on building, security screen doors on all units, designer paint, beautiful landscaping, resurfaced driveways and parking lot. Convenient design for ingress and egress around property and detached garages in the back of property. Beautiful courtyard for tenants to enjoy. Great situation to obtain 8 units with residential loan, financing each 4-unit complex individually. Property can be sold separately but must close concurrently with 10550 Bell Street. Each 4-plex being offered at \$1,699,000 and both properties together being offered at \$3,398,000. This is a must-see property.

Facts & Features

- Sold On 09/08/2022
- Original List Price of \$1,699,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- \$1,333 (Estimated)
- Laundry: Common Area, Community
- \$87480 Gross Scheduled Income
- \$56256 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Disposal, Gas Oven, Gas Range, Gas Cooktop, Water Heater Central
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Cul-De-Sac, Front Yard, Landscaped, Flag Lot, Level
- Security Features: Security Lights, Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,510
- Electric: \$555.00
- Gas: \$2,293
- Furniture Replacement:
- Trash: \$1,683
- Cable TV: 01948246
- Gardener:
- Licenses:
- Insurance: \$1,588
- Maintenance: \$2,708
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,910
- Other Expense:
- Other Expense Description:

Unit Details

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

2:	1	2	2	1	Unfurnished	\$1,825	\$1,825	\$2,200
3:	1	2	2	1	Unfurnished	\$1,835	\$1,835	\$2,200
4:	1	1	1	1	Unfurnished	\$1,485	\$1,485	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- 11 - Westside area
- Orange County
- Parcel # 07931265

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:

\$1,625,000/\$1,540,000 ↓

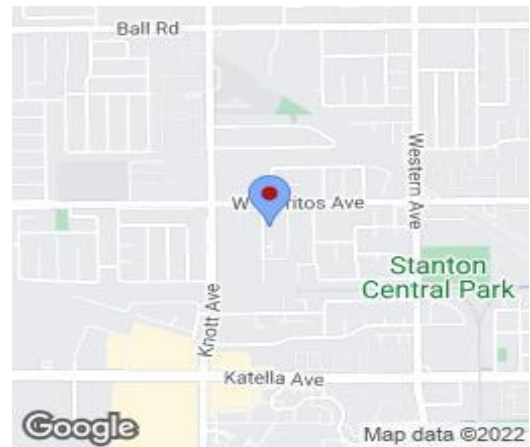
61 days on the market

10550 Bell St • Stanton 90680

**4 units • \$406,250/unit • 3,938 sqft • 17,424 sqft lot • \$391.06/sqft •
Built in 1965**

Listing ID: OC22105437

Knott to Cerritos, right on Cerritos, then an immediate right onto Bell. Property on the left



Great Investment Opportunity to obtain 4 Units, in a phenomenal Stanton location! Subject property located at 10550 Bell Street. This property is surrounded by Immaculately Maintained Newer and Large Condo Complexes. The 4-plex contains three (3) large 2 bedroom and 2 bath units and one (1) large 1 bedroom 1 bath. The location just one block to the City of Cypress, surrounded by Single Family Residences. You do not typically find apartment complexes in a great location such as this. This is a beautiful turnkey property, with great tenants who all pay rent on time! The property produces stable income and 20% upside in current rents. Property shows beautifully and most units have new flooring on the interior. Exterior is immaculate, with new lighting on building, security screen doors on all units, designer paint, beautiful landscaping, resurfaced driveways and parking lot. Convenient design for ingress and egress around property and detached garages in the back of property. Beautiful courtyard for tenants to enjoy. Great situation to obtain 8 units with residential loan, financing each 4-unit complex individually. Property can be sold separately but must close concurrently with 10560 Bell Street. Each 4-plex being offered at \$1,699,000 and both properties together being offered at \$3,398,000. This is a must see property.

Facts & Features

- Sold On 09/08/2022
- Original List Price of \$1,699,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- \$1,333 (Estimated)
- Laundry: Common Area, Community, Individual Room
- \$85320 Gross Scheduled Income
- \$54096 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Gas Oven, Gas Range, Water Heater Central
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Landscaped, Lawn, Level with Street, Paved
- Security Features: Fire and Smoke Detection System, Security Lights, Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,510
- Electric: \$555.00
- Gas: \$2,293
- Furniture Replacement:
- Trash: \$1,683
- Cable TV: 01948246
- Gardener:
- Licenses:
- Insurance: \$1,588
- Maintenance: \$2,708
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,910
- Other Expense:
- Other Expense Description:

Unit Details

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

2:	1	2	2	1	Unfurnished	\$1,825	\$1,825	\$2,200
3:	1	2	2	1	Unfurnished	\$1,825	\$1,825	\$2,200
4:	1	1	1	1	Unfurnished	\$1,485	\$1,485	\$1,485

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 4
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 11 - Westside area
- Orange County
- Parcel # 07931264

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: OC22105437

Printed: 09/11/2022 5:21:41 AM

Closed • **Quadruplex**

List / Sold:

\$2,799,000/\$2,650,000 ↑

68 days on the market

Listing ID: OC22098000

218 18th St • Huntington Beach 92648

4 units • **\$699,750/unit** • **3,843 sqft** • **5,663 sqft lot** • **\$689.57/sqft** • **Built in 1974**

Downtown, two blocks from PCH.



BACK ON THE MARKET, Buyer couldn't perform! An incredible opportunity to own this amazing Quadruplex in the heart of Downtown Huntington Beach. This property is located just 2 blocks from the world famous Huntington Beach and is a short walk to downtown! It features a 3bed 2bath unit with a wrap around balcony and Rooftop Patio(peekaboo ocean view), Two 2bed 2.5bath units and a 2bed 2bath unit. All units come with an attached 2 car garage, so no need to worry about parking! There is a private community laundry room for all tenants. There are no showings available, drive by only and we ask that you do not disturb the tenants.

Facts & Features

- Sold On 09/08/2022
- Original List Price of \$2,499,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$993 (Estimated)
- Laundry: Community
- \$95962 Gross Scheduled Income
- \$30711 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 02148068
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,900	\$2,900	\$4,000
2:	1	2	3	2	Unfurnished	\$1,695	\$1,695	\$3,300
3:	1	2	3	2	Unfurnished	\$1,700	\$1,700	\$3,300
4:	1	2	2	2	Unfurnished	\$1,700	\$1,700	\$3,200

Of Units With:

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

Additional Information

- Standard sale

- 15 - West Huntington Beach area
- Orange County
- Parcel # 02316213

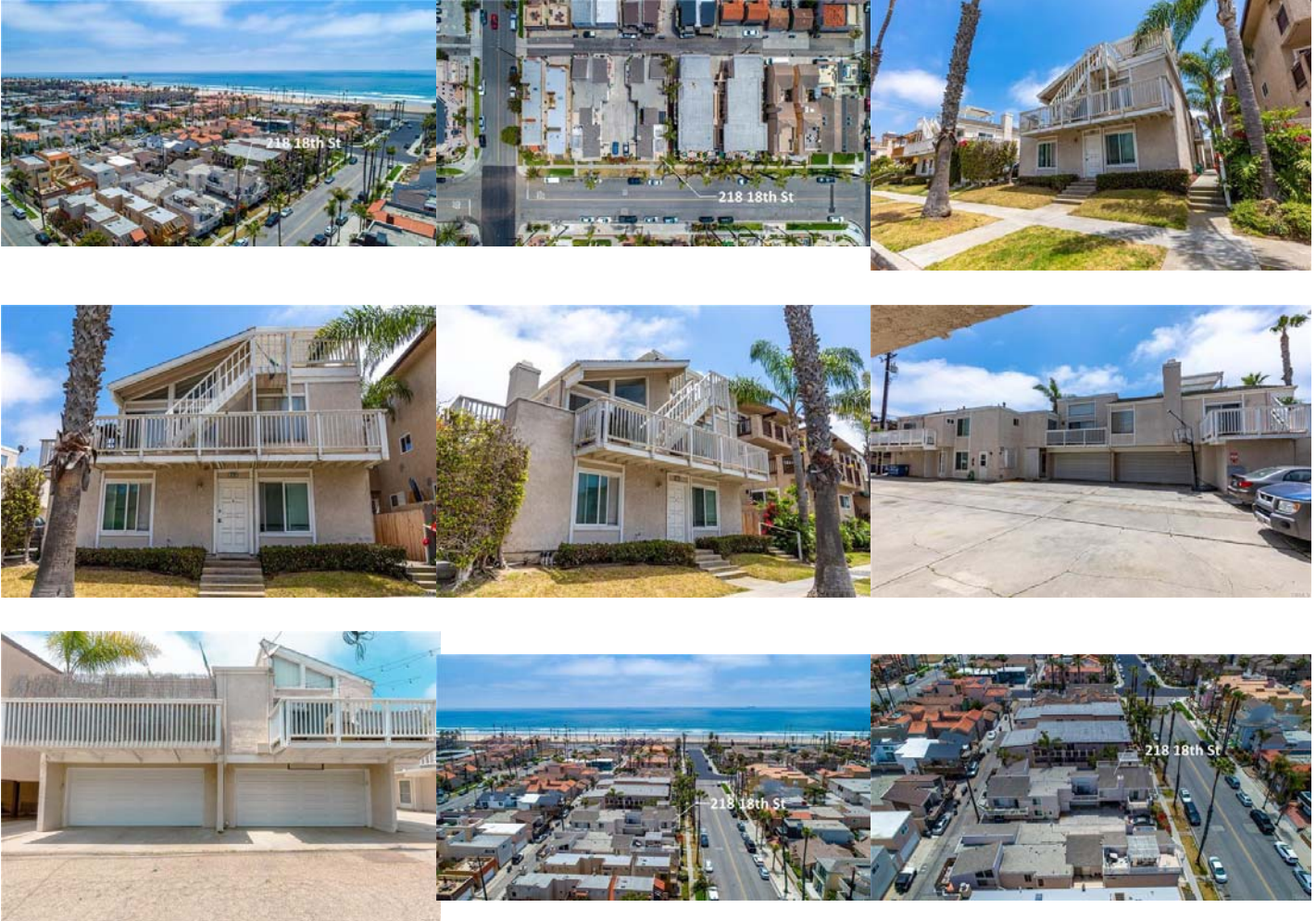
Michael Lembeck

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 •**\$1,700,000/\$1,735,000** ↑

5 days on the market

Listing ID: RS22174457

7631 Amazon Dr • Huntington Beach 92647**4 units** • **\$425,000/unit** • **4,404 sqft** • **7,405 sqft lot** • **\$393.96/sqft** •
Built in 1966**South of Edinger by Beach**

Fantastic opportunity in Huntington Beach. 4 unit building with 3 bedroom in front and three 2 bedroom units with Two 2 car garages and 2 parking spots. Two of the units are in the middle of remodeling and need finished by the new buyer. One is down to the studs, the other needs a bathroom and some flooring. The front two units have recently been remodeled. Both occupied units are month to month.

Facts & Features

- Sold On 09/06/2022
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$993 (Estimated)
- Laundry: Individual Room, Inside
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- 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	3	2	1	Unfurnished	\$3,250	\$3,250	\$0
2:	1	2	2	1	Unfurnished	\$2,850	\$2,850	\$0
3:	1	2	1	1	Unfurnished	\$0	\$0	\$0
4:	1	2	2	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard, Trust sale

- 17 - Northwest Huntington Beach area
- Orange County
- Parcel # 14233125

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: RS22174457

Printed: 09/11/2022 5:21:41 AM

Closed • **Quadruplex**

\$1,775,000/\$1,700,000 ↓

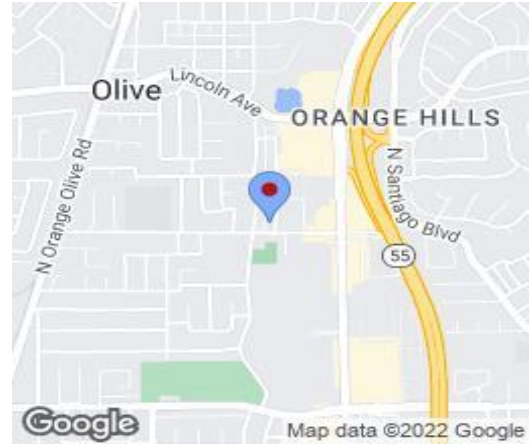
32 days on the market

2518 N Bourbon St • Orange 92865

4 units • **\$443,750/unit** • **4,417 sqft** • **7,201 sqft lot** • **\$384.88/sqft** • **Built in 1965**

Listing ID: OC22154847

55 Frwy Exit Lincoln Ave to N Tustin St



EXECUTIVE SUMMARY • Covington Style 4-Plex in very quiet and desirable neighborhood • One 3bd 2bth 1,269sf with cozy fireplace and private patio • One 2bd 1bth 1,100sf w/walk in closet, lg private patio • Two 2bd 1bth 1,073sf private patio or balcony • One storage room 100sf • One laundry room 100sf with new owned Speed Queen large capacity washer & dryer with coin or pre-paid card • Most remodeled with luxury vinyl or tile flooring. • Enclosed garages • Separately metered Gas and Electric • Owner pays water/sewer and trash • Conveniently located to great shopping and restaurants • Located near 55 and 91 freeways • Olive Elementary, Cerro Villa Middle School, Villa Park High School

Facts & Features

- Sold On 09/06/2022
- Original List Price of \$1,850,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central, Fireplace(s), Forced Air, Natural Gas
- \$993 (Estimated)
- Laundry: Community
- Cap Rate: 4.83
- \$97879 Gross Scheduled Income
- \$85723 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: Center Hall, Kitchen, Living Room, Master Suite, Walk-In Closet
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Disposal, Gas Range, High Efficiency Water Heater, Range Hood, Vented Exhaust Fan
- Other Interior Features: Balcony, Ceiling Fan(s), Ceramic Counters, Quartz Counters, Unfurnished

Exterior

- Lot Features: Front Yard, Landscaped, Lot 6500-9999, Level, Park Nearby, Sprinkler System
- Security Features: Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,157
- Electric: \$275.00
- Gas: \$828
- Furniture Replacement:
- Trash: \$996
- Cable TV: 00965994
- Gardener:
- Licenses: 110
- Insurance: \$1,801
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense: \$104
- Other Expense Description: Fire

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,400	\$2,400	\$2,600
2:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$2,000
3:	1	2	1	1	Unfurnished	\$1,900	\$1,900	\$2,000
4:	1	2	1	1	Unfurnished	\$1,900	\$1,900	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- 72 - Orange & Garden Grove, E of Harbor, N of 22 F area
- Orange County
- Parcel # 37446216

Michael Lembeck

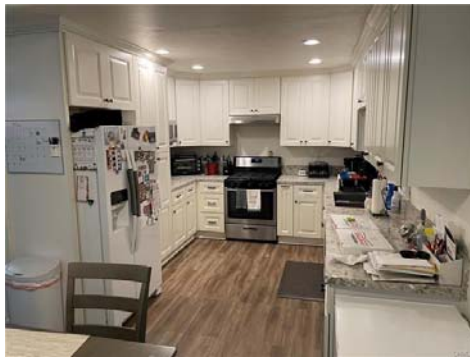
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,450,000/\$1,380,000 ↓

89 days on the market

218 W Knepp Ave • Fullerton 92832

4 units • \$362,500/unit • 3,752 sqft • 6,534 sqft lot • \$367.80/sqft •
Built in 1958

Listing ID: PW22112996

W of Harbor and N of Orangethorpe



A Great Investment Opportunity Near Downtown Fullerton!!! Well Maintained 4U, Spacious 2BR+1BA Each, Long Term Tenants, Comparatively Low Rent, Lots of Potential to Increase Value, Extra Income From Owner Owned Laundry Machines, Conveniently Close to Downtown Fullerton, COSTCO, Shopping, Restaurants, etc...

Facts & Features

- Sold On 09/09/2022
- Original List Price of \$1,499,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$994 (Estimated)
- Laundry: Common Area
- \$80200 Gross Scheduled Income
- \$54700 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,500
- Electric: \$240.00
- Gas: \$500
- Furniture Replacement:
- Trash: \$540
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance: \$220
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,560
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 83 - Fullerton area

- Orange County
- Parcel # 07307204

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:

\$1,178,000/\$1,168,000 ↓

77 days on the market

Listing ID: OC22091253

401 W Guinida Ln • Anaheim 92805

4 units • **\$294,500/unit** • **2,629 sqft** • **7,841 sqft lot** • **\$444.28/sqft** •
Built in 1958

N 5 Exit S Harbor Blvd R W Ball Rd R S Palm St L W Guinida Ln



EXTREMELY MOTIVATED SELLER! Will entertain any and all offers presented! A single-story, 4-unit multifamily investment property located in the City of Anaheim, California. Built in 1958, the subject property offers a unit mix comprised of (4) 1 Bedroom/1 Bathroom units. Situated on a large 7,651 square foot lot, 401 W Guinida Ln provides residents with amenities such as on-site laundry. 401 W Guinida Ln provides convenient accessibility to the 5 freeway. 401 W Guinida Ln also provides an abundance of benefits for residents due to its strong locality within the Anaheim sub-market.

Facts & Features

- Sold On 09/09/2022
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$992 (Estimated)
- Laundry: Common Area
- \$59760 Gross Scheduled Income
- \$34954 Net Operating Income
- 4 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$23,672
- Electric: \$1,164.00
- Gas: \$1,164
- Furniture Replacement:
- Trash: \$1,164
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,183
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,164
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,150	\$1,150	\$1,311
2:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,358
3:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,358
4:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,358

Of Units With:

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

Additional Information

- Standard sale

- 699 - Not Defined area
- Orange County
- Parcel # 08241104

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: OC22091253

Printed: 09/11/2022 5:21:42 AM

Closed •

List / Sold: **\$3,425,000/\$3,425,000**

15052 Ward St • Westminster 92683

14 days on the market

7 units • \$489,286/unit • 7,103 sqft • .39 acre(s) lot • \$482.19/sqft • Built in 1981

Listing ID: OC22147789

Nearby Cross Streets: Ward Street & Bolsa Avenue



15052 Ward Street is a 7-unit multifamily investment property located in Westminster, CA. 15052 Ward Street offers an attractive unit mix of 6, 2 bed/1.5 bath townhomes and 1, 3 bed/2 bath townhome. The property offers amenities including garage and surface parking, private patios, gated access, and on-site laundry. 15052 Ward Street is within 1 mile of Mile Square Park, allowing residents to take advantage of a wide variety of outdoor activities. The property is situated just over 1 mile from Little Saigon, placing residents moments away from a plethora of shopping, dining, and entertainment options. Additionally, the property is within walking distance of numerous education centers spanning across each level. The property benefits from its close proximity to State Route 22 and Interstate 405, providing residents convenient access to employment hubs throughout Orange and Los Angeles Counties.

Facts & Features

- Sold On 09/06/2022
- Original List Price of \$3,425,000
- 2 Buildings
- Levels: Two
- 15 Total parking spaces
- \$3,574 (Assessor)
- Laundry: Community
- \$201120 Gross Scheduled Income
- \$134055 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$63,281
- Electric: \$980.00
- Gas: \$977
- Furniture Replacement:
- Trash: \$977
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$5,401
- Maintenance: \$5,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$977
- Other Expense: \$10,994
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	2	7	Unfurnished	\$13,570	\$13,570	\$14,970
2:	1	3	2	1	Unfurnished	\$3,190	\$3,190	\$3,350

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Orange County
- Parcel # 10849275

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: OC22147789

Printed: 09/11/2022 5:21:42 AM

Closed • **Quadruplex**

\$3,250,000/\$3,080,000 ↓

10550 Bell St • **Stanton 90680**

61 days on the market

8 units • **\$406,250/unit** • **7,875 sqft** • **17,424 sqft lot** • **\$391.11/sqft** • **Built in 1965**

Listing ID: OC22105505

Knott to Cerritos, Right on Cerritos, Immediate right on Bell, property on left.



Great Investment Opportunity to obtain 8 Units (Two Legal 4-plexes) In a phenomenal location! Subject property located at 10550-10560 Bell Street. This property is surrounded by Immaculately Maintained Newer and Large Condo Complexes. This property contains six (6) large 2 bedroom and 2 bath units and two (2) large 1 bedroom 1 bath. The location just one block to the City of Cypress, surrounded by Single Family Residences. You do not typically find apartment complexes in a great location such as this. This is a beautiful turnkey property, with great tenants who all pay rent on time! The property produces stable income and 20% upside in current rents. Property shows beautifully and 6 of the 8 units have new flooring on the interiors. Exterior is immaculate, with new lighting on building, security screen doors on all units, designer paint, beautiful landscaping, resurfaced driveways and parking lot. Convenient design for ingress and egress around property and detached garages in the back of property. Beautiful courtyard for tenants to enjoy. Great situation to obtain 8 units with residential loan, financing each 4-unit complex individually. Each 4-plex can be purchased separately at \$1,699,000, but they must close concurrently. This property is a must-see!

Facts & Features

- Sold On 09/08/2022
- Original List Price of \$3,398,000
- 2 Buildings
- Levels: Two
- 12 Total parking spaces
- Heating: Wall Furnace
- \$1,333 (Estimated)
- Laundry: Common Area, Community, Gas & Electric Dryer Hookup
- \$172800 Gross Scheduled Income
- \$110352 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Water Heater Central

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Level with Street, Lot 10000-19999 Sqft, Flag Lot, Level, Paved, Sprinkler System, Sprinklers Drip System, Sprinklers In Front, Sprinklers Timer, Yard
- Security Features: Fire and Smoke Detection System
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$63,021
- Electric: \$1,110.00
- Gas: \$4,586
- Furniture Replacement:
- Trash: \$3,366
- Cable TV: 01948246
- Gardener:
- Licenses:
- Insurance: \$3,176
- Maintenance: \$5,416
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,820
- Other Expense:
- Other Expense Description:

Unit Details

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

2:	1	2	2	1	Unfurnished	\$1,825	\$1,825	\$2,200
3:	1	2	2	1	Unfurnished	\$1,825	\$1,825	\$2,200
4:	1	2	2	1	Unfurnished	\$1,825	\$1,825	\$2,200
5:	1	2	2	1	Unfurnished	\$1,835	\$1,835	\$2,200
6:	1	2	2	1	Unfurnished	\$1,995	\$1,995	\$2,200
7:	1	1	1	1	Unfurnished	\$1,485	\$1,485	\$1,850
8:	1	1	1	1	Unfurnished	\$1,485	\$1,485	\$1,850

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
- 11 - Westside area
- Orange County
- Parcel # 07931265

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:

\$2,350,000/\$2,200,000 ↓

12 days on the market

Listing ID: PW22130729

12562 Morningside Ave • Garden Grove 92843

8 units • **\$293,750/unit** • **5,337 sqft** • **9,988 sqft lot** • **\$412.22/sqft** •
Built in 1961

Nearby Cross Streets: Harbor & Westminster Avenue



Identical property across the street 12561 also available. Investment opportunity with 15% upside rent potential, attractive unit mix, central laundry, carports plus open parking. Ideally located near the Harbor Boulevard and Westminster Avenue transit hub that in 2024 will carry riders by Light rail vehicles every 10 to 15 minutes stopping within locations between Garden Grove and Santa Ana.

Facts & Features

- Sold On 09/09/2022
- Original List Price of \$2,350,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- 8 Total carport spaces
- Heating: Wall Furnace
- \$2,196 (Estimated)
- Laundry: Common Area
- Cap Rate: 4
- \$150480 Gross Scheduled Income
- \$94720 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$54,255
- Electric: \$610.00
- Gas: \$3,570
- Furniture Replacement:
- Trash: \$2,820
- Cable TV: 01316702
- Gardener:
- Licenses:
- Insurance: \$1,250
- Maintenance: \$10,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,690
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,735	\$1,735	\$1,800
2:	1	1	1	0	Unfurnished	\$1,350	\$1,350	\$1,500
3:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,500
4:	1	2	1	0	Unfurnished	\$1,685	\$1,685	\$1,800
5:	1	3	1	0	Unfurnished	\$1,750	\$1,750	\$2,350
6:	1	3	1	0	Unfurnished	\$1,650	\$1,650	\$2,350
7:	1	1	1	0	Unfurnished	\$1,495	\$1,495	\$1,500
8:	1	1	1	0	Unfurnished	\$1,375	\$1,375	\$1,500

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 70 - Santa Ana North of First area
- Orange County
- Parcel # 19812304

Michael Lembeck

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