

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	Grg Spcs	Date	DOM/CDOM
1	OC20233447	S	17082 5th St 1	SSB	17	STD	2	\$0		\$1,000,000	\$793.65	1260	1935/ASR	2,700/0.062	0	01/23/21	6/6
2	PW20165790	S	1418 S Broadway	SA	69	TRUS	2	\$36,900		\$719,000	\$430.54	1670	1952/ASR	7,405/0.17	2	01/22/21	111/111
3	OC20165605	S	678 Joann ST	CM	C2	STD,TRUS	2	\$48,360		\$865,000	\$508.82	1700	1960/ASR	5,227/0.12	2	01/19/21	117/117
4	PW20232788	S	258 E 15th ST	CM	C5	STD	2	\$40,800		\$1,218,750	\$1,059.78	1150	1950/ASR	7,000/0.1607	2	01/19/21	66/66
5	OC20249850	S	26459 Via Sacramento	DP	CB	STD	2	\$49,200		\$1,200,000	\$406.50	2952	1975/ASR	6,377/0.1464	4	01/21/21	1/1
6	SR20249986	S	34582 Calle Paloma	DP	CB	STD	2	\$0		\$1,235,000	\$466.39	2648	1972/ASR	4,792/0.11	3	01/21/21	9/9
7	OC20206527	S	620 Thalia ST	LB	LV	STD	2	\$0		\$1,800,000	\$1,136.36	1584	2020/SLR	5,227/0.12	2	01/22/21	71/71
8	LG20000852	S	31891 LUPIN PL	LB	SL	STD	2	\$81,600	4	\$1,500,000	\$750.00	2000	1950/ASR	2,800/0.0643	3	01/21/21	357/459
9	NP20176739	S	382 E 18th ST	CM	C5	STD	3	\$71,100		\$1,325,000	\$606.41	2185	1948/ASR	8,569/0.1967	2	01/22/21	99/99
10	OC20220755	S	26562 Calle Lorenzo	SJ	MA	STD	3	\$8,200		\$1,450,000	\$426.47	3400	1980/ASR	11,232/0.2579	2	01/22/21	28/28
11	NP20232653	S	411 Emerson ST	NB	N7	STD	3	\$0		\$2,200,000	\$946.24	2325	1948/ASR	11,761/0.27	2	01/22/21	32/32
12	OC20209335	S	1011 E Saint Gertrude PL	SA	699	STD	3	\$61,200	7	\$900,000	\$391.30	2300	1945/ASR	8,276/0.19	2	01/20/21	71/71
13	PW20214542	S	13202 Chapman AVE #1234	GG	61	STD	4	\$70,200		\$1,215,000	\$302.69	4014	1965/ASR	6,871/0.1577	5	01/19/21	10/10
14	PW20256661	S	1835 W Crestwood LN	ANA	79	STD	8	\$124,800		\$1,790,000	\$352.64	5076	1960/EST	9,583/0.22	8	01/22/21	24/24

Closed •

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

17082 5th St 1 • Sunset Beach 90742

6 days on the market

2 units • \$500,000/unit • 1,260 sqft • 2,700 sqft lot • \$793.65/sqft •

Listing ID: OC20233447

Built in 1935

PCH turn towards the Ocean on 5th



LOCATION ~ LOCATION ~ LOCATION Existing duplex with 2 bedroom 1 bath units. This is a great opportunity for a major remodel. Build a duplex or dream home.

Facts & Features

- Sold On 01/23/2021
- Original List Price of \$999,999
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Level, Park Nearby, Tear Down, Value In Land
- Waterfront Features: Across the Road from Lake/Ocean, Beach Access, Ocean Access, Ocean Side of Freeway, Ocean Side Of Highway 1
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01861612
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$0
2:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$0

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
- 17 - Northwest Huntington Beach area
- Orange County

- Parcel # 17854502

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

CUSTOMER FULL: Residential Income **LISTING ID:** OC20233447

Printed: 01/24/2021 6:27:33 PM

Closed • Duplex

List / Sold: **\$719,000/\$719,000**

1418 S Broadway • Santa Ana 92707

111 days on the market

2 units • **\$359,500/unit** • **1,670 sqft** • **7,405 sqft lot** • **\$430.54/sqft** •
Built in 1952

Listing ID: PW20165790

Head West on Edinger Ave. Turn Right on Broadway St.



Opportunity awaits amid this great duplex situated in Wilshire Square! A neighborhood where neighbors become lifelong friends and a true sense of community radiates throughout every street. Not only is Wilshire Square known for its historic homes, there are also several neighborhood gardens that reflect the style and personality of the home. A fun activity to get involved with while also connecting with your community! Nestled among the history sits this duplex complete with long term tenants and two units, each consisting of 2 bedrooms, 1 bathroom and an abundance of parking space including a shared, detached 2-car garage. Limitless potential exudes around every corner. Tenants can enjoy the Summer sun relaxing in the spacious back and front yards. Additional conveniences include interior laundry and separate gas & electricity meters. Ideally located near great schools, major Orange County freeways and convenient shopping centers. Don't miss out on a great opportunity!

Facts & Features

- Sold On 01/22/2021
- Original List Price of \$719,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: See Remarks
- \$36900 Gross Scheduled Income
- \$33600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01952507
- Gardener:
- Licenses:
- Insurance: \$120
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$155
- Other Expense Description: License

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 69 - Santa Ana South of First area
- Orange County
- Parcel # 01317219

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

CUSTOMER FULL: Residential Income LISTING ID: PW20165790

Printed: 01/24/2021 6:27:33 PM

Closed •

List / Sold: **\$885,000/\$865,000** ↓

678 Joann St • Costa Mesa 92627

117 days on the market

**2 units • \$442,500/unit • 1,700 sqft • 5,227 sqft lot • \$508.82/sqft •
Built in 1960**

Listing ID: OC20165605

From Harbor and Wilson, travel West. R on Meyer, Left on Joann to property



Great location overlooking the golf course and near the bike path! This spacious, one-story, Mid-Century style duplex is highly rentable. All the work has been done for you! New Roof 2019. Both units have remodeled kitchens with self-closing drawers, quartz counters, new sinks and stove tops. Both have remodeled baths, large living rooms with wood-burning fireplaces, washer/dryer hook ups, private garages with new garage doors, large master bedrooms and lots of storage. Newer vinyl fencing surrounds the separate, private, enclosed yards both units enjoy. Unit A also has an additional enclosed patio area and a storage area off of the garage. One unit remodeled in 2017; the other in 2019. Both units offer a one-car garage and one additional off-street parking place. Both are conveniently located close to neighborhood schools, parks, transportation and shopping. Tenants pay electric and gas; owner pays for gardener, trash pick up and water. Unit A-Leased \$2,100/month Unit B - \$1,930/month

Facts & Features

- Sold On 01/19/2021
- Original List Price of \$885,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Forced Air
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$48360 Gross Scheduled Income
- \$43510 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Carpet, Vinyl
- Appliances: Gas Oven, Gas Cooktop, Gas Water Heater
- Other Interior Features: Pantry, Storage

Exterior

- Lot Features: Corner Lot, Lawn, Near Public Transit, Park Nearby, Sprinklers In Front, Sprinklers Timer, Utilities - Overhead, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,850
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01925726
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,850
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$2,100
2:	1	2	1	1	Unfurnished	\$1,930	\$1,930	\$2,100

Of Units With:

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

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

Additional Information

- Standard, Trust sale

- C2 - Southwest Costa Mesa area
- Orange County
- Parcel # 42215105

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

CUSTOMER FULL: Residential Income LISTING ID: OC20165605

Printed: 01/24/2021 6:27:33 PM

Closed • Duplex

List / Sold:

\$1,300,000/\$1,218,750 ↓

66 days on the market

258 E 15th St • Costa Mesa 92627

2 units • \$650,000/unit • 1,150 sqft • 7,000 sqft lot • \$1059.78/sqft • Built in 1950

Listing ID: PW20232788

E. 15th Street and Westminster Ave



Two units on one lot in prime Eastside Costa Mesa location! This well-located duplex – literally across the street from Newport Beach – sits on a ~7,000 sqft lot zoned R2-MD with alley access. Behind the white picket fence and mature landscaping you'll find 2 units (single level and attached at one wall) with 1 bedroom and 1 bath. Each unit has a large, private yard space and they are separately metered for gas and electric. On the alley, there is a 2 car garage with laundry room, plus additional parking. Multiple opportunities for the prudent investor include long term rental income, add an additional unit (or two) thanks to the newest Accessory Dwelling Unit (ADU) regulations (buyer to verify with city) or rebuild into a single-family home or duplex. This prime location is a block from Newport Heights Elementary and a short stroll or roll to the beach, plus the best dining, shopping and entertaining in Costa Mesa and Newport Beach.

Facts & Features

- Sold On 01/19/2021
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace
- Laundry: Individual Room
- \$40800 Gross Scheduled Income
- \$23520 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen
- Appliances: Gas Oven, Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,280
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$480
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,368
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,750	\$1,750	\$2,200
2:	1	1	1	1	Unfurnished	\$1,650	\$1,650	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- C5 - East Costa Mesa area
- Orange County
- Parcel # 42516102

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

CUSTOMER FULL: Residential Income **LISTING ID:** PW20232788

Printed: 01/24/2021 6:27:33 PM

Closed •

List / Sold:

\$1,296,000/\$1,200,000 ↓

1 days on the market

Listing ID: OC20249850

26459 Via Sacramento • Dana Point 92624

2 units • \$648,000/unit • 2,952 sqft • 6,377 sqft lot • \$406.50/sqft • Built in 1975

off of Las Palmas to the north



A few years ago the building was re-plumbed. There are 2 baths plus a 1/4 bath downstairs in each unit. Built in 1975 by two brothers, the owners of record. Huge units, slight ocean views. Two double car garages. rents are at least \$900. low. Check the new Ca. 2021 Statute Laws for rental increase limits, etc. Long term Month to month tenants, not leased. In the sought after Palisades area of Capistrano Beach are which was annexed by vote to Dana Point in the 1980's. Beach close, too!

Facts & Features

- Sold On 01/21/2021
- Original List Price of \$1,296,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Central
- Laundry: Gas Dryer Hookup, In Kitchen
- \$49200 Gross Scheduled Income
- \$31141 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: Built-In Range, Dishwasher, Recirculated Exhaust Fan

Exterior

- Lot Features: Park Nearby
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$18,059
- Electric: \$100.00
- Gas:
- Furniture Replacement:
- Trash: \$500
- Cable TV: 00622126
- Gardener:
- Licenses: 80
- Insurance: \$1,699
- Maintenance: \$600
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$890
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$2,100	\$2,100	\$2,996
2:	1	3	3	2	Unfurnished	\$2,000	\$2,000	\$2,850

Of Units With:

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

Additional Information

- Standard sale

- CB - Capistrano Beach area
- Orange County
- Parcel # 69139128

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

CUSTOMER FULL: Residential Income **LISTING ID:** OC20249850

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Closed •

List / Sold:

\$1,250,000/\$1,235,000 ↓

9 days on the market

Listing ID: SR20249986

34582 Calle Paloma • Dana Point 92624

2 units • \$625,000/unit • 2,648 sqft • 4,792 sqft lot • \$466.39/sqft • Built in 1972

Avenida Las Palmas to right Calle Rosita to right Calle Paloma



This is it!!! Harboring the Good Life!! Investment opportunity!! Absolutely Gorgeous Greenbelt view duplex. Bottom unit 2 bedrooms 2 baths fireplace in living room! Completely remodeled! Recessed lighting, new paint, new kitchen cabinets self closing , quartz counters, porcelain bathrooms, SPC waterproof flooring! Top unit 3 bedroom 2 baths new SPC waterproof floors, new kitchen quartz counters, new paint, huge huge huge deck over looking park! Beautiful rolling hill views... A year-round Southern California destination with a historically deep connection to the ocean.

Facts & Features

- Sold On 01/21/2021
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- Laundry: In Garage
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, See Remarks
- Floor: See Remarks
- Appliances: Refrigerator
- Other Interior Features: Balcony, Ceiling Fan(s), Corian Counters, Living Room Balcony, Living Room Deck Attached, Recessed Lighting, Storage

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$3,250
2:	1	2	2	2	Unfurnished	\$0	\$0	\$2,750

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- CB - Capistrano Beach area
- Orange County
- Parcel # 12326409

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

CUSTOMER FULL: Residential Income **LISTING ID:** SR20249986

Printed: 01/24/2021 6:27:33 PM

Closed •

List / Sold:

\$1,825,000/\$1,800,000 ↓

71 days on the market

Listing ID: OC20206527

620 Thalia St • Laguna Beach 92651

**2 units • \$912,500/unit • 1,584 sqft • 5,227 sqft lot • \$1136.36/sqft •
Built in 2020**

from Coast Hwy turn east Thalia Street, home is appx 3 block on left side



There are endless lifestyle possibilities with this newly renovated property in the heart of The Village. Just a few short blocks to Coast Hwy, shopping, dining, and world-class beaches. This unique property includes (2) detached dwellings. Great owner-occupancy opportunity of one unit while renting the second unit for income. Or rent both of the units for income and enjoy no deferred maintenance for years to come! The MAIN COTTAGE has an open floor, master bedroom, guest room, and luxurious bathroom. The kitchen has quartz countertops, stainless appliances, counter seating, & easily accommodates seating for five in the adjacent dining area. The home is very bright, with a lot of natural light. The GUEST COTTAGE is an ample studio-style space with a full kitchen, 3/4 bath, and an open floor plan that will easily accommodate both living and sleeping areas. Three outdoor spaces allow each cottage to have an independent outdoor living area for BBQs, outdoor dining, and a safe play area for children. The garage is 100% new construction with washer and dryer hookups. The Cottages are new construction with the exception of the foundations and remodeled to perfection using the latest trends in design and materials.

Facts & Features

- Sold On 01/22/2021
- Original List Price of \$1,988,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Zoned, Electric
- Heating: Forced Air
- Laundry: In Garage
- 2 electric meters available
- 1 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard, Level with Street, Sprinklers, Drip System
- 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:	1	2	1	2	Unfurnished	\$0	\$0	\$3,300
2:	1	0	1	0	Unfurnished	\$0	\$0	\$2,400

Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- Water Meters: 2
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- LV - Laguna Village area
- Orange County
- Parcel # 64410308

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

CUSTOMER FULL: Residential Income LISTING ID: OC20206527

Printed: 01/24/2021 6:27:33 PM

Closed • Duplex

List / Sold:

\$1,595,000/\$1,500,000 ↓

357 days on the market

Listing ID: LG20000852

31891 LUPIN PI • Laguna Beach 92651

2 units • **\$797,500/unit** • **2,000 sqft** • **2,800 sqft lot** • **\$750.00/sqft** •
Built in 1950

South on PCH, left on 9th, just after Virginia make a left on Lupin (Homewood is to the right at this same intersection), last building on the left.



Quiet duplex just two blocks to gorgeous Thousand Steps Beach, this is a must see investment opportunity! The large, beautifully remodeled, upper 3 bedroom, 2.5 bath apartment spans the length of the building, the complete top floor, and feels like a single family home. Kitchen open to living room with breakfast bar separation, featuring: maple cabinets, granite counters, stainless steel appliances (sink, gas range, hood, dishwasher and refrigerator), recessed lighting and ceiling fans. Bathrooms were done with the similar upgrades: travertine and seamless glass shower, Toto toilets, quartz and granite vanities. Tile flooring in kitchen and bathrooms and hardwood through the living room and first bedroom, with brand new carpet throughout the rest of the apartment. Master has wall AC unit, stylish barn door into the en suite master bath and walk-in closet. Inside laundry, ocean view deck with private lower patio and oversized two car garage with single entry doors both with openers. Ground level features remodeled kitchen open to living room with maple cabinets, granite counters, appliances include gas range, hood, dishwasher and refrigerator, recessed lighting, ceiling fans and travertine 20" tile floor throughout. Bathroom was also done with the same upgrades: travertine and seamless glass shower, Toto toilet, maple and granite vanity. Lower unit also has private inside laundry, ample wrap around patio area and a single garage with opener. Community storage room.

Facts & Features

- Sold On 01/21/2021
- Original List Price of \$1,595,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace, Natural Gas
- Laundry: Dryer Included, Inside, Stackable, Washer Included
- Cap Rate: 4
- \$81600 Gross Scheduled Income
- \$65400 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Walk-In Closet
- Floor: Carpet, Tile, Wood
- Appliances: Dishwasher, Disposal, Gas Range, Range Hood, Refrigerator, Water Heater Central
- Other Interior Features: Balcony, Beamed Ceilings, Ceiling Fan(s), Living Room Deck Attached, Unfurnished

Exterior

- Lot Features: Cul-De-Sac
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,605
- Electric: \$2,000.00
- Gas: \$700
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management: 3800
- Water/Sewer: \$400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$4,000	\$4,000	\$4,500
2:	1	1	1	1	Unfurnished	\$2,000	\$2,000	\$2,250

Of Units With:

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

Additional Information

- Standard sale
- SL - South Laguna area
- Orange County
- Parcel # 05614155

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

CUSTOMER FULL: Residential Income LISTING ID: LG20000852

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Closed •

List / Sold:

\$1,399,000/\$1,325,000 ↓

99 days on the market

Listing ID: NP20176739

382 E 18th St • Costa Mesa 92627

**3 units • \$466,333/unit • 2,185 sqft • 8,569 sqft lot • \$606.41/sqft •
Built in 1948**

From 17th St, Go North on Tustin Avenue, Left on 18th Street



Located in the highly desired Mariners Elementary School District, this property truly maintains the characteristics of Eastside Costa Mesa with its sense of individuality for each unit. This rare, three-unit property provides privacy, space, and each unit has their own outdoor entertaining areas. With an ideal location having close proximity to all of the conveniences that 17th Street has to offer with 3 tastefully appointed units. The largest unit affords three bedrooms, one and a half baths, including a large master bedroom with views of the large grass yard. This front unit also includes a dining area off of an open kitchen, and a front patio area for more enjoyment. The upstairs spacious one-bedroom has a retreat, one bath, large deck off of the kitchen with views of the rear yard and has wood style flooring throughout. The back studio has a modern style, open kitchen with ample counter space, a full bathroom as well as its own outdoor entertaining area with a game pit for cornhole or horseshoes. The detached office accompanies the back studio and can also be used for storage or a quaint yoga studio.

Facts & Features

- Sold On 01/22/2021
- Original List Price of \$1,595,000
- 3 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- \$71100 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Laminate, Tile
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Landscaped
- Fencing: Vinyl, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$210
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$130
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,550	\$1,550	\$0
2:	1	0	1	0	Unfurnished	\$1,425	\$1,425	\$0
3:	1	3	2	1	Unfurnished	\$2,950	\$2,950	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 0
- Carpet: 1
- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator:

- Dishwasher: 3
- Disposal:

- Wall AC: 0

Additional Information

- Standard sale
- C5 - East Costa Mesa area
- Orange County
- Parcel # 11729121

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

CUSTOMER FULL: Residential Income **LISTING ID:** NP20176739

Printed: 01/24/2021 6:27:33 PM

Closed • **Single Family Residence**

List / Sold:

\$1,469,000/\$1,450,000 ↓

28 days on the market

Listing ID: OC20220755

26562 Calle Lorenzo • San Juan Capistrano 92675

**3 units • \$489,667/unit • 3,400 sqft • 11,232 sqft lot • \$426.47/sqft •
Built in 1980**

Camino Capistrano to Calle Lorenzo First driveway on the right. Park in the Driveway



UNIQUE PROPERTY Personal Residence or INVESTMENT OPPORTUNITY! This amazing property is a One of a kind. Could be a 7 bedroom residence. Main house is 5 bedrooms and 4 bath, plus a 600 SF studio permitted as an accessory dwelling unit (ADU) and another 1 bedroom unit with potential for rental income, the studio has its own full kitchen, bathroom, washer & dryer, and deck overlooking the hills. This home is great for a large family or multi-generational families! The property sits on a huge 11,232 SF lot and has a large, private backyard with a kid's play area, deck and gazebo, and a private front courtyard, parking for up to 8 cars, and a separate parking area for an RV or boat. This home initially had 3-car garage, but the 3rd garage was converted into a gym/office with its own bathroom in it. The house, and four adjacent single family homes, were built on part of the original Mission Lands. NO HOA fees, NO Mello Roos, it is low maintenance and has low utility cost. This home is located within a mile of the Mission San Juan Capistrano and Historical downtown with shopping and dining. Amtrak/Metrolink station is just a 15-min walk.

Facts & Features

- Sold On 01/22/2021
- Original List Price of \$1,469,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Central
- Laundry: Gas Dryer Hookup, In Garage, Individual Room
- \$8200 Gross Scheduled Income
- \$6532 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Art Studio, Attic, Bonus Room, Center Hall, Converted Bedroom, Exercise Room, Family Room, Guest/Maid's Quarters, Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Suite, Office, Separate Family Room
- Appliances: Self Cleaning Oven, Dishwasher, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Microwave, Refrigerator, Water Heater
- Floor: Carpet, Stone, Tile
- Other Interior Features: In-Law Floorplan, Attic Fan, Built-in Features, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Front Yard, Landscaped, Level with Street, Lot 10000-19999 Sqft, Park Nearby, Sprinkler System, Treed Lot, Yard
- Waterfront Features: Ocean Side of Freeway
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Good Condition, Stucco Wall
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$1,668
- Electric: \$200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$60
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	4	2	Unfurnished	\$4,500	\$4,500	\$5,000
2:	1	1	2	0	Unfurnished	\$1,600	\$1,600	\$1,600
3:	1	0	1	0	Unfurnished	\$1,800	\$1,800	\$1,800

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
- MA - Mission Area area
- Orange County
- Parcel # 64905210

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

CUSTOMER FULL: Residential Income LISTING ID: OC20220755

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Closed • **Single Family Residence**

List / Sold:

\$2,395,000/\$2,200,000 ↓

32 days on the market

Listing ID: NP20232653

411 Emerson St • Newport Beach 92660

**3 units • \$798,333/unit • 2,325 sqft • 11,761 sqft lot • \$946.24/sqft •
Built in 1948**

Irvine to 20th St. Right on Tustin, right on Emerson



411 Emerson was created by the family whose name is on the street sign. The current owners saw a vision of 'what could be' and brought it back to life! 411 is one of a kind! Detailed yet Uncomplicated... Substantial yet intimate...Incredibly thought out yet whimsical.... Originally built in the 1940's, everything about 411 has stood the test of time. Who would have thought multiple dwelling spaces on such a generous lot would be wanted, needed, and desired almost 72 years later! Let's take the tour; First we enter 'The Cottage' which offers 3 bedrooms, 1.5 bathrooms, generous living room looking out to the estate-like gardens... add to the mix, graciously finished (and appointed) dining and breakfast rooms... and an oh so current kitchen... Surrounding 'The Cottage' is 'the great outdoors'... gifting you privacy and the awareness of complete abundance! Next we enter 'The Studio'... This space is basically... so amazing and totally cool. Whether you use this as an office or guest quarters... one thing is true, no one will want to leave! Next, up the stairs up to 'The Treehouse'... OMGOSH!!! Can't believe something like this exists...This does not feel like the 'OC'!!! The Treehouse, simply put... E. G. A. (Enormously, Generously, Amazing)... 2 bedrooms, 1 bathroom, living room (high pitched ceilings), kitchen (real size), dining area and your own laundry. If making a Pro and Con List: You would need reams of paper for the Pro's... the only Con; if you miss out on 411... there is NO OTHER 411!

Facts & Features

- Sold On 01/22/2021
- Original List Price of \$2,395,000
- 2 Buildings
- Levels: One, Two
- 8 Total parking spaces
- Cooling: Whole House Fan
- Heating: Central, Baseboard, Natural Gas
- Laundry: In Garage, Upper Level, Stackable
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Guest/Maid's Quarters, Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, See Remarks, Walk-In Closet
- Floor: Laminate, Tile
- Appliances: Dishwasher, ENERGY STAR Qualified Appliances, Free-Standing Range, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave
- Other Interior Features: In-Law Floorplan, Attic Fan, Balcony, Beamed Ceilings, Block Walls, Brick Walls, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Unfurnished, Wood Product Walls

Exterior

- Lot Features: Cul-De-Sac, Garden, Landscaped, Lawn, Level with Street, Lot 10000-19999 Sqft, Rectangular Lot, Level, Near Public Transit, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer, Utilities - Overhead
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Insurance: \$0
- Maintenance:

- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01925726
- Gardener:
- Licenses:

- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,650
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,200
3:	1	2	1	0	Unfurnished	\$0	\$0	\$2,750

Of Units With:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Separate Electric: 2 • Gas Meters: 2 • Water Meters: 1 • Carpet: • Dishwasher: 1 • Disposal: 2 | <ul style="list-style-type: none"> • Drapes: • Patio: • Ranges: 2 • Refrigerator: 2 • Wall AC: |
|---|---|

Additional Information

- | | |
|--|--|
| <ul style="list-style-type: none"> • Standard sale • Rent Controlled | <ul style="list-style-type: none"> • N7 - West Bay - Santa Ana Heights area • Orange County • Parcel # 42624311 |
|--|--|

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

Closed •

List / Sold: **\$899,000/\$900,000** ↓

1011 E Saint Gertrude Pl • Santa Ana 92707

71 days on the market

**3 units • \$299,667/unit • 2,300 sqft • 8,276 sqft lot • \$391.30/sqft •
Built in 1945**

Listing ID: OC20209335

Saint Gertrude east of Main St.



Great opportunity to own a newly renovated 3-unit income property consisting of 2, 2 bedroom/1 bath units, and 1 studio. All units are completely renovated, and waiting for tenants that meet your criteria! Don't miss this opportunity to get a 6%+ Cap Rate on a freshly renovated unit. Located near South Coast Metro Area, walking distance to church, parks, schools, shopping and restaurants.

Facts & Features

- Sold On 01/20/2021
- Original List Price of \$925,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Common Area, Gas Dryer Hookup, Washer Hookup
- Cap Rate: 6.5
- \$61200 Gross Scheduled Income
- \$61200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: See Remarks
- Appliances: Dishwasher, Gas Oven, Microwave
- Other Interior Features: Ceiling Fan(s), Recessed Lighting, Storage

Exterior

- Lot Features: Front Yard, Level with Street, Rectangular Lot, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02060695
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$12
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$1,950
2:	1	2	1	1	Unfurnished	\$0	\$0	\$1,950
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,200

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 01411220

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

CUSTOMER FULL: Residential Income LISTING ID: OC20209335

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Closed • **Quadruplex**

List / Sold:

\$1,200,000/\$1,215,000 ↑

10 days on the market

Listing ID: PW20214542

13202 Chapman Ave # 1234 • Garden Grove 92840

4 units • \$300,000/unit • 4,014 sqft • 6,871 sqft lot • \$302.69/sqft • Built in 1965

Chapman Ave between Lewis St and Haster St



Great investment fourplex property in a desirable location of Garden Grove city. This property features 3 bedrooms/2 bathrooms, 2 bedrooms/2 bathrooms, 2 bedrooms/1 bathroom, and 1 bedroom/ 1 bathroom. Each unit has window A/C. Great location, conveniently located not too far from Christ Cathedral, freeways 22 & 5.

Facts & Features

- Sold On 01/19/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- Laundry: Community
- \$70200 Gross Scheduled Income
- \$70200 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,782
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$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	\$1,750	\$1,750	\$2,100
2:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$1,650
3:	1	2	2	1	Unfurnished	\$1,500	\$1,500	\$1,700
4:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,350

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

- 61 - N of Gar Grv, S Of Ball, E of Knott, W of Dal area
- Orange County
- Parcel # 23101103

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

CUSTOMER FULL: Residential Income **LISTING ID:** PW20214542

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Closed •

List / Sold:

\$1,850,000/\$1,790,000 ↓

24 days on the market

Listing ID: PW20256661

1835 W Crestwood Ln • Anaheim 92804

**8 units • \$231,250/unit • 5,076 sqft • 9,583 sqft lot • \$352.64/sqft •
Built in 1960**

West Katella Ave./S. Easy Way



This subject property is a 8- units one bedroom one bath, Multifamily investment property located in Anaheim, California, walking distance to Disneyland, Great Condition, 4 enclosed garages, approximately \$250.00 per month of extra income flows through the convenient on-site laundry facility, new roof

Facts & Features

- Sold On 01/22/2021
- Original List Price of \$1,850,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- \$124800 Gross Scheduled Income
- \$113040 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$670
- Electric: \$150.00
- Gas: \$40
- Furniture Replacement:
- Trash: \$120
- Cable TV: 01005330
- Gardener:
- Licenses:
- Insurance: \$250
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	8	8	8	Unfurnished	\$0	\$0	\$1,725

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 12855102

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

CUSTOMER FULL: Residential Income **LISTING ID:** PW20256661

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