

### 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	<a href="#">PW20254451</a>	S	1728 <a href="#">2nd Street.</a>	SA	69	STD	2	\$64,800		\$915,000↑	\$444.82	2057	2015/BLD	6,100/0.14	2	01/08/21	<a href="#">2/2</a>
2	<a href="#">DW20226980</a>	S	6031 <a href="#">Stanton AVE</a>	BP	82	STD	2	\$3,000		\$660,000↓	\$442.95	1490	1948/ASR	5,131/0.1178	2	01/04/21	<a href="#">11/11</a>
3	<a href="#">OC20237877</a>	S	34492 <a href="#">Via Espinoza</a>	DP	CB	STD	2	\$60,000	3	\$1,300,000↑	\$556.27	2337	1972/ASR	5,184/0.119	2	01/04/21	<a href="#">9/9</a>
4	<a href="#">PW20242160</a>	S	14096 <a href="#">Frances ST</a>	WTM	699	STD	2	\$63,600		\$1,240,000↑	\$302.44	4100	2019/SLR	5,400/0.124	2	01/05/21	<a href="#">11/11</a>
5	<a href="#">EV20138112</a>	S	229 E <a href="#">Valencia DR #A-C</a>	FUL	83	STD	3	\$0		\$1,365,000↓	\$470.69	2900	1955/ASR	6,233/0.1431	5	01/06/21	<a href="#">111/111</a>
6	<a href="#">PW20215096</a>	S	1798 <a href="#">Kenwood PL</a>	CM	C2	STD	3	\$0		\$1,080,000↓	\$642.86	1680	1956/ASR	6,098/0.14	2	01/06/21	<a href="#">2/2</a>
7	<a href="#">NP20163323</a>	S	269 <a href="#">Walnut</a>	CM	C5	STD	3	\$59,400		\$1,110,000↓	\$582.98	1904	1944/ASR	6,586/0.1512	3	01/05/21	<a href="#">84/84</a>
8	<a href="#">NP20240005</a>	S	144 <a href="#">Lisa LN</a>	CM	C5	STD	3	\$70,200		\$1,476,000↓	\$468.87	3148	1973/ASR	6,970/0.16	4	01/07/21	<a href="#">7/7</a>
9	<a href="#">OC20151006</a>	S	13592 <a href="#">Arizona ST</a>	WTM	59	STD	4	\$86,700		\$1,480,000↓	\$344.91	4291	1965/ASR	7,888/0.1811	0	01/04/21	<a href="#">110/110</a>
10	<a href="#">NP20223009</a>	S	180 <a href="#">Rochester</a>	CM	C5	STD	4	\$100,800		\$1,865,000↑	\$560.90	3325	1962/PUB	7,706/0.1769	0	01/05/21	<a href="#">0/0</a>
11	<a href="#">PW20161427</a>	S	415 W <a href="#">Rosewood AVE</a>	ORG	OTO	STD	4	\$91,130		\$1,450,000↓	\$283.98	5106	1965/PUB	7,457/0.1712	4	01/04/21	<a href="#">3/3</a>
12	<a href="#">OC20196111</a>	S	115 <a href="#">Avenida Miramar #A</a>	SC	SC	STD	4	\$116,100	5	\$2,055,000↓	\$693.79	2962	2005/PUB	4,000/0.0918	0	01/04/21	<a href="#">63/63</a>
13	<a href="#">PW19102974</a>	S	3538 W <a href="#">Mungall DR</a>	ANA	699	STD	4	\$93,840	5	\$1,332,000↓	\$359.13	3709	1961/ASR	8,276/0.19	5	01/08/21	<a href="#">521/521</a>
14	<a href="#">OC20251583</a>	S	106 <a href="#">Capistrano LN</a>	SC	SC	STD	6	\$150,000	5	\$2,450,000	\$641.03	3822	1959/ASR	3,049/0.07	0	01/04/21	<a href="#">0/0</a>
15	<a href="#">OC20194247</a>	S	1018 S <a href="#">Philadelphia ST</a>	ANA	699	STD	12	\$238,940		\$3,400,000↓	\$345.67	9836	1961/ASR	20,909/0.48	15	01/08/21	<a href="#">36/36</a>

**Closed** • **Triplex**

List / Sold: **\$879,900/\$915,000** ↑

**1728 2nd Street.** • Santa Ana 92703

**2 days on the market**

**2 units** • **\$439,950/unit** • **2,057 sqft** • **6,100 sqft lot** • **\$444.82/sqft** •  
**Built in 2015**

**Listing ID: PW20254451**

**First and Raitt**



This is multi-unit occupancy was built in 2015, this is income for investment, you can stay the 1st unit at the front house and rent 2 another units in the back. This property is in the Artesia Pilar neighborhood in Santa Ana, tankless water heater, kitchen with granite counter top, stainless steel appliances, 2 car garage, laundry room hook up, all concrete. The first unit has 3 bedrooms and 2 baths, tenant who renting under section 8, rent \$2,470/ monthly( this price under market price rent)you can increase the rent fair with market price. The other 2 units 1 bedroom and 1 bathroom ( the down stair unit rent \$1475 monthly, the up stair unit rent \$1,450/monthly) There is an extra laundry room with washer and dryer for 2 units in the back. The total income of 3 units are \$5,400. The first unit tenant paid all utilities.

### Facts & Features

- Sold On 01/08/2021
- Original List Price of \$879,900
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$64800 Gross Scheduled Income
- \$58861 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: Main Floor Master Bedroom, Multi-Level Bedroom
- Floor: Laminate
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Water Heater, Tankless Water Heater
- Other Interior Features: 2 Staircases

### Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Gated Community
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$5,939
- Electric: \$1,300.00
- Gas: \$600
- Furniture Replacement:
- Trash: \$1,080
- Cable TV: 00958467
- Gardener:
- Licenses:
- Insurance: \$850
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	5	4	2	Unfurnished	\$5,400	\$54,000	\$5,400

#### # Of Units With:

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

- Dishwasher: 3
- Disposal: 3

- Wall AC:

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### **Additional Information**

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

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### **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:** PW20254451

Printed: 01/10/2021 7:58:37 PM

**Closed** • Duplex

List / Sold: **\$699,000/\$660,000** ↓

**6031 Stanton Ave** • Buena Park 90621

11 days on the market

2 units • \$349,500/unit • 1,490 sqft • 5,131 sqft lot • \$442.95/sqft •  
Built in 1948

Listing ID: DW20226980

East Beach, South Artesia Blvd



Great opportunity for your first time investor/buyer. The property is showing as single family, but has two units, two electric and gas meter. The front unit has two bedrooms and one bath, plus a bonus room as a third bedroom. The rear unit has two bedrooms and one bath. Great property to live and the other unit to rent.

### Facts & Features

- Sold On 01/04/2021
- Original List Price of \$699,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Outside
- \$3000 Gross Scheduled Income
- \$2800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$9,620
- Electric: \$1,800.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$840
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,400	\$16,800	\$1,800
2:	1	2	1	1	Unfurnished	\$1,400	\$16,800	\$2,300

### # 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
- 82 - Buena Park area
- Orange County
- Parcel # 06624414

**Michael Lembeck**  
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**Re/Max Property Connection**  
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: DW20226980

Printed: 01/10/2021 7:58:37 PM

**Closed** • Duplex

**\$1,275,000/\$1,300,000** ↑

9 days on the market

**34492 Via Espinoza** • Dana Point 92624  
2 units • \$637,500/unit • 2,337 sqft • 5,184 sqft lot • \$556.27/sqft •  
Built in 1972

Listing ID: OC20237877

Sacramento to Via Espinoza



RARE INVESTMENT OPPORTUNITY FOR 2 OCEAN VIEW, INCOME PRODUCING UNITS! This Beautifully updated duplex is a fantastic opportunity for either an investor, an owner occupant wanting an additional income producing unit or for those looking for two homes with separate and charming mother-in-law quarters. Both properties have ocean views and have been nicely upgraded. The front unit has 2 bedrooms & 2 baths & is approximately 1,135 sq feet all on one level. With quartz countertops, stainless steel appliances, & a very large balcony with ocean views perfect for entertaining. The Master bedroom features a wonderfully updated master bathroom with granite counters. The rear upper unit has 2 bedrooms, 1.5 baths & is approximately 1,208 sq feet. This 2 story unit is a reverse floor plan to maximize the ocean views. The 2 spacious bedrooms are both downstairs with 1 full bathroom. Upstairs you will find a spacious inviting living room with a cozy stone fireplace and a very large kitchen. This unit has panoramic ocean views & sliding glass doors that lead you out to a breathtaking balcony to take in the Catalina Island sunset views. With only a short 10+ minute walk down to Capistrano Beach where you can stick your toes in the sand and ocean enjoying the close proximity to Doheny Beach and Dana Point Harbor. Rarely do you find a wonderful investment opportunity that has 2 ocean view units. .. Don't miss out! Virtual Tour: (Unit A) <https://bit.ly/3nmq9bw> (Unit B) <https://bit.ly/2K7rS67>

**Facts & Features**

- Sold On 01/04/2021
- Original List Price of \$1,275,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Forced Air
- Laundry: Inside
- Cap Rate: 3.22
- \$60000 Gross Scheduled Income
- \$41094 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Back Yard
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$18,906
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$440
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$2,746
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,600	\$2,600	\$2,750
2:	1	2	2	1	Unfurnished	\$2,400	\$2,400	\$2,750

**# Of Units With:**

- Separate Electric: 2
- Drapes:

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

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

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### **Additional Information**

- Standard sale

- CB - Capistrano Beach area
- Orange County
- Parcel # 69139117

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### **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** • Single Family Residence

**\$1,230,000/\$1,240,000** ↑

11 days on the market

**14096 Frances St** • Westminster 92683

**2 units** • \$615,000/unit • 4,100 sqft • 5,400 sqft lot • \$302.44/sqft •  
Built in 2019

Listing ID: PW20242160

S. Westminster/W. Springdale



Beautiful home built in 2019: The main house has 3 bedrooms + office; 3 full baths + 1/2 bath as powder room on the 1st floor \* Nice entrance with front porch and custom iron double door \* Magnificent 10 foot high ceiling with LED lighting fixtures thru out \* Open layout floor with cozy fireplace in living room-dining area and family kitchen \* Selective kitchen countertops, designed white cabinets \* Special built-in study desk \* Walk-in pantry \* Romantic Master Suite with shiny jacuzzi, separate shower chamber & walk-in closet \* Large balcony with roof covering is perfect for relaxation/entertainment \* Spacious Junior master bedroom has walk-in closet \* Two standing sinks and full bathtub in the hall bathroom are so convenient for family members usage \* Open loft area is favorite for studying or group gathering \* Exhausting fan, tankless hot water and solar system are designed and installed to provide a most saving energy way for entire the house \* Central heating & air conditioning \* Nice tile roofing and too many more features to mention... The ADU has 2 bedrooms, 2 baths with 10 foot high ceiling, kitchen & separate entry. Current rental income is \$2,450 monthly. Located in nice & quiet neighborhood \* Convenient to schools, shopping & freeways.

**Facts & Features**

- Sold On 01/05/2021
- Original List Price of \$1,230,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air, Whole House Fan
- Heating: Central
- Laundry: Gas & Electric Dryer Hookup, In Garage
- \$63600 Gross Scheduled Income
- \$14770 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

- Rooms: Living Room, Loft, Master Suite, Multi-Level Bedroom, Office, Two Masters, Walk-In Closet, Walk-In Pantry
- Floor: Laminate, Vinyl
- Appliances: Dishwasher, High Efficiency Water Heater, Instant Hot Water, Solar Hot Water, Tankless Water Heater
- Other Interior Features: Crown Molding, Granite Counters, High Ceilings, Open Floorplan, Pantry

**Exterior**

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$14,770
- Electric: \$1,200.00
- Gas: \$600
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01949233
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance: \$500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$420
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$0	\$0	\$4,500
2:	1	2	2	0	Unfurnished	\$2,450	\$2,450	\$0



**# Of Units With:**

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

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**Additional Information**

- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 19516214

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**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** • **Triplex**

**\$1,430,000/\$1,365,000** ↓

**229 E Valencia Dr # A-C • Fullerton 92832**

**111 days on the market**

**3 units • \$476,667/unit • 2,900 sqft • 6,233 sqft lot • \$470.69/sqft • Built in 1955**

**Listing ID: EV20138112**

**West of Lemon & South of Commonwealth**



Exciting investment opportunity! This modern and fully remodeled triplex will inspire anyone looking for a smart investment in an excellent area. The three units are light-filled and immaculate with on-trend finishes throughout, conveniently located within a short distance many would take advantage of from CalState Fullerton, Fullerton College, and Downtown Fullerton. All of the units have new gas and electrical, metered individually. Unit A sits at the front of the lot and offers two bedrooms, one full bathroom and open-plan living, dining and kitchen area within the 1,227 approx. sq ft. layout. It's also equipped with a one-car garage, a two-car carport, and a driveway with even more parking space. Unit B is set in the middle and offers 800 approx. sq ft, including two bedrooms, one full bathroom, open-plan living, dining and kitchen, plus a two-car garage. Unit C is brand new construction and set at the rear of the lot, elevated above the brand new four-car garage. Two bedrooms, one full bathroom, plus a living room, dining area and kitchen await the new resident of this 873 approx. sq ft, unit. Come see it all before it's gone for good!

**Facts & Features**

- Sold On 01/06/2021
- Original List Price of \$1,500,000
- 3 Buildings
- 9 Total parking spaces
- Laundry: In Garage
- 3 electric meters available
- 3 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: \$0
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 0
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp: \$0
- 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	2	1	1	Negotiable	\$2,500	\$0	\$0
2:	1	2	1	2	Negotiable	\$2,500	\$0	\$0
3:	1	2	1	2	Negotiable	\$2,500	\$0	\$0

**# Of Units With:**

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

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**Additional Information**

- Standard sale
- 83 - Fullerton area
- Orange County
- Parcel # 03305316

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**Michael Lembeck**

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

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**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: EV20138112

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**Closed** • Duplex

**\$1,090,000/\$1,080,000** ↓

2 days on the market

**1798 Kenwood Pl** • Costa Mesa 92627

**3 units** • \$363,333/unit • 1,680 sqft • 6,098 sqft lot • \$642.86/sqft • Built in 1956

Listing ID: PW20215096

West 18th St. and Kenwood Place



**DUPLEX & DETACHED OFFICE** - This prime corner property is in a neighborhood of single-family homes in southwest Costa Mesa. There's a total of 1,680 sq. ft. of remodeled residential housing plus detached office and 1/2 bath. 2-car garage. Residences are 2 bedrooms/1 bath & 1 bedroom/1 bath each with separate street addresses. **UPGRADES** - The kitchen, dining room and bathroom in the larger residence were renovated in 2017. New electrical, plumbing, appliances, cabinets, granite tops, marble floors and marble shower enclosure. In the second unit, floor and counter top tiles, appliances and fixtures have been replaced. Fully insulated ceilings and walls in residences and office. Double pane windows have been added. Composition roofs on the dwelling units and garage have been replaced. **BEACH CLOSE** - Located 1-1/2 miles from the coast, the climate is dominated by ocean breezes and mild temperatures. **PRIVATE** - The entire property is walled and gated in a garden setting with tiled patio. Seven cameras provide visibility and security. **CENTRAL LOCATION** - 2-4 blocks to transportation, retail shops, restaurants, gyms, entertainment and public park. Major freeway access within 1/2-mile. **INVESTMENT OPPORTUNITIES** - Located in a Designated Qualified Opportunity Zone, which offers tax advantages for capital gains. **ADDED INCOME** - Two residential units and detached office offer solid income potential, whether long term or short-term renters.

**Facts & Features**

- Sold On 01/06/2021
- Original List Price of \$1,090,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Outside
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down, Office

**Exterior**

- Lot Features: Back Yard, Corner Lot
- Security Features: Closed Circuit Camera(s)
- Sewer: Public Sewer

**Annual Expenses**

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

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,400
2:	1	1	1	1	Furnished	\$0	\$0	\$1,800
3:	1	0	0	0	Furnished	\$0	\$0	\$500

**# Of Units With:**

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

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**Additional Information**

- Standard sale
- C2 - Southwest Costa Mesa area
- Orange County
- Parcel # 42426318

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**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** •

**\$1,179,000/\$1,110,000** ↓

84 days on the market

**269 Walnut** • Costa Mesa 92627

**3 units** • **\$393,000/unit** • **1,904 sqft** • **6,586 sqft lot** • **\$582.98/sqft** • **Built in 1944**

**Listing ID: NP20163323**

**Santa Ana to Walnut**



Great opportunity to own income property on one of Eastside Costa Mesa's premier streets! Front house is a quintessential 2 bedroom, 1 bath beach bungalow with spacious front and back yards, interior laundry and a one car garage. Rear unit is a one bedroom, one bath above the two car garage with open floorplan, soaring open beam ceilings and laundry hook-ups in garage. Quiet location with several remodeled homes surrounding. Close to beaches, 17th Street and Triangle square. Long term tenants on property. Property is being sold subject to seller securing replacement property which has been identified. **BACK ON THE MARKET - HUGE PRICE REDUCTION!!!! DON'T MISS THIS OPPORTUNITY**

**Facts & Features**

- Sold On 01/05/2021
- Original List Price of \$1,349,000
- 2 Buildings
- Levels: One, Two
- 5 Total parking spaces
- Heating: Central, Wall Furnace
- Laundry: In Garage, Individual Room, Inside
- \$59400 Gross Scheduled Income
- \$59400 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

- Rooms: Kitchen, Laundry
- Appliances: Disposal, Gas Oven, Gas Range, Refrigerator, Water Heater
- Other Interior Features: High Ceilings, Open Floorplan

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$4,180
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01925726
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,250	\$2,250	\$2,950
2:	1	1	1	1	Unfurnished	\$1,600	\$1,600	\$2,000
3:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,300

**# Of Units With:**

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 3

- Carpet:
- Dishwasher: 0
- Disposal: 3

- Refrigerator: 3
- Wall AC:

---

### **Additional Information**

- Standard sale
- C5 - East Costa Mesa area
- Orange County
- Parcel # 42628205

---

### **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** • **Triplex**

**\$1,525,000/\$1,476,000** ↓

7 days on the market

**144 Lisa Ln** • Costa Mesa 92627

**3 units** • **\$508,333/unit** • **3,148 sqft** • **6,970 sqft lot** • **\$468.87/sqft** • **Built in 1973**

**Listing ID: NP20240005**

**Between Del Mar and Mesa Drive on the corner of Elden and Lisa Lane Eastside Costa Mesa**



Just listed!! Rare Eastside Triplex in excellent location. Beautiful Pride of Ownership building near the Santa Ana Country Club. Good square footage and unit mix with two spacious and bright 2bd1ba units and one ground level 3bd2ba unit with private rear garden/patio area and fireplace, almost like a little home!! Upstairs units balconies looks open and toward the golf course. Community laundry, private enclosed garages, well maintained on the corner of a quiet cul de sac. Long term tenancies and still possible to value-add! If you are looking for a quality, good size building in an excellent location, this is it! Present Gross Income is is \$70,200 and the pro-forma is approximately \$80,400. Present NOI is approximately \$47,000 pro-forma is approximately \$56,000

**Facts & Features**

- Sold On 01/07/2021
- Original List Price of \$1,525,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Laundry: Common Area
- \$70200 Gross Scheduled Income
- \$47110 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

- Floor: Carpet, Tile
- Appliances: Gas Oven, Gas Range, Water Heater

**Exterior**

- Lot Features: 0-1 Unit/Acre, Corner Lot, Cul-De-Sac, Landscaped, Sprinklers Timer, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Sewer Paid

**Annual Expenses**

- Total Operating Expense: \$23,090
- Electric: \$500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$860
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Unfurnished	\$1,825	\$3,659	\$2,000
2:	1	3	2	2	Unfurnished	\$2,200	\$2,200	\$2,700

**# Of Units With:**

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator:

- Dishwasher:
- Disposal: 3

- Wall AC:

---

### **Additional Information**

- Standard sale
- C5 - East Costa Mesa area
- Orange County
- Parcel # 43908120

---

### **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: NP20240005

Printed: 01/10/2021 7:58:37 PM

**Closed** • **Quadruplex****\$1,499,000/\$1,480,000** ↓

110 days on the market

Listing ID: OC20151006

**13592 Arizona St** • Westminster 92683**4 units** • **\$374,750/unit** • **4,291 sqft** • **7,888 sqft lot** • **\$344.91/sqft** •  
**Built in 1965****Major Cross Streets: Trask Ave & Beach Blvd**

Westminster Covington Style fourplex. Property presents an amazing upside potential! This Covington style multi-family boasts a front house boasting 3 bedrooms, 2 bathrooms and rents for \$2,000. Unit 2 includes 2 bedrooms and 2 bathrooms with a rent of \$1,700. Unit 3 floorplan rents for \$1,600 and includes 2 bedrooms and 1 bathroom. Unit 4 is a 1 bedroom and 1 bathroom layout with rent of \$1,500. All units are tenant occupied. Low maintenance for the new owner. Staircase has just been updated. 4 garages spaces available. Drive-by and see the potential! Please do not disturb tenants. Minutes away from Little Saigon, 22 FWY, Westminster Gateway Shopping Center, Medical centers, Westminster Mall, and Downtown Garden Grove's SteelCraft and Main Street shops, eateries and bars.

### Facts & Features

- Sold On 01/04/2021
- Original List Price of \$1,585,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Laundry: See Remarks
- \$86700 Gross Scheduled Income
- \$52020 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$26,812
- Electric: \$1,008.00
- Gas: \$1,596
- Furniture Replacement:
- Trash: \$1,488
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,704
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,264
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,000	\$2,000	\$2,300
2:	1	2	2	1	Unfurnished	\$1,700	\$1,700	\$1,750
3:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,650
4:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$1,525

### # Of Units With:

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

---

**Additional Information**

- Standard sale
- 59 - Westminster North of 405 & Westminster area
- Orange County
- Parcel # 09626127

---

**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: OC20151006

Printed: 01/10/2021 7:58:37 PM

**Closed** • **Quadruplex**

**\$1,850,000/\$1,865,000** ↑

**0 days on the market**

**180 Rochester** • **Costa Mesa 92657**

**4 units** • **\$462,500/unit** • **3,325 sqft** • **7,706 sqft lot** • **\$560.90/sqft** • **Built in 1962**

**Listing ID: NP20223009**

**Orange to Rochester**



Turnkey Eastside Costa Mesa 4-plex two blocks from 17th Street! Bring your most discerning buyers, to say this property resonates pride of ownership is an understatement! Four, 2 bedroom, 1 bath units have been renovated from top to bottom. All new kitchens and baths, new grey laminate flooring throughout, new windows, new doors, new baseboards, new interior and exterior paint, new recessed lighting, new roof, new vinyl fencing, new landscaping and more. The 4, all new, open kitchens feature grey quartz countertops, white subway tile back splash, floating shelves, all new stainless steel appliances, gas cooktops and new white cabinetry. Bathrooms have black granite vanities and new white subway tile which runs from the floor to ceiling. All units have ceiling fans in bedrooms. Additionally, there is parking for 8 cars onsite, and current owners have even replaced old concrete drive with new. Units are individually metered, and there is an onsite laundry room. All tenants are well qualified and all rents have been received in full through COVID. DRIVE BY ONLY - INSPECTION WITH ACCEPTED OFFER Sale is subject to Seller securing replacement property which has been identified. Buyers to cooperate in 1031 tax deferred exchange at no cost to buyer.

**Facts & Features**

- Sold On 01/05/2021
- Original List Price of \$1,850,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community, Dryer Included, Individual Room, Washer Included
- \$100800 Gross Scheduled Income
- \$80640 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

**Interior**

- Rooms: Kitchen
- Floor: Laminate
- Appliances: Self Cleaning Oven, Dishwasher, Free-Standing Range, Gas Oven, Gas Range, Range Hood, Refrigerator, Vented Exhaust Fan, Water Heater, Water Line to Refrigerator
- Other Interior Features: Ceiling Fan(s), Unfurnished

**Exterior**

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: New Condition, Vinyl
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

**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: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1: 4 2 1 6 Unfurnished \$2,100 \$2,100 \$2,350

**# Of Units With:**

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

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**Additional Information**

- Standard sale
- Rent Controlled
- C5 - East Costa Mesa area
- Orange County
- Parcel # 42541507

---

**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** •

**\$1,475,000/\$1,450,000** ↓

3 days on the market

**415 W Rosewood Ave • Orange 92866**  
4 units • \$368,750/unit • 5,106 sqft • 7,457 sqft lot • \$283.98/sqft •  
Built in 1965

Listing ID: PW20161427

Off of La Veta between Main & Glassell



Desirable Orange neighborhood consisting of well cared for 4-Plex properties, nearby Old Town Orange, Main Place Mall, CHOC Hospital, Chapman University and 5, 22, 57 Freeways. Beautifully landscaped property, seasoned tenancies, 4 single car garages, central laundry room.

**Facts & Features**

- Sold On 01/04/2021
- Original List Price of \$1,475,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Community
- \$91130 Gross Scheduled Income
- \$62773 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$30,014
- Electric: \$559.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$575
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,984
- Maintenance: \$4,600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,698
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,995	\$1,995	\$2,500
2:	1	2	2	1	Unfurnished	\$1,895	\$1,895	\$2,150
3:	1	2	1	1	Unfurnished	\$1,950	\$1,950	\$2,000
4:	1	2	1	1	Unfurnished	\$1,895	\$1,895	\$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
- OTO - Old Towne Orange area



- Orange County
- Parcel # 39063126

---

**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: PW20161427

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**Closed** • **Quadruplex**

List / Sold:

**\$2,195,000/\$2,055,000** ↓

63 days on the market

Listing ID: OC20196111

**115 Avenida Miramar # A** • San Clemente 92672

**4 units** • **\$548,750/unit** • **2,962 sqft** • **4,000 sqft lot** • **\$693.79/sqft** •  
**Built in 2005**

**N El Camino Real to Avenida Miramar**



PRIDE OF OWNERSHIP - Beautifully remodeled mixed-use / live-work 4-unit gorgeous Santa Barbara architecture style building in San Clemente. Conveniently located on the ocean side of the 5 freeway, this gorgeous building is just a stone's throw from trendy downtown San Clemente, the beach and pier, making it a highly-coveted location for upscale owners & renters. Each unit has been beautifully upgraded throughout and attracting top-dollar. Custom kitchens in each unit include quartz countertops, designer glass tile backsplash, stainless-steel appliances and hood ranges. Hi-end vinyl plank flooring, recessed lighting, arched doorways, multiple deck, covered parking and lovely architecture add unique charm with a contemporary beach vibe. Two of the 1 bdrm units also include an added room which can be used as an office or den. An abundance of paned windows add gorgeous natural light, bringing in romantic ocean breezes. The bedrooms have walk-in closets. The bathrooms feature walk in showers with luxury rain shower heads for a spa-like experience. Every unit is beautiful! This income-producing property is a most rare & perfectly unique opportunity for the discrimination buyer who would like a turn-key property to enjoy for generations to come. Enjoy the laid back coastal lifestyle with this beauty!!!

## Facts & Features

- Sold On 01/04/2021
- Original List Price of \$2,195,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s), See Remarks
- Heating: Central, See Remarks
- Laundry: Common Area, Gas & Electric Dryer Hookup, In Garage
- Cap Rate: 5
- \$116100 Gross Scheduled Income
- \$111936 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 1 water meters available

## Interior

- Rooms: Laundry
- Floor: Carpet, Laminate
- Appliances: Dishwasher, Disposal, Gas & Electric Range, Microwave, Refrigerator
- Other Interior Features: Balcony, Crown Molding, Open Floorplan

## Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Sewer: Public Sewer
- Other Exterior Features: Awning(s), Lighting, Rain Gutters

## Annual Expenses

- Total Operating Expense: \$5,364
- Electric: \$420.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$984
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

## Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$2,250	\$2,250	\$2,250
2:	1	1	1	1	Unfurnished	\$2,250	\$2,250	\$2,250
3:	1	1	1	1	Unfurnished	\$2,175	\$2,175	\$2,175
4:	1	1	1	1	Furnished	\$3,000	\$3,000	\$3,000

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- SC - San Clemente Central area
- Orange County
- Parcel # 05807228

**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:

**\$1,380,000/\$1,332,000** ↓

521 days on the market

Listing ID: PW19102974

**3538 W Mungall Dr • Anaheim 92804**

**4 units • \$345,000/unit • 3,709 sqft • 8,276 sqft lot • \$359.13/sqft • Built in 1961**

**N of Ball Rd left on Mungall Dr near end cul de sac**



. COMPARE with alternative investments or LOW interest rates for owner occupier rent for all 4 units. Unit#1 now \$ 2,050. Unit# 4 now \$1950. Units# 3&4 now increased to \$1,875 . There are 5 enclosed garage parking spaces plus has additional spaces along side. With the newer renovation inside and outside this enables market rents+ to be collected; also laundromat for tenants usage. Great rental area for workers at Knotts Berry Farm, Disneyland, Long Beach to the West and Huntington Beach to the South. N of 22 & 405 freeways. South of 91/& 5 fwy. Combo heat/Air Conditioners newer & garage doors, Brick Wall patios & concrete recently, All newer appliances from Howards recent renovation allows rent increases and pricing. also direct billing of Tenants for trash & electricity by City of Anaheim lowers expenses to seller/buyer. Thank you for not disturbing tenants.

**Facts & Features**

- Sold On 01/08/2021
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Laundry: See Remarks
- Cap Rate: 5
- \$93840 Gross Scheduled Income
- \$69840 Net Operating Income
- 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: \$22,000
- Electric: \$359.00
- Gas: \$1,007
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00832944
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance: \$800
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,306
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$2,050	\$2,050	\$2,050
2:	1	2	1	1	Unfurnished	\$1,875	\$1,850	\$1,875
3:	1	2	1	1	Unfurnished	\$1,875	\$1,850	\$1,875
4:	1	2	1	1	Unfurnished	\$1,950	\$1,950	\$1,950

**# Of Units With:**

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

---

### **Additional Information**

- Standard sale
- 699 - Not Defined area
- Orange County
- Parcel # 13446120

---

### **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: PW19102974

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Closed •

List / Sold: **\$2,450,000/\$2,450,000**

**106 Capistrano Ln • San Clemente 92672**

**0 days on the market**

**6 units • \$408,333/unit • 3,822 sqft • 3,049 sqft lot • \$641.03/sqft • Built in 1959**

**Listing ID: OC20251583**

**Take Avenida Del Mar towards the Pier, take L on Capistrano Ln**



Trophy 6-unit building located in the popular Pier Bowl! Incredible investment opportunity with white water ocean views! Walk to the San Clemente Pier, just steps away to enjoy Coffee, surfing and restaurants. Just 100 Feet from beaches, surfing and San Clemente Beach Trail! Balconies facing west on every unit. 3 carport spaces and 3 uncovered parking spaces. Property has been upgraded over the last 5 years with newer windows, decking, roof, smooth coat stucco. Located in the STLU vacation rental zone. Sold while processing. Please call Listing Agents for more information.

### Facts & Features

- Sold On 01/04/2021
- Original List Price of \$2,450,000
- 1 Buildings
- Levels: Three Or More
- 6 Total parking spaces
- Laundry: Community
- Cap Rate: 4.6
- \$150000 Gross Scheduled Income
- \$112500 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$37,500
- Electric: \$1,200.00
- Gas: \$480
- Furniture Replacement:
- Trash: \$1,440
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,028
- Other Expense: \$5,000
- Other Expense Description: MISC

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,800	\$1,800	\$2,450
2:	1	1	1	0	Unfurnished	\$1,800	\$1,800	\$2,450
3:	1	1	1	0	Unfurnished	\$1,750	\$1,750	\$2,150
4:	1	1	1	0	Unfurnished	\$1,750	\$1,750	\$2,150
5:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,650
6:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,650

### # Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

---

**Additional Information**

- Standard sale
- SC - San Clemente Central area
- Orange County
- Parcel # 69202403

---

**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: OC20251583

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**Closed** •

List / Sold:

**\$3,550,000/\$3,400,000** ↓

36 days on the market

Listing ID: OC20194247

**1018 S Philadelphia St** • Anaheim 92805

**12 units** • **\$295,833/unit** • **9,836 sqft** • **.48 acre(s) lot** • **\$345.67/sqft** • **Built in 1961**

**Nearby Cross Streets: South Anaheim Boulevard & East Clifton Avenue**



The Clifton is a 12-unit multifamily investment property located at 1018 South Philadelphia Street, Anaheim, CA. The 9,836 square foot property offers spacious two-bedroom floor plans and amenities including garage and uncovered parking, on-site laundry, and a spacious courtyard. The property benefits from its central location just under a mile Interstate 5 which provide residents with convenient access to nearby employment hubs and cities in every direction.

**Facts & Features**

- Sold On 01/08/2021
- Original List Price of \$3,550,000
- 3 Buildings
- 15 Total parking spaces
- Laundry: Community
- \$238944 Gross Scheduled Income
- \$165199 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Landscaped, Lawn
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$73,840
- Electric: \$2,163.50
- Gas: \$2,164
- Furniture Replacement:
- Trash: \$2,163
- Cable TV: 02078334
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance: \$7,200
- Workman's Comp:
- Professional Management: 4800
- Water/Sewer: \$2,163
- Other Expense: \$7,800
- Other Expense Description: Misc

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	7	Unfurnished	\$3,325	\$3,325	\$3,700
2:	10	2	1	8	Unfurnished	\$16,587	\$16,587	\$18,500

**# Of Units With:**

- Separate Electric: 12
- Gas Meters: 12
- 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 # 23415304

---

**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: OC20194247

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