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 Spc	s Date	DOM/CDOM
1	PW20254451	S	1728 2nd Street.	SA	69	STD	2	\$64,800	\$915,000 	\$444.82	2057	2015/BLD	6,100/0.14	2	01/08/21	<u>2/2</u>
2	DW20226980	S	6031 Stanton AVE	BP	82	STD	2	\$3,000	\$660,000 .	\$442.95	1490	1948/ASR	5,131/0.1178	2	01/04/21	<u>11/11</u>
3	OC20237877	S	34492 Via Espinoza	DP	CB	STD	2	\$60,000	3 \$1,300,000	\$556.27	2337	1972/ASR	5,184/0.119	2	01/04/21	<u>9/9</u>
4	PW20242160	S	14096 Frances ST	WTM	699	STD	2	\$63,600	\$1,240,000	\$302.44	4100	2019/SLR	5,400/0.124	2	01/05/21	<u>11/11</u>
5	EV20138112	S	229 E Valencia DR #A-C	FUL	83	STD	3	\$0	\$1,365,000	\$470.69	2900	1955/ASR	6,233/0.1431	5	01/06/21	<u>111/111</u>
6	PW20215096	S	1798 Kenwood PL	CM	C2	STD	3	\$0	\$1,080,000	\$642.86	1680	1956/ASR	6,098/0.14	2	01/06/21	<u>2/2</u>
7	NP20163323	S	269 Walnut	CM	C5	STD	3	\$59,400	\$1,110,000	\$582.98	1904	1944/ASR	6,586/0.1512	3	01/05/21	<u>84/84</u>
8	NP20240005	S	144 <u>Lisa LN</u>	CM	C5	STD	3	\$70,200	\$1,476,000	\$468.87	3148	1973/ASR	6,970/0.16	4	01/07/21	<u>7/7</u>
9	OC20151006	S	13592 Arizona ST	WTM	59	STD	4	\$86,700	\$1,480,000	\$344.91	4291	1965/ASR	7,888/0.1811	0	01/04/21	<u>110/110</u>
10	NP20223009	S	180 Rochester	CM	C5	STD	4	\$100,800	\$1,865,000 	\$560.90	3325	1962/PUB	7,706/0.1769	0	01/05/21	<u>0/0</u>
11	PW20161427	S	415 W Rosewood AVE	ORG	OTO	STD	4	\$91,130	\$1,450,000	\$283.98	5106	1965/PUB	7,457/0.1712	4	01/04/21	<u>3/3</u>
12	OC20196111	S	115 Avenida Miramar #A	SC	SC	STD	4	\$116,100	5 \$2,055,000	\$693.79	2962	2005/PUB	4,000/0.0918	0	01/04/21	<u>63/63</u>
13	PW19102974	S	3538 W Mungall DR	ANA	699	STD	4	\$93,840	5 \$1,332,000	\$359.13	3709	1961/ASR	8,276/0.19	5	01/08/21	<u>521/521</u>
14	OC20251583	S	106 Capistrano LN	SC	SC	STD	6	\$150,000	5 \$2,450,000	\$641.03	3822	1959/ASR	3,049/0.07	0	01/04/21	<u>0/0</u>
15	OC20194247	S	1018 S Philadelphia ST	ANA	699	STD	12	\$238,944	\$3,400,000	\$345.67	9836	1961/ASR	20,909/0.48	15	01/08/21	<u>36/36</u>

Closed • Triplex

1728 2nd Street. • Santa Ana 92703

2 days on the market

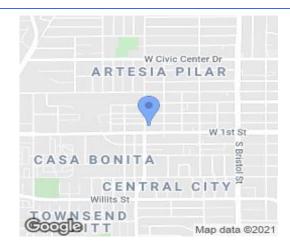
2 units • \$439,950/unit • 2,057 sqft • 6,100 sqft lot • \$444.82/sqft • Built in 2015

Listing ID: PW20254451

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

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 \$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• Appliances: Dishwasher, Disposal, Gas Oven, Gas Water
- Floor: Laminate

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:

Carpet:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1

- Drapes:
- Patio:
- Ranges: 3
- Refrigerator:

Dishwasher: 3Disposal: 3Wall AC:

Additional Information

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

Michael Lembeck Re/Max Property Connection

 State License #: 01019397
 State License #: 01891031

 Cell Phone: 714-742-3700
 26371 Crown Valley Pkwy, #180

 Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: PW20254451 Printed: 01/10/2021 7:58:37 PM

Closed • Duplex

6031 Stanton Ave • Buena Park 90621

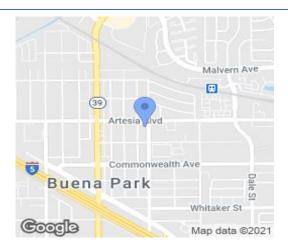
List / Sold: \$699,000/\$660,000 • 11 days on the market

Listing ID: DW20226980

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

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 State License #: 01891031 26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: DW20226980 Printed: 01/10/2021 7:58:37 PM

\$1,275,000/\$1,300,000

Listing ID: OC20237877

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**

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:

Additional Information

• Standard sale

• CB - Capistrano Beach area

• Orange County

• Parcel # 69139117

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: OC20237877 Printed: 01/10/2021 7:58:37 PM

11 days on the market

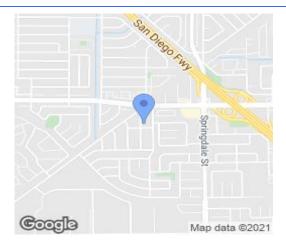
Listing ID: PW20242160

14096 Frances St • Westminster 92683

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

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

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

• Sewer: Public Sewer • Lot Features: Rectangular Lot

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

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

Additional Information

• Standard sale

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

Michael Lembeck

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Re/Max Property Connection State License #: 01891031

State License #: 01891031 26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: PW20242160 Printed: 01/10/2021 7:58:37 PM

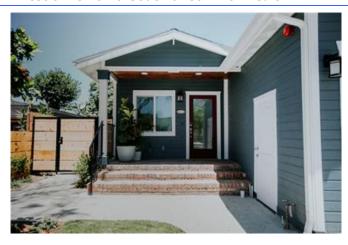
\$1,430,000/\$1,365,000

111 days on the market **Listing ID: EV20138112**

229 E Valencia Dr # A-C • Fullerton 92832

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

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:

Additional Information

• Standard sale

- 83 Fullerton area
- Orange County
- Parcel # 03305316

Michael Lembeck

State License #: 01019397 Cell Phone: 714-742-3700 **Re/Max Property Connection** State License #: 01891031

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

CUSTOMER FULL: Residential Income LISTING ID: EV20138112 Printed: 01/10/2021 7:58:37 PM

\$1,090,000/\$1,080,000

1798 Kenwood PI • Costa Mesa 92627

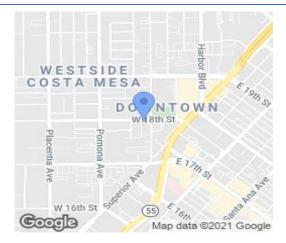
2 days on the market

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 ½-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 BuildingsLevels: 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: \$0Maintenance:Workman's Comp:

• Professional Management:

Water/Sewer: \$0Other 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: 2Water Meters: 1

Water MCarpet:

• Dishwasher:

• Disposal:

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

Additional Information

• Standard sale

• C2 - Southwest Costa Mesa area

Orange County

• Parcel # 42426318

Michael Lembeck

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

Re/Max Property Connection State License #: 01891031

State License #: 01891031 26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: PW20215096 Printed: 01/10/2021 7:58:37 PM

Closed •

Built in 1944

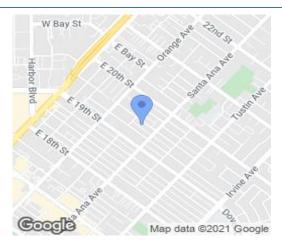
\$1,179,000/\$1,110,000

84 days on the market Listing ID: NP20163323

269 Walnut • Costa Mesa 92627 3 units • \$393,000/unit • 1,904 sqft • 6,586 sqft lot • \$582.98/sqft •

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 Sewer: Public Sewer
- Detector(s)

- Fencing: Redwood, Wood

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

Printed: 01/10/2021 7:58:37 PM CUSTOMER FULL: Residential Income LISTING ID: NP20163323

\$1,525,000/\$1,476,000 +

144 Lisa Ln • Costa Mesa 92627

7 days on the market

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 BuildingsLevels: 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: WoodSewer: 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: 4Water Meters: 1
- Carpet:

- Drapes:
- Patio:
- Ranges: 3
- Refrigerator:

Dishwasher:Disposal: 3

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

CUSTOMER FULL: Residential Income LISTING ID: NP20240005 Printed: 01/10/2021 7:58:37 PM

\$1,499,000/\$1,480,000 •

110 days on the market

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 BuildingsLevels: 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: 4Water 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

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

CUSTOMER FULL: Residential Income LISTING ID: OC20151006 Printed: 01/10/2021 7:58:37 PM

\$1,850,000/\$1,865,000 •

180 Rochester • Costa Mesa 92657

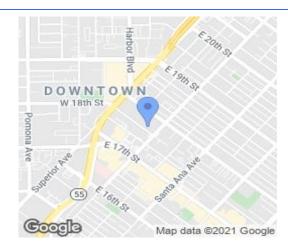
0 days on the market

Listing ID: NP20223009

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

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 Sewer: Public Sewer

Detector(s)

- Fencing: New Condition, Vinyl
- 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

1 Unfurnished \$2,100 \$2,100 \$2,350 4

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:

Additional Information

• Standard sale • Rent Controlled • C5 - East Costa Mesa area

• Orange County • Parcel # 42541507

Re/Max Property Connection

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State License #: 01891031 26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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

CUSTOMER FULL: Residential Income LISTING ID: NP20223009

Closed •

\$1,475,000/\$1,450,000

415 W Rosewood Ave • Orange 92866

3 days on the market

Listing ID: PW20161427

4 units • \$368,750/unit • 5,106 sqft • 7,457 sqft lot • \$283.98/sqft • **Built in 1965**

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

CUSTOMER FULL: Residential Income LISTING ID: PW20161427 Printed: 01/10/2021 7:58:37 PM

Closed • Quadruplex

\$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 Other Exterior Features: Awning(s), Lighting, Rain Gutters Detector(s), Window Bars
- Sewer: Public Sewer

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:

	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: 0Gas Meters: 0Water Meters: 1Carpet:

Dishwasher: 4Disposal: 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

CUSTOMER FULL: Residential Income LISTING ID: OC20196111 Printed: 01/10/2021 7:58:37 PM

Closed •

\$1,380,000/\$1,332,000 •

521 days on the market

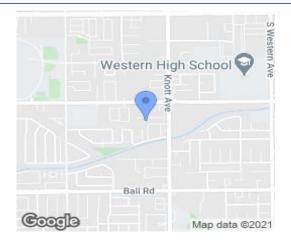
Listing ID: PW19102974

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

CUSTOMER FULL: Residential Income LISTING ID: PW19102974 Printed: 01/10/2021 7:58:37 PM

Closed •

106 Capistrano Ln • San Clemente 92672

0 days on the market

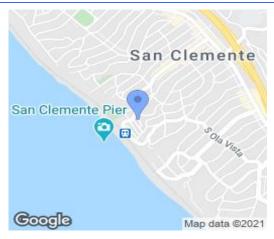
Listing ID: OC20251583

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

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

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 More6 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: \$2,000Maintenance:

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

Closed •

\$3,550,000/\$3,400,000 •

1018 S Philadelphia St • Anaheim 92805

36 days on the market

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

Listing ID: OC20194247

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: \$3,000Maintenance: \$7,200Workman's Comp:

• Professional Management: 4800

Water/Sewer: \$2,163Other 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

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

Printed: 01/10/2021 7:58:37 PM CUSTOMER FULL: Residential Income LISTING ID: OC20194247