

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		OC21001059	S	750 N Sabina ST	ANA	78	STD	2	\$40,800	6	\$690,000 ↓	\$408.04	1691	1956/ASR	5,663/0.13	3	01/15/21	1/99
2		PW20215043	S	117 S Flower AVE	BREA	86	STD	2	\$22,440		\$985,000	\$366.99	2684	1977/ASR	7,100/0.163	4	01/11/21	32/32
3		NP20244687	S	181 Costa Mesa ST	CM	C5	STD	2	\$97,200	4	\$1,725,000 ↓	\$732.17	2356	1953/ASR	6,098/0.14	4	01/15/21	7/7
4		NP21008580	S	118 28th ST	NB	N8	STD	2	\$0		\$2,250,000	\$962.36	2338	1970/ASR	2,178/0.05	2	01/13/21	0/0
5		NP20230818	S	128 34th ST	NB	NP	STD	2	\$82,740		\$2,195,000	\$892.28	2460	1965/ASR	2,901/0.0666	2	01/16/21	10/10
6		OC20229402	S	1404 Orange AVE	HB	699	STD	2	\$33,120	3	\$840,000 ↓	\$466.67	1800	1935/ASR	3,049/0.07	0	01/12/21	4/4
7		OC20235370	S	2124 W Brownwood AVE #1-4	ANA	79	STD	4	\$76,920		\$1,059,000 ↓	\$233.47	4536	1964/ASR	6,970/0.16	0	01/12/21	2/2
8		PW20243416	S	2249 Loma Alta DR	FUL	83	STD	4	\$89,580		\$1,540,000 ↓	\$376.44	4091	1967/ASR	7,405/0.17	6	01/12/21	7/7
9		PW20234683	S	1640 Via Mirada #4	FUL	83	STD	4	\$82,800		\$1,550,000 ↓	\$379.44	4085	1965/ASR	6,970/0.16	6	01/15/21	15/15
10		SR20221586	S	33751 El Encanto AVE	DP	LT	TRUS	4	\$0		\$1,670,000 ↑	\$467.00	3576	1973/ASR	4,979/0.1143	4	01/14/21	29/29
11		NP20256161	S	7762 Ronald DR	HB	699	STD	9	\$139,440		\$2,925,000 ↓	\$427.07	6849	1961/PUB	27,757/0.6372	0	01/15/21	1/1
12		OC20213136	S	523 E Pine ST	SA	69	STD	10	\$148,680		\$210,000 ↓	\$39.40	5330	1985/ASR	6,970/0.16	0	01/14/21	5/5

Closed • Duplex

List / Sold: **\$699,000/\$690,000** ↓

750 N Sabina St • Anaheim 92805

1 days on the market

2 units • \$349,500/unit • 1,691 sqft • 5,663 sqft lot • \$408.04/sqft •
Built in 1956

Listing ID: OC21001059

S/E La Palma Ave. - E/N East st.



This is a duplex; each unit has two bedrooms and one bath. Front unit has one detached car garage; back unit has two attached garage. The kitchens are granite countertop, title floorings through out dining room and family rooms, etc... The property is close to shopping center and easy access to freeway access.

Facts & Features

- Sold On 01/15/2021
- Original List Price of \$695,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Forced Air, Humidity Control
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup, In Garage, In Kitchen, Washer Hookup
- Cap Rate: 5.87
- \$40800 Gross Scheduled Income
- \$37800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Living Room, Main Floor Bedroom
- Floor: Laminate, Tile
- Appliances: Gas Oven, Gas Range

Exterior

- Lot Features: 0-1 Unit/Acre, Level with Street
- Sewer: Public Sewer
- Other Exterior Features: Satellite Dish, TV Antenna

Annual Expenses

- Total Operating Expense: \$3,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$500
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	3	Negotiable	\$1,700	\$3,400	\$3,800

Of Units With:

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

Additional Information

- Standard sale

- 78 - Anaheim East of Harbor area
- Orange County
- Parcel # 03515335

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: OC21001059

Printed: 01/17/2021 7:01:49 PM

Closed •

List / Sold: **\$985,000/\$985,000**

117 S Flower Ave • Brea 92821

32 days on the market

**2 units • \$492,500/unit • 2,684 sqft • 7,100 sqft lot • \$366.99/sqft •
Built in 1977**

Listing ID: PW20215043

Walking distance from Downtown Brea- Intersection of Birch Street and Flower Ave



We are pleased to present the Flower Villas: a pride of ownership, single story duplex located in vibrant Downtown Brea. This spacious duplex boasts approximately 2,684 sqft comprised of two extremely large 1342 sf two bedroom, two bath units with interior washer/dryer hookups, central AC & Heat, separate water meters, gas & electric meters (tenants pay all utilities/low landlord expenses), individual water heaters, private outdoor patios and yards and two 2-car garages (4 covered garage spaces). The rear unit #119 is currently unoccupied lending itself to an ideal owner occupant opportunity or for an investor/buyer wishing to renovate and capturing top market rent. The Flower Villas are superbly located on a residential street in a prime North OC location, walking distance to the very popular Downtown Birch Street Promenade and Brea Mall - these developments are home to numerous tenant amenities including: retail, restaurants, shopping, movie theaters, Improv Theater and many more.

Facts & Features

- Sold On 01/11/2021
- Original List Price of \$985,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room, Inside
- \$22440 Gross Scheduled Income
- \$16999 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Two Masters
- Floor: Carpet, Tile
- Appliances: Dishwasher, Free-Standing Range, Disposal, Water Heater Central
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full

Exterior

- Lot Features: 2-5 Units/Acre, Lot 6500-9999, Sprinklers In Front, Sprinklers In Rear
- Security Features: Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,935
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 02014531
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance: \$0
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$0	\$0	\$2,395
2:	1	2	2	2	Unfurnished	\$1,870	\$1,870	\$2,395

Of Units With:

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

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

Additional Information

- Standard sale

- 86 - Brea area
- Orange County
- Parcel # 31928304

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

List / Sold:

Closed • Duplex

\$1,760,000/\$1,725,000 ↓

7 days on the market

181 Costa Mesa St • Costa Mesa 92627
2 units • \$880,000/unit • 2,356 sqft • 6,098 sqft lot • \$732.17/sqft •
Built in 1953

Listing ID: NP20244687

Costa Mesa Street, between Fullerton and Orange, just north of 19th



Two exquisitely remodeled detached homes on one lot in the premier rental haven of Eastside Costa Mesa - ready for immediate occupancy. Situated blocks from Newport Beach, Back Bay, 17th Street dining & shopping, the Triangle, stellar Newport-Mesa schools and more. The front home features three stunning bedrooms and two elegant bathrooms, new pristine kitchen with white shaker cabinetry, elegant backsplash, quartz counters, stainless appliances, new Provenza Affinity flooring, two completely remodeled designer bathrooms, new a/c, new roof, interior laundry, front yard, fenced courtyard. The second home has two bedrooms, two opulently remodeled bathrooms, new kitchen with stainless appliances, quartz, vaulted ceiling, skylights pouring in natural light, front porch and patio. Moreover, there are two garages, each accommodating two cars, one featuring a significantly sized work space that may also suffice as a modest home office, gym or hobby room or may qualify to be converted to an ADU. (Buyer to verify ADU qualifications/requirements with the city; contact for additional information). Security systems, smart home climate, exceptional Newport-Mesa schools, walk to bars and restaurants, bike to Newport Beach, Back Bay and beyond. These properties are turn-key, a ready addition to any portfolio, owner-user, great tenants, inlaws, expansive home office, the kids home from college, home schooling, or just a heck of a lot of space, the potential for these two units is endless.

Facts & Features

- Sold On 01/15/2021
- Original List Price of \$1,760,000
- 2 Buildings
- Levels: One, Two
- 8 Total parking spaces
- Cooling: Central Air, See Remarks
- Heating: Central, See Remarks
- Laundry: Individual Room, Inside, Washer Hookup
- Cap Rate: 4
- \$97200 Gross Scheduled Income
- \$69711 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Rectangular • Sewer: Public Sewer Lot, Level
- Security Features: Security System, Wired for Alarm System

Annual Expenses

- Total Operating Expense: \$25,273
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$558
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance: \$3,240
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$475
- 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	\$4,700

2: 1 2 2 2 Unfurnished \$0 \$0 \$3,400

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 # 42603117

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: **\$2,250,000/\$2,250,000**

118 28th St • Newport Beach 92663

0 days on the market

2 units • \$1,125,000/unit • 2,338 sqft • 2,178 sqft lot • \$962.36/sqft • Built in 1970

Listing ID: NP21008580

W Balboa Blvd to 28th Street



Sold off-market. Entered for MLS purposes only.

Facts & Features

- Sold On 01/13/2021
- Original List Price of \$2,250,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Forced Air
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Other Interior Features: Balcony

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- N8 - West Newport - Lido area
- Orange County
- Parcel # 04709205

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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: NP21008580

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Closed • Duplex

List / Sold: **\$2,195,000/\$2,195,000**

128 34th St • Newport Beach 92663

10 days on the market

2 units • **\$1,097,500/unit** • **2,460 sqft** • **2,901 sqft lot** • **\$892.28/sqft** • **Built in 1965**

Listing ID: NP20230818

Corner parcel - Cross streets are 34th and W Balboa Ave.



CORNER DUPLEX || BALBOA PENINSULA || Ideally located just one block away from the beach, this investor's dream corner duplex offers two charming turnkey units with a two car garage and two car alley parking. The spacious lower unit, 128 34th Street, features two bedrooms both with ensuite bathrooms as well as tile and vinyl flooring throughout, perfect for beach wear and tear. The large front patio is perfect for beach BBQs or nighttime fire pit relaxation. The light, bright, and airy upper unit, 128.5 34th Street, offers three large bedrooms and two bathrooms, along with vinyl flooring throughout. The attached living room balcony even offers a peek-a-boo blue view. This property is just a hop, skip, and a quick beach cruiser ride away from the Pavilions shopping plaza, Lido Marina Village, world class restaurants, and so much more. Don't let this opportunity pass you by. Welcome home to 128 34th Street!

Facts & Features

- Sold On 01/16/2021
- Original List Price of \$2,195,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Forced Air
- Laundry: Community
- \$82740 Gross Scheduled Income
- \$59223 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Jack & Jill, Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Suite, Two Masters
- Floor: Tile, Vinyl
- Appliances: Dishwasher
- Other Interior Features: Living Room Deck Attached, Open Floorplan, Stone Counters

Exterior

- Lot Features: Corner Lot
- Waterfront Features: Beach Access, Ocean Side of Freeway, Ocean Side Of Highway 1
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,517
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$48
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$438
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$3,600	\$3,600	\$4,000
2:	1	2	2	1	Unfurnished	\$3,295	\$3,295	\$3,295

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

- NP - Balboa Peninsula area
- Orange County
- Parcel # 42334101

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: **\$850,000/\$840,000** ↓

1404 Orange Ave • Huntington Beach 92648

4 days on the market

2 units • \$425,000/unit • 1,800 sqft • 3,049 sqft lot • \$466.67/sqft • Built in 1935

Listing ID: OC20229402

Corner of Orange and 14th St.



Great location in downtown Huntington Beach, this opportunity to redevelop a corner lot just 3 blocks from the sand will not want to be missed. You can collect income while you work on your development plans. All available new construction homes in the downtown area are on the market above \$2 million apiece. This is a great investment as premium locations continue to have great value. Currently a house with a shack in the back, the property will be a blank canvas for your imagination. It will be sold AS-IS with inspections upon accepted offer. Buyer to verify all information to satisfy their needs as there are multiple sources of with varying property information.

Facts & Features

- Sold On 01/12/2021
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: See Remarks
- Cap Rate: 2.6
- \$33120 Gross Scheduled Income
- \$22421 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,699
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$200
- Cable TV: 01414033
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$2,500
2:	1	0	1	0	Unfurnished	\$960	\$960	\$1,500

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

- 699 - Not Defined area
- Orange County
- Parcel # 02402115

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: OC20229402

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Closed • **Quadruplex**

List / Sold:

\$1,149,000/\$1,059,000 ↓

2124 W Brownwood Ave # 1-4 • Anaheim 92801

2 days on the market

4 units • **\$287,250/unit** • **4,536 sqft** • **6,970 sqft lot** • **\$233.47/sqft** •
Built in 1964

Listing ID: OC20235370

Cross Streets: N. Of Katella / W. Of Brookhurst



Well maintain 4Plex. Townhouse style, with 2 beds and 1.5 baths. All occupied with good tenants.

Facts & Features

- Sold On 01/12/2021
- Original List Price of \$1,149,000
- 1 Buildings
- 5 Total parking spaces
- Laundry: Common Area
- \$76920 Gross Scheduled Income
- \$60040 Net Operating Income
- 4 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: \$5,880
- Electric: \$1,400.00
- Gas: \$1,400
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02027237
- Gardener:
- Licenses:
- Insurance: \$1,680
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- 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	\$1,550
2:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$1,550
3:	1	2	1	0	Unfurnished	\$1,620	\$1,620	\$1,620
4:	1	2	1	0	Unfurnished	\$1,620	\$1,620	\$1,620

Of Units With:

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

Additional Information

- Standard sale
- 79 - Anaheim West of Harbor area
- Orange County
- Parcel # 07262304

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: OC20235370

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Closed •

List / Sold:

\$1,550,000/\$1,540,000 ↓

7 days on the market

2249 Loma Alta Dr • Fullerton 92833

4 units • \$387,500/unit • 4,091 sqft • 7,405 sqft lot • \$376.44/sqft • Built in 1967

Listing ID: PW20243416

Cross Streets: N Gilbert St & W Pioneer Ave



Fullerton's finest Sunny Hills location, situated at the entrance of a quiet single family home neighborhood, Sunny Hills High School District, Park Junior High School, Sunset Lane elementary school, Covington Style 4-plex with onsite laundry facility, 6 parking spaces.

Facts & Features

- Sold On 01/12/2021
- Original List Price of \$1,550,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Community
- \$89580 Gross Scheduled Income
- \$63553 Net Operating Income
- 0 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$26,027
- Electric: \$335.00
- Gas: \$1,095
- Furniture Replacement:
- Trash: \$1,565
- Cable TV: 01348711
- Gardener:
- Licenses:
- Insurance: \$1,726
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,276
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,395	\$2,395	\$2,400
2:	1	2	2	1	Unfurnished	\$1,425	\$1,425	\$1,700
3:	1	2	1	2	Unfurnished	\$1,795	\$1,795	\$1,850
4:	1	1	1	1	Unfurnished	\$1,850	\$1,850	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- 83 - Fullerton area

- Orange County
- Parcel # 28810116

Michael Lembeck

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

Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: PW20243416

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Closed • **Quadruplex**

List / Sold:

\$1,590,000/\$1,550,000 ↓

15 days on the market

1640 Via Mirada # 4 • Fullerton 92833

4 units • **\$397,500/unit** • **4,085 sqft** • **6,970 sqft lot** • **\$379.44/sqft** •
Built in 1965

Listing ID: PW20234683

BEACH + MALVERN + GILBERT + LOMA ALTA + VIA MIRADA



INVESTMENT OPPORTUNITY FOR 4-UNIT MULTI-FAMILY COMPLEX IN EXCELLENT SCHOOL DISTRICT AREA-SUNSET LANE, PARKS JR HIGH, AND SUNNY HILLS HIGH SCHOOL- IN THE CITY OF FULLERTON. COMPLEX HAS ONE-3 BEDROOMS+2 BATHS SINGLE STORY FRONT UNIT, 2 BEDROOMS+2 BATHS, 2 BEDROOMS+1 BATH AND ONE- 1 BEDROOM +1 BATH UNIT AND AN ON SITE LAUNDRY FACILITY, ATTACHED 6 PARKING SPACES AND MORE SPACES FOR EXTRA PARKING. QUIET NEIGHBORHOODS, CLOSE TO SHOPPING, MARKETS, PARKS, GOLF COURSES AND MORE.

Facts & Features

- Sold On 01/15/2021
- Original List Price of \$1,590,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Community
- \$82800 Gross Scheduled Income
- \$61495 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,305
- Electric: \$240.00
- Gas: \$960
- Furniture Replacement:
- Trash: \$800
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,305
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,150	\$2,150	\$2,400
2:	1	2	2	1	Unfurnished	\$1,700	\$1,700	\$1,900
3:	1	2	1	2	Unfurnished	\$1,700	\$1,700	\$1,800
4:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$1,400

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

- 83 - Fullerton area
- Orange County
- Parcel # 28810121

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: PW20234683

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List / Sold:

Closed •**\$1,599,000/\$1,670,000** ↑

29 days on the market

Listing ID: SR20221586

33751 El Encanto Ave • Dana Point 92629**4 units** • **\$399,750/unit** • **3,576 sqft** • **4,979 sqft lot** • **\$467.00/sqft** •
Built in 1973**SOUTH OF SELVA ROAD. WEST OF GOLDEN LANTERN**

FAMILY TRUST AUCTION!!! 2 STORY BUILDING. (4) 2 BEDROOM, 1 BATH UNITS IN THE VERY DESIRABLE CITY OF DANA POINT, CALIFORNIA. CLOSE TO DOHENY STATE BEACH. EACH UNIT FEATURES A LIVING ROOM & KITCHEN. 2 UNITS HAVE FIREPLACES AND THE VACANT UNIT (C) INCLUDES A DISHWASHER. WALL HEATERS. LAUNDRY ROOM WITH LEASED WASHER/DRYER. 4 GARAGES. 5 ELECTRIC METERS, 2 GAS METERS. GREAT RENTAL PROPERTY WITH UPSIDE POTENTIAL FOR ALL UNITS OR KEEP ONE FOR PERSONAL GETAWAY. CLOSE TO THE BEACH, SHOPPING AND DINING.

Facts & Features

- Sold On 01/14/2021
- Original List Price of \$1,599,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: See Remarks
- 5 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01931861
- 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	\$1,695	\$1,695	\$0
2:	1	2	1	1	Unfurnished	\$1,550	\$1,550	\$0
3:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$0
4:	1	2	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 5
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale

- LT - Lantern Village area
- Orange County
- Parcel # 68209102

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: SR20221586

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Closed •

List / Sold:

\$3,150,000/\$2,925,000 ↓

1 days on the market

7762 Ronald Dr • Huntington Beach 92647

9 units • \$350,000/unit • 6,849 sqft • 27,757 sqft lot • \$427.07/sqft • Built in 1961

Listing ID: NP20256161

BEACH BLVD TO RONALD



Offered for sale for the first time in over two decades, this value-add investment is comprised of 9 residential income units located at 7762, 7772, and 7842 Ronald Drive. Each single-story building has 3 units with a mix of one and two bedrooms. All units enjoy ample outdoor space with a charming grassy courtyard along with individual private fenced rear yards. Each building has its own laundry room and ample parking is offered with carports. Recent improvements include upgraded flooring in select units as well as new roofs on all buildings.

Facts & Features

- Sold On 01/15/2021
- Original List Price of \$3,150,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Laundry: Community
- \$139440 Gross Scheduled Income
- \$109593 Net Operating Income
- 9 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac, Garden
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$61,608
- Electric: \$612.00
- Gas: \$2,412
- Furniture Replacement:
- Trash: \$2,772
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$6,197
- Maintenance: \$4,800
- Workman's Comp:
- Professional Management: 5796
- Water/Sewer: \$2,232
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	0	Unfurnished	\$7,660	\$7,660	\$9,000
2:	3	2	1	0	Unfurnished	\$3,400	\$3,400	\$5,550

Of Units With:

- Separate Electric: 9
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Dishwasher: 1
- Disposal: 9
- Drapes:
- Patio:
- Ranges: 9
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 699 - Not Defined area

- Rent Controlled

- Orange County
- Parcel # 16530203

Michael Lembeck

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

Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: NP20256161

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Closed •

List / Sold: **\$2,150,000/\$210,000** ↓

523 E Pine St • Santa Ana 92701

5 days on the market

**10 units • \$215,000/unit • 5,330 sqft • 6,970 sqft lot • \$39.40/sqft •
Built in 1985**

Listing ID: OC20213136

1st and Main



10-unit Apartment Building located in Santa Ana. Built in 1985, include individually metered for gas and electric, gated parking area, laundry on site, each unit has it's own balcony, assigned parking space + additional spaces to rent. Walking distance to Downtown Santa Historic District.

Facts & Features

- Sold On 01/14/2021
- Original List Price of \$2,150,000
- 1 Buildings
- Levels: Three Or More
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Combination
- Laundry: Community
- \$148680 Gross Scheduled Income
- \$106641 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$42,039
- Electric: \$797.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,944
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,288
- Maintenance:
- Workman's Comp:
- Professional Management: 8000
- Water/Sewer: \$4,930
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,395	\$1,395	\$1,500
2:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,450
3:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,450
4:	1	1	1	1	Partially	\$1,225	\$1,225	\$1,450
5:	1	1	1	1	Unfurnished	\$1,395	\$1,395	\$1,500
6:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,500
7:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,450
8:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$1,450
9:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,450
10:	1	1	1	1	Unfurnished	\$1,325	\$1,325	\$1,500

Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 10

- Carpet:
- Dishwasher:
- Disposal: 10

- Refrigerator:
- Wall AC: 10

Additional Information

- Standard sale

- 69 - Santa Ana South of First area
- Orange County
- Parcel # 40408111

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: OC20213136

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