

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	NDP2103576	S	3738 Lemon Ave	LONG		STD	2	\$0	0	\$1,000,000	\$437.83	2284	1928/ASR	4,810/0.11	2	05/13/21	8/22
2	PW21039529	S	657 Quincy AVE	LONG	2	STD	2	\$48,600		\$990,000	\$638.71	1550	1946/PUB	5,227/0.12	2	05/14/21	21/21
3	OC21061306	S	1455 Henderson AVE	LONG	4	STD	2	\$2,846		\$1,030,000	\$297.00	3468	2004/PUB	4,719/0.1083	4	05/10/21	12/12
4	DW21040830	S	5421 Cerritos AVE	LONG	7	STD	2	\$37,440		\$659,000	\$373.16	1766	1948/PUB	4,559/0.1047	2	05/11/21	17/17
5	RS21023411	S	36 E 68th ST	LONG	7	STD	2	\$37,800		\$698,000	\$444.30	1571	1945/EST	5,771/0.1325	2	05/11/21	56/56
6	PW21050679	S	2311 Belmont AVE	LONG	35	STD	2	\$44,580		\$822,000	\$535.16	1536	1944/ASR	6,072/0.1394	2	05/12/21	13/13
7	PW21032374	S	43 Belmont AVE	LONG	1	STD	3	\$93,000		\$1,568,000	\$435.56	3600	1932/ASR	3,128/0.0718	3	05/12/21	48/48
8	PW21007245	S	1391 Junipero AVE	LONG	3	STD	3	\$53,928		\$845,000	\$456.26	1852	1928/ASR	5,821/0.1336	1	05/14/21	54/54
9	PW21030700	S	2834 E 63rd ST	LONG	7	STD	3	\$2,550		\$950,000	\$336.28	2825	1953/ASR	6,491/0.149	0	05/10/21	38/38
10	PW21055979	S	1865 Lemon AVE	LONG	9	STD	3	\$76,776	6	\$950,000	\$241.36	3936	1955/PUB	7,404/0.17	2	05/11/21	14/14
11	PW21044304	S	2716 E 1st ST	LONG	2	STD	4	\$98,723	3	\$1,850,000	\$500.54	3696	1919/ASR	9,631/0.2211	10	05/10/21	34/34
12	PW21101898	S	1615 E 2nd ST	LONG	4	STD	4	\$66,900		\$1,175,000	\$559.52	2100	1907/ASR	3,698/0.0849	0	05/14/21	0/0
13	PW21073328	S	2316 Eucalyptus AVE	LONG	5	STD	4	\$63,540		\$1,055,000	\$343.31	3073	1937/ASR	6,500/0.1492	3	05/11/21	4/4
14	PV21068504	S	1640 Gundry AVE	LONG	8	STD	4	\$100,800	6	\$1,396,000	\$342.32	4078	1929/ASR	4,363/0.1002	4	05/12/21	5/5
15	PW20149194	S	4108 4114 Broadway	LONG	2	STD	6	\$170,760		\$2,660,600	\$777.04	3424	1923/ASR	5,007/0.1149	4	05/10/21	217/217
16	PW21036709	S	450 W 20th ST	LONG	5	STD	10	\$146,100	3	\$2,200,000	\$280.50	7843	1949/ASR	7,729/0.1774	0	05/14/21	31/31

Closed • **Duplex**

List / Sold: **\$979,000/\$1,000,000** ↑

3738 Lemon Ave • Long Beach 90807

8 days on the market

2 units • **\$489,500/unit** • **2,284 sqft** • **4,810 sqft lot** • **\$437.83/sqft** •

Built in 1928

Use nav

Listing ID: NDP2103576



Don't miss this fantastic investment opportunity! Remodeled side-by-side spanish style duplex in the heart of the historical California Heights neighborhood of Long Beach! Each two-story approx 1142 ESF unit includes 2 bedrooms and a full bath, shared two car garage, and large shared yard. Owner's unit features hardwood flooring, recessed lighting, stackable laundry, and a remodeled kitchen with stainless steel appliances! Other unit is currently vacant and features hardwood flooring, remodeled kitchen with stainless steel appliances, stackable laundry, and master bedroom with front-facing balcony! Huge backyard space includes a patio with pergola, raised deck, fountain feature, and grass area. Exterior has been recently updated with stucco and fresh paint! Wonderful family friendly neighborhood, short distance to elementary and middle schools and popular Bixby Knolls area with restaurants, shops and events.

Facts & Features

- Sold On 05/13/2021
- Original List Price of \$979,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: Inside
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre

Annual Expenses

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

Unit Details

Of Units With:

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

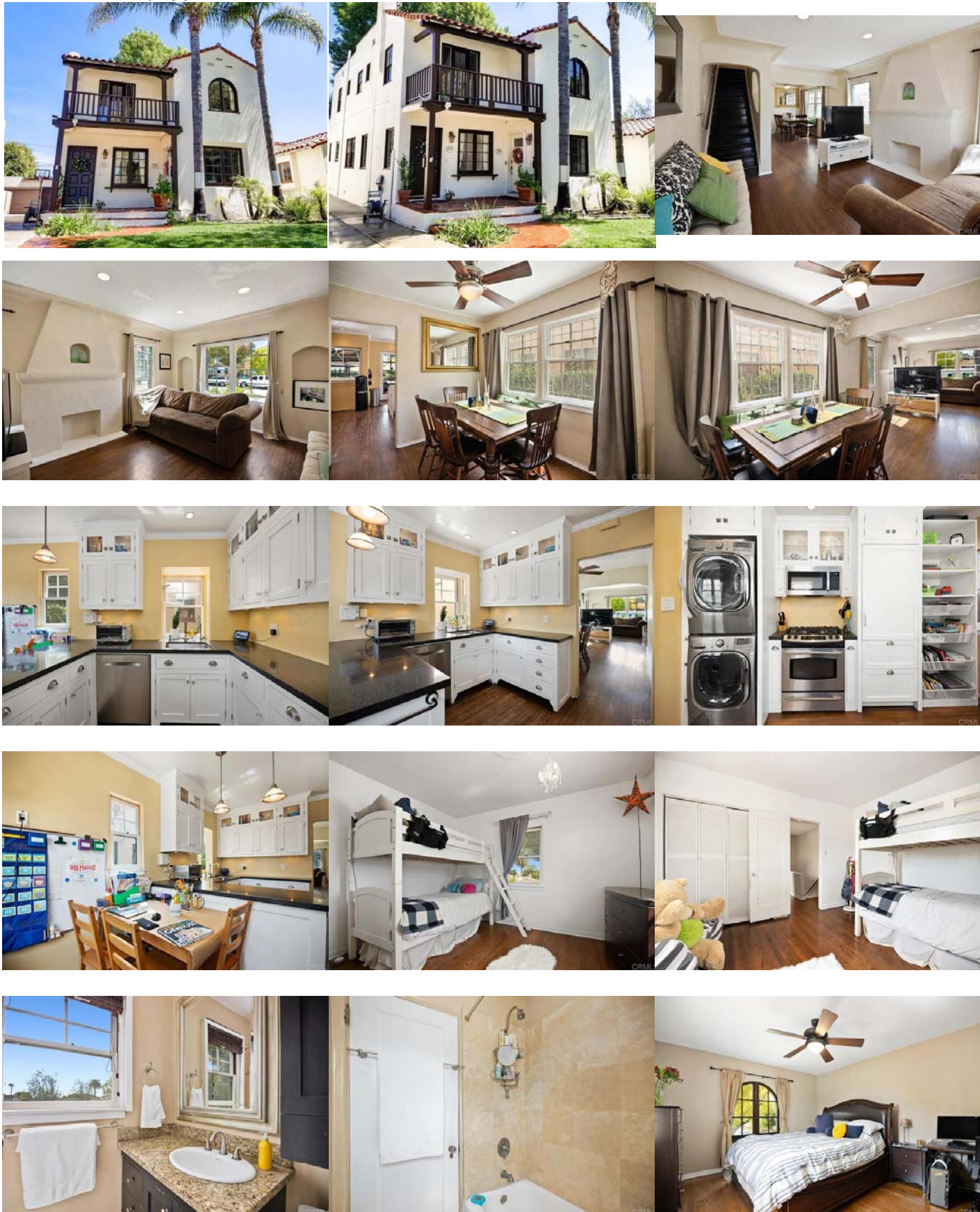
Additional Information

- Standard sale
- Los Angeles County
- Parcel # 7146005020

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: NDP2103576

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Closed • Duplex

List / Sold: **\$999,000/\$990,000** ↓

657 Quincy Ave • Long Beach 90814

21 days on the market

2 units • **\$499,500/unit** • **1,550 sqft** • **5,227 sqft lot** • **\$638.71/sqft** •
Built in 1946

Listing ID: PW21039529

7th Street to Quincy



Don't miss out on owning a great investment property in a very strong rental market neighborhood, Belmont Heights. This lovely duplex with a 2 bed 1 bath unit and a 2 bed 1 bath unit has wood floors in each unit, a fireplace in front unit and is in a great location! Behind the duplex attached to the 2 car garage, there is a separate detached permitted rumpus room with 3/4 bathroom. This property is very conveniently located near CSLUB, the Colorado lagoon and park, Alamitos Bay, DTLB, beaches, Belmont Shore, 4th Street Retro Row featuring unique shops, restaurants and coffee houses and very easy access to freeways from 7th Street.

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$999,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- Laundry: Stackable
- \$48600 Gross Scheduled Income
- \$39600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$50
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,350	\$2,350	\$2,550
2:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$1,850

Of Units With:

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

Additional Information

- Standard sale

- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7241016013

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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW21039529

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Closed •

List / Sold: **\$975,000/\$1,030,000** ↑

1455 Henderson Ave • Long Beach 90813

12 days on the market

2 units • \$487,500/unit • 3,468 sqft • 4,719 sqft lot • \$297.00/sqft • Built in 2004

Listing ID: OC21061306

Magnolia & Anaheim



Rare Duplex built in 2004 opportunity offers 2 side by side units including one vacant and the 2nd is leased for \$2,846 through March 2022. Each unit features 3 bedrooms and 2.5 bathrooms, including a master, 2 levels, approximately 1,734 sq ft and a detached 2 car garage per unit, inside laundry hook-ups, and a private patio yard. Separately metered for gas and electric. The total building sq ft is 3,468 and the vacant unit is move-in ready! The occupied unit was updated with new laminate floors, new cabinets/countertops, paint and carpet upstairs before the tenant moved in, photos included of the occupied unit prior to move-in. Add this duplex to your portfolio or move into the vacant unit! This is a high demand area and a prime rental location within close proximity to the Ocean & beaches, the Queen Mary, Downtown Long Beach, the Aquarium of the Pacific, Convention Center, fine eateries, and shopping! Take a tour and make an offer today!

Facts & Features

- Sold On 05/10/2021
- Original List Price of \$975,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- \$2846 Gross Scheduled Income
- \$2746 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: See Remarks
- Appliances: Gas Range, Gas Water Heater

Exterior

- Lot Features: Rectangular Lot, Park Nearby
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$2,846	\$2,846	\$3,000
2:	1	3	3	2	Unfurnished	\$0	\$0	\$3,000

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator: 0
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- 4 - Downtown Area, Alamos Beach area
- Los Angeles County
- Parcel # 7269040014

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CUSTOMER FULL: Residential Income LISTING ID: OC21061306

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Closed •

List / Sold: **\$649,000/\$659,000** ↑

5421 Cerritos Ave • Long Beach 90805

17 days on the market

2 units • \$324,500/unit • 1,766 sqft • 4,559 sqft lot • \$373.16/sqft • Built in 1948

Listing ID: DW21040830

710 Freeway South, and East of Market St; main cross streets are Market St. and Orange Ave.



Welcome to the most Amazing Opportunity yet at 5421 and 5419 Cerritos Ave! Recent rehab and beautiful interior touches to this legal Duplex which features 3bd/1ba in the front, and a 1bd/1ba in the back. With private patios for both units and a front yard, plenty of privacy and entertaining space is provided for any family, or person calling this home. All plumbing re-done, with a newer roof. Other great features include a fireplace, and vinyl flooring throughout the entire front unit and into the upgraded bathroom, and bedrooms. Both units well maintained and in superb condition. Exterior features a white picket fence, along with alley access leading to 2 one-car garages. Each unit has Separate Gas and Electrical Meters, Ceiling Fans, and wall heater... And as if those were not great enough... On-Site Parking and Additional On-Street Parking! This is the greatest investment awaiting its new owner!

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$649,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$37440 Gross Scheduled Income
- \$22830 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard
- Fencing: Excellent Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,487
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$900
- Cable TV: 02078798
- Gardener:
- Licenses:
- Insurance: \$883
- Maintenance: \$1,816
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$2,100	\$2,100	\$2,750
2:	1	1	1	1	Unfurnished	\$920	\$920	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 7 - North Long Beach area
 - Los Angeles County
 - Parcel # 7128003013
-

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Re/Max Property Connection

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

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Closed • Duplex

List / Sold: **\$698,000/\$698,000**

36 E 68th St • Long Beach 90805

56 days on the market

2 units • **\$349,000/unit** • **1,571 sqft** • **5,771 sqft lot** • **\$444.30/sqft** •
Built in 1945

Listing ID: RS21023411

LONG BEACH BLVD & 68TH ST



Duplex on a big corner lot. Front unit, 36 E 68Th St, offer 3 bed/1 bath home with laundry inside, back yard & front yard. Back unit, 6779 Orcutt Ave, is a big 1 bed/1 bath, there is a bonus room using as a second bedroom behind the garage with 2-car garage attached, laundry. Close to FWY, schools, shopping centers.

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$698,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: Electric Dryer Hookup, Gas & Electric Dryer Hookup, In Garage, In Kitchen, Inside
- \$37800 Gross Scheduled Income
- \$26681 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Lot Over 40000 Sqft, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,119
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01884922
- Gardener:
- Licenses:
- Insurance: \$750
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,644
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,950	\$1,950	\$2,950
2:	1	1	1	2	Unfurnished	\$1,250	\$1,250	\$1,650

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
- 7 - North Long Beach area

- Los Angeles County
- Parcel # 7304008029

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Re/Max Property Connection

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

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Closed •

List / Sold: **\$819,000/\$822,000** ↑

2311 Belmont Ave • Long Beach 90815

13 days on the market

2 units • \$409,500/unit • 1,536 sqft • 6,072 sqft lot • \$535.16/sqft • Built in 1944

Listing ID: PW21050679

Lakewood and willow



Nice duplex with detached two car garage. Back unit was upgraded with new cabinets, quartz countertops and appliances. Vinyl planking floor in living room, dining room and kitchen. Nice backyard.

Facts & Features

- Sold On 05/12/2021
- Original List Price of \$819,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$44580 Gross Scheduled Income
- \$24083 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Vinyl

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,607
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance: \$3,840
- Workman's Comp:
- Professional Management: 3026
- Water/Sewer: \$1,133
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,820	\$1,820	\$1,900
2:	1	2	1	2	Unfurnished	\$1,895	\$1,895	\$1,975

Of Units With:

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

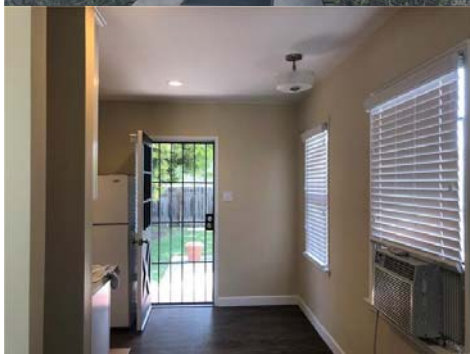
Additional Information

- Standard sale
- Rent Controlled
- 35 - Artcraft Manor area
- Los Angeles County
- Parcel # 7218004018

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW21050679

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Closed •

List / Sold:

\$1,645,000/\$1,568,000 ↓

48 days on the market

43 Belmont Ave • Long Beach 90803

**3 units • \$548,333/unit • 3,600 sqft • 3,128 sqft lot • \$435.56/sqft •
Built in 1932**

Listing ID: PW21032374

just off ocean, but come in from first



Fantastic Spanish Duplex just steps off the beach. Beautifully remodeled duplex with a non-conforming third unit over garages. Harwood floors throughout, original spanish tile bathrooms in excellent condition. Beautifully remodeled kitchens each unit has 3 bedrooms, 2 baths, formal dining rooms. Both front units have indoor laundry. Walking to anything and everything from beach to pier to Von's. New windows, plumbing and electrical throughout. Tankless water heaters and 3 garages. peek a boo ocean view from upstairs.

Facts & Features

- Sold On 05/12/2021
- Original List Price of \$1,695,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Laundry: Individual Room
- \$93000 Gross Scheduled Income
- \$64800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Master Suite
- Floor: Wood
- Appliances: Gas Range
- Other Interior Features: Balcony, Stone Counters, Unfurnished

Exterior

- Lot Features: No Landscaping
- Waterfront Features: Ocean Access
- Fencing: Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$28,200
- Electric: \$500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$700
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$3,000
- 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	\$3,250	\$3,250	\$3,500
2:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,200
3:	1	3	2	1	Unfurnished	\$3,550	\$3,550	\$3,550

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7256038006

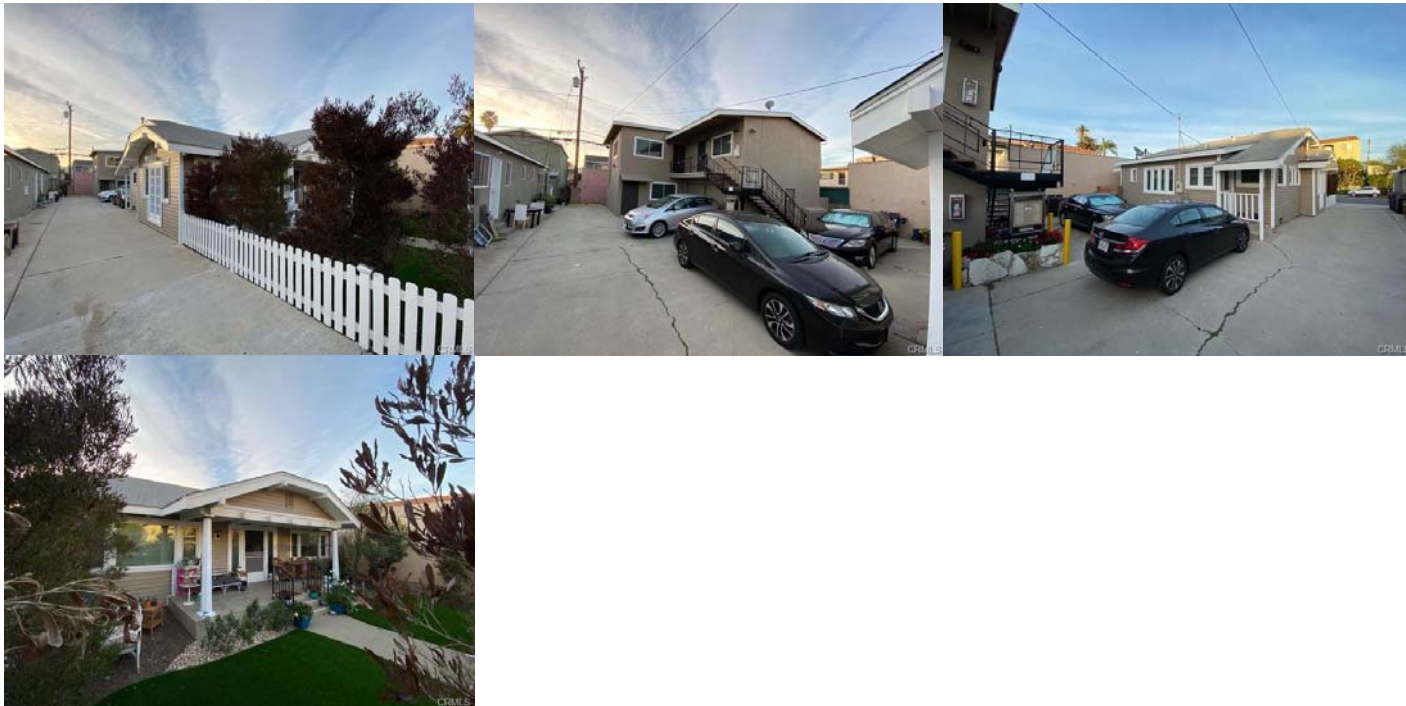
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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW21032374

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Closed • Triplex

List / Sold: **\$839,000/\$845,000** ↓

1391 Junipero Ave • Long Beach 90804

54 days on the market

3 units • **\$279,667/unit** • **1,852 sqft** • **5,821 sqft lot** • **\$456.26/sqft** •
Built in 1928

Listing ID: PW21007245

Between Anaheim and PCH



1391 Junipero Ave is a 3 unit multifamily property in Long Beach on a 5821 sqft lot, located in a popular Eastside neighborhood with a walk score of 91. The property consists of 3 separate detached unit's. The Front main house is a 2 bed 1 bath approx 892 sq ft with a detached 1 car garage, recent upgrades to this unit include flooring throughout, recently painted interior, wall heater replaced, recently remodeled kitchen with shaker cabinets, butcher block countertops & some upgraded plumbing & electrical. Unit A is a 1 Bed 1 Bath approx 480 sq ft recent upgrades to this unit include flooring throughout, kitchen remodel with granite countertops, stove, recently painted interior & exterior, bedroom closet door & some plumbing and electrical upgrades as well. Unit B is a 1 Bed 1 Bath approx 480 sq ft this unit was recently repiped with copper & a drain line upgrades in bathroom. Other recent upgrades to the property include new main water service line to all 3 units, replaced 3 support posts on carport, replaced window screens for all 3 units, installed iron side gate & iron privacy gate on back wall of property. Located in the heart of the city with close access to major freeways, public transit, just minutes from Cal State Long Beach, downtown, shoreline village & 4th street (Retro Row).

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$850,000
- 4 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$53928 Gross Scheduled Income
- \$40603 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate, Vinyl
- Appliances: Gas Range, Gas Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial, Granite Counters, Unfurnished

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,325
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,150	\$2,150	\$2,150
2:	1	1	1	0	Unfurnished	\$1,474	\$1,474	\$1,550
3:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,550

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7260022014

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Triplex**

List / Sold: **\$949,000/\$950,000** ↑

2834 E 63rd St • Long Beach 90805

38 days on the market

3 units • \$316,333/unit • 2,825 sqft • 6,491 sqft lot • \$336.28/sqft • Built in 1953

Listing ID: PW21030700

91 Freeway , Paramount and Left on 63rd st



Welcome to a well maintained 3 Triplex located in a highly desirable area of Long Beach. Huge lot of 6,491 and long, shared driveway allows many parking spaces. Front unit has 3 bedrooms and 1.5 bathrooms with one car garage. It has many upgrades such as flooring, granite countertops, recessed lighting and crown molding. As a plus, It is detached from the other two units. Back units are unit A and unit B, they are top and bottom of each other. Each unit has their own laundry hook ups, saves endless trips to the laundromat. As well, each unit consists of 2 bedrooms and 1 bathroom. Unit A (bottom) is vacant and has been recently upgraded from floorings, to paint, to kitchen, and bathrooms. This Triplex is near many shopping centers and freeways. Come check it out, purchase it for long term investment, sit, and watch your money grow.

Facts & Features

- Sold On 05/10/2021
- Original List Price of \$949,000
- 1 Buildings
- Levels: One, Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup, In Kitchen
- \$2550 Gross Scheduled Income
- \$1325 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,225
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,080
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$800
- 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	3	2	1	Unfurnished	\$1,550	\$1,550	\$2,500
2:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$1,800
3:	1	2	1	0	Furnished	\$0	\$0	\$1,800

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
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7121014004

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold: **\$950,000/\$950,000**

1865 Lemon Ave • Long Beach 90806

14 days on the market

**3 units • \$316,667/unit • 3,936 sqft • 7,404 sqft lot • \$241.36/sqft •
Built in 1955**

Listing ID: PW21055979

From PCH head North on Lemon, the property is on your left.



Here is your opportunity to get into a home with two additional ADU units! We are pleased to present this unique 3-unit property with a large front house in the front with two units in the rear. The front home is 3,000/square feet. The property offers an attractive mix of (1) three-bedroom / two-bath unit, (1) two-bedroom / one-bath unit, and (1) studio unit. All three units have had the major systems improved, including new plumbing, new electrical, new heater, fully remodeled kitchen, new flooring, and more. Attached to the house you will find a utility room with washer and dryer and lots of storage for those bulkier items. Finally, let's talk about the garage! It's an attached 2 car garage that measures 20'x30' deep. This home is located in the Lafayette Elementary school zone, close to Long Beach City College, and has easy freeway access to the 710. You get the benefit of determining market rent, we utilized proforma rents. Get this one before it's gone.

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$950,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central
- Laundry: Individual Room, Inside
- Cap Rate: 6.06
- \$76776 Gross Scheduled Income
- \$57582 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Vinyl

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Fair Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,194
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01417642
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Furnished	\$0	\$0	\$2,735
2:	1	2	1	1	Furnished	\$0	\$0	\$2,058
3:	1	0	1	1	Furnished	\$0	\$0	\$1,605

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 9 - Poly High area
- Los Angeles County
- Parcel # 7210018024

Michael Lembeck

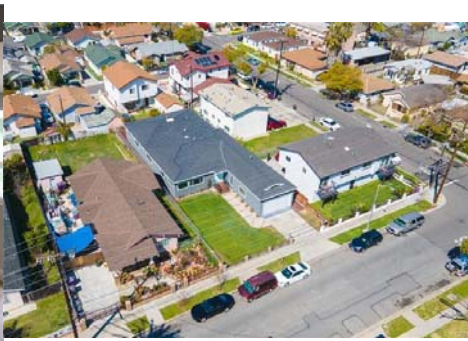
State License #: 01019397
Cell Phone: 714-742-3700

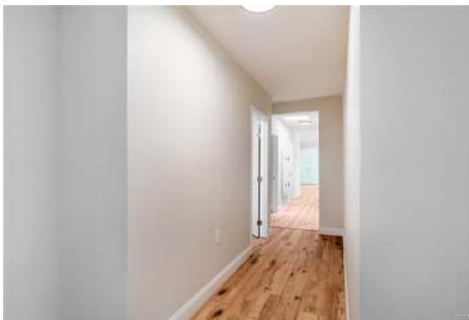
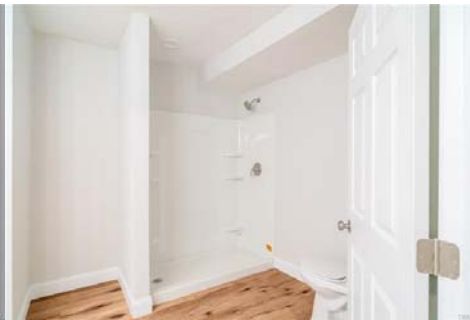
Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold:

\$1,999,995/\$1,850,000 ↓

2716 E 1st St • Long Beach 90803

34 days on the market

4 units • **\$499,999/unit** • **3,696 sqft** • **9,631 sqft lot** • **\$500.54/sqft** •
Built in 1919

Listing ID: PW21044304

From the 710, south on Ocean, left on Temple, 2716 1st Street is on the South side of the street



Welcome to Historical Bluff Park. This statuesque historical four unit building is a block from the ocean and has 5 two car garages on the back of the lot. This location includes a large back yard area, recent upgrades to utilities, stucco & paint. Each unit is separately metered for gas & electricity as is the laundry room.

Facts & Features

- Sold On 05/10/2021
- Original List Price of \$1,999,995
- 2 Buildings
- 10 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- Laundry: Community
- Cap Rate: 3.2
- \$98723 Gross Scheduled Income
- \$63960 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl, Wood
- Appliances: Gas Range, Refrigerator, Water Heater Central
- Other Interior Features: Built-in Features

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$32,999
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$900
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$2,100	\$2,100	\$2,100
2:	1	1	1	0	Unfurnished	\$1,750	\$1,750	\$2,100
3:	1	1	1	0	Unfurnished	\$1,550	\$1,550	\$2,100
4:	1	1	1	1	Unfurnished	\$1,950	\$1,950	\$2,100

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 4

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 2 - Belmont Heights, Alamos Heights area
- Los Angeles County
- Parcel # 7264024004

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: PW21044304

Printed: 05/16/2021 5:32:46 PM

Closed • **Quadruplex**

List / Sold: **\$1,175,000/\$1,175,000**

1615 E 2nd St • Long Beach 90802

0 days on the market

4 units • **\$293,750/unit** • **2,100 sqft** • **3,698 sqft lot** • **\$559.52/sqft** •
Built in 1907

Listing ID: PW21101898

Esperanza and 2nd



Four units in Alamitos Beach. SOLD DURING PROCESSING.

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$1,175,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Individual Room
- \$66900 Gross Scheduled Income
- \$49668 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,232
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02061094
- Gardener:
- Licenses:
- Insurance: \$1,345
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	1	0	Unfurnished	\$2,500	\$2,500	\$2,700
2:	1	1	1	0	Unfurnished	\$1,225	\$1,225	\$1,300
3:	1	1	1	0	Unfurnished	\$1,850	\$1,850	\$1,850

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
- Rent Controlled
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7265013030

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:** PW21101898

Printed: 05/16/2021 5:32:46 PM

Closed •

List / Sold:

\$1,075,000/\$1,055,000 ↓

4 days on the market

Listing ID: PW21073328

2316 Eucalyptus Ave • Long Beach 90806

4 units • \$268,750/unit • 3,073 sqft • 6,500 sqft lot • \$343.31/sqft •
Built in 1937

West on Willow, South on Eucalyptus Ave.



Amazing Investment Opportunity! 4 units on a full sized lot (6,500 SF) in a great area of Wrigley. Property consists of 4 units made up of 2 separate structures. Front house is a cute spanish style 2bd/1bth, and rear structure consists of (1) 2bd/1bth unit, (2) 1bd/1bth units, and 3 single car garages on the alley. Multiple long term tenants, substantial upside in the rents.

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$1,075,000
- 2 Buildings
- 4 Total parking spaces
- \$63540 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,475	\$1,475	\$2,395
2:	1	2	1	1	Unfurnished	\$1,525	\$3,000	\$1,700
3:	1	1	1	1	Unfurnished	\$1,150	\$4,150	\$1,375
4:	1	1	1	1	Unfurnished	\$1,145	\$5,295	\$1,375

Of Units With:

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

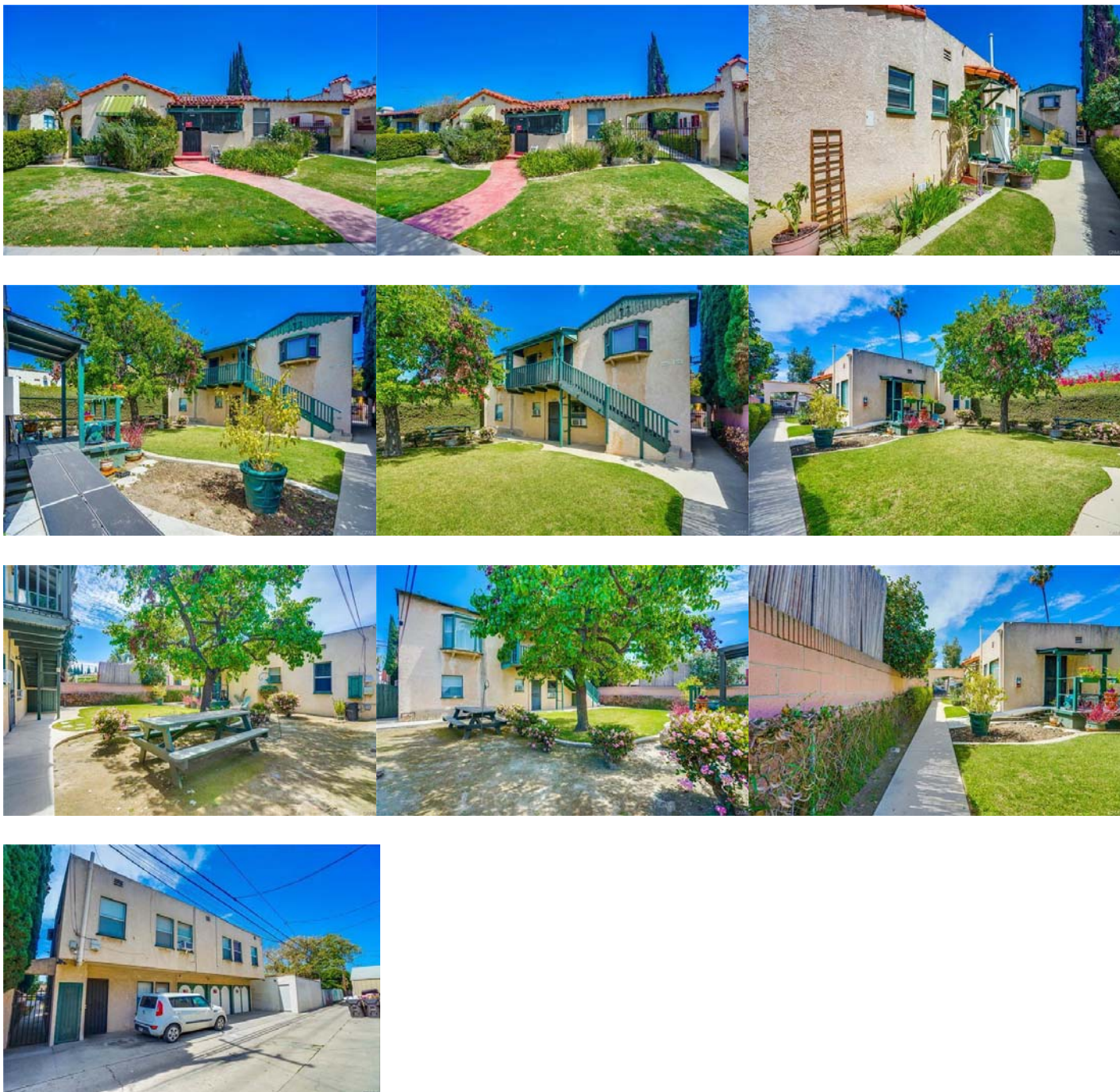
Additional Information

- Standard sale
- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7205014011

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

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Quadruplex**

List / Sold:

\$1,395,000/\$1,396,000 ↑

5 days on the market

Listing ID: PV21068504

1640 Gundry Ave • Long Beach 90813

**4 units • \$348,750/unit • 4,078 sqft • 4,363 sqft lot • \$342.32/sqft •
Built in 1929**

on the corner of 17th Street and Gundry Avenue



Ideal investment property. Current cap rate of 5.75%. High cash flow and easy to manage. Four large 3 bedroom / one bath units. All rented at \$2100 per month (last rent increase was December 2019), each unit with own single car garage, water heater and pays own utilities. Each unit has two separate entrances. Kitchen has room for dining table and chairs. New garage doors and stamped concrete backyard for easy, low cost maintenance. Landlord only pays for water/sewer. Very large units over 1,000 sf each. All new floors, and updated bathrooms and kitchens. Take advantage of low interest rates as this fourplex qualifies for residential 30 year financing. Can have additional income from renting out the garages. Two ADU's may be added for additional income opportunity (buyer to confirm). Full rent collection throughout pandemic. Proforma rent in the \$2250 to \$2350 range plus potential income from garage rental and additional ADUs. Buyer to verify all information, not limited to unit counts and unit size and total sf. Interior viewing subject to accepted offer.

Facts & Features

- Sold On 05/12/2021
- Original List Price of \$1,395,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 5.75
- \$100800 Gross Scheduled Income
- \$80187 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Wood

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,613
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01868728
- Gardener:
- Licenses: 230
- Insurance: \$1,450
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$1,433
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$2,100	\$2,100	\$2,300
2:	1	3	1	1	Unfurnished	\$2,100	\$2,100	\$2,300
3:	1	3	1	1	Unfurnished	\$2,100	\$2,100	\$2,300
4:	1	3	1	1	Unfurnished	\$2,100	\$2,100	\$2,300

Of Units With:

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

- Carpet:
- Dishwasher: 4
- Disposal: 4

- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale

- 8 - Signal Hill area
- Los Angeles County
- Parcel # 7268032017

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$2,750,000/\$2,660,600 ↓

217 days on the market

Listing ID: PW20149194

4108 4114 E Broadway • Long Beach 90803

6 units • \$458,333/unit • 3,424 sqft • 5,007 sqft lot • \$777.04/sqft • Built in 1923

Belmont Ave & E Broadway



4108 E. Broadway is an impeccably renovated six-unit investment property located in Belmont Heights, one of the most popular rental markets in Southern California. The asset is fully stabilized, achieving robust rents for all units. The property offers four 1 BD / 1 BA units in the front building and two studio units in the rear building. A beautifully landscaped courtyard in between provides lounge space as well as BBQ and dining facilities. The property also offers ample parking with four garages and two surface spaces. Extensive interior renovations totaling over \$50,000 per unit include new windows and doors, hardwood flooring, custom shaker-style cabinets, quartz countertops, in-unit washer/dryers, stainless steel appliances, new bathroom tile and modern lighting, ceiling fans and fixtures throughout. Exterior renovations include extensive repairs, hardscaping, lighting and new gates and fencing. The Belmont Heights location is desirable for young urban professionals seeking a quiet neighborhood ambiance with accessibility to outdoor activities along with shopping and dining amenities. The property is within minutes to the beach and bike path as well as the popular 2nd Street shopping and dining destination. The seller's renovations and management provide a new buyer with a nearly brand new condition property that is 100% occupied. In total, the tenant base has an average income of approximately \$113K, well within range of housing affordability guidelines.

Facts & Features

- Sold On 05/10/2021
- Original List Price of \$2,750,000
- 2 Buildings
- 6 Total parking spaces
- Heating: Floor Furnace
- Laundry: Common Area, In Kitchen
- \$170760 Gross Scheduled Income
- \$110736 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$51,486
- Electric: \$1,125.00
- Gas: \$1,125
- Furniture Replacement:
- Trash: \$1,125
- Cable TV:
- Gardener:
- Licenses: 500
- Insurance: \$1,370
- Maintenance: \$2,250
- Workman's Comp:
- Professional Management: 6489
- Water/Sewer: \$1,125
- Other Expense: \$1,050
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	0	Unfurnished	\$2,495	\$9,980	\$2,495
2:	2	0	1	0	Unfurnished	\$1,950	\$3,900	\$1,950

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 2 - Belmont Heights, Alhambra Heights area
- Los Angeles County
- Parcel # 7256012003

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

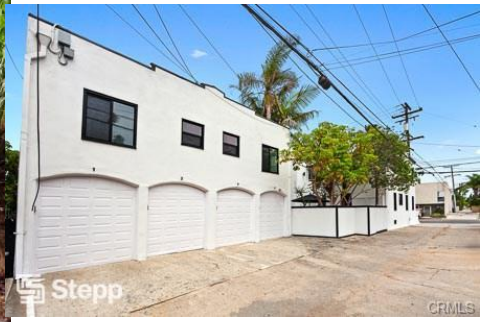
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold:

\$2,399,999/\$2,200,000 ↓

31 days on the market

450 W 20th St • Long Beach 90806

**10 units • \$240,000/unit • 7,843 sqft • 7,729 sqft lot • \$280.50/sqft •
Built in 1949**

Listing ID: PW21036709

**Long Beach Blvd. South to Willow Then West to Magnolia then East on 20th Street Cross Streets:
20th/Magnolia**



Facts & Features

- Sold On 05/14/2021
- Original List Price of \$2,399,999
- 1 Buildings
- 0 Total parking spaces
- Cap Rate: 3.3
- \$146100 Gross Scheduled Income
- \$77935 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$55,735
- Electric: \$1,047.00
- Gas:
- Furniture Replacement:
- Trash: \$4,727
- Cable TV: 000000001
- Gardener:
- Licenses:
- Insurance: \$3,632
- Maintenance:
- Workman's Comp:
- Professional Management: 11500
- Water/Sewer: \$4,829
- Other Expense: \$265
- Other Expense Description: PRH

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,400
2:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$1,400
3:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,400
4:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$1,400
5:	1	1	1	0	Unfurnished	\$1,275	\$1,275	\$1,400
6:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,400
7:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$1,400
8:	1	3	1	0	Unfurnished	\$1,400	\$1,400	\$1,700
9:	1	2	1	0	Unfurnished	\$0	\$0	\$1,400
10:	1	0	1	0	Unfurnished	\$0	\$0	\$500

Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7209029001

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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