

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	PrvPool	Grg Spcs	Date	DOM/CDOM
1	PW21244867	S	5690 E Bay Shore	LONG	1	STD	2	\$120,000		\$4,250,000↓	\$885.42	4800	1960/PUB	3,000/0.0689	N	2	01/19/22	40/40
2	21784416	S	4141 E 7Th ST	LONG	3	STD	2			\$645,000↓	\$575.38	1121	1958	2,659/0.06	N		01/21/22	95/95
3	PW21264890	S	1384 Ximeno AVE	LONG	3	STD	2	\$1,550		\$825,000↑	\$674.57	1223	1956/PUB	2,868/0.0658	N	2	01/20/22	6/6
4	PW21228389	S	4141 E Fountain ST	LONG	3	STD	2	\$76,800		\$1,159,000↓	\$486.97	2380	1965/ASR	4,689/0.1076	N	0	01/21/22	5/5
5	PW21092515	S	2513 E 11th ST	LONG	4	STD	2	\$23,280		\$725,000	\$646.17	1122	1924/ASR	2,661/0.0611	N	1	01/21/22	235/251
6	OC21261445	S	1701 E 1st ST	LONG	4	STD	2	\$85,800		\$1,450,000↓	\$528.43	2744	1909/PUB	3,893/0.0894	N	0	01/21/22	9/9
7	IV21230855	S	3006 E 70th ST	LONG	7	STD	2	\$0		\$895,000↓	\$478.35	1871	1960/ASR	7,053/0.1619	N	0	01/20/22	46/46
8	TR21248810	S	2201 Grand AVE	LONG	35	STD	2	\$5,000		\$900,000↓	\$585.94	1536	1946/ASR	6,686/0.1535	N	2	01/21/22	51/51
9	IN21240291	S	6046 Linden AVE	LONG	7	STD	3	\$59,400		\$860,500↓	\$493.97	1742	1930/ASR	4,783/0.1098	N	3	01/18/22	38/127
10	PW21218564	S	6666 Gaviota AVE	LONG	7	STD	3	\$63,300		\$1,055,000↓	\$242.03	4359	1971/ASR	9,319/0.2139	N	5	01/20/22	21/21
11	PW21200551	S	825 E Ocean BLVD	LONG	4	STD	4	\$118,740		\$1,925,000↓	\$513.33	3750	1922/ASR	4,072/0.0935	N	2	01/19/22	122/225
12	PW21225719	S	416 W Burnett ST #1-4	LONG	5	STD	4	\$72,240		\$1,215,000↓	\$515.92	2355	1929/ASR	2,754/0.0632	N	2	01/21/22	38/38
13	PW21218127	S	325 W 10th ST	LONG	4	STD	9	\$198,912		\$2,425,000	\$374.92	6468	1916/ASR	8,147/0.187	N	2	01/20/22	40/40

Closed • Duplex

List / Sold:

\$4,500,000/\$4,250,000 ↓

40 days on the market

5690 E Bay Shore • Long Beach 90803

2 units • **\$2,250,000/unit** • **4,800 sqft** • **3,000 sqft lot** • **\$885.42/sqft** •
Built in 1960

Listing ID: PW21244867

Take E. Ocean Blvd to 58th Place make U Turn and make right on the 57th Place



One of the best locations on the Peninsula. Steps to the beach. Unobstructed views of the Bay and a wonderful rose garden. Watch holidays' fireworks and Christmas parades from your front porch. Enjoy swimming, paddle boarding, walking, running, biking, kayaking, boating and many more amazing neighborhood activities. Short walk to a basketball court, children's playground, restaurants, shops, a library, etc. Fantastic resort style living. Short walking distance to a local marina with different sizes of boat slips for rent. Do not miss your lifetime opportunity. This house can be used as an SFR or a duplex. Main house has 4 spacious bedrooms, 5 bathrooms, a library/office, an elevator, 2 fireplaces, a gourmet kitchen, lovely family rooms and a hobbies room, 2 cars garage, plenty of storage, and many other amazing amenities. Back unit has a spacious living room with a bay view, a kitchen, one bedroom, one bath and a separate entrance. Come and see it for yourself. Sizes of the lot and the property itself are taken from appraiser's records. Price is NOT based on sqft. Buyer(s) to verify if important. The listing is shown in LA Haven Lifestyle Magazine

Facts & Features

- Sold On 01/19/2022
- Original List Price of \$4,500,000
- 1 Buildings
- Levels: Three Or More
- 2 Total parking spaces
- Heating: Central
- \$522 (Estimated)
- Laundry: Individual Room
- \$120000 Gross Scheduled Income
- \$102000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Exercise Room, Family Room, Kitchen, Laundry, Library, Living Room, Master Bathroom, Master Bedroom, Master Suite, Separate Family Room, Walk-In Closet
- Floor: Carpet, Stone, Tile, Vinyl, Wood
- Appliances: Dishwasher, Double Oven, Disposal, Microwave, Refrigerator, Self Cleaning Oven, Trash Compactor, Water Purifier
- Other Interior Features: 2 Staircases, Balcony, Bar, Granite Counters, Living Room Balcony, Open Floorplan, Stone Counters, Tile Counters

Exterior

- Lot Features: Corner Lot
- Security Features: Security System, Smoke Detector(s)
- Fencing: Stone
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,200
- Electric: \$2,400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$20,000
- 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	4	5	2	Negotiable	\$0	\$0	\$10,000
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7245016018

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

 Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: PW21244867

Printed: 01/23/2022 10:48:06 AM

Closed •

List / Sold: **\$650,000/\$645,000** ↓

4141 E 7Th St • Long Beach 90804

95 days on the market

**2 units • \$325,000/unit • 1,121 sqft • 2,659 sqft lot • \$575.38/sqft •
Built in 1958**

Listing ID: 21784416

Southwest of Pacific Coast Hwy, East of Redondo Ave, and North of Ocean Blvd.



Great mixed-use property in the highly desirable Belmont Heights! Commercial and residential in one lot, perfect for owner user! Front unit (4141) is an office/retail space approximately 550 sq. ft. with a main room, full bath, kitchenette plus 2 additional rooms. Back unit (4147) is a 2-bed, 1-bath single-family home, approximately 571 sq. ft. Both units are currently vacant and will be delivered vacant at close of escrow. 4 parking spaces in between the 2 units. Each unit is separately metered for electric and gas services. Just a few blocks to Blair Field, Recreation Park, Alamitos Heights Park, and a short distance to markets, stores, shops, restaurants, and the sandy beach. Sold AS IS and WHERE IS. Buyer to conduct their own investigations.

Facts & Features

- Sold On 01/21/2022
- Original List Price of \$650,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Stackable, In Kitchen
- \$30900 Net Operating Income

Interior

- Rooms: Living Room, Office
- Floor: Tile, Vinyl
- Appliances: Oven, Range
- Other Interior Features: Ceiling Fan(s)

Exterior

- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$9,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- 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	2	1		Unfurnished	\$1,800	\$1,800	\$1,800
2:	1	2	1		Unfurnished	\$1,700	\$1,700	\$1,700
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								

11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7254021035

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: 21784416

Printed: 01/23/2022 10:48:06 AM

Closed •

List / Sold: **\$749,900/\$825,000** ↑

1384 Ximeno Ave • Long Beach 90804

6 days on the market

2 units • \$374,950/unit • 1,223 sqft • 2,868 sqft lot • \$674.57/sqft • Built in 1956

Listing ID: PW21264890

PCH, left on Anaheim, right on Ximeno



RARE- amazing opportunity! Welcome to 1384 and 1386 Ximeno Ave. This duplex is currently being used as a 2bedroom/1bath and a junior 1bedroom/1bath. The 2 bedroom unit has laundry hookup, an attached garage, and outdoor area. Bigger room has a walk-in closet. The 1 bedroom unit has a garage, backyard area, and a nook that's perfect for a desk/office space. The bedroom is large, with a huge walk-in closet. Great opportunity to live in one unit and rent out the other, or rent out both units. The units have separate addresses and are separately metered. This is a great area for rentals! Near CSULB (1.8 miles), traffic circle, the beach (2 miles). Upgrades done in 2020/2021: New interior and exterior paint in both units, new vinyl flooring in both units, 2 (out of 4) new windows in 1 bedroom unit & 4 (out of 7) new windows in 2 bedroom unit, new fencing around property, new landscaping, ADT security system in 2 bedroom unit, new heater in 2 bedroom unit, and much more! Truly a must see!

Facts & Features

- Sold On 01/20/2022
- Original List Price of \$749,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$369 (Estimated)
- Laundry: Stackable
- \$1550 Gross Scheduled Income
- \$4050 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: \$2,148
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$1,188
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$960
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,500
2:	1	1	1	1	Unfurnished	\$1,550	\$1,550	\$0

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

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7220011022

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 • Duplex

List / Sold:

\$1,195,000/\$1,159,000 ↓

5 days on the market

4141 E Fountain St • Long Beach 90804

**2 units • \$597,500/unit • 2,380 sqft • 4,689 sqft lot • \$486.97/sqft •
Built in 1965**

Listing ID: PW21228389

from Ximeno go west on E 14th then L on Belmont Ave then L on Fountain



Available now are 2 incredible detached homes on a large approx 4,689 Sq. Ft lot on a cul-de-sac in the community of East Side Circle Heights bordering Belmont Heights. The first home 4141 E Fountain is approx 1420 sq ft and is being used as 3 bedrooms and 2 full bathrooms with its own private fenced yard. This home has been recently completely remodeled (kitchen, bathrooms, bedrooms, flooring, laundry, etc.) There is a large driveway that can fit 2-3 cars. This home is currently renting for \$3,495 monthly. The second home 4141 E Fountain #A is approx 960 sq ft consisting of 2 bedrooms and 2 bathrooms and was built in 2018 as a permitted ADU. As you can see by the pictures it's exquisitely finished with shaker kitchen cabinets, quartz counters, porcelain "wood" tile flooring, marble shower tiles, stackable washer/dryer hookups, mini splits for AC and heat, and so much more. This home has a private entrance and private fenced yard. This home is currently renting for \$2,895 monthly. This property has a total gross rent of \$6,390 and is in a great part of Long Beach for rentals. It's located on a hidden dead-end street that doesn't have any cross traffic. This property is the last house on a cul-de-sac and only has one neighbor to the right. Due to the proximity to local schools this property performs extremely well as an investment (CSULB is 2 miles away, Long Beach City College is 4 miles away, Bryant Elementary is a block away, ½ mile to Wilson High School). The homes are also an easy bike ride or short drive to 2nd Street, Pine Ave, the Pacific Ocean, golf courses, parks and more.

Facts & Features

- Sold On 01/21/2022
- Original List Price of \$1,195,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- 1 Total carport spaces
- Cooling: Dual, High Efficiency
- Heating: Combination
- \$464 (Estimated)
- Laundry: Individual Room, See Remarks, Stackable
- \$76800 Gross Scheduled Income
- \$73300 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

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

Exterior

- Lot Features: Cul-De-Sac, Near Public Transit, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$400
- Cable TV: 02032582
- 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	3	2	0	Unfurnished	\$3,495	\$3,495	\$3,495
2:	1	2	2	0	Unfurnished	\$2,895	\$2,895	\$2,895

Of Units With:

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

Additional Information

- Standard sale
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7253026024

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 • Duplex

List / Sold: **\$735,000/\$725,000**

2513 E 11th St • Long Beach 90804

235 days on the market

2 units • \$367,500/unit • 1,122 sqft • 2,661 sqft lot • \$646.17/sqft • Built in 1924

Listing ID: PW21092515

redondo / 11th



Incredible income opportunity! Just moments from sandy beaches, shopping, and dining, this meticulously maintained duplex is a versatile investment with the option to live in one unit and rent out the other. Introduced by a gated yard, the light-filled property spans approximately square feet on an approximately square foot lot. Exceptional finishes include impeccable refinished hardwood floors, large baseboards, carefully crafted windows and doors, as well as custom cabinetry. The kitchen offers an inset sink, gas cooktop, refrigerator, as well as ample countertop space. Complete with a single car garage, spacious rooms, and a laundry room with a washer and dryer, this offering has a ton of upside potential and is not to be missed!

Facts & Features

- Sold On 01/21/2022
- Original List Price of \$725,000
- 1 Buildings
- 1 Total parking spaces
- Laundry: See Remarks
- \$23280 Gross Scheduled Income
- \$22025 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: \$6,550
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$400
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,200
- 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	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,595
2:	1	1	1	0	Unfurnished	\$940	\$940	\$1,495

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
- 4 - Downtown Area, Alamitos Beach area

- Los Angeles County
- Parcel # 7260029011

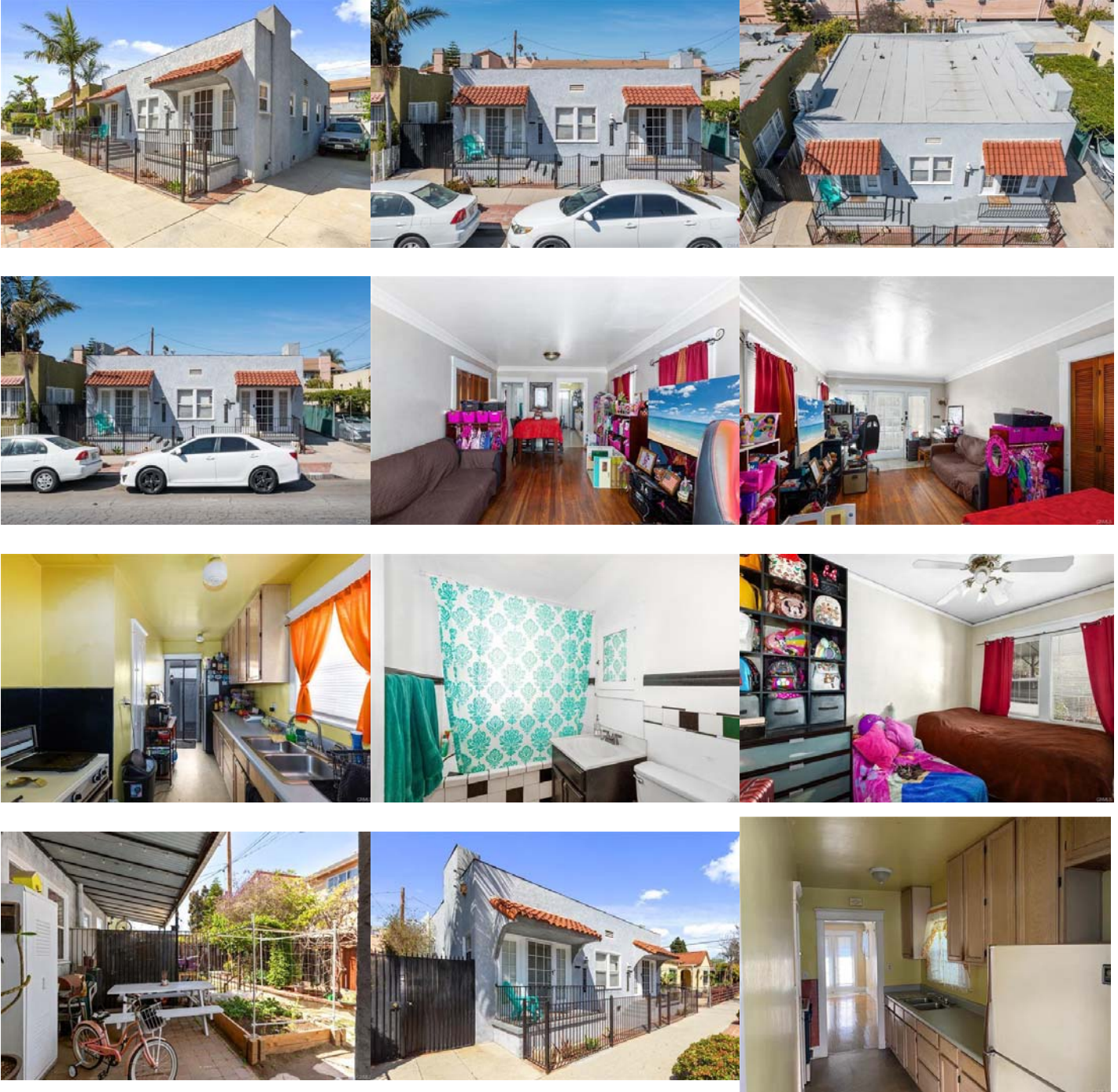
Michael Lembeck

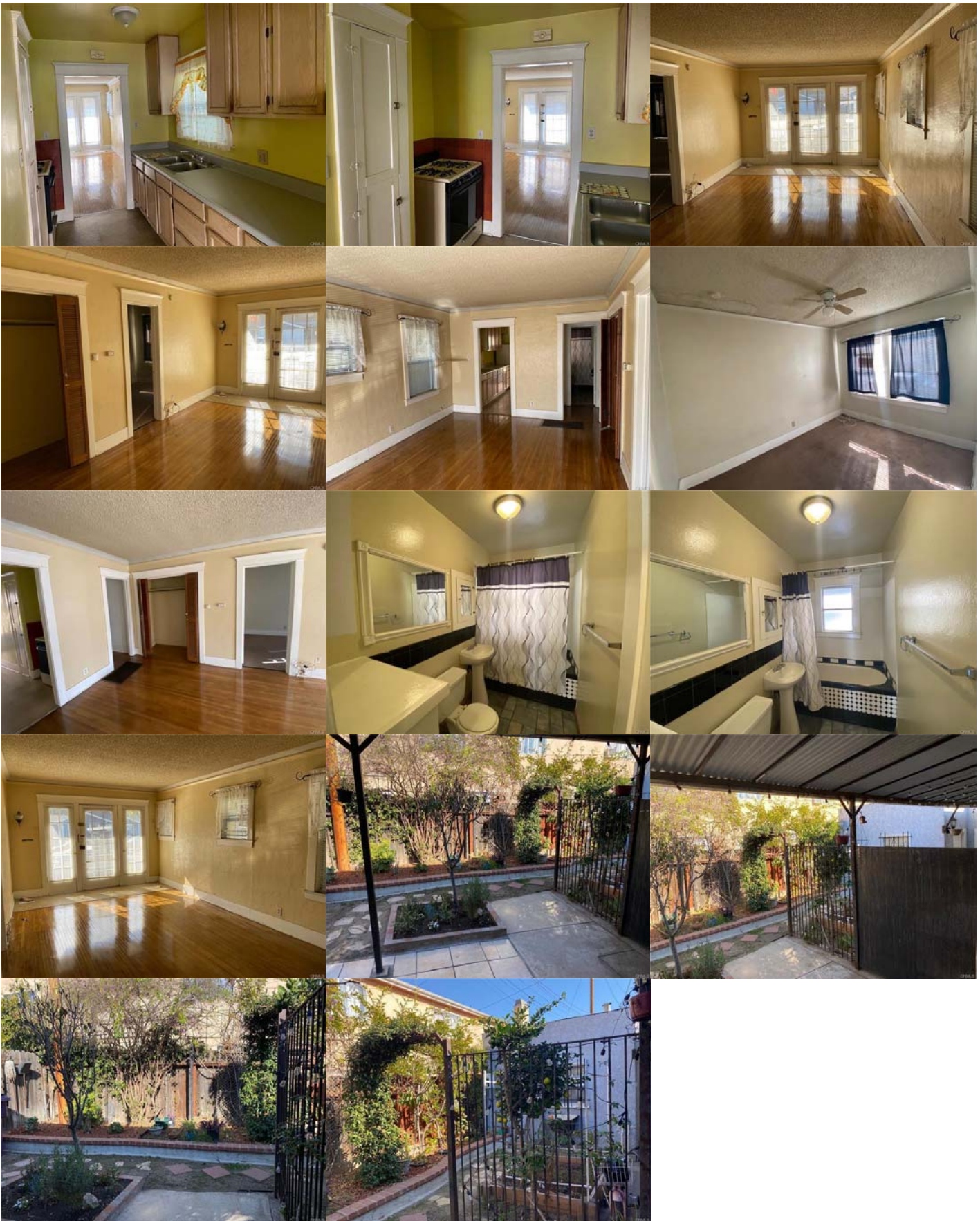
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,495,000/\$1,450,000 ↓

9 days on the market

Listing ID: OC21261445

1701 E 1st St • Long Beach 90802

**2 units • \$747,500/unit • 2,744 sqft • 3,893 sqft lot • \$528.43/sqft •
Built in 1909**

Take Ocean blvd, North on Falcon, East on 1st st



This totally renovated duplex is located in the highly desirable Alamos Beach. Walking distance to the beach! close to all entertainments. Featuring a Three bedroom 2 baths upstairs and three bedrooms 2 baths downstairs! Upstairs unit has central A/C and washer/dryer hookups. Backyard has a community laundry for tenants. Fully occupied with 1 year lease.

Facts & Features

- Sold On 01/21/2022
- Original List Price of \$1,495,000
- 1 Buildings
- 0 Total parking spaces
- \$476 (Estimated)
- Laundry: Common Area, Gas Dryer Hookup, Washer Hookup
- \$85800 Gross Scheduled Income
- \$65400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$20,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,000
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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	6	0	0	Unfurnished	\$7,150	\$7,150	\$7,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 4 - Downtown Area, Alamos Beach area
- Los Angeles County
- Parcel # 7265019032

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: OC21261445

Printed: 01/23/2022 10:48:08 AM

Closed • Duplex

List / Sold: **\$995,000/\$895,000** ↓

3006 E 70th St • Long Beach 90805

46 days on the market

2 units • \$497,500/unit • 1,871 sqft • 7,053 sqft lot • \$478.35/sqft •

Listing ID: IV21230855

Built in 1960

70th between Paramount Blvd & Obispo



Perfect opportunity to own two homes on one lot that have been totally renovated and are move-in ready. There is a 3 bedroom and 2 bathroom home and a 2 bedroom and 1 bathroom home each with their own fenced private yards. Full rehab on both units inside and outside, newer landscaping and tons of charm, this amazing property won't last long. Check out the pics!!! Make your best offer.

Facts & Features

- Sold On 01/20/2022
- Original List Price of \$1,095,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$473 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01257782
- 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	3	2	0	Unfurnished	\$0	\$0	\$2,995
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,795

Of Units With:

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

Additional Information

- Standard sale

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7113011026

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

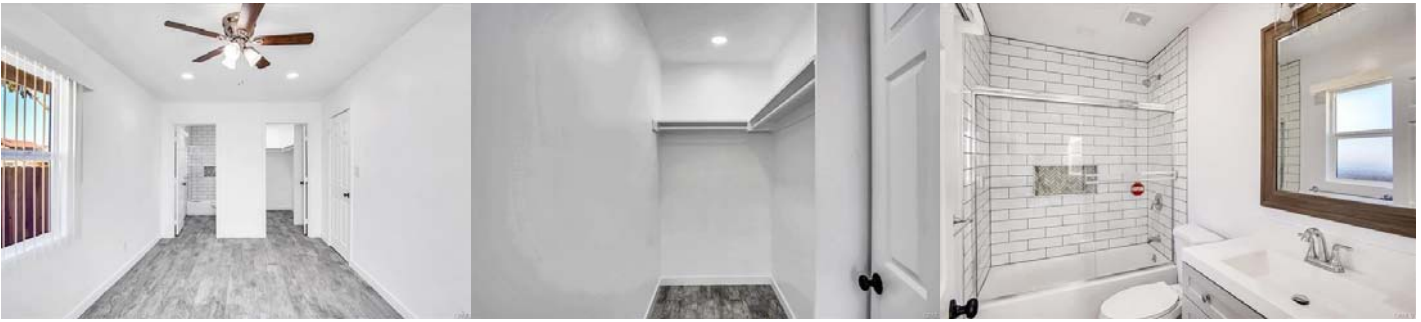
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos







Closed • Duplex

List / Sold: **\$999,999/\$900,000** ↓

2201 Grand Ave • Long Beach 90815

51 days on the market

2 units • **\$500,000/unit** • **1,536 sqft** • **6,686 sqft lot** • **\$585.94/sqft** •
Built in 1946

Listing ID: TR21248810

Grand



Gorgeous Corner Lot Duplex in one of the best neighborhoods . Its in one of the Best neighborhoods of Long Beach near Signal Hill. These units have a huge yard with a 2 car garage and additional room with 1/2 bathroom that can easily be converted into an ADU. These units have hardwood flooring in the bedrooms tile flooring in the kitchens. The Units have been renovated with copper plumbing and have newer windows thru out. They each have separate meters except the water. The yard has several fruit trees pomegranate, limes and peach trees. These units have not been rented ever since this family has owned it and they will be delivered empty. Hurry these units will not last.

Facts & Features

- Sold On 01/21/2022
- Original List Price of \$999,999
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$443 (Estimated)
- \$5000 Gross Scheduled Income
- \$300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Front Yard, Landscaped, Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,600
- Electric: \$2,400.00
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01970316
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,600
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- 35 - Artcraft Manor area

- Los Angeles County
- Parcel # 7218026014

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

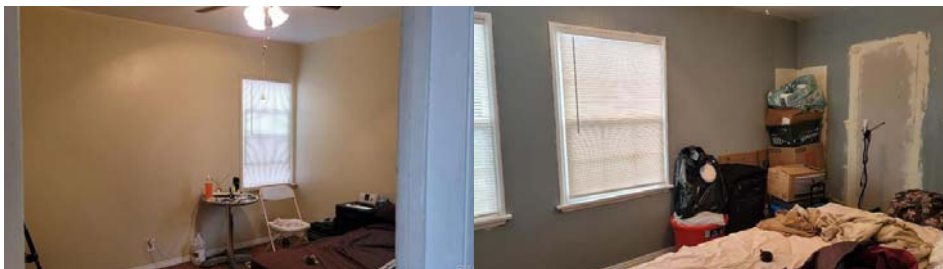
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos



Closed •

List / Sold: **\$875,000/\$860,500** ↓

6046 Linden Ave • Long Beach 90805

38 days on the market

**3 units • \$291,667/unit • 1,742 sqft • 4,783 sqft lot • \$493.97/sqft •
Built in 1930**

Listing ID: IN21240291

W of Atlantic Ave, Between 60th and 61st St



Very clean 3 unit in North Long Beach, featuring one 2bd 1bath and two 1bd 1bath units. All units have strong income, newer paint, flooring, and plumbing fixtures. Updated main electric panel, new roof on front two units, new drought tolerant landscaping, and exterior security lighting. New fence at the rear of the property near the garages. Front building has two side by side one bedroom units and the rear building has a 2 bedroom unit over the 3 single car garages.

Facts & Features

- Sold On 01/18/2022
- Original List Price of \$875,000
- 2 Buildings
- 3 Total parking spaces
- \$573 (Estimated)
- \$59400 Gross Scheduled Income
- \$41580 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01417642
- 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	\$1,850	\$1,850	\$1,850
2:	1	1	1	1	Unfurnished	\$1,550	\$1,550	\$1,550
3:	1	1	1	1	Unfurnished	\$1,550	\$1,550	\$1,550

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7125035008

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: IN21240291

Printed: 01/23/2022 10:48:09 AM

Closed •

List / Sold:

\$1,125,000/\$1,055,000 ↓

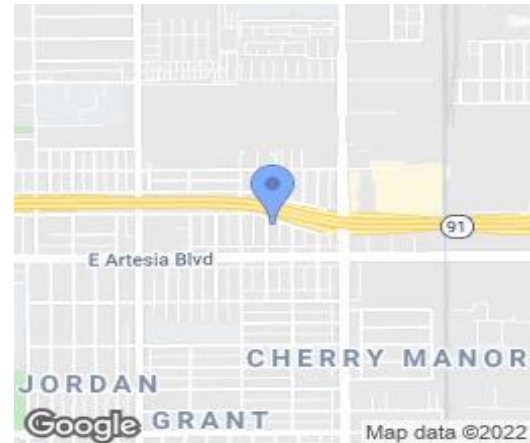
21 days on the market

Listing ID: PW21218564

6666 Gaviota Ave • Long Beach 90805

**3 units • \$375,000/unit • 4,359 sqft • 9,319 sqft lot • \$242.03/sqft •
Built in 1971**

North of Artesia Blvd., East of Orange Avenue



Rare opportunity to own a three unit apartment building with three, four bedroom, two bath units! Perfect for an extended family or a first time investor. Two separate buildings, two units with three garages in one building and one unit which includes a double car garage in the other building. Tax records show 2,838 sq ft in duplex building and 1,521 sq ft in separate building. Nice corner lot located in a secluded area. Actual addresses are 6666-6668 and 6670 Gaviota Avenue. Drive by only, all offers to be made subject to interior inspection.

Facts & Features

- Sold On 01/20/2022
- Original List Price of \$1,125,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- \$826 (Estimated)
- \$63300 Gross Scheduled Income
- \$63300 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$1,875	\$1,875	\$2,500
2:	1	4	2	1	Unfurnished	\$1,700	\$1,700	\$2,500
3:	1	4	2	1	Unfurnished	\$1,700	\$1,700	\$2,500

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
- Rent Controlled

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7114005055

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: PW21218564

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Closed •

List / Sold:

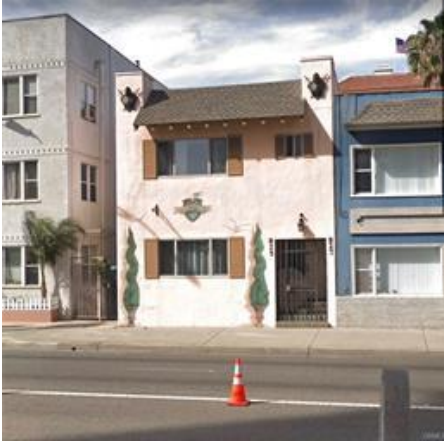
\$1,950,000/\$1,925,000 ↓

122 days on the market

825 E Ocean Blvd • Long Beach 90802
4 units • \$487,500/unit • 3,750 sqft • 4,072 sqft lot • \$513.33/sqft •
Built in 1922

Listing ID: PW21200551

COMING FROM 710 FREEWAY TO DOWNTOWN Long Beach . TURN LEFT ONTO OCEAN BLVD AND PROPERTY WILL BE ON THE LEFT .



WE ARE pleased to present the opportunity to acquire 825 E. Ocean Blvd, 4-unit multifamily investment property located in Long Beach, one of the premier housing markets in Southern California. 825 E. Ocean Blvd consists of One large 1 Bedroom and 1 Bath unit floor plan, TWO large 2bedroom and 1 Bath floor plan and ONE large Studio which offers amenities like - Stove - Dishwasher - Washer/Dryer in units - Tankless water heaters - Keyless Entry - New Countertops - Soft Close Cabinetry - Modern Fixtures - Updated kitchen and bathrooms - Beautiful Hardwood Flooring - Recessed Lighting - Full Bath - Garages for additional income. Additionally Ocean property offers Amenities Including Ocean Views, Private Patios and Balconies and a Central Courtyard. 825 E. Ocean Blvd is located in the highly sought-after Alamitos Beach neighborhood and is just steps away from Junipero Beach and Alamitos Beach, two of the city's most popular beaches. The property is also within walking distance to Retro Row, which offers numerous shopping, dining, and entertainment options. 825 E. Ocean Blvd is under a mile away from The Promenade and the Pike Outlets, providing residents with easy access to a plethora of shopping and dining destinations. Given the overall strength of the apartment market in Long Beach, specially Alamitos Beach, 825 E. Ocean Blvd offers an investor the ability to capture quality tenants seeking an exceptional living experience within a vibrant neighborhood. The areas surrounding the property provide tenants convenient access to a wide variety of activities, employment, transportation and retail amenities. This overall demand for a well-located and intensively renovated apartment building will be a key driver in the continued growth and success at 825 E. Ocean Blvd.

Facts & Features

- Sold On 01/19/2022
- Original List Price of \$1,995,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- \$773 (Estimated)
- Laundry: Dryer Included, Washer Included
- \$118740 Gross Scheduled Income
- \$84122 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Near Public Transit, Yard
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$7,118
- Electric: \$1,430.00
- Gas:
- Furniture Replacement:
- Trash: \$2,800
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,688
- 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	0	0	Unfurnished	\$2,200	\$2,200	\$2,450
2:	1	2	0	1	Unfurnished	\$2,922	\$2,922	\$3,200

3:	1	2	0	1	Unfurnished	\$2,922	\$2,922	\$3,200
4:	1	0	0	0	Unfurnished	\$1,450	\$1,450	\$1,900

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 4 - Downtown Area, Alamitos Beach area
 - Los Angeles County
 - Parcel # 7265003037

Michael Lembeck

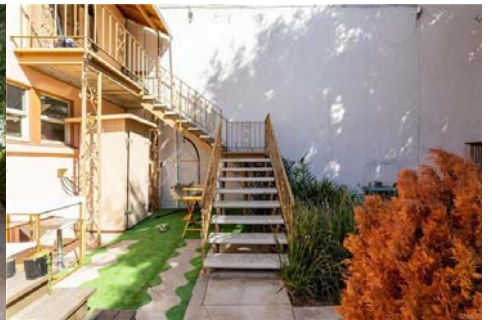
State License #: 01019397
Cell Phone: 714-742-3700

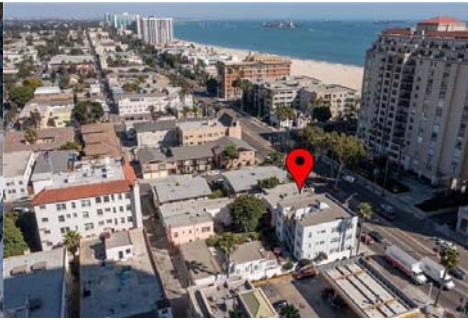
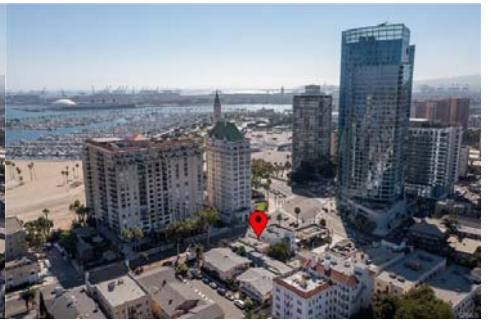
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW21200551

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Closed •

List / Sold:

\$1,275,000/\$1,215,000 ↓

38 days on the market

416 W Burnett St # 1-4 • Long Beach 90806

**4 units • \$318,750/unit • 2,355 sqft • 2,754 sqft lot • \$515.92/sqft •
Built in 1929**

Listing ID: PW21225719

West of Pacific & South of Cherry



Adorable Spanish Quad in the Wrigley area. The stable, consistently performing income property is great as a "turn key" investment or owner occupancy. The property has two (1) car garages, a detached storage shed with parking for two additional cars in front of it. The storage shed produces an extra \$75 in income per month. There is an elementary school in front so no homes or apartment buildings to use up the street parking. Parking is abundant when guests come to visit.

Facts & Features

- Sold On 01/21/2022
- Original List Price of \$1,275,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- \$659 (Estimated)
- \$72240 Gross Scheduled Income
- \$45728 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Utilities - Overhead
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,000
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses: 500
- Insurance: \$900
- Maintenance:
- Workman's Comp: \$0
- 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	1	Unfurnished	\$1,595	\$1,595	\$1,650
2:	1	1	1	1	Unfurnished	\$1,495	\$1,495	\$1,650
3:	1	1	1	0	Unfurnished	\$1,495	\$1,495	\$1,595
4:	1	1	1	0	Unfurnished	\$1,435	\$1,495	\$1,595

Of Units With:

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

Additional Information

- Standard sale

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7205014028

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: PW21225719

Printed: 01/23/2022 10:48:12 AM

Closed •

List / Sold: **\$2,425,000/\$2,425,000**

325 W 10th St • Long Beach 90813

40 days on the market

**9 units • \$269,444/unit • 6,468 sqft • 8,147 sqft lot • \$374.92/sqft •
Built in 1916**

Listing ID: PW21218127

Magnolia Ave & W 10th S



325 W. 10th Street is a 9-unit investment asset in the up-and-coming Willmore City Historic District, just north of Downtown Long Beach. The property offers (8) one-bedroom/one-bath apartments, with laminate wood or vinyl plank flooring, and a remodeled two-bedroom/one-bath house in the rear. The house is master leased with sub-lease tenants providing exceptional income. A laundry room with machines owned by the building provides existing income, as do the two garages and three parking spaces. Both laundry and parking income have the potential to be increased. This property is in very close proximity to all of the exciting amenities and employment opportunities in Downtown Long Beach. The location is popular for commuters because it provides easy access to the 710 and 405 freeways as well as the Metro Blue Line which runs between Downtown Long Beach and Downtown Los Angeles, with 22 stops along the way. 325 W. 10th Street offers an investor the opportunity to own a solid asset in an up-and-coming area adjacent to booming Downtown Long Beach.

Facts & Features

- Sold On 01/20/2022
- Original List Price of \$2,425,000
- 2 Buildings
- 5 Total parking spaces
- \$0 (Estimated)
- Laundry: Individual Room
- \$198912 Gross Scheduled Income
- \$114668 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$74,299
- Electric: \$4,825.00
- Gas: \$4,825
- Furniture Replacement:
- Trash: \$4,825
- Cable TV: 01914434
- Gardener:
- Licenses: 500
- Insurance: \$2,900
- Maintenance: \$7,250
- Workman's Comp:
- Professional Management: 9448
- Water/Sewer: \$4,825
- Other Expense: \$2,025
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,800	\$2,800	\$2,800
2:	8	1	1	0	Unfurnished	\$1,626	\$13,008	\$1,700

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

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7272006035

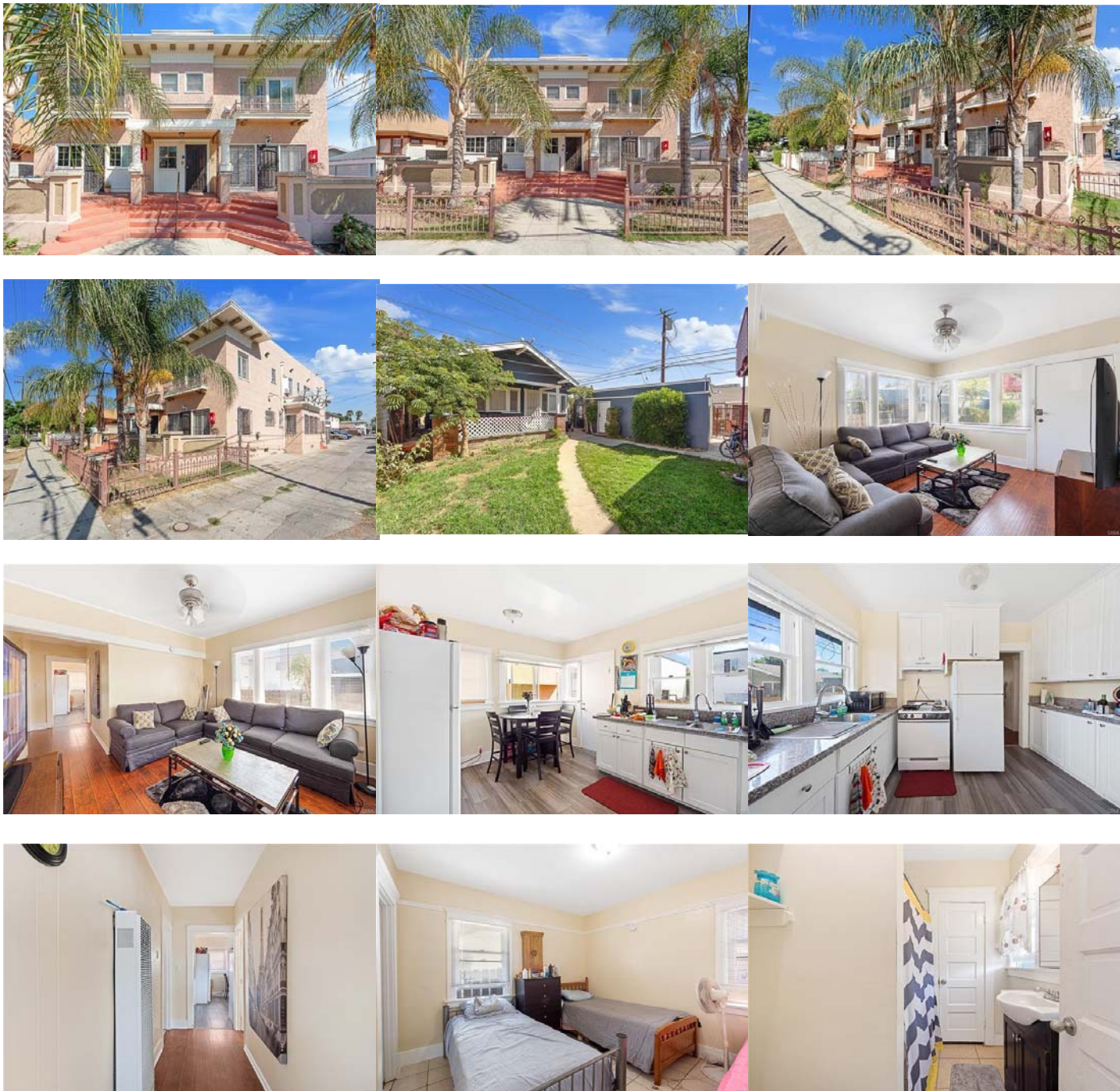
Michael Lembeck

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: PW21218127

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Search Criteria

Property Type is 'Residential Income'

Standard Status is 'Closed'

Contract Status Change Date is 01/16/2022 to 01/22/2022

City is 'Long Beach'

Number Of Units Total is 2+

Selected 13 of 13 results.