

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	210028966	S	3624 E 10th street	LONG			2	\$0	0	\$980,000↓			1919	3,364/0.07	N		01/05/22	34/34
2	PW21232906	S	321 W 17th ST	LONG	4	STD	2	\$60,000	5	\$745,000↑	\$346.19	2152	1929/ASR	4,135/0.0949	N	2	01/07/22	3/3
3	DW21125663	S	1915 E 60th ST	LONG	7	STD	2	\$34,800		\$690,000↑	\$456.35	1512	1952/OTH	4,901/0.1125	N	2	01/06/22	116/116
4	PW21182142	S	201 E Columbia ST	LONG	5	STD	3	\$48,600		\$760,000↓	\$393.37	1932	1924/ASR	7,558/0.1735	N	1	01/07/22	102/102
5	QC21206297	S	1514 Orange AVE	LONG	9	STD	3	\$84,000		\$1,139,000↓	\$543.68	2095	1930/PUB	5,840/0.1341	N	0	01/07/22	-7/-7
6	PW21214120	S	18 Roswell AVE	LONG	1	STD	5	\$89,820		\$1,959,750	\$650.00	3015	1968/APP	4,097/0.0941	N	1	01/06/22	13/13
7	PW21202745	S	285 295 Cerritos AVE	LONG	4	STD	7	\$122,160		\$1,780,000↓	\$320.84	5548	1921/ASR	8,544/0.1961	N	0	01/05/22	87/87
8	PW21165954	S	6107 Linden AVE	LONG	7	STD	9	\$172,740		\$2,400,000↓	\$363.09	6610	1962/ASR	7,001/0.1607	N	6	01/03/22	70/321
9	PW21217548	S	19 Granada AVE	LONG	1	STD	10	\$239,880	4	\$4,275,000↓	\$595.24	7182	1931/ASR	4,572/0.105	N	0	01/03/22	42/266

Closed •

List / Sold: **\$997,000/\$980,000** ↓

3624 E 10th street • Long Beach 90804

34 days on the market

2 units • \$498,500/unit • sqft • 3,364 sqft lot • No \$/Sqft data •

Listing ID: 210028966

Built in 1919

CrossStreet: Loma Ave



Beautifully maintained Craftsman bungalow offering two homes on one lot! Both renovated and updated throughout with vintage and modern flair! Single story (3624) offers open concept living, kitchen with dining area wrapped in shiplap. Kitchen provides gourmet chef touches! Expansive bathroom shows off a mix of vintage elegance and slate tile work! Transport back to the beauty of New Orleans in the private backyard and patio area! Well designed custom brick work, pergola and built in BBQ. Second home (3626) is set up the above garage. Loft bedroom with vaulted ceilings! Vintage "Captains" kitchen! Stylish bathroom with skylights! 2 car garage offers storage and washer/dryer area. Off street parking available. A rare gem, perfect for either owner occupied space, multi-family or as income producing rentals! This property is not to be missed! Single story (3624) is a 1bed/1bath that offers open concept living! Kitchen provides gourmet chef touches with Caesar stone counters, stainless steel sink and peninsula bar area with gas range. Spacious hallway closet may be used as an office space. Welcome to your backyard oasis that offers the perfect space to relax and enjoy or entertain in the tranquil surroundings. Shading trees, manicured foliage, and secret back door complete this magical space. Second home (3626) is a 1bed/1bath that is set up above garage to take advantage of the views and peacefulness amongst the trees. Original floors throughout! This property offers newer roofs, dual pane windows, tankless water heater, updated electrical and plumbing. 2 car garage below (3626) offers plenty of storage, washer/dryer area and sink. Located in the desirable area of Belmont Heights! Close proximity to restaurants, shopping, parks, schools and the Beach/Marina! Convenient freeway access to LA & Orange County! The charm and character of this property is not to be missed! Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 3624 Unit # for Unit 2: 3626 Number of Furnished Units: 0 Topography: LL Frontage: Open Space

Facts & Features

- Sold On 01/05/2022
- Original List Price of \$997,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater, Tankless Water Heater

Exterior

- Lot Features: Sprinklers Manual, Sprinkler System

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- 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	1	1		\$0		\$0

2:	1	1	1	\$0	\$0
3:		0			
4:		0			

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric:• Gas Meters:• Water Meters:• Carpet:• Dishwasher: 0• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio: 2• Ranges: 2• Refrigerator: 2• Wall AC: |
|--|---|

Additional Information

- Los Angeles County
- Parcel # 7254014011

Michael Lembeck

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

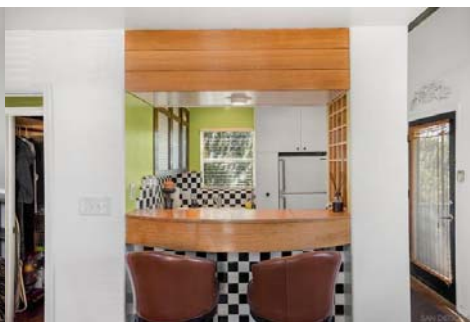
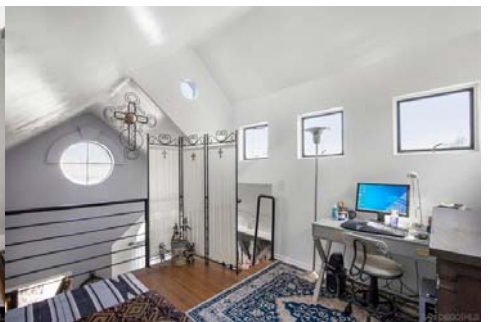
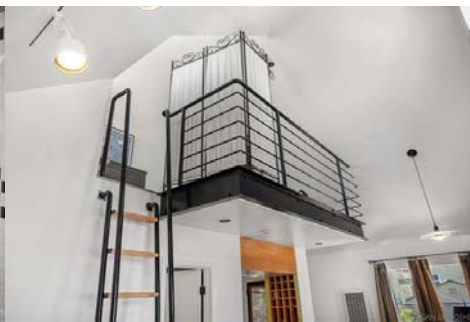
Re/Max Property Connection

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

☐ Click arrow to display photos









Closed •

List / Sold: **\$735,000/\$745,000** ↑

321 W 17th St • Long Beach 90813

3 days on the market

**2 units • \$367,500/unit • 2,152 sqft • 4,135 sqft lot • \$346.19/sqft •
Built in 1929**

Listing ID: PW21232906

Pacific Ave/ W 17th St.



Great investment opportunity to own this two-story, 2 unit building in Long Beach. The front downstairs home is a two bedroom, one bathroom unit with a bonus room and added dining room area that steps out to your large patio; it has been partially upgraded and is very spacious. The upstairs unit can also be accessed through the front of the building. It has two bedrooms and one bathroom, its own laundry area and second entrance in the back along with a large balcony. There is plenty of storage including a shed in the back behind your two car garage. Walking distance to the metro station on Long Beach Blvd., shops, restaurants and a bike ride away to Downtown Long Beach. Set your own market rents as both units will be delivered vacant! Don't miss this opportunity.

Facts & Features

- Sold On 01/07/2022
- Original List Price of \$735,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- \$464 (Estimated)
- Laundry: Individual Room, Inside
- Cap Rate: 5.31
- \$60000 Gross Scheduled Income
- \$39000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,000
- 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

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$0	\$0	\$2,600
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,400

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

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7269036026

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: PW21232906

Printed: 01/09/2022 1:21:47 PM

Closed •

List / Sold: **\$685,000/\$690,000** ↑

1915 E 60th St • Long Beach 90805

116 days on the market

**2 units • \$342,500/unit • 1,512 sqft • 4,901 sqft lot • \$456.35/sqft •
Built in 1952**

Listing ID: DW21125663

Off of Cherry & 60Th St



B.O.M! Great Opportunity to own a Duplex in the Beautiful City of North Long Beach! Both units are 2 Beds, 1 Bath with their own indoor laundry connections. Excellent investment opportunity to own two homes on a lot in one of Long Beach's strongest rental markets. This cozy property has a 1 Car garage for each unit with a LONG DRIVEWAY with the possibility of turning the garage into an ADU! Both units are currently occupied with long term tenants on a Month-To-Month lease. Located within close proximity to the 91, 710, and 105 freeways, with easy access to retail stores, schools and local entertainment. Quiet street with plenty of street parking. Potential To convert garage into an ADU!!!

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$689,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: Washer Hookup
- \$34800 Gross Scheduled 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: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525011
- 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	Furnished	\$1,450	\$1,450	\$1,900
2:	1	2	1	0	Furnished	\$1,450	\$1,450	\$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
- 7 - North Long Beach area
- Los Angeles County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos





Closed •

List / Sold: **\$819,900/\$760,000** ↓

201 E Columbia St • Long Beach 90806

102 days on the market

3 units • \$273,300/unit • 1,932 sqft • 7,558 sqft lot • \$393.37/sqft • Built in 1924

Listing ID: PW21182142

Cross Streets: N Columbia/ W Long Beach Blvd



This property makes good rental income. Or you can live in one and let the other 2 help pay your mortgage. It is conveniently located near Memorial Hospital and only a few miles from shopping centers. Great three separate houses with ample off street parkings. Front house has new roof with permits 3 or 4 years ago. Buyers and buyers' agent should do their own due diligence with the City of Long Beach regarding all permits pertaining to the property. Drive by only. Please do NOT disturb tenants. Thank you for your interest.

Facts & Features

- Sold On 01/07/2022
- Original List Price of \$849,000
- 3 Buildings
- Levels: One
- 8 Total parking spaces
- \$2,020 (Assessor)
- Laundry: Outside
- \$48600 Gross Scheduled Income
- \$32290 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,610
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$360
- Cable TV: 01441279
- Gardener:
- Licenses:
- Insurance: \$850
- Maintenance:
- Workman's Comp:
- Professional Management: 2884
- Water/Sewer: \$840
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	0	0	Unfurnished	\$1,900	\$1,900	\$2,300
2:	1	1	0	0	Unfurnished	\$1,100	\$1,100	\$1,100
3:	1	1	0	1	Unfurnished	\$1,050	\$1,050	\$1,100

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
- 5 - Wrigley Area area

- Los Angeles County
- Parcel # 7206023014

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: PW21182142

Printed: 01/09/2022 1:21:50 PM

Closed • **Triplex**

List / Sold:

\$1,139,000/\$1,139,000 ↓

-7 days on the market

Listing ID: OC21206297

1514 Orange Ave • Long Beach 90813

3 units • **\$379,667/unit** • **2,095 sqft** • **5,840 sqft lot** • **\$543.68/sqft** •
Built in 1930

Head South on Orange Ave from PCH, Turn Left onto 15th Street, Go around the circle and the property is on the left side.



Renovated Triplex in the Poly District in Long Beach! Located down the street from Long Beach City College and a short commute to the Marina, this triplex makes for a perfect investment unit - you can rent all three units or live in one and rent out the rest. The back building consists of a 2 bed / 1 bath duplex with identical floor plans. The Unit to the right has been recently upgraded with new luxury vinyl flooring, fresh paint, new baseboards, tile surround tub with new fixtures, brand new kitchen with Quartz countertops and soft close cabinets, recessed lights in the kitchen and the living room and new doors. The outside has been freshly painted, new double pane windows (installation is in a few weeks) and a new roof with a 30 year warranty. The front unit consist of a 3 bed 1 bath apartment. In terms of rent, the duplex in the back can rent for \$4,000 per month total (one of the units is currently rented for \$2,000 per month) and the front 3 bedroom is currently renting for \$3,000 per month bringing the total monthly pro forma to \$7,000 per month (\$84,000 / year). Recent comps: 4-plex on Gundry sold for almost \$1.4 M producing \$100k per year. Photos are from the renovated unit (virtually staged). Professional photos coming soon.

Facts & Features

- Sold On 01/07/2022
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$590 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen, Stackable
- \$84000 Gross Scheduled Income
- \$84000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Main Floor Bedroom
- Floor: Vinyl
- Appliances: Electric Oven, Free-Standing Range, Gas Range
- Other Interior Features: Recessed Lighting, Storage

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Lot 6500-9999, Park Nearby
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01443822
- 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	\$2,000	\$2,000	\$2,000
2:	1	3	1	0	Unfurnished	\$3,000	\$3,000	\$3,000
3:	1	2	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 9 - Poly High area
 - Los Angeles County
 - Parcel # 7268035024

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: OC21206297

Printed: 01/09/2022 1:21:50 PM

Closed • **Apartment**

List / Sold: **\$1,959,750/\$1,959,750**

18 Roswell Ave • Long Beach 90803

13 days on the market

5 units • **\$391,950/unit** • **3,015 sqft** • **4,097 sqft lot** • **\$650.00/sqft** •
Built in 1968

Listing ID: PW21214120



Tremendous opportunity to own this 5-unit building in the very attractive neighborhood of Belmont Shore. 18 Roswell has a unit mix of (3) 1 Bed/ 1 Bath units and (2) studio units. The property features 7 carport parking spaces with one garage space for additional parking - which is a huge plus for tenants who will greatly appreciate the provided amenities and stay longer for it. With a common balcony, tenants can enjoy the cool ocean breeze and have an area to unwind. All units have an abundance of natural light, giving tenants the perfect opportunity to enjoy the ideal beach living environment. This property has communal on-site laundry - which is leased with a portion of the proceeds going to the owner.

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$1,959,750
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 7 Total carport spaces
- \$811 (Estimated)
- Laundry: Community
- \$89820 Gross Scheduled Income
- \$62874 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Waterfront Features: Across the Road from Lake/Ocean
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	1	Unfurnished	\$1,550	\$1,550	\$2,250
2:	1	1	1	0	Unfurnished	\$1,325	\$1,325	\$2,250
3:	2	0	1	0	Unfurnished	\$1,250	\$1,250	\$1,995

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
- Rent Controlled

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7256037034

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: PW21214120

Printed: 01/09/2022 1:21:51 PM

Closed •

List / Sold:

\$1,795,000/\$1,780,000 ↓

87 days on the market

Listing ID: PW21202745

285 295 Cerritos Ave • Long Beach 90802

**7 units • \$256,429/unit • 5,548 sqft • 8,544 sqft lot • \$320.84/sqft •
Built in 1921**

E 3rd St & Alamitos Ave



285-295 Cerritos Avenue is a 7-unit investment asset well-located in the highly desirable Alamitos Beach neighborhood of Long Beach, just a short walk to the beach and Bluff Park, and in close proximity to East Village Arts District and 4th Street/Retro Row. The property is comprised of sizable units with a favorable mix of (4) 1 BD+1BA+Den; (1) Studio+Den and (2) Studios. This 1920's property features vintage hardwood floors with period built-ins and detailing. Onsite laundry and garages provide additional income. Off-street surface parking is available for up to six cars. The property is in close proximity to the hip boutiques, restaurants and bars along Fourth Street/Retro Row and along the Broadway Corridor. The neighborhood is also adjacent to East Village Arts District, Downtown Long Beach and a myriad of employment opportunities. According to Niche.com, Alamitos Beach ranks as the number three of 47 Best Neighborhoods for Young Professionals. Rents in this submarket are 19% higher than other Long Beach submarkets, on average and vacancy rates are historically low. 285-295 Cerritos Avenue has 23% upside potential in income and six of the seven units are on month-to-month terms.

Facts & Features

- Sold On 01/05/2022
- Original List Price of \$1,950,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- \$1,170 (Estimated)
- Laundry: Common Area
- \$122160 Gross Scheduled Income
- \$73098 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$42,954
- Electric: \$900.00
- Gas: \$900
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01914434
- Gardener:
- Licenses: 700
- Insurance: \$2,774
- Maintenance: \$4,850
- Workman's Comp:
- Professional Management: 5803
- Water/Sewer: \$900
- Other Expense: \$1,400
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	0	Unfurnished	\$1,563	\$6,252	\$1,945
2:	1	0	1	0	Unfurnished	\$1,495	\$1,495	\$1,550
3:	2	0	1	0	Unfurnished	\$1,070	\$2,140	\$1,198

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 4 - Downtown Area, Alhambra Beach area
- Los Angeles County
- Parcel # 7275003027

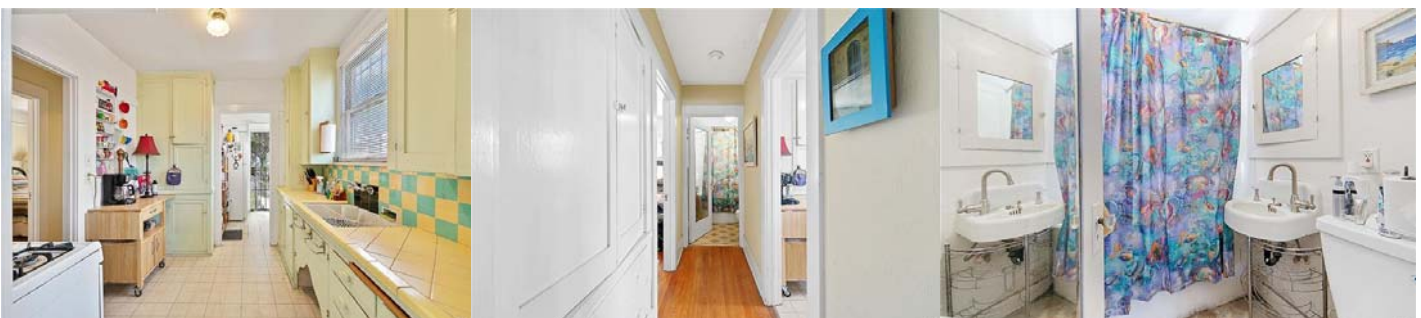
Michael Lembeck

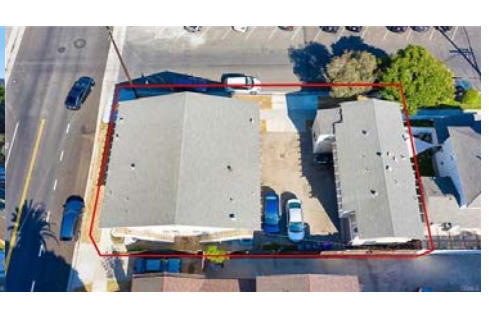
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos





Closed •

List / Sold:

\$2,425,000/\$2,400,000 ↓

70 days on the market

Listing ID: PW21165954

6107 Linden Ave • Long Beach 90805

**9 units • \$269,444/unit • 6,610 sqft • 7,001 sqft lot • \$363.09/sqft •
Built in 1962**

Left on E 61st St onto Linden



We are pleased to present a completely turn-key apartment building located in Long Beach, California. Built in 1959, the subject property consists of 6,450 rentable square feet spread throughout a 6,500 square foot lot. Eight units are 2 bedroom / 1 bathroom units and one unit is 3 bedroom / 2 bathroom. There are 6 garages and storage for tenant convenience and can also be used to generate income for the owner. It has a pitched roof and is also separately metered for gas and electricity which helps keep expenses to a minimum. There is also a laundry room which makes additional income. Owners enjoy the high demand for rentals in a coastal city of Southern California. Tenants enjoy living close to shops, restaurants, cafes, entertainment centers and grocery stores. The city of Long Beach continues to progress forward and is currently experiencing major redevelopment. The Long Beach port is undergoing \$4.4 billion in future redevelopment that will create 14,000 new and permanent jobs in Southern California. The \$495 million Long Beach Courthouse was recently completed and opened in September 2013. Long Beach sustains its ability to attract renters due to its strong economy and quality of life. This is an excellent opportunity to acquire a quality asset in a high demand rental market with strong in place income in one of the best neighborhoods of Long Beach.

Facts & Features

- Sold On 01/03/2022
- Original List Price of \$2,425,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Common Area
- \$172740 Gross Scheduled Income
- \$118645 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer, Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$53,713
- Electric: \$5,400.00
- Gas: \$744
- Furniture Replacement:
- Trash: \$744
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$744
- Maintenance:
- Workman's Comp:
- Professional Management: 8757
- Water/Sewer: \$744
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	1	7	Unfurnished	\$1,562	\$12,495	\$1,695
2:	1	3	2	1	Unfurnished	\$1,900	\$1,900	\$2,295

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7125009012

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: PW21165954

Printed: 01/09/2022 1:21:51 PM

Closed •

List / Sold:

\$4,400,000/\$4,275,000 ↓

42 days on the market

Listing ID: PW21217548

19 Granada Ave • Long Beach 90803

**10 units • \$440,000/unit • 7,182 sqft • 4,572 sqft lot • \$595.24/sqft •
Built in 1931**

Corner of Ocean Blvd and Granada Ave



Pride of Ownership, Ten Unit, Trophy Property! Located within the highly sought after community of Belmont Shore, merely footsteps from the sand. 19 Granada is a picturesque 1930's building, featuring all classic characteristics and qualities of early 20th century architecture – boasting magnificent high ceilings, built in cabinetry, large open floor plans with an abundance of natural light. Embodying a highly desirable unit blend; Six large 1 bedroom x 1 bathroom units along with Four large studios. The asset is separately metered for gas and electric and has its own large laundry room. Upper front units have beautiful heavily arched windows and ocean views. Consequently, all 10 units are in incredibly high demand, due to the buildings design, unit floor plans and proximity to the Ocean. Not only mere steps from the sand but just a short stroll to “2nd street”, which houses most of Long Beaches best fashion stores, restaurants, bars and coffee shops. Perfect building for the sophisticated investor looking for a prime asset in an A+ location.

Facts & Features

- Sold On 01/03/2022
- Original List Price of \$4,500,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$0 (Estimated)
- Laundry: Community, Inside, Upper Level
- Cap Rate: 3.52
- \$239880 Gross Scheduled Income
- \$155043 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Wood
- Appliances: Gas Oven, Gas Cooktop, Refrigerator
- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: Rectangular Lot, Paved, Walkstreet
- Waterfront Features: Across the Road from Lake/Ocean
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$80,039
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01834818
- Gardener:
- Licenses: 0
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description: 0

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	0	Unfurnished	\$2,158	\$12,948	\$2,500
2:	4	0	1	0	Unfurnished	\$1,566	\$6,264	\$1,750

Of Units With:

- Separate Electric: 11
- Gas Meters: 11
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio:
- Ranges: 10
- Refrigerator: 10
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7247021022

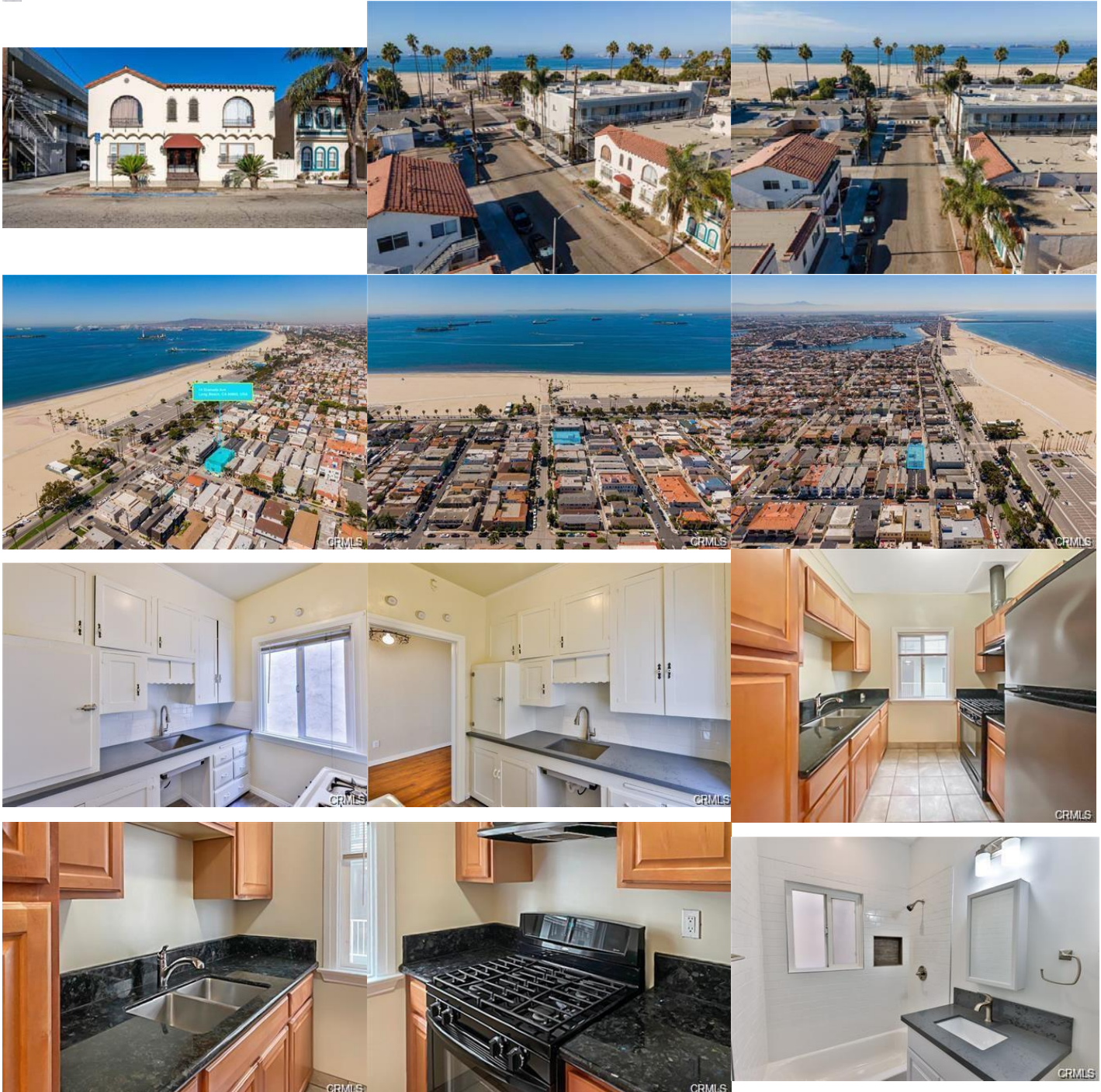
Michael Lembeck

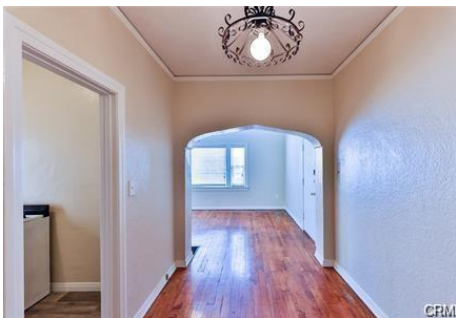
State License #: 01019397
Cell Phone: 714-742-3700

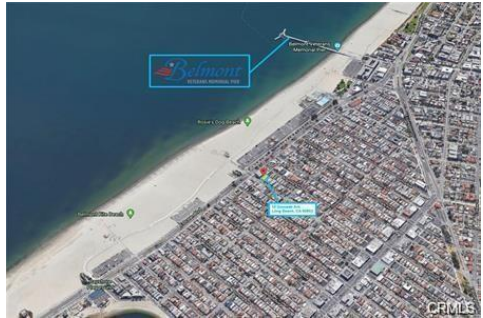
Re/Max Property Connection

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

 Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: PW21217548

Printed: 01/09/2022 1:21:53 PM

Search Criteria

Property Type is 'Residential Income'
 Standard Status is 'Closed'
 Contract Status Change Date is 01/02/2022 to 01/08/2022
 City is 'Long Beach'
 Number Of Units Total is 2+
 Selected 9 of 9 results.