

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	RS22093925	S	1239 N Loma Vista DR	LONG	4	STD	2	\$64,440		\$800,000↓	\$347.67	2301	1926/ASR	4,357/0.1	N	1	01/23/23	163/163
2	OC22183463	S	2253 Linden AVE	LONG	9	STD	4	\$84,988		\$1,159,000↓	\$500.43	2316	1922/ASR	5,614/0.1289	N	4	01/23/23	106/106
3	OC22211290	S	1117 E Carson ST	LONG	699	STD	8	\$147,600		\$2,400,000↓	\$345.97	6937	1948/ASR	9,148/0.21	N	5	01/24/23	44/44
4	OC22207908	S	1325 Stanley AVE	LONG	3	STD,TRUS	10	\$61,740		\$1,300,000↓	\$332.99	3904	1923/ASR	6,455/0.1482	N	0	01/27/23	108/108

Closed •

List / Sold: **\$820,000/\$800,000** ↓

163 days on the market

1239 N Loma Vista Dr • Long Beach 90813

2 units • \$410,000/unit • 2,301 sqft • 4,357 sqft lot • \$347.67/sqft •

Built in 1926

Listing ID: RS22093925

710 South Exit Anaheim East and turn South on Magnolia, Left on Loma Vista



PLEASE DO NOT DISTURB THE TENANTS. INCOME PROPERTY; AWESOME OPPORTUNITY!!! - Multifamily detached duplex both w/3 bdrm each; Front home 1106 sqft. 3bd/1.5bth w/ separate parking & patio from back house. The 2nd home was built in 1987 and has 2 levels at 1195 sqft. 3bd, 2.5bth w/3 car attached garage. Both homes have Indoor laundry; Great for 2 families Or Grow your Investment!! Tenant Occupied on Month to Month with great payment history. Gated. Only a few miles from Downtown Long Beach; Shoreline Village; Restaurants, Shopping & Entertainment.

Facts & Features

- Sold On 01/23/2023
- Original List Price of \$835,000
- 2 Buildings
- Levels: One, Two
- 5 Total parking spaces
- Heating: Central, Fireplace(s)
- \$0 (Assessor)
- Laundry: Inside
- \$64440 Gross Scheduled Income
- \$60880 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Laundry, Master Bathroom
- Floor: Laminate, Tile, Vinyl
- Appliances: Range Hood, Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 0-1 Unit/Acre, Irregular Lot, Near Public Transit, Sprinklers None
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,160
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01936770
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,560
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,795	\$2,795	\$2,795
2:	1	3	3	1	Unfurnished	\$2,575	\$2,575	\$2,575

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Drapes:
- Patio: 1
- Ranges: 1

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator: 1
- Wall AC: 0

Additional Information

- Standard sale

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7272002018

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 • **Quadruplex**

List / Sold:

\$1,164,900/\$1,159,000 ↓

106 days on the market

Listing ID: OC22183463

2253 Linden Ave • Long Beach 90806

4 units • **\$291,225/unit** • **2,316 sqft** • **5,614 sqft lot** • **\$500.43/sqft** •
Built in 1922

Willow & Atlantic



This turn key Long Beach Fourplex is a money maker on day one. All the kitchens and bathrooms have been upgraded in the past three years. Kitchens have new flooring, appliances, cabinets and quartz countertops. All units have newer mini-split AC/Heater units in the living rooms. Over \$90,000 in upgrades the past three years. The two one bedroom units have laundry hook ups inside their garages. Garage doors were all replaced recently. Units are separately metered for gas and electricity. Some rents are dues for a 10% increase. All tenants are current on their rent payments.

Facts & Features

- Sold On 01/23/2023
- Original List Price of \$1,189,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Ductless
- Heating: Ductless, Wall Furnace
- \$0 (Unknown)
- Laundry: See Remarks
- \$84988 Gross Scheduled Income
- \$74220 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: \$5,990
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$540
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$2,052
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$828
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,995	\$1,995	\$2,195
2:	1	2	1	1	Unfurnished	\$1,994	\$1,994	\$2,195
3:	1	1	1	1	Unfurnished	\$1,285	\$1,285	\$1,495
4:	1	1	1	1	Unfurnished	\$1,495	\$1,495	\$1,495

Of Units With:

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

Additional Information

- Standard sale
- 9 - Poly High area
- Los Angeles County
- Parcel # 7208020006

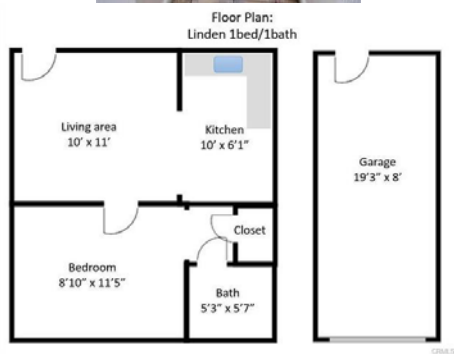
Michael Lembeck

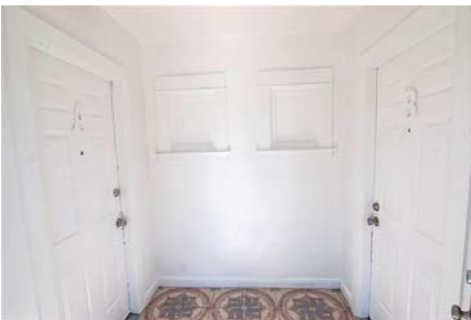
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos





Closed •

List / Sold:

\$2,500,000/\$2,400,000 ↓

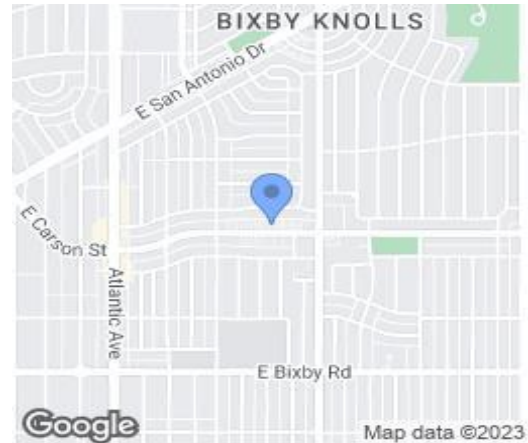
44 days on the market

Listing ID: OC22211290

1117 E Carson St • Long Beach 90807

**8 units • \$312,500/unit • 6,937 sqft • .21 acre(s) lot • \$345.97/sqft •
Built in 1948**

Nearby Cross Streets: East Carson Street & Orange Avenue



1117 East Carson Street is an 8-unit multifamily investment property located in Long Beach, California. 1117 East Carson Street offers an attractive mix of one and two-bedroom floor plans with amenities including a private lounge area for tenants, a quite central courtyard, on-site laundry, screen doors, dual-pane windows, and garage parking. This extremely well-maintained opportunity has recently underwent substantial renovations to its major systems that include a newer roof (2019), newer windows, electrical meters, gas meters, and in-unit plumbing (as needed). Majority of the units have been upgraded over the years and feature remodeled kitchens and bathrooms. Select units have newer wood flooring. Long Beach's strong rental metrics, including a 2021 vacancy rate of just 1.8 percent and year-over-year rent growth of 12.1 percent, are evidence of the substantial demand for rental units in the area. With current rents below market rates, 1117 East Carson Street represents an attractive value-add opportunity for a new owner. 1117 East Carson Street is situated in the desirable Bixby Knolls neighborhood of Long Beach, which primarily features single-family homes. Residents enjoy convenient access to everyday needs as well as a plethora of retail, dining, and entertainment options at the recently constructed Long Beach Exchange just 1.85 miles away. Additionally, the property benefits from its location just over 1.25 miles north of Interstate 405, connecting residents to employment hubs throughout Los Angeles and Orange Counties.

Facts & Features

- Sold On 01/24/2023
- Original List Price of \$2,500,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- \$1,516 (Assessor)
- Laundry: Community
- \$147600 Gross Scheduled Income
- \$86065 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$58,597
- Electric: \$1,100.00
- Gas: \$1,100
- Furniture Replacement:
- Trash: \$1,100
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$2,671
- Maintenance: \$6,000
- Workman's Comp:
- Professional Management: 7233
- Water/Sewer: \$1,100
- Other Expense: \$8,516
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	3	Unfurnished	\$5,480	\$5,480	\$7,800
2:	4	2	1	2	Unfurnished	\$6,820	\$6,820	\$9,000

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Los Angeles County
- Parcel # 7138012028

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:

\$2,000,000/\$1,300,000 ↓

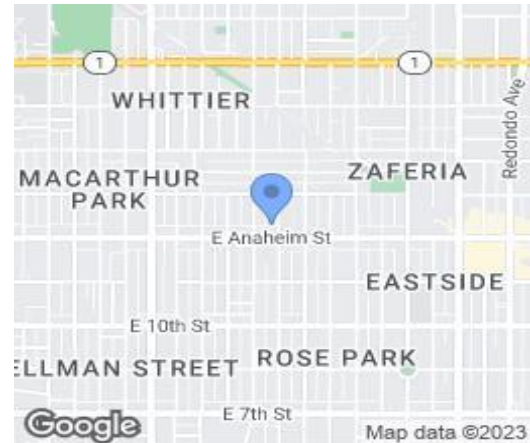
108 days on the market

Listing ID: OC22207908

1325 Stanley Ave • Long Beach 90804

10 units • \$200,000/unit • 3,904 sqft • 6,455 sqft lot • \$332.99/sqft • Built in 1923

from Anaheim & Cherry go east, L on Stanley, buildings will be on L



Located in a high demand rental area and less than 1.5 miles to the golden sand of the BEACH, these 10 units have not been on the market for a generation! Laid out in two parallel rows, you have 2 1-bedrooms in the front, then behind those are 6 studios, 3 on each side, followed by two studios in the back that have an additional retreat-like space. With plenty of employment, industry and retail nearby, there is always demand for these homes. Leave the roller coaster of the stock market and own an investment where you know every month the cash is rolling in!

Facts & Features

- Sold On 01/27/2023
- Original List Price of \$2,000,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- \$61740 Gross Scheduled Income
- \$33521 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 10 water meters available

Interior

Exterior

- Lot Features: Level with Street, Rectangular Lot, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,521
- Electric: \$3,303.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$5,000
- Cable TV: 01978196
- Gardener:
- Licenses: 799
- Insurance: \$339
- Maintenance: \$3,179
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$10,475
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$675	\$675	\$1,350
2:	1	1	1	0	Unfurnished	\$795	\$795	\$1,350
3:	1	0	1	0	Unfurnished	\$595	\$595	\$1,100
4:	1	0	1	0	Unfurnished	\$395	\$395	\$1,100
5:	1	0	1	0	Unfurnished	\$540	\$540	\$1,100
6:	1	0	1	0	Unfurnished	\$395	\$395	\$1,100
7:	1	0	1	0	Unfurnished	\$0	\$0	\$1,100
8:	1	0	1	0	Unfurnished	\$550	\$550	\$1,100
9:	1	1	1	0	Unfurnished	\$525	\$525	\$1,200
10:	1	1	1	0	Unfurnished	\$675	\$675	\$1,200

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7260023011

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: OC22207908

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