

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Soft	Soft	YrBuilt	LSqft/Ac	G
1	PW20262279	S	1811 E 11th ST	LONG	4	STD	2	\$0		\$563,000	\$609.31	924	1923/ASR	2,213/0.0508	
2	DW20237262	S	3192 Pine AVE	LONG	5	STD	2	\$24,000		\$940,000	\$274.61	3423	1964/ASR	7,797/0.179	
3	PW20231512	S	6525 Orange AVE	LONG	7	STD	2	\$0		\$595,000	\$407.53	1460	1950/ASR	4,269/0.098	
4	QC20253642	S	1722 Locust AVE	LONG	9	STD,TRUS	2	\$28,800		\$998,000	\$462.47	2158	1929/PUB	12,324/0.2829	
5	DW20227001	S	2790 Santa Fe AVE	LONG	11	STD	2	\$0		\$755,000	\$309.17	2442	1980/ASR	5,609/0.1288	
6	TR20180855	S	2820 E 70th ST	LONG	29	STD	2	\$64,800		\$899,000	\$360.18	2496	1921/ASR	9,186/0.2109	
7	RS20212203	S	1061 Cerritos AVE	LONG	4	STD	4	\$80,351	5	\$1,084,000	\$365.72	2964	1984/APP	6,744/0.1548	
8	DW20245053	S	1975 Magnolia AVE	LONG	5	STD	4	\$86,400		\$1,375,000	\$271.04	5073	1932/APP	8,031/0.1844	

Closed • DuplexList / Sold: **\$549,000/\$563,000** ↑**1811 E 11th St • Long Beach 90813****11 days on the market****2 units • \$274,500/unit • 924 sqft • 2,213 sqft lot • \$609.31/sqft • Built in 1923****Listing ID: PW20262279****11th Street between Rose and Gardenia.**

Charming 1923 Craftsman duplex. This property checks all the boxes: Vintage period charm, detached garage with driveway and outdoor space that offers a front and back yard. Unit #1811 on the left is a 1bed/1bath w/small office area and a private back yard. The right side is #1813 is a 1 bed/1bath unit has access to the garage/driveway with a small outdoor area. Shared laundry area and storage in garage. Low maintenance building and landscaping - easy for owner to manage. Tenants pay gas, water, trash and electric. Units have always rented quickly because of the vintage vibe, small yard and condition of the property. 11th Street dead-ends at Gardenia which make is a less traveled street as not a major thoroughfare.

Facts & Features

- Sold On 01/26/2021
- Original List Price of \$549,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Garage
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Wood
- Appliances: Gas Oven, Refrigerator
- Other Interior Features: Ceiling Fan(s), Ceramic Counters, Copper Plumbing Partial

Exterior

- Lot Features: Yard
- Fencing: Chain Link, New Condition, Wood
- 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:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7261030001

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$960,000/\$940,000** ↓**3192 Pine Ave • Long Beach 90807****35 days on the market****2 units • \$480,000/unit • 3,423 sqft • 7,797 sqft lot • \$274.61/sqft • Built in 1964****Listing ID: DW20237262****Long Beach Boulevard and 31st St.**

Massive and fantastic duplex for selling in a great location, highly sought of Memorial Heights at Bixby Knolls. 3,423 sq ft living area and 7,797 sq ft lot. Live in one house and rent the other, or perfect for two families wanting to live and qualify together for a loan, or investment opportunity with great rental potential. Both houses three bedrooms and two full bathrooms each, independent meter for utilities like electricity, water. First house is 1,176 sq ft living area and features three bedrooms with master room, two full bathrooms, big living rooms, open floor plan, attached two car garages with drive way for more parking cars, laundry hook-ups at the garage. The second house is 2,247 sq ft living area. Two stores in one side. The dining room can be accessed by a French door with ramp; two brick fireplaces. One at the dining and one at living room. It is so cozy, just imagine how beautiful it will be for you and your family gatherings in Christmas. One bedroom is at the first floor and two bedrooms upstairs. One of them is huge, and there is room to turn it in a fabulous master room; attached two car garages with driveway. Property can be accessed by the ally also. More, easy access to 405, 710, and 91 freeways, Metro line, businesses, restaurants, malls, schools, colleges, universities, and more here in Long Beach. This great duplex has it all in need of "TLC" and cosmetic updates to make it yours.

Facts & Features

- Sold On 01/26/2021
- Original List Price of \$949,999
- 2 Buildings
- Levels: One, Two
- 10 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Central
- Laundry: In Garage
- \$24000 Gross Scheduled Income
- \$22800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Family Room, Formal Entry, Kitchen, Laundry, Master Bathroom, Master Bedroom
- Floor: Carpet, Tile
- Appliances: Dishwasher, Gas & Electric Range, Gas Range, Microwave
- Other Interior Features: Brick Walls, Ceiling Fan(s), Furnished, Granite Counters, Laminate Counters, Open Floorplan, Two Story Ceilings

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard
- Fencing: Block, Privacy, Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Awning(s), TV Antenna

Annual Expenses

- Total Operating Expense: \$900
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01765027
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,000	\$24,000	\$2,000
2:	1	3	2	2	Unfurnished	\$0	\$0	\$0

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
- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7204011034

2/1/2021

Matrix

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Re/Max Property Connection

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CUSTOMER FULL: Residential Income **LISTING ID:** DW20237262

Printed: 02/01/2021 5:49:02 AM

Closed • **Commercial/Residential**List / Sold: **\$579,000/\$595,000** ↑**6525 Orange Ave** • Long Beach 90805**10 days on the market****2 units** • **\$289,500/unit** • **1,460 sqft** • **4,269 sqft lot** • **\$407.53/sqft** •
Built in 1950**Listing ID: PW20231512****Cross streets: Orange Avenue & Artesia Blvd**

Fully Upgraded 4 Bed / 3 Bath with a Commercial Business Unit in front! This property is conveniently Located in North Long Beach with easy access to freeways and public transportation. The Front unit has large glass windows allowing for natural light and a cute retro facade. Approx ...sq ft and a great source of rental income. It also includes, Air conditioning, new flooring, new blinds, new paint and half bathroom. Comes fully furnished and all of the office furniture is included in the sale The Residential Unit Amenities include: dual pane windows, new interior and exterior paint, new Vinyl Flooring, Air Conditioning. Open floor plan, 4 good sized bedrooms, including a very large Master Bedroom with Master Bath, 2 Bathrooms. Granite Countertops, Fireplace, Detached Garage with Long Gated Driveway which is able to fit multiple vehicles and private backyard. This property is avail for showings. Please call to schedule your appt Today!

Facts & Features

- Sold On 01/30/2021
- Original List Price of \$579,000
- 1 Buildings
- 1 Total parking spaces
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior**Exterior**

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01517077
- 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	0	1	0	Furnished	\$900	\$900	\$10,800
2:	1	4	2	1	Negotiable	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7115013023

Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$998,000/\$998,000**

1722 Locust Ave • Long Beach 90813

3 days on the market

2 units • \$499,000/unit • 2,158 sqft • 12,324 sqft lot • \$462.47/sqft • Built in 1929

Listing ID: OC20253642

1722 Locust Ave., Long Beach



Currently, the real estate consists of a classic 1929 Spanish-Style duplex, that has Two (2) 2 Bedroom / 1 Bath Townhouses, and a HUGE expanse of land in the rear that has alley access. With new developments surrounding the property, this complex is in the path of progress, and is just one block to the Light Rail Blue Line, as well as Class A Apartment developments. Recently Re-Zoned (SP1 - Midtown Specific Plan), the site allows for Residential, and/or Commercial Use, with the potential for 15-40 Units. Currently, the owner has preliminary drawings for a 25 Unit project. Whether you add value by fixing up the Duplex to its original charm, while also creating utilizing the back lot, or building additional units, this site offers tremendous upside!

Facts & Features

- Sold On 01/28/2021
- Original List Price of \$998,000
- 1 Buildings
- 4 Total parking spaces
- \$28800 Gross Scheduled Income
- \$9781 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,155
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,600
- 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:	2	2	1	0	Unfurnished	\$1,200	\$2,400	\$3,910

Of Units With:

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

Additional Information

- Standard, Trust sale
- 9 - Poly High area
- Los Angeles County
- Parcel # 7269019037

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Re/Max Property Connection

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Mission Viejo, 92691

Closed •List / Sold: **\$805,000/\$755,000 ↓****2790 Santa Fe Ave • Long Beach 90810****2 units • \$402,500/unit • 2,442 sqft • 5,609 sqft lot • \$309.17/sqft • Built in 1980****West on Santa Fe on corner****7 days on the market****Listing ID: DW20227001**

Two units in the heart of Long Beach! The first unit is 2790 has 2 bedrooms upstairs with a Jack and Jill restroom. Lots of natural light. Downstairs is a half bath with a large sun filled window! Also laundry closet indoors for a stackable laundry unit. The second unit 2792 is a 3 bedroom with a bonus room. Full laundry room available in kitchen. Both units have separate yard space and each comes with its each 2 car garage and additional outdoor storage space

Facts & Features

- Sold On 01/25/2021
- Original List Price of \$805,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Back Yard, Corner Lot, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$450
- Electric: \$100.00
- Gas: \$50
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$100
- 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	3	2	2	Unfurnished	\$0	\$0	\$2,500
2:	1	2	2	2	Unfurnished	\$0	\$0	\$2,000

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
- 11 - Westside area
- Los Angeles County
- Parcel # 7313020035

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Re/Max Property Connection

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

Closed •List / Sold: **\$925,000/\$899,000** ↓**2820 E 70th St • Long Beach 90805****108 days on the market****2 units • \$462,500/unit • 2,496 sqft • 9,186 sqft lot • \$360.18/sqft • Built in 1921****Listing ID: TR20180855****Paramount Blvd and 70TH Street**

Amazing opportunity to own a 2-story duplex townhouse style featuring (1) 3-Bedroom/2-Bath downstairs unit and (1) 3-Bedroom/1.5-Bathroom upstairs unit, for a total living area of 2,496 sqft. Situated on a large 9,186 sqft lot, there is an abundance of parking between the (2) 2-car garages, driveway and additional uncovered parking space to possibly adding an ADU. The units are well-maintained with minor updates and recent painting. Each unit features its own water heater, Central AC & Heating, as well as individual metering for gas & electric. There are W/ D hookups in each unit and the current owner also recently installed brand new white perimeter fencing. With great in-place income and rental upside rent potential, this is an excellent opportunity for an owner-user and investor alike to acquire an investment property in one of the most rapidly developing cities in Los Angeles.

Facts & Features

- Sold On 01/28/2021
- Original List Price of \$925,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Inside, See Remarks
- \$64800 Gross Scheduled Income
- \$48600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior**Exterior**

- Lot Features: 0-1 Unit/Acre, Garden
- Fencing: Excellent Condition
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$16,200
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01317108
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$2,950
2:	1	3	2	2	Unfurnished	\$2,080	\$2,080	\$2,600

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
- 29 - Lakewood Village area
- Los Angeles County
- Parcel # 7113010028

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Re/Max Property Connection

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

List / Sold:

Closed •**\$1,099,000/\$1,084,000** ↓**5 days on the market****Listing ID: RS20212203****1061 Cerritos Ave • Long Beach 90813****4 units • \$274,750/unit • 2,964 sqft • 6,744 sqft lot • \$365.72/sqft • Built in 1984****South of Anaheim, East of Alamitos**

This 4 UNIT BUILDING was built in 1984 and fully remodeled in 2018 - very low maintenance expenses. Four units are comprised of four 2 bedroom 1 bathroom units. The current owner invested a substantial amount in extensive renovation. The exterior of the building has recently been painted and the roof replaced. The stairs and balconies have been replaced. There may be the possibility of adding an ADU in the very large parking area. The property has all newer vinyl windows as well as sliding glass doors. Interiors have been repainted and upgraded the units have all new flooring. Two upstairs units have entirely new kitchens and new bathrooms. The property is near the Port of Long Beach, with convenient access to California State University, Long Beach & Long Beach City College. Please contact listing agent for more property information

Facts & Features

- Sold On 01/29/2021
- Original List Price of \$1,099,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- Laundry: Common Area, Dryer Included, Washer Included
- Cap Rate: 5.2
- \$80351 Gross Scheduled Income
- \$57314 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$20,627
- Electric: \$156.00
- Gas: \$144
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- Gardener:
- Licenses: 493
- Insurance: \$1,200
- Maintenance: \$3,117
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,541	\$1,541	\$1,850
2:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$1,850
3:	1	2	1	0	Unfurnished	\$1,675	\$1,675	\$1,850
4:	1	2	1	0	Unfurnished	\$1,730	\$1,730	\$1,850

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- 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 # 7267005011

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Re/Max Property Connection

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

List / Sold:

Closed •**\$1,399,000/\$1,375,000** ↓**18 days on the market****1975 Magnolia Ave • Long Beach 90806****4 units • \$349,750/unit • 5,073 sqft • 8,031 sqft lot • \$271.04/sqft •****Built in 1932****Listing ID: DW20245053****north of PCH/south of willow**

4 units in South Wrigley Area, all units just recently painted on the exterior. Front detached unit was built in 1932 consists of approx. 1400 sq. ft. w/ 3 bedrooms & 2 baths, dining room, nook and a beautiful wood burning fireplace w/ new windows, landscaping and some new vinyl fencing w/ its own private back yard and single car driveway. The rear triplex was built in 1990 and has new roof installed and consists of (3) 2 bedroom 2 bath units, lower unit is approx. 1000 sq. ft. and upper units are approx. 1200 sq. ft. All units have a 2 parking spaces in common garage. More pictures coming soon!!!!

Facts & Features

- Sold On 01/28/2021
- Original List Price of \$1,399,000
- 2 Buildings
- Levels: One, Two
- 8 Total parking spaces
- Heating: Wall Furnace, Natural Gas
- Laundry: In Closet, In Kitchen
- \$86400 Gross Scheduled Income
- \$72694 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Level, Sprinklers In Front
- Fencing: Partial, Vinyl, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,476
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$1,728
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,432
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,250	\$2,250	\$2,500
2:	1	2	2	2	Unfurnished	\$1,500	\$1,500	\$2,250
3:	1	2	2	2	Unfurnished	\$1,850	\$1,850	\$2,250
4:	1	2	2	2	Unfurnished	\$1,600	\$1,600	\$2,250

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7202042017

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Re/Max Property Connection

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