

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	PW22227239	S	237 w 6th St	LONG	4	STD	2	\$0		\$780,000 	\$498.40	1565	1902/ASR	7,495/0.1721	N	4	02/03/23	45/45
2	DW22204696	S	2942 E 63rd ST	LONG	7	STD	2	\$2,823		\$780,000	\$646.77	1206	1954/ASR	6,367/0.1462	N	5	01/31/23	67/192
3	PW22259844	S	3731 E 4th ST	LONG	2	STD	3	\$67,588		\$1,115,000 	\$543.37	2052	1919/PUB	6,499/0.1492	N	8	02/02/23	24/24

Closed • Duplex

List / Sold: **\$849,000/\$780,000** ↓

237 w 6th St • Long Beach 90802

45 days on the market

2 units • **\$424,500/unit** • **1,565 sqft** • **7,495 sqft lot** • **\$498.40/sqft** •

Listing ID: PW22227239

Built in 1902

Downtown Long Beach (cross streets Cedar Ave. and 6th st)



An investors dream! This duplex sits on a 7,495 SF lot with an unattached 4 car garage accessible through the alley. Each unit is 1 bedroom, 1 bathroom. This is a must see with lots of potential.

Facts & Features

- Sold On 02/03/2023
- Original List Price of \$879,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Outside
- \$20000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Wood
- Appliances: Gas Oven, Gas Range

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	4	Unfurnished	\$0	\$0	\$0
# Of Units With:								
	• Separate Electric: 1				• Drapes:			
	• Gas Meters: 1				• Patio:			
	• Water Meters: 1				• Ranges:			
	• Carpet:				• Refrigerator:			
	• Dishwasher:				• Wall AC:			
	• Disposal:							

Additional Information

- Standard sale
- Rent Controlled
- 4 - Downtown Area, Alamitos 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



CUSTOMER FULL: Residential Income LISTING ID: PW22227239

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Closed •

List / Sold: **\$780,000/\$780,000**

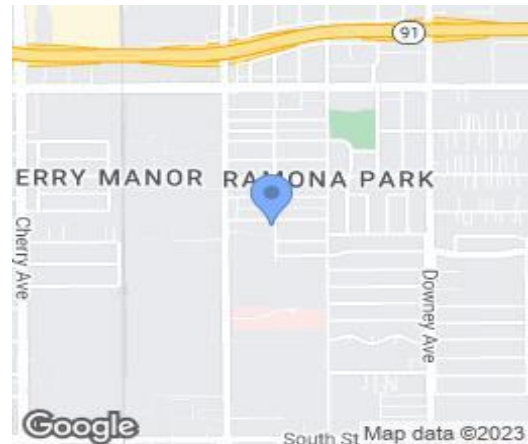
2942 E 63rd St • Long Beach 90805

67 days on the market

**2 units • \$390,000/unit • 1,206 sqft • 6,367 sqft lot • \$646.77/sqft •
Built in 1954**

Listing ID: DW22204696

PARAMOUNT/ALONDRA



EXTRAORDINARY DUPLEX IN A LARGE CORNER LOT. (TWO ADDRESS PROPERTY). THE MAIN UNIT ON 63rd ST IS 1 BEDROOM,1 BATH WITH EXTRA BONUS ROOM. 2 UNIT (ORIZABA) IS 3 BEDROOMS, 1 BATH. FROM AND BACK YARD IN BOTH UNITS. PER ASSESSOR THE PROPERTY SHOW 1206 SQFTBUT IS1552 SQFT WITH 5 CAR GARAGES. THE NEW OWNER CAN BE CONVERTED THE GARAGES (ADU) INTO 2 UNITS; 1BEDROOM,1 BATH EACH, GREAT OPPORTUNITY TO GENERATE ADDITIONAL INCOME AND INCREASE THE PROPERTY VALUE.

Facts & Features

- Sold On 01/31/2023
- Original List Price of \$780,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup
- \$2823 Gross Scheduled Income
- \$200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 01368364
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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	\$1,575	\$1,575	\$2,300
2:	1	1	1	1	Unfurnished	\$1,248	\$1,248	\$1,800

Of Units With:

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

Additional Information

- Standard sale

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7121014011

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: DW22204696

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Closed • **Triplex**

List / Sold:

\$1,199,000/\$1,115,000 ↓

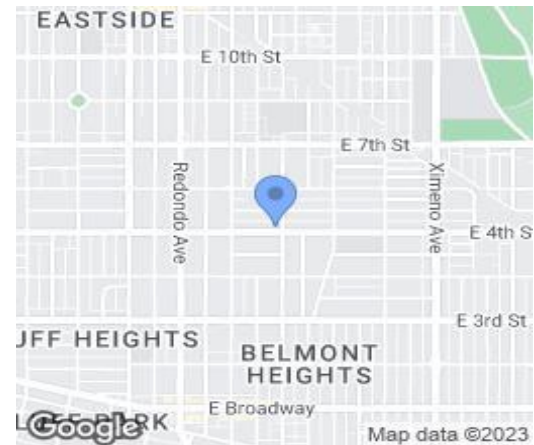
24 days on the market

3731 E 4th St • Long Beach 90814

3 units • **\$399,667/unit** • **2,052 sqft** • **6,499 sqft lot** • **\$543.37/sqft** •
Built in 1919

Listing ID: PW22259844

4th Street between Ximeno and Redondo. Across street from "Coffee Cup".



PRICE REDUCTION AND RENT INCREASES! Wonderful Long Beach/Belmont Heights Triplex Investment opportunity or live in the Classic Craftsman single family home offering 2 bedrooms and 1 bath with private yard, breakfast nook and laundry room and driveway, while your tenants offset your mortgage. Over the rear 4 garages are 2-1bedroom units each offering 1 bathroom and a shared laundry. The 4 garages are rented out separately. All units have been rented out very easily. Sellers are local and are motivated. Please do not contact tenants. Submit all offers subject to interior inspection.

Facts & Features

- Sold On 02/02/2023
- Original List Price of \$1,249,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- \$0 (Unknown)
- Laundry: Common Area, Gas & Electric Dryer Hookup, Inside, Washer Hookup
- \$67588 Gross Scheduled Income
- \$64240 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Wood
- Appliances: Gas Range, Refrigerator

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level with Street, Rectangular Lot, Level, Park Nearby, Utilities - Overhead, Walkstreet, Yard
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,762
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$360
- Cable TV: 01273285
- Gardener:
- Licenses:
- Insurance: \$1,752
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$650
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$3,025	\$3,025	\$3,550
2:	1	1	1	1	Unfurnished	\$1,128	\$1,128	\$1,500
3:	1	1	1	1	Unfurnished	\$985	\$985	\$1,500

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 2 - Belmont Heights, Alhambra Heights area
- Los Angeles County
- Parcel # 7255002022

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