

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	OC22022247	S	340 E 19th ST	LONG	4	STD	2	\$0		\$900,000	\$555.56	1620	1912/ASR	5,833/0.1339	N	0	02/03/22	0/0
2	PW21255999	S	3850 Elm AVE	LONG	6	STD	3	\$82,200		\$1,695,000	\$503.86	3364	1929/APP	12,692/0.2914	N	3	01/31/22	14/14
3	SB21246429	S	2075 Martin Luther King Jr AVE	LONG	9	BNKR	3	\$52,200		\$820,000	\$316.36	2592	1914/ASR	6,745/0.1548	N	0	02/02/22	64/68

Closed • Duplex

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

340 E 19th St • Long Beach 90806

0 days on the market

2 units • \$450,000/unit • 1,620 sqft • 5,833 sqft lot • \$555.56/sqft •

Listing ID: OC22022247

Built in 1912

Long Beach BLV and 19th street



Fully Remodeled 2 units.

Facts & Features

- Sold On 02/03/2022
- Original List Price of \$900,000
- 2 Buildings
- 7 Total parking spaces
- Cooling: ENERGY STAR Qualified Equipment
- Heating: ENERGY STAR Qualified Equipment
- \$454 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$100.00
- Gas: \$10
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01905956
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$50
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	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
- Rent Controlled
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7209008010

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: OC22022247

Printed: 02/06/2022 1:44:32 PM

Closed •

List / Sold: **\$1,695,000/\$1,695,000**

3850 Elm Ave • Long Beach 90807

14 days on the market

**3 units • \$565,000/unit • 3,364 sqft • 12,692 sqft lot • \$503.86/sqft •
Built in 1929**

Listing ID: PW21255999

Roosevelt & Elm Ave



The subject property is located at the prime Bixby Knoll location in Long Beach. It is surrounded by million-dollar single family homes. The average household income exceeds \$110,000 within one mile of the property. It is only minutes from the prestigious Virginia Country club, Steelcraft, Trader Joes and retail and restaurants. The triplex property is consisted of 3 Bedroom 2 Bath house in the front and a 2 Bedroom 1 Bath unit and a 1 Bedroom 1 Bath unit in the back. It is nicely layout with plenty of open spaces on a rare to find extra-large 12,692 sqft lot. Each unit has its own private yards. Due to the size of the land, an astute investor may find great value added opportunities through redevelopment or adding ADUs to the property (please check with the city). There are also tremendous upside in the rent and better management in expenses. The owner pays for the gas and water for the 2 Bedroom unit. The 1 Bedroom 1 Bath unit is an all electricity unit and the electricity is paid by the tenant. The 3 Bedroom 2 Bath room front house tenant also pay for its own utilities including water. There are 3 garage parking space and 1 open parking space. The property was built in 1929 with a few upgrades (electricity & plumbing) and additions throughout the year. Broker/Agent does not guarantee the accuracy of square footage, unit type, lot size, ordinances, zoning, permits, use code, concerning the conditions or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify the accuracy of all information.

Facts & Features

- Sold On 01/31/2022
- Original List Price of \$1,695,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$732 (Estimated)
- Laundry: In Garage
- \$82200 Gross Scheduled Income
- \$79734 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Appliances: Gas & Electric Range

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Lot 10000-19999 Sqft
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,327
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01247521
- Gardener:
- Licenses:
- Insurance: \$1,251
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,936
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$3,450	\$3,450	\$4,000
2:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$2,200
3:	1	1	1	0	Unfurnished	\$1,650	\$1,650	\$1,650

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7139005013

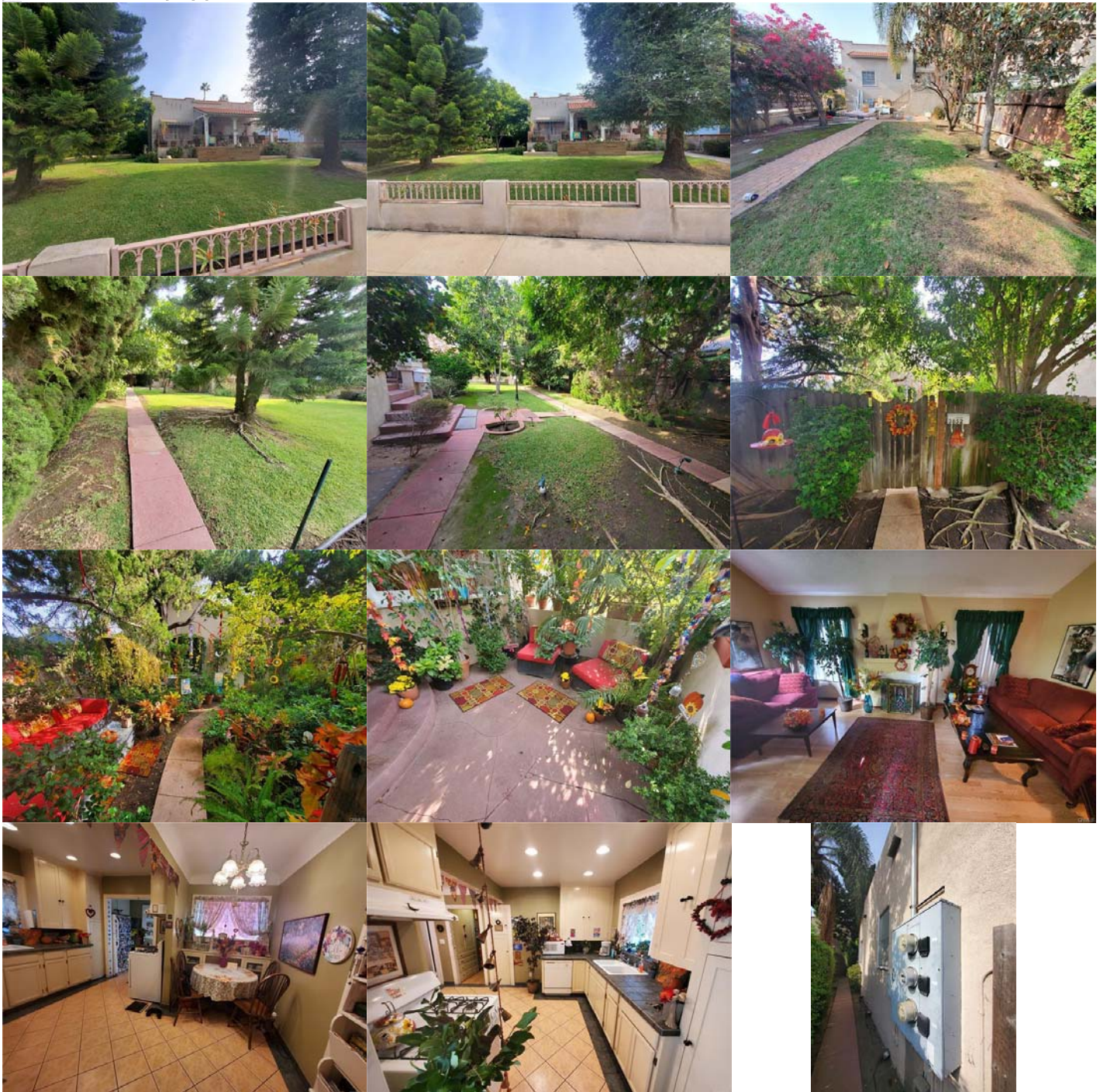
Michael Lembeck

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: PW21255999

Printed: 02/06/2022 1:44:32 PM

Closed •

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

2075 Martin Luther King Jr Ave • Long Beach 90806

64 days on the market

**3 units • \$273,333/unit • 2,592 sqft • 6,745 sqft lot • \$316.36/sqft •
Built in 1914**

Listing ID: SB21246429

Atlantic Ave. to E 21st St to MLK Jr. Ave.



Fantastic Opportunity to own this Triplex in fantastic location. Fenced yard/driveway. Offstreet parking in rear. Great mix of units with freestanding buildings, front is 3 bedroom/1 bath, rear has 2 bedroom/1 bath and 1 bedroom/ 1 bath. Great street with easy access to shopping, schools and transportation.

Facts & Features

- Sold On 02/02/2022
- Original List Price of \$820,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$678 (Estimated)
- \$52200 Gross Scheduled Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Level with Street
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01854035
- 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	0	Unfurnished	\$1,100	\$1,100	\$1,250
2:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$1,450
3:	1	3	1	0	Unfurnished	\$0	\$0	\$1,650

Of Units With:

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

Additional Information

- Bankruptcy Property sale
- Rent Controlled
- 9 - Poly High area
- Los Angeles County

• Parcel # 7210005007

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

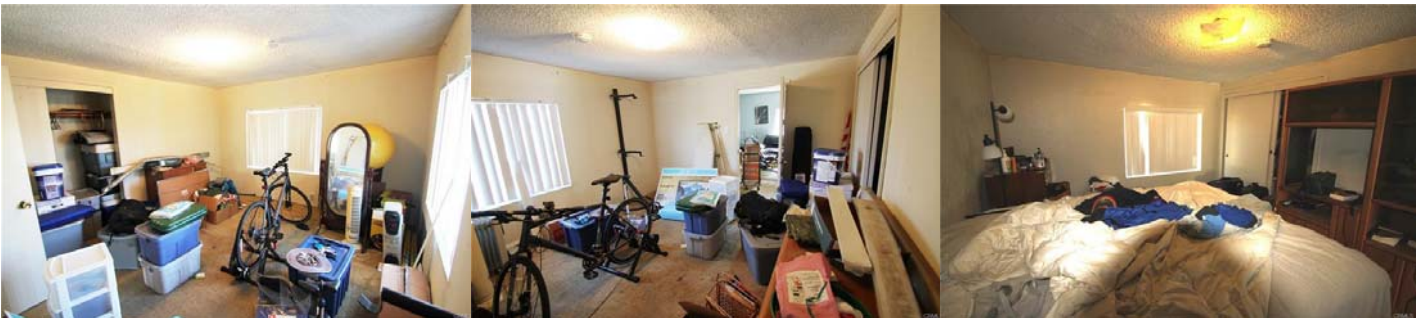
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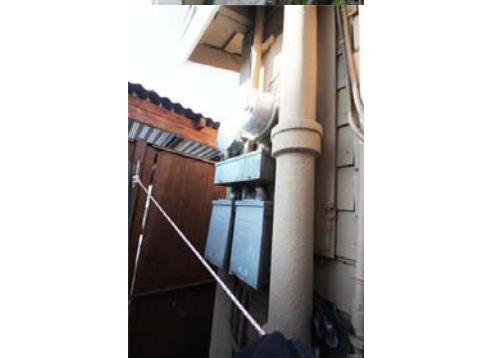
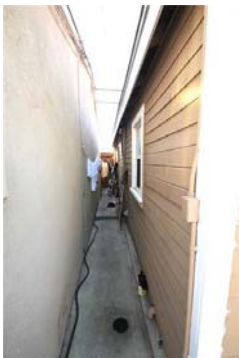
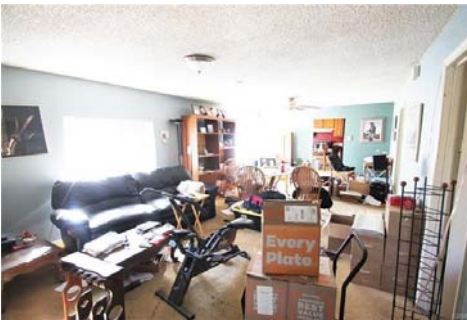
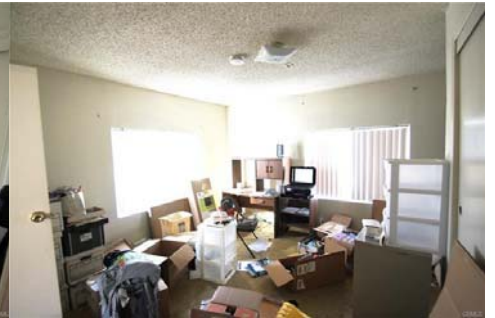
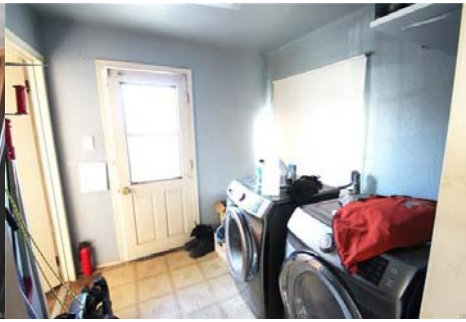
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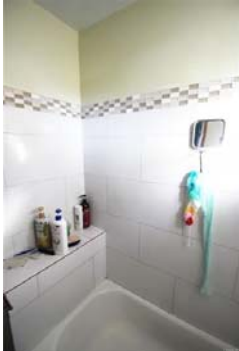
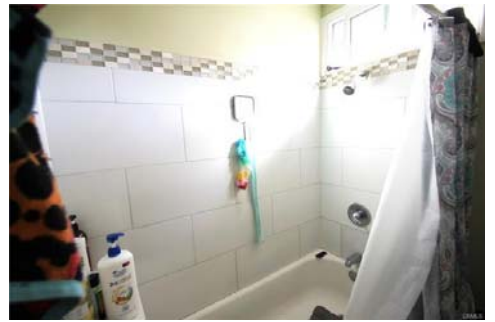
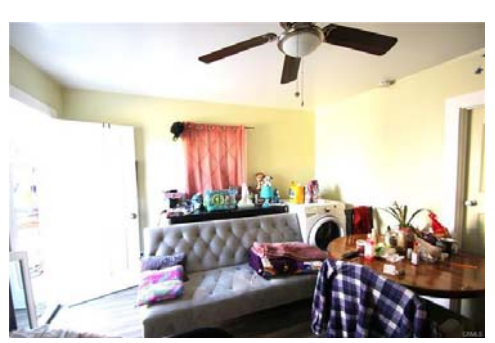
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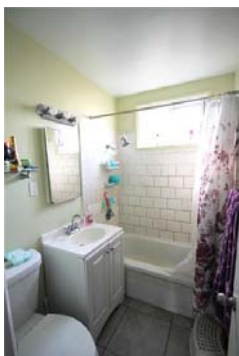
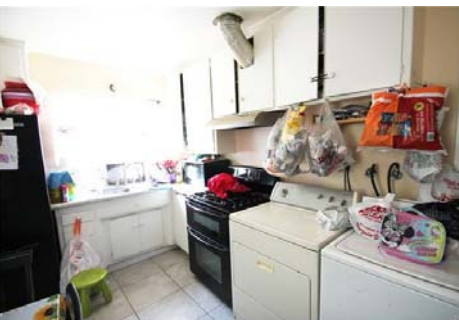
Mission Viejo, 92691

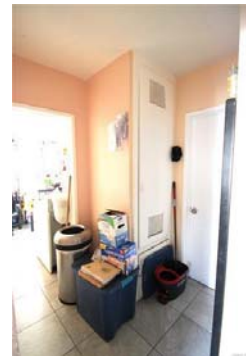
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CUSTOMER FULL: Residential Income **LISTING ID:** SB21246429

Printed: 02/06/2022 1:44:33 PM

Search Criteria

Property Type is 'Residential Income'

Standard Status is 'Closed'

Contract Status Change Date is 01/30/2022 to 02/05/2022

City is 'Long Beach'

Number Of Units Total is 2+

Selected 3 of 3 results.