

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	Spes	Date	DOM/CDOM
1	PW21221367	S	2223	25-2' Locust AVE	LONG	5	STD	3	\$48,000		\$739,000↓	\$301.63	2450	1944/ASR	5,819/0.1336	N		4	01/14/22	76/329
2	PW21186034	S	4117	E Mendez ST	LONG	3	STD	4	\$144,264	5	\$1,775,000↓	\$386.12	4597	1963/APP	6,498/0.1492	N		4	01/11/22	91/91
3	21102813	S		30 Belmont AVE	LONG	1	STD	8			\$2,636,000↓	\$628.22	4196	1948	3,157/0.07				01/10/22	3/3
4	OC21217563	S	46	E Plymouth ST	LONG	699	STD	8	\$145,956		\$2,259,000↓	\$331.82	6808	1964/PUB	7,605/0.1746	N		6	01/11/22	39/39

Closed • **Triplex**

List / Sold: **\$799,950/\$739,000** ↓

2223 25-27 Locust Ave • Long Beach 90806

76 days on the market

3 units • \$266,650/unit • 2,450 sqft • 5,819 sqft lot • \$301.63/sqft •

Listing ID: PW21221367

Built in 1944

W Long Beach Blv / N E Hill St



EXCELLENT INVESTMENT FOR FIRST TIME BUYERS OR INVESTORS IN A VERY GOOD Long Beach AREA CLOSED TO STORES SCHOOLS AND EVERY THING WITH A FRONT HOUSE 950+ SQF 2 BEDROOMS 1 BATH + 2 APARTMENTS ONE 2 BEDROOMS ONE BATH 810 sqf AND ANOTHER 1 BEDROOM 1 BATH 615 sqf , WITH A 4 CAR GARAGE + 4 PARKING SPECES AND SECURITY GATE , THE HOUSE HAS A NICE COURT PATIO AND ALSO THE 2 APARTMENTS WITH A BEAUTIFUL MATURE FRUIT TREES (GUAVAS, ORANGES, AND POMEGRANATES) LONG TIME TENANTS, PLEASED DO NOT DISTURBING OCCUPANTS RENTS ARE VERY LOW YOU CAN INCREASED . THIS WILL BE A 1031 NO COST FOR THE BUYER . WE WILL SHOW INSIDE THE PROPERTY ONLY WITH AN ACCEPTED OFFER. LISTING AGENT CO-OWNER

Facts & Features

- Sold On 01/14/2022
- Original List Price of \$799,950
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- 2 Total carport spaces
- Heating: Natural Gas, Wall Furnace
- \$0 (Unknown)
- Laundry: In Kitchen
- \$48000 Gross Scheduled Income
- \$44200 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

- Floor: Tile, Vinyl, Wood
- Appliances: None

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer
- Other Exterior Features: Barbecue Private

Annual Expenses

- Total Operating Expense: \$3,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$45
- Cable TV: 00936037
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$65
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,550	\$1,500	\$1,550
2:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,500
3:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,000

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Drapes: 3
- Patio: 3

- Water Meters: 2
- Carpet: 3
- Dishwasher: 0
- Disposal: 0

- Ranges: 3
- Refrigerator:
- Wall AC: 3

Additional Information

- Standard sale

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7208024026

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:

\$1,875,000/\$1,775,000 ↓

91 days on the market

4117 E Mendez St • Long Beach 90815

4 units • **\$468,750/unit** • **4,597 sqft** • **6,498 sqft lot** • **\$386.12/sqft** •
Built in 1963

Listing ID: PW21186034

Exit the 405 South onto Lakewood Blvd., then turn right on the outer traffic circle, turn right onto East Mendez St. and the property is on your right



4117 E Mendez is in a prime location and is the ideal student housing opportunity for CSU Long Beach students. Eliminate the stress of whether tenants are going to pay rent, as student housing rents are typically guaranteed by parents. Located just 5 minutes from CSULB and near the Traffic Circle, with a plethora of restaurants and supermarkets to choose from, this property is in a perfect location for any investor. With large units and an awesome unit mix of one large 3 Bedroom /2 Bath unit, one 2 Bedroom /2 Bath unit, and two 2 Bedroom/ 1 Bath units each with their own garage, this property appeals to a wide range of tenants. As an added bonus, the best part is that you get to set the new rents with THREE units to be delivered vacant at close of escrow.

Facts & Features

- Sold On 01/11/2022
- Original List Price of \$1,875,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- Cap Rate: 5.39
- \$144264 Gross Scheduled Income
- \$100984.8 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$43,279
- Electric: \$432.00
- Gas:
- Furniture Replacement:
- Trash: \$468
- Cable TV: 02156564
- Gardener:
- Licenses: 500
- Insurance: \$1,800
- Maintenance: \$2,812
- Workman's Comp:
- Professional Management: 8324
- Water/Sewer: \$3,600
- Other Expense: \$687
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Furnished	\$0	\$0	\$3,600
2:	1	2	2	1	Unfurnished	\$2,300	\$2,300	\$2,900
3:	1	2	1	1	Unfurnished	\$0	\$0	\$2,761
4:	1	2	1	1	Unfurnished	\$0	\$0	\$2,761

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7219008034

Michael Lembeck

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

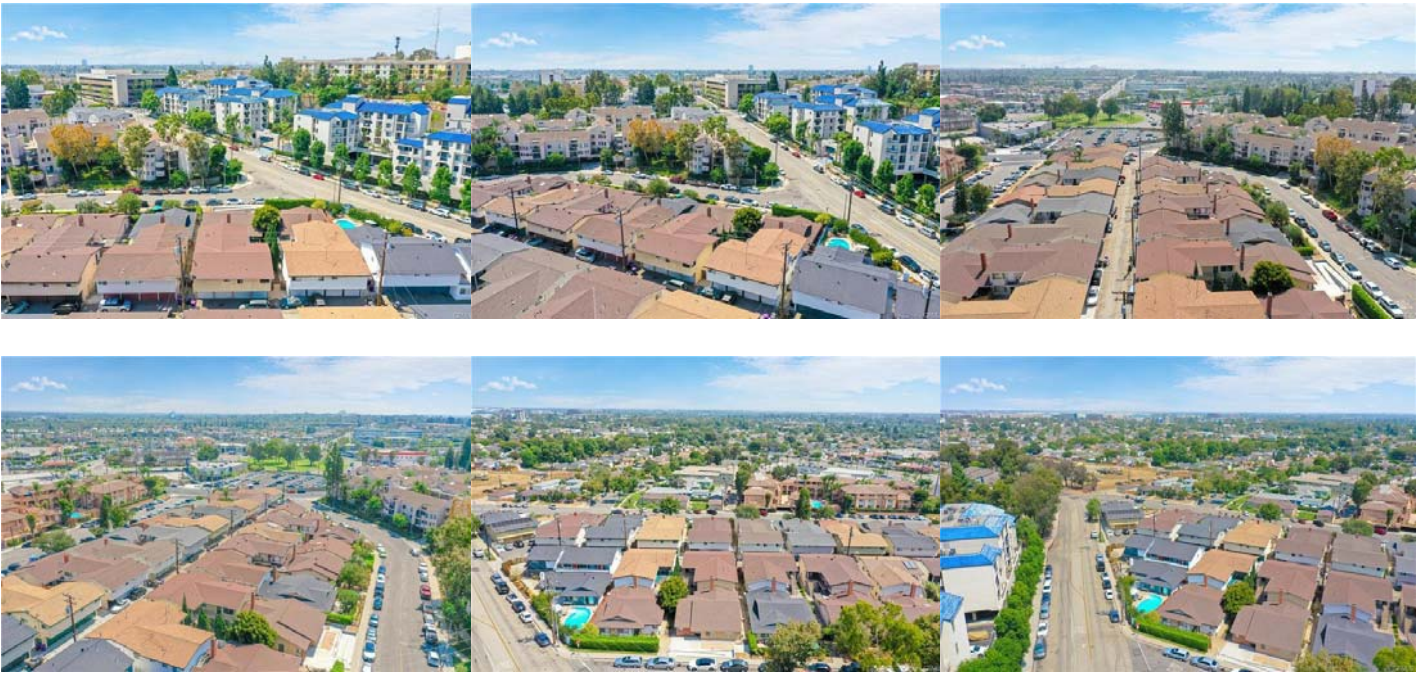
Re/Max Property Connection

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

☐ Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: PW21186034

Printed: 01/16/2022 10:35:20 AM

Closed •

List / Sold:

\$2,650,000/\$2,636,000 ↓

3 days on the market

Listing ID: 21102813

30 Belmont Ave • Long Beach 90803

8 units • **\$331,250/unit** • **4,196 sqft** • **3,157 sqft lot** • **\$628.22/sqft** •
Built in 1948

From CA-22 W., Continue straight onto E 7th St, Turn left onto Ximeno Ave, At the traffic circle, continue straight to stay on Ximeno Ave, Turn right onto E Broadway, Turn left onto Termino Ave, Turn left at the 3rd cross street onto E Livingston Dr, Turn right onto Belmont Ave, Property will be on the left



30 Belmont Ave. is a 8-unit investment opportunity located within the premier coastal neighborhood of Belmont Shore in Long Beach, CA. This property contains a mix of (7) One-Bedroom/One-Bathroom and (1) Two-Bedroom/Two-Bathroom units which are in high demand throughout Belmont Shore.

Facts & Features

- Sold On 01/10/2022
- Original List Price of \$2,650,000
- 1 Buildings
- \$93104 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$57,567
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00409987
- 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:	7	1	1		Unfurnished	\$1,528	\$10,695	\$13,265
2:	1	2	2		Unfurnished	\$2,195	\$2,195	\$2,325
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7256038019

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: 21102813

Printed: 01/16/2022 10:35:21 AM

Closed •

List / Sold:

\$2,259,000/\$2,259,000 ↓

39 days on the market

Listing ID: OC21217563

46 E Plymouth St • Long Beach 90805

**8 units • \$282,375/unit • 6,808 sqft • 7,605 sqft lot • \$331.82/sqft •
Built in 1964**

46 E Plymouth Street, Long Beach



This Eight-Unit property consists of 100% - 2 Bedroom, 1 Bath Units and was built in 1964. The building has been well-maintained, and features New Paint, Garages Doors, Electrical Sub Panels throughout, and Vinyl Windows. Additional amenities include; a Large Community Laundry Room, and Six (6) Single-Car Garages with Driveway Spaces in the front, plus One (1) Additional Parking Stall. A large Laundry Facility is also located on-site for resident use. The property is well-located, and is within walking distance to a mini retail downtown, and is a short drive to California State University, Dominguez Hills, California State, Long Beach, and the Long Beach Airport.

Facts & Features

- Sold On 01/11/2022
- Original List Price of \$2,359,000
- 1 Buildings
- 13 Total parking spaces
- \$1,493 (Estimated)
- Laundry: Common Area
- \$145956 Gross Scheduled Income
- \$100201 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$41,667
- Electric: \$3,523.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,890
- 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:	1	2	1	0	Unfurnished	\$1,388	\$1,388	\$1,795
2:	4	2	1	4	Unfurnished	\$1,488	\$5,952	\$7,180
3:	1	2	1	1	Unfurnished	\$1,465	\$1,465	\$1,795
4:	1	2	1	1	Unfurnished	\$1,608	\$1,608	\$1,795
5:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$1,795

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7131008008

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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Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 01/09/2022 to 01/15/2022
City is 'Long Beach'
Number Of Units Total is 2+
Selected 4 of 4 results.