

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	PW21188038	S	1508 Termino AVE	LONG	3	STD	2	\$57,600	3	\$1,238,000 	\$591.21	2094	1953/ASR	4,522/0.1038	N	2	10/15/21	8/86
2	PW21207513	S	1340 E Market ST	LONG	7	STD	2	\$0		\$779,000 	\$422.91	1842	1957/ASR	8,329/0.1912	N	3	10/15/21	11/11
3	PW21159496	S	1042 Temple AVE	LONG	3	STD	3	\$60,900		\$1,145,000 	\$449.73	2546	1921/ASR	6,501/0.1492	N	4	10/13/21	61/61
4	21765318	S	6127 Linden AVE	LONG	7	STD	3			\$750,000 	\$473.48	1584	1952	3,787/0.08		3	10/15/21	38/38
5	RS21188328	S	114 Mira Mar AVE	LONG	2	STD,TRUS	4	\$71,940		\$1,550,000 	\$477.22	3248	1922/ASR	6,501/0.1492	N	1	10/12/21	3/3
6	SB21175606	S	4606 N Lakewood BLVD	LONG	29	TRUS	4	\$48,900		\$1,063,000 	\$458.19	2320	1943/ASR	7,474/0.1716	N	4	10/13/21	16/16
7	DW21176492	S	2825 E 15th ST	LONG	699	STD	5	\$60,312		\$1,060,000 	\$432.30	2452	1939/ASR	6,501/0.1492	N	3	10/13/21	14/14
8	PW21159158	S	1241 E 15th ST	LONG	3	STD	7	\$151,560		\$2,195,000	\$411.05	5340	1958/ASR	10,055/0.2308	N	0	10/11/21	58/58
9	SB21162915	S	740 Daisy AVE	LONG	11	STD	8	\$107,520		\$1,575,000 	\$457.85	3440	1922/ASR	7,532/0.1729	N	0	10/14/21	6/6
10	21782380	S	120 Bennett AVE	LONG	1	STD	9			\$2,580,650 	\$551.19	4682	1947	4,724/0.1	N	4	10/13/21	4/4

Closed •

List / Sold:

\$1,225,000/\$1,238,000 ↑

8 days on the market

Listing ID: PW21188038

1508 Termino Ave • Long Beach 90804

2 units • \$612,500/unit • 2,094 sqft • 4,522 sqft lot • \$591.21/sqft • Built in 1953

On the Corner of Termino



We are pleased to present 1508 Termino Avenue. A centrally located duplex which was renovated 7 years ago and in the popular traffic circle area of Long Beach, right next to the bike path and close to shopping and restaurants, this property is fully remodeled and ready for a new owner. Both units deliver spacious living quarters with one 3 Bedroom/ 2 Bathroom unit and one 2 Bedroom/ 1 Bathroom unit; each unit has their own washer and dryer units. The two story 3 bedroom 2 bathroom unit has a good size yard and 2 big balconies off the upstairs bedrooms plus a private patio downstairs. The single story 2 bedroom 1 bathroom unit has another side yard and front private patio. Contemporary styling with lots of natural light and windows. Glass block windows on the private patios. High ceilings in the 3 bedroom unit and vaulted ceilings upstairs. Good size corner lot and 2 single garages with uncovered parking in the driveway. Freshly painted exterior (replaced wood and doors). Separate meters for gas and electric. This property is perfectly positioned near Cal State Long Beach and a bike ride to the beach and downtown scene. Live in one and rent out the other or rent out both in an appreciating asset that will command market rents.

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$1,225,000
- 1 Buildings
- 4 Total parking spaces
- \$473 (Estimated)
- Laundry: Inside
- Cap Rate: 3.3
- \$57600 Gross Scheduled Income
- \$40750 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,850
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01896421
- 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	2	1	1	Unfurnished	\$2,100	\$24,000	\$2,100
2:	1	3	2	1	Unfurnished	\$2,700	\$32,400	\$2,800

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7253020001

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 • Duplex

List / Sold: **\$600,000/\$779,000** ↑

1340 E Market St • Long Beach 90805

11 days on the market

2 units • \$300,000/unit • 1,842 sqft • 8,329 sqft lot • \$422.91/sqft • Built in 1957

Listing ID: PW21207513

On Market, btw Cherry and Orange



FIXER! FIXER! FIXER! So much potential here with this mid-century modern-style duplex with 3 car garage on an oversized 8300+ sq ft lot! This is the first time on the market ever and has been one family owned since built. Each unit is 2 bedroom/1 bath, 921 sq ft each with open floor plans with vaulted beam ceilings, hardwood floors and gas fireplaces. There large 3 car garage with 2 car door opening perfect an ADU conversation (buyer to verify). Plus, there is a HUGE driveway and large yard area. Formally an antique shop (could potentially be used for similar use), this mid-block location is zoned R2. Lots of opportunity, so bring your contractor as this is being sold CASH ONLY and completely AS-IS, no repairs, no contingencies. DO NOT WALK PROPERTY.

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$600,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- \$534 (Estimated)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Vinyl, Wood
- Other Interior Features: Beamed Ceilings, Open Floorplan

Exterior

- Lot Features: Lot 6500-9999, Level
- Fencing: Block, Wood
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- 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:	2	2	1	1	Unfurnished	\$0	\$0	\$2,200

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 # 7129001011

Michael Lembeck

State License #: 01019397

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Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos





Closed • **Triplex**

List / Sold:

\$1,150,000/\$1,145,000 ↓

61 days on the market

Listing ID: PW21159496

1042 Temple Ave • **Long Beach 90804**

3 units • **\$383,333/unit** • **2,546 sqft** • **6,501 sqft lot** • **\$449.73/sqft** •
Built in 1921

S of E Anaheim St & W of Obispo Ave



A great opportunity for owners and investors with this TRI-plex, located on an inner, non-busy street of Rose Park neighborhood! The front unit has 2 bedrooms, 2 baths and 2 car garage while the 2 back units have 1 bedroom, 1 bath and 1 car garage. Each unit have separate gas & electric meters. Don't miss this fantastic opportunity to own this property!

Facts & Features

- Sold On 10/13/2021
- Original List Price of \$1,150,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Laundry: In Garage, Inside
- \$60900 Gross Scheduled Income
- \$59900 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: See Remarks, Tile
- Other Interior Features: Granite Counters, Storage

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$2,400	\$2,400	\$2,400
2:	1	1	1	1	Unfurnished	\$1,365	\$1,365	\$1,800
3:	1	1	1	1	Unfurnished	\$1,310	\$1,310	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- 3 - Eastside, Circle Area area

- Los Angeles County
- Parcel # 7258001007

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: PW21159496

Printed: 10/17/2021 11:28:59 AM

Closed •

List / Sold: **\$750,000/\$750,000** ↓

6127 Linden Ave • Long Beach 90805

38 days on the market

**3 units • \$250,000/unit • 1,584 sqft • 3,787 sqft lot • \$473.48/sqft •
Built in 1952**

Listing ID: 21765318

One block west of Atlantic Ave, between South St and Harding St.



This adorable property is fully occupied by good tenants and has been very well maintained. Interior renovations in 2018 have included kitchens, bathrooms, counters, paint, stoves, and lighting fixtures. The exterior has recently been painted and the composite roof was replaced in the last 5 years. All three garage doors have been replaced within the last year and all three water heaters are new or in like new condition. Listed for under \$260,000 per unit, this 1950s construction property consists of three bedrooms and three bathrooms. Each unit is one bedroom and one bathroom that are individually metered for gas and electric. Exceptional rents and on-site coin laundry provide a current CAP rate of 4.46% and a GRM of 14.83.

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$775,000
- 2 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Community
- \$34845 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$15,847
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- 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:	1	1	1		Unfurnished	\$1,495	\$1,495	\$1,495
2:	2	1	1		Unfurnished	\$1,400	\$2,800	\$1,495

3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 7 - North Long Beach area
- Los Angeles County

Michael Lembeck

State License #: 01019397
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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: 21765318

Printed: 10/17/2021 11:29:02 AM

Closed • **Quadruplex**

List / Sold:

\$1,650,000/\$1,550,000 ↓

3 days on the market

Listing ID: RS21188328

114 Mira Mar Ave • Long Beach 90803

**4 units • \$412,500/unit • 3,248 sqft • 6,501 sqft lot • \$477.22/sqft •
Built in 1922**

South of 2nd Street & West of Termino Avenue



Four (4) unit property consisting of Front House with Two bedrooms, One bath, bonus room w/laundry hook ups, small fenced rear yard, detached one car garage + storage below the studio unit. Middle building with Studio, One bath unit above garage and shared laundry room. Rear building with Two bedroom, One bath unit upstairs and Two bedroom, One bath unit downstairs. Alley behind property. Driveway is only used by Front house resident. All rents are below market and future upside potential (pro Forma) to be determined/estimated by prospective purchaser. All tenants are on a month-to-month tenancy subject to current tenant protections, caps, etc.. Common water meter, Landlord pays all utilities for Unit A. Property to be sold in it's Present "As-Is" Condition subject to tenants rights. Drive by only - Subject to interior inspection. Please respect the rights of the residents. Please submit all offers on CAR forms. Seller requests choice of services. Please call directly for additional information....

Facts & Features

- Sold On 10/12/2021
- Original List Price of \$1,650,000
- 3 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Wall Furnace
- \$813 (Estimated)
- Laundry: Community, Individual Room, Inside
- \$71940 Gross Scheduled Income
- \$50358 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lot 6500-9999, Rectangular Lot
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,582
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01805318
- Gardener:
- Licenses:
- Insurance: \$2,134
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,883
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,150	\$2,150	\$0
2:	1	0	1	0	Unfurnished	\$800	\$800	\$0
3:	1	2	1	0	Unfurnished	\$1,650	\$1,650	\$0
4:	1	2	1	0	Unfurnished	\$1,395	\$1,395	\$0

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio:

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

- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled

- 2 - Belmont Heights, Alhambra Heights area
- Los Angeles County
- Parcel # 7256010004

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: RS21188328

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Closed • **Quadruplex**

List / Sold:

\$1,100,000/\$1,063,000 ↓

16 days on the market

Listing ID: SB21175606

4606 N Lakewood Blvd • Long Beach 90808

4 units • **\$275,000/unit** • **2,320 sqft** • **7,474 sqft lot** • **\$458.19/sqft** •
Built in 1943

On Lakewood Blvd at 4606 N Lakewood Blvd



First time on the Market in over 40 years. 4 one car garages. The Management Company keeping the units rented. The rents and expenses are deemed reliable but not guaranteed. Figures from 2020. Fully occupied. Huge 7474 square foot lot. Great location in Long Beach. This property won't last long on the Market. Great location centrally located near Freeways, Markets, Shopping, Restaurants, public transportation. Not far from Long Beach Exchange , a retail and dining destination within the Douglas Park planned development in Long Beach. Visit Aquarium of the Pacific, Shoreline Village, Rosie's Dog Beach, One of the best places to do yoga in Long Beach happens outside just above the beach on Ocean Boulevard. Close to Lakewood Center Mall. Close to Long Beach City College.

Facts & Features

- Sold On 10/13/2021
- Original List Price of \$1,100,000
- 2 Buildings
- 4 Total parking spaces
- \$0 (Unknown)
- \$48900 Gross Scheduled Income
- \$41748 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: \$7,152
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$1,323
- Maintenance: \$1,095
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$880
- Other Expense: \$1,069
- Other Expense Description: environm

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	1	Unfurnished	\$48,900	\$48,900	\$72,000

Of Units With:

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

Additional Information

- Trust sale
- 29 - Lakewood Village area

- Los Angeles County
- Parcel # 7181030009

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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Closed • **Apartment**

List / Sold:

\$1,100,000/\$1,060,000 ↓

14 days on the market

Listing ID: DW21176492

2825 E 15th St • Long Beach 90804

5 units • \$220,000/unit • 2,452 sqft • 6,501 sqft lot • \$432.30/sqft • Built in 1939

Nearest Cross Streets are Obispo Ave and PCH



Amazing opportunity to own a great value add income producing property in Long Beach, borderline Signal Hill!! This fully occupied asset presents 5 spacious units (room for 1 more unit) , 2 units are 1 bed, 1 bath and 3 are Studios. Units are spacious with decent sized bathrooms, also features three 1 car garages, storage unit, laundry room, and shared front yard, with plenty of street parking! Property and units have been very well maintained, as seen in photos!! Property boasts a newer roof, newer commercial grade water heater, new gates, and individual electrical meters for each. Easy potential for a 6th unit/ADU (already space for it) with a private courtyard! Location of the property is prime as it is minutes from the beach! Schools from elementary through university like CSULB are directly in the area, making this an ideal location for housing! Parks, public transportation and entertainment such as golf courses and shopping centers are a short walk/drive.

Facts & Features

- Sold On 10/13/2021
- Original List Price of \$1,100,000
- 2 Buildings
- 3 Total parking spaces
- \$834 (Estimated)
- Laundry: Common Area, Community, Individual Room
- \$60312 Gross Scheduled Income
- \$54659 Net Operating Income
- 6 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Garden, Lawn
- Sewer: Public Sewer, Unknown

Annual Expenses

- Total Operating Expense: \$5,653
- Electric:
- Gas: \$444
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$1,334
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$840
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Unfurnished	\$1,125	\$1,125	\$2,000
2:	1	1	1	0	Unfurnished	\$1,046	\$1,046	\$2,000
3:	1	0	1	1	Unfurnished	\$1,100	\$1,100	\$1,850
4:	1	0	1	0	Unfurnished	\$945	\$945	\$1,750
5:	1	0	1	0	Unfurnished	\$840	\$840	\$1,750

Of Units With:

- Separate Electric: 6
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 699 - Not Defined area
- Los Angeles County
- Parcel # 7259029030

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: DW21176492

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Closed •

List / Sold: **\$2,195,000/\$2,195,000**

1241 E 15th St • Long Beach 90813

58 days on the market

**7 units • \$313,571/unit • 5,340 sqft • 10,055 sqft lot • \$411.05/sqft •
Built in 1958**

Listing ID: PW21159158

15th St. & Alamitos



We are pleased to present a 7-unit multifamily property. Built in 1958, the subject property, consists of 5,340 rentable square feet spread throughout a 10,055 square foot lot. The building consists of six 2-bedroom / 1-bathroom units and one 3-bedroom / 1-bathroom unit. It contains ample on-sit parking behind a longgated driveway. Tenants enjoy living in the Macarthur Park Neighborhood Northeast of Downtown Long Beach, a short distance to local beaches, California State University of Long Beach, as well as shopping, restaurants, and nightlife. The city of Long Beach continues to progress forward and is currently experiencing major redevelopment. The Long Beach port is undergoing \$4.4 billion in future redevelopment that will create 14,000 new and permanent jobs in Southern California. The city is undergoing a building boom with more than \$5 billion in private and public investments in various stages of development. The new \$520 million Long Beach Civic Center development will house a new City Hall, Port of Long Beach headquarters and the Main Library.

Facts & Features

- Sold On 10/11/2021
- Original List Price of \$2,195,000
- 1 Buildings
- 0 Total parking spaces
- \$151560 Gross Scheduled Income
- \$99000 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer, Septic Type Unknown, Unknown

Annual Expenses

- Total Operating Expense: \$50,173
- Electric: \$923.75
- Gas: \$924
- Furniture Replacement:
- Trash: \$924
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$2,195
- Maintenance: \$5,495
- Workman's Comp:
- Professional Management: 7455
- Water/Sewer: \$924
- Other Expense: \$3,395
- Other Expense Description: Other

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	1	0	Unfurnished	\$1,725	\$10,350	\$2,095
2:	1	3	1	0	Unfurnished	\$2,280	\$2,280	\$2,695

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7268035017

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: PW21159158

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Closed • **Commercial/Residential**

List / Sold:

\$1,475,000/\$1,575,000 ↑

6 days on the market

Listing ID: SB21162915

740 Daisy Ave • Long Beach 90813

8 units • **\$184,375/unit** • **3,440 sqft** • **7,532 sqft lot** • **\$457.85/sqft** •
Built in 1922

Take the 7St exit from 710Fwy



8 Units in 4 one story buildings with 3,440 Square feet. Located at 740 Daisy Ave in Long Beach in highly desirable near Drake Park/ Wilmore Historic District. The 4 bungalow style building are spaced on a 7,532 Sq Ft lot. Unit mix is four (4) Studios, three (3) one-bedrooms, and one (1) two bedroom. All units are separate gas and electric. Tenants have on site laundry with a large open surface area for parking. Plumbing is 100% copper, # Units Description Rents/ month Total 3 Studio \$895 \$2,685 1 Studio \$995 \$995 2 1 Bed \$11295 \$2,390 1 1 Bed \$1,395 \$1,395 1 2 Bed \$1,495 \$1,495 Total \$8,960

Facts & Features

- Sold On 10/14/2021
- Original List Price of \$1,475,000
- 4 Buildings
- Levels: One
- 4 Total parking spaces
- Laundry: Community
- \$107520 Gross Scheduled Income
- \$93300 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lot 6500-9999
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$13,640
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,450
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management: 5700
- Water/Sewer: \$4,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	5	8	4	Unfurnished	\$107,520	\$107,520	\$112,320

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 11 - Westside area
- Los Angeles County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

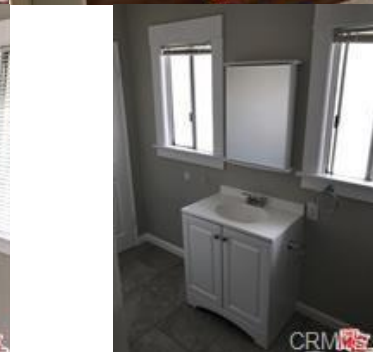
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos



Closed •

List / Sold:

\$2,500,000/\$2,580,650 ↑

4 days on the market

Listing ID: 21782380

120 Bennett Ave • Long Beach 90803

**9 units • \$277,778/unit • 4,682 sqft • 4,724 sqft lot • \$551.19/sqft •
Built in 1947**

Property is located South of E Livingston Dr & North of E Ocean Blvd. While traveling East on Ocean Blvd make a left turn on to Bennett Avenue. Property is on the right hand side after crossing 1st Street.



120 Bennet Avenue: 9-Unit building that is situated on a 4,724 square foot lot located in the city Long Beach, CA. The subject property is located at 120 Bennett Avenue. The property is composed of (1) 2 bedroom/ 1 bath unit & (8) 1 bedroom/1 bath units. Built in 1947. This 2 story investment in Belmont Shore is only blocks away from the beach making it highly desirable for a tenant and owner. The two bedroom unit is approximately 650 square feet. The one bedroom units are approximately 500 square feet each. Four single car garages are located in the back of the property. They rent for \$150 each. Other parking can be found on the street. The units are individually metered and the tenants pay for gas and electric. A washer & dryer facility is also located on the property. The Property recently had \$50,000 of improvements. The exterior included new roof, wood trim, replaced eaves, paint, and windows. The interior included a recently renovated unit with new floors, paint, and bathroom upgrades. Tenant in Unit # 5 will be moving out in the middle of October.

Facts & Features

- Sold On 10/13/2021
- Original List Price of \$2,500,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- \$104263 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$57,845
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972083
- 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:	1	2	1		Unfurnished	\$1,520	\$1,520	\$2,000
2:	1	1	1		Unfurnished	\$1,625	\$1,625	\$1,850
3:	1	1	1		Unfurnished	\$1,750	\$1,750	\$1,850
4:	1	1	1		Unfurnished	\$1,085	\$1,085	\$1,850
5:	1	1	1		Unfurnished	\$1,465	\$1,895	\$1,850
6:	1	1	1		Unfurnished	\$1,465	\$1,465	\$1,850
7:	1	1	1		Unfurnished	\$1,350	\$1,350	\$1,850
8:	1	1	1		Unfurnished	\$1,585	\$1,585	\$1,850
9:	1	1	1		Unfurnished	\$1,625	\$1,625	\$1,850
10:								

11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7256027005

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: 21782380

Printed: 10/17/2021 11:29:07 AM

Search Criteria

Property Type is 'Residential Income'
 Standard Status is 'Closed'
 Contract Status Change Date is 10/10/2021 to 10/16/2021
 City is 'Long Beach'
 Number Of Units Total is 2+
 Selected 10 of 10 results.