

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	SB22075507	S	231 E Hullett ST	LONG	7	STD	4	\$90,012	6	\$1,120,000.↓	\$479.66	2335	1929/ASR	6,019/0.1382	N	0	10/19/22	79/79
2	OC22175692	S	6539 Cherry AVE #1	LONG	699	STD	4	\$97,128		\$1,320,000.↓	\$316.47	4171	1964/ASR	5,229/0.12	N	4	10/17/22	22/86
3	SB22145999	S	4603 E Broadway	LONG	2	STD	5	\$178,560	4	\$3,200,000.↓	\$744.19	4300	1922/ASR	7,170/0.1646	N	3	10/18/22	85/85
4	22182385	S	3042 Santa Fe AVE	LONG	11	STD	5		2	\$1,255,000.↓	\$270.47	4640/A	1959/ASR	5,014/0.11		3	10/18/22	59/59
5	SB22172595	S	826 Euclid AVE	LONG	3	STD	7	\$124,140		\$2,050,000.↓	\$376.98	5438	1954/ASR	5,848/0.1343	N	4	10/17/22	17/17

Closed •

List / Sold:

\$1,160,000/\$1,120,000 ↓

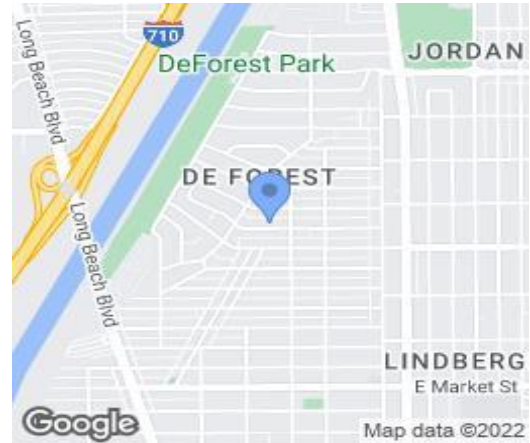
79 days on the market

Listing ID: SB22075507

231 E Hullett St • Long Beach 90805

4 units • \$290,000/unit • 2,335 sqft • 6,019 sqft lot • \$479.66/sqft • Built in 1929

On Hullett between Locust Ave and Jaymills Ave



Rare opportunity to invest in a fully renovated 4-unit property with strong rents. This is a legal duplex with a fully permitted ADU and Jr ADU. The property was extensively renovated with all new kitchens, baths, and much more. The units are individually metered for gas and electricity.

Facts & Features

- Sold On 10/19/2022
- Original List Price of \$1,285,000
- 3 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- Cap Rate: 5.6
- \$90012 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02003950
- 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	0	0	Unfurnished	\$2,384	\$2,384	\$2,400
2:	1	1	0	0	Unfurnished	\$0	\$0	\$1,695
3:	1	1	0	0	Unfurnished	\$1,624	\$1,624	\$1,695
4:	1	1	0	0	Unfurnished	\$1,750	\$1,800	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- 7 - North Long Beach area

- Rent Controlled

- Los Angeles County
- Parcel # 7125026020

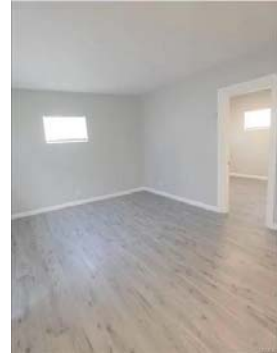
Michael Lembeck

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: SB22075507

Printed: 10/23/2022 7:58:46 AM

Closed •

List / Sold:

\$1,425,000/\$1,320,000 ↓

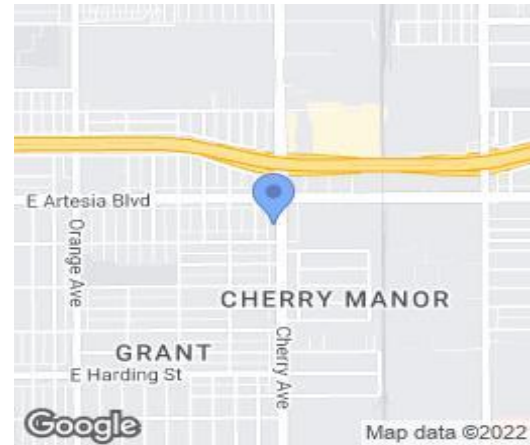
22 days on the market

Listing ID: OC22175692

6539 Cherry Ave # 1 • Long Beach 90805

**4 units • \$356,250/unit • 4,171 sqft • 5,229 sqft lot • \$316.47/sqft •
Built in 1964**

Just off of Cherry and Artesia Blvd



Great for owner user! Prime well maintained 4-plex in a great location in Long Beach. Large units consisting of one 3/2 bath and three 2/1 bath units with garages. Rents below market. There is an opportunity to deliver a 2bd/1ba unit for an owner/user or to rent out at market. Must see to appreciate.

Facts & Features

- Sold On 10/17/2022
- Original List Price of \$1,425,000
- 1 Buildings
- 4 Total parking spaces
- \$0 (Assessor)
- \$97128 Gross Scheduled Income
- \$9 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- 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	3	2	1	Unfurnished	\$2,390	\$2,390	\$2,600
2:	1	2	1	1	Unfurnished	\$1,900	\$1,900	\$2,100
3:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,100
4:	1	2	1	1	Unfurnished	\$1,863	\$1,863	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County

• Parcel # 7114006048

Michael Lembeck

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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: OC22175692

Printed: 10/23/2022 7:58:46 AM

Closed •

List / Sold:

\$3,300,000/\$3,200,000 ↓

85 days on the market

Listing ID: SB22145999

4603 E Broadway • Long Beach 90803

**5 units • \$660,000/unit • 4,300 sqft • 7,170 sqft lot • \$744.19/sqft •
Built in 1922**

On Broadway and Ximeno Ave



Stunning, remodeled 5-unit apartment building, with ocean views, located just minutes from the beach in Belmont Heights, one of Long Beach's most desirable neighborhoods. This turn-key gem has top-of-the-market rents and zero deferred maintenance, making it an ideal opportunity for any investor or exchange buyer looking for great cash-flow and extremely low maintenance. With 4,300 SqFt of rentable space, 4603 E Broadway is comprised of (4) oversized 1Bed/1Bath & (1) loft units, averaging 900 sqft each. All units have been tastefully remodeled, featuring hardwood floors, new cabinets, brand new stainless steel appliances and W/D in unit. 4603 E Broadway also features 3 garage parking spots, a rare commodity in the city of Long Beach. Beneficial to the new owner, each unit is separately metered for gas and electricity. Located in beautiful Belmont Heights, one of Long Beach's Top Rental Markets, 4603 E Broadway is just steps away from 2nd St, an area featuring many hip restaurants, bars and shopping. The upside in the Long Beach market is limitless, with \$6 Billion in new capital pouring into projects such as the Long Beach Civic Center, Long Beach Aquarium, OceanAire Project, CSULB Downtown Village, Broadway Block, The Pacific and Queen Mary Island.

Facts & Features

- Sold On 10/18/2022
- Original List Price of \$3,300,000
- 2 Buildings
- 3 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- Cap Rate: 3.61
- \$178560 Gross Scheduled Income
- \$118965 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$54,238
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02051365
- Gardener:
- Licenses:
- Insurance: \$0
- 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	1	1	1	Unfurnished	\$2,926	\$2,926	\$3,200
2:	1	1	1	1	Unfurnished	\$2,926	\$2,926	\$3,200
3:	1	1	1	1	Unfurnished	\$2,926	\$2,926	\$3,200
4:	1	1	1	0	Unfurnished	\$2,926	\$2,926	\$3,200
5:	1	1	1	0	Unfurnished	\$2,926	\$2,926	\$3,200

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

- 2 - Belmont Heights, Alamos Heights area
- Los Angeles County
- Parcel # 7250010014

Michael Lembeck

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Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,339,000/\$1,255,000 ↓

59 days on the market

Listing ID: 22182385

3042 Santa Fe Ave • Long Beach 90810

5 units • **\$267,800/unit** • **4,640 sqft** • **5,014 sqft lot** • **\$270.47/sqft** •
Built in 1959

South of 405, North of Willow, East of Alameda, West of 710.



Consisting of five spacious 3 bedroom 1 bath units averaging 974 square feet each, this 5 unit apartment building offers at least 50% potential upside in rents. Located in a quiet residential pocket of the Upper Westside neighborhood of Long Beach, 3042 Santa Fe Avenue is situated near schools and shopping, with quick access to the 405 and 710 Freeways. The building is separately metered for gas and electricity. There are 3 1-car private garages and 2 additional parking spaces, with alley access. The property presents an excellent value-added opportunity for a hands-on investor to renovate the units and add considerable rental income over time.

Facts & Features

- Sold On 10/18/2022
- Original List Price of \$1,339,000
- 1 Buildings
- 5 Total parking spaces
- Heating: Natural Gas
- Cap Rate: 2.4
- \$32582 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$25,618
- 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	3	1		Unfurnished	\$1,005	\$1,005	\$1,800
2:	1	3	1		Unfurnished	\$1,134	\$1,134	\$1,800
3:	1	3	1		Unfurnished	\$989	\$989	\$1,800
4:	1	3	1		Unfurnished	\$844	\$844	\$1,800
5:	1	3	1		Unfurnished	\$978	\$978	\$1,800

6:
7:
8:
9:
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

- 11 - Westside area
- Los Angeles County
- Parcel # 7312029048

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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: 22182385

Printed: 10/23/2022 7:58:48 AM

Closed •

List / Sold:

\$2,175,000/\$2,050,000 ↓

17 days on the market

Listing ID: SB22172595

826 Euclid Ave • Long Beach 90804

**7 units • \$310,714/unit • 5,438 sqft • 5,848 sqft lot • \$376.98/sqft •
Built in 1954**

3 Parcels North of Euclid Ave and E 8th Street



826 Euclid Ave is a well-positioned 7-Unit building located on a quiet residential street in East Long Beach. Built in 1954, the 5,438 SF building sits on a 5,848 SF lot, and features (3) 2-bed/1-bath units, and (4) 1-bed/1-bath units. The property also includes (4) single car garages with (3) uncovered spaces and a shared laundry space. The property boasts a 3.37% Cap Rate with a 5.06 Market CAP, and is located near Jefferson Leadership Academy Middle School & Woodrow Wilson High School. Given the ideal location in a desirable city and consistent rental income this building provides, 826 Euclid is a great opportunity to own a quality asset for any Los Angeles CRE investor or owner-user.

Facts & Features

- Sold On 10/17/2022
- Original List Price of \$2,175,000
- 1 Buildings
- 4 Total parking spaces
- \$1,252 (Assessor)
- Laundry: Common Area
- \$124140 Gross Scheduled Income
- \$73264 Net Operating Income
- 7 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$47,152
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,263
- Maintenance: \$3,724
- Workman's Comp:
- Professional Management: 6207
- Water/Sewer: \$0
- Other Expense: \$5,600
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,680	\$1,680	\$2,300
2:	1	2	1	1	Unfurnished	\$1,495	\$1,495	\$2,300
3:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$1,695
4:	1	1	1	1	Unfurnished	\$1,460	\$1,460	\$1,650
5:	1	2	1	0	Unfurnished	\$1,475	\$1,475	\$2,300
6:	1	1	1	0	Unfurnished	\$1,355	\$1,355	\$1,650
7:	1	1	1	0	Unfurnished	\$1,580	\$1,580	\$1,650

Of Units With:

- Separate Electric: 7
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7254015032

Michael Lembeck

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Re/Max Property Connection

State License #: 01891031
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