

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	PW21186465	S	1875 Gardenia AVE	LONG	3	TRUS	2	\$0		\$680,000 	\$651.34	1044	1947/ASR	6,432/0.1477	N	5	10/19/21	5/5
2	DW20219072	S	2415 Seabright	LONG	11	STD	2	\$48,000		\$820,000 	\$379.63	2160	1961/ASR	5,216/0.1197	N	2	10/20/21	11/11
3	OC21120263	S	2221 Euclid AVE	LONG	35	STD	2	\$45,000		\$835,000 	\$543.62	1536	1945/PUB	6,108/0.1402	N	2	10/18/21	41/41
4	21751942	S	1749 Rose AVE	LONG	9	PRO	3			\$1,200,000	\$331.03	3625	1988	5,605/0.12			10/20/21	59/59
5	OC21143446	S	1130 Bennett AVE	LONG	2	STD	8	\$120,100	5	\$2,125,000 	\$474.12	4482	1949/ASR	5,725/0.1314	N	0	10/21/21	52/52
6	PW21192288	S	1620 E Appleton ST	LONG	4	STD	8	\$122,700		\$1,875,000 	\$550.18	3408	1953/ASR	3,774/0.0866	N	1	10/21/21	3/3
7	SB21172174	S	1101 Cherry AVE	LONG	699	STD	16	\$198,390	5	\$2,550,000	\$565.66	4508	1923/ASR	3,961/0.0909	N	0	10/18/21	22/22

Closed •

List / Sold: **\$650,000/\$680,000** ↑

1875 Gardenia Ave • Long Beach 90806

5 days on the market

2 units • \$325,000/unit • 1,044 sqft • 6,432 sqft lot • \$651.34/sqft •

Listing ID: PW21186465

Built in 1947

north of PCH and west of Cherry



Investor opportunity with tons of potential. This property is located on a 6432 square foot lot and zoned LBR3S, and could easily be converted to a triplex. Currently is a duplex with 3 additional buildings that have been used as garages and storage. The duplexes are 2 single units (one has been nicely redone) located in the center of the property. On the street side of Gardenia Ave. there is a large 4 car garage that has a mechanics bay, full size bathroom and wired for 220 electrical. On the west side of the property there are 2 other buildings, one is a single car garage and the other building is another single car garage and storage room which was believed at one time to be a residential unit. If you are looking for an investment with endless possibilities this is it! ***Please click on the virtual tour icon above***

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$650,000
- 4 Buildings
- 8 Total parking spaces
- 3 Total carport spaces
- \$538 (Estimated)
- 2 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Rooms: Workshop
- Floor: Laminate

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: 01443822
- 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	2	Unfurnished	\$0	\$0	\$900
2:	1	1	1	2	Unfurnished	\$0	\$0	\$900

Of Units With:

- Separate Electric: 2
- Gas Meters: 3
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7216033015

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: PW21186465

Printed: 10/24/2021 12:27:16 PM

Closed •

List / Sold: **\$775,000/\$820,000** ↑

2415 Seabright • Long Beach 90810

11 days on the market

2 units • **\$387,500/unit** • **2,160 sqft** • **5,216 sqft lot** • **\$379.63/sqft** •
Built in 1961

Listing ID: DW20219072

From 710 Freeway exit Willow



Honey stop the car!! It's time to stop renting and own your own duplex!! Right in time for the holidays this duplex shows nice and is ready for the right family to own! Both units are 3 bedroom 1 bath units with each having their own washer/dryer hookups along with separate garage. With thanksgiving and Christmas around the corner this is the perfect opportunity to take advantage of this great deal and own one, rent the other. Priced to Sell!!!

Facts & Features

- Sold On 10/20/2021
- Original List Price of \$695,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$48000 Gross Scheduled Income
- \$35952 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Carpet, Laminate
- Appliances: Gas Oven

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,048
- Electric: \$720.00
- Gas:
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01194863
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$960
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- 11 - Westside area

- Los Angeles County
- Parcel # 7402006028

Michael Lembeck

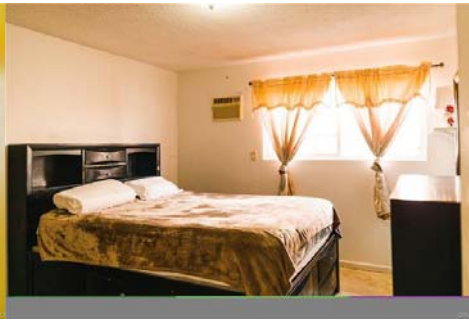
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Duplex

List / Sold: **\$839,000/\$835,000** ↓

2221 Euclid Ave • Long Beach 90815

41 days on the market

2 units • **\$419,500/unit** • **1,536 sqft** • **6,108 sqft lot** • **\$543.62/sqft** •
Built in 1945

Listing ID: OC21120263

GPS Cross Streets: Lakewood/Stearns



Great Investment Opportunity in a prime location. 2 Bedroom 1 Bath each unit. Large back yard and front yard. 2 Car Garage in back of lot. The sewer main was replaced in 2013, and re-roofed in 2013. Back unit has copper plumbing and custom skylight. Laundry rooms inside each unit with Gas dryer hookups. Current rents are low for area with long term tenants that are month to month contract. Drive by only. Do not disturb or contact current tenants.

Facts & Features

- Sold On 10/18/2021
- Original List Price of \$839,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- Laundry: In Kitchen, Inside
- \$45000 Gross Scheduled Income
- \$33062 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Galley Kitchen, Living Room, Main Floor Master Bedroom
- Floor: Tile, Wood
- Appliances: Gas Range, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,938
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01904891
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$780
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,850	\$22,200	\$2,200
2:	1	2	1	0	Unfurnished	\$1,900	\$22,800	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- 35 - Artcraft Manor area
- Los Angeles County
- Parcel # 7218027020

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Re/Max Property Connection

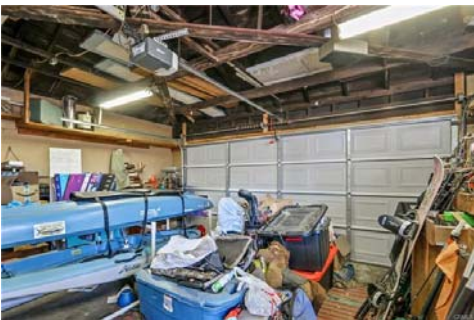
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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold: **\$1,150,000/\$1,200,000**

1749 Rose Ave • Long Beach 90813

59 days on the market

**3 units • \$383,333/unit • 3,625 sqft • 5,605 sqft lot • \$331.03/sqft •
Built in 1988**

Listing ID: 21751942

West of Cherry and North of PCH, East of Atlantic.



Great Tri-plex Income Property opportunity! Highly desirable bedroom count; two three bedroom two bathrooms and one two bedroom one and one half bathrooms. Ample on-site parking. Close to Downtown Long Beach, Long Beach City College, Chittick Park.

Facts & Features

- Sold On 10/20/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- 7 Total carport spaces
- Heating: Wall Furnace
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Carpet, Laminate

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- 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	2		Unfurnished	\$1,848	\$22,176	\$2,695
2:	1	3	2		Unfurnished	\$1,759	\$21,108	\$2,695
3:	1	2	1		Unfurnished	\$1,238	\$14,856	\$1,340
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
- 9 - Poly High area
- Los Angeles County

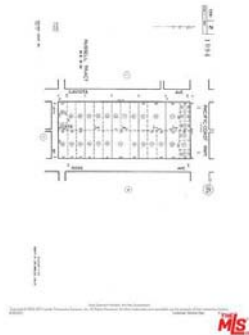
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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 21751942

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Closed • [Apartment](#)

List / Sold:

\$2,399,000/\$2,125,000 ↓

52 days on the market

Listing ID: OC21143446

1130 Bennett Ave • Long Beach 90804

8 units • **\$299,875/unit** • **4,482 sqft** • **5,725 sqft lot** • **\$474.12/sqft** •
Built in 1949

Pch to Anaheim Left to Bennett Left to Subject Property on Left



This well established 8 Plex has been owned for Generations.Many Long Term Tenants.Quiet and serene environment.

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$2,450,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Laundry: Community
- Cap Rate: 5.2
- \$120106 Gross Scheduled Income
- \$114966 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Park Nearby, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,665
- Electric: \$794.00
- Gas: \$589
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management: 5796
- Water/Sewer: \$1,846
- Other Expense: \$66
- Other Expense Description: fire Ex

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1	0	Unfurnished	\$10,008	\$10,008	\$120,000

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

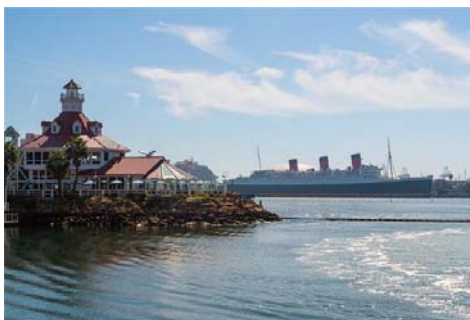
Additional Information

- Standard sale
- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7241009009

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CUSTOMER FULL: Residential Income LISTING ID: OC21143446

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Closed •

List / Sold:

\$1,895,000/\$1,875,000 ↓

3 days on the market

Listing ID: PW21192288

1620 E Appleton St • Long Beach 90802
8 units • \$236,875/unit • 3,408 sqft • 3,774 sqft lot • \$550.18/sqft •
Built in 1953

Broadway, North on Falcon, East on Appleton Street



1620 E. Appleton Street is an 8-unit multifamily investment property located in the Alamitos Beach area of Long Beach. The building consists of (1) 2bd/1bth unit, (7) 1bd/1bth units, and one single car garage. Built in 1953 the building is comprised of approx. 3,408 SF, and separately metered for gas and electricity. The 2bd/1bth units was nicely remodeled in 2017. Approximate 30% upside in the rents. Great location with convenient access to Downtown Long Beach, 710 FWY, Shops and Restaurants on Broadway, and the beach. Property to be sold "As-IS", no credits, repairs or price reductions.

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$1,895,000
- 1 Buildings
- 1 Total parking spaces
- \$0 (Estimated)
- \$122700 Gross Scheduled Income
- \$76517 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$46,183
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01909400
- Gardener:
- Licenses: 750
- Insurance: \$2,800
- Maintenance: \$8,135
- Workman's Comp:
- Professional Management: 5950
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,850	\$1,850	\$2,100
2:	1	1	1	0	Unfurnished	\$1,345	\$3,195	\$1,595
3:	1	1	1	0	Unfurnished	\$1,295	\$4,490	\$1,595
4:	1	1	1	0	Unfurnished	\$1,295	\$5,785	\$1,595
5:	1	1	1	0	Unfurnished	\$1,050	\$6,835	\$1,595
6:	1	1	1	0	Unfurnished	\$1,300	\$8,135	\$1,595
7:	1	1	1	1	Unfurnished	\$1,051	\$9,186	\$1,595
8:	1	1	1	0	Unfurnished	\$999	\$10,185	\$1,595

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- 4 - Downtown Area, Alamos Beach area
- Los Angeles County
- Parcel # 7275012009

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Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: PW21192288

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Closed •

List / Sold: **\$2,550,000/\$2,550,000**

1101 Cherry Ave • Long Beach 90813

22 days on the market

**16 units • \$159,375/unit • 4,508 sqft • 3,961 sqft lot • \$565.66/sqft •
Built in 1923**

Listing ID: SB21172174

Cherry and Anaheim



4.93% in place Cap Rate on this pride of ownership 16-unit Apartment Building near the highly desirable Rose Park and Alamitos Beach. The building features newer systems with the entire electrical completely replaced and the plumbing updated to copper. The current owner also did a substantial amount of foundation work and had the foundation certified within the past 2 years. Many of the units have had full renovations but most with many upgrades. 1101 Cherry Ave features a unit mix of (16) Studio Units, offered at only \$159k/door! These clean units feature tile floors and countertops, ceiling fans, new paint and plenty of storage space. The subject property also features washers and dryers on site for all tenants. 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 10/18/2021
- Original List Price of \$2,550,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Laundry: Common Area
- Cap Rate: 4.93
- \$198396 Gross Scheduled Income
- \$125692 Net Operating Income
- 16 electric meters available
- 16 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$66,753
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01910887
- 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:	16	0	1	0	Unfurnished	\$16,533	\$16,533	\$20,000

Of Units With:

- Separate Electric: 16
- Gas Meters: 16
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 699 - Not Defined area
- Los Angeles County
- Parcel # 7261031026

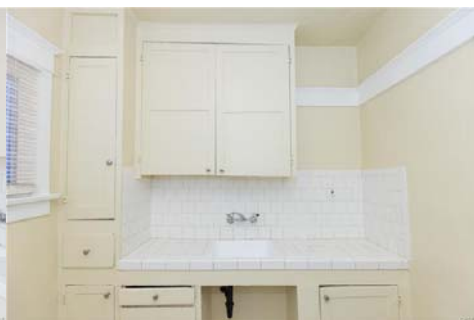
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Mission Viejo, 92691

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Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 10/17/2021 to 10/23/2021
City is 'Long Beach'
Number Of Units Total is 2+
Selected 7 of 7 results.