

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	PW22191516	S	26 64th PL	LONG	1	STD	2	\$35,700		\$1,625,000.↓	\$919.12	1768	1955/ASR	2,408/0.0553	N	5	10/07/22	8/8
2	RS22143269	S	3023 E Spaulding ST	LONG	3	STD	2	\$90,000		\$900,000.↑	\$663.72	1356	1930/EST	6,500/0.1492	N	0	10/04/22	15/15
3	SB22196207	S	817 W 21st ST	LONG	5	STD,TRUS	2	\$57,600		\$905,000.↑	\$381.21	2374	1935/ASR	3,553/0.0816	N	2	10/04/22	3/3
4	PW22107400	S	645 E Sunrise BLVD	LONG	9	STD	2	\$72,000		\$1,150,000.↓	\$344.72	3336	1965/ASR	8,835/0.2028	N	3	10/05/22	75/75
5	PV22125273	S	1442 Alamitos AVE	LONG	4	STD	3	\$63,600		\$670,000	\$629.70	1064	1923/SLR	2,018/0.0463	N	0	10/06/22	79/79
6	PW22137889	S	1891 Maine AVE	LONG	5	TRUS	3	\$72,000		\$955,000.↓	\$375.39	2544	1949/ASR	7,222/0.1658	N	3	10/05/22	51/51
7	CV22147709	S	5914 Orange AVE	LONG	7	STD	3	\$45,000		\$805,000.↑	\$449.97	1789	1954/PUB	4,544/0.1043	N	0	10/05/22	85/85
8	SB22131119	S	362 E Louise ST	LONG	7	STD	12	\$237,756	4	\$3,275,000.↓	\$339.45	9648	1964/PUB	12,000/0.2755	N	8	10/05/22	38/38

Closed • Duplex

List / Sold:

\$1,875,000/\$1,625,000 ↓

8 days on the market

26 64th Pl • Long Beach 90808

2 units • \$937,500/unit • 1,768 sqft • 2,408 sqft lot • \$919.12/sqft • Built in 1955

Listing ID: PW22191516

From Ocean Blvd, turn right on 64th Place



Don't miss this unique Long Beach Peninsula beach duplex just 3 houses from the sand. A charming and spacious three bed, two bath home comprises the entire second story of this property, affording it natural sunlight and ocean and bay views from the living and dining rooms. The primary bedroom has ample closets and an ensuite bath with double sinks, a second built-in vanity and a large sunken bathtub/shower with custom tile work. The second bedroom is roomy and has a custom built-in desk and shelving. The third bedroom, second full bathroom and a huge and amazing private rooftop patio for relaxation and entertaining complete this upper level home. Below it, on the first level, is a one bed, one bath apartment with a separate entrance and a private one-car garage with laundry hookups. In the rear of the property is a four-car garage with its own laundry hookups (NOTE: parking for five cars like this on the Peninsula is rare and coveted)! This would make an ideal property for someone who wants to live at the beach and offset their mortgage with an income property. It is zoned as a duplex so the downstairs could either be kept as a rental or incorporated into the main house. Tap into your imagination and come live the Peninsula dream!

Facts & Features

- Sold On 10/07/2022
- Original List Price of \$1,875,000
- 1 Buildings
- 5 Total parking spaces
- \$0 (Seller)
- Laundry: In Garage
- \$35700 Gross Scheduled Income
- \$22795 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Waterfront Features: Beach Access
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,501
- Electric: \$1,130.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$686
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$999
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$686
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	4	Unfurnished	\$1,875	\$1,875	\$3,200
2:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,800

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7245025026

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

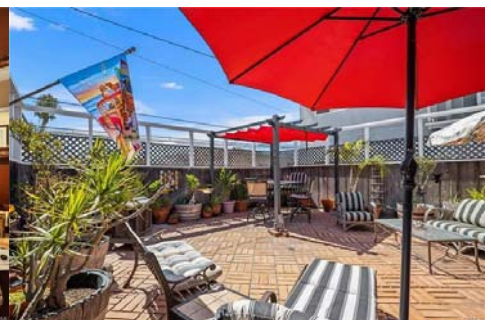
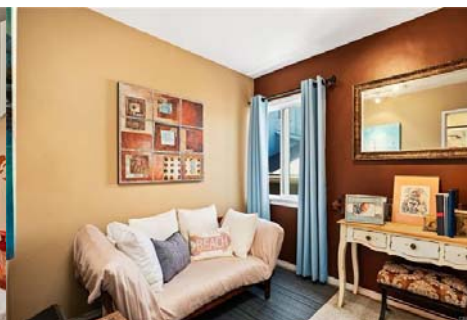
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos





Closed •

List / Sold: **\$849,000/\$900,000** ↑

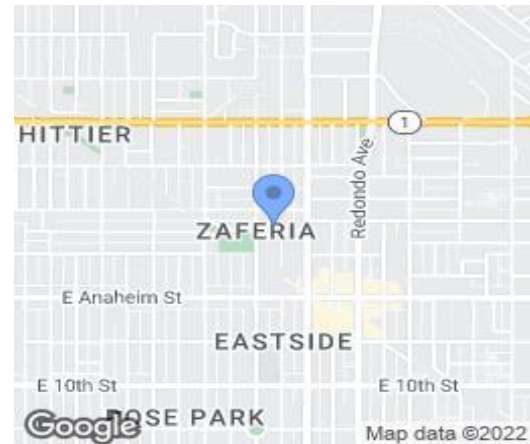
3023 E Spaulding St • Long Beach 90804

15 days on the market

**2 units • \$424,500/unit • 1,356 sqft • 6,500 sqft lot • \$663.72/sqft •
Built in 1930**

Listing ID: RS22143269

14th & Orizaba



Fantastic income producing opportunity! Located a block from the neighborhood park and close to a tons of fun eateries and shops this 2 on a lot has wonderful long term (month-to-month) tenants in the front and short term rental in the back. Complete interior remodel with gorgeous kitchens and bathrooms. Do not miss this opportunity!

Facts & Features

- Sold On 10/04/2022
- Original List Price of \$849,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: Ductless
- \$0 (Estimated)
- Laundry: Outside
- \$90000 Gross Scheduled Income
- \$84000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,000
- Electric: \$50.00
- Gas: \$50
- Furniture Replacement:
- Trash: \$5
- Cable TV: 02075076
- Gardener:
- Licenses:
- Insurance: \$150
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$5
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Negotiable	\$2,500	\$2,500	\$2,850
2:	2	2	1			\$5,000	\$5,000	\$6,000

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
- 3 - Eastside, Circle Area area
- Los Angeles County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

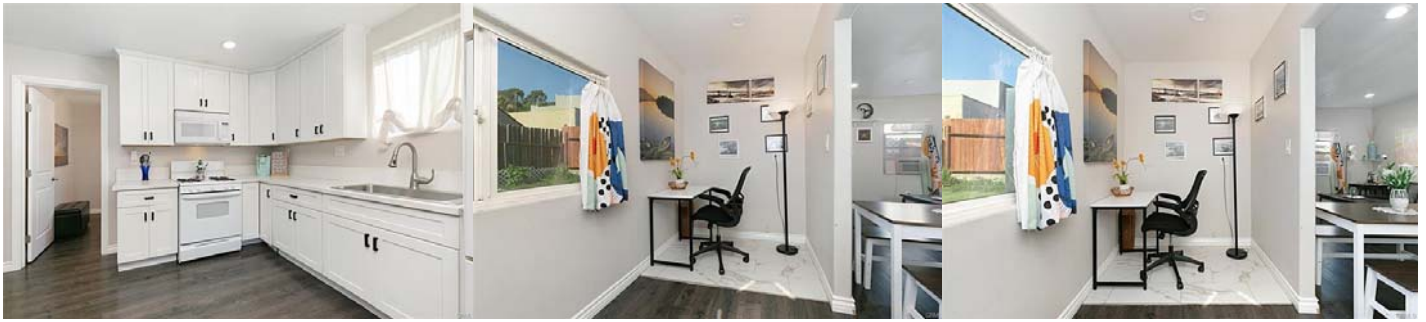
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: RS22143269

Printed: 10/09/2022 10:33:59 AM

Closed •

List / Sold: **\$875,000/\$905,000** ↑

817 W 21st St • Long Beach 90806

3 days on the market

**2 units • \$437,500/unit • 2,374 sqft • 3,553 sqft lot • \$381.21/sqft •
Built in 1935**

Listing ID: SB22196207

Located on Golden off the 710 freeway



Duplex! Welcome to this Spanish charmer located in the Wrigley Area of Long Beach. Nestled on "Golden, one of the best tree-lined streets comprised of single-family homes, is this rare duplex in Long Beach. Rent one and live in the other. Both units are vacant! This is the perfect setup to own and rent the other unit or to have family members stay close on the same lot but live separately. Enter through the front patio into the living room with so much character and through the arched doorways to the sitting room, breakfast nook, and kitchen. The units are identical floor plans downstairs and upstairs. Each unit is quite spacious with 2374 sq feet (1,187 each) This 2 bedroom has a full bathroom with a separate shower and bathtub. Enjoy your coffee in the sun-filled kitchen nook or separate sitting room. Both units are freshly painted white. The upstairs unit has new floors, carpet, kitchen cabinets, sink and countertops, dishwasher, stove, microwave, and new wall heater. Both have individual laundry rooms. The downstairs comes with a washer and dryer. The detached 2-car garage has separate garage doors for each unit. Separate Gas, and water meters. Wrigley community with easy access to shopping, dining, freeways, and downtown. Priced to sell!

Facts & Features

- Sold On 10/04/2022
- Original List Price of \$875,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Individual Room
- \$57600 Gross Scheduled Income
- \$57600 Net Operating Income
- 1 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Laundry, Main Floor Bedroom
- Appliances: Dishwasher, Gas Oven, Microwave, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,440
- Electric: \$720.00
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01735796
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished			\$2,500
2:	1	2	11	1				\$2,500

Of Units With:

- Separate Electric: 1
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard, Trust sale

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7202035025

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:

\$1,198,000/\$1,150,000 ↓

75 days on the market

Listing ID: PW22107400

645 E Sunrise Blvd • Long Beach 90806

2 units • **\$599,000/unit** • **3,336 sqft** • **8,835 sqft lot** • **\$344.72/sqft** •

Built in 1965

willow



Amazing opportunity to own this incredible duplex on this massive corner lot. 3 bed 2 bath upper unit and 3 bed 2 bath lower unit each their own garage. Great opportunity to owner occupy this property and live in one of the units and rent out the other to cut your payment in half, or own it as a great income property. easy to rent. both units have been updated. This property is ready to go.

Facts & Features

- Sold On 10/05/2022
- Original List Price of \$1,198,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: See Remarks
- Heating: Electric
- \$0 (Assessor)
- Laundry: Inside
- \$72000 Gross Scheduled Income
- \$68000 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: \$7,100
- Electric: \$400.00
- Gas: \$100
- Furniture Replacement:
- Trash: \$400
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$4,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$3,000	\$3,000	\$3,400
2:	1	3	2	1	Unfurnished	\$3,000	\$3,000	\$3,400

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
- Rent Controlled

- 9 - Poly High area
- Los Angeles County
- Parcel # 7211006038

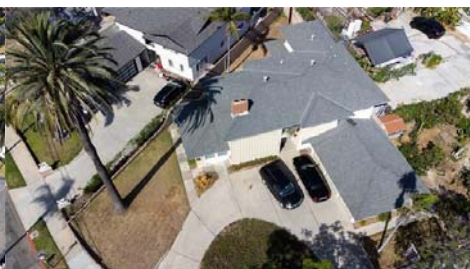
Michael Lembeck

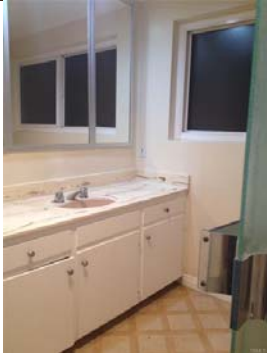
State License #: 01019397
Cell Phone: 714-742-3700

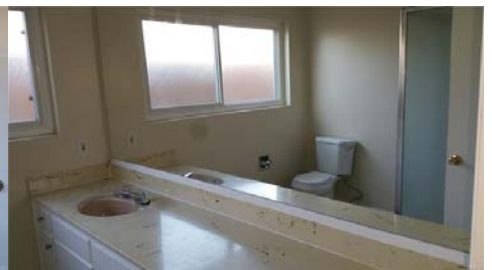
Re/Max Property Connection

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

 Click arrow to display photos











Closed •

List / Sold: **\$670,000/\$670,000**

1442 Alamos Ave • Long Beach 90813

79 days on the market

**3 units • \$223,333/unit • 1,064 sqft • 2,018 sqft lot • \$629.70/sqft •
Built in 1923**

Listing ID: PV22125273

On Alamos Ave. between Anaheim St. and PCH



A gorgeous, income-producing, recently-remodeled triplex near the bustling downtown area and Long Beach Community College. You will struggle to find a more affordable triplex in Long Beach. Five minutes from Alamos Beach with easy access to the 710 and 405 freeways. The property was remodeled in 2021 with a new roof, new bathrooms, and interior and exterior paint throughout. The property is well furnished and is being sold with the furniture. Two units are on month-to-month leases, and the third unit is being rented as an Airbnb rental. The tenants and residents have access to a shared, on-site laundry. This property cashflows well and is being offered at a 10x GRM relative to existing income levels. All three units are studios.

Facts & Features

- Sold On 10/06/2022
- Original List Price of \$670,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Seller)
- Laundry: Common Area
- \$63600 Gross Scheduled Income
- \$25600 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$36,900
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$830
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$830
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	0	0	0	Furnished	\$5,300	\$5,300	\$5,300

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
- 4 - Downtown Area, Alamos Beach area
- Los Angeles County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

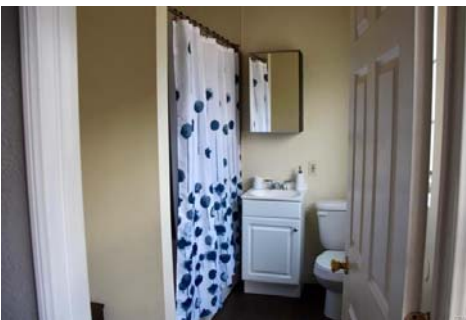
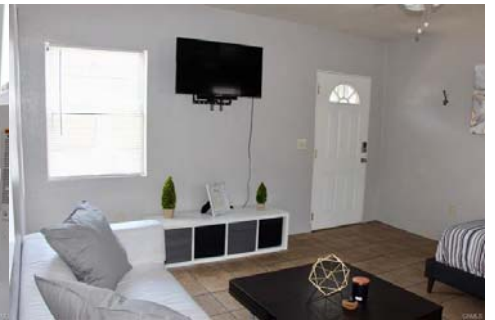
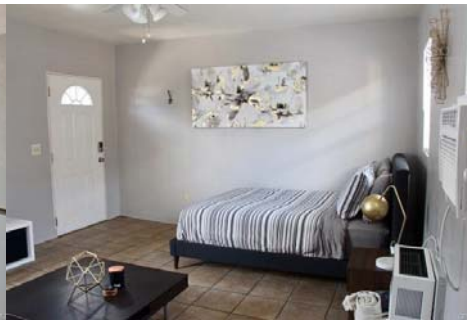
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: PV22125273

Printed: 10/09/2022 10:34:07 AM

Closed •

List / Sold: **\$955,000/\$955,000** ↓

1891 Maine Ave • Long Beach 90806

51 days on the market

**3 units • \$318,333/unit • 2,544 sqft • 7,222 sqft lot • \$375.39/sqft •
Built in 1949**

Listing ID: PW22137889

Willow Street, south on Magnolia, right on 19th Street, located on the corner of Maine and 19th



New price and new look! Freshly painted inside and out! This is not your run of the mill triplex. It is a fantastic corner lot property that works well for investors or owner occupants. The front house faces Maine, a grannie flat is attached to a detached two-car garage, and a second full size house faces 19th Street and has been given the address of 720 W. 19th Street. Both houses are well-built, have those beautiful oak floors, large double-hung windows, composition roofs and raised foundations typical of a 50s Wrigley ranch style home. The homes have been well-maintained with newer vinyl windows, upgraded plumbing, newer roof, and updated kitchens. Front house: large living area with front bay window, large remodeled kitchen with eating area, family room, sliding door to covered patio, backyard with entry into two-car detached garage, with plenty of room for a car and laundry area. Granny flat: Attached to the westside of garage has newer vinyl windows, new paint and new flooring. The unit has access to a side yard and rear yard with a large shed. Rear house: Also has beautiful wood floors, large newer vinyl windows, updated kitchen and bath, plenty of storage, inside laundry hook-ups, private rear yard with block wall and vinyl topper, covered porch, and detached one plus car garage. The property is located in a quiet area of Wrigley, just off Daisy Avenue, site of the annual holiday parade. Easy access to 710, just south of Bixby Knolls and close to the waterfront of downtown.

Facts & Features

- Sold On 10/05/2022
- Original List Price of \$1,200,000
- 3 Buildings
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s), Whole House Fan
- Heating: Floor Furnace
- \$0 (Unknown)
- Laundry: In Garage, Inside
- \$72000 Gross Scheduled Income
- \$50400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

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

Exterior

- Lot Features: Corner Lot, Sprinklers In Front
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,000
- Electric: \$2,100.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$2,150	\$2,150	\$2,500
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,500

3: 1 1 1 0 Unfurnished \$0 \$0 \$1,000

Of Units With:

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

Additional Information

- Trust sale
- 5 - Wrigley Area area
 - Los Angeles County
 - Parcel # 7202030033

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 • **Triplex**

List / Sold: **\$825,000/\$805,000** ↑

5914 Orange Ave • Long Beach 90805

85 days on the market

3 units • **\$275,000/unit** • **1,789 sqft** • **4,544 sqft lot** • **\$449.97/sqft** •
Built in 1954

Listing ID: CV22147709

S/ 91 freeway, W/ Cherry, N/ South st.



Excellent triplex in North Long Beach. All units are 1br, 1bth each. Freshly painted exterior, Brand new concrete drive way. (only a few days). Sellers are willing to entertain 1031 exchange offers. Long term tenants, All three units are currently rented. These units include their own coin operated laundry room. Nice curb appeal, large living rooms. Plenty of parking in the rear.

Facts & Features

- Sold On 10/05/2022
- Original List Price of \$85,000
- 1 Buildings
- 6 Total parking spaces
- 6 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- \$0 (Unknown)
- Laundry: Common Area, Dryer Included, Gas Dryer Hookup, Individual Room, Washer Hookup, Washer Included
- \$45000 Gross Scheduled Income
- \$44850 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room, Main Floor Bedroom
- Appliances: Gas Water Heater
- Other Interior Features: Granite Counters, Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Good Condition, Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$150
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$50
- Cable TV: 01417746
- Gardener:
- Licenses:
- Insurance: \$300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	3	0	Unfurnished	\$4,282	\$4,282	\$4,500

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet: 3
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 3

Additional Information

- Standard sale

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7123010020

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:

\$3,375,000/\$3,275,000 ↓

38 days on the market

Listing ID: SB22131119

362 E Louise St • Long Beach 90805

**12 units • \$281,250/unit • 9,648 sqft • 12,000 sqft lot • \$339.45/sqft •
Built in 1964**

On the corner of Elm Ave and Louise St



Easy to own asset that is a great addition to any portfolio! This clean and well-maintained 12-unit property consists of eight 2bed/1bath units and four 1bed/1bath units with eight garages and private laundry/ storage rooms. The entire property is secured with coded entry and a brand new camera system. Plus, two of the units were recently refurbished and the entire roof is brand new. Each unit is in good condition, offers a functional layout, and provides plenty of space for the tenants to enjoy. Located in the path of progress - this dense rental market is perfect for investors who enjoy low vacancy rates, high market rental rates, and strong long-term appreciation. Close proximity to Bixby Knolls and all the new large scale redevelopment projects (The Beat, The Uptown, Uptown Commons, etc.) by nationally acclaimed developers coming online along the Atlantic corridor brings a ton of long-term value to the local market. Downtown Long Beach, the beach, parks, public transportation, easy freeway access, and other community amenities/ attractions are close by for all to enjoy. Long Beach is resurging due to hundreds of millions of dollars invested in private and public developments, a growing local economy with strong employment, and the increasing demand to "live, work, and play" in this remarkable community.

Facts & Features

- Sold On 10/05/2022
- Original List Price of \$3,500,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Common Area, Community, Individual Room
- Cap Rate: 4.2
- \$237756 Gross Scheduled Income
- \$147671 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry, Living Room, Master Bathroom, Utility Room
- Floor: Carpet, Laminate, Vinyl
- Appliances: Free-Standing Range, Gas Oven, Gas Range, Gas Cooktop, Refrigerator
- Other Interior Features: 2 Staircases

Exterior

- Lot Features: Front Yard, Landscaped, Lot 10000-19999 Sqft, Near Public Transit, Park Nearby
- Security Features: Carbon Monoxide Detector(s), Card/Code Access, Closed Circuit Camera(s), Gated Community, Security System, Smoke Detector(s)
- Fencing: Privacy, Security, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$3,000
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$4,800
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,662	\$1,662	\$2,000
2:	1	2	1	1	Unfurnished	\$1,532	\$1,532	\$2,000
3:	1	2	1	1	Unfurnished	\$1,895	\$1,895	\$2,000
4:	1	2	1	1	Unfurnished	\$1,833	\$1,833	\$2,000
5:	1	1	1	0	Unfurnished	\$1,449	\$1,449	\$1,600
6:	1	1	1	0	Unfurnished	\$1,462	\$1,462	\$1,600
7:	1	2	1	1	Unfurnished	\$1,900	\$1,900	\$2,000
8:	1	2	1	1	Unfurnished	\$1,662	\$1,662	\$2,000
9:	1	2	1	1	Unfurnished	\$1,795	\$1,795	\$2,000
10:	1	2	1	1	Unfurnished	\$1,448	\$1,448	\$2,000
11:	1	1	1	0	Unfurnished	\$1,550	\$1,550	\$1,600
12:	1	1	1	0	Unfurnished	\$1,625	\$1,625	\$1,625

Of Units With:

- Separate Electric: 12
- Gas Meters: 12
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7126033023

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



