

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	PW23164611	S	5017 E Livingston DR	LONG	2	STD	2	\$64,740		\$1,420,000 	\$763.03	1861	1924/ASR	3,349/0.0769	N	2	10/23/23	18/18
2	PW23171350	S	4215 E 14th ST	LONG	3	STD	2	\$60,000		\$975,000 	\$566.86	1720	1946/ASR	6,462/0.1483	N	2	10/27/23	11/11
3	PW23091917	S	136 W 53rd ST	LONG	6	STD	2	\$56,400	4	\$910,000 	\$490.30	1856	1977/ASR	5,225/0.1199	N	3	10/26/23	67/67
4	SR23168153	S	1450 Peterson AVE	LONG	7	STD	2	\$0		\$750,000 	\$508.47	1475	1916/ASR	5,129/0.1177	N	0	10/24/23	8/8
5	NP23145403	S	625 Orizaba AVE #1-4	LONG	3	STD	4	\$108,000		\$1,570,000 	\$341.60	4596	1978/ASR	5,601/0.1286	N	5	10/26/23	48/48
6	PW23149080	S	927 Daisy AVE	LONG	4	STD	16	\$347,280	6	\$3,800,000 	\$278.57	13641	1964/ASR	7,559/0.1735	N	8	10/24/23	7/7

Closed • Duplex

List / Sold:

\$1,395,000/\$1,420,000 ↑

18 days on the market

Listing ID: PW23164611

5017 E Livingston Dr • Long Beach 90803

2 units • \$697,500/unit • 1,861 sqft • 3,349 sqft lot • \$763.03/sqft • Built in 1924

Livingston & Argonne



Beautiful 1924 Spanish Style Duplex in Prime Belmont Heights location. The property is well configured with two townhome style units with landscaped private backyards. Both units have a similar floor plan with a living room, dining area, and kitchen on the lower level and two bedrooms and a bathroom on the upper level. The West unit has a sizable yard, a balcony off the master bedroom, and an oversized garage/laundry area making it the ideal owners unit. Each unit also has a private garage with separate laundry systems and water heaters. The properties exterior exhibits classic Spanish design with an arched entry & windows, stucco exterior, tile parapet roof, Spanish tile walkways, and drought tolerant landscaping. As you enter the interiors you immediately appreciate the classic details of the light filled spaces including tall coved ceilings, arched windows, original moldings and original solid oak hardwood floors. Both units have decorative faux fireplaces and beautiful details on railings and staircases. This wonderful Belmont Heights Spanish offers such a vibrant location, just a short walk or bike ride to the shops and restaurants in Belmont Shore, 4th Street, and the beach.

Facts & Features

- Sold On 10/23/2023
- Original List Price of \$1,395,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Floor Furnace
- \$417 (Estimated)
- Laundry: In Garage
- \$64740 Gross Scheduled Income
- \$64740 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Laundry, Living Room
- Floor: Tile, Wood
- Appliances: Dishwasher, Gas Range, Microwave, Water Heater
- Other Interior Features: 2 Staircases, Balcony, Built-in Features, Ceiling Fan(s), High Ceilings

Exterior

- Lot Features: Landscaped, Lawn, Sprinkler System
- Fencing: Masonry, Stucco Wall, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- 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	\$2,795	\$2,795	\$3,000
2:	1	2	1	1	Unfurnished	\$2,600	\$2,600	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7249036006

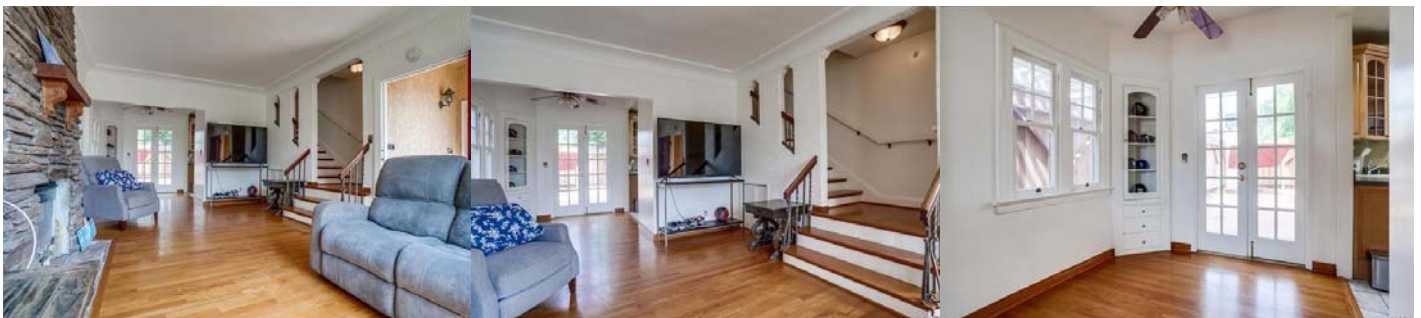
Michael Lembeck

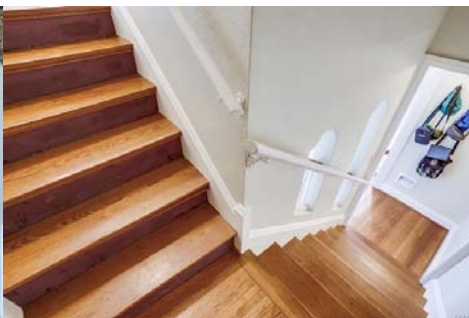
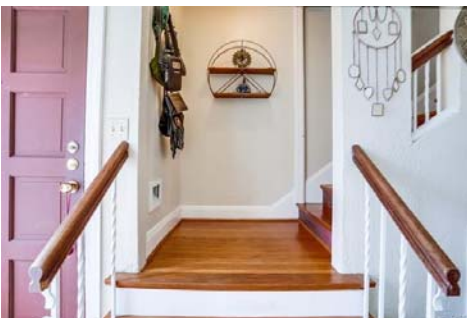
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Duplex

List / Sold: **\$940,000/\$975,000** ↑

4215 E 14th St • Long Beach 90804

11 days on the market

**2 units • \$470,000/unit • 1,720 sqft • 6,462 sqft lot • \$566.86/sqft •
Built in 1946**

Listing ID: PW23171350

Cross streets Ximeno ave and E Anaheim st



Well Maintained Duplex in Long beach, centrally located between Ximeno and E Anaheim st. The front unit is a charming living space that features 2 bedrooms, 1 bathroom, and spans over 858 sq ft. Recently, in 2022, this unit received a fresh coat of paint and new flooring, which adds to the home's overall appeal. The kitchen and bathroom were last remodeled in 2003, which gives the unit a classic yet modern feel. This living space is perfect for small families or individuals who need a cozy and comfortable home. The back unit is equally delightful, featuring 2 bedrooms, 1 bathroom, and covering 878 sq ft. The kitchen and bathroom in this unit were last remodeled in 2006, which gives it a unique character and a timeless look. The back unit overlooks the vast backyard, which is perfect for outdoor activities and relaxation. Additionally, the unit has a two-car garage that can be accessed from the alleyway. This is a dead-end alley, providing ample privacy and security. This property is located on a beautiful street that is beloved by the family. It is a fantastic opportunity to own a piece of real estate that offers both comfort and convenience. Whether you're looking for a place to call home or an investment opportunity, this property won't disappoint. Don't miss this opportunity to add this property to your portfolio.

Facts & Features

- Sold On 10/27/2023
- Original List Price of \$940,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Floor Furnace
- \$448 (Estimated)
- Laundry: In Kitchen
- \$60000 Gross Scheduled Income
- \$43640 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Carpet, Laminate, Tile

Exterior

- Lot Features: 2-5 Units/Acre, Desert Front, Lawn, Yard
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,110
- Electric: \$800.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$36
- Cable TV: 02022092
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$74
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet: 1
- Dishwasher: 0
- Disposal: 2

- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 1
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7253022014

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: **\$979,000/\$910,000** ↓

136 W 53rd St • Long Beach 90805

67 days on the market

2 units • **\$489,500/unit** • **1,856 sqft** • **5,225 sqft lot** • **\$490.30/sqft** •
Built in 1977

Listing ID: PW23091917

Turn to the 53rd st westbound from Long Beach Blvd



What a cozy duplex in Long Beach! Both units are exquisitely remodeled and identical to each other. This property is ideal for an owner-user looking to live in and rent out the other (actual rent \$2,400). With the total current rent of \$4,700 per month or well above 4% cap rate, it is also an excellent fit for a value-add investor. Each unit has 2/1.5, laundry hookup and their own private outdoor space for tenants' use. Ample 6 parking spaces with (3) one-car garages and plenty of off-street parking. This duplex home is undemanding to maintain and conveniently located with very easy access to 710, 405 and 91. Quiet neighborhood and walk to LA River Trail and bike path. Must see for anyone interested in the thriving city of Long Beach real estate. Drive by only. Please do not disturb the long term tenants. For the owner-user buyer, the back unit will be delivered free to move in before closing.

Facts & Features

- Sold On 10/26/2023
- Original List Price of \$999,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Ductless, Wall/Window Unit(s)
- Heating: Ductless, Wall Furnace
- \$469 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- Cap Rate: 4.18
- \$56400 Gross Scheduled Income
- \$40702 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Living Room, Walk-In Closet
- Floor: Carpet, Laminate, Wood
- Appliances: Gas Oven, Gas Range, Gas Water Heater
- Other Interior Features: Balcony, Ceiling Fan(s), Stone Counters

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Garden, Lawn, Rectangular Lot, Level
- Security Features: Fire and Smoke Detection System
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,699
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$960
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$850
- Maintenance: \$600
- 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	\$2,400	\$2,400	\$2,400
2:	1	2	2	1	Unfurnished	\$2,300	\$2,300	\$2,500

Of Units With:

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

- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator:
- Wall AC: 2

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7132013017

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: PW23091917

Printed: 10/29/2023 7:37:17 AM

Closed • Duplex

List / Sold: **\$699,900/\$750,000** ↑

1450 Peterson Ave • Long Beach 90813

8 days on the market

2 units • **\$349,950/unit** • **1,475 sqft** • **5,129 sqft lot** • **\$508.47/sqft** •
Built in 1916

Listing ID: SR23168153

14th to Peterson



MULTIPLE OFFERS! Seller requests all interested parties to submit their highest and best offers due by Wednesday, September 13th by 5:00 PM. Live, work, play and go to school in one of the most culturally diverse communities around....Long Beach! Here is a once in a lifetime opportunity to not only become a real estate investor but also to own a property close to California's coast line! Live in one and rent out the other! This property features 2 separate homes on one lot, a 3 bedroom and 1 bath home almost 1,000 sf, with tile floors in living area, a decent sized kitchen with plenty of cabinet and counter space and huge service porch/laundry area, plenty of room to add a bath! Front unit has it's own covered patio. The rear unit is a junior one bedroom one bath home with almost 500 sf. of living space, stainless steel kitchen appliances, and grey driftwood look floors. This property has fully fenced front and rear yards, rear alley access with large iron gate, and has large covered cement patio that could be used for entertaining or tandem parking for 4 cars possibly more!. There is also an additional storage shed for additional storage. Centrally located! Close to Cal State Long Beach, Long Beach port, parks, restaurants and public transportation. Super easy to view! Come see it today! Sold AS-IS. **photos are from 2021**

Facts & Features

- Sold On 10/24/2023
- Original List Price of \$699,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$464 (Estimated)
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01897784
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp: \$0
- 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	0	0	Unfurnished	\$0	\$0	\$2,850
2:	1	1	0	0	Unfurnished	\$0	\$0	\$1,750

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7268039008

Michael Lembeck

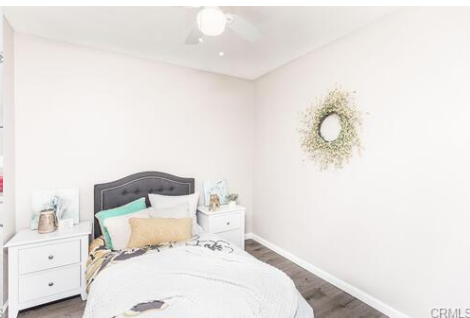
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold:

\$1,600,000/\$1,570,000 ↓

625 Orizaba Ave # 1-4 • Long Beach 90814

48 days on the market

**4 units • \$400,000/unit • 4,596 sqft • 5,601 sqft lot • \$341.60/sqft •
Built in 1978**

Listing ID: NP23145403

7th and Orizaba



Long Beach 4 plex just a few blocks from the beach!! Front unit is a 3 bed 1 bath with a yard. Two units upstairs... both are 2 bed 2 bath. 4th unit is 1 bed 1 bath. There are 5 garage spaces and a little courtyard to park. Alley access and plenty of street parking. Fully rented and well maintained.

Facts & Features

- Sold On 10/26/2023
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- \$925 (Estimated)
- Laundry: Inside
- \$108000 Gross Scheduled Income
- \$98000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$20,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02061504
- 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	\$3,350	\$3,350	\$3,350
2:	2	2	2	2	Unfurnished	\$4,417	\$4,417	\$4,417
3:	1	1	1	0	Unfurnished	\$1,246	\$1,246	\$1,246

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 3 - Eastside, Circle Area area
- Los Angeles County

• Parcel # 7258032013

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:** NP23145403

Printed: 10/29/2023 7:37:17 AM

Closed • **Commercial/Residential**

List / Sold:

\$3,900,000/\$3,800,000 ↓

927 Daisy Ave • Long Beach 90813

7 days on the market

16 units • **\$243,750/unit** • **13,641 sqft** • **7,559 sqft lot** • **\$278.57/sqft** •
Built in 1964

Listing ID: PW23149080

Maine Ave & W 9th St



927 Daisy Avenue is a 16-unit apartment property in Long Beach, California, adjacent to the vibrant East Village Arts District and Downtown. The controlled-access, all-electric, separately-metered building features sixteen (16) 2BD / 1 BA units. Two (2) of the units are fully remodeled with new flooring, kitchens, stainless steel appliances, new bathrooms and modern fixtures and finishes. Double-pane windows are installed throughout the building for additional energy efficiency. An onsite laundry / storage room provides extra income, and the eight (8) garages offer the opportunity for ADU conversion for additional income. 927 Daisy Avenue is priced at 11.23 GRM and 5.54% cap rate at current rents.

Facts & Features

- Sold On 10/24/2023
- Original List Price of \$3,900,000
- 1 Buildings
- 8 Total parking spaces
- \$2,945 (Estimated)
- Laundry: Community
- Cap Rate: 5.54
- \$347280 Gross Scheduled Income
- \$216223 Net Operating Income
- 16 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 16-20 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$120,639
- Electric: \$2,507.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$9,789
- Cable TV: 00409987
- Gardener:
- Licenses: 1500
- Insurance: \$12,000
- Maintenance: \$11,200
- Workman's Comp:
- Professional Management: 24043
- Water/Sewer: \$3,590
- Other Expense: \$4,800
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	16	2	1	0	Unfurnished	\$1,784	\$28,544	\$2,195

Of Units With:

- Separate Electric: 16
- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7271021044

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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