

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	RS21263005	S	104 Ximeno AVE	LONG	1	TRUS	2	\$48,000	1	\$1,500,000.↓	\$884.43	1696	1924/ASR	3,142/0.0721	N	2	10/26/22	154/154
2	PV22205802	S	2116 Montair AVE	LONG	34	TRUS	3	\$58,200		\$1,200,000	\$647.95	1852	1947/ASR	7,341/0.1685	N	3	10/25/22	1/1
3	PV22205794	S	2122 Montair AVE	LONG	34	TRUS	3	\$52,740		\$1,200,000	\$647.95	1852	1947/ASR	7,470/0.1715	N	3	10/25/22	1/1
4	PW22153686	S	1242 E 7th ST	LONG	4	STD	4	\$123,600	8	\$1,420,000.↓	\$493.91	2875	1911/ASR	8,022/0.1842	N	5	10/25/22	50/50
5	PW22195548	S	6202 Cherry AVE	LONG	7	STD	4	\$75,300	5	\$905,000.↑	\$420.93	2150	1950/ASR	4,604/0.1057	N	4	10/28/22	12/12
6	SB22185739	S	1518 Magnolia AVE	LONG	699	STD	5	\$102,576	5	\$1,325,000.↓	\$431.88	3068	1963/ASR	3,651/0.0838	N	3	10/24/22	41/41
7	PW22106537	S	1527 -153' 3rd ST	LONG	4	STD	6	\$167,772		\$2,875,000.↓	\$451.90	6362	1926/ASR	8,362/0.192	N	0	10/26/22	116/116

Closed • Duplex

List / Sold:

\$1,600,000/\$1,500,000 ↓

154 days on the market

Listing ID: RS21263005

104 Ximeno Ave • Long Beach 90803

2 units • \$800,000/unit • 1,696 sqft • 3,142 sqft lot • \$884.43/sqft • Built in 1924

1st Street / Ocean



The property is one block to the ocean and two blocks to 2nd street with retail and dining.

Facts & Features

- Sold On 10/26/2022
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Natural Gas
- \$9,950 (Assessor)
- Laundry: Common Area, In Carport
- Cap Rate: 1
- \$48000 Gross Scheduled Income
- \$17040 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Tile
- Appliances: Gas Range

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,950
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,750
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$3,600	\$43,000	\$43,000
2:	1	2	1	1	Unfurnished	\$2,000	\$24,000	\$43,000

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet: 2
- Dishwasher:
- Disposal: 2
- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator:
- Wall AC: 0

Additional Information

- Trust sale
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

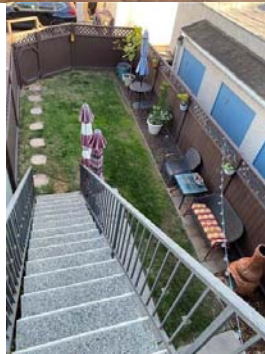
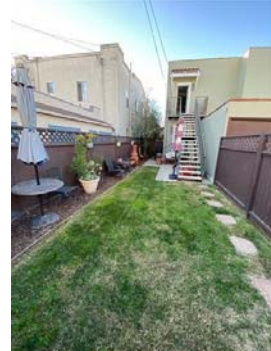
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • **Triplex**

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

2116 Montair Ave • Long Beach 90815

1 days on the market

3 units • **\$400,000/unit** • **1,852 sqft** • **7,341 sqft lot** • **\$647.95/sqft** •
Built in 1947

Listing ID: PV22205802

N Bellflower Blvd to e E Abbeyfield right on Montair Ave



First time on the market in 35 years. Rarely do these 3-unit investment properties come on the market and now you have an opportunity to own one or two of them. (2122 is also available to purchase.) Prime location in Los Altos. All one bedroom, one bath units that have been upgraded over the years and professionally managed. These charming single level triplexes on a beautiful tree lined street with single family homes across the street is rare. A few owners have added an owner unit in the back to make them quadplexes. The owner has drawings for adding a 4th unit. Los Altos Park is at the end of the street. This triplex is in a prime Los Altos location, close to CSULB, prime parks, dog parks, shopping, dining, and 13 minutes to the beach! Don't miss this opportunity. This and 2122 Montair are the only units in the Los Altos area that are for sale right now.

Facts & Features

- Sold On 10/25/2022
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- \$0 (Unknown)
- Laundry: In Kitchen, Inside
- \$58200 Gross Scheduled Income
- \$45126 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: Dishwasher, Gas Range

Exterior

- Lot Features: Lawn, Level, Yard
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,074
- Electric: \$22.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$998
- Maintenance: \$2,956
- Workman's Comp:
- Professional Management: 3093
- Water/Sewer: \$983
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,550	\$1,550	\$2,000
2:	1	1	1	1	Unfurnished	\$1,600	\$1,600	\$2,000
3:	1	1	1	1	Unfurnished	\$1,700	\$1,700	\$2,000

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 0
- Wall AC:

- Disposal: 0

Additional Information

- Trust sale
- Rent Controlled

- 34 - Los Altos, X-100 area
- Los Angeles County
- Parcel # 7224012009

Michael Lembeck

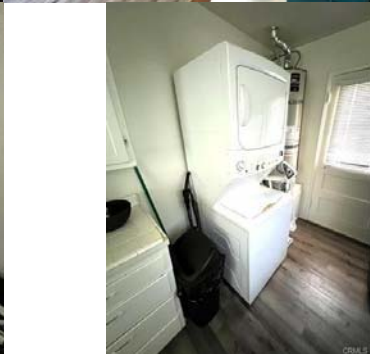
State License #: 01019397
Cell Phone: 714-742-3700

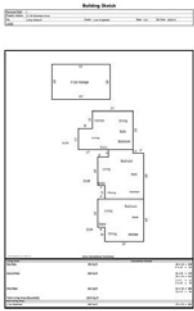
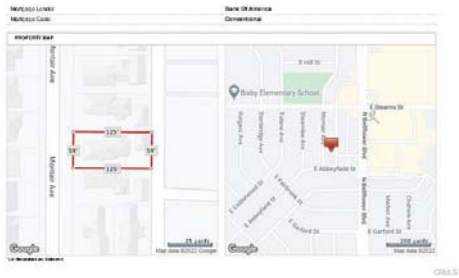
Re/Max Property Connection

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

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Closed • **Triplex**

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

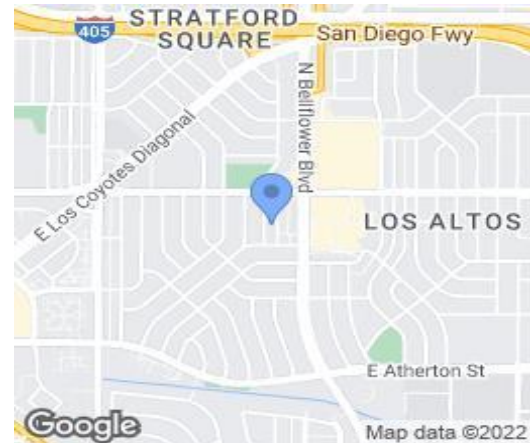
2122 Montair Ave • Long Beach 90815

1 days on the market

3 units • **\$400,000/unit** • **1,852 sqft** • **7,470 sqft lot** • **\$647.95/sqft** •
Built in 1947

Listing ID: PV22205794

N Bellflower Blvd to Abbeyfield to Montair



First time on the market in 36 years. Rarely do these 3-unit investment properties come on the market and now you have an opportunity to own one or two of them. (2116 Montair is also available to purchase.) All one bedroom, one bath units that have been upgraded over the years and professionally managed. These charming single level triplexes on a beautiful tree lined street with single family homes across the street is rare. A few owners have added an owners unit in the back to make them quadplexes. The owner has drawings for adding a 4th unit. Los Altos Park is at the end of the street. This triplex is in a prime Los Altos location, close to CSULB, prime parks, dog parks, shopping, dining, and 13 minutes to the beach! Don't miss this opportunity. This and 2116 Montair Ave are the only units in the Los Altos area that are for sale right now.

Facts & Features

- Sold On 10/25/2022
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Floor Furnace
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- \$52740 Gross Scheduled Income
- \$39666 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: Gas Range
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,074
- Electric: \$22.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$998
- Maintenance: \$2,956
- Workman's Comp:
- Professional Management: 3092
- Water/Sewer: \$983
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,675	\$1,675	\$2,000
2:	1	1	1	1	Unfurnished	\$1,330	\$1,330	\$2,000
3:	1	1	1	1	Unfurnished	\$1,390	\$1,390	\$2,000

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator:

- Dishwasher: 3
- Disposal:

- Wall AC:

Additional Information

- Trust sale
- Rent Controlled

- 34 - Los Altos, X-100 area
- Los Angeles County
- Parcel # 7224012008

Michael Lembeck

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Re/Max Property Connection

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

 Click arrow to display photos



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Closed • **Triplex**

List / Sold:

\$1,495,000/\$1,420,000 ↓

50 days on the market

Listing ID: PW22153686

1242 E 7th St • Long Beach 90813

4 units • \$373,750/unit • 2,875 sqft • 8,022 sqft lot • \$493.91/sqft • Built in 1911

E 7th St./Orange Ave.



1242 E 7th Street is the Long Beach 3 unit building you've been waiting for, with an additional 4th unit! The property's income opportunities are endless. Besides being in a prime location of North Alhambra; 1242 E 7th St. offers large units and an awesome unit mix of one large 3 Bedroom /2 Bath unit, one 2 Bedroom /1.5 Bath unit, one 2 Bedroom/ 1 Bath units and one 1 bedroom/ 1 bath upstairs back unit with a private patio deck- each with their own garage plus a fifth garage for you to have additional income. Two of the units have tankless water heaters as well as the shared laundry room by the garages. With a long and large driveway and sitting on a 8,022 sqft. lot; this property has potential for building additional units and ADUs. With proximity to 4th Streets Retro Row, Downtown Long Beach and a bike ride to the beach, your new building will appeal to a wide range of tenants. As an added bonus, the best part is that you get to set the new rents with ALL units to be delivered vacant at close of escrow. Now, that's hot!

Facts & Features

- Sold On 10/25/2022
- Original List Price of \$1,495,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Common Area
- Cap Rate: 7.95
- \$123600 Gross Scheduled Income
- \$118779 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile, Vinyl

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,821
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$348
- Cable TV: 01443822
- Gardener:
- Licenses: 236
- Insurance: \$1,668
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$169
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$3,500
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,600
3:	1	2	2	1	Unfurnished	\$0	\$0	\$2,600
4:	1	1	1	1	Unfurnished	\$0	\$0	\$2,200

Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7266012003

Michael Lembeck

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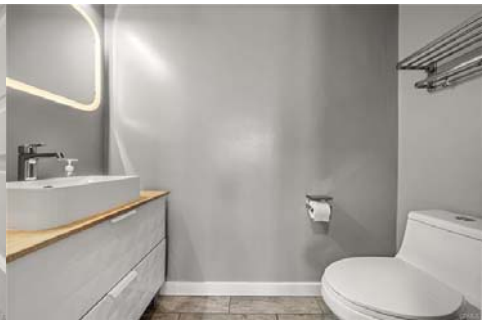
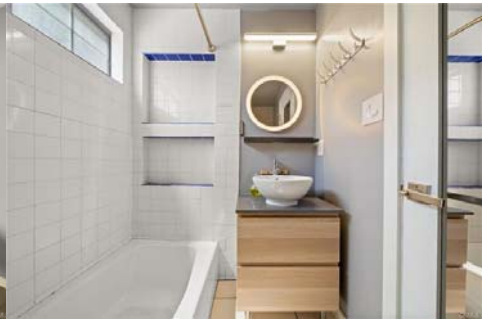
Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

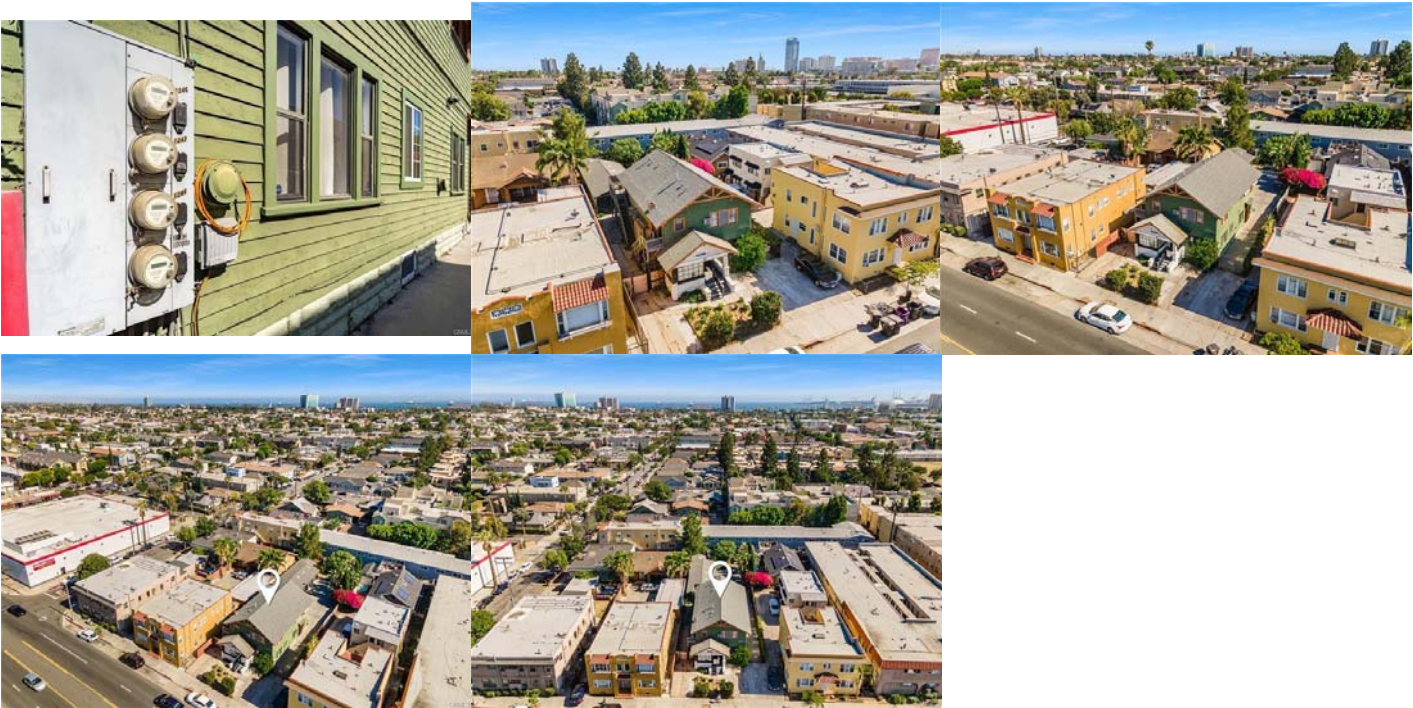
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CUSTOMER FULL: Residential Income LISTING ID: PW22153686

Printed: 10/30/2022 8:45:37 AM

Closed •

List / Sold: **\$995,000/\$905,000** ↑

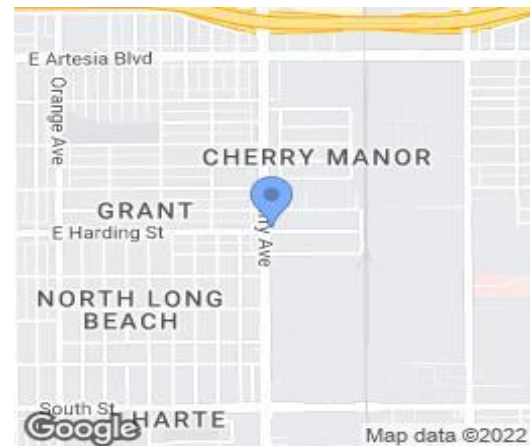
6202 Cherry Ave • Long Beach 90805

12 days on the market

4 units • **\$248,750/unit** • **2,150 sqft** • **4,604 sqft lot** • **\$420.93/sqft** •
Built in 1950

Listing ID: PW22195548

East of Cherry Ave. and South of Artesia Blvd.



Property Description: 6202 Cherry Avenue is a 4 unit apartment building, located in the city of Long Beach. The subject property is well-maintained and offers the new owner substantial upside in rents. Property Highlights: -Substantial Rental Upside -Four Garages Available -Gated Courtyard -7.2% Cap Rate on Current Rents -Excellent Visibility on Cherry Ave.

Facts & Features

- Sold On 10/28/2022
- Original List Price of \$695,000
- 1 Buildings
- 6 Total parking spaces
- \$519 (Public Records)
- Laundry: Community
- Cap Rate: 4.9
- \$75300 Gross Scheduled Income
- \$48484 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 26-30 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,557
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01856858
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$6,777
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	1	Unfurnished	\$1,250	\$1,250	\$1,295
2:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$1,700
3:	1	2	1	1	Unfurnished	\$1,825	\$1,825	\$2,100
4:	1	0	1	0	Unfurnished	\$800	\$800	\$950

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
- 7 - North Long Beach area

- Los Angeles County
- Parcel # 7119014007

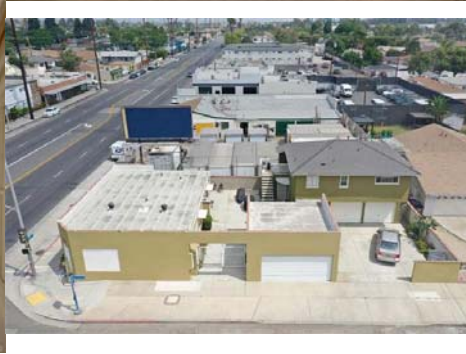
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Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: PW22195548

Printed: 10/30/2022 8:45:37 AM

Closed •

List / Sold:

\$1,349,000/\$1,325,000 ↓

41 days on the market

Listing ID: SB22185739

1518 Magnolia Ave • Long Beach 90813

**5 units • \$269,800/unit • 3,068 sqft • 3,651 sqft lot • \$431.88/sqft •
Built in 1963**

On Magnolia, Off Anaheim



Great Cash-Flow Deal located just outside of Downtown Long Beach, in the Washington submarket. The property currently collects \$8,548/month in gross income and is operating at a 5.03% CAP and 13.15 GRM. 1518 Magnolia Ave has a unit mix of (3) 2Bed+1Bath and (2) 1Bed+1Bath units. There are also 3 garages spots and laundry on-site. 1518 Magnolia Ave is the ideal opportunity for any investor looking for day 1 cash-flow with rental upside. The subject property is located just outside the \$6 Billion of development flooding Downtown Long Beach, including 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 10/24/2022
- Original List Price of \$1,385,000
- 1 Buildings
- 3 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- Cap Rate: 5.03
- \$102576 Gross Scheduled Income
- \$67830 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: \$31,669
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01046440
- 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	2	1	1		\$1,742	\$1,742	\$2,200
2:	1	1	1			\$1,782	\$1,782	\$1,800
3:	1	2	1	1		\$1,612	\$1,612	\$2,200
4:	1	1	1			\$1,604	\$1,604	\$1,800
5:	1	2	1	1		\$1,583	\$1,583	\$2,200

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7269038010

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Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: SB22185739

Printed: 10/30/2022 8:45:37 AM

Closed •

List / Sold:

\$2,995,000/\$2,875,000 ↓

116 days on the market

Listing ID: PW22106537

1527 -1537 E 3rd St • Long Beach 90802

**6 units • \$499,167/unit • 6,362 sqft • 8,362 sqft lot • \$451.90/sqft •
Built in 1926**

Go east on 3rd, past Walnut ave, property on right



• True Pride-of-Ownership Legacy Asset: Built in 1926 • Two Separately Parceled Triplexes, Providing Flexible Entry and Exit Strategies • Six Spacious Two-Bedroom Units: Average Unit Size Over 1,000 Square-Feet • Amenities That All Tenants Value: Synergized Outdoor Space, Washers & Dryers in Each Unit and Private Parking • Three Blocks from the Beach & Bixby Park: The Cultural Hub of Alamitos Beach • 91 Walk Score – “Walker’s Paradise” & 91 Bike Score – “Biker’s Paradise” • Ability to Add Two Additional ADU Units to Increase Value for a New Investor

Facts & Features

- Sold On 10/26/2022
- Original List Price of \$3,350,000
- 2 Buildings
- 6 Total parking spaces
- 6 Total carport spaces
- \$0 (Seller)
- \$167772 Gross Scheduled Income
- \$108941 Net Operating Income
- 1 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: \$53,798
- Electric: \$300.00
- Gas: \$300
- Furniture Replacement:
- Trash: \$300
- Cable TV: 02061504
- Gardener:
- Licenses:
- Insurance: \$3,550
- Maintenance: \$4,500
- Workman's Comp:
- Professional Management: 6510
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	1	1	Unfurnished	\$2,330	\$13,981	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County

• Parcel # 7275008014

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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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