

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	PW21125996	S	335 Redondo AVE	LONG	2	STD	2	\$63,000	3	\$1,250,000	\$820.21	1524	1919/ASR	6,251/0.1435	N	0	10/28/21	59/59
2	PW21202026	S	305 Roycroft AVE	LONG	2	STD	2	\$24,000		\$1,410,500	\$505.56	2790	1916/ASR	6,504/0.1493	N	1	10/30/21	18/18
3	OC21199221	S	3302 E Ransom ST	LONG	3	STD	2	\$0		\$825,000	\$483.59	1706	1955/PUB	6,752/0.155	N	1	10/27/21	26/26
4	PW21208111	S	3551 Brayton AVE	LONG	6	STD	2	\$59,880		\$1,249,000	\$459.53	2718	1931/ASR	6,379/0.1464	N	4	10/29/21	9/9
5	21771292	S	1149 E 71st WAY	LONG	7	STD	2			\$775,000	\$478.99	1618	1956	4,701/0.1		2	10/27/21	29/29
6	PW21193327	S	1325 W Parade ST	LONG	11	STD,TRUS	2	\$0		\$800,000	\$291.97	2740	1950/ASR	6,521/0.1497	N	4	10/26/21	19/19
7	DW21107374	S	364 Freeman AVE	LONG	2	STD	4	\$85,320		\$1,579,999	\$383.68	4118	1968/EST	6,500/0.1492	N	4	10/26/21	111/412
8	CV21110595	S	1500 Magnolia AVE	LONG	4	STD	4	\$60,660	5	\$860,000	\$326.50	2634	1918/PUB	3,151/0.0723	N	2	10/26/21	89/89
9	PV21006658	S	4721 Clark AVE	LONG	29	STD	5	\$103,476	5	\$1,500,000	\$351.78	4264	1944/EST	8,816/0.2024	N	5	10/25/21	240/240
10	SB21165750	S	1497 Cedar AVE	LONG	11	STD	6	\$98,160		\$1,407,000	\$399.72	3520	1941/ASR	7,553/0.1734	N	5	10/25/21	27/27
11	SB21192388	S	1075 Obispo AVE	LONG	3	STD	9	\$210,000		\$2,773,000	\$363.34	7632	1963/ASR	6,501/0.1492	N	4	10/27/21	0/0
12	CV21124794	S	137 W 6th ST #11	LONG	7	STD	11	\$329,676		\$5,200,000	\$401.39	12955	2016/ASR	7,501/0.1722	N	0	10/27/21	57/57
13	SR21163372	S	3600 3620 Santa Fe AVE	LONG	11	STD	21	\$341,976	6	\$3,500,000	\$432.31	8096	1911/ASR	16,545/0.3798	N	0	10/29/21	63/63

Closed • **Commercial/Residential**

List / Sold: **\$1,250,000/\$1,250,000**

335 Redondo Ave • Long Beach 90814

59 days on the market

2 units • \$625,000/unit • 1,524 sqft • 6,251 sqft lot • \$820.21/sqft • Built in 1919

Listing ID: PW21125996

Major cross streets: Broadway Blvd & Redondo Ave



333-335 Redondo is an incredible turnkey asset located in the highly sought-after neighborhood of Belmont Heights! Just a short distance to the Pacific Ocean, Belmont Shore/2nd Street, wonderful boutiques stores, Restaurants and coffee shops! The asset consists of two completely separate, craftsman style houses, which can be utilized for a business or residence. Currently, the front house is being leased to a business and the rear house a residence. Property is zoned LBCNR - with 5 parking spaces onsite. The front house has several office suites (which could be converted back to two bedrooms), conference room, waiting room, kitchen, large bathroom with a large open deck located to the rear of the building. The rear home has also been beautifully renovated and boasts a larger living room, good size bedroom, two mini-split units with a separate gated yard. Both buildings have been impeccably maintained and recently underwent significant upgrades (all improvements will be provided on request). This unique property offers unlimited possibilities... which may include; Development, Additions, ADU's and much more! Please make certain you check with the City of Long Beach before pursuing any such activities.

Facts & Features

- Sold On 10/28/2021
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air, Dual
- Heating: Central, Combination
- Cap Rate: 3.14
- \$63000 Gross Scheduled Income
- \$39190 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Office, See Remarks
- Floor: Laminate
- Other Interior Features: Chair Railings

Exterior

- Lot Features: Landscaped, Rectangular Lot, Walkstreet
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,550
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01250963
- 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	0	Unfurnished	\$3,600	\$43,200	\$54,000

2:1110Unfurnished\$1,650\$19,800\$24,000

Of Units With:

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

Additional Information

- Standard sale
- 2 - Belmont Heights, Alamitos Heights area
 - Los Angeles County
 - Parcel # 7257019009

Michael Lembeck

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

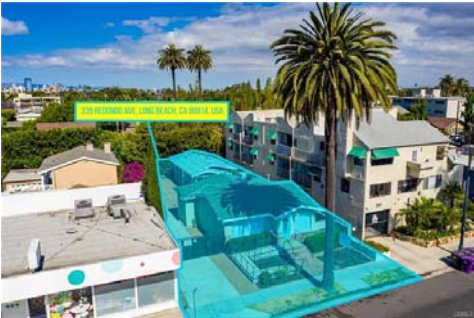
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW21125996

Printed: 10/31/2021 11:45:51 AM

Closed • Duplex

List / Sold:

\$1,499,900/\$1,410,500 ↓

18 days on the market

Listing ID: PW21202026

305 Roycroft Ave • Long Beach 90814

2 units • **\$749,950/unit** • **2,790 sqft** • **6,504 sqft lot** • **\$505.56/sqft** •
Built in 1916

3rd and Roycroft



Situated in prestigious Belmont Heights, two homes on one lot. This 2-on-1 lot property is an amazing opportunity. Outstanding location on an absolutely gorgeous tree lined street in one of the most desirable neighborhoods in Long Beach. Live in one and rent the other or great for multigenerational use. Lot size 6504. Owners front house 305 Roycroft offers 2bd/2ba's, fireplace, an updated kitchen, laundry room, dining room, private side patio, central air and heat and ample closet space. The large dining room has potential to be converted into a 3rd bedroom. The back house, 307 Roycroft has two stories, 3bd's/2ba's with an updated kitchen, two bedrooms downstairs, master bedroom upstairs, as well as an office space, laundry available, central air and heat and a private enclosed front porch with its own yard. Newer roofs on all structures. There is a single car garage and off street parking to accommodate up to 3 to 4 cars. Separate gas and electric meters. The front house has newer windows, siding and beautifully boxed in eaves. The back house is currently tenant occupied. Both houses have updated electrical. Close to Colorado Lagoon, Marine Stadium, Farmers Market, Summer time Concerts in the Park, Ma N Pa's Grocery, Cal State Long Beach, dining, shopping and much, much more.

Facts & Features

- Sold On 10/30/2021
- Original List Price of \$1,499,000
- 3 Buildings
- Levels: One
- 1 Total parking spaces
- \$547 (Estimated)
- Laundry: Inside
- \$24000 Gross Scheduled Income
- \$19200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped, Lawn, Near Public Transit, Park Nearby, Sprinkler System, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,337
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$47
- Cable TV: 01187022
- Gardener:
- Licenses:
- Insurance: \$2,230
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$60
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$0	\$0	\$3,900
2:	1	3	0	0	Unfurnished	\$2,000	\$2,000	\$2,900

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 2 - Belmont Heights, Alhambra Heights area
- Los Angeles County
- Parcel # 7250014025

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

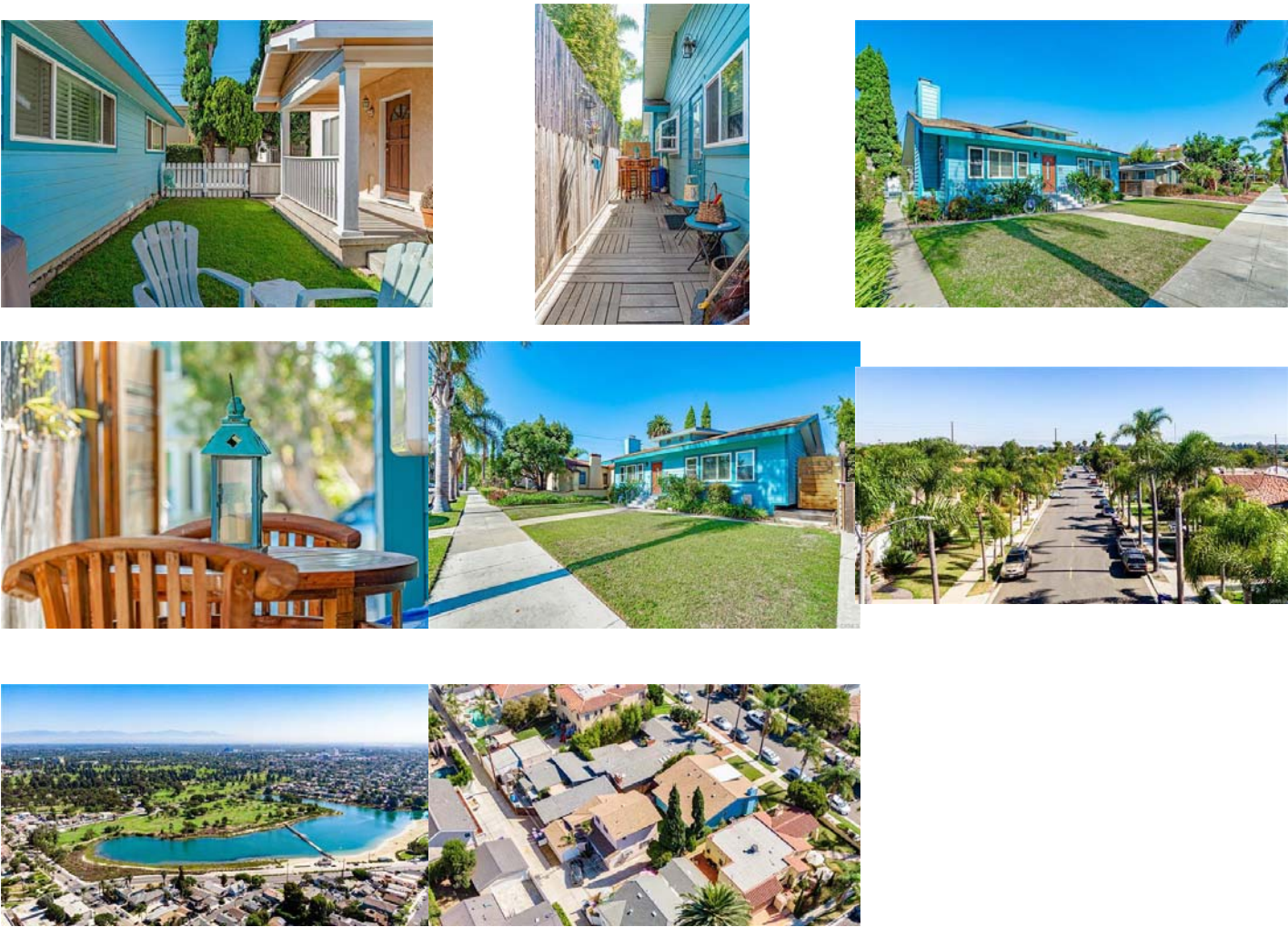
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Closed • Duplex

List / Sold: **\$799,000/\$825,000** ↑

3302 E Ransom St • Long Beach 90804

26 days on the market

2 units • \$399,500/unit • 1,706 sqft • 6,752 sqft lot • \$483.59/sqft • Built in 1955

Listing ID: OC21199221

PCH to Redondo Ave to Ransom



OPPORTUNITY!!! The Perfect Investment In a Beautiful City! 3302 & 3304 E Ransom St is an updated duplex that features 2 separate buildings on the same lot, RV Parking with space to add additional units! The Front Unit is a 3 bedrooms 2 bathroom home that has recently been updated inside & out, with direct access to a 1 car garage. The Back Unit is a 1 bedroom, 1 bathroom home, with nice upgrades and has its own side yard. This property sits on a large 6,752 SQFT LOT where you can let your imagination run wild. Conveniently located near parks, golf courses, shopping centers & PCH. This is a Great Opportunity for you to Live in 1 unit & Rent out the other unit !! or rent out both units are earn Cash Flow. The back unit is Occupied, the tenant is on a month-to-month contract & the Front Unit is Vacant. Please do not disturb the back tenant. This Opportunity won't last long. Schedule your showing today!

Facts & Features

- Sold On 10/27/2021
- Original List Price of \$799,000
- 2 Buildings
- 1 Total parking spaces
- \$461 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01417642
- 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	\$0	\$0	\$2,500
2:	1	1	1	0	Unfurnished	\$10,008	\$834	\$1,300

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
- Parcel # 7259006009

Michael Lembeck

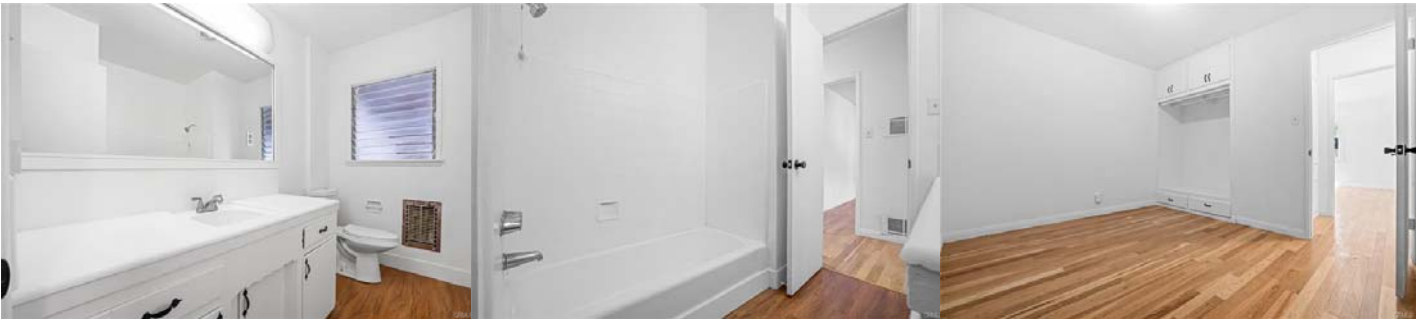
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Cell Phone: 714-742-3700

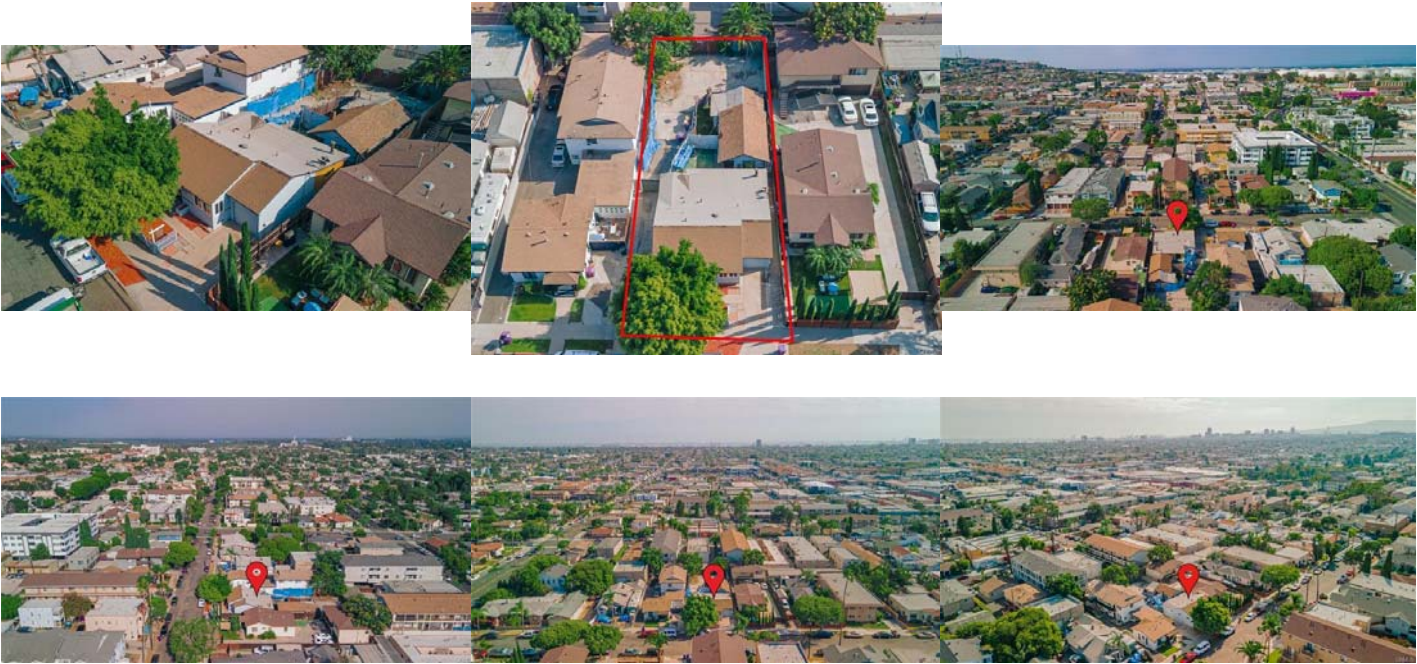
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: OC21199221

Printed: 10/31/2021 11:46:03 AM

Closed •

List / Sold: **\$1,249,000/\$1,249,000**

3551 Brayton Ave • Long Beach 90807

9 days on the market

**2 units • \$624,500/unit • 2,718 sqft • 6,379 sqft lot • \$459.53/sqft •
Built in 1931**

Listing ID: PW21208111

E/Orange N/Wardlow



This is a phenomenal and meticulously maintained property. Located in the highly sought after historic neighborhood of California Heights. Each of the two units has its own private laundry and 2 car garage. The main residence is 3 bedrooms (can also be used as a 2 bedroom + large family room) and 2 baths in approximately 2,000 square feet and original hardwood floors throughout. The living room has a barrel ceiling and fireplace. The formal dining room has an scalloped entryway, tray ceiling and French windows overlooking the front entry. The remodeled kitchen has plenty of storage and a separate sun-filled breakfast room. The hall bath features original deco tile. The master bedroom or family room has a 3/4 bath, vaulted ceiling, fireplace and laundry room. The upstairs 1 bedroom is approximately 720 square feet and very well maintained. It has a recently remodeled kitchen and bath with a bird's eye view of the neighborhood. The rear yard is quite spacious.

Facts & Features

- Sold On 10/29/2021
- Original List Price of \$1,249,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Floor Furnace
- \$538 (Estimated)
- Laundry: Individual Room
- \$59880 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01932401
- 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	2	Unfurnished	\$2,950	\$2,850	\$3,295
2:	1	1	1	2	Unfurnished	\$1,250	\$1,250	\$1,695

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

- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7146027019

Michael Lembeck

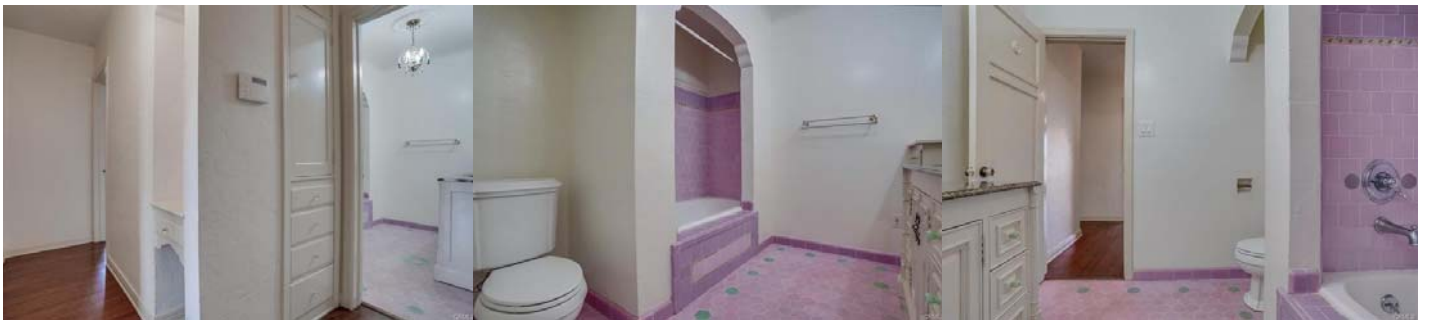
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Re/Max Property Connection

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

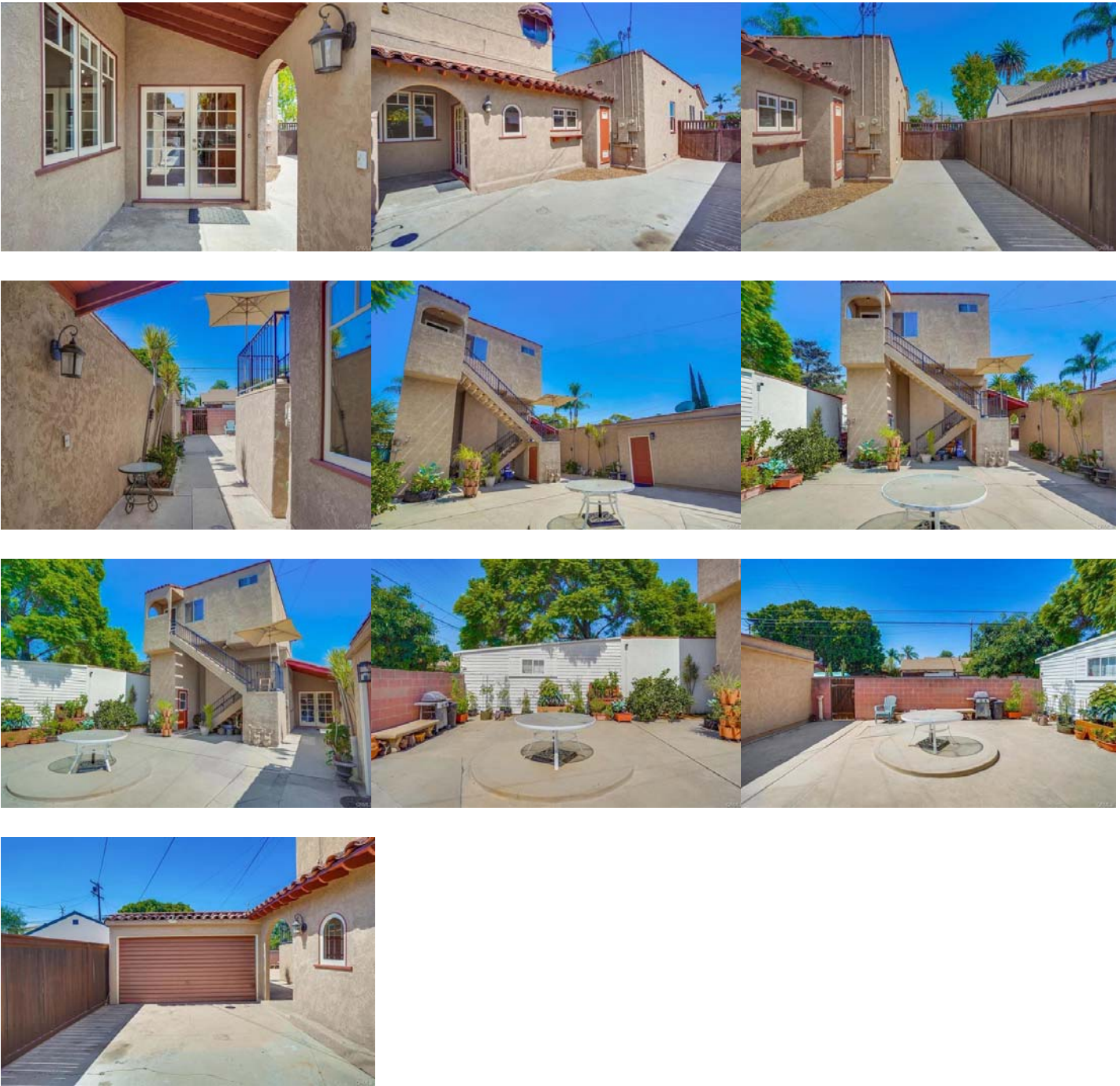
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Closed •

List / Sold: **\$750,000/\$775,000** ↑

1149 E 71st Way • Long Beach 90805

29 days on the market

**2 units • \$375,000/unit • 1,618 sqft • 4,701 sqft lot • \$478.99/sqft •
Built in 1956**

Listing ID: 21771292

Located on Orange Ave and E. 71st Way



Back on the market at no fault of the owner! GREAT INVESTMENT PROPERTY! Located in North Long Beach, this lovely Duplex consist of two detached units! Each unit has two bedrooms and one bathroom. Both units are 809 sqft each. The exterior has been recently painted and the yard has been newly seeded. Both unit have a private yard great for your enjoyment! Located close to the 91 and 710 freeways. This property is a gem you don't want to miss! All information is deemed true but it is suggested you research.

Facts & Features

- Sold On 10/27/2021
- Original List Price of \$750,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Natural Gas
- \$24808 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$9,932
- 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	2	1		Unfurnished	\$2,500	\$1,495	\$2,500
2:	1	2	1		Unfurnished	\$2,500	\$1,400	\$2,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7101030018

Michael Lembeck

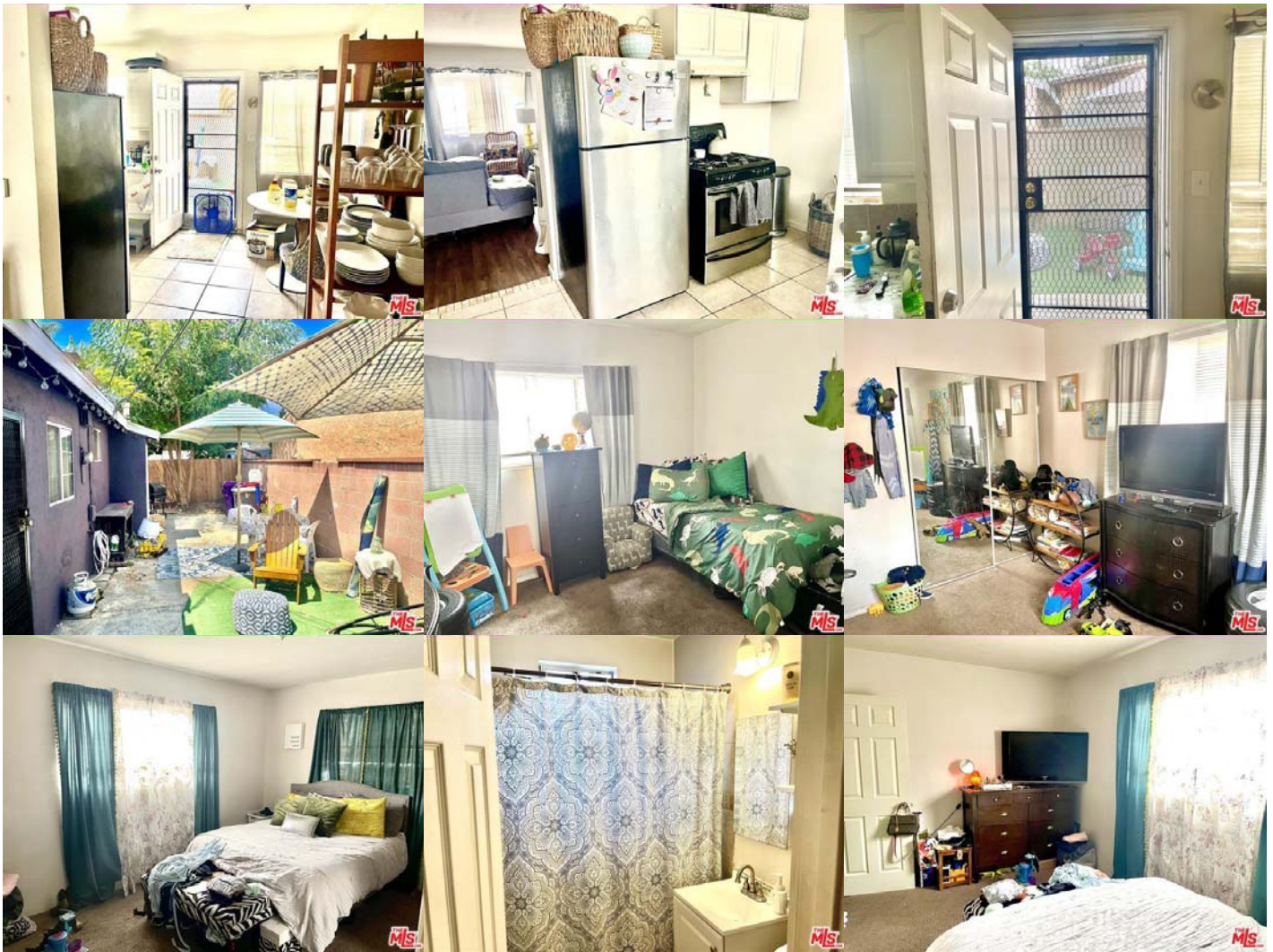
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold: **\$829,999/\$800,000** ↓

1325 W Parade St • Long Beach 90810

19 days on the market

**2 units • \$415,000/unit • 2,740 sqft • 6,521 sqft lot • \$291.97/sqft •
Built in 1950**

Listing ID: PW21193327

East on parade form harbor



Fantastic opportunity to own this large duplex in Long Beach. Featuring a total of 5 bedrooms and 5 bathrooms. This duplex is perfect for a large family, those looking to supplement their mortgage payment or the savvy investor. With two separate addresses, 1325 and 1327. The front house, 1325, offers 2 bedrooms 1 bath and indoor laundry room. The larger house, 1327, boast 3 bedrooms and 4 bathrooms. It features a large master bedroom that has its own bath and lots of closet space. It is also wired for surround sound, has indoor laundry, tons of living space and direct access to the garages. Each home is setup with its own meters for all utilities. A new roof was put on 2 years ago and the exterior was painted at the same time. The interior of the entire property was just painted as well. The property features plenty of secured off street parking. Behind the rear gate are 2 separate 2 car garages, both with brand new doors and openers, and a driveway that will fit two more cars. The front gated driveway fits up to 4 additional cars. Centrally locate this home gives you quick access to freeways, downtown Long Beach and shopping.

Facts & Features

- Sold On 10/26/2021
- Original List Price of \$829,999
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$529 (Estimated)
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01368364
- 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	4	2	Unfurnished	\$0	\$0	\$2,900
2:	1	2	1	2	Unfurnished	\$0	\$0	\$2,300

Of Units With:

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

Additional Information

- Standard, Trust sale

- 11 - Westside area
- Los Angeles County
- Parcel # 7431031021

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 • **Quadruplex**

List / Sold:

\$1,599,999/\$1,579,999 ↓

111 days on the market

Listing ID: DW21107374

364 Freeman Ave • **Long Beach 90814**

4 units • **\$400,000/unit** • **4,118 sqft** • **6,500 sqft lot** • **\$383.68/sqft** •
Built in 1968

3rd and Redondo



*** PERFECT FOUR UNITS LOCATED IN A BEAUTIFUL LOCATION OF LONG BEACH *** Just blocks from the beach and Ocean Blvd! Not to mention, minutes from downtown and Pine Street, the Pike, Queen Mary, restaurants, shopping and night live. The front home is THREE bedrooms and TWO bathrooms. The other three units are TWO bedrooms and one bathroom each. A separate laundry room for the tenants with FOUR garages. This property is very well maintained. Each unit has spacious bedrooms and large living areas. Enjoy the quiet area with just walking distance from the beach. This is a great long term investment opportunity. Come and see...

Facts & Features

- Sold On 10/26/2021
- Original List Price of \$1,599,999
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Common Area, Individual Room
- \$85320 Gross Scheduled Income
- \$67440 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,804
- Electric: \$1,440.00
- Gas: \$1,100
- Furniture Replacement:
- Trash: \$304
- Cable TV: 01247521
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,360
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Furnished	\$2,400	\$2,400	\$2,900
2:	1	2	1	1	Furnished	\$1,640	\$1,640	\$2,100
3:	1	2	1	1	Furnished	\$1,540	\$1,540	\$2,100
4:	1	2	1	1	Furnished	\$1,530	\$1,530	\$2,100

Of Units With:

- Separate Electric: 4
- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7257012010

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

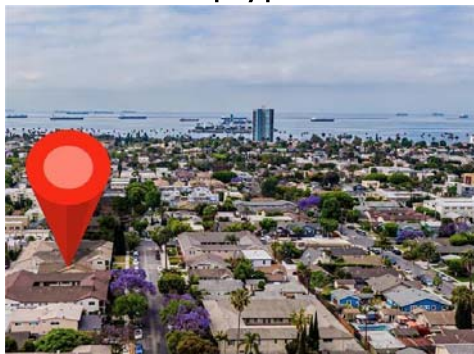
Re/Max Property Connection

State License #: 01891031

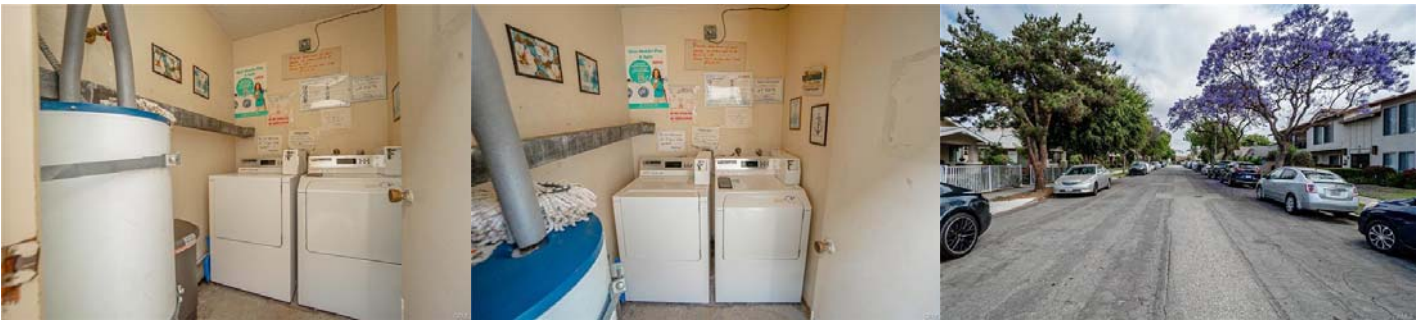
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Mission Viejo, 92691

Click arrow to display photos







Closed • **Quadruplex**List / Sold: **\$912,000/\$860,000** ↓**1500 Magnolia Ave** • Long Beach 90813**89 days on the market****4 units** • **\$228,000/unit** • **2,634 sqft** • **3,151 sqft lot** • **\$326.50/sqft** •
Built in 1918**Listing ID: CV21110595****I-710S/Long Beach, exit 2 for CA-1/Pacific Coast Highway, merge onto CA-1S/W Pacific Coast Hwy, turn right on Magnolia Ave**



Located just south of Pacific Coast Highway, this property consists of 4 units: a 4-bedroom, 2-bath, a 2-bedroom, 1- bath and two 1-bedroom, 1-bath units with a 2 attached single garages. All kitchens and bathrooms need some TLC and separate hot water heaters. Each unit is individually metered for gas and there are two electric meters, one for the downstairs unit and one for the three smaller units upstairs. This building makes a great addition to any investor's portfolio.

Facts & Features

- Sold On 10/26/2021
 - Original List Price of \$960,000
 - 1 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - Cap Rate: 5.15
 - \$60660 Gross Scheduled Income
 - \$49460 Net Operating Income
 - 2 electric meters available
 - 4 gas meters available
 - 1 water meters available
-

Interior

Exterior

- Lot Features: 2-5 Units/Acre, No Landscaping, Park Nearby
 - Sewer: Public Sewer
-

Annual Expenses

- Total Operating Expense: \$11,200
 - Electric: \$0.00
 - Gas:
 - Furniture Replacement:
 - Trash: \$300
 - Cable TV:
 - Gardener:
 - Licenses:
 - Insurance: \$1,330
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,440
 - Other Expense:
 - Other Expense Description:
-

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	1	Unfurnished	\$2,000	\$2,000	\$2,200
2:	1	2	1	0	Unfurnished	\$1,230	\$1,230	\$1,600
3:	1	1	1	1	Unfurnished	\$900	\$900	\$1,250
4:	1	1	1	0	Unfurnished	\$925	\$925	\$1,200

Of Units With:

- Separate Electric: 2
 - Gas Meters: 4
 - 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 # 7269038012

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

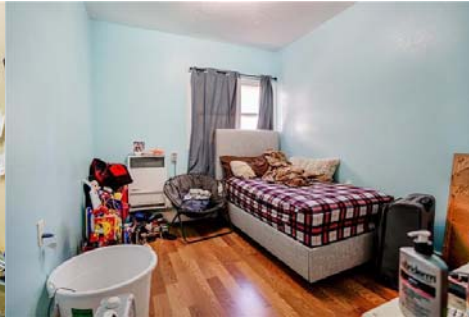
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: CV21110595

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Closed • **Apartment**

List / Sold:

\$1,590,000/\$1,500,000 ↓

240 days on the market

Listing ID: PV21006658

4721 Clark Ave • Long Beach 90808

5 units • **\$318,000/unit** • **4,264 sqft** • **8,816 sqft lot** • **\$351.78/sqft** •
Built in 1944

Del Amo Blvd toward East, Right turn on Clark Ave.



Excellent location in prestigious Lakewood Village. Developers dream, rents are low and property is under utilized with lot size of about 8,815 square feet. one 2-bedroom unit was added about 1955 and one 3-bedroom unit was added about 1965. owner lives in the back 3- bedroom apartment which has direct access to the garage, has laundry hookups in its unit and has own back yard. Close to Lakewood Center Mall and Long Beach City College with many schools near by. close to FWY 91 on North; FWY 405 on South; FWY 710 on the West and FWY 605 on the East. Analysis is based on Pro Forma rents.

Facts & Features

- Sold On 10/25/2021
- Original List Price of \$1,735,000
- 3 Buildings
- 5 Total parking spaces
- Cap Rate: 4.7
- \$103476 Gross Scheduled Income
- \$78593 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,289
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 545
- Insurance: \$3,714
- Maintenance: \$4,988
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,622
- Other Expense: \$1,400
- Other Expense Description: taxes &

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,800	\$2,800	\$2,900
2:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$2,300
3:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,650
4:	1	1	1	1	Unfurnished	\$1,628	\$1,628	\$1,650
5:	1	1	1	1	Unfurnished	\$1,145	\$1,145	\$1,650

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

- 29 - Lakewood Village area
- Los Angeles County
- Parcel # 7181016016

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: PV21006658

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Closed •

List / Sold:

\$1,450,000/\$1,407,000 ↓

27 days on the market

Listing ID: SB21165750

1497 Cedar Ave • Long Beach 90813

**6 units • \$241,667/unit • 3,520 sqft • 7,553 sqft lot • \$399.72/sqft •
Built in 1941**

Just South of Pacific Coast Hwy. and Four Blocks West of Long Beach Blvd.



Excellent Upside Potential!! Clean 6-Unit Building Across the Street From Washington Middle School. Five 1-Bedroom and One 2-Bedroom Units in 2 buildings.. Five Garages in Back of Property. Excellent Rental Area With 20% Upside in Most Rents. Laundry Room Area In Back of Front Building--Set Up Your Own Laundry For Additional Income! Only 14.77 X Actual Income and 13 X Pro Forma.

Facts & Features

- Sold On 10/25/2021
- Original List Price of \$1,450,000
- 2 Buildings
- Levels: Multi/Split
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Assessor)
- Laundry: Community, Gas & Electric Dryer Hookup, Individual Room
- \$98160 Gross Scheduled Income
- \$64578 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Oven

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Level with Street, Near Public Transit
- Fencing: Security, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,582
- Electric: \$1,945.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 574
- Insurance: \$2,449
- Maintenance: \$1,963
- Workman's Comp:
- Professional Management: 4740
- Water/Sewer: \$2,454
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,465	\$1,465	\$1,695
2:	2	1	1	1	Unfurnished	\$1,550	\$3,100	\$3,100
3:	1	1	1	1	Unfurnished	\$1,255	\$1,255	\$1,500
4:	2	1	1	1	Unfurnished	\$1,180	\$2,360	\$3,000

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 6
- Refrigerator:
- Wall AC: 6

Additional Information

- Standard sale
- Rent Controlled
- 11 - Westside area
- Los Angeles County
- Parcel # 7269041006

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: SB21165750

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Closed •

List / Sold:

\$2,795,000/\$2,773,000 ↓

0 days on the market

Listing ID: SB21192388

1075 Obispo Ave • Long Beach 90804

**9 units • \$310,556/unit • 7,632 sqft • 6,501 sqft lot • \$363.34/sqft •
Built in 1963**

S of Anaheim St on Obispo Ave



1075 Obispo Ave. is a meticulously renovated 9-unit apartment complex in Long Beach, California. The seller spent roughly \$200,000 on capital improvements. The offering is only two miles from CSULB in prime Eastside Long Beach and is a "walker's paradise" boasting a walk score of 94 which allows daily errands to be done on foot. The building is exclusively comprised of spacious two-bedroom/one-bathroom units totaling 7,632 square feet. The property has secure gated entry and a common laundry room for the tenant's convenience and there are four individual garages and four open parking spaces in the rear of the building. Extensive interior renovations include quartz countertops, waterproof vinyl flooring, stainless steel appliances, modern style white shaker cabinets with soft close, ceiling fans, new paint, and fully upgraded bathrooms with ceramic tile shower enclosures. Exterior renovations include new paint, new security screen doors, new lighting, landscaping, fence and mailboxes. 1075 Obispo Avenue's location, cashflow, attractive financing and high-end renovations provide a new investor the opportunity to own an improved asset that will minimize their cost, maximize their return over the long-term investment horizon and provide a superior hedge against inflation.

Facts & Features

- Sold On 10/27/2021
- Original List Price of \$2,795,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$1,599 (Estimated)
- Laundry: Common Area
- \$210000 Gross Scheduled Income
- \$143164 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$60,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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:	9	2	1	4	Unfurnished	\$17,045	\$17,045	\$18,225

Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7258004013

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: SB21192388

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Closed • [Apartment](#)

List / Sold:

\$5,250,000/\$5,200,000 ↓

57 days on the market

Listing ID: CV21124794

137 W 6th St # 11 • Long Beach 90802

11 units • **\$477,273/unit** • **12,955 sqft** • **7,501 sqft lot** • **\$401.39/sqft** •
Built in 2016

W 6th St / Pacific Ave



Mixed-use 10 Multifamily Apartment + Street Front Retail in Downtown Long Beach. Newer build with no rent control and low maintenance. Perfect for investment or 1031 Exchange. High demand rental area, currently is 100% occupancy. KW Commercial is pleased to exclusively offer for sale the rare brand "Tech Coast Apartments", a mix-use building located at 137 West 6th Street in Long Beach, California. Completed in October of 2016, the "Tech Coast Apartments" is a three-story 10 contemporary spacious units - sitting on top of 1,180 square feet of retail space, located in prime Downtown Long Beach at the North Pine District, which has a rich neighborhood feel with a selection of historic condos, apartments and single family homes. The property has an exceptional unit mix of one 1 bedroom + 1 Bath, Four 2 Bedroom + 2 Baths, and five 2 bedrooms + 2½ Baths Lofts. Each unit has individual balconies and features a refrigerator, dishwasher, microwave, oven, stove and washer/dryer hookups. It is a secured building with fourteen secured covered parking spots, one assigned parking spots per unit and 3 guest parkings.

Facts & Features

- Sold On 10/27/2021
- Original List Price of \$5,250,000
- 1 Buildings
- Levels: Three Or More
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- \$329676 Gross Scheduled Income
- \$218283 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile
- Other Interior Features: Balcony, Block Walls, Elevator, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: 11-15 Units/Acre
- Security Features: Automatic Gate, Fire Sprinkler System, Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$101,503
- Electric: \$5,825.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$3,102
- Maintenance: \$8,525
- Workman's Comp:
- Professional Management: 9890
- Water/Sewer: \$9,411
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,475	\$2,475	\$2,500
2:	1	2	1	1	Unfurnished	\$2,300	\$2,300	\$2,300

3:	1	2	2	1	Unfurnished	\$2,150	\$2,150	\$2,400
4:	1	2	2	1	Unfurnished	\$2,175	\$2,175	\$2,400
5:	1	1	1	1	Unfurnished	\$1,900	\$1,900	\$2,000
6:	1	2	2	1	Unfurnished	\$2,875	\$2,875	\$3,000
7:	1	2	2	1	Unfurnished	\$2,750	\$2,750	\$2,900
8:	1	2	2	1	Unfurnished	\$2,750	\$2,750	\$2,900
9:	1	2	2	1	Unfurnished	\$2,575	\$2,750	\$2,900
10:	1	2	2	1	Unfurnished	\$2,575	\$2,575	\$3,000
11:	1	1	1	1	Unfurnished	\$2,773	\$2,773	\$3,000

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
- 7 - North Long Beach area
 - Los Angeles County
 - Parcel # 7273024020

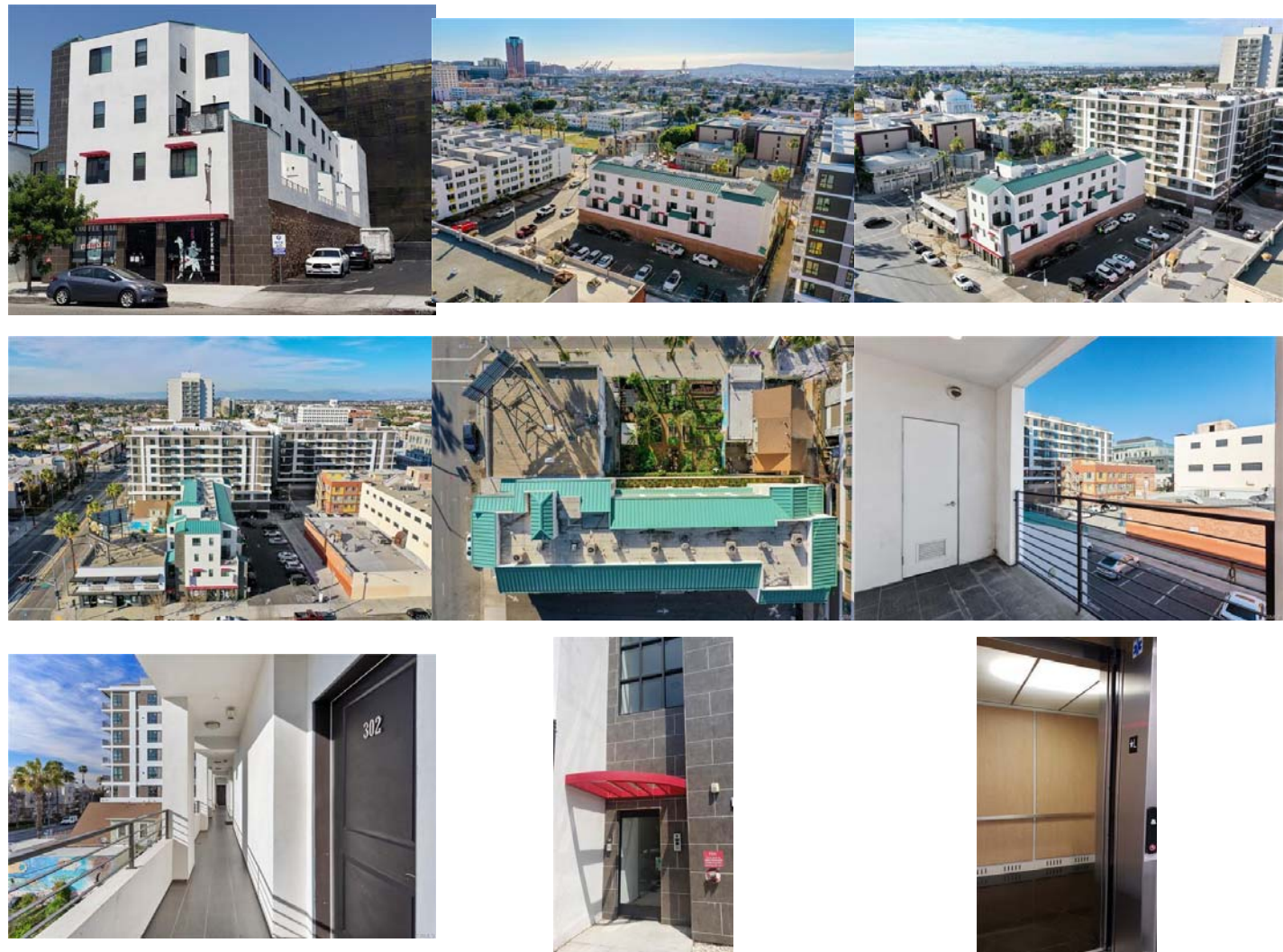
Michael Lembeck

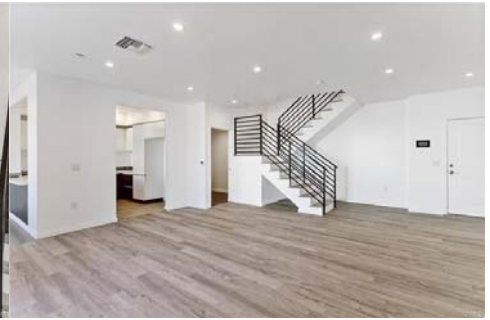
State License #: 01019397
Cell Phone: 714-742-3700

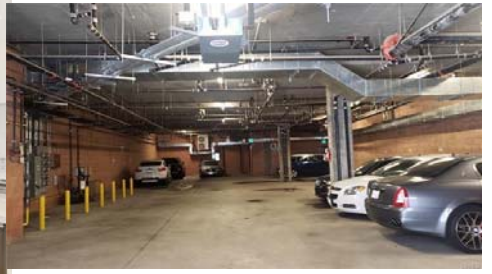
Re/Max Property Connection

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

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Closed •

List / Sold:

\$3,620,000/\$3,500,000 ↓

63 days on the market

Listing ID: SR21163372

3600 3620 S Santa Fe Ave • Long Beach 90810

**21 units • \$172,381/unit • 8,096 sqft • 16,545 sqft lot • \$432.31/sqft •
Built in 1911**

I-710 North exit Willow West, right on Santa Fe Avenue



****Price Reduction**** 3 buildings Mixed use with 1 neighborhood commercial shops building and two residential buildings on a large 16,500+ square foot lot in West Long Beach. The residential buildings consist of a two story 12-unit complex and a one story 7-unit structure. This Carson adjacent property is all about stable cash flow at over 6% cap rate on current income! The unit mix consists of 18 studio apartments, 1 one-bedroom apartment, 1 mini market convenience store, and 1 barber shop (total of 21 units). The two retail leases are long term tenants with 10+ years and built in annual CPI increases with long term leases. This pocket of Long Beach is a consistently high demand residential area with great access to regional freeways and central to employment hubs. There may be an additional 16% upside remaining in rents with prudent and cost effective unit upgrades. The as-is cap rate is estimated to be 6.13% with a 7.54% cap rate on market rents. The acquisition Gross Rent Multiplier is 10.59 and may go as low as 9.11 with unit upgrades. The property generates additional streams of income with parking, laundry, and storage fees plus RUBS utility reimbursements and property tax reimbursements from retail leases. The park like grounds of the property are inviting and tranquil which has contributed to long term tenant retention.

Facts & Features

- Sold On 10/29/2021
- Original List Price of \$3,750,000
- 3 Buildings
- Levels: Two
- 15 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- Laundry: Common Area
- Cap Rate: 6.13
- \$341978 Gross Scheduled Income
- \$221894 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Wood
- Appliances: Gas Oven, Gas Range, Refrigerator
- Other Interior Features: 2 Staircases, Ceiling Fan(s), Copper Plumbing Partial

Exterior

- Lot Features: Corner Lot, Irregular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$109,824
- Electric: \$11,597.00
- Gas: \$4,591
- Furniture Replacement:
- Trash: \$3,551
- Cable TV: 01965826
- Gardener:
- Licenses: 800
- Insurance: \$5,913
- Maintenance: \$14,700
- Workman's Comp: \$0
- Professional Management: 16585
- Water/Sewer: \$3,170
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	18	0	1	0	Unfurnished	\$18,663	\$21,253	\$25,110
2:	1	1	1	0	Unfurnished	\$1,395	\$1,395	\$1,495
3:	1	5	1	0	Unfurnished	\$836	\$836	\$1,000

4: 1 5 1 0 Unfurnished \$3,383 \$3,383 \$3,552

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
- 11 - Westside area
 - Los Angeles County
 - Parcel # 7311020050

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:** SR21163372

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Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 10/24/2021 to 10/30/2021
City is 'Long Beach'
Number Of Units Total is 2+
Selected 13 of 13 results.