

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	QC23106055	S	4916 E BROADWAY	LONG	2	BNKR	2	\$0		\$1,900,000 	\$529.10	3591	1930/ASR	4,158/0.0955	N	2	11/01/23	111/293
2	PW23160072	S	776 Stanley AVE	LONG	3	STD	2	\$66,840		\$1,250,000 	\$741.84	1685	1922/ASR	6,506/0.1494	N	1	10/29/23	46/46
3	RS23112640	S	2258 Roswell Ave	LONG	35	STD	2	\$0		\$1,199,900 	\$696.00	1724	2023/OTH	6,509/0.1494	N	2	10/31/23	92/92
4	QC23152104	S	3748 Myrtle AVE	LONG	6	TRUS	2	\$0		\$990,000	\$600.00	1650	1930/ASR	5,519/0.1267	N	2	10/31/23	15/15
5	23293815	S	229 Roswell AVE	LONG	2	STD	4		4	\$2,050,000 	\$482.81	4246/A	1977/ASR	5,569/0.12	N	4	10/30/23	60/60
6	NP23145390	S	719 E 5th ST	LONG	4	STD	4	\$114,000		\$1,400,000	\$493.65	2836	1910/ASR	7,364/0.1691	N	0	10/31/23	54/54
7	PW23073285	S	517 Linden AVE	LONG	4	STD	4	\$134,400		\$1,925,000 	\$601.56	3200	1915/ASR	4,493/0.1031	N	0	10/31/23	136/136
8	QC22205957	S	1486 Magnolia AVE	LONG	4	STD,TRUS	6	\$55,176		\$1,000,000 	\$330.36	3027	1940/ASR	3,993/0.0917	N	4	11/02/23	388/388

Closed • Duplex

List / Sold:

\$1,910,000/\$1,900,000 ↑

111 days on the market

Listing ID: OC23106055

4916 E BROADWAY • Long Beach 90803

2 units • \$955,000/unit • 3,591 sqft • 4,158 sqft lot • \$529.10/sqft •
Built in 1930

PLEASE USE YOUR OWN DIRECTIONS.



*** BANKRUPTCY COURT SALE - EQUITY SALE (NOT REO, BANK OWNED OR SHORT SALE) *** DUPLEX, ONE UNIT ON TOP AND ONE ON THE BOTTOM. BOTH ARE THREE BEDROOMS AND TWO BATHS. CLOSE PROXIMITY TO FREEWAYS, BEACH, SHOPPING, AND 2ND STREET. TOP UNIT IS CURRENTLY RENTED. TWO ADDRESSES 4916 AND 4914.

Facts & Features

- Sold On 11/01/2023
- Original List Price of \$1,849,900
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Central
- \$0 (Assessor)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01522411
- 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:	2	3	2	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Bankruptcy Property sale
- Buyer Agency Compensation: 2.5%
- 2 - Belmont Heights, Alamitos Heights 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







Closed • Duplex

List / Sold:

\$1,295,000/\$1,250,000 ↓

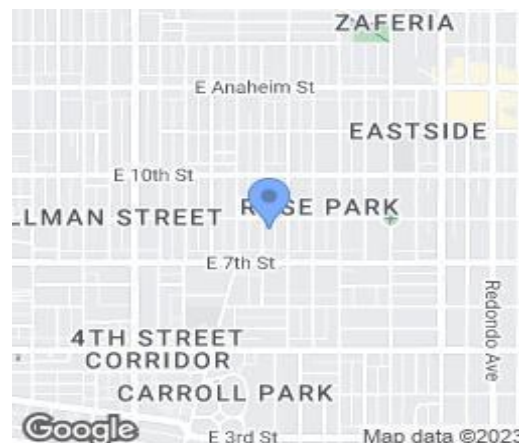
46 days on the market

Listing ID: PW23160072

776 Stanley Ave • Long Beach 90804

2 units • **\$647,500/unit** • **1,685 sqft** • **6,506 sqft lot** • **\$741.84/sqft** •
Built in 1922

Cross Streets: E. 8th St. & Molino



Why settle for one house when you can relish the luxury of two? Tucked away in the coveted Rose Park Historic District, this property showcases an enchanting Craftsman bungalow at the front, complete with a timeless front porch, lush lawns, and private patios. At the rear, a second bungalow awaits. The front residence boasts stunning hardwood floors, an open and airy floor plan, three spacious bedrooms, a large living area, a dining space, and a well-appointed kitchen. Meanwhile, the second dwelling retains numerous original period features and offers a generously-sized primary bedroom, along with a smaller room perfect for a nursery, a spacious living area, and an adjacent room that could easily transform into an inspiring art studio or efficient home office - a valuable bonus space. Both units come equipped with their own attached laundry room. A long driveway leads to a detached garage and additional storage space. Both Units are Rented to tenants. Front Unit has Month to Month Lease, back unit has a 1 year lease ending May 2024. Units sold in as is condition. This property exudes charm and overflows with potential, should you choose to live in one unit, supplement income with back unit or just collect cash flow. All this within a superb location that offers convenient access to the beach, as well as a variety of shops, restaurants, and coffee shops.

Facts & Features

- Sold On 10/29/2023
- Original List Price of \$1,295,000
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- 0 Total carport spaces
- Heating: Floor Furnace
- \$474 (Estimated)
- Laundry: Individual Room
- \$66840 Gross Scheduled Income
- \$65640 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Living Room, Walk-In Closet
- Floor: Tile, Vinyl, Wood
- Appliances: Disposal, Gas Oven, Gas Range, Microwave, Water Heater
- Other Interior Features: Ceiling Fan(s), Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Front Yard, Garden, Lawn, Yard
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System
- Fencing: Partial, Privacy, Vinyl, Wood
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00899496
- Gardener:
- Licenses:
- Insurance: \$2,500
- 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	\$2,950	\$3,500
2:	1	2	2	0	Unfurnished	\$2,620	\$2,620	\$2,900

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 3 - Eastside, Circle Area area
 - Los Angeles County
 - Parcel # 7262019003

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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CUSTOMER FULL: Residential Income LISTING ID: PW23160072

Printed: 11/05/2023 9:11:34 AM

Closed • **Single Family Residence**

List / Sold:

\$1,199,900/\$1,199,900 ↓

92 days on the market

Listing ID: RS23112640

2258 Roswell Ave • Long Beach 90815

2 units • **\$599,950/unit** • **1,724 sqft** • **6,509 sqft lot** • **\$696.00/sqft** •
Built in 2023

Between Redondo Ave. and Lakewood Blvd. North of Stearns Ave.



2 single family detached homes and a 2 car detached garage * New construction 2 bedroom, 2 bath home in rear of lot with modern and open floor plan, 9 ft. ceilings, very energy efficient all electric home with heat pump water heater and HVAC, Solar installed and paid for * Garage has drywall, new stucco, new roof and fascia, a large sub panel and remote garage door opener * Front home is 2 bedrooms and 1 bath that has been remodeled, upgraded electrical, plumbing, windows, kitchen, bath, tile floors in bath and kitchen, new vinyl floors thru-out, new roof and fascia, new paint in and out, new recessed lights * Landscape is new with auto timer on sprinklers * Separate electric meters, front house has gas appliances and back house is all electric, water meter is all that is shared.

Facts & Features

- Sold On 10/31/2023
- Original List Price of \$1,350,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Other)
- Laundry: Electric Dryer Hookup, In Garage, In Kitchen, Inside, Stackable, Washer Hookup
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room, Primary Bathroom, Primary Bedroom, Walk-In Closet
- Floor: Vinyl
- Appliances: Dishwasher, Electric Range, Electric Water Heater, Free-Standing Range, Disposal, Gas Range, Gas Water Heater, Microwave
- Other Interior Features: Block Walls, Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Lot 6500-9999, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Yard
- Security Features: Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- 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	2	1	Unfurnished			\$3,300
2:	1	2	1	1	Unfurnished			\$3,300

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 35 - Artcraft Manor area
- Los Angeles County
- Parcel # 7218017011

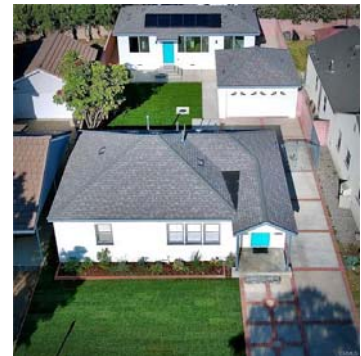
Michael Lembeck

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Re/Max Property Connection

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

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Closed • Duplex

List / Sold: **\$990,000/\$990,000**

3748 Myrtle Ave • Long Beach 90807

15 days on the market

2 units • **\$495,000/unit** • **1,650 sqft** • **5,519 sqft lot** • **\$600.00/sqft** •
Built in 1930

Listing ID: OC23152104

South of Bixby Road, north of 37th Street, east of California



This Spanish style duplex property located in the historic California Heights community won't last. Both units have a room count of two bedrooms and one bathroom. The individual units have in-unit laundry facilities with walk-in closets. This property is ready for a complete renovation to maximize rent. There is also the potential for converting the rear garage into an ADU to further maximize the property's full income potential.

Facts & Features

- Sold On 10/31/2023
- Original List Price of \$990,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- \$478 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Level
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- 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:	2	2	1	2	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Trust sale
- 6 - Bixby, Bixby Knolls, Los Cerritos area

- Rent Controlled
- Buyer Agency Compensation: 2.5%

- Los Angeles County
- Parcel # 7145031006

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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: OC23152104

Printed: 11/05/2023 9:11:36 AM

Closed •

List / Sold:

\$1,995,000/\$2,050,000 ↑

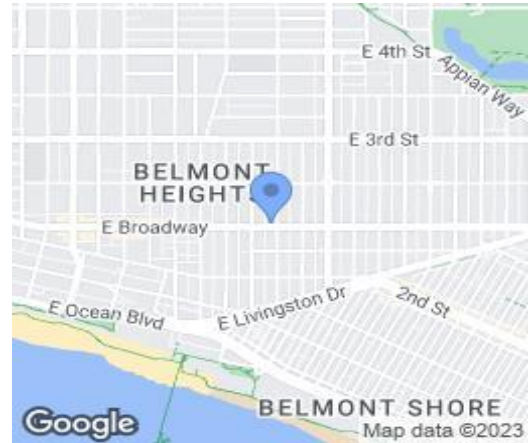
229 Roswell Ave • Long Beach 90803

60 days on the market

**4 units • \$498,750/unit • 4,246 sqft • 5,569 sqft lot • \$482.81/sqft •
Built in 1977**

Listing ID: 23293815

North of E. Broadway, South of E. 3rd St., West of Ximeno Ave., and East of Belmont Ave.



Incredible opportunity to own a 4-unit residential property in the prestigious Belmont Heights neighborhood. There are 4 separate electric meters on the subject property - one for each unit. There are only 2 gas meters on the property. The House Meter (Meter No. 0275092236), provides gas to Units A, C, and D, the central water heater, and the common laundry. Landlord pays for the house meter, along with water, sewer, and trash service for the property. Second gas meter (Meter No. 0275092235) services only Unit B, and the tenant in Unit B is responsible for paying for their own gas service. Unit A, B, and C have gas powered Stoves. Unit D has an electric stove. Unit B is now vacant and will be delivered vacant at close of escrow. Photos of the units on MLS are from 2021 & 2022 before they were rented. Minutes away from Woodrow Wilson High School, Blair Field, Recreation Area, California State University, Long Beach City Beach, Colorado Lagoon, schools, shopping centers, restaurants, and transportation links. The property is under rent control subject to California Assembly Bill 1482. Property is being sold AS IS and WHERE IS with current the 3 tenant(s) in place. Buyer to conduct their own investigations.

Facts & Features

- Sold On 10/30/2023
- Original List Price of \$1,995,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Fireplace(s), Wall Furnace
- Cap Rate: 3.88
- \$77357 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Vinyl, Tile, Carpet, Wood
- Appliances: Dishwasher, Microwave, Refrigerator, Range, Range Hood
- Other Interior Features: Ceiling Fan(s), Recessed Lighting

Exterior

- Lot Features: Lawn, Rectangular Lot
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$38,136
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00897567
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$3,495	\$3,495	\$3,800
2:	3	2	1		Unfurnished	\$2,198	\$6,595	\$2,800

3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 2 - Belmont Heights, Alamos Heights area
- Los Angeles County
- Parcel # 7255028027

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold:

\$1,400,000/\$1,400,000

54 days on the market

Listing ID: NP23145390

719 E 5th St • Long Beach 90802

4 units • \$350,000/unit • 2,836 sqft • 7,364 sqft lot • \$493.65/sqft •

Built in 1910

alamitos and 5th



Long Beach 4 plex just a few blocks from the beach!! Three separate buildings. Front house is a 3 bed 1 bath with a yard. Next two units are separate bldg... one has 2 bed 1 bath and the other is 1 bed 1 bath with shared gated entrance. Third bldg has separate gated entrance and is 2 bed 1 bath, Fully rented and well maintained.

Facts & Features

- Sold On 10/31/2023
- Original List Price of \$1,400,000
- 3 Buildings
- 0 Total parking spaces
- \$870 (Estimated)
- Laundry: Inside
- \$114000 Gross Scheduled Income
- \$93660 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,340
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01925376
- 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	3	1	0	Unfurnished	\$3,200	\$3,200	\$3,200
2:	2	2	1	0	Unfurnished	\$4,400	\$4,400	\$4,400
3:	1	1	1	0	Unfurnished	\$1,900	\$1,900	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County

• Parcel # 7281003017

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:** NP23145390

Printed: 11/05/2023 9:11:38 AM

Closed • **Quadruplex**

List / Sold:

\$2,095,000/\$1,925,000 ↓

136 days on the market

Listing ID: PW23073285

517 Linden Ave • Long Beach 90802

**4 units • \$523,750/unit • 3,200 sqft • 4,493 sqft lot • \$601.56/sqft •
Built in 1915**

Major cross streets: Atlantic and Broadway



We are honored to present 517 Linden Avenue! Assets of this caliber rarely hit the market... Incredible location "The Arts District" with a living experience that is second to none! Every inch of this asset has been upgraded with the finest of finishes. The Landlord spared no expense when selecting the designs and materials, and utilized the highest qualified tradesmen to complete his vision. This incredibly secure, beautifully landscaped oasis has five parking spaces, three EV outlets (240amps), upgraded lighting and sprinkler systems throughout. The interiors of each unit have been meticulously upgraded with all new kitchen/granite counters, high-end cabinetry, tile flooring, wainscoting, and Stainless steel appliances. Bathrooms have been beautifully renovated with high end tile flooring, exquisite vanity's, lighting fixtures and designer wainscot inlay. All units have their own laundry, designer ceiling fans throughout, the landlord went as far as to add heated flooring in the two upper units. Each unit has a theme, and all furnishings are included in the sale. For the developer looking to capitalize on the assets greater potential, there is room to add two ADU units! For the owner/user looking for financial/Income assistance, the asset received rents in excess \$3200 a month (per door) over the past 12 months, on one to three month leases.

Facts & Features

- Sold On 10/31/2023
- Original List Price of \$2,200,000
- 1 Buildings
- 5 Total parking spaces
- Heating: Radiant
- \$777 (Estimated)
- Laundry: Inside
- \$134400 Gross Scheduled Income
- \$90496 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Gas Cooktop, Water Heater
- Other Interior Features: Balcony, Ceiling Fan(s), Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$41,216
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02187306
- 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:	2	1	1	0	Furnished	\$2,900	\$69,600	\$2,900
2:	2	1	1	0	Furnished	\$2,700	\$64,800	\$2,700

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher: 4
- Disposal: 4
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7281002026

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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:

\$1,199,000/\$1,000,000 ↓

388 days on the market

Listing ID: OC22205957

1486 Magnolia Ave • Long Beach 90813

**6 units • \$199,833/unit • 3,027 sqft • 3,993 sqft lot • \$330.36/sqft •
Built in 1940**

on Magnolia between PCH and W Anaheim, on the east side of the street right on the corner with 15th. One of the units has a house number toward 15th St.



With east freeway access and less than 2 miles to the golden sand of the BEACH and the fun and shops of Rainbow Harbor, these 6 units plus 3 rare garages will keep these units in high demand in perpetuity! Last time these were available, Carter was president! So now is your chance to own the kind of investment the legacy investors rarely divest! Get off the stock market roller coaster and enjoy a yield every single month from your nest egg!

Facts & Features

- Sold On 11/02/2023
- Original List Price of \$1,400,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: Common Area, Community, Dryer Included, Individual Room, Washer Hookup, Washer Included
- \$55176 Gross Scheduled Income
- \$36374 Net Operating Income
- 1 electric meters available
- 6 gas meters available
- 7 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Rectangular Lot, No Landscaping, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,802
- Electric: \$1,790.00
- Gas:
- Furniture Replacement:
- Trash: \$2,100
- Cable TV: 01353781
- Gardener:
- Licenses:
- Insurance: \$2,684
- Maintenance:
- Workman's Comp:
- Professional Management: 2700
- Water/Sewer: \$2,222
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$980	\$980	\$1,200
2:	1	1	1	0	Unfurnished	\$715	\$715	\$1,200
3:	1	1	1	0	Unfurnished	\$650	\$650	\$1,200
4:	1	1	1	0	Unfurnished	\$605	\$605	\$1,200
5:	1	0	1	0	Unfurnished	\$815	\$815	\$950
6:	1	0	1	0	Unfurnished	\$0	\$0	\$950

Of Units With:

- Separate Electric: 1
- Gas Meters: 6
- Water Meters: 7
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

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

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7269040001

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: OC22205957

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