

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	RS21152202	S	177 Covina AVE	LONG	1	STD	2	\$48,000		\$1,430,000	\$703.74	2032	1931/ASR	2,401/0.0551	N	2	10/05/21	35/35
2	PW21176739	S	230 Mira Mar AVE	LONG	2	STD,TRUS	2	\$23,640		\$1,333,800	\$435.31	3064	1939/ASR	6,523/0.1497	N	4	10/08/21	10/10
3	PW21196289	S	3580 Gundry AVE	LONG	6	STD	2	\$0		\$1,025,000	\$431.03	2378	1925/ASR	6,538/0.1501	N	2	10/08/21	7/7
4	21767780	S	253 E Louise ST	LONG	7	STD	2			\$551,000	\$690.48	798	1954	3,090/0.07			10/06/21	38/38
5	CV21177160	S	944 Olive AVE	LONG	4	STD	3	\$58,800		\$1,000,000	\$216.64	4616	1980/PUB	6,253/0.1435	N	6	10/07/21	33/98
6	PW21036515	S	380 Temple AVE	LONG	2	STD	4	\$113,610	4	\$1,820,000	\$349.93	5201	1969/ASR	6,501/0.1492	N	3	10/04/21	208/555
7	SB21143593	S	1030 Myrtle AVE	LONG	4	STD	4	\$111,228	6	\$1,350,000	\$444.08	3040	2005/ASR	6,535/0.15	N	8	10/04/21	30/30
8	SB21150101	S	548 Nebraska AVE	LONG	4	STD	4	\$105,108	4	\$1,560,000	\$327.18	4768	1967/PUB	7,428/0.1705	N	5	10/04/21	36/36
9	PW21037559	S	2325 N Earl AVE	LONG	5	STD	5	\$103,908	5	\$1,385,000	\$296.83	4666	1964/PUB	5,325/0.1222	N	4	10/07/21	23/23

Closed • Duplex

List / Sold:

\$1,555,000/\$1,430,000 ↓

35 days on the market

Listing ID: RS21152202

177 Covina Ave • Long Beach 90803

2 units • \$777,500/unit • 2,032 sqft • 2,401 sqft lot • \$703.74/sqft •
Built in 1931

near corner of 2nd street and Covina Ave



Welcome to the rare opportunity to live in the highly sought after Belmont Shore of Long Beach California. This charming Spanish duplex has 2 bedrooms/1 bath on first floor unit, and 3 bedrooms/ 1 bath on second floor unit. Private 2 car garage. Good for owner occupant and investors as well. What a perfect location, moments from Alamitos Bay, and just a walk away to 2nd street with its shops and restaurants.

Facts & Features

- Sold On 10/05/2021
- Original List Price of \$1,599,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Laundry: In Kitchen, Inside
- \$48000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02108877
- 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	\$2,000	\$2,000	\$3,000
2:	1	3	1	1	Unfurnished	\$0	\$0	\$3,000

Of Units With:

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

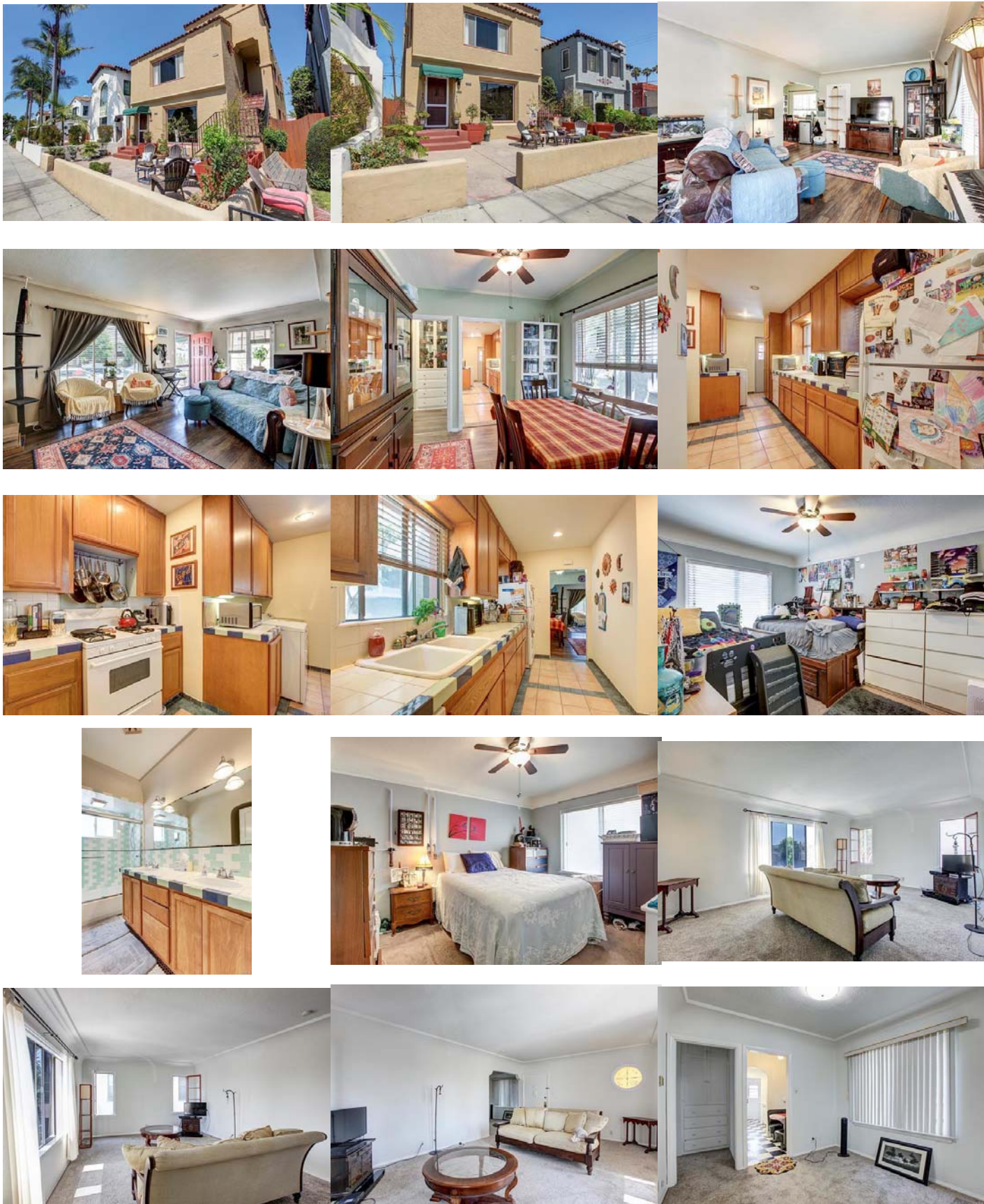
Additional Information

- Standard sale
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7247006027

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:

\$1,295,000/\$1,333,800 ↑

10 days on the market

Listing ID: PW21176739

230 Mira Mar Ave • Long Beach 90803

2 units • \$647,500/unit • 3,064 sqft • 6,523 sqft lot • \$435.31/sqft • Built in 1939

West of Ximeno just north of Broadway



Location, Location, Location! Investors delight! One of the most desirable locations in Belmont Heights minutes away from Pacific Ocean and Belmont Shore. Two 3 bed. 2 bath duplexes with a spacious backyard and a 4 oversized garages (maybe a good fit for a ADU). Each unit has a spacious kitchen that opens to the dining room and living room. Lower level unit with hardwood floor will be delivered vacant. This bright and airy unit needs updating. Upstairs unit will be delivered with a longterm tenant who has lived there for the last 17 years. This unit has beautiful hardwood floors, designer paint, and an incredible spacious deck that extends the indoor living to the outdoors. Both units have their own laundry rooms, separate gas and electric meters.

Facts & Features

- Sold On 10/08/2021
- Original List Price of \$1,295,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$545 (Estimated)
- Laundry: Individual Room, Inside
- \$23640 Gross Scheduled Income
- \$3640 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01464124
- 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	\$23,640	\$23,640	\$42,000
2:	1	3	2	2	Unfurnished	\$0	\$0	\$42,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled

- 2 - Belmont Heights, Alamos Heights area
- Los Angeles County
- Parcel # 7255026012

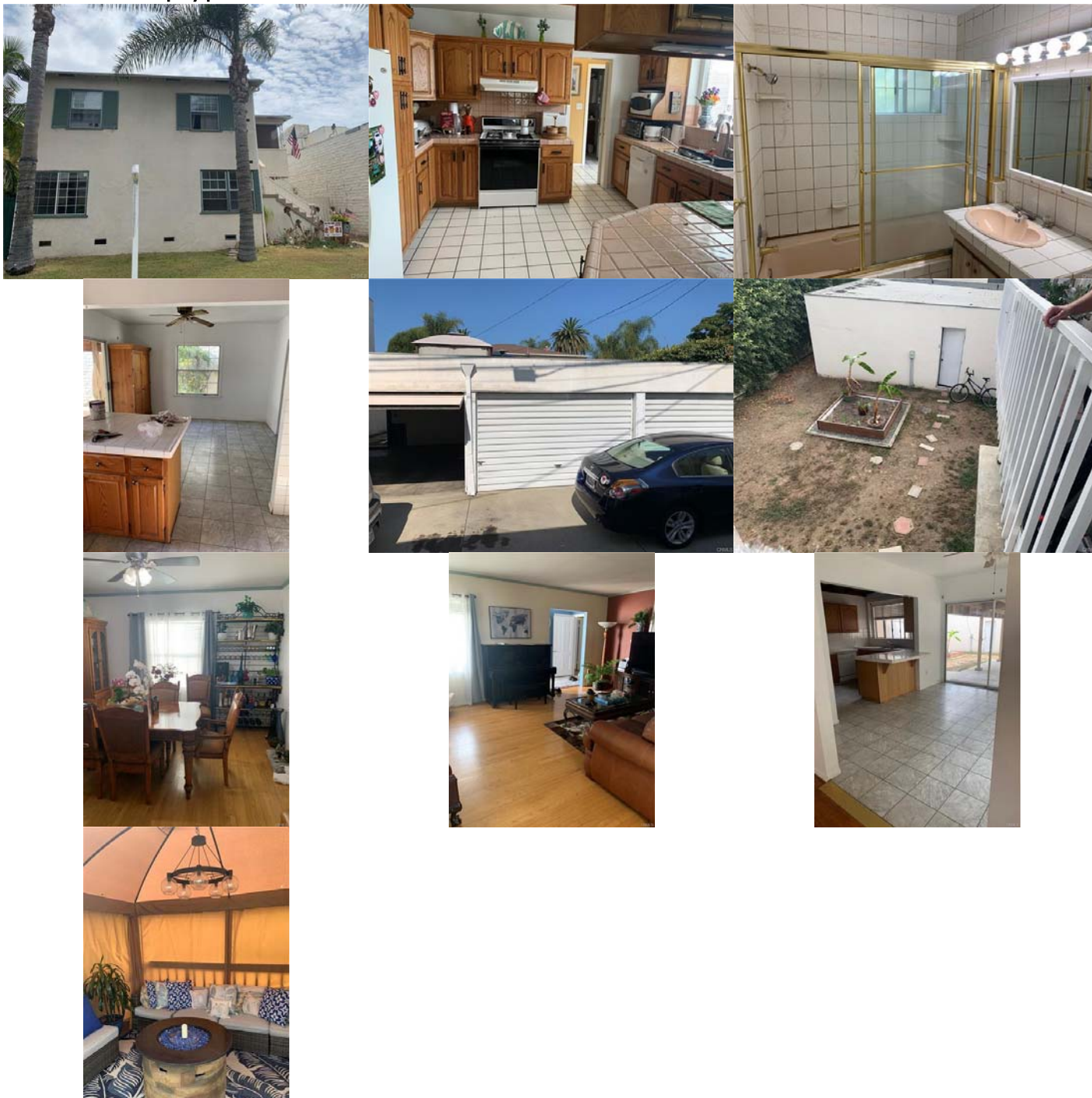
Michael Lembeck

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 • DuplexList / Sold: **\$999,900/\$1,025,000** ↑**3580 Gundry Ave** • Long Beach 90807**7 days on the market****2 units** • **\$499,950/unit** • **2,378 sqft** • **6,538 sqft lot** • **\$431.03/sqft** •
Built in 1925**Listing ID: PW21196289****On Gundry, just South of 36th St.**

Beautiful and rare 2 on a lot property in Historic California Heights. The front house is a Spanish style 2 bedroom, plus den/family room, with 2 baths and approximately 1,478 sf of living space. You will love the Spanish charm of this home featuring wood floors, coved ceilings, and arched entryways. The living room is light and bright with large windows and features a fireplace. You will love entertaining in the large kitchen and back patio area that is great for BBQing and relaxing. Primary bedroom suite has attached bath. Back den/family room also features a fireplace and built-in cabinets. Inside laundry. Back unit: Back unit is a beautifully remodeled detached 2 bedroom, 1 bath Spanish style home with approximately 900 sf. Private front courtyard with shade arbor and side yard for BBQ and more outdoor relaxing space. Beautifully updated kitchen with stainless steel appliances including 5 burner gas stove, fridge, microwave. Nicely remodeled bath. Wood floors. Bedrooms feature ceiling fans. Separate dining room. Side by side laundry area. Both units have central air and heat and there is plenty of parking with a 2 car detached garage behind main house and a separate long driveway in front of the back unit. Excellent Cal Heights location on a tree lined street.

Facts & Features

- Sold On 10/08/2021
- Original List Price of \$999,900
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$503 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Outside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Den, Kitchen, Living Room, Master Bedroom, Master Suite
- Floor: Wood
- Appliances: Dishwasher

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01030870
- 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	2	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

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

Additional Information

- Standard sale

- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7147015004

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: **\$550,000/\$551,000** ↑

253 E Louise St • Long Beach 90805

38 days on the market

**2 units • \$275,000/unit • 798 sqft • 3,090 sqft lot • \$690.48/sqft •
Built in 1954**

Listing ID: 21767780

Use Google Maps for directions.



Wonderful bungalow style duplex in Long Beach, minutes away from Bixby Knolls! Live in one and rent out the other! Each unit is a true 1 bed 1 bath, comes with 1 car garage per unit. Long term tenants, on a month-to-month, both tenants are aware of sale. Rents are a bit lower, plenty of room for a great upside investment. This low maintenance property is a great starter home, close to all the restaurants, shopping, and recreation that Long Beach has to offer! Being sold as-is! Subject to interior inspection!

Facts & Features

- Sold On 10/06/2021
- Original List Price of \$550,000
- 1 Buildings
- Heating: Central
- Laundry: In Garage
- \$34400 Net Operating Income

Interior

- Appliances: Gas Cooktop, Microwave, Gas Oven

Exterior

- Lot Features: Back Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$130
- 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	1	1		Unfurnished	\$1,275	\$1,275	\$1,650
2:	1	1	1		Unfurnished	\$1,475	\$1,475	\$1,650
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
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7126031028

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Triplex**

List / Sold:

\$1,089,000/\$1,000,000 ↓

944 Olive Ave • Long Beach 90813

33 days on the market

3 units • **\$363,000/unit** • **4,616 sqft** • **6,253 sqft lot** • **\$216.64/sqft** •
Built in 1980

Listing ID: CV21177160

710 West bound, exit Shoreline Dr./7th St. Take 7th St. South to Atlantic Ave., go left. Right on E. 10th St to Olive Ave. Turn Right. On left hand side.



Great opportunity for any investor looking for a fully occupied and producing tri-plex. All units are under one roof with each unit having it's own extra-large 2 car garage with their own access. Roof was redone about 6 years ago with the outside stucco siding receiving its own fresh coat of paint. The interior of the units have been updated with newer flooring, paint, counter tops and other updates about a year ago. Each unit offers your tenants 3 bedrooms and 1 bath with a newer galley style kitchen in about 700ish sq.ft. each. Units have been well maintained and are located in walking distance to local shops, restaurants, parks, and St. Mary hospital. Close to downtown Long Beach it has a walking score of 87, transit score of 67 and a bikeable score of 70. Tenants pay for their own gas and electric. Please do NOT DISTURB TENANTS.

Facts & Features

- Sold On 10/07/2021
- Original List Price of \$1,089,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- \$8,352 (Assessor)
- \$58800 Gross Scheduled Income
- \$57360 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,440
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- 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:	2	3	1	2	Unfurnished	\$1,600	\$3,200	\$3,200
2:	1	3	1	2	Unfurnished	\$1,700	\$1,700	\$1,700

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7274022014

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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Closed • **Quadruplex**

List / Sold:

\$1,875,000/\$1,820,000 ↓

208 days on the market

Listing ID: PW21036515

380 Temple Ave • Long Beach 90814

4 units • **\$468,750/unit** • **5,201 sqft** • **6,501 sqft lot** • **\$349.93/sqft** •
Built in 1969

4th Street and Temple



This quadruplex is located in a phenomenal location in Long Beach. Just walking distance from an area known as the 4th Street Corridor, also known as Retro Row. In this neighborhood you will find the vibrancy and creative spirit of Long Beach. For instance, independent coffeehouses, unique shopping stores, restaurants, local theater, schools, parks, grocery stores and much more. One of the biggest perks is that it is just a few blocks to the beach. This property bestows 4 large sized units. Two (2) units have 3-bedroom, 2 bath, laundry hook ups, with approximately 1,550 sqft of living space. These units both have an updated kitchen. The other two (2) units have 2 bedrooms and 1.5 baths and approximately 1,075 sqft of living space. All units are good sized and in good condition. There are two 2 car garages and 1 single car garage. Big plus is that there is an onsite laundry for tenants to use and provides additional income. Property has upside potential for rents. 380 Temple Ave is a great opportunity for an owner user purchase or investment for any beginner or veteran investor.

Facts & Features

- Sold On 10/04/2021
- Original List Price of \$1,975,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community, Gas & Electric Dryer Hookup, In Closet, Outside
- Cap Rate: 4.41
- \$113610 Gross Scheduled Income
- \$82758 Net Operating Income
- 5 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Electric Cooktop, Refrigerator

Exterior

- Lot Features: Sprinklers In Front, Sprinklers On Side
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,790
- Electric: \$840.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,572
- Cable TV: 01385864
- Gardener:
- Licenses:
- Insurance: \$2,398
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,392
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$3,200	\$3,200	\$3,200
2:	1	3	2	2	Unfurnished	\$2,581	\$2,581	\$2,581
3:	1	2	2	1	Unfurnished	\$1,778	\$1,778	\$1,778
4:	1	2	2	0	Unfurnished	\$1,896	\$1,896	\$1,896

Of Units With:

- Separate Electric: 5
- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher: 4
- Disposal:

- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7257009010

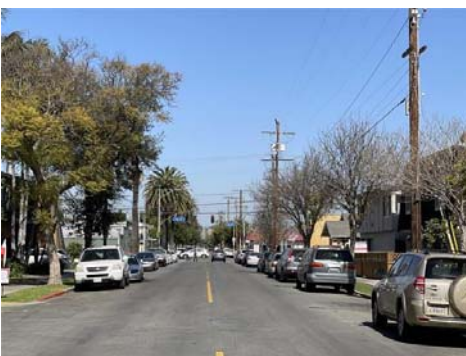
Michael Lembeck

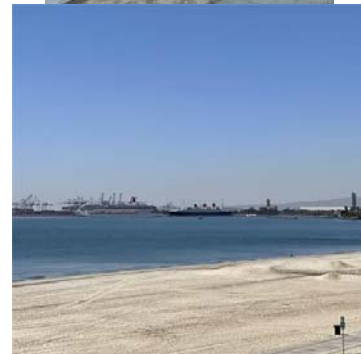
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,375,000/\$1,350,000 ↓

30 days on the market

Listing ID: SB21143593

1030 Myrtle Ave • Long Beach 90813

**4 units • \$343,750/unit • 3,040 sqft • 6,535 sqft lot • \$444.08/sqft •
Built in 2005**

Four parcels from the corner of East 10th Street and Myrtle Avenue



1030 Myrtle Ave is a 4-unit located in North Alamitos Beach, just a short commute to Long Beach Waterfront, The Queen Mary, and Shoreline Village. The 4-unit was built in 2005 and consists of 3,040 SF of living space situated on a 6,535 SF lot. 1030 Myrtle Ave offers an ideal unit mix consisting of (3) 3-Bed/1-Bath units and (1) 1-Bed/1-Bath unit. The property features (4) 2-car garage spaces, on-site laundry, and separate meters for gas & electric. Located in one of the strongest rental markets in California and currently performing above a 5% cap rate - this is an excellent opportunity for a potential investor to obtain 30-year fixed residential financing while rates are at a historic low.

Facts & Features

- Sold On 10/04/2021
- Original List Price of \$1,475,000
- 1 Buildings
- 8 Total parking spaces
- Laundry: Common Area
- Cap Rate: 5.81
- \$111228 Gross Scheduled Income
- \$79894 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,773
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$1,824
- Maintenance: \$3,337
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$3,200
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Unfurnished	\$1,330	\$1,330	\$1,450
2:	1	3	1	2	Unfurnished	\$2,713	\$2,713	\$2,750
3:	2	3	1	2	Unfurnished	\$2,613	\$5,226	\$2,750

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
- 4 - Downtown Area, Alamitos Beach area
 - Los Angeles County
 - Parcel # 7274010011

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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:

\$1,600,000/\$1,560,000 ↓

36 days on the market

Listing ID: SB21150101

548 Nebraska Ave • Long Beach 90802

**4 units • \$400,000/unit • 4,768 sqft • 7,428 sqft lot • \$327.18/sqft •
Built in 1967**

South of 7th Street off Nebraska Ave



We are pleased to present this 4-unit in North Alamitos Beach, blocks from Long Beach's Retro Row! Priced at a 4.1% CAP rate at \$1,600,000 this property boasts an impressive mix of (1) 3bd/2ba, (1) 2bd/1ba, and (2) 2bd/1.5ba large townhome style units. Settled on a 7,428 sqft lot, there is a detached 5 spot parking garage for additional income or potential to add an ADU with room still available for surface parking. There is also a laundry room for additional income. Pride in ownership is shown with multiple capital improvements completed - including roof, termite repair and paint. This building is all electric and has low operating expenditures for the new owner. Don't miss out on this amazing investment opportunity!

Facts & Features

- Sold On 10/04/2021
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Laundry: Common Area
- Cap Rate: 4.1
- \$105108 Gross Scheduled Income
- \$66137 Net Operating Income
- 5 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Good Condition
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$35,842
- Electric: \$905.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01868831
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,641
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,667	\$2,667	\$2,800
2:	1	2	1	0	Unfurnished	\$1,936	\$1,936	\$2,140
3:	1	2	1	0	Unfurnished	\$1,936	\$1,936	\$2,140
4:	1	2	1	0	Unfurnished	\$0	\$0	\$2,140

Of Units With:

- Separate Electric: 5
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7266017028

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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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CUSTOMER FULL: Residential Income LISTING ID: SB21150101

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Closed • **Apartment**

List / Sold:

\$1,410,000/\$1,385,000 ↓

23 days on the market

2325 N Earl Ave • Long Beach 90806

5 units • \$282,000/unit • 4,666 sqft • 5,325 sqft lot • \$296.83/sqft • Built in 1964

Listing ID: PW21037559

Headed North on Pacific Ave. from PCH make the right hand turn on W. Eagle St and Right on Earl Ave. Property will be on your right hand side.



We are proud to offer a 5-unit apartment building in the Wrigley Area of Long Beach California. The subject property is located at 2325 Earl Avenue, just two blocks East of Pacific Avenue. and three blocks South of Willow Avenue. Located within close proximity to numerous forms of public transportation, a strong Walk Score of 86 indicating most errands can be accomplished by foot. This unit mix consists all two bedrooms/ one-bathroom units that offer a range of floor plans and square footages. Built in 1964, this property is a two-story garden style building with four enclosed garages in the rear. With approximately 4,666 rentable square feet, and a lot size of 5,325 sq. ft. the property is individually metered for gas and electricity. The income on the property has been very consistent with a sub 3% vacancy rate and very little to no turnover over the past 24 months. Rents have been averaging \$1.84 sq.ft. over the past year, but with some interior improvements, and an upcoming vacancy, the rents can be over elevated to over \$2 sq.ft. in today's rental market. With rents 15% below market, an investor looking to "add value" could dramatically improve their cash flow by upgrading the units, bumping rents up to market rate, activating the garages for additional income and thus making this acquisition a valuable addition to any investor's portfolio.

Facts & Features

- Sold On 10/07/2021
- Original List Price of \$1,475,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Common Area
- Cap Rate: 4.65
- \$103908 Gross Scheduled Income
- \$68577 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Floor: Carpet
- Appliances: Disposal, Gas Oven, Gas Range, Refrigerator
- Other Interior Features: Balcony

Exterior

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

Annual Expenses

- Total Operating Expense: \$32,214
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance: \$2,100
- Maintenance: \$3,250
- Workman's Comp:
- Professional Management: 5195
- Water/Sewer: \$4,000
- Other Expense:
- Other Expense Description: 1075

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	2	1	4	Unfurnished	\$8,659	\$8,659	\$10,100
# Of Units With:								

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7205018022

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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Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 10/03/2021 to 10/09/2021
City is 'Long Beach'
Number Of Units Total is 2+
Selected 9 of 9 results.