

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	PW22163815	S	325 Daisy AVE	LONG	4	STD	2	\$70,183		\$1,065,000. 	\$283.17	3761	2017/ASR	3,761/0.0863	N	4	11/01/22	66/66
2	PW22207903	S	4501 E 4th ST	LONG	2	STD	3	\$87,780		\$1,515,000. 	\$570.84	2654	1919/ASR	6,135/0.1408	N	2	10/31/22	6/6
3	PW22195398	S	351 Newport AVE	LONG	2	STD	3	\$81,540		\$1,800,000. 	\$563.91	3192	1919/ASR	5,275/0.1211	N	2	11/01/22	7/7
4	PW22133767	S	426 E 17th ST	LONG	5	STD	7	\$139,297	4	\$1,595,000. 	\$369.21	4320	1923/ASR	7,425/0.1705	N	2	11/01/22	133/133

Closed •

List / Sold:

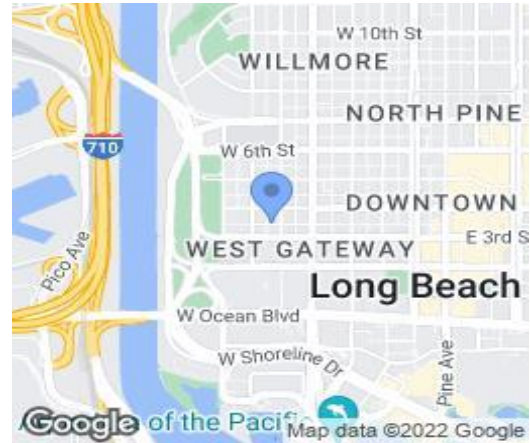
\$1,175,000/\$1,065,000 ↓

66 days on the market

Listing ID: PW22163815

325 Daisy Ave • Long Beach 90802

**2 units • \$587,500/unit • 3,761 sqft • 3,761 sqft lot • \$283.17/sqft •
Built in 2017
n/3rd**



Huge price reduction. Drive By or Walk By ONLY. DO NOT DISTURB TENANTS. Address is 325 - 325 1/2 Daisy. 325 Daisy is behind 331 Daisy. No Sign on property. Duplex and each unit is a 4 bedroom, 3 bathroom with an in-unit laundry, an attached double garage and a small yard off the living room. This duplex was built in 2017. All offers are subject to inspection. Seller's Choice of Services. Seller may be doing a 1031 Exchange which will not hold up close of escrow. 5% Down Payment loan with no PMI is available to qualified buyers through the Community Reinvestment Act called American Dream if the Buyer occupies one of the two units and owns no other properties.

Facts & Features

- Sold On 11/01/2022
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Inside
- \$70183 Gross Scheduled Income
- \$62796 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$8,196
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$8,196
- Other Expense Description: provided

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$2,995	\$2,995	\$3,000
2:	1	4	3		Unfurnished	\$3,195	\$3,195	

Of Units With:

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

Additional Information

- Standard sale

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7278022136

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:

\$1,495,000/\$1,515,000 ↑

6 days on the market

4501 E 4th St • Long Beach 90814

3 units • \$498,333/unit • 2,654 sqft • 6,135 sqft lot • \$570.84/sqft • Built in 1919

Listing ID: PW22207903

Park Avenue to 4th Street turn west towards Ximeno. Property is on the North side



Upgraded charming two-bedroom two-bathroom house with a garage and large private quiet yard. Airy & open vaulted ceilings. French doors in bedroom open on to a patio & the yard. Convenient laundry in the kitchen. This home would be perfect for an owner occupant. Pride of ownership well maintained mid-century two-story spacious duplex in the front with a garage and three parking spaces. Classic rich hardwood floors throughout. High tech double pained windows for bringing in soothing Ocean Breezes. Spacious kitchens. Community laundry, the Colorado Lagoon is just Steps away as well as Little Recreation Golf course. Nicely landscaped with tropical vegetation. There is a possibility an ADU could be added to the property(buyer to verify).Short bike ride to the beautiful blue Pacific Ocean and exclusive Belmont Shore with fine dining, shopping and entertainment. Your chance to own income property in one of the most desirable areas of Belmont Heights.

Facts & Features

- Sold On 10/31/2022
- Original List Price of \$1,495,000
- 2 Buildings
- 5 Total parking spaces
- \$0 (Owner)
- Laundry: Community, Individual Room, Inside, See Remarks, Washer Hookup
- \$87780 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- 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:	1	2	2	1	Unfurnished	\$2,670	\$2,670	\$3,000
2:	1	2	1	1	Unfurnished	\$2,295	\$2,295	\$2,650
3:	1	2	1	0	Unfurnished	\$2,350	\$2,350	\$2,650

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 # 7250001009

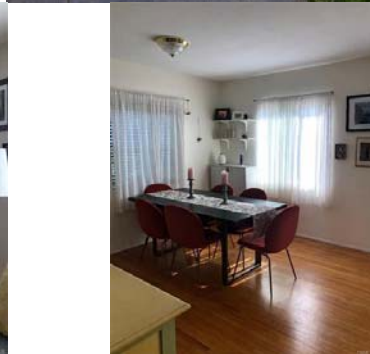
Michael Lembeck

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:

\$1,750,000/\$1,800,000 ↑

7 days on the market

351 Newport Ave • Long Beach 90814

3 units • \$583,333/unit • 3,192 sqft • 5,275 sqft lot • \$563.91/sqft • Built in 1919

Listing ID: PW22195398

Heading west on Colorado St. on the right side of Newport and Colorado St.



Gorgeous Craftsman Triplex in Belmont Heights that sits on a bright corner lot and features TWO large 2 bed, 1 bath units and ONE adorable 1 bed, 1 bath unit. The 1920's charm is highlighted by all the natural light in the units, hardwood floors throughout and individual laundry rooms in each unit. The TWO 2 bed, 1 bath units have updated kitchen and bathrooms, formal living rooms and dining rooms plus office spaces or dens. The charming 1 bed, 1 bath unit features a private entrance with cozy private courtyard, and updated kitchen and bath. Additionally, the building has full copper plumbing, and two 1-car garages plus another parking space for 1 parking per unit. Located just minutes from the beach, close to the major freeways and lots of fun restaurants and shopping. All units are tenant occupied, please do not disturb tenants.

Facts & Features

- Sold On 11/01/2022
- Original List Price of \$1,750,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- \$0 (Unknown)
- Laundry: Individual Room, Inside
- \$81540 Gross Scheduled Income
- \$54990 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Basement, Den, Laundry, Living Room
- Floor: Wood
- Appliances: Dishwasher, Gas Range, Refrigerator, Water Heater
- Other Interior Features: Balcony, Built-in Features, Open Floorplan

Exterior

- Lot Features: Corner Lot, Landscaped
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,550
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$2,350
- Maintenance:
- 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	2	1	1	Unfurnished	\$2,495	\$2,495	\$3,150
2:	1	2	1	1	Unfurnished	\$2,800	\$2,800	\$3,150
3:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$2,100

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal:

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

Additional Information

- Standard sale

- 2 - Belmont Heights, Alamos Heights area
- Los Angeles County
- Parcel # 7257015026

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:

\$1,595,000/\$1,595,000 ↓

133 days on the market

Listing ID: PW22133767

426 E 17th St • Long Beach 90813

**7 units • \$227,857/unit • 4,320 sqft • 7,425 sqft lot • \$369.21/sqft •
Built in 1923**

PCH & Linden Ave



426 E. 17th Street is a value-add investment asset located in Long Beach with seven units plus one non-conforming unit. The courtyard-style property with gated entrance offers a unit mix consisting of (4) 1 BD/1 BA and (4) studios. There is onsite laundry and two garages on the property providing additional income. Utilities are separately metered with in place RUBS program. The property is conveniently located within walking distance to public transportation along Long Beach Boulevard, which runs to Downtown Long Beach, and nearby to PCH, providing easy access to the 710 freeway. 426 E. 17th Street presents a new buyer with the opportunity to increase existing below-market rents. There is additional value add potential in permitting the non-conforming unit, which already is separately metered for gas and electric.

Facts & Features

- Sold On 11/01/2022
- Original List Price of \$1,750,000
- 3 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: Common Area
- Cap Rate: 4.46
- \$139297 Gross Scheduled Income
- \$90890 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$41,442
- Electric: \$786.00
- Gas: \$786
- Furniture Replacement:
- Trash: \$786
- Cable TV: 02114291
- Gardener:
- Licenses: 700
- Insurance: \$3,320
- Maintenance: \$4,400
- Workman's Comp:
- Professional Management: 6617
- Water/Sewer: \$786
- Other Expense: \$1,600
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1	0	Unfurnished	\$1,535	\$6,380	\$1,645
2:	4	0	1	0	Unfurnished	\$1,327	\$5,308	\$1,450

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7269022021

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: PW22133767

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