

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	Spes	Date	DOM/CDOM
1	PW21165460	S	4140 E	5th ST	LONG	2	STD	2	\$78,000		\$1,475,000	↓	3806	1968/PUB	4,509/0.1035	N		3	11/05/21	69/69
2	PW21200063	S	2021	Lime AVE	LONG	5	STD	2	\$76,000		\$700,000	↓	2348	1928/ASR	2,987/0.0686	N		4	11/02/21	0/0
3	DW21167549	S	5459	Lemon AVE	LONG	7	STD	2	\$3,250		\$660,000	↓	1320	1939/ASR	4,529/0.104	N		2	11/02/21	62/62
4	PW21165149	S	129 E	69th WAY	LONG	7	PRO	2	\$0		\$764,000	↑	0	1956/ASR	7,480/0.1717	N		1	11/03/21	45/45
5	PW21224425	S	219	Redondo AVE	LONG	2	STD	4	\$76,740		\$1,750,000		3764	1923/ASR	3,301/0.0758	N		0	11/05/21	6/6
6	SB21195702	S	401 E	7th ST	LONG	4	STD	4	\$74,016	4	\$1,140,000	↑	2886	1900/PUB	3,760/0.0863	N		2	11/01/21	10/10
7	DW21175002	S	1467	Orange AVE	LONG	9	STD	4	\$0		\$920,000	↑	2992	1923/ASR	4,494/0.1032	N		7	11/03/21	62/62
8	PW21196269	S	801 815	Saint Louis AVE	LONG	4	STD	10	\$182,520		\$3,015,000	↓	6785	1941/ASR	13,446/0.3087	N		7	11/02/21	26/26

Closed •

List / Sold:

\$1,599,999/\$1,475,000 ↓

69 days on the market

Listing ID: PW21165460

4140 E 5th St • Long Beach 90814

**2 units • \$800,000/unit • 3,806 sqft • 4,509 sqft lot • \$387.55/sqft •
Built in 1968**

One block north of 4th St. between Termino and Ximeno on corner of 5th/Roswell



Great property looking for the right buyer. Two large apartments in one building. You own it all, a duplex. Live in one/collect rent on the other or rent both units out Two large units, 3-bedrooms, 2-full bath app., 1903 sq ft. (title co.). Each unit larger than most houses. Each unit has exactly the same floorplan. Both units newer flooring. Upper unit features new Corian countertops. Upper unit features massive, recently resurfaced deck, room for patio furniture, dining outside, potted or hanging plants. Downstairs features a patio. Both units have back patios off bedroom and the master. Wide open floor plans and larger than usual master bedroom. Each unit has wood-burning fireplace. Shared laundry in garage. One double car garage with opener. Single garage opens manually. Both units have newer double ovens. Upstairs has brand new range. On a corner lot in the heart of Belmont Heights. Property is one block from Fremont Elementary School. Walk to Colorado Lagoon and even Belmont Shore. Rental information all estimated and projected since the top has been owner occupied by seller for last 21 years. The bottom has been rented without increase in four years. Lender pays taxes and insurance for this owner. Three water heaters (one in each unit and one for laundry.) Three electrical meters (one for each unit and one for building.) Automatic sprinklers.

Facts & Features

- Sold On 11/05/2021
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Radiant
- Laundry: Community
- \$78000 Gross Scheduled Income
- \$26100 Net Operating Income
- 3 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Floor: Laminate
- Appliances: Dishwasher, Electric Oven, Electric Cooktop, Electric Water Heater, Disposal
- Other Interior Features: Balcony, Built-in Features, Corian Counters, Living Room Deck Attached, Open Floorplan

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,175
- Electric: \$100.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01385864
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$25
- Other Expense:
- Other Expense Description:

Unit Details

1:	UNITS 2	BEDS 3	BATHS 2	GARAGE 1	FURNISHED? Unfurnished	ACTUAL RENT \$30,000	TOTAL RENT \$30,000	PRO FORMA \$78,000
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Of Units With:

- Separate Electric: 3
 - Gas Meters: 0
 - Water Meters: 0
 - Carpet:
 - Dishwasher: 2
 - Disposal:
- Drapes:
 - Patio:
 - Ranges: 2
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 2 - Belmont Heights, Alamitos Heights area
 - Los Angeles County
 - Parcel # 7255019015

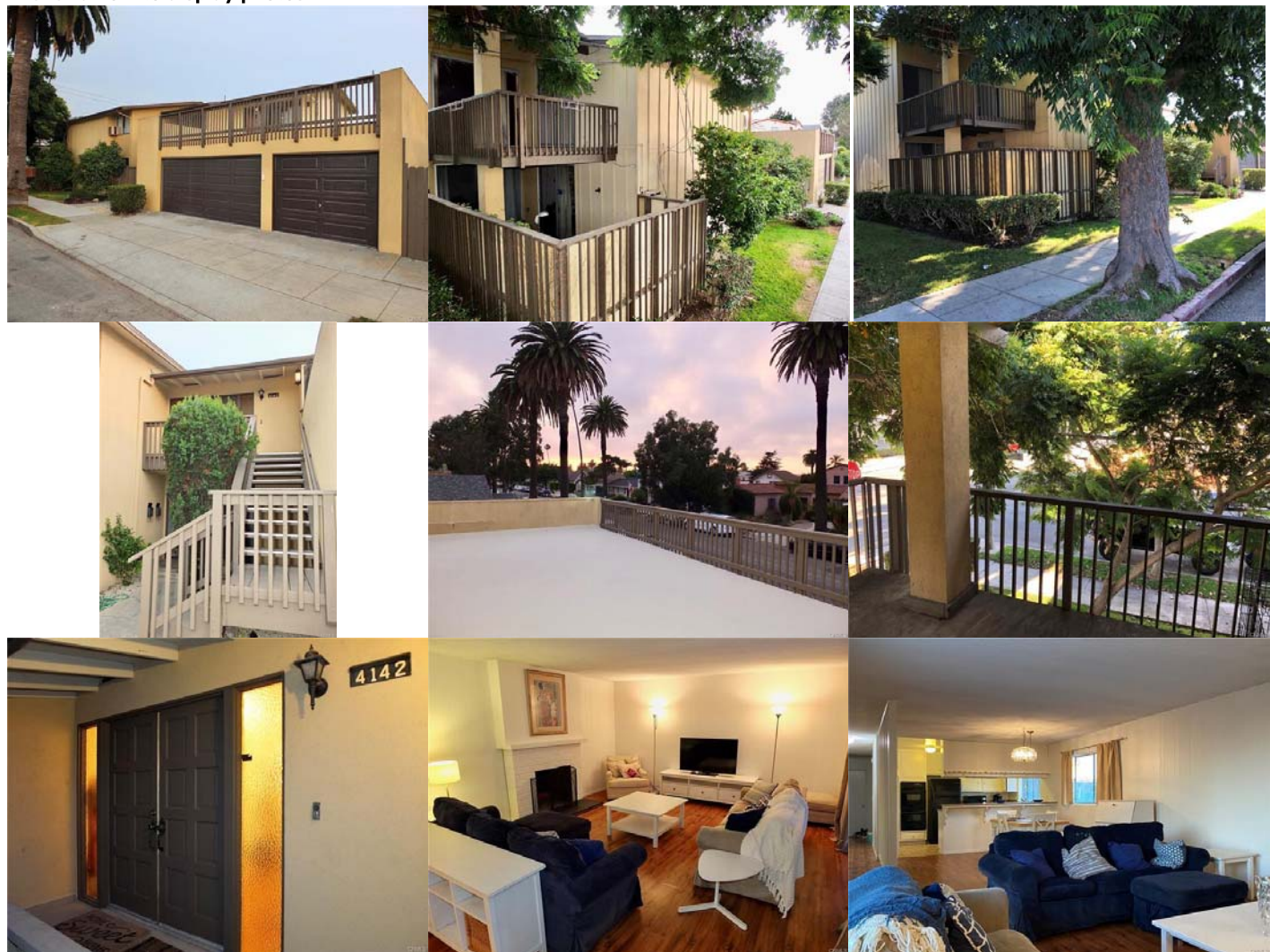
Michael Lembeck

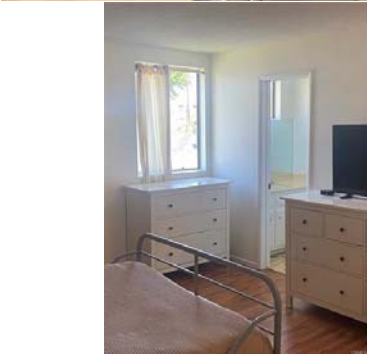
State License #: 01019397
Cell Phone: 714-742-3700

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: PW21165460

Printed: 11/07/2021 2:01:47 PM

Closed •

List / Sold: **\$700,000/\$700,000**

2021 Lime Ave • Long Beach 90806

0 days on the market

**2 units • \$350,000/unit • 2,348 sqft • 2,987 sqft lot • \$298.13/sqft •
Built in 1928**

Listing ID: PW21200063

Willow- Atlantic left 21st St right Lime



Facts & Features

- Sold On 11/02/2021
- Original List Price of \$700,000
- 2 Buildings
- 4 Total parking spaces
- \$436 (Estimated)
- Laundry: Community
- \$76000 Gross Scheduled Income
- \$69564 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,828
- Electric: \$2,628.00
- Gas: \$1,908
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01909400
- Gardener:
- Licenses:
- Insurance: \$1,384
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,908
- Other Expense:
- Other Expense Description:

Unit Details

1:	UNITS 2	BEDS 3	BATHS 4	GARAGE 4	FURNISHED? Unfurnished	ACTUAL RENT \$6,334	TOTAL RENT \$6,334	PRO FORMA \$6,734
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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
- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7210008024

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180

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CUSTOMER FULL: Residential Income LISTING ID: PW21200063

Printed: 11/07/2021 2:01:48 PM

Closed • Duplex

List / Sold: **\$660,000/\$660,000** ↓

5459 Lemon Ave • Long Beach 90805

62 days on the market

2 units • **\$330,000/unit** • **1,320 sqft** • **4,529 sqft lot** • **\$500.00/sqft** •
Built in 1939

Listing ID: DW21167549

East of East Market St



ADU POTENTIAL!!! Charming Income Producing Long Beach Duplex! Cozy lot with quaint front and back lawns. This cozy property has a detached garage with long driveway and all the possibility of an ADU. A rare find in North Long Beach. Maximize your profit potential and convert garage into an ADU.

Facts & Features

- Sold On 11/02/2021
- Original List Price of \$695,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: In Garage, Outside
- \$3250 Gross Scheduled Income
- \$37800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Other Interior Features: Tile Counters

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Paved, Walkstreet
- Sewer: Public Sewer
- Other Exterior Features: Satellite Dish

Annual Expenses

- Total Operating Expense: \$9,270
- Electric: \$1,200.00
- Gas: \$1,000
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01952507
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,950
2:	1	2	1	1	Furnished	\$1,850	\$1,850	\$2,500

Of Units With:

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

Additional Information

- Standard sale

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7127015007

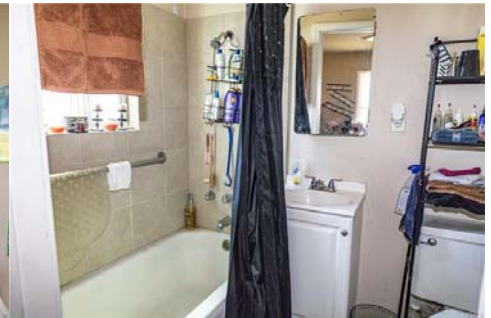
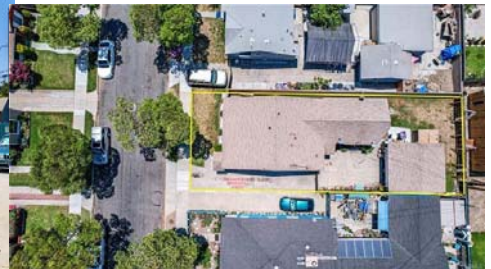
Michael Lembeck

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 •

List / Sold: **\$740,000/\$764,000** ↑

129 E 69th Way • Long Beach 90805

45 days on the market

2 units • \$370,000/unit • 0 sqft • 7,480 sqft lot • No \$/Sqft data •
Built in 1956

Listing ID: PW21165149

Long Beach Blvd & 68th Street



Income property in great area. Investment opportunity in North Long Beach. Duplex currently, but tax rolls show Triplex. Third building unfinished. Potentially could be converted to a ADU or back to Triplex.

Facts & Features

- Sold On 11/03/2021
- Original List Price of \$740,000
- 3 Buildings
- 1 Total parking spaces
- Laundry: Inside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- 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	1	0	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Probate Listing sale
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7304002021

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Closed • **Quadruplex**

List / Sold: **\$1,750,000/\$1,750,000**

219 Redondo Ave • Long Beach 90803

6 days on the market

**4 units • \$437,500/unit • 3,764 sqft • 3,301 sqft lot • \$464.93/sqft •
Built in 1923**

Listing ID: PW21224425

From Ocean go north on Redondo



Pride of ownership fourplex just TWO BLOCKS from the BEACH! Perfect for the savvy investor looking to add a prime property to their portfolio. This highly desirable location is not only close to the ocean, it's on the border of the eclectic and fun "Broadway Corridor" shops, galleries and restaurants and in historic Bluff Park, where beautiful extra wide tree lined streets showcase the diverse turn of the century architecture Long Beach is famous for. Meticulously maintained by the same owner for over twenty years, the workmanship and pride of ownership poured into this building is evident in every detail. The curb appeal - from the landscaping to the wrought iron fencing to the custom awnings - is fantastic. Boasting a vintage vibe with a nod to the historic, these fully remodeled extra-large units offer a highly desirable floor plan, cool architectural details and abundant character and charm throughout. Each has a large living room and dining area plus an alcove perfect for a home office or play area. There are beautifully refinished red oak floors throughout. The kitchens have restored antique O'Keefe and Merritt stoves, custom subway tile backsplash, granite counters and ample cabinet and counter space. Original double hung windows bring the light in all day. French doors open to Juliet balconies in the front - ocean breezes all year round! The bathrooms are also quite large and have been beautifully remodeled. Even the bedrooms are big! Each unit has its own washer and dryer. In the back, tenants have space to create outdoor living areas to enjoy. Expenses are very low and there is lots of upside in the rents! All the plumbing, including drain and supply lines, was done in 2018. Many other updates were made throughout the years. This is a beautiful property and the location can't be beat!

Facts & Features

- Sold On 11/05/2021
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- \$754 (Estimated)
- Laundry: Dryer Included, Individual Room, Inside, Washer Included
- \$76740 Gross Scheduled Income
- \$72073 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Bathroom, Office
- Floor: Wood
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Refrigerator
- Other Interior Features: 2 Staircases, Balcony, Built-in Features, Ceiling Fan(s), Granite Counters, Living Room Balcony

Exterior

- Lot Features: Back Yard, Landscaped, Park Nearby
- Security Features: Carbon Monoxide Detector(s), Gated Community, Security Lights, Smoke Detector(s)
- Fencing: Wood
- Sewer: Sewer Paid
- Other Exterior Features: Awning(s), Barbecue Private, Lighting

Annual Expenses

- Total Operating Expense: \$4,667
- Electric: \$202.00
- Gas:
- Furniture Replacement:
- Insurance: \$1,779
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$0
- Cable TV: 02032924
- Gardener:
- Licenses: 200

- Water/Sewer: \$830
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,450	\$1,450	\$1,950
2:	1	1	1	0	Unfurnished	\$1,595	\$1,595	\$1,950
3:	1	1	1	0	Unfurnished	\$1,675	\$1,675	\$1,950
4:	1	1	1	0	Unfurnished	\$1,675	\$1,675	\$1,950

Of Units With:

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

Additional Information

- Standard sale
- 2 - Belmont Heights, Alhambra Heights area
- Los Angeles County
- Parcel # 7264003007

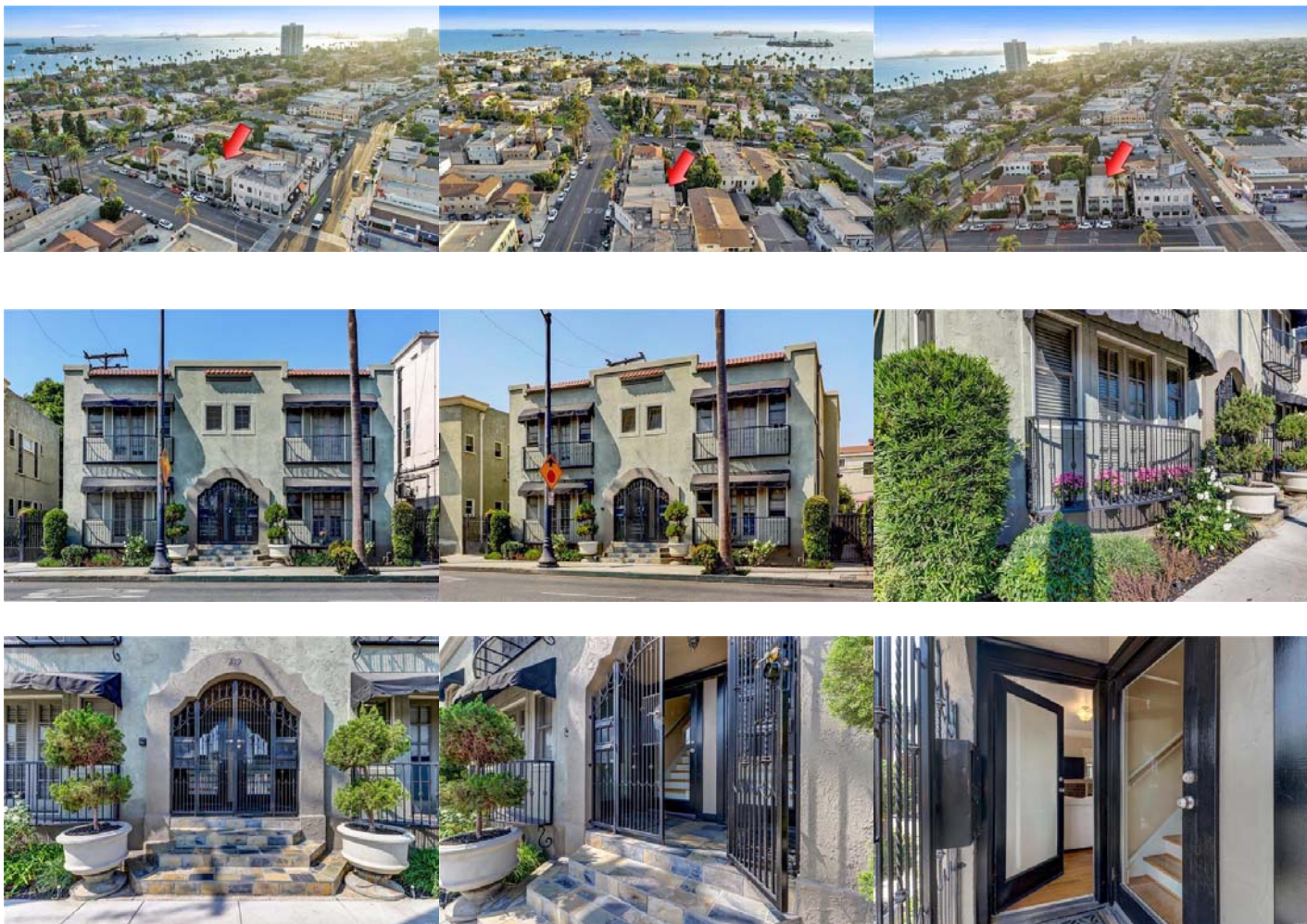
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Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,095,000/\$1,140,000 ↑

10 days on the market

Listing ID: SB21195702

401 E 7th St • Long Beach 90813

4 units • \$273,750/unit • 2,886 sqft • 3,760 sqft lot • \$395.01/sqft • Built in 1900

Northeast corner of Elm and 7th St



Craftsman corner lot 4-unit property in Downtown Long Beach's East Village Arts District. Great curb appeal and filled with character, only blocks away from billions of dollars in new development, restaurants, galleries, studios, and the ocean. Excellent value-add opportunity with 2 units to be delivered vacant plus a 15% upside in current rents. Strong in-place income at 14.33X gross on current rents and a market GRM of 12.5. 2 garages for additional income and tenant convenience. Rare opportunity to own a well-located 4-unit property for just above \$1M. Great unit mix in dense rental market with low vacancy. Perfect for an owner occupant buyer or as an investment property.

Facts & Features

- Sold On 11/01/2021
- Original List Price of \$1,095,000
- 1 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- Cap Rate: 4
- \$74016 Gross Scheduled Income
- \$43459 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$29,257
- Electric: \$1,436.00
- Gas:
- Furniture Replacement:
- Trash: \$1,436
- Cable TV: 02114291
- Gardener:
- Licenses: 500
- Insurance: \$1,600
- Maintenance: \$3,636
- Workman's Comp:
- Professional Management: 4363
- Water/Sewer: \$1,436
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,028	\$1,028	\$1,450
2:	1	1	1	0	Unfurnished	\$0	\$1,450	\$1,450
3:	1	2	2	0	Unfurnished	\$0	\$1,800	\$1,800
4:	1	3	2	1	Unfurnished	\$1,890	\$1,890	\$2,400

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 # 7273019013

Michael Lembeck

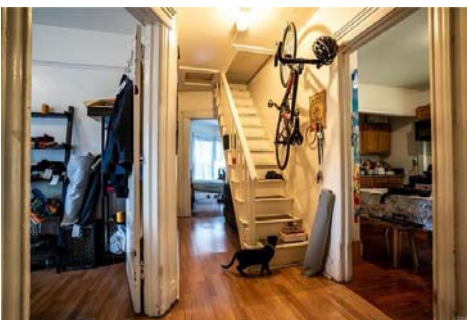
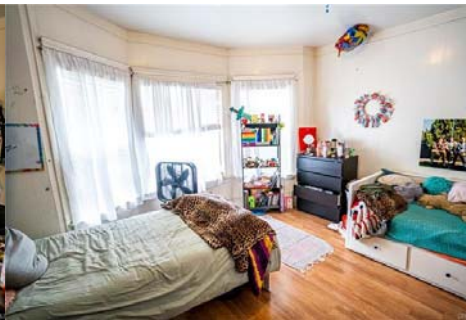
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Re/Max Property Connection

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Mission Viejo, 92691

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Closed •

List / Sold: **\$948,888/\$920,000** ↑

1467 Orange Ave • Long Beach 90813

62 days on the market

4 units • **\$237,222/unit** • **2,992 sqft** • **4,494 sqft lot** • **\$307.49/sqft** •
Built in 1923

Listing ID: DW21175002

South of PCH



INVESTORS!!!! INVESTORS!!! 4 UNITS 2/2 bath unit and 3 x 1 bedroom units, ALL VACANT, carport for 7 cars, Great Location, separate Community Laundry with its own meters

Facts & Features

- Sold On 11/03/2021
- Original List Price of \$749,999
- 1 Buildings
- 21 Total parking spaces
- 7 Total carport spaces
- Laundry: Individual Room
- 6 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01931889
- 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	\$2,200
2:	3	1	1	1	Unfurnished	\$0	\$0	\$1,700

Of Units With:

- Separate Electric: 6
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 9 - Poly High area
- Los Angeles County
- Parcel # 7268019004

Michael Lembeck

Re/Max Property Connection

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

State License #: 01891031
26371 Crown Valley Pkwy, #180
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CUSTOMER FULL: Residential Income **LISTING ID:** DW21175002

Printed: 11/07/2021 2:01:52 PM

Closed •

List / Sold:

\$3,100,000/\$3,015,000 ↓

26 days on the market

Listing ID: PW21196269

801 815 Saint Louis Ave • Long Beach 90804

10 units • \$310,000/unit • 6,785 sqft • 13,446 sqft lot • \$444.36/sqft • Built in 1941

Cherry Ave & E 10th St



801-815 St. Louis Avenue is a 10-unit investment asset located in Long Beach, California. This attractive, well-maintained 1940's bungalow-style property has incredible curb appeal with beautiful tile roofing and lush, classic Southern California landscaping. The property offers (6) 1 BD/1 BA stand-alone houses and (4) 1 BD/1 BA apartment units. Most units feature well-cared-for original hardwood floors. Onsite laundry facilities as well as (7) private single car garages provide additional income. The property offers secured access with three locked gates. 801-815 St. Louis Avenue provides a new buyer with a highly desirable, well-maintained property that is 100% occupied, including many long-term tenants.

Facts & Features

- Sold On 11/02/2021
- Original List Price of \$3,100,000
- 7 Buildings
- 7 Total parking spaces
- \$1,844 (Estimated)
- Laundry: Community
- \$182520 Gross Scheduled Income
- \$107375 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$66,019
- Electric: \$1,125.00
- Gas: \$1,125
- Furniture Replacement:
- Trash: \$1,125
- Cable TV: 01987375
- Gardener:
- Licenses: 900
- Insurance: \$3,393
- Maintenance: \$6,000
- Workman's Comp:
- Professional Management: 8670
- Water/Sewer: \$1,125
- Other Expense: \$2,000
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	1	1	0	Unfurnished	\$1,437	\$14,370	\$1,820

Of Units With:

- Separate Electric: 11
- Gas Meters: 11
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 4 - Downtown Area, Alamitos Beach area

- Rent Controlled

- Los Angeles County
- Parcel # 7262009014

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 10/31/2021 to 11/06/2021
City is 'Long Beach'
Number Of Units Total is 2+
Selected 8 of 8 results.