

### 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 | <a href="#">PW22188432</a> | S | 3626 E <a href="#">Colorado ST</a> | LONG | 2    | STD | 2     | \$45,840 |     | \$1,060,000.↓ | \$768.12 | 1380 | 1940/ASR | 2,831/0.065  | N       | 2        | 10/13/22 | <a href="#">17/17</a> |
| 2 | <a href="#">PW22118962</a> | S | 3750 E <a href="#">17th ST</a>     | LONG | 3    | STD | 2     | \$0      |     | \$905,000.↓   | \$514.79 | 1758 | 1960/ASR | 3,923/0.0901 | N       | 2        | 10/11/22 | <a href="#">93/93</a> |
| 3 | <a href="#">PW22176455</a> | S | 240 <a href="#">Lindero AVE</a>    | LONG | 2    | STD | 3     | \$81,600 |     | \$1,562,000.↓ | \$561.06 | 2784 | 1914/ASR | 6,072/0.1394 | N       | 2        | 10/12/22 | <a href="#">17/17</a> |
| 4 | <a href="#">IV22143110</a> | S | 784 <a href="#">Stanley AVE</a>    | LONG | 3    | STD | 3     | \$72,000 | 3   | \$1,280,000.↓ | \$405.58 | 3156 | 1978/PUB | 5,851/0.1343 | N       | 5        | 10/14/22 | <a href="#">62/62</a> |

**Closed** • Duplex

List / Sold:

**\$1,075,000/\$1,060,000** ↓

17 days on the market

Listing ID: PW22188432

**3626 E Colorado St • Long Beach 90814**

**2 units • \$537,500/unit • 1,380 sqft • 2,831 sqft lot • \$768.12/sqft • Built in 1940**

**on Colorado in between Euclid & Loma Avenue**



Adorable classic Belmont Heights Duplex with TWO LARGE one bedroom, one bathroom units with many original architectural features! Each unit has beautiful hardwood floors in the living room, hallway and bedroom, built-ins in the eat in area of the kitchen, and tons of natural light throughout. The property features newer exterior paint, copper plumbing, upgraded electrical panels, and a charming private yard enclosed with vinyl fencing like a single family home. Additional features include a 2-car garage with laundry and a semi-private driveway off the alley. Don't miss this wonderful opportunity in Belmont Heights to own this great Income property!

### Facts & Features

- Sold On 10/13/2022
- Original List Price of \$1,075,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Floor Furnace
- \$0 (Unknown)
- Laundry: Dryer Included, In Garage, Washer Included
- \$45840 Gross Scheduled Income
- \$31613 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: Laundry
- Floor: Wood
- Appliances: Gas Range, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Tile Counters

### Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Vinyl
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$14,227
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$627
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 1     | 1      | Unfurnished | \$1,995     | \$1,995    | \$2,100   |
| 2: | 1     | 1    | 1     | 1      | Unfurnished | \$1,825     | \$1,825    | \$2,100   |

### # Of Units With:

- Separate Electric: 2
- Drapes:

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

- Patio:
- Ranges: 2
- Refrigerator: 2
- Wall AC:

## Additional Information

- Standard sale
- Rent Controlled

- 2 - Belmont Heights, Alhambra Heights area
- Los Angeles County
- Parcel # 7255005029

## 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** • **Single Family Residence**

List / Sold: **\$899,000/\$905,000** ↓

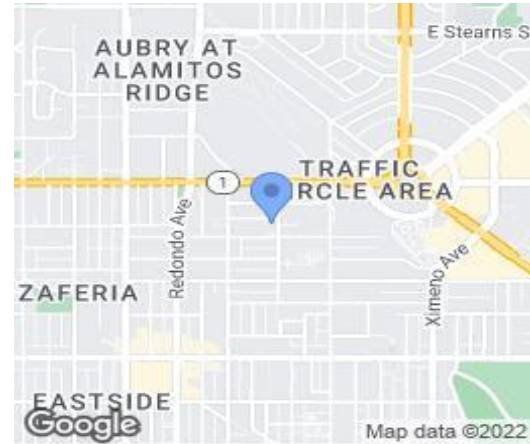
**3750 E 17th St** • Long Beach 90804

**93 days on the market**

**2 units** • **\$449,500/unit** • **1,758 sqft** • **3,923 sqft lot** • **\$514.79/sqft** •  
**Built in 1960**

**Listing ID: PW22118962**

**Not applicable**



Pride of ownership DUPLEX, which consists of two spacious 2 bedroom, 1 bath units with separate indoor laundry hook-ups. Each unit has been remodeled by the current owner and leased out to tenants. Two one car garages with storage (one for each unit). Located by Cal State Long Beach, the traffic circle, with plenty of shopping and restaurants in the area.

### Facts & Features

- Sold On 10/11/2022
- Original List Price of \$950,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

### Interior

### Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV:
- 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 | \$2,200     | \$0        | \$0       |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$2,400     | \$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

- Standard sale
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7253003012

**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: PW22118962

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**Closed** • Duplex

List / Sold:

**\$1,465,000/\$1,562,000** ↓

17 days on the market

**240 Lindero Ave • Long Beach 90803**

**3 units • \$488,333/unit • 2,784 sqft • 6,072 sqft lot • \$561.06/sqft • Built in 1914**

**Listing ID: PW22176455**

**Broadway north on Lindero**



Rare opportunity to own or invest in this unique historic property situated in Bluff Heights just 3 ½ blocks from the beach. Both units are spacious 2 bedrooms, 1 bath with outdoor areas and parking for 4 cars plus a long driveway. The remodeled upstairs owner's unit features a spacious deck with tree views. Enter the light-filled living space opening to an arched office area. The dining area flows into the oversized kitchen with granite counters, stainless appliances and white oak cabinets. A charming breakfast room is combined with the convenient laundry area and opens to the huge entertaining deck. The two spacious bedrooms enjoy a beautifully tiled bath with double sinks and a storage vanity. The 2 bedroom downstairs unit has the same layout as the upstairs unit but is more original and still in good condition. The parking space for this unit has been converted to an outdoor entertaining space. The unit in the backyard is permitted as a rec room but is being used as a 1 bedroom 1.5 bath rental. A cozy side-covered patio adds privacy. There are 7 rare parking opportunities with 2 spaces, a 2 car garage and an extra-long driveway for at least 3 more cars. Lovingly cared for by the same owner for over 20 years, this is a low-maintenance building! Centrally located to transportation, shops and restaurants and all Long Beach has to offer!

### Facts & Features

- Sold On 10/12/2022
- Original List Price of \$1,645,000
- 2 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: In Kitchen, Outside
- \$81600 Gross Scheduled Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: Entry, Kitchen, Laundry, Living Room, Loft, Main Floor Bedroom
- Floor: Carpet, Tile
- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator, Water Heater
- Other Interior Features: 2 Staircases, Balcony, Built-in Features, Ceiling Fan(s), Copper Plumbing Partial, Granite Counters, Storage, Unfurnished

### Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Lawn, Park Nearby, Walkstreet, Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$2,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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 | \$0         | \$0        | \$2,500   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$0         | \$0        | \$2,500   |
| 3: | 1     | 1    | 2     | 1      | Unfurnished | \$0         | \$0        | \$1,800   |

#### # Of Units With:

- Separate Electric: 3
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

#### Additional Information

- Standard sale
- Rent Controlled
- 2 - Belmont Heights, Alamilos Heights area
- Los Angeles County
- Parcel # 7263016024

#### 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: PW22176455

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**Closed** • **Triplex**

List / Sold:

**\$1,443,000/\$1,280,000** ↓

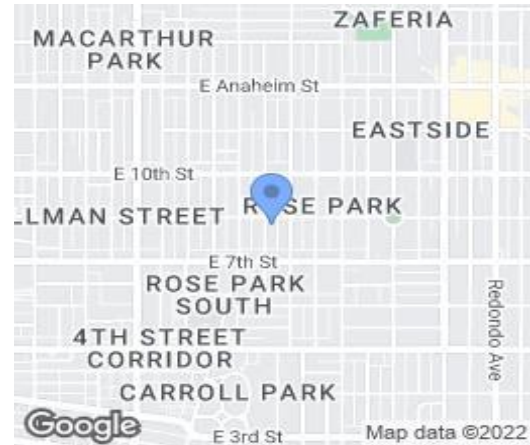
62 days on the market

Listing ID: IV22143110

**784 Stanley Ave** • Long Beach 90804

**3 units** • **\$481,000/unit** • **3,156 sqft** • **5,851 sqft lot** • **\$405.58/sqft** •  
**Built in 1978**

**7th Street north to Stanley East**



This well maintained fully rented Tri-Plex with long time tenant's is an EXCELLENT INVESTMENT OPPORTUNITY IN THE HISTORIC ROSE PARK DISTRICT. The Subject property consists of 3 well-maintained two-story townhouse type units with 2br,2bath living room dining room with outside patio. The highlights of the property are rear automatic security gate to 5 single car garages one for each tenant two rented for additional income, upgraded kitchens, separate laundry room with new coin operated washer and dryer Each unit has individual water heaters, gas fireplaces and newer appliances. This Property is centrally located to shopping, beach, downtown Long Beach, the aquarium, Queen Mary, 2nd street in Belmont Shore, and Cal state Long Beach.

### Facts & Features

- Sold On 10/14/2022
- Original List Price of \$1,443,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Community, Individual Room
- Cap Rate: 3.4
- \$72000 Gross Scheduled Income
- \$49262 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Up
- Floor: Carpet, Laminate, Tile
- Appliances: Built-In Range, Dishwasher, Gas Range
- Other Interior Features: Balcony, Granite Counters, High Ceilings

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$22,783
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01030870
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|------------|-------------|------------|-----------|
| 1: | 1     | 2    | 2     | 1      |            | \$1,736     |            | \$2,350   |
| 2: | 1     | 2    | 2     | 1      |            | \$2,017     |            | \$2,350   |
| 3: | 1     | 2    | 2     | 1      |            | \$2,018     |            | \$2,350   |

### # Of Units With:

- Separate Electric: 3
- Drapes:



- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher: 3
- Disposal: 3

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

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### Additional Information

- Standard sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7262019002

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### Michael Lembeck

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

### Re/Max Property Connection

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
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