

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	DW23150163	S	1515 W Summit ST	LONG	11	STD	2	\$0		\$750,000	\$598.09	1254	1979/ASR	3,245/0.0745	N	2	11/13/23	45/45
2	PW23170445	S	2828 E 3rd ST	LONG	2	PRO	2	\$81,600	3	\$1,580,000 	\$499.05	3166	1925/ASR	7,501/0.1722	N	4	11/17/23	17/17
3	PW23079347	S	3740 E 17th ST	LONG	3	STD,TRUS	2	\$0		\$849,900	\$483.45	1758	1960/ASR	3,924/0.0901	N	2	11/15/23	9/9
4	PW23213434	S	3653 Falcon AVE	LONG	6	STD	2	\$16,800		\$780,000	\$449.83	1734	1923/ASR	8,046/0.1847	N	2	11/15/23	0/0
5	PW23150969	S	6089 Atlantic	LONG	7	PRO	2	\$18,000		\$680,000 	\$525.91	1293	1953/ASR	6,000/0.1377	N	5	11/13/23	14/14
6	NP23189291	S	5600 Campo Walk	LONG	1	STD	3	\$0		\$1,800,000 	\$737.70	2440	1929/ASR	2,805/0.0644	N	2	11/14/23	20/20
7	OC23158228	S	29 Kennebec	LONG	2	STD	3	\$119,784		\$2,125,000 	\$601.64	3532	1920/ASR	6,531/0.1499	N	2	11/14/23	35/35
8	OC23169558	S	4213 Pepperwood AVE	LONG	29	STD	4	\$36,000		\$1,400,000 	\$514.71	2720	1935/PUB	7,612/0.1747	N	3	11/14/23	15/15
9	23317537	S	1619 Atlantic AVE	LONG	9	PRO	4			\$736,000 	\$440.19	1672/A	1922/ASR	6,363/0.14			11/16/23	23/23
10	PW23058424	S	1909 E 4th ST	LONG	4	STD	6	\$8,800		\$1,550,000 	\$194.14	7984	1929/ASR	4,707/0.1081	N	0	11/15/23	58/58
11	PW23149053	S	945 Locust AVE	LONG	4	STD	16	\$353,880	5	\$3,900,000 	\$298.76	13054	1964/ASR	7,521/0.1727	N	8	11/14/23	17/17

Closed • **Single Family Residence**

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

1515 W Summit St • Long Beach 90810

45 days on the market

2 units • \$375,000/unit • 1,254 sqft • 3,245 sqft lot • \$598.09/sqft •

Listing ID: DW23150163

Built in 1979

From the 710 Freeway, take Pacific Coast Hwy, West. Take Caspian Ave., North. Take Summit St., West. Home is on the North Side.



Simply Amazing and ready for you to celebrate your upcoming Holiday season!! Enjoy your favorite shows, sporting events and movies in your gorgeous living room, with its newer flooring, lighting and paint. Cook up your best meals in your nice kitchen, which is open to the dining area. It comes with newer floors, counter tops and paint. Come up your beautiful stairs to your second level where you will find your 3 bedrooms and 2 bathrooms. You will appreciate the newer floors through out, newer paint and lighting. The bathrooms have had some work done as well. Bring out the grill and get your hot dogs and burgers ready, along with all your favorite cook out dishes while entertaining your guests in you nice patio area. The 1 bedroom guest house is perfect for the small family, looking to get started. In addition, you also have a two car garage and 2 extra parking spaces. Please take a look at our virtual tour and schedule your showing today.

Facts & Features

- Sold On 11/13/2023
- Original List Price of \$750,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central
- \$361 (Estimated)
- Laundry: Inside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,800
- Electric: \$1,300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01334734
- Gardener:
- Licenses:
- Insurance: \$1,400
- 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	3	3	2	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 11 - Westside area
- Los Angeles County
- Parcel # 7431020022

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: DW23150163

Printed: 11/19/2023 8:02:00 AM

Closed • Duplex

List / Sold:

\$1,650,000/\$1,580,000 ↓

17 days on the market

Listing ID: PW23170445

2828 E 3rd St • Long Beach 90814

2 units • \$825,000/unit • 3,166 sqft • 7,501 sqft lot • \$499.05/sqft • Built in 1925

North of Broadway; East of Temple



Great opportunity for an owner-occupant or appreciative investor to procure an architectural gem. This Spanish colonial revival style duplex includes a 2 bed, 1 1/2 bath "owner's unit" of approx 1800 sq ft, with coved ceilings, arched entryways, built-ins, alcove, and detailed wood molding. A quartz counter top kitchen with shaker cabinetry and new dishwasher opens to the family room with a high wood beamed ceiling. A spacious, composite material deck creates an excellent extension to the family room. The 2nd unit is a similar floor plan with approx 1400 sq ft, featuring a beautifully etched mock fireplace and original hardwood flooring. All bedrooms are oversized with great closet space and have access to quaint balconies. The units have central A/C and individual laundry rooms. Gas and electricity (200 amp service) are separately metered. The large lot allows for a savvy investor to explore its ADU potential. Located blocks from the beach, 4th St Retro Row, Broadway, and close to downtown and Belmont Shore, this is an ideal residence and/or investment.

Facts & Features

- Sold On 11/17/2023
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$592 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- Cap Rate: 3.4
- \$81600 Gross Scheduled Income
- \$56400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Laundry, Living Room
- Floor: Carpet, Wood
- Appliances: Dishwasher, Electric Oven, Disposal, Refrigerator
- Other Interior Features: Balcony, Beamed Ceilings, Copper Plumbing Partial

Exterior

- Lot Features: Front Yard
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished		\$3,800	\$3,800
2:	1	2	2	2	Unfurnished		\$3,000	\$3,000

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%
- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7257025005

Michael Lembeck

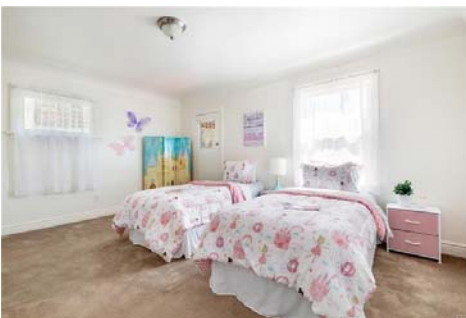
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

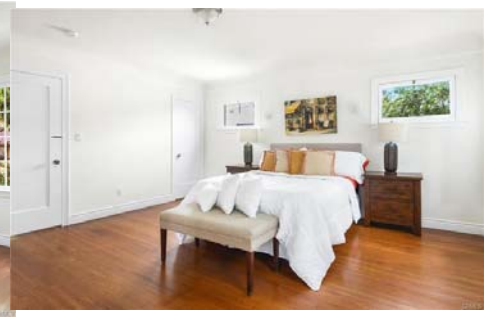
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW23170445

Printed: 11/19/2023 8:02:01 AM

Closed • Duplex

List / Sold: **\$849,900/\$849,900**

3740 E 17th St • Long Beach 90804

9 days on the market

**2 units • \$424,950/unit • 1,758 sqft • 3,924 sqft lot • \$483.45/sqft •
Built in 1960**

Listing ID: PW23079347

South of PCH, East of Grand Ave.



Great opportunity to own a duplex in the heart of Long Beach. Consists of 2 bedrooms 1 bath each with two 1 car garages. Both units have laundry hookups in the kitchen and rear unit has a spacious patio for relaxation. Only two miles to CSULB and proximal to the traffic circle, great restaurants, shopping, parks and golf courses.

Facts & Features

- Sold On 11/15/2023
- Original List Price of \$849,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$452 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Kitchen
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Gas Water Heater

Exterior

- Lot Features: Back Yard
- Security Features: Carbon Monoxide Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01780087
- 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	\$1,650	\$1,650	\$2,300
2:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$2,400

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2.5%

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7253003011

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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CUSTOMER FULL: Residential Income LISTING ID: PW23079347

Printed: 11/19/2023 8:02:02 AM

Closed • Duplex

List / Sold: **\$780,000/\$780,000**

3653 Falcon Ave • Long Beach 90807

0 days on the market

**2 units • \$390,000/unit • 1,734 sqft • 8,046 sqft lot • \$449.83/sqft •
Built in 1923**

Listing ID: PW23213434

Hwy 405, exit Cherry Ave North, go West on 37th St to Falcon Ave



Facts & Features

- Sold On 11/15/2023
- Original List Price of \$780,000
- 2 Buildings
- 4 Total parking spaces
- \$475 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$16800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Front Yard, Lawn, Lot 6500-9999, Rectangular Lot, Yard
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- 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	\$0	\$0	\$2,950
2:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$2,150

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
- Buyer Agency Compensation: 0%
- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7147014018

Michael Lembeck

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Re/Max Property Connection

State License #: 01891031

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CUSTOMER FULL: Residential Income **LISTING ID:** PW23213434

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Closed • Duplex

List / Sold: **\$599,000/\$680,000** ↑

6089 Atlantic • Long Beach 90805

14 days on the market

2 units • **\$299,500/unit** • **1,293 sqft** • **6,000 sqft lot** • **\$525.91/sqft** •
Built in 1953

Listing ID: PW23150969

Atlantic Ave between 60th and 61st Streets



6087-6089 ATLANTIC AVE DUPLEX! 2 ADDRESSES. EXCELLENT OPPORTUNITY ON THIS VALUE ADD PROPERTY! 2 BUILDINGS ON A LOT - 5 GARAGES, 2 UNITS WITH 2 SEPARATE ADDRESSES FOR UNDER \$600,000. Located on the Atlantic Ave corridor of North Long Beach, just south of the 91 Freeway entrance and the new Uptown Commons, and north of Bixby Knolls neighborhood and shopping area of unique shops and services, this well situated front and back duplex boasts 2 separate buildings, each with living areas upstairs, consisting of large 1 bedroom 1 bath units, with garages down below. The back unit has 3 garages and the front unit has 2 garages and a parking driveway in front. Between the 2 buildings is a spacious courtyard, so both buildings have a great deal of privacy. Location is prime near areas being redeveloped to new townhomes and condos. This area is sure to appreciate very soon, and the savvy buyer will see this opportunity as an excellent one to fix up and remodel.

Facts & Features

- Sold On 11/13/2023
- Original List Price of \$599,000
- 2 Buildings
- 5 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- \$1 (Unknown)
- Laundry: Community
- \$18000 Gross Scheduled Income
- \$14800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$700
- Cable TV: 02192788
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Unfurnished	\$700	\$8,400	\$2,000
2:	1	1	1	3	Unfurnished	\$800	\$9,600	\$2,000

Of Units With:

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

Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 2.5%

- 7 - North Long Beach area
 - Los Angeles County
-

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 • Duplex

List / Sold:

\$1,850,000/\$1,800,000 ↓

20 days on the market

Listing ID: NP23189291

5600 Campo Walk • Long Beach 90803

3 units • \$616,667/unit • 2,440 sqft • 2,805 sqft lot • \$737.70/sqft • Built in 1929

West from PCH on 2nd St. Turn on Campo Walk. Cross Streets : 2nd Street



Opportunity Knocks!!! Location, Location, Location "CASA BONA" a Naples Island Spanish-style Duplex with a Studio is up for Sale!! This charming Duplex is perfectly situated on a corner lot in the heart of Naples just a block from the Canals. The property features 2 (Mirror Image) approximately 1020 sq ft each 2 spacious Bedroom 1 Bath units. Both have original hardwood floors, a laundry room adjacent to the kitchen, a dining room, a faux fireplace in the living room, wood casement windows, coved ceilings, and character and charm throughout with their architectural details. The lower unit has a large patio out front and the upper unit has a large balcony, both have plenty of room for entertaining. Each unit has a single carriage garage. The Studio is above the garage with a large balcony and has its own parking area inside a locked iron gate with a private entrance up a spiral staircase. This property has amazing curb appeal and is in a prime Naples Island location within walking distance from 2nd Street, trendy shopping, restaurants, Award-winning schools, boating, paddle boarding, swimming, Alamitos Bay & Beach. This type of paradise location attracts a high rental demand which makes it a great investment property. Don't miss out on this AMAZING OPPORTUNITY for an investor or owner-occupant buyer.

Facts & Features

- Sold On 11/14/2023
- Original List Price of \$1,850,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Appliances: Free-Standing Range, Water Heater
- Other Interior Features: Balcony, Ceiling Fan(s)

Exterior

- Lot Features: Corner Lot
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- 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	\$2,600	\$2,600	\$3,000
2:	1	2	1	1	Unfurnished	\$0	\$0	\$3,000

3: 1 0 1 0 Unfurnished \$0 \$0 \$1,500

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
 - Buyer Agency Compensation: 2.5%
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
 - Los Angeles County
 - Parcel # 7244011034

Michael Lembeck

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

Re/Max Property Connection

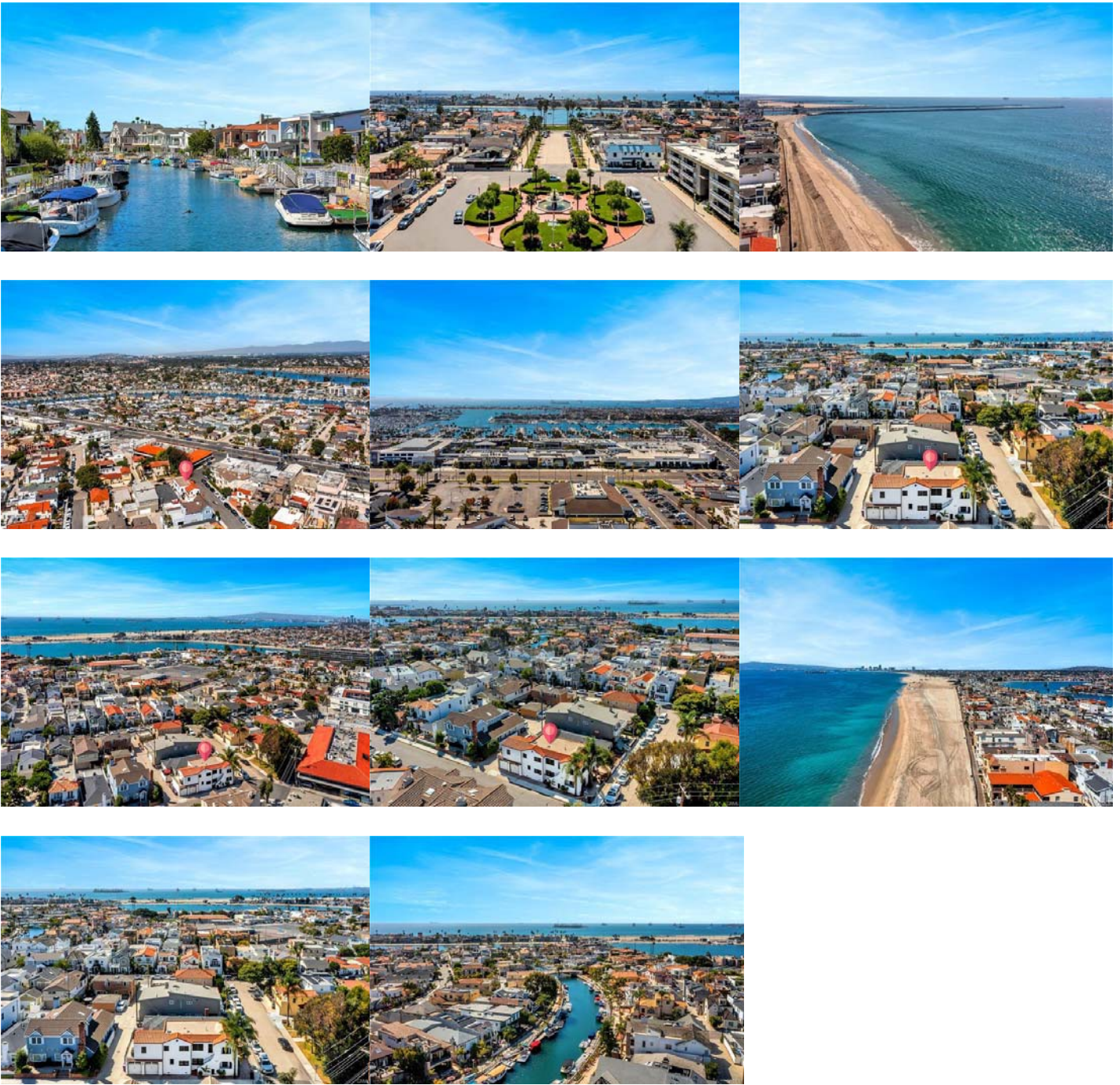
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Mission Viejo, 92691

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Closed • **Triplex**

List / Sold:

\$2,328,888/\$2,125,000 ↓

35 days on the market

Listing ID: OC23158228

29 Kennebec • Long Beach 90803

3 units • **\$776,296/unit** • **3,532 sqft** • **6,531 sqft lot** • **\$601.64/sqft** •
Built in 1920

Corner of Kennebec and 1st Street



We are pleased to present 29, 33 and 35 Kennebec Ave. A 3-unit multifamily investment opportunity located in the Belmont heights in the city of Long Beach, one of the premier coastal housing markets in Southern California. The three-unit residence is located in the historic Bluff Park neighborhood. One block from Ocean Boulevard, situated on a 6,531 SF lot, the 3,532 square foot property consists of 2 three-bedroom units and 1 one-bedroom unit. Upper unit balcony has stunning water views. Just a short walk away from the Bluff Park, ocean, unique shopping and dining. Enjoy owning a piece of history in this one-of-a-kind Seaside Community.

Facts & Features

- Sold On 11/14/2023
- Original List Price of \$2,328,888
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$533 (Assessor)
- Laundry: Gas Dryer Hookup, In Kitchen
- \$119784 Gross Scheduled Income
- \$111075 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater, Refrigerator
- Other Interior Features: Balcony

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,709
- Electric: \$100.00
- Gas:
- Furniture Replacement:
- Trash: \$400
- Cable TV: 01856858
- Gardener:
- Licenses: 81
- Insurance: \$2,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,528
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	0	1	Unfurnished	\$4,270	\$4,270	
2:	1	3	0	1	Unfurnished	\$3,936	\$3,936	
3:	1	1	0	0	Unfurnished	\$1,776	\$1,776	

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 2

- Carpet:
- Dishwasher: 2
- Disposal: 3

- Refrigerator: 2
- Wall AC:

Additional Information

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

- 2 - Belmont Heights, Alamilos Heights area
- Los Angeles County
- Parcel # 7264021087

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

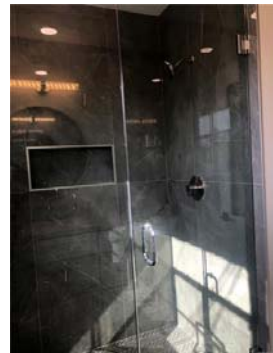
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos







Closed • **Quadruplex**

List / Sold:

\$1,320,000/\$1,400,000 ↑

15 days on the market

Listing ID: OC23169558

4213 Pepperwood Ave • Long Beach 90808

**4 units • \$330,000/unit • 2,720 sqft • 7,612 sqft lot • \$514.71/sqft •
Built in 1935**

Harvey and pepperwood



Prepare to be blown away by this absolute gem in the highly sought-after Lakewood Village community of Long Beach. These units are Located just minutes away from schools, parks, prestigious golf courses, and vibrant shopping centers, this property offers the epitome of accessibility. Nestled within a peaceful neighborhood, the units of this property exude a sense of privacy and tranquility. As you enter, be prepared to be greeted by a delightful front yard, providing the perfect space for the residents to unwind and soak in the serene ambiance. The first unit boasts two spacious bedrooms and one bathroom, complete with all the necessary amenities. The front patio adds a touch of elegance and relaxation. The remaining three units encompasses a generous one bedroom and one bathroom, providing ample space for residents to enjoy. The well-equipped kitchen and sizable family room further enhance the elegance and practicality of these units. And that's not all - tucked away in the back awaits an additional Accessory Dwelling Unit (ADU) one bedroom one bath. This remarkable feature opens up a world of possibilities. Parking will never be a concern with four dedicated parking spaces and a three-car garage that comes with the property. Moreover, plenty of street parking is available with a convenient city permit, guaranteeing easy access for residents and their guests. Don't miss out on this opportunity to purchase this stunning four-unit property, coupled with an exceptional ADU. Don't miss out on this extraordinary opportunity - it truly is a must-see.

Facts & Features

- Sold On 11/14/2023
 - Original List Price of \$1,320,000
 - 2 Buildings
 - Levels: One
 - 7 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Natural Gas
 - \$857 (Estimated)
 - \$36000 Gross Scheduled Income
 - \$32400 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 2 water meters available
-

Interior

- Rooms: Family Room
 - Floor: Laminate, Tile, Vinyl
 - Appliances: Gas Range
 - Other Interior Features: Furnished
-

Exterior

- Lot Features: Back Yard, Front Yard
 - Fencing: Partial
 - Sewer: Public Sewer
-

Annual Expenses

- Total Operating Expense: \$4,200
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,800
 - Cable TV: 01968349
 - Gardener:
 - Licenses:
 - Insurance: \$600
 - 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	\$1,200	\$1,200	\$2,600
2:	1	1	1	1	Unfurnished	\$1,100	\$900	\$2,100
3:	1	1	1	1	Unfurnished	\$900	\$900	\$2,100
4:	1	1	1	0	Unfurnished	\$0	\$0	\$2,100

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 5
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 29 - Lakewood Village area
- Los Angeles County
- Parcel # 7182021028

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 •

List / Sold: **\$415,000/\$736,000** ↑

1619 Atlantic Ave • Long Beach 90813

23 days on the market

**4 units • \$103,750/unit • 1,672 sqft • 6,363 sqft lot • \$440.19/sqft •
Built in 1922**

Listing ID: 23317537

South of PCH, East of Long Beach Blvd



Major Fixer! Exceptional multifamily investment opportunity situated in Long Beach. Encompassing a generous 6,363 square foot lot, this property features a 4-unit building totaling 1,672 square feet, comprising (4) 1-bedroom and 1-bathroom units. The two ground floor units are not habitable in their current conditions. Located just moments south of Pacific Coast Highway and conveniently near the 710 freeway, this property offers effortless access to diverse destinations, making it an ideal choice for both tenants and investors. The rear portion of the property offers substantial space for a creative investor to enhance its value. Explore the harmonious blend of location, opportunity, and potential in this investment gem. Trust Sale, no court confirmation required.

Facts & Features

- Sold On 11/16/2023
- Original List Price of \$415,000
- 1 Buildings
- Levels: Two
- \$19226 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$10,198
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01317331
- 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	\$1,259	\$1,259	\$1,259
2:	1	1	1		Unfurnished	\$1,193	\$1,193	\$1,193
3:	1	1	1		Unfurnished	\$0	\$0	\$0
4:	1	1	1		Unfurnished	\$0	\$0	\$0
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Drapes:

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

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

Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 2.5%

- 9 - Poly High area
- Los Angeles County
- Parcel # 7269033017

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CUSTOMER FULL: Residential Income LISTING ID: 23317537

Printed: 11/19/2023 8:02:05 AM

Closed • **Apartment**

List / Sold:

\$1,880,000/\$1,550,000 ↓

58 days on the market

Listing ID: PW23058424

1909 E 4th St • Long Beach 90802

6 units • **\$313,333/unit** • **7,984 sqft** • **4,707 sqft lot** • **\$194.14/sqft** •
Built in 1929

Cherry Ave. and 4th. St.



This two story building has pride of ownership written all over it with a total of 7,984 sq ft. features an award winning Honduras Restaurant and 5 residential units on the second floor in the beautiful and thriving downtown area of Long Beach. Walking distance to bike trails and the gorgeous beach this mixed use building is centrally located three blocks from the ocean and has convenient FWY accessibility and bike trails which allows you to have nature at your finger tips.

Facts & Features

- Sold On 11/15/2023
- Original List Price of \$18,880,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Floor Furnace
- \$1,531 (Estimated)
- \$8800 Gross Scheduled Income
- \$6160 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,640
- Electric: \$600.00
- Gas: \$50
- Furniture Replacement:
- Trash: \$100
- Cable TV: 02211662
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management: 1000
- Water/Sewer: \$680
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	5	5	0	Unfurnished	\$8,800	\$8,800	\$8,800

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

- Rent Controlled
- Buyer Agency Compensation: 2%

- Los Angeles County
- Parcel # 7266026007

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW23058424

Printed: 11/19/2023 8:02:05 AM

Closed • **Commercial/Residential**

List / Sold:

\$4,150,000/\$3,900,000 ↓

945 Locust Ave • Long Beach 90813

17 days on the market

16 units • **\$259,375/unit** • **13,054 sqft** • **7,521 sqft lot** • **\$298.76/sqft** •
Built in 1964

Listing ID: PW23149053

Long Beach Blvd & E 10th St



945 Locust Avenue is a 16-unit apartment property in Long Beach, California, adjacent to the vibrant East Village Arts District and Downtown. The controlled-access, all-electric, separately-metered building features two (2) 2BD / 2 BA units and fourteen (14) 2BD / 1 BA units. Seven (7) of the units are fully remodeled with new flooring, kitchens, stainless steel appliances, new bathrooms and modern fixtures and finishes. Double-pane windows are installed throughout the building for additional energy efficiency. An onsite laundry / storage room can provide extra income, and the eight (8) garages offer the opportunity for ADU conversion for additional rental income. 945 Locust Avenue is priced at 11.73 GRM and 5.39% cap rate at current rents.

Facts & Features

- Sold On 11/14/2023
- Original List Price of \$4,150,000
- 1 Buildings
- 8 Total parking spaces
- \$2,905 (Estimated)
- Laundry: Community
- Cap Rate: 5.39
- \$353880 Gross Scheduled Income
- \$223595 Net Operating Income
- 16 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 16-20 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$119,668
- Electric: \$1,377.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$6,461
- Cable TV: 01499010
- Gardener:
- Licenses: 1500
- Insurance: \$11,000
- Maintenance: \$11,200
- Workman's Comp:
- Professional Management: 24363
- Water/Sewer: \$4,782
- Other Expense: \$4,800
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	14	2	1	0	Unfurnished	\$1,807	\$25,298	\$2,195
2:	2	2	2	0	Unfurnished	\$1,973	\$3,946	\$2,250

Of Units With:

- Separate Electric: 16
- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

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

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7273013003

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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