

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	22194801	S	5575 Cerritos AVE	LONG	7	STD	2			\$740,000 	\$424.07	1745	1934	4,242/0.09		3	11/17/22	35/35
2	SB22153599	S	1610 E Carson ST	LONG	6	STD	3	\$77,076	4	\$1,274,000 	\$382.58	3330	1948/ASR	6,736/0.1546	N	3	11/17/22	83/83
3	RS22155802	S	5267 E Ocean BLVD	LONG	1	STD	4	\$102,190		\$2,265,000 	\$878.93	2577	1953/ASR	2,702/0.062	N	2	11/18/22	7/7
4	PW22152787	S	30 W 49th ST	LONG	6	STD	12	\$270,882		\$3,610,000 	\$415.32	8692	1963/ASR	10,076/0.2313	N	0	11/18/22	69/69

Closed •

List / Sold: **\$700,000/\$740,000** ↓

5575 Cerritos Ave • Long Beach 90805

35 days on the market

2 units • \$350,000/unit • 1,745 sqft • 4,242 sqft lot • \$424.07/sqft •

Listing ID: 22194801

Built in 1934

Westbound from Orange Ave and Northbound from E Market St.



5575 Cerritos Avenue is a duplex located just above Bixby Knolls perfect for an owner user or investor. The building is situated on a 4,242 square foot lot. The subject property is composed of (1) 2 bedroom and 2 bath house (built 1934) and (1) 2 bedroom and 1 bath unit (built 1965). The front house is approximately 1,200 square feet and the detached back unit is approximately 600 square feet. There are (3) single car garages with alley access below the back unit. The front house includes a large den that can be converted into a bedroom. Also included is new laminate flooring throughout and carpet in each bedroom. The back unit includes new hardwood flooring and carpet in each bedroom. Gas and electric are individually metered paid by the tenants and the owner pays for water and trash. There is a washer and dryer located in one of the garages that are used by the tenants. There is a value-add opportunity to build an ADU and increase rental income. Leases are month to month and are due for a rent increase as soon as new buyer takes ownership. **Price Updated to \$700,000. Please see updated OM**

Facts & Features

- Sold On 11/17/2022
- Original List Price of \$750,000
- 2 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- \$29381 Net Operating Income

Interior

- Floor: Laminate, Wood
- Appliances: Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$12,524
- 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	2	2		Unfurnished	\$1,800	\$1,800	\$2,400
2:	1	2	1		Unfurnished	\$1,800	\$1,800	\$2,200
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 # 7128002004

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: 22194801

Printed: 11/20/2022 4:34:31 AM

Closed •

List / Sold:

\$1,289,000/\$1,274,000 ↓

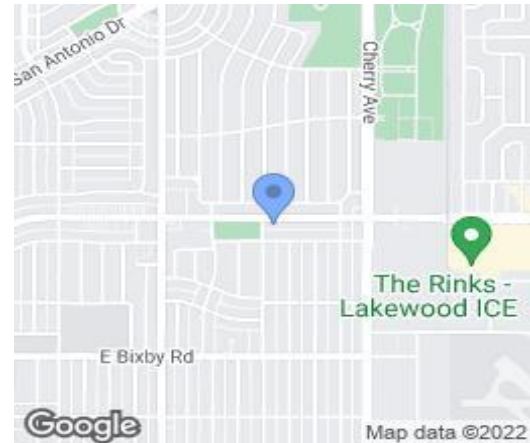
83 days on the market

Listing ID: SB22153599

1610 E Carson St • Long Beach 90807

**3 units • \$429,667/unit • 3,330 sqft • 6,736 sqft lot • \$382.58/sqft •
Built in 1948**

On Carson, Off Cherry



Beautiful Remodeled Triplex ready for a family to make their own! This stunning triplex comes with a move-in ready two bedroom and two bath town-house complete with private garage, washer and dryer, private patio, and a additional baby room/den. Located Seconds from Somerset Park, and located in the A+ location of Bixby Knolls, This townhouse is the perfect home for any young couple looking to start a family or that has young kids. Added to this list is Long Beach's award winning schools. This is truly a one-of-a-kind property with everything you can ask for. 1610 E Carson St is a perfect opportunity for an owner/user looking to live in one of the units and let the other tenants pay their mortgage. With 3,330 SF of living space, 1610 E Carson St is a oversized triplex comprised of a 2Bed+2Bath town-home with private patios, deck, laundry, and garage and (2) 1Bed+1Bath units all with their own private patios. The townhouse and the (1)Bed+(1)Bath units have been fully remodeled, leaving nothing untouched including flooring, countertops, cabinets, paint, fixtures and dishwashers. The 2Bed/2Bath owner's unit is a townhouse style two story home with both bedrooms upstairs, and an office/dining/baby room area downstairs. The unit also features a large private patio. Located just steps away from beautiful Somerset Park! With a walk score of 76, this triplex is situated in a "very walkable" area of Long Beach.

Facts & Features

- Sold On 11/17/2022
- Original List Price of \$1,425,000
- 1 Buildings
- 3 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- Cap Rate: 4.14
- \$77076 Gross Scheduled Income
- \$53335 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,429
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02109201
- 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	1	1	1	Unfurnished	\$2,000	\$2,000	\$2,200
2:	1	1	1	1	Unfurnished	\$923	\$923	\$2,200
3:	1	2	2	1	Unfurnished	\$3,500	\$3,500	\$3,500

Of Units With:

- Separate Electric: 3
- Drapes:

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

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

Additional Information

- Standard sale
- Rent Controlled

- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7137014002

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:

\$2,100,000/\$2,265,000 ↑

7 days on the market

Listing ID: RS22155802

5267 E Ocean Blvd • Long Beach 90803

4 units • **\$525,000/unit** • **2,577 sqft** • **2,702 sqft lot** • **\$878.93/sqft** •
Built in 1953

On the corner of Ocean and La Verne



Welcome to Belmont Shore! 5267 E Ocean Blvd is a rare opportunity—right on the beach—in one of the most desirable neighborhoods Long Beach has to offer. Directly across from the sand, this two level fourplex breaks down to three - one bed/one bath units and one - studio unit, with two garages accessed by the back alleyway. Consistent care and maintenance has kept each unit in great condition, and even better, consistently rented. The property is walking distance to the beach, the Peninsula, Bayshore beach, handball courts, Leeway Sailing Center, the Long Beach Bike/Walking Path, The famous Belmont Athletic Club, and all restaurants and shopping on 2nd Street. Investment opportunities of this nature, in this pocket, and of this quality are rare and hard to come by. With all units currently occupied on a property that hasn't seen the market since 1964, this is a chance to own a piece of the Shore that doesn't come around often.

Facts & Features

- Sold On 11/18/2022
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: In Garage, See Remarks
- \$102190 Gross Scheduled Income
- \$72969 Net Operating Income
- 3 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Kitchen, Living Room
- Floor: Wood
- Appliances: Disposal, Gas Oven, Water Heater
- Other Interior Features: Balcony, Ceiling Fan(s), Open Floorplan, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$29,221
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01862781
- Gardener:
- Licenses:
- Insurance: \$1,171
- 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	1	1	0	Unfurnished	\$2,063	\$2,063	\$2,600
2:	1	0	1	0	Unfurnished	\$1,338	\$1,338	\$2,000
3:	1	1	1	1	Unfurnished	\$2,395	\$2,395	\$2,600
4:	1	1	1	1	Unfurnished	\$2,395	\$2,395	\$2,600

Of Units With:

- Separate Electric: 3
- Drapes:

- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7247025026

Michael Lembeck

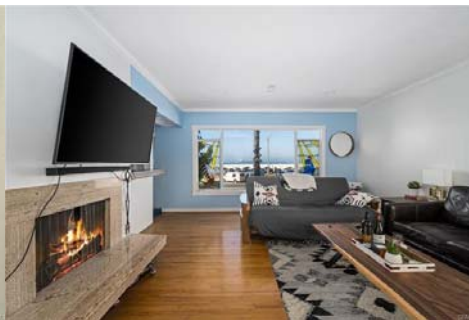
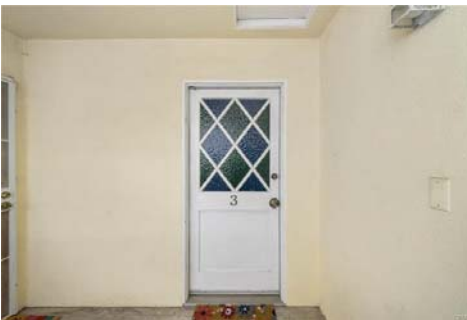
State License #: 01019397
Cell Phone: 714-742-3700

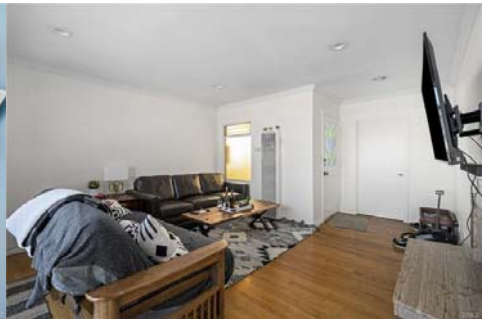
Re/Max Property Connection

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

 Click arrow to display photos









Closed •

List / Sold:

\$3,700,000/\$3,610,000 ↓

69 days on the market

30 W 49th St • Long Beach 90805

12 units • \$308,333/unit • 8,692 sqft • 10,076 sqft lot • \$415.32/sqft • Built in 1963

Listing ID: PW22152787

W Del Amo Blvd & W 49th St



30 W. 49th Street is a 12-unit property located in North Bixby Knolls. The controlled-access building features mostly two-bedroom units (11 of the 12) and a parking ratio of one space per unit. On-site laundry facilities and an in-place RUBS program provide current income. New windows have been installed throughout the building. The property is situated in a quiet, residential neighborhood, conveniently accessible to the metro line running along Long Beach Boulevard to Downtown, as well as major commuter thoroughfares. The combination of urban amenities and suburban lifestyle has attracted developers such as City Ventures, which is pre-selling solar-powered townhomes in the low \$600Ks across the street. This property provides a light value-add opportunity to achieve approximately 10% rental upside potential by simply installing vinyl plank flooring and modern fixtures.

Facts & Features

- Sold On 11/18/2022
- Original List Price of \$3,700,000
- 1 Buildings
- 12 Total parking spaces
- 12 Total carport spaces
- \$0 (Unknown)
- Laundry: Common Area
- \$270882 Gross Scheduled Income
- \$174466 Net Operating Income
- 12 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$88,290
- Electric: \$1,994.00
- Gas: \$1,994
- Furniture Replacement:
- Trash: \$1,994
- Cable TV: 02114291
- Gardener:
- Licenses: 295
- Insurance: \$7,170
- Maintenance: \$9,000
- Workman's Comp:
- Professional Management: 13138
- Water/Sewer: \$1,994
- Other Expense: \$3,000
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	11	2	1	0	Unfurnished	\$1,811	\$19,921	\$1,995
2:	1	1	1	0	Unfurnished	\$1,705	\$1,705	\$1,705

Of Units With:

- Separate Electric: 12
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7133032048

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



