

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	OC23174649	S	3447 Caspian AVE	LONG	11	STD	2	\$42,900		\$915,000 	\$469.23	1950	1949/ASR	7,586/0.1742	N	3	11/21/23	27/27
2	DW23128441	S	1101 E 16th ST	LONG	9	STD	3	\$0		\$800,000 	\$478.47	1672	1912/PUB	6,494/0.1491	N	1	11/22/23	70/70
3	SB23143554	S	1331 E 20th ST	LONG	9	STD	3	\$46,267	3	\$959,000 	\$409.65	2341	1920/ASR	6,178/0.1418	N	6	11/21/23	67/67

Closed • Duplex

List / Sold: **\$899,000/\$915,000** ↑

3447 Caspian Ave • Long Beach 90810

27 days on the market

2 units • **\$449,500/unit** • **1,950 sqft** • **7,586 sqft lot** • **\$469.23/sqft** •

Built in 1949

Listing ID: OC23174649

Santa Fe Ave & W 34th St



DUPLEX in a great area of Long Beach! This unique and spacious lot features TWO separate units, separate addresses, and separate gas, electric, and water meters. Wonderful long-term tenants currently on month-to-month leases! Front house features 3 bedrooms, 2 bathrooms and a family room with an abundance of tropical fruit surrounding the property. On-site laundry shared with both units. Back unit sits on top of the 3-car garage and features 2 bedrooms and 1 bathroom. Newer exterior paint, newer windows, wood laminate floors, and newer roof. PLENTY of on-site parking and 3 car garage. Potential ADU opportunity for the 3-car garage space. This property is also very close to the 710 and 405 fwys. PLEASE DO NOT DISTURB TENANTS!!

Facts & Features

- Sold On 11/21/2023
- Original List Price of \$899,000
- 2 Buildings
- Levels: One, Two
- 7 Total parking spaces
- 0 Total carport spaces
- Heating: Forced Air
- \$514 (Estimated)
- Laundry: Common Area
- \$42900 Gross Scheduled Income
- \$41695 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Converted Bedroom, Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Laminate, Tile
- Appliances: Gas Range, Range Hood
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Brick
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,205
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02102670
- Gardener:
- Licenses:
- Insurance: \$1,205
- 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	2	2	Unfurnished	\$2,075	\$2,075	\$3,500
2:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$2,300

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 11 - Westside area
- Los Angeles County
- Parcel # 7311015038

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: OC23174649

Printed: 11/26/2023 8:01:20 AM

Closed • **Triplex**

List / Sold: **\$850,000/\$800,000** ↓

1101 E 16th St • Long Beach 90813

70 days on the market

3 units • **\$283,333/unit** • **1,672 sqft** • **6,494 sqft lot** • **\$478.47/sqft** •
Built in 1912

Listing ID: DW23128441

Alamitos and 16 th st



3 units near cal Poly High School and Long Beach City College, Separate front house with two bedrooms and 1 bath with washer and dryer hookups, in the rear you will find two separate one bedroom one bath units one enclosed parking and 4 open parking for a total of 5 spaces. Agent related to Seller Hurry this won't last. Sold as Is

Facts & Features

- Sold On 11/22/2023
- Original List Price of \$850,000
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Floor: Tile
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,104
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$337
- Cable TV: 01875092
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$767
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0
3:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 9 - Poly High area

- Rent Controlled
- Buyer Agency Compensation: 2.5%

- Los Angeles County
- Parcel # 7268023014

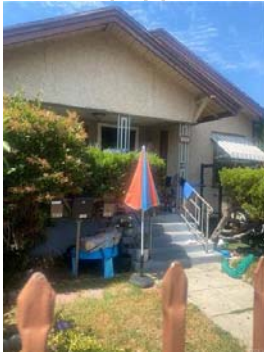
Michael Lembeck

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Mission Viejo, 92691

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Closed • **Triplex**

List / Sold: **\$950,000/\$959,000** ↓

1331 E 20th St • Long Beach 90806

67 days on the market

**3 units • \$316,667/unit • 2,341 sqft • 6,178 sqft lot • \$409.65/sqft •
Built in 1920**

Listing ID: SB23143554

From Orange Avenue, go East on 20th Street. The property is on the left hand side.



This triplex is perfect for an investor or for an owner-user, as there is a detached 2 bedroom/1-bathroom single family home in the front, and then two additional 2 bedroom/1-bathroom units in the rear over three private 2 car garages, totaling a rare 6 garage spaces for the property! The rear structure was built in 1990, and both rear units have been remodeled. The sunny and bright kitchens feature laminate flooring, crisp white cabinetry, granite countertops, and sparkling appliances, including stoves and dishwashers. Don't miss the granite countertops in the bathrooms, ceiling fans throughout, and mirrored closet doors. This property will be in close proximity to the 2028 Olympics, is a short drive to the beach, and is close to restaurants, shopping, and nightlife in downtown Long Beach! Long Beach City College is also right around the corner. Hurry before it is too late!

Facts & Features

- Sold On 11/21/2023
- Original List Price of \$985,000
- 2 Buildings
- Levels: One, Two
- 6 Total parking spaces
- \$680 (Estimated)
- Cap Rate: 2.7
- \$46267 Gross Scheduled Income
- \$26824 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Landscaped, Level with Street,
- Sewer: Public Sewer
- Rectangular Lot

Annual Expenses

- Total Operating Expense: \$19,443
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01854035
- Gardener:
- Licenses:
- Insurance: \$1,692
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,717
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,254	\$1,254	\$2,500
2:	1	2	1	2	Unfurnished	\$1,400	\$1,400	\$1,900
3:	1	2	1	2	Unfurnished	\$1,202	\$1,202	\$1,900

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 9 - Poly High area
- Los Angeles County
- Parcel # 7210039037

Michael Lembeck

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