

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	PW22078123	S	5583 E Ocean BLVD	LONG	1	STD,TRUS	2	\$44,292		\$1,150,000.↓	\$1,073.76	1071	1947/ASR	1,256/0.0288	N	1	11/22/22	124/124
2	OC22181971	S	3450 California AVE	LONG	6	STD	2	\$21,600		\$1,121,000.↓	\$535.59	2093	1928/ASR	7,540/0.1731	N	2	11/21/22	79/79
3	PW22190009	S	255 Siena DR	LONG	1	STD,TRUS	3	\$94,200		\$2,320,000.↓	\$700.27	3313	1948/ASR	7,891/0.1812	N	3	11/23/22	27/27
4	OC22219016	S	2436 Adriatic AVE	LONG	11	STD	3	\$0		\$675,000.↓	\$375.00	1800	1930/ASR	5,239/0.1203	N	1	11/21/22	6/6
5	OC22113887	S	1542 Magnolia AVE	LONG	4	STD	4	\$56,280	6	\$915,000.↓	\$512.32	1786	1952/ASR	2,393/0.0549	N	1	11/23/22	115/115

Closed • Duplex

List / Sold:

\$1,199,000/\$1,150,000 ↓

124 days on the market

Listing ID: PW22078123

5583 E Ocean Blvd • Long Beach 90803

2 units • **\$599,500/unit** • **1,071 sqft** • **1,256 sqft lot** • **\$1073.76/sqft** •
Built in 1947

Bay Side of Ocean



First time on the market since 1968. Iconic Ocean Boulevard Duplex on The Peninsula with third floor "Crows Nest". Downstairs unit is a one bedroom one bath, very clean with open living room. Upstairs unit, one bedroom, one bath with flex room that is currently being used as an office. Property has a one car garage currently rented to the upstairs unit.

Facts & Features

- Sold On 11/22/2022
- Original List Price of \$1,199,000
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: See Remarks
- \$0 (Assessor)
- \$44292 Gross Scheduled Income
- \$37648 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,500
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$2,115	\$2,117	\$2,500
2:	1	1	1	0	Unfurnished	\$1,574	\$1,574	\$2,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area

- Los Angeles County
- Parcel # 7245016009

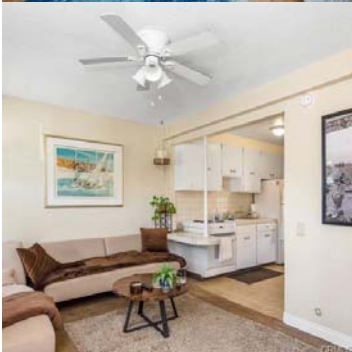
Michael Lembeck

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: PW22078123

Printed: 11/27/2022 6:24:57 AM

Closed • Duplex

List / Sold:

\$1,095,000/\$1,121,000 ↓

79 days on the market

Listing ID: OC22181971

3450 California Ave • Long Beach 90807

**2 units • \$547,500/unit • 2,093 sqft • 7,540 sqft lot • \$535.59/sqft •
Built in 1928**

From Willow East on California



PRICE REDUCTION ! Welcome to 3450 California Ave! This Charming Spanish Duplex Nestled in Historical California Heights Will Not Disappoint. A Truly Unique Property Full of Character. As you enter the Main Unit you will Discover 1928 Charm with a Living Room Adorned with a Beautiful Fireplace, Wood Flooring, Built in Cabinets in the Dining Room and Tray Ceilings Throughout. The Remodeled Kitchen Features Recessed Lighting, Walk in Pantry, Wood Cabinetry & Tile Counters & Flooring. The Bathroom features Newer Vanity, Tile Flooring & Walls. Two Bedrooms, One Bath & Large Room that Can Be used as a Bedroom in this unit. Unit Number Two with its own Private entrance is Equipped with 1 bedroom, 1 Full bath and Kitchen with Eat in Dining. The Lush and Lovely Backyard is Perfect for Entertaining! The Privacy Fencing Allows Each Individual Unit to Have Privacy. The Laundry Room is Attached to the Main Unit and can Allow Tenants, Family Members or Guests Easy Access. The Garage Boasts a Magnificent Hang Out with Custom Cabinets, Flatscreen TV, Epoxy Coated Flooring and Insulation so that you can Relax in Comfort and Enjoy the Setting. A Secluded Studio Unit has its Own Private Entry with Parking. This Property is Perfect for an Investor, Multigenerational Family or Owners that Love to Entertain. This Property is a Must See!

Facts & Features

- Sold On 11/21/2022
- Original List Price of \$1,265,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Wall Furnace
- \$0 (Unknown)
- Laundry: Individual Room, Outside
- \$21600 Gross Scheduled Income
- \$15448 Net Operating Income
- 1 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry, Living Room, Walk-In Closet, Walk-In Pantry
- Floor: Tile, Wood
- Appliances: Dishwasher, Free-Standing Range, Disposal, Gas Oven, Gas Range, Range Hood
- Other Interior Features: Built-in Features, Ceiling Fan(s), Ceramic Counters, Crown Molding, Recessed Lighting, Tray Ceiling(s)

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: New Condition, Privacy, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,512
- Electric: \$2,615.00
- Gas: \$602
- Furniture Replacement:
- Trash: \$366
- Cable TV: 01385864
- Gardener:
- Licenses:
- Insurance: \$1,170
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,399
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$10,800	\$10,800	\$900
2:	1	0	1		Unfurnished	\$10,800	\$10,800	\$900
3:	1	2	1		Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 6 - Bixby, Bixby Knolls, Los Cerritos area
 - Los Angeles County
 - Parcel # 7146020008

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Closed • **Triplex**

List / Sold:

\$2,395,000/\$2,320,000 ↓

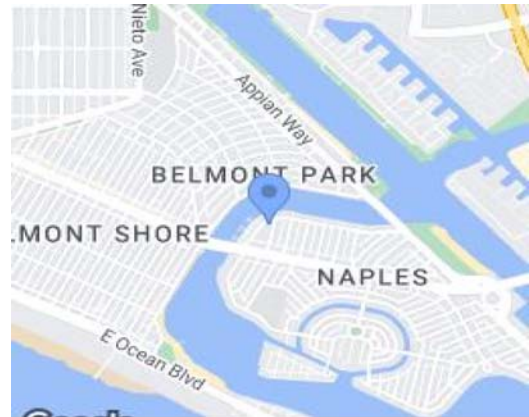
27 days on the market

255 Siena Dr • Long Beach 90803

**3 units • \$798,333/unit • 3,313 sqft • 7,891 sqft lot • \$700.27/sqft •
Built in 1948**

Listing ID: PW22190009

Heading west on 2nd St. make a right on Siena Drive



Stunning and rare Naples Island Triplex on a huge 7,891 sqft lot! This beautiful charming 3-unit property has 3,313 sqft of living space with dual paned windows throughout, TWO completely renovated 2 Bedroom, 1 Bathroom units (#257 & 259) with original hardwood floors, tons of natural light, living rooms with a dining area, beautiful kitchen with higher end stainless steel appliances, laundry hook-ups and remodeled tub/shower bath. The additional unit (#255) is a well maintained 2 bedroom, 2 bathroom townhouse style home which features a large living room, kitchen and dining area, downstairs bedroom and bathroom, a private yard space and an upstairs master retreat plus/office den with laundry hookups along with an additional private patio. The spacious lot features beautiful landscaping, an enclosed backyard area for units #257 & 259 and THREE 1-car garages (one for each unit) additionally, a small workshop off the garages with a new roof installed on the garages in 2021. All located just steps to the Bay and Naples Canals, and a few blocks from Belmont Shore's fine dining and shops and the Beach. Don't miss this very unique opportunity in Naples! All 3 units are tenant occupied.

Facts & Features

- Sold On 11/23/2022
- Original List Price of \$2,395,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Inside
- \$94200 Gross Scheduled Income
- \$59496 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Wood
- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator, Water Heater

Exterior

- Lot Features: Corner Lot, Front Yard, Landscaped, Lot 6500-9999, Sprinkler System, Yard
- Waterfront Features: Across the Road from Lake/Ocean
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$34,704
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$3,500
- 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	2	1	Unfurnished	\$2,775	\$2,775	\$4,000

2:	1	2	1	1	Unfurnished	\$2,600	\$2,600	\$3,200
3:	1	2	1	1	Unfurnished	\$2,475	\$2,475	\$3,200
# Of Units With:								
• Separate Electric: 3					• Drapes:			
• Gas Meters: 3					• Patio:			
• Water Meters: 1					• Ranges: 3			
• Carpet:					• Refrigerator: 3			
• Dishwasher: 3					• Wall AC:			
• Disposal:								

Additional Information

- Standard, Trust sale
 - Rent Controlled
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
 - Los Angeles County
 - Parcel # 7244002024

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Re/Max Property Connection

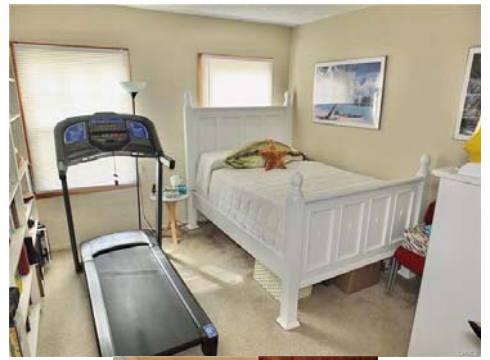
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Closed • **Single Family Residence**

List / Sold: **\$699,000/\$675,000** ↓

2436 Adriatic Ave • Long Beach 90810

6 days on the market

3 units • **\$233,000/unit** • **1,800 sqft** • **5,239 sqft lot** • **\$375.00/sqft** •
Built in 1930

Listing ID: OC22219016

W Willow to Adriatic



This unique property is loaded with potential. The front house is a 2 bed 1 bathroom, and in the back there are two other structures each with a bathroom! The main house has been fully remodeled with new paint inside and out, new flooring and a new wall heater. The kitchen is brand new with quartz countertops and stainless steel appliances. The bathroom has a new tub, toilet, and vanity. At the end of the long driveway is a 1 car garage. behind it there are two more structures. The first has an open living area with a bathroom. The second structure boasts a wet bar, a full bathroom, along with two rooms. The is ally access in the back of the lot!

Facts & Features

- Sold On 11/21/2022
- Original List Price of \$699,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- \$0 (Unknown)
- Laundry: In Closet
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Back Yard, Front Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$8,600
- Electric: \$2,400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,000
- 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	1	1	Unfurnished	\$0	\$0	\$2,500
2:	1	0	1	0	Unfurnished	\$0	\$0	\$1,600
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 11 - Westside area
- Los Angeles County
- Parcel # 7401014008

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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed •

List / Sold: **\$950,000/\$915,000** ↓

1542 Magnolia Ave • Long Beach 90813

115 days on the market

**4 units • \$237,500/unit • 1,786 sqft • 2,393 sqft lot • \$512.32/sqft •
Built in 1952**

Listing ID: OC22113887

Pacific Coast Hwy/ Magnolia Ave



Prime location !! providing a Fantastic opportunities for owner-user this 4 plex two story building consists of 4 units (1) 4 bed, 2 bath (3) 1 bed, 1bath each units are separately metered for gas & electricity. All long term tenants. The building has 1 attached car garage and 4 parking spaces. New owner will enjoy living in a coastal city of Southern California. Close proximity to Downtown Long Beach with plenty of public transportation, close access to 710 Fwy. The beach parks with many amenities and attraction are just minutes away. Long Beach city is in a Renaissance revival due to hundreds of millions of dollars invested in private and public redevelopments. A strong & growing local economy with good employment. This building makes an ideal addition to an investor portfolio. A must see.

Facts & Features

- Sold On 11/23/2022
- Original List Price of \$975,000
- 1 Buildings
- 1 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 5.5
- \$56280 Gross Scheduled Income
- \$40857 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,423
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01897290
- Gardener:
- Licenses: 604
- Insurance: \$1,304
- Maintenance: \$3,600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,972
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	1	Unfurnished	\$1,875	\$1,875	\$2,200
2:	1	1	1	0	Unfurnished	\$975	\$975	\$1,200
3:	1	1	1	0	Unfurnished	\$875	\$875	\$1,200
4:	1	1	1	0	Unfurnished	\$965	\$965	\$1,200

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7269038032

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Re/Max Property Connection

State License #: 01891031
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