

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	PW23201581	S	481 E Osgood St	LONG	7	STD	2	\$0		\$828,500 	\$263.02	3150	1935/SLR	6,280/0.1442	N	2	12/01/23	4/4
2	23306489	S	1709 E Florida ST	LONG	4	STD	3			\$1,270,000 	\$759.12	1673	1923/ASR	5,348/0.12			12/01/23	65/65
3	23328295	S	1640 E 7th ST	LONG	4	STD	4		9	\$950,000 	\$254.28	3736/A	1923/ASR	6,566/0.15			11/29/23	14/14
4	DW23118794	S	5952 Linden AVE	LONG	7	STD,TRUS	4	\$85,080		\$1,300,000 	\$414.54	3136	1963/ASR	4,761/0.1093	N	3	11/28/23	119/119

Closed • Duplex

List / Sold: **\$850,000/\$828,500** ↓

481 E Osgood St • Long Beach 90805

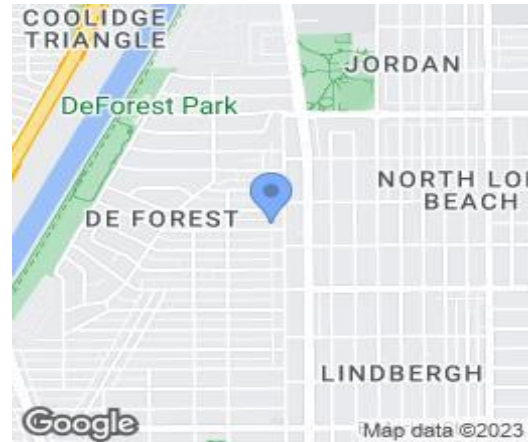
4 days on the market

2 units • \$425,000/unit • 3,150 sqft • 6,280 sqft lot • \$263.02/sqft •

Listing ID: PW23201581

Built in 1935

Near the corner of Atlantic and South St



Calling all investors!!!! Excellent opportunity to own 2 charming houses on one lot in North Long Beach near Deforest Park. Front house is two bedrooms and one bathroom with a long driveway. The back house was built in 1997 and has 4 bedrooms 3 bathrooms which consists of 2 master bedrooms on each floor with 4 garage spaces and driveway space. The front house was upgraded in 2005. The most recent upgrades including new flooring, interior paint, fence, and stove. Property sold as-is. Many more features included so call today to schedule an appointment!!!

Facts & Features

- Sold On 12/01/2023
- Original List Price of \$850,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01368364
- Gardener:
- Licenses:
- Insurance: \$0
- 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	1	0	Unfurnished	\$0	\$0	\$0
2:	1	4	3	2	Unfurnished	\$0	\$0	\$0

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
- 7 - North Long Beach area

- Rent Controlled
- Buyer Agency Compensation: 2%

- Los Angeles County
- Parcel # 7125016024

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: PW23201581

Printed: 12/03/2023 7:26:33 AM

Closed •

List / Sold:

\$1,250,000/\$1,270,000 ↑

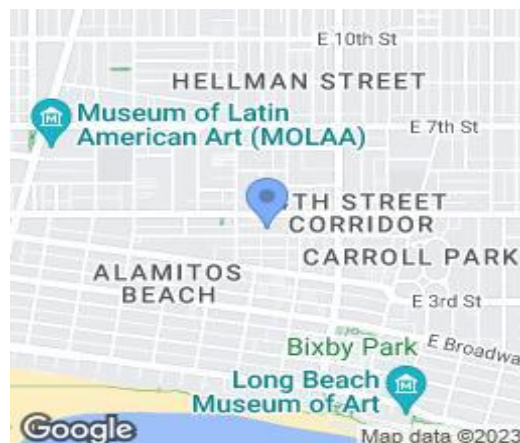
65 days on the market

Listing ID: 23306489

1709 E Florida St • Long Beach 90802

3 units • \$416,667/unit • 1,673 sqft • 5,348 sqft lot • \$759.12/sqft • Built in 1923

Left on Florida St.



Incredible opportunity to own Two craftsman style houses blocks from the beach and downtown. Garage has been converted into an ADU/studio with a full bathroom (no permits) opening up many opportunities as a home office or gym, in law unit, art studio, income unit, or you can revert it back to a garage. Recently upgraded, and some featured upgrades include new plumbing, shower, bathroom, and electrical panel in the ADU/Studio. New deck on the front house, Landscaping and manicured grounds throughout, new interior/exterior paint, new closets in the front house, new ceiling fans in both houses, plus energy efficient with solar panels. Both units have their own private and designated patio area. The back house has many charming features including hardwood floors, crown molding, an expansive outdoor area, and a great layout. Nest thermostats. A long driveway for at least 3 vehicles. Charming units with a lot of character surrounded by fruit trees, DG, and greenery. Find serenity in the middle of the city in an incredible location! All units to be delivered vacant. Property to be delivered with approved plans for garage conversion (ADU).

Facts & Features

- Sold On 12/01/2023
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Central

Interior

- Appliances: Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02188471
- 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	1		Furnished	\$0	\$0	\$3,700
2:	2	2	1		Unfurnished	\$0	\$0	\$3,700
3:	3	0	1		Unfurnished	\$0	\$0	\$1,200
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
- Buyer Agency Compensation: 2.5%
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7275016019

Michael Lembeck

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Re/Max Property Connection

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

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Closed •

List / Sold: **\$850,000/\$950,000** ↑

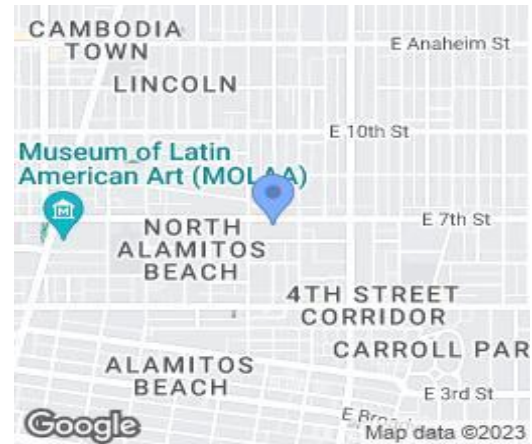
1640 E 7th St • Long Beach 90813

14 days on the market

**4 units • \$212,500/unit • 3,736 sqft • 6,566 sqft lot • \$254.28/sqft •
Built in 1923**

Listing ID: 23328295

Take the 22 West into East 7th Street



1640 E. 7th Street is a 4-unit multifamily value add investment opportunity. The exterior of the property is in need of major repairs - see photos for a limited view. The unit mix consists of (3) 3-bed / 1-bath and (1) 2-Bed / 1-bath units. The unit interiors were upgraded approximately 4 years ago. There are (4) single car garage spaces and an onsite laundry facility. The building is separately metered for both gas and electricity.

Facts & Features

- Sold On 11/29/2023
- Original List Price of \$850,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace
- Laundry: Individual Room
- Cap Rate: 8.89
- \$75574 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$33,107
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01920979
- 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	3	1		Unfurnished	\$2,272	\$2,272	\$2,500
2:	1	3	1		Unfurnished	\$2,461	\$2,461	\$2,500
3:	1	3	1		Unfurnished	\$2,499	\$2,499	\$2,500
4:	1	2	1		Unfurnished	\$2,095	\$2,095	\$2,200
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7266022023

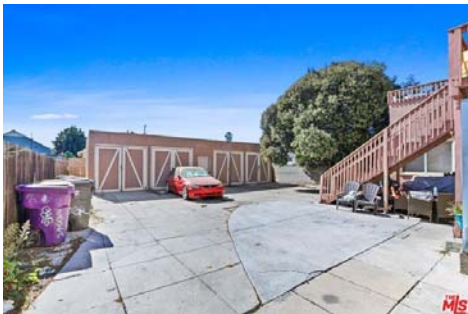
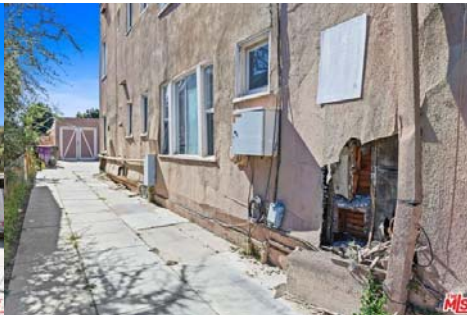
Michael Lembeck

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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Closed • **Quadruplex**

List / Sold:

\$1,299,900/\$1,300,000 ↓

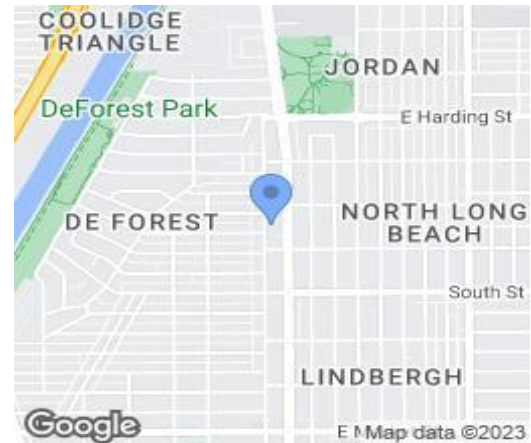
119 days on the market

Listing ID: DW23118794

5952 Linden Ave • Long Beach 90805

4 units • \$324,975/unit • 3,136 sqft • 4,761 sqft lot • \$414.54/sqft • Built in 1963

Linden and 60th St



A wonderful investment opportunity in a prime rental area in Long Beach! This 4-units apartment building consists of four two-bedroom, one-bathroom units. Three of the 4 units have been refreshed with new paint inside & out, new ceiling fans, newer counter tops & cabinets in kitchens & baths, tile & lovely wood laminate flooring. Property includes three attached one-car garages. The entire exterior of the property has been recently painted. Long-term tenants with a history of on-time payments provide stability. The property has easy access to public transportation, 91 and 710 freeways. Within a 10-minute drive of Downtown Long Beach and the Beach. Don't miss out on this opportunity!

Facts & Features

- Sold On 11/28/2023
- Original List Price of \$1,495,000
- 1 Buildings
- 6 Total parking spaces
- \$796 (Estimated)
- Laundry: Common Area, Dryer Included, Electric Dryer Hookup, Gas & Electric Dryer Hookup, Gas Dryer Hookup, Outside
- \$85080 Gross Scheduled Income
- \$66516 Net Operating Income
- 1 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Wood
- Appliances: Electric Range, Electric Water Heater, High Efficiency Water Heater, Range Hood, Recirculated Exhaust Fan, Refrigerator, Water Heater
- Other Interior Features: Quartz Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,564
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$2,174
- 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	\$1,595	\$1,595	\$2,300
2:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$2,300
3:	1	2	1	1	Unfurnished	\$1,995	\$1,995	\$2,300
4:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$2,300

Of Units With:

- Separate Electric: 1
- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

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

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7125034007

Michael Lembeck

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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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