

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	RS22224614	S	735 N Washington PL	LONG	4	STD	2	\$74,400		\$1,025,000.↓	\$328.74	3118	1913/ASR	6,255/0.1436	N	4	12/01/22	29/29
2	PW22164374	S	3574 Orange AVE	LONG	6	TRUS	2	\$34,680		\$800,000.↓	\$434.31	1842	1954/PUB	4,703/0.108	N	2	12/01/22	1/1
3	PW22235827	S	3056 E Broadway	LONG	2	STD,TRUS	4	\$0		\$1,575,000.↑	\$412.30	3820	1936/ASR	4,934/0.1133	N	0	11/30/22	0/0
4	SB22219794	S	751 Saint Louis AVE	LONG	3	STD	4	\$67,560	4	\$1,100,000.↓	\$459.87	2392	1923/ASR	6,727/0.1544	N	3	11/30/22	7/7
5	PV22186258	S	632 Coronado Avenue	LONG	3	STD	4	\$93,480		\$1,475,000.↓	\$524.91	2810	1961/ASR	6,750/0.155	N	4	11/30/22	39/39
6	22131619	S	1216 E 56TH ST	LONG	7	STD	4			\$1,100,000.↓	\$281.62	3906	1965	4,806/0.11	N		12/02/22	183/183
7	PW22222674	S	2116 E Bermuda ST	LONG	2	STD	5	\$108,600	5	\$1,475,000	\$392.29	3760	1924/ASR	7,923/0.1819	N	4	11/28/22	22/22

Closed • Duplex

List / Sold:

\$1,055,000/\$1,025,000 ↓

29 days on the market

Listing ID: RS22224614

735 N Washington Pl • Long Beach 90813

2 units • \$527,500/unit • 3,118 sqft • 6,255 sqft lot • \$328.74/sqft • Built in 1913

cross streets Alamitos Ave & E. 7th st



Great investment opportunity in the city of Long Beach. Both units will be delivered vacant so the new owner can have a fresh start with new tenants! Located right off of 7th street giving you direct access to the 22fwy and just 1 block away from Alamitos Ave which takes you straight to all the Shoreline Village hot spots ... Each unit has its own 2 car garage offering plenty of parking. There's also a large side yard offering space for pets or possibly potential for a large driveway (Buyer to verify with city). Both units come equipped with central a/c to keep you cool on those hot summer days. Back unit has a large open kitchen and comes with new built in microwave and stove. Be sure to see the 3D Tour. There you can get a gauge of the flow of the entire property. Walk through both units as well as areas of the lot.

Facts & Features

- Sold On 12/01/2022
- Original List Price of \$1,055,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- \$0 (Assessor)
- Laundry: In Garage
- \$74400 Gross Scheduled Income
- \$63240 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Lawn, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,250
- Electric: \$200.00
- Gas: \$100
- Furniture Replacement:
- Trash: \$60
- Cable TV: 00338699
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$90
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,600	\$2,600	\$2,600
2:	1	5	3	2	Unfurnished	\$3,600	\$3,600	\$3,600

Of Units With:

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

Additional Information

- Standard sale

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7274020037

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 • Duplex

List / Sold: **\$939,000/\$800,000** ↓

3574 Orange Ave • Long Beach 90807

1 days on the market

2 units • **\$469,500/unit** • **1,842 sqft** • **4,703 sqft lot** • **\$434.31/sqft** •
Built in 1954

Listing ID: PW22164374

North of Wardlow, West of Cherry, East of Atlantic, South of 36th



Aloha and welcome to 3574 and 3576 Orange Ave in the popular Long Beach Bixby/Cal Heights neighborhood. Situated in the middle of historic Orange Ave, this duplex offers 2 attached, one story units, each with 2 bedrooms, 1 bathroom and approx 921 square feet of living area each. The home offers beautiful hardwood floor and attached 2 car garage. With quick access to Cal Heights and Bixby Knolls shopping area, Long Beach Airport and Freeways, this duplex offers amazing potential. It's listed for sale in "As Is" condition and priced to accommodate some touch up improvements.

Facts & Features

- Sold On 12/01/2022
- Original List Price of \$939,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Floor Furnace
- \$0 (Public Records)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$34680 Gross Scheduled Income
- \$32680 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen
- Appliances: Gas & Electric Range, Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Garden, Greenbelt, Landscaped, Lawn, Level with Street, Rectangular Lot, Yard
- Fencing: Average Condition, Wood
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$2,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 02042866
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,290	\$1,290	\$2,750
2:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,750

Of Units With:

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

Additional Information

- Trust sale
- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7146027026

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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CUSTOMER FULL: Residential Income LISTING ID: PW22164374

Printed: 12/04/2022 6:08:12 AM

Closed • **Quadruplex**

List / Sold:

\$1,450,000/\$1,575,000 ↑

0 days on the market

3056 E Broadway • Long Beach 90803

4 units • \$362,500/unit • 3,820 sqft • 4,934 sqft lot • \$412.30/sqft • Built in 1936

Listing ID: PW22235827

On Broadway West of Redondo East of Temple



3056-3062 E Broadway, 90803. Statewide 4 plex Not on the market in decades... Now is your chance to own a prime location in Bluff Park, near all. Each is a 2/1 - lots of room for rent increase. Long term tenants. Comes with 6 parking spaces, 2 upper units with huge decks out back - great for owner occupancy consideration, watch the fireworks in July! Many vintage features, hardwood floors, faux fireplace in living room, washroom- space for stack unit laundry, tiles floors and counters, some with breakfast bars that open up the kitchen and living space, some units with carpet bedrooms, casement windows, so much charm. Subject to inspection

Facts & Features

- Sold On 11/30/2022
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Individual Room, Inside
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Wood
- Other Interior Features: High Ceilings, Tile Counters

Exterior

- Lot Features: Near Public Transit, Paved
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01773776
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$2,450
2:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$2,250
3:	1	2	1	1	Unfurnished	\$1,450	\$1,450	\$2,250
4:	1	2	1	1	Unfurnished	\$0	\$0	\$2,450

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 4

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled

- 2 - Belmont Heights, Alamos Heights area
- Los Angeles County
- Parcel # 7264006057

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: PW22235827

Printed: 12/04/2022 6:08:13 AM

Closed •

List / Sold:

\$1,125,000/\$1,100,000 ↓

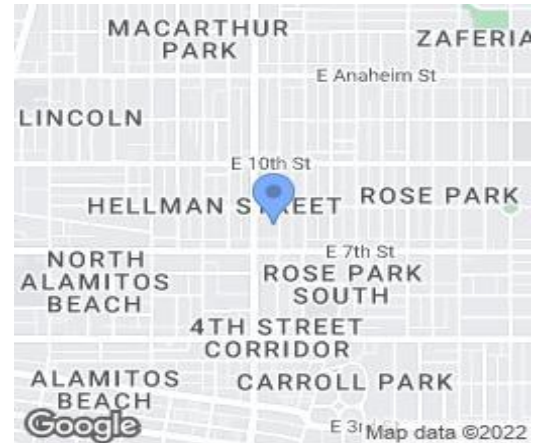
7 days on the market

Listing ID: SB22219794

751 Saint Louis Ave • Long Beach 90804

**4 units • \$281,250/unit • 2,392 sqft • 6,727 sqft lot • \$459.87/sqft •
Built in 1923**

Off of 7th St and Cherry Ave



ADU potential! Value-add 4plex located in desirable Rose Park. Ideal location being only a few blocks away from Long Beach's "Retro Row," full of coffee shops, storefronts, restaurants and more! Great owner/user potential with the remaining units paying the mortgage! Plenty of Parking available on-site with (3) single car garages, as well as additional spaces along the driveway. The Saint Louis complex has two separate buildings, comprised of (2) 2-Bd/1-Ba & (2) 1-Bd/1-Ba units. Rents are effective as of Jan.1, 2023. All units feature washer/dryer hookups in unit! The building has undergone a full copper repipe and has recent roof renovations. Separately metered for gas and electricity. There is potential to convert the garages into an ADU for additional \$1,600 per month!

Facts & Features

- Sold On 11/30/2022
- Original List Price of \$1,125,000
- 3 Buildings
- 3 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- Cap Rate: 4
- \$67560 Gross Scheduled Income
- \$44984 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$20,549
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- 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	\$2,195	\$2,195	\$2,195
2:	1	2	1	1	Unfurnished	\$1,235	\$1,235	\$2,195
3:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,650
4:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,650

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
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7262024013

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 • **Quadruplex**

List / Sold:

\$1,475,000/\$1,475,000 ↓

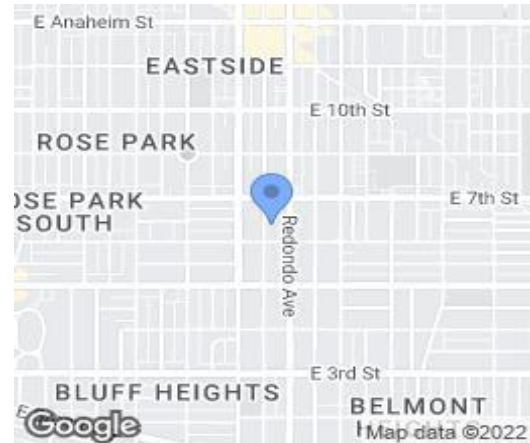
39 days on the market

Listing ID: PV22186258

632 Coronado Avenue • Long Beach 90814

4 units • **\$368,750/unit** • **2,810 sqft** • **6,750 sqft lot** • **\$524.91/sqft** •
Built in 1961

Between 6th & 7th Street, West of Redondo Ave.



Residential Income Opportunity. Clean, well maintained 4-plex in desirable Long Beach Neighborhood. Ideal location for So Cal living and rental income. Blocks to local beaches, close to CSULB, 2nd & PCH Shopping Complex, LBX & The Hangar, Parks, Golf Courses and Public transportation. Parking - NO problem. All units include 1 car covered, secure garage space plus 1 assigned drive way space. 1 - 3Bed/2Bath, 1- 2Bed/1Bath with private fenced patio, 1- 1Bed/1Bath with private fenced patio and 1 - 1Bed/1Bath with option for private patio. Individually metered gas, electricity, tenant pays trash. One unit (1/1) to be delivered vacant.

Facts & Features

- Sold On 11/30/2022
- Original List Price of \$1,599,000
- 2 Buildings
- 8 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Community
- \$93480 Gross Scheduled Income
- \$88030 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Tile
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Cooktop, Refrigerator, Water Heater Central
- Other Interior Features: Unfurnished

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,450
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02106138
- Gardener:
- Licenses: 250
- Insurance: \$1,200
- Maintenance: \$1,200
- 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	3	2	1	Unfurnished	\$2,200	\$2,200	\$3,100
2:	1	2	1	1	Unfurnished	\$2,295	\$2,295	\$2,600
3:	1	1	1	1	Unfurnished	\$1,695	\$1,695	\$1,800
4:	1	1	1	1	Unfurnished	\$1,600	\$1,600	\$1,800

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio: 3
- Ranges: 4

- Carpet: 1
- Dishwasher: 4
- Disposal: 4

- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7258027017

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 •

List / Sold:

\$1,200,000/\$1,100,000 ↓

183 days on the market

Listing ID: 22131619

1216 E 56TH St • Long Beach 90805

**4 units • \$300,000/unit • 3,906 sqft • 4,806 sqft lot • \$281.62/sqft •
Built in 1965**

710 South Exit Long Beach Head East on Market North on Orange Right on 56th Street



Complex may be delivered with vacancies. First opportunity to own this 4 unit building in over 25 years. This spacious 4 unit complex could be perfect for an owner/occupant or investor. 2 of the 4 units have been renovated with beautiful cabinets and kitchen countertops, tile in the kitchen & bathroom and vinyl plank flooring along with carpet throughout all of the units. Well manicured front yard which gives the complex great curb appeal. Huge upside opportunity on rents. This building has 3 units upstairs and one on the ground level. Carport has laundry hookup access along with ample parking for all tenants. Located on a quiet neighborhood street just 6 minutes from the freeway, 12 minutes from the beach and closely located to all neighborhood schools. Don't miss this opportunity to own in North Long Beach.

Facts & Features

- Sold On 12/02/2022
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 6 Total carport spaces
- Laundry: In Carport
- \$1700 Net Operating Income

Interior

- Floor: Carpet, Laminate
- Appliances: Gas Oven

Exterior

- Security Features: Fire and Smoke Detection System
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$1,700
- 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	1		Unfurnished	\$1,050	\$1,050	\$2,300
2:	1	2	1		Unfurnished	\$1,325	\$1,325	\$2,300
3:	1	2	1		Unfurnished	\$1,125	\$1,125	\$2,300
4:	1	2	1		Unfurnished	\$1,500	\$1,500	\$2,300
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 # 7128013003

Michael Lembeck

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

Re/Max Property Connection

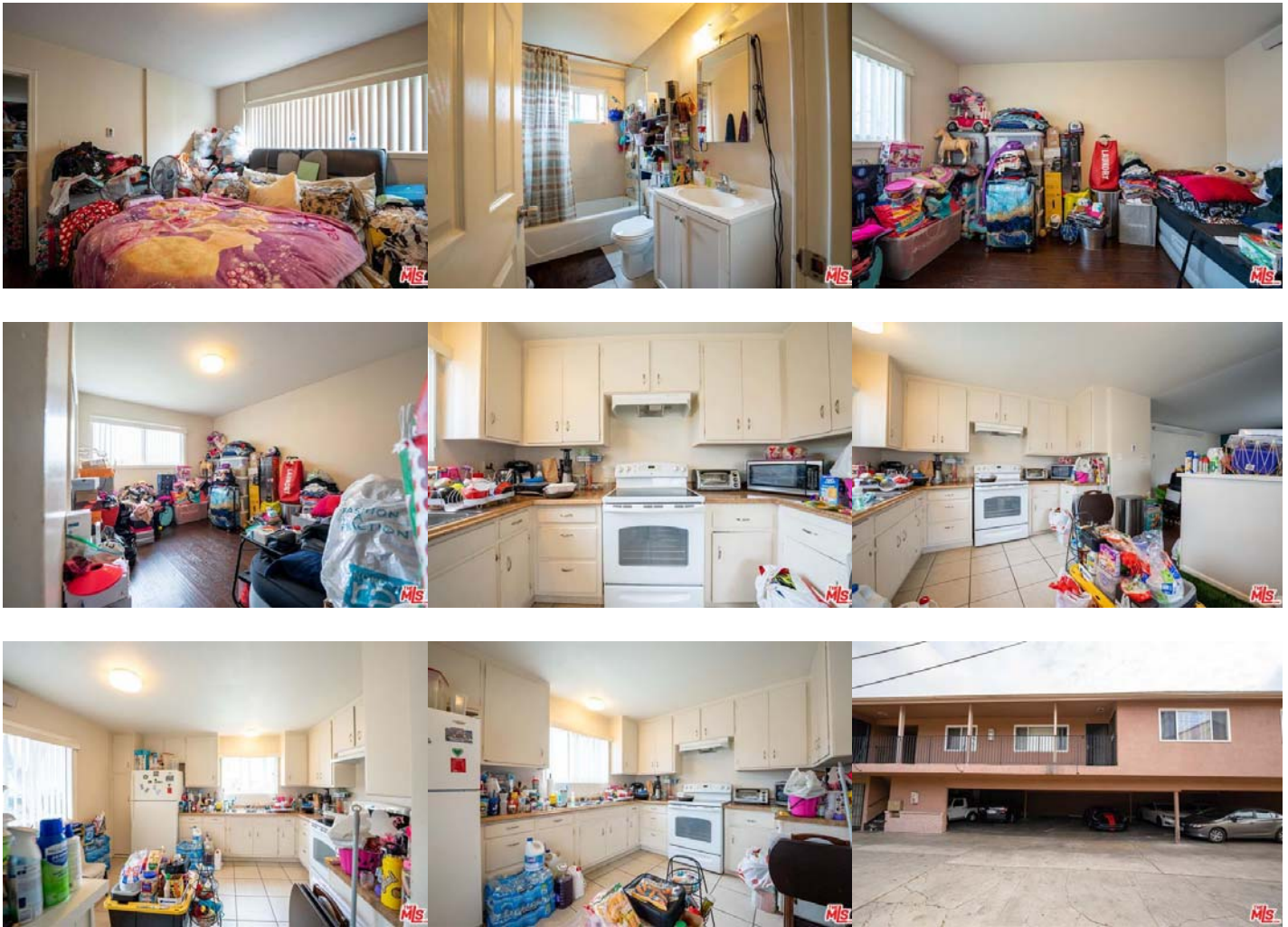
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 22131619

Printed: 12/04/2022 6:08:14 AM

Closed • **Quadruplex**

List / Sold: **\$1,475,000/\$1,475,000**

2116 E Bermuda St • Long Beach 90814

22 days on the market

**5 units • \$295,000/unit • 3,760 sqft • 7,923 sqft lot • \$392.29/sqft •
Built in 1924**

Listing ID: PW22222674

E. Cherry Ave



Classic Spanish style four-plex with bonus unit in the back. Great set up with four very large one bedroom units. Two upstairs and two downstairs. Tax records show as a four unit property. The bonus unit is approximately 550 sqft single and not believed to be included in tax record sqft. Buyer to verify for themselves. There is a wonderful, spacious yard between the main building and back building. Bonus unit is all electric and is connected to building in back with 4 private garages and ally access. Owner has letter of acknowledgement from the city for the bonus unit. Solid trendy location away from traffic yet still close to the beach and walking distance to Bixby Park and lots of entertainment activities throughout the year. Rents are pretty close to market with a little room to improve. Analysis is using pro forma.

Facts & Features

- Sold On 11/28/2022
- Original List Price of \$1,475,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Cap Rate: 4.83
- \$108600 Gross Scheduled Income
- \$71275 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen

Exterior

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

Annual Expenses

- Total Operating Expense: \$34,067
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 02026232
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance: \$4,800
- Workman's Comp:
- Professional Management: 5430
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,850	\$1,850	\$1,900
2:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$1,900
3:	1	1	1	1	Unfurnished	\$1,600	\$1,600	\$1,900
4:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$1,800
5:	1	0	1	1	Unfurnished	\$1,350	\$1,350	\$1,550

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio: 1
- Ranges: 5

- Carpet:
- Dishwasher: 0
- Disposal: 0

- Refrigerator: 5
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 2 - Belmont Heights, Alhambra Heights area
- Los Angeles County
- Parcel # 7263006020

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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