

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	Pr
1	PW21246333	S	4815 E Ocean BLVD	LONG	1	STD	2	\$0		\$1,830,000	\$585.41	3126	1954/ASR	2,746/0.063	N
2	RS21127441	S	1544 W Parade ST	LONG	11	STD	2	\$1,860		\$430,000	\$614.29	700	1922/ASR	3,247/0.0745	N
3	PW21181314	S	3920 E 1st ST	LONG	2	STD	3	\$70,800		\$1,360,000	\$686.87	1980	1922/ASR	2,966/0.0681	N
4	DW21214957	S	900 Temple AVE	LONG	3	STD	4	\$45,180		\$1,025,000	\$409.02	2506	1913/ASR	6,552/0.1504	N
5	PW21151605	S	5174 Linden AVE	LONG	6	STD	4	\$37,800		\$800,000	\$333.33	2400	1957/EST	4,882/0.1121	N
6	PW21198429	S	1403 Olive AVE	LONG	9	STD	4	\$60,684		\$1,425,000	\$236.63	6022	1929/ASR	6,532/0.15	N
7	PW21197284	S	1019 1027 Cedar AVE	LONG	699	STD	26	\$516,860		\$6,680,000	\$429.14	15566	1961/ASR	14,741/0.3384	N

Closed •

List / Sold:
\$1,850,000/\$1,830,000 ↓
0 days on the market
Listing ID: PW21246333

4815 E Ocean Blvd • Long Beach 90803
2 units • **\$925,000/unit** • **3,126 sqft** • **2,746 sqft lot** • **\$585.41/sqft** •
Built in 1954
From Santa Ana Avenue, Head West on E. Ocean Blvd



Sold before processing. MLS entry for informational purposes only.

Facts & Features

- Sold On 11/10/2021
 - Original List Price of \$1,850,000
 - 1 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - Heating: Forced Air
 - \$484 (Estimated)
- Laundry: Common Area
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01008773
 - 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:	2	3	2	2	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
 - Los Angeles County
 - Parcel # 7247019027

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: PW21246333

Printed: 11/14/2021 11:11:30 AM

Closed • Duplex

List / Sold: \$440,900/\$430,000 ↓

1544 W Parade St • Long Beach 90810

74 days on the market

2 units • \$220,450/unit • 700 sqft • 3,247 sqft lot • \$614.29/sqft • Built in 1922

Listing ID: RS21127441

PCH/ANAHEIM



Two Single homes. Living room, kitchen and bathroom, Large rear yard with potential to add on.

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$499,500
- 2 Buildings
- 0 Total parking spaces
- \$1860 Gross Scheduled Income
- \$1860 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: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02037447
- Gardener:
- Licenses:
- Insurance: \$100
- 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	0	1	0	Unfurnished	\$1,050	\$1,050	\$1,400
2:	1	0	1	0	Unfurnished	\$810	\$810	\$1,200

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- 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 # 7431035005

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



List / Sold:

Closed • **Triplex****\$1,350,000/\$1,360,000** ↓**43 days on the market****3920 E 1st St • Long Beach 90803****3 units • \$450,000/unit • 1,980 sqft • 2,966 sqft lot • \$686.87/sqft •****Built in 1922****Listing ID: PW21181314****Just east of Termino**

Significant price reduction on classic beach triplex where Belmont Heights meets Belmont Shore. Fabulous and highly desirable location 2 blocks from the beach, Belmont Pier, Bluff Park and 2nd Street shops and restaurants. Each unit is a 1 bedroom, 1 bath with a roomy kitchen, large closets and extra storage; 2 of the 3 units have a fireplace; 1 unit (upstairs over garage) has partial ocean view from kitchen. Best of all, each unit has its own GARAGE and DRIVEWAY for off-street parking, a huge plus in this beach community. There are separate utility meters so tenants pay their own utilities. Beautifully well-maintained grounds and a community laundry room. This charming 1922 triplex was taken down to the studs by previous owner and upgraded with quality workmanship and materials. One unit is ready to rent; two have long term tenants, lots of upside potential. Priced to sell, don't delay!

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$521 (Estimated)
- Laundry: Common Area
- \$70800 Gross Scheduled Income
- \$47051 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$21,625
- Electric: \$200.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,235
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$0	\$0	\$2,000
2:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$2,000
3:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$1,900

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet: 3
- Dishwasher:
- Disposal: 3
- Drapes:
- Patio: 1
- Ranges: 3
- Refrigerator: 3
- Wall AC: 0

Additional Information

- Standard sale
- Rent Controlled
- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7256003022

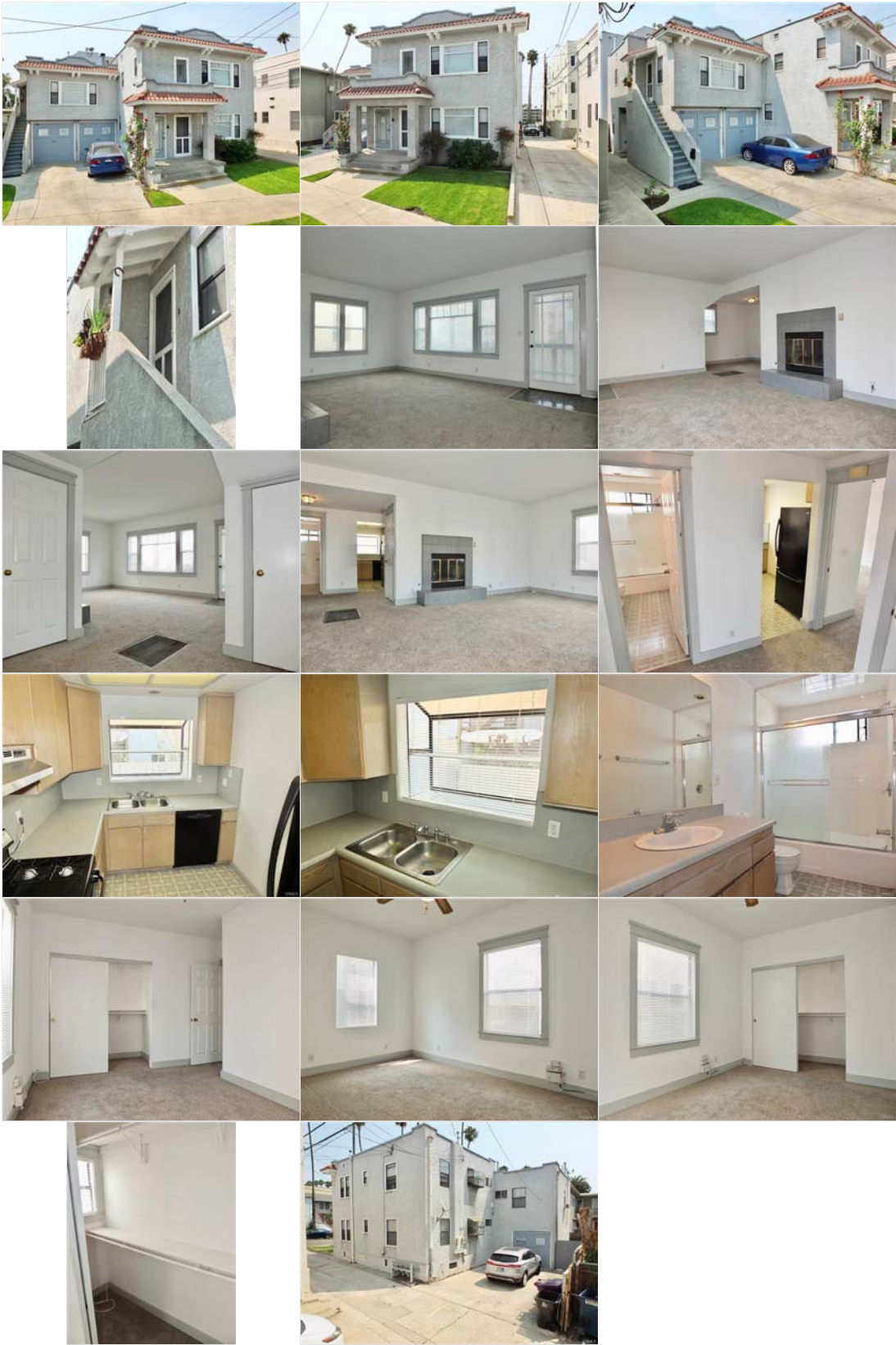
Michael Lembeck

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: PW21181314

Printed: 11/14/2021 11:11:30 AM

Closed • **Quadruplex**

List / Sold: **\$999,000/\$1,025,000** ↑

900 Temple Ave • Long Beach 90804

9 days on the market

4 units • **\$249,750/unit** • **2,506 sqft** • **6,552 sqft lot** • **\$409.02/sqft** • **Built in 1913**

Listing ID: DW21214957

Nearest Cross Streets are E 10th St and Obispo Ave



Location, location, location!! Amazing opportunity to own a great value and income producing property in a well populated area of Long Beach!! This fully occupied asset presents 4 spacious units, front house is a 2 bed, 1 bath and 3 units are 1 bed, 1 bath. Units are spacious with decent sized bedrooms and bathrooms, also feature four 1 car garages shared front yard, with plenty of street parking! Property and units have been very well maintained, as seen in photos!! Property boasts newer flooring in some units, newer interior paint, and carpet with each unit containing individual electrical meters. Lots of yard area. Location of the property is prime as it is minutes from the beach! Schools from elementary through university like CSULB are directly in the area! Plenty of entertainment such as: parks, restaurants, shopping etc. Public transportation and freeways are easily accessed from the units! Let's secure you next investment!

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$999,000
- 2 Buildings
- 4 Total parking spaces
- \$735 (Estimated)
- Laundry: Inside
- \$45180 Gross Scheduled Income
- \$36063 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,117
- Electric: \$408.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,874
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,040
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,100	\$1,100	\$2,500
2:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$2,000
3:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$2,000
4:	1	1	1	1	Unfurnished	\$995	\$995	\$1,950

Of Units With:

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

Additional Information

- Standard sale
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7258016006

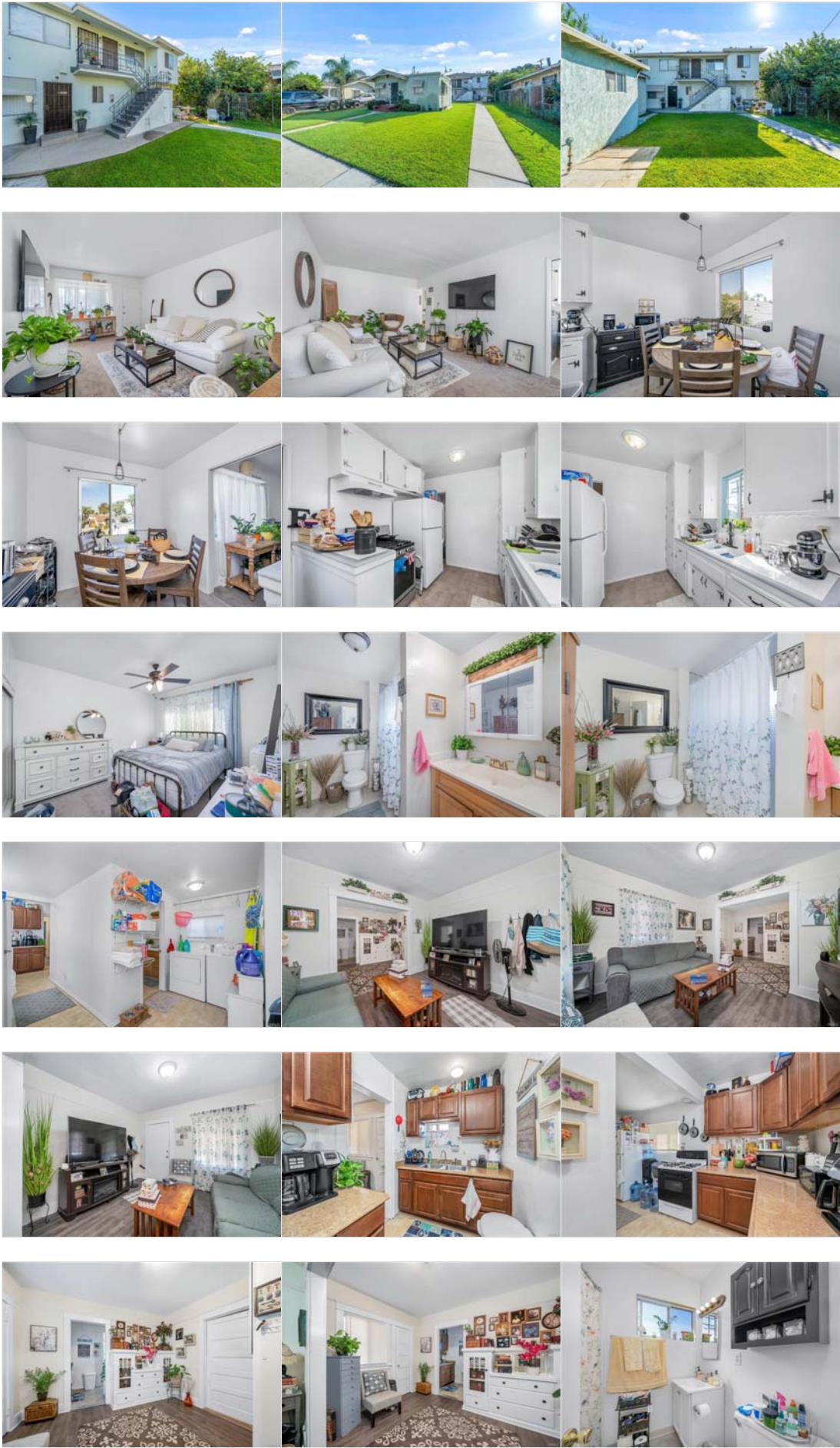
Michael Lembeck

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: DW21214957

Printed: 11/14/2021 11:11:30 AM

Closed •

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

5174 Linden Ave • Long Beach 90805

71 days on the market

4 units • \$212,500/unit • 2,400 sqft • 4,882 sqft lot • \$333.33/sqft • Built in 1957

Listing ID: PW21151605

gps



Great location, Potential to build more units on vacant land, zoning for apartment(It was two buildings previously) . Call for more details .

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$1,120,000
- 1 Buildings
- 4 Total parking spaces
- 3 Total carport spaces
- \$37800 Gross Scheduled Income
- \$26805 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: \$10,995
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$450
- Cable TV: 02009440
- Gardener:
- Licenses: 265
- Insurance: \$2,500
- Maintenance: \$5,500
- Workman's Comp: \$0
- Professional Management: 4620
- Water/Sewer: \$1,800
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$1,600
2:	1	1	1	1	Unfurnished	\$900	\$900	\$1,200
3:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,200
4:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,200

Of Units With:

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

Additional Information

- Standard sale
- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7130010002

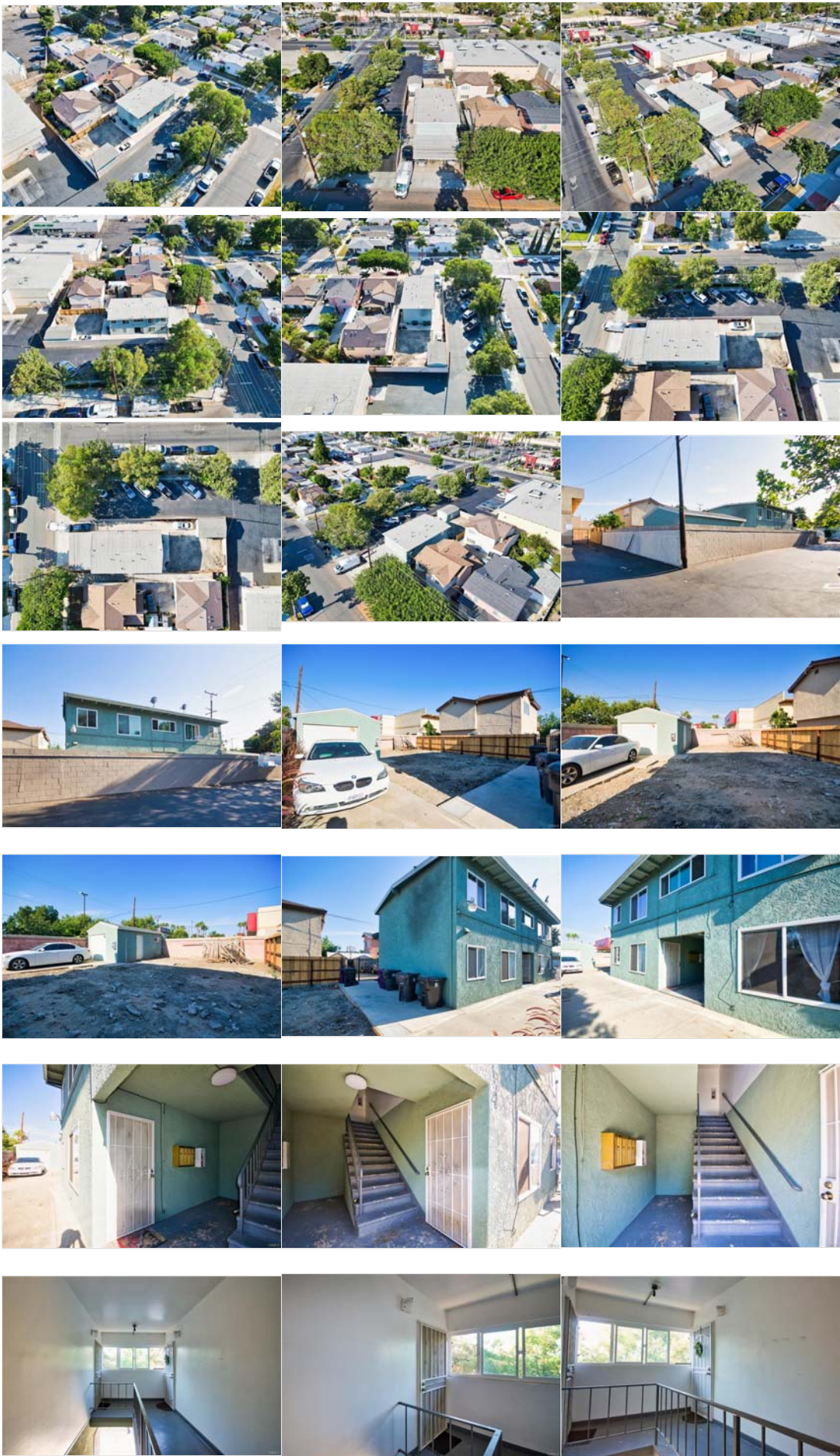
Michael Lembeck

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: PW21151605

Printed: 11/14/2021 11:11:30 AM

List / Sold:

Closed • **Quadruplex****\$1,340,000/\$1,425,000** ↑

8 days on the market

Listing ID: PW21198429

1403 Olive Ave • Long Beach 90813**4 units** • **\$335,000/unit** • **6,022 sqft** • **6,532 sqft lot** • **\$236.63/sqft** •
Built in 1929**between E 14th St and E New York St**

This is a wonderful investment property. Currently the owner lives in the largest unit (3 bed, 3 bath and 2130 sq feet). The other 3 units are rented. All tenants are current on rent. 4 units total, 3 garage spaces. Located in Long Beach, ideally close to the beach, Poly High School, LBCC, downtown LB and public transport. This property is full of potential!

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$1,340,000
- 1 Buildings
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$993 (Estimated)
- Laundry: Inside
- \$60684 Gross Scheduled Income
- \$5744 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Wood
- Other Interior Features: Built-in Features

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,940
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$800
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management: 2844
- Water/Sewer: \$180
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$2,400
2:	1	2	1	0	Unfurnished	\$1,474	\$1,474	\$1,474
3:	1	3	2	3	Unfurnished	\$1,933	\$1,933	\$1,933
4:	1	2	2	0	Unfurnished	\$1,650	\$1,650	\$1,650

Of Units With:

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

Additional Information

- Standard sale
- 9 - Poly High area
- Los Angeles County
- Parcel # 7268011017

Michael Lembeck

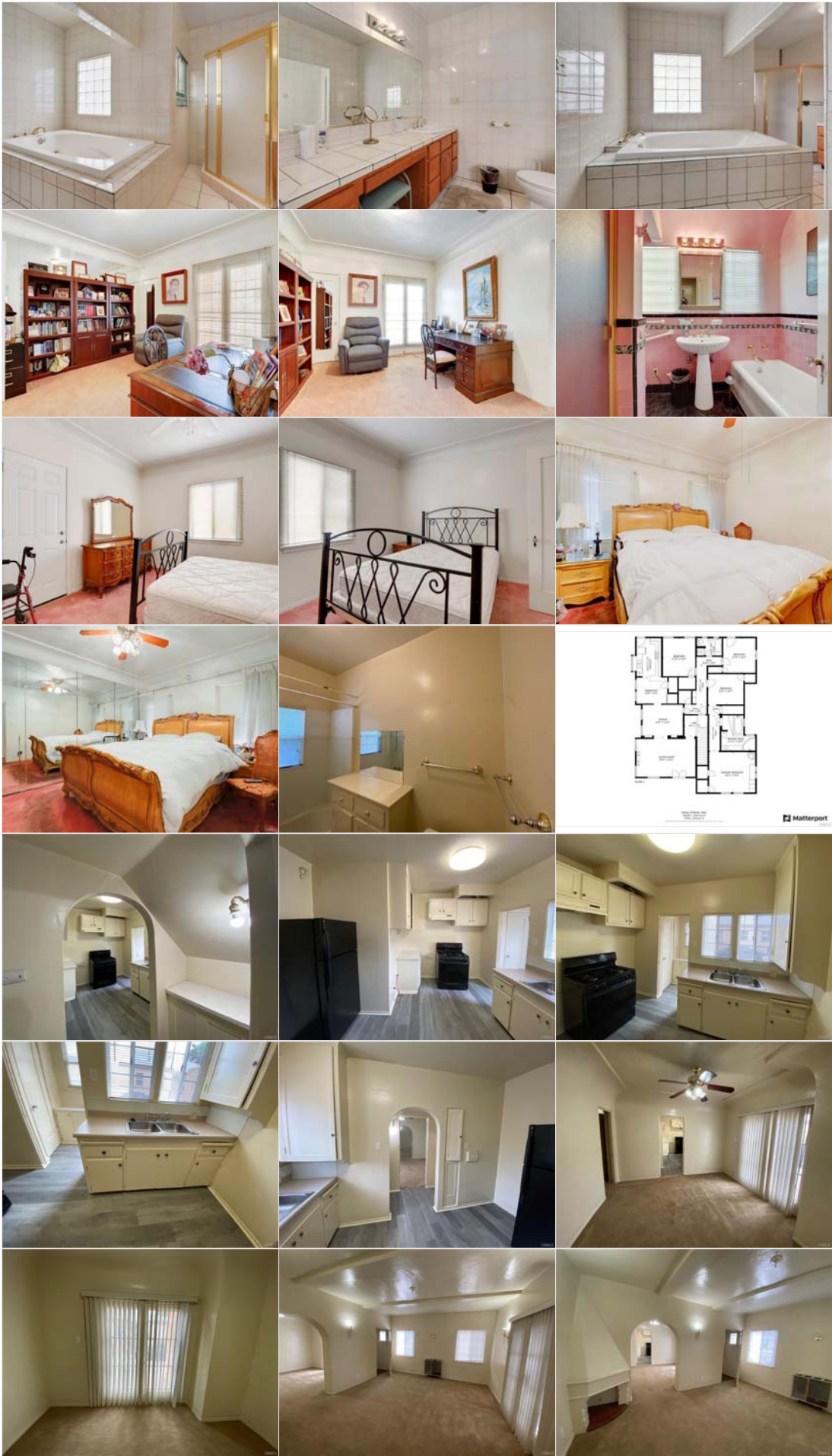
State License #: 01019397
Cell Phone: 714-742-3700

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: PW21198429

Printed: 11/14/2021 11:11:30 AM

List / Sold:

Closed**\$6,750,000/\$6,680,000** ↓

35 days on the market

Listing ID: PW21197284

1019 1027 Cedar Ave • Long Beach 90813**26 units • \$259,615/unit • 15,566 sqft • 14,741 sqft lot • \$429.14/sqft • Built in 1961****Magnolia Ave & W 10th St**

1019-1027 Cedar Avenue is a 26-unit turn-key property in the up-and-coming Willmore City Historic District, just north of Downtown Long Beach. The property offers 22 one-bedroom/one-bath and 4 two-bedroom/one-bath units. All units were extensively remodeled in the past two years with new custom kitchen cabinetry, quartz countertops, stainless steel appliances, new bathroom vanities, and modern lighting. Select units feature all vinyl plank flooring; others feature a mix of vinyl plank flooring and carpet. The building also offers a community courtyard with BBQ and outdoor furniture, as well as on-site laundry facilities and 14 garages. This property is in very close proximity to all of the exciting amenities and employment opportunities in Downtown Long Beach. The location is popular for commuters because it provides easy access to the 710 and 405 freeways as well as the Metro Blue Line which runs between Downtown Long Beach and Downtown Los Angeles, with 22 stops along the way. 1019-1027 Cedar Avenue offers an investor the opportunity to own a remodeled, turn-key asset in a growing area adjacent to booming Downtown Long Beach.

Facts & Features

- Sold On 11/09/2021
- Original List Price of \$6,750,000
- 2 Buildings
- 14 Total parking spaces
- \$1,950 (Estimated)
- Laundry: Community
- \$516860 Gross Scheduled Income
- \$323403 Net Operating Income
- 28 electric meters available
- 28 gas meters available
- 2 water meters available

Interior**Exterior**

- Lot Features: 26-30 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$167,614
- Electric: \$3,448.50
- Gas: \$3,449
- Furniture Replacement:
- Trash: \$3,449
- Cable TV: 01499010
- Gardener:
- Licenses: 1052
- Insurance: \$8,561
- Maintenance: \$23,400
- Workman's Comp:
- Professional Management: 27000
- Water/Sewer: \$3,449
- Other Expense: \$5,200
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	22	1	1	0	Unfurnished	\$1,493	\$32,846	\$1,600
2:	4	2	1	0	Unfurnished	\$1,845	\$7,380	\$1,950

Of Units With:

- Separate Electric: 28
- Gas Meters: 28
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7272006015

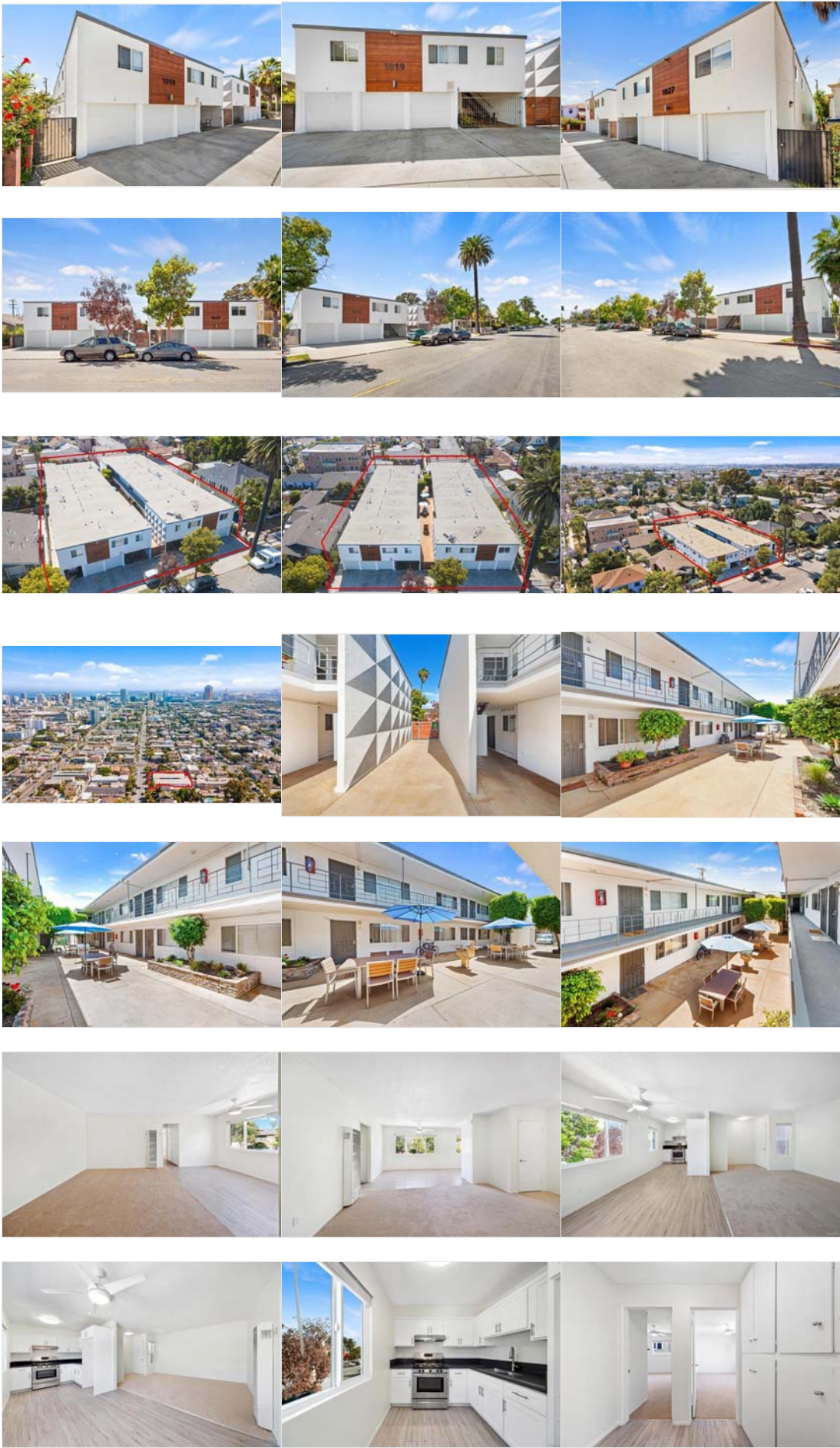
Michael Lembeck

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: PW21197284

Printed: 11/14/2021 11:11:30 AM

Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 11/07/2021 to 11/13/2021
City is 'Long Beach'
Number Of Units Total is 2+
Selected 7 of 7 results.