

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	DW22234047	S	245 E 59th ST	LONG	7	STD	2	\$0		\$895,000 	\$404.06	2215	1961/ASR	5,873/0.1348	N	1	12/13/22	14/119
2	SB22179956	S	454 Rose AVE	LONG	4	STD	4	\$52,140		\$975,000 	\$334.82	2912	1922/PUB	2,126/0.0488	N	0	12/15/22	55/55
3	SB22185886	S	1754 Pine AVE	LONG	5	STD	11	\$215,388	4	\$2,975,000 	\$348.69	8532	1964/PUB	7,567/0.1737	N	6	12/13/22	20/20

Closed • Duplex

List / Sold: **\$899,900/\$895,000** ↓

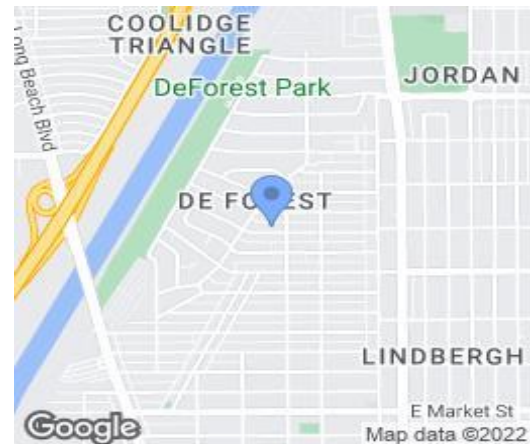
245 E 59th St • Long Beach 90805

14 days on the market

2 units • \$449,950/unit • 2,215 sqft • 5,873 sqft lot • \$404.06/sqft • Built in 1961

Listing ID: DW22234047

Long Beach Xs E Market ST



Wow! This is a must see and must have remodeled Duplex in a lovely neighborhood of Long Beach. This remodeled Duplex features 1st unit: 3 bedrooms, 2 bathrooms, 2nd unit: 2 bed 1 bath, 2,215 living sqft and 5,873 sqft lot. Remodeled kitchen quartz counter tops, beautiful new white cabinetry, laminate floors throughout the home, family room, new interior and exterior paint, new lighting fixtures, recessed lights throughout the home, new dual painted windows, remodeled restroom, 1 car detached garage. A great starter home with water saving landscaping. The location of this home is great just minutes away from 710, 405 and 91 freeway.

Facts & Features

- Sold On 12/13/2022
- Original List Price of \$899,900
- 2 Buildings
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- \$0 (Unknown)
- Laundry: In Kitchen, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01873088
- 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	3	2	1	Unfurnished	\$3,300	\$3,300	\$0
2:	1	2	1	0	Unfurnished	\$2,600	\$2,600	\$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
- Rent Controlled

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7125021015

Michael Lembeck

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

Re/Max Property Connection

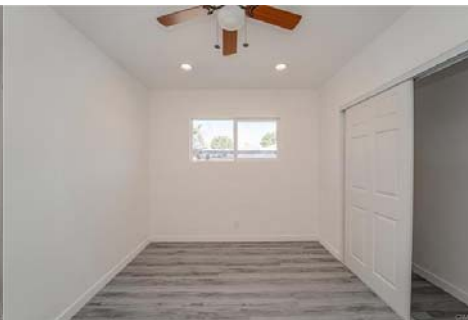
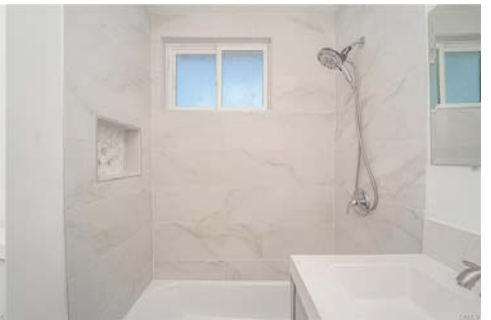
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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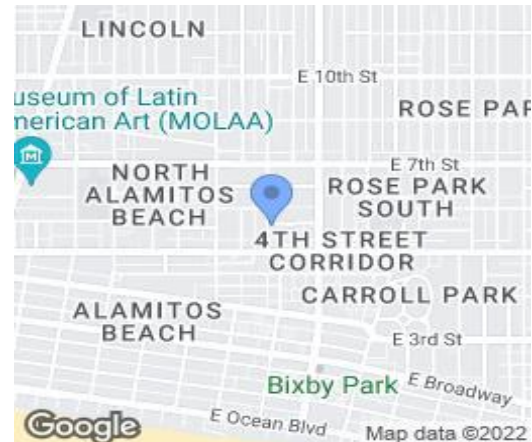






CUSTOMER FULL: Residential Income LISTING ID: DW22234047

Printed: 12/18/2022 4:28:23 AM

Closed • **Quadruplex**List / Sold: **\$1,100,000/\$975,000** ↓**454 Rose Ave** • Long Beach 90802**55 days on the market****4 units** • **\$275,000/unit** • **2,912 sqft** • **2,126 sqft lot** • **\$334.82/sqft** •
Built in 1922**Listing ID: SB22179956****4th and Rose Ave**

454-460 Rose Avenue. Great opportunity to own a two story building consisting of 4 large 1 bedroom/1 bath units right off the 4th Street Corridor and adjacent to Retro Row. All Units are professional managed and are in good condition with a large functional layout, separately metered for gas & electricity. Close to 45% upside in rents and perfect for upgrading. Located in the path of progress - this dense rental market is perfect for investors who enjoy low vacancy rates, high market rental rates and strong long-term appreciation. Close proximity to Downtown Long Beach provides maximum accessibility, with plenty of public transportation and a high walk score. The beach, parks and attractions are just minutes away. Long Beach is thriving due to millions of dollars in private and public developments, strong employment and a growing local economy. This easy to own asset is a great addition to any portfolio or first time investor.

Facts & Features

- Sold On 12/15/2022
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Floor Furnace
- \$0 (Public Records)
- \$52140 Gross Scheduled Income
- \$22454 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,249
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$265
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$1,229
- Maintenance:
- Workman's Comp:
- Professional Management: 2000
- Water/Sewer: \$2,358
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,595
2:	1	1	1	0	Unfurnished	\$1,025	\$1,025	\$1,595
3:	1	1	1	0	Unfurnished	\$1,125	\$1,125	\$1,595
4:	1	1	1	0	Unfurnished	\$1,195	\$1,195	\$1,595

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
- Rent Controlled
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7266026021

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



Closed •

List / Sold:

\$3,100,000/\$2,975,000 ↓

20 days on the market

Listing ID: SB22185886

1754 Pine Ave • Long Beach 90813

**11 units • \$281,818/unit • 8,532 sqft • 7,567 sqft lot • \$348.69/sqft •
Built in 1964**

On Pine Avenue, Between



1754 Pine Ave is a unique 11 unit opportunity located in Long Beach, CA. The subject property boasts a fantastic unit mix consisting of five (5) 1-bedroom/1-bathroom, four (4) 2-bedroom/1-bathroom, one (1) 2-bedroom/2-bathroom, and one (1) 3-bedroom/2-bathroom units. There is potential for one (1) 1-bedroom/1-bathroom ADU (potential 12 total). Recent upgrades and replacements include stucco, windows, doors, exterior lighting, electrical, plumbing, garage doors, washer and dryer, walkways and stairs, landscaping and renovated units. 1754 Pine Ave features 6 garages, 2 additional parking spaces, and an on-site laundry facility. The tenants also enjoy close access to freeways and public transportation making commutes much easier.

Facts & Features

- Sold On 12/13/2022
- Original List Price of \$3,100,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$31,142 (Public Records)
- Laundry: Common Area
- Cap Rate: 4.36
- \$215388 Gross Scheduled Income
- \$135151 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$73,775
- Electric: \$2,475.00
- Gas: \$2,475
- Furniture Replacement:
- Trash: \$2,475
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$4,540
- Maintenance: \$8,616
- Workman's Comp:
- Professional Management: 10769
- Water/Sewer: \$2,475
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,595	\$1,595	\$1,600
2:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$2,100
3:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$2,100
4:	1	1	1	1	Unfurnished	\$1,595	\$1,595	\$1,600
5:	1	1	1	1	Unfurnished	\$1,550	\$1,550	\$1,600
6:	1	3	2	1	Unfurnished	\$1,650	\$1,650	\$2,700
7:	1	2	1	0	Unfurnished	\$1,664	\$1,664	\$2,100
8:	1	2	1	0	Unfurnished	\$1,795	\$1,795	\$2,100
9:	1	1	1	0	Unfurnished	\$1,375	\$1,375	\$1,600
10:	1	1	1	0	Unfurnished	\$1,375	\$1,375	\$1,600

11:120Unfurnished\$1,850\$1,850\$2,150

Of Units With:

- Separate Electric: 11
 - Gas Meters: 11
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 5 - Wrigley Area area
 - Los Angeles County
 - Parcel # 7269010007

Michael Lembeck

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

Re/Max Property Connection

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