

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	RS21238330	S	2905 E	15th ST	LONG	3	STD	2	\$0		\$1,099,000	\$572.10	1921	1928/ASR	6,501/0.1492	N		2	12/15/21	17/17
2	PW21034904	S	826	Obispo AVE	LONG	3	STD	2	\$72,600		\$1,126,000	\$350.78	3210	1905/ASR	6,501/0.1492	N		4	12/17/21	129/129
3	OC21065248	S	3041	Pacific AVE	LONG	5	STD	2	\$0		\$740,000	\$400.43	1848	1956/ASR	4,560/0.1047	N		2	12/17/21	54/54
4	CV21216344	S	2049	Orange AVE	LONG	8	STD	2	\$62,400		\$986,000	\$287.97	3424	2005/ASR	6,512/0.1495	N		4	12/14/21	15/15
5	OC21242576	S	2227	Mira Mar AVE	LONG	35	STD	2	\$58,800		\$940,000	\$608.02	1546	1943/ASR	5,508/0.1264	N		0	12/14/21	5/5
6	SB21237909	S	903	Obispo AVE	LONG	3	STD	3	\$5,275		\$1,100,000	\$479.51	2294	1907/ASR	6,762/0.1552	N		1	12/16/21	6/6
7	PW21264558	S	3021 E	5th ST	LONG	3	STD	3	\$0		\$1,350,000	\$752.09	1795	1953/ASR	6,751/0.155	N		3	12/14/21	0/0
8	21783136	S	528 W	10Th ST	LONG	4	STD	3			\$950,000	\$409.84	2318	1929	3,503/0.08				12/15/21	82/289
9	PW21226536	S	241	Loma AVE	LONG	2	STD	4	\$55,500		\$2,060,000	\$671.89	3066	1925/ASR	6,482/0.1488	N		2	12/15/21	8/8
10	SB21214472	S	1426	Cherry AVE	LONG	3	STD	4	\$75,180		\$1,297,500	\$437.16	2968	1923/PUB	5,975/0.1372	N		10	12/15/21	10/10
11	PW21241443	S	2311	Carroll Park	LONG	699	STD	4	\$81,000		\$2,000,000	\$382.78	5225	1923/PUB	9,447/0.2169	N		4	12/13/21	10/10
12	PW21231717	S	931	Dawson AVE	LONG	4	STD	8	\$137,532		\$2,000,000	\$417.19	4794	1946/ASR	6,501/0.1492	N		4	12/14/21	5/5
13	PW21192661	S	3325 E	2nd ST	LONG	2	STD	10	\$231,272		\$3,800,000	\$452.81	8392	1928/PUB	5,892/0.1353	N		0	12/15/21	36/36
14	PW21178294	S	907 927	Grand AVE	LONG	3	STD	13	\$290,700		\$4,375,000	\$496.59	8810	1963/ASR	12,192/0.2799	N		8	12/16/21	75/75
15	PW21128394	S	910	Freeman AVE	LONG	3	STD	36	\$828,900		\$12,995,000	\$479.10	27124	1963/ASR	27,007/0.62	N		24	12/15/21	133/133

Closed • Duplex

List / Sold: **\$1,099,000/\$1,099,000**

2905 E 15th St • Long Beach 90804

17 days on the market

2 units • \$549,500/unit • 1,921 sqft • 6,501 sqft lot • \$572.10/sqft • Built in 1928

Listing ID: RS21238330

On 15th St between Temple Ave and Orizaba Ave



Completely renovated duplex in a highly desirable area of Long Beach. This 1921 sq.ft. duplex sits on a 6501 sq.ft. lot and features a front house consisting of 2 bedrooms and 1 bath and back house consisting of 3 bedroom and 1 bath. Impeccably landscaped for an eye popping curb appeal. Front house offers open living space with plenty of sunlight, faux fireplace, ceiling fan, recessed lighting, laminate flooring and a split AC unit. Nice sized dining area connects to a full kitchen complete with stainless steel appliances, stone countertops, tiled backsplash and plenty of room for storage. 2 bedrooms and a nicely appointed full bath complete the front house. Back house offers open living area with laminate flooring, ceiling fans and split AC unit. Full kitchen appointed with stainless steel appliances, stone countertops, plenty of storage and tiled backsplash. 3 bedrooms and a full bath complete the back house. Nice sized yard is shared between the 2 homes, great for kids and pets to play. 2 car detached garage with laundry. Room for an additional 6 to 7 cars to park on the expansive driveway. This is an investors dream or can be an owner occupied with a 2nd unit rental. Must see to appreciate.

Facts & Features

- Sold On 12/15/2021
- Original List Price of \$1,099,000
- 2 Buildings
- 8 Total parking spaces
- Cooling: Ductless
- \$507 (Estimated)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01273285
- 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	\$0	\$0	\$2,500
2:	1	3	1	1	Unfurnished	\$0	\$0	\$2,800

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7259029026

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 • **Quadruplex**

List / Sold:

\$1,150,000/\$1,126,000 ↓

129 days on the market

826 Obispo Ave • Long Beach 90804

2 units • **\$575,000/unit** • **3,210 sqft** • **6,501 sqft lot** • **\$350.78/sqft** •
Built in 1905

Listing ID: PW21034904

On Obispo, West of Redondo, North of 7th St.



Here's your chance to own a charming Victorian multi-unit property in the sought-after Rose Park Historic District! The front home was built in 1905 and has classic Victorian features including bay windows, stained glass, gables, a steep pitched roof, and fish scale shingles. The front home is two stories and is currently being used as two units. The lower unit has two bedrooms and one bathroom with entry access from the front of the home and courtyard. The unit upstairs is a cozy 1 bedroom, 1 bathroom apartment with generous storage space, hidden nooks, and a balcony. Between the two properties you'll find a grassy courtyard with laundry and alley access. At the rear of the lot is a newer structure with living space situated on top of 4 garages plus an open parking space and additional parking apron. Each of the garages also has an adjacent storage room. Originally constructed as one larger unit, the rear is currently being used as two units. One of the rear units is a 2 bedroom, 1 bathroom with a private balcony. The second unit has 1 bedroom and 1 bathroom with lots of closet space and storage. Known for its beautiful vintage homes and tree-lined streets, the Rose Park Historic District is situated close to shops, restaurants, parks and of course the beach.

Facts & Features

- Sold On 12/17/2021
- Original List Price of \$1,295,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- Laundry: Community, In Garage
- \$72600 Gross Scheduled Income
- \$49982 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry
- Floor: Vinyl, Wood
- Appliances: Gas Range
- Other Interior Features: Balcony, Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,618
- Electric: \$4,348.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$2,354
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 4320
- Water/Sewer: \$1,980
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$40,200	\$40,200	\$40,200
2:	1	4	2	2	Unfurnished	\$32,400	\$32,400	\$32,400

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7258012030

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

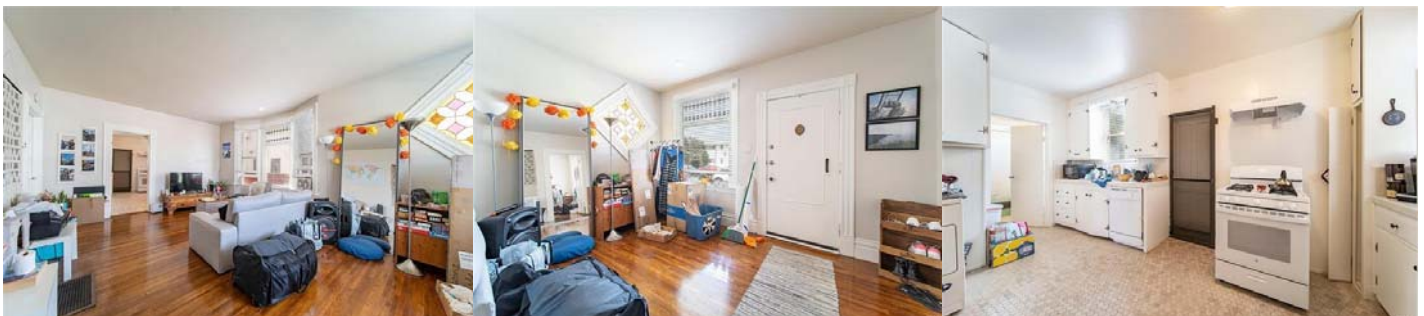
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

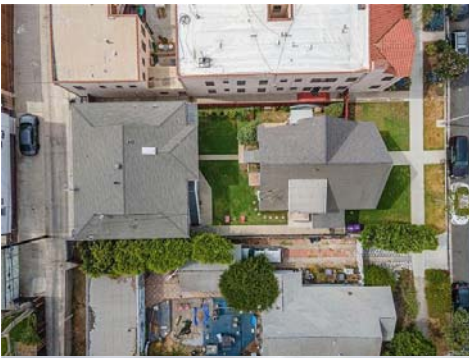
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CUSTOMER FULL: Residential Income LISTING ID: PW21034904

Printed: 12/19/2021 11:50:10 AM

Closed •

List / Sold: **\$749,900/\$740,000** ↓

3041 Pacific Ave • Long Beach 90806

54 days on the market

2 units • **\$374,950/unit** • **1,848 sqft** • **4,560 sqft lot** • **\$400.43/sqft** •
Built in 1956

Listing ID: OC21065248

South of Spring Street



Opportunity duplex for investor or owner occupied where you can live in one and rent the other.

Facts & Features

- Sold On 12/17/2021
- Original List Price of \$750,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02085723
- 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	2	Unfurnished	\$0	\$0	\$2,000
2:	1	2	1	0	Unfurnished	\$0	\$0	\$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 sale
- Rent Controlled
- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7206009035

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

 **Click arrow to display photos**



Closed •

List / Sold: **\$940,000/\$986,000** ↑

2049 Orange Ave • Long Beach 90806

15 days on the market

**2 units • \$470,000/unit • 3,424 sqft • 6,512 sqft lot • \$287.97/sqft •
Built in 2005**

Listing ID: CV21216344

East of 710 FWY; South of Willow, North of PCH



This Steal Will Not Last! Built in 2005! Biggest 2 unit property in Long Beach! 2 Large 2-Story Detached Units Built in 2005 (Total 3424 sf). Each Unit has 3 beds 2.5 Baths with Enclosed Loft Used as a 4th Bedroom. Attached 2 Car Garage, Rented at \$2,600, Total Rent \$5,200. Tenants Pay All Utilities Including Water. Compare the size and rents with other Long Beach units! Located Near Signal Hill Elementary School, Polytechnic High School, Long Beach City College, Martin Luther King Park, Swimming Pool, Library, Soccer field, American University Health Sciences Campus, Jenny Rivera Memorial Park! Located Minutes From the Beach, CSU Long Beach, Downtown Long Beach And All It's Great Restaurants, Nightlife, Ocean Walkways, Queen Mary, etc!

Facts & Features

- Sold On 12/14/2021
- Original List Price of \$940,000
- 2 Buildings
- 8 Total parking spaces
- Heating: Central
- \$580 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$62400 Gross Scheduled Income
- 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: \$100
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01311124
- 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:	2	3	3	2	Unfurnished	\$2,600	\$2,600	\$2,700

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
- 8 - Signal Hill area

- Los Angeles County
- Parcel # 7210028019

Michael Lembeck

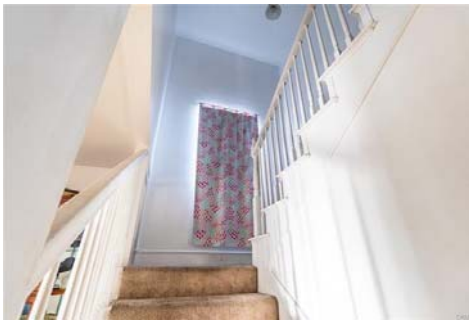
State License #: 01019397
Cell Phone: 714-742-3700

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: CV21216344

Printed: 12/19/2021 11:50:11 AM

Closed • **Single Family Residence**

List / Sold: **\$825,000/\$940,000** ↑

2227 Mira Mar Ave • Long Beach 90815

5 days on the market

2 units • **\$412,500/unit** • **1,546 sqft** • **5,508 sqft lot** • **\$608.02/sqft** •
Built in 1943

Listing ID: OC21242576

West on Stearns and make Right on Mira Mar. Property is on your Left



Welcome home to this Artcraft Manor beauty with a permitted back unit/ADU/mother-in-law quarters! This unique property is close to shopping, parks, schools and freeways. Front home is a 2 bedroom, one bath, with original hardwood floors, fresh paint, updated kitchen and sprinkler system in the front yard. Units are separated by redwood fencing that is high enough for everyone's privacy. ADU is perfect for monthly rental income, an AirBNB, or just as a guest quarters or office space! It is completely remodeled with vaulted ceiling, recessed lighting, porcelain tile throughout, custom bathroom with built in vanity and walk-in shower, built in microwave, and mini split air conditioning. Each unit has its own electrical panel, entrances, yards, laundry, and parking. Extra parking can be accessed in the back gate through the alley. Don't miss this opportunity to live in one and gain extra income by renting the other!

Facts & Features

- Sold On 12/14/2021
- Original List Price of \$825,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: See Remarks
- \$391 (Estimated)
- Laundry: Inside, Stackable
- \$58800 Gross Scheduled Income
- \$2066 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: Tile, Wood
- Appliances: Dishwasher, Electric Range, Gas Oven, Gas Range
- Other Interior Features: High Ceilings

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Park Nearby, Sprinkler System
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,066
- Insurance: \$650
- Electric:
- Maintenance:
- Gas: \$0
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$516
- Water/Sewer: \$900
- Cable TV: 01247521
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$3,200
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,700

Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 35 - Artcraft Manor area
- Los Angeles County
- Parcel # 7218023020

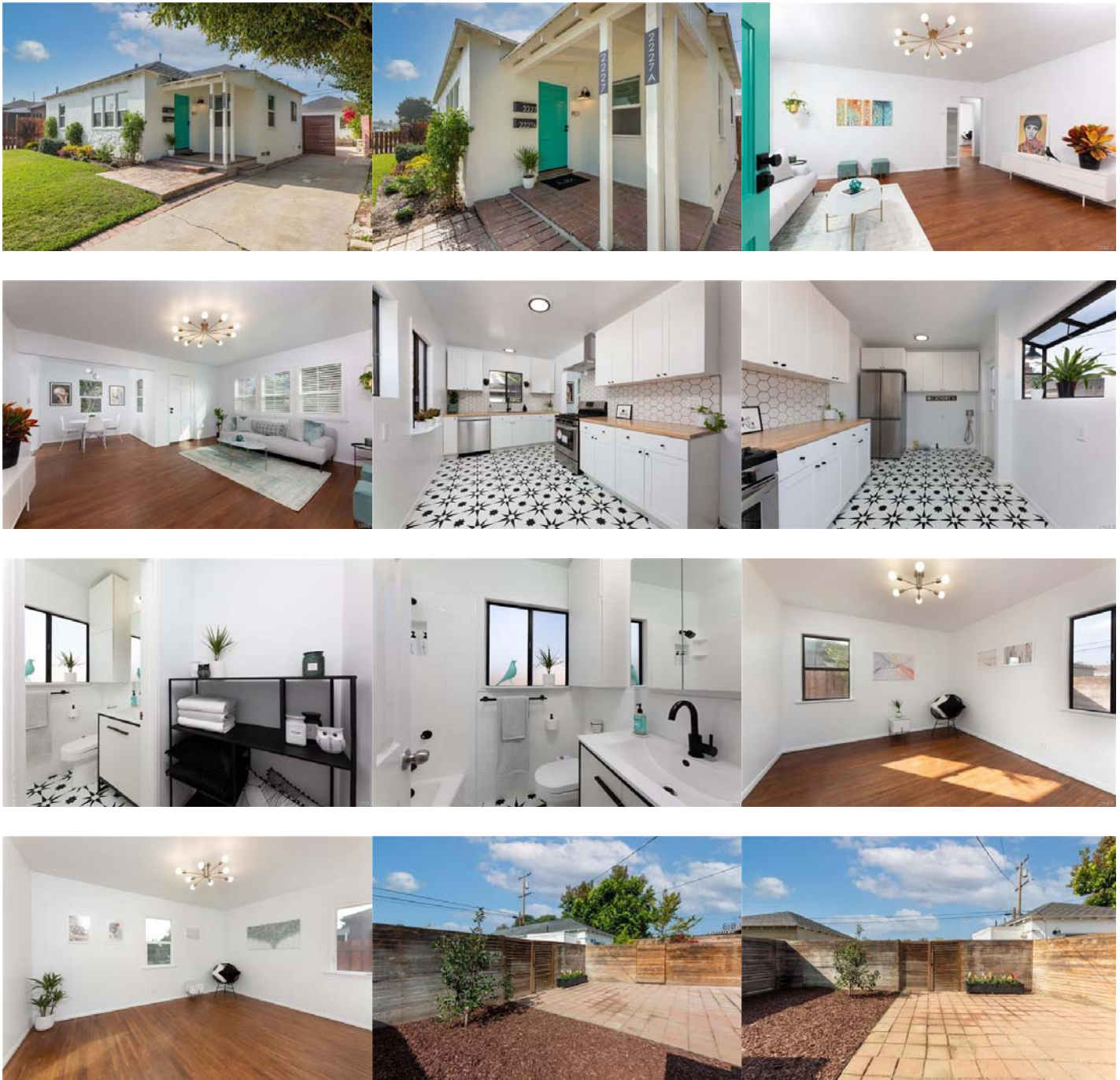
Michael Lembeck

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: **\$1,100,000/\$1,100,000**

903 Obispo Ave • Long Beach 90804

6 days on the market

**3 units • \$366,667/unit • 2,294 sqft • 6,762 sqft lot • \$479.51/sqft •
Built in 1907**

Listing ID: SB21237909

Cherry to 7th to Obispo



Investors and owner occupied you wont want to miss this unique property. Front house is a classic and charming craftsman home with enclosed porch, coffered ceilings, built in china cabinet, small backyard and more. It has an attic, a cellar and garage for lot of storage. In the back are 2 one bed/1 bath apartments. It has been updated over the years. Since it was built in 1907 it may qualify for the Mills act and is designated historical. Long term tenants with current rents. Driveway can park 5 cars. Great sought after rental area. Tree lined street and close to beach and freeway access. Rose Park area of Long Beach

Facts & Features

- Sold On 12/16/2021
- Original List Price of \$1,100,000
- 2 Buildings
- 1 Total parking spaces
- \$598 (Estimated)
- Laundry: See Remarks, Stackable, Washer Hookup
- \$5275 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$225
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02061094
- Gardener:
- Licenses:
- Insurance: \$110
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$125
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,500	\$2,500	\$2,600
2:	1	1	1	0	Unfurnished	\$1,415	\$1,415	\$1,700
3:	1	1	1	0	Unfurnished	\$1,360	\$1,360	\$1,700

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- 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 # 7258013010

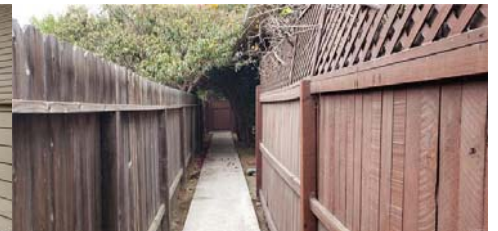
Michael Lembeck

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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 •

List / Sold: **\$1,350,000/\$1,350,000**

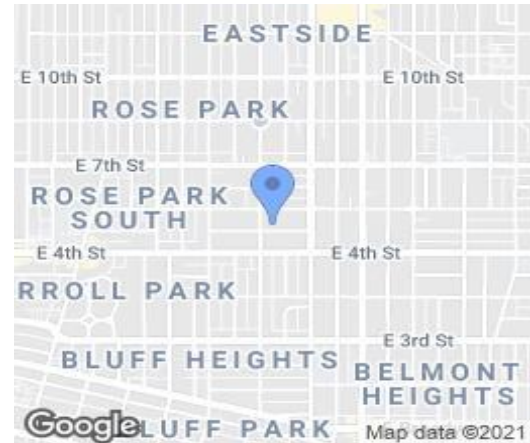
3021 E 5th St • Long Beach 90814

0 days on the market

**3 units • \$450,000/unit • 1,795 sqft • 6,751 sqft lot • \$752.09/sqft •
Built in 1953**

Listing ID: PW21264558

5th St west of Redondo



Sold off market. MLS entry for processing purposes only.

Facts & Features

- Sold On 12/14/2021
- Original List Price of \$1,350,000
- 1 Buildings
- 3 Total parking spaces
- \$582 (Estimated)
- Laundry: Common Area
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01443822
- 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	\$0	\$0	\$0
2:	1	1	1	1	Unfurnished	\$0	\$0	\$0
3:	1	0	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- 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 # 7257006020

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: PW21264558

Printed: 12/19/2021 11:50:12 AM

Closed •

List / Sold: **\$980,000/\$950,000** ↓

528 W 10Th St • Long Beach 90813

82 days on the market

**3 units • \$326,667/unit • 2,318 sqft • 3,503 sqft lot • \$409.84/sqft •
Built in 1929**

Listing ID: 21783136

East of the 710 Freeway, West of Magnolia Ave.



VACANTUnique beautiful and fully renovated 3+2 HOUSE near Downtown Long Beach, just one mile from the beach, and one block from Drake Park. Share the lot with a charming COMMERCIAL STOREFRONT perfect for a small business, coffee shop, or art studio; & a 1+1 APARTMENT in back. There are NO COMMON WALLS so this is very private. This historic mixed use property has been completely renovated from the top down with new kitchens, bathrooms, hardwood floors, new appliances, upgraded electrical, & plumbing. THE HOUSE: This 1,450 sqft. 3 bedroom 2 bathroom house has a full bathroom with tub & shower, and a second 3/4 master bathroom with exquisite tile work throughout. PARKING & LAUNDRY: The home comes with a private garage with secure remote access off the alley. Fits up to two smaller cars. The garage comes equipped with available 220V for electric vehicle charging, and laundry hook ups.

Facts & Features

- Sold On 12/15/2021
- Original List Price of \$980,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room, In Garage

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$13,020
- 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	3	2		Unfurnished	\$0	\$0	\$2,950
2:	2	1	1		Unfurnished	\$0	\$0	\$1,800
3:	3	0	1		Unfurnished	\$0	\$0	\$1,000
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
- 4 - Downtown Area, Alamos Beach area
- Los Angeles County
- Parcel # 7272009002

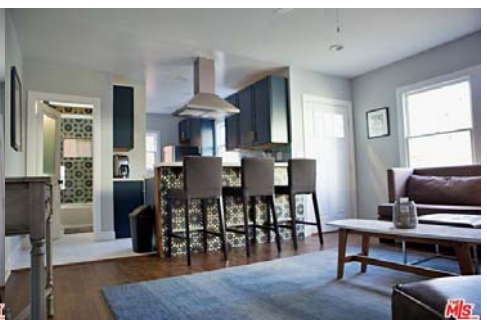
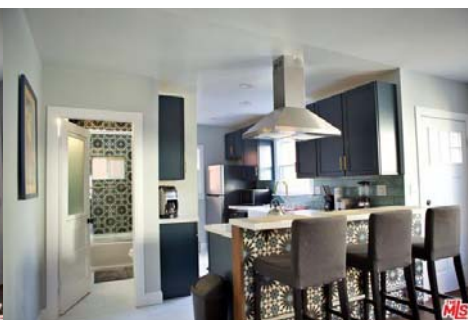
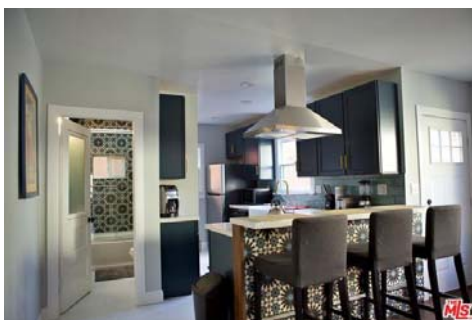
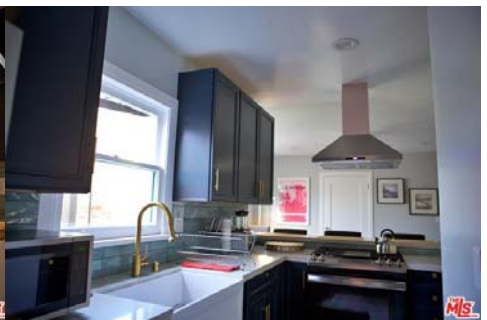
Michael Lembeck

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 • **Quadruplex**

List / Sold:

\$1,850,000/\$2,060,000 ↑

8 days on the market

Listing ID: PW21226536

241 Loma Ave • Long Beach 90803

4 units • **\$462,500/unit** • **3,066 sqft** • **6,482 sqft lot** • **\$671.89/sqft** •
Built in 1925

Loma Ave and E Vista St



Casa Loma Compound is a distinct opportunity that beautifully balances the privacy of a single-family home with the benefits of a multi-family property. Proudly positioned within the acclaimed Belmont Heights neighborhood, this Spanish estate abounds with jaw-dropping original details; charismatic hardwood floors, wood double-hung windows, unpainted woodwork and built-ins, coved ceiling, and deco-inspired faux fireplace. Exemplifying true pride of ownership, countless modern updates and upgrades exist; contemporary kitchens and bathrooms, newer roofs, updated electrical, copper repipe, bolted and braced foundations, modern gas lines and fresh PVC drains. Perfect for the owner-occupant, the front home is self-contained with unique access to its front courtyard and rear entertaining patio, complete with outdoor kitchen, pergola-shaded seating areas, additional half bathroom and multi-use zones in the finished garage. Not to be outdone, the highly desirable rental units offer an extremely functional floor plan and unexpected bonuses, like in-unit washers and dryers and private gardens.

Facts & Features

- Sold On 12/15/2021
- Original List Price of \$1,850,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- 0 Total carport spaces
- Heating: Floor Furnace, Wall Furnace
- \$0 (Unknown)
- Laundry: Individual Room, Outside
- \$55500 Gross Scheduled Income
- \$32380 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Tile, Wood
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Landscaped, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,120
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,320
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$0	\$0	\$3,500
2:	1	1	1	0	Unfurnished	\$1,425	\$1,425	\$1,750
3:	2	1	1	0	Unfurnished	\$1,600	\$1,600	\$2,000

Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 2 - Belmont Heights, Alhambra Heights area
- Los Angeles County
- Parcel # 7264001036

Michael Lembeck

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

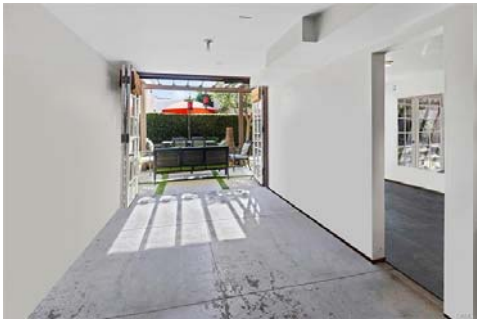
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW21226536

Printed: 12/19/2021 11:50:13 AM

Closed •

List / Sold:

\$1,350,000/\$1,297,500 ↓

10 days on the market

Listing ID: SB21214472

1426 Cherry Ave • Long Beach 90813

**4 units • \$337,500/unit • 2,968 sqft • 5,975 sqft lot • \$437.16/sqft •
Built in 1923**

East side of Cherry



Well located 4 unit property just outside of Downtown Long Beach. Major value add potential with a 37% upside on actual income. Huge ADU development potential with 10 single garages in a separate structure on the lot. Excellent unit mix with 2 three bedroom units and 2 two bedroom units. Strong GRM on market rents of 12.5X before considering any ADU conversion. Attractive 30 year fixed residential financing available. Perfect first time apartment investment purchase. Dense rental market with low vacancy.

Facts & Features

- Sold On 12/15/2021
- Original List Price of \$1,350,000
- 2 Buildings
- 10 Total parking spaces
- \$806 (Estimated)
- \$75180 Gross Scheduled Income
- \$44094 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: \$30,987
- Electric: \$466.00
- Gas: \$466
- Furniture Replacement:
- Trash: \$466
- Cable TV: 00000001
- Gardener:
- Licenses: 229
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management: 4505
- Water/Sewer: \$466
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,488	\$1,488	\$1,800
2:	1	2	1	0	Unfurnished	\$1,594	\$1,594	\$1,800
3:	1	3	1	0	Unfurnished	\$1,589	\$1,589	\$2,200
4:	1	3	1	0	Unfurnished	\$1,594	\$1,594	\$2,200

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
- Rent Controlled

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7261019003

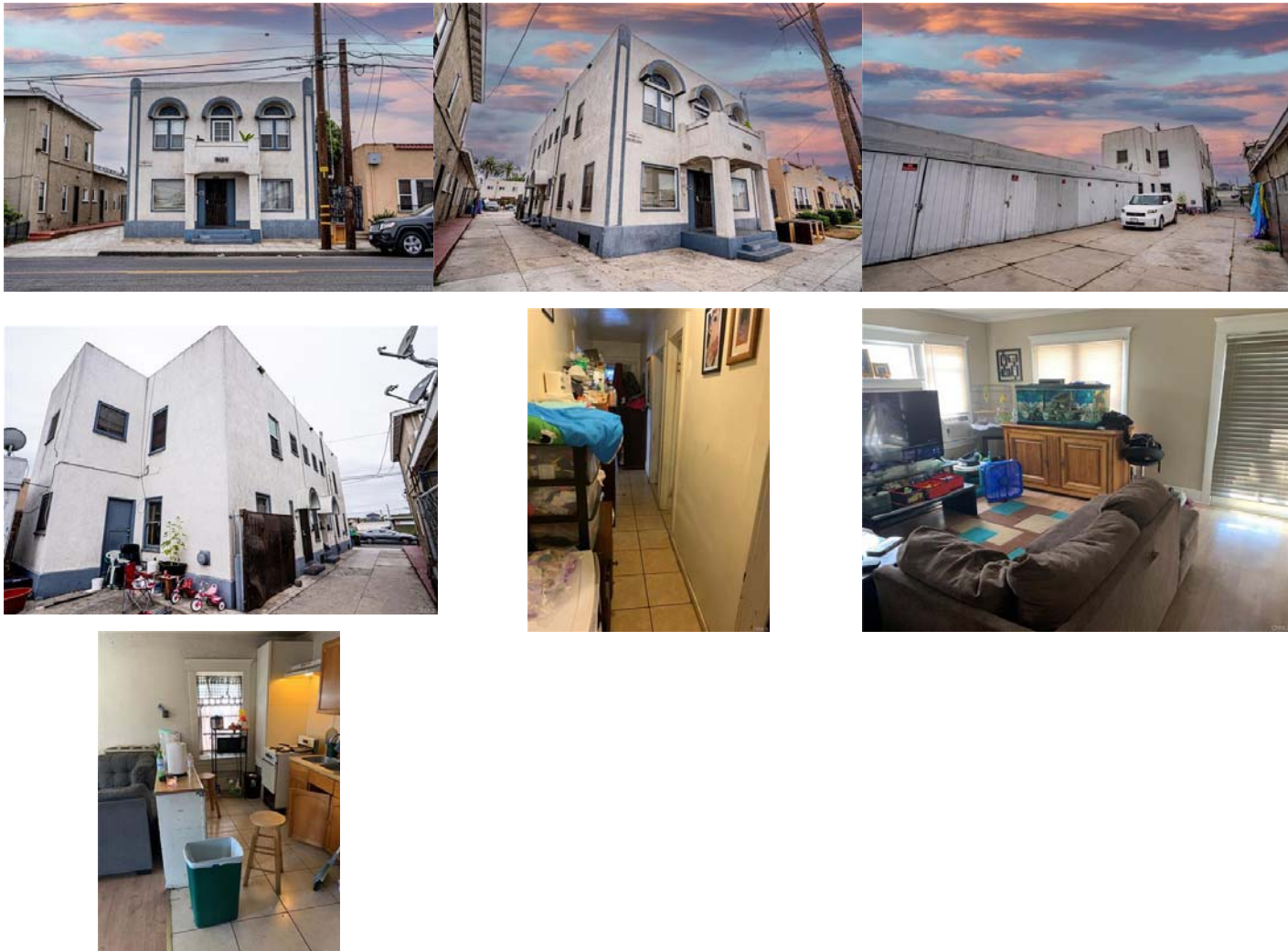
Michael Lembeck

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: SB21214472

Printed: 12/19/2021 11:50:14 AM

Closed •

List / Sold: **\$2,000,000/\$2,000,000**

2311 Carroll Park • Long Beach 90814

10 days on the market

4 units • \$500,000/unit • 5,225 sqft • 9,447 sqft lot • \$382.78/sqft • Built in 1923

Listing ID: PW21241443

Junipero to Carroll Park



Incredible, never-before-offered 4 unit property in historic Carroll Park! Situated on a pie shaped lot across from a pretty park, just 3 blocks from the ocean, this very large 4 unit property has 4 distinct buildings: (1) a 5 bedroom 2 bath 2 story house (2313) - a historical 1910 Craftsman Chalet Bungalow - this house has wonderful charm and architectural significance, (2) a duplex (2315 + 2317) with each level having 2 bedrooms and 1 bath, (3) a studio above the garage which has its own rooftop deck (2319) and (4) a historic 1910 horse barn which can be converted into a workout room, workshop, or another garage. This income property is unique in its location, architecture and condition - very good condition for a property whose average age is 100. All rents are below market. The 5 bedroom house has approximately 3000 SF and 2 stories, boasting oak hardwood floors throughout, fireplace in the living room with built ins, stain glass windows, beamed ceilings, majestic staircase and much more. Don't miss this exciting property!

Facts & Features

- Sold On 12/13/2021
- Original List Price of \$2,000,000
- 4 Buildings
- Levels: One, Two
- 8 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- \$0 (Unknown)
- Laundry: Common Area
- \$81000 Gross Scheduled Income
- \$75000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	2	2	Unfurnished	\$2,600	\$2,600	\$3,200
2:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$2,000
3:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$2,000
4:	1	1	1	0	Unfurnished	\$850	\$850	\$1,000

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC: 0

Additional Information

- Standard sale

- 699 - Not Defined area
- Los Angeles County
- Parcel # 7263012015

Michael Lembeck

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

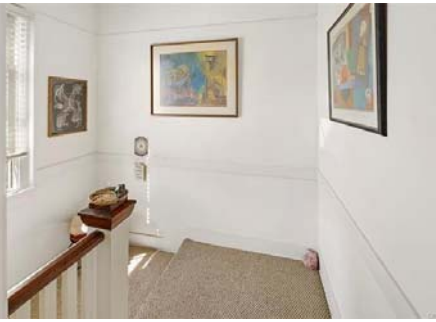
Re/Max Property Connection

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

 Click arrow to display photos











Closed • Apartment

List / Sold:

\$1,991,000/\$2,000,000 ↑

5 days on the market

931 Dawson Ave • Long Beach 90804

8 units • **\$248,875/unit** • **4,794 sqft** • **6,501 sqft lot** • **\$417.19/sqft** •
Built in 1946

Listing ID: PW21231717

SOUTH OF 10TH STREET, WEST OF RAYMOND AVE.



Well priced Balcony Style Building in a strong rental area. Most units are rented substantially under current market rents. All eight units are one bedroom/one bath units. All tenancies are month-to-month. Building has been recently repainted with new roof in 2018. 14.4 GRM on Actual rents and 12.6 GRM on Market rents.

Facts & Features

- Sold On 12/14/2021
- Original List Price of \$1,991,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 0 Total carport spaces
- \$1,306 (Estimated)
- Laundry: Common Area
- \$137532 Gross Scheduled Income
- \$75643 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile

Exterior

- Lot Features: Front Yard, Rectangular Lot, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01870468
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management: 1
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,239	\$1,239	\$1,598
2:	1	1	1	0	Unfurnished	\$1,420	\$1,420	\$1,598
3:	1	1	1	0	Unfurnished	\$1,495	\$1,495	\$1,598
4:	1	1	1	0	Unfurnished	\$1,221	\$1,221	\$1,598
5:	1	1	1	0	Unfurnished	\$1,221	\$1,221	\$1,598
6:	1	1	1	0	Unfurnished	\$1,550	\$1,550	\$1,598
7:	1	1	1	0	Unfurnished	\$1,550	\$1,550	\$1,598
8:	1	1	1	0	Unfurnished	\$1,395	\$1,400	\$1,598

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7262010003

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 •

List / Sold:

\$3,995,000/\$3,800,000 ↓

36 days on the market

3325 E 2nd St • Long Beach 90803

**10 units • \$399,500/unit • 8,392 sqft • 5,892 sqft lot • \$452.81/sqft •
Built in 1928**

Listing ID: PW21192661

Please Contact Listing Agent For All Directions



Pleased to present the opportunity to acquire 2nd Street Property, an incredible turnkey apartment building situated in the desirable Belmont Heights neighborhood of Long Beach. The property offers a diverse unit mix of large studios, one and two-bedroom units with a vintage feel, but having a modern layout. The apartment building features a laundry room, storage compartments, and a great location with many of Long Beach's finest attractions only minutes away. This property offers an investor the opportunity to acquire a valuable income-producing asset with a current cap rate of 3.6% and a market cap rate of 4.6%.

Facts & Features

- Sold On 12/15/2021
- Original List Price of \$3,995,000
- 1 Buildings
- 0 Total parking spaces
- \$1,740 (Estimated)
- Laundry: Common Area
- \$231272 Gross Scheduled Income
- \$145304 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$79,030
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01899935
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	1	0	Unfurnished	\$1,288	\$1,288	\$1,700
2:	4	1	1	0	Unfurnished	\$1,818	\$1,818	\$2,100
3:	4	2	2	0	Unfurnished	\$2,293	\$2,293	\$2,700

Of Units With:

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

Additional Information

- Standard sale

- 2 - Belmont Heights, Alhambra Heights area
- Los Angeles County
- Parcel # 7264003017

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 •

List / Sold:

\$4,375,000/\$4,375,000 ↓

75 days on the market

Listing ID: PW21178294

907 927 Grand Ave • Long Beach 90804

**13 units • \$336,538/unit • 8,810 sqft • 12,192 sqft lot • \$496.59/sqft •
Built in 1963**

E 10th St & Grand Ave



907-927 Grand Avenue is a 13-unit investment asset located in the popular Eastside Long Beach rental market. Situated on two parcels, the property is comprised of three separate structures featuring a favorable mix of seven 2BD / 1BA and six 1BD / 1BA units. The property has been extensively renovated. Unit interior renovations totaling over \$340,000 include: New vinyl plank flooring & custom bathroom tile, Modern designer cabinets & countertops, New appliances, New energy-efficient LED lighting, New upgraded electrical sub-panels in-unit. POTENTIAL TO BUILD 2 ADUs. The property offers onsite laundry facilities and eight garages. Four of the garages are in a stand-alone structure and have the capacity to be converted to two ADUs of approximately 350 square feet each. The addition of these two ADUs has the potential to add \$1,500 rental income per unit per month, for a total combined income of \$36,000 annually. PRIME EASTSIDE LOCATION. Located in prime Eastside Long Beach, which has a Walk Score of 91, the property provides tenants with convenient, walkable access to all amenities for day-to-day living. The neighborhood is ranked as one of the best neighborhoods in Long Beach for young professionals by Niche.com. The median household income is \$118,600 and 31% of residents are families with children. The seller's renovations and management provide a new buyer with a solid investment at 4.25% cap rate on actuals.

Facts & Features

- Sold On 12/16/2021
- Original List Price of \$4,500,000
- 3 Buildings
- Levels: Two
- 8 Total parking spaces
- \$1,277 (Estimated)
- Laundry: Outside
- \$290700 Gross Scheduled Income
- \$185850 Net Operating Income
- 13 electric meters available
- 13 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$90,315
- Electric: \$1,325.00
- Gas: \$1,325
- Furniture Replacement:
- Trash: \$1,325
- Cable TV: 01499010
- Gardener:
- Licenses: 500
- Insurance: \$5,500
- Maintenance: \$7,500
- Workman's Comp:
- Professional Management: 11047
- Water/Sewer: \$1,325
- Other Expense: \$2,300
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	7	2	1	0	Unfurnished	\$2,073	\$14,511	\$2,195
2:	6	1	1	0	Unfurnished	\$1,403	\$8,418	\$1,775

Of Units With:

- Separate Electric: 13
- Gas Meters: 13
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7254015025

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:

\$12,995,000/\$12,995,000

133 days on the market

Listing ID: PW21128394

910 Freeman Ave • Long Beach 90804

**36 units • \$360,972/unit • 27,124 sqft • .62 acre(s) lot • \$479.10/sqft •
Built in 1963**

10th Street & Freeman Avenue



We are pleased to present a 36-unit multifamily property located at 910-930 Freeman Avenue located in Long Beach, CA. Built in 1963, the subject property consists of 27,124 rentable square feet spread throughout a 27,013 square foot lot. The building consists of four 1- bedroom / 1-bathroom units, and thirty-two 2-bedroom / 1 -bathroom unit. It contains twenty-four garages and numerous communal patios for tenants. The units were fully renovated and re-imagined, including creative amenities such as new kitchens & bathrooms, vinyl floors, and open living areas. The layout for each unit was redesigned to maximize living space, emphasize natural light, and to accentuate modern architectural elements. Tenants enjoy living between Downtown Long Beach and Belmont Shore, a short distance to local beaches, California State University of Long Beach, as well as shopping, restaurants, and nightlife. The city of Long Beach continues to progress forward and is currently experiencing major redevelopment. The Long Beach port is undergoing \$4.4 billion in future redevelopment that will create 14,000 new and permanent jobs in Southern California. The city is undergoing a building boom with more than \$5 billion in private and public investments in various stages of development. The new \$520 million Long Beach Civic Center development will house a new City Hall, Port of Long Beach headquarters and the Main Library. Long Beach sustains its ability to attract renters due to its strong economy and quality of life.

Facts & Features

- Sold On 12/15/2021
- Original List Price of \$12,995,000
- 2 Buildings
- Levels: Two
- 24 Total parking spaces
- \$828900 Gross Scheduled Income
- \$531373 Net Operating Income
- 36 electric meters available
- 36 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 36-40 Units/Acre
- Sewer: Public Sewer, Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$272,660
- Electric: \$1,612.50
- Gas: \$1,613
- Furniture Replacement:
- Trash: \$1,613
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$4,950
- Maintenance: \$24,120
- Workman's Comp:
- Professional Management: 64202
- Water/Sewer: \$1,613
- Other Expense: \$10,500
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	4	Unfurnished	\$1,720	\$6,880	\$1,795
2:	32	2	1	20	Unfurnished	\$1,944	\$62,195	\$2,195

Of Units With:

- Separate Electric: 36
- Gas Meters: 36
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7258013027

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: PW21128394

Printed: 12/19/2021 11:50:16 AM

Search Criteria

Property Type is 'Residential Income'

Standard Status is 'Closed'

Contract Status Change Date is 12/12/2021 to 12/18/2021

City is 'Long Beach'

Number Of Units Total is 2+

Selected 15 of 15 results.