

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	PW23185445	S	410 Newport/410A AVE	LONG	2	STD	2	\$0		\$1,450,000 	\$896.17	1618	1919/BLD	4,547/0.1044	N	0	12/21/23	42/42
2	PW23210724	S	247 E 55th ST	LONG	7	STD	2	\$64,800		\$880,000 	\$607.73	1448	1931/ASR	5,809/0.1334	N	2	12/22/23	12/12
3	QC23213860	S	5536 Linden AVE	LONG	7	STD	2	\$74,400		\$1,000,008 	\$633.32	1579	1953/ASR	5,028/0.1154	N	2	12/18/23	2/2
4	23324669	S	2424 Linden AVE	LONG	9	NOD	2			\$716,000 	\$446.66	1603	1922	5,178/0.11			12/19/23	21/21

Closed • Duplex

List / Sold:

\$1,497,000/\$1,450,000 ↓

42 days on the market

Listing ID: PW23185445

410 Newport/410A Ave • Long Beach 90814

**2 units • \$748,500/unit • 1,618 sqft • 4,547 sqft lot • \$896.17/sqft •
Built in 1919**

North of 4th, East of Redondo



What could be better than living in a classic Craftsman home in the coveted neighborhood of Belmont Heights? Answer: Living in a classic Craftsman home that's been restored with updates top to bottom. Built in 1919, this utterly gorgeous 3-bedroom, 3-bathroom, (one bath in ADU), home has been lovingly renovated to virtually new condition, keeping the distinctive Craftsman details, then upgraded with modern amenities, such as a wide open floor plan, new appliances, a Ring front doorbell, all-new plumbing and electrical fixtures, a new energy-efficient AC and heating system with Nest thermostat, new luxury vinyl flooring throughout, as well as a spacious Auxiliary Dwelling Unit (ADU)/guesthouse in the back. This spectacular showplace is just blocks from the beach, as well as the many quaint shops and restaurants for which Belmont Heights is famous. Imagine entertaining guests at the stunning 10-foot island that anchors the new chef's kitchen. Features include quartz countertops, a farmhouse style copper sink and stove hood, a wine cooler, two pantries with pullout shelves, and new high-end appliances, including a side-by-side refrigerator, a huge professional gas range, and a microwave oven. The spacious primary suite offers a large walk-in closet, while the two new bathrooms feature oil rubbed bronze fixtures, and exotic handcrafted Zellige Moroccan tiles. The primary bath has a fantastic huge claw-foot tub, just perfect for that deep soak! Outside, the entire property has been reimagined with new landscaping, new flagstone terracing, new walkways and driveway, and a magnificent new outdoor kitchen featuring a wood burning pizza oven, a gas barbecue, and a fireplace. Next, go out to the charming, new Auxiliary Dwelling Unit (ADU)/guesthouse offering the potential for additional income stream. The ADU features a mini-split AC/heating unit, new wall and ceiling insulation, and a separate electrical meter. Additional property highlights include hand-crafted wood exterior doors, shaker-style interior doors with all new hardware, custom-built and restored wood windows throughout, a reinforced foundation, recessed lighting, and R30 insulation in the ceiling.

Facts & Features

- Sold On 12/21/2023
 - Original List Price of \$1,587,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Central Air
 - Heating: Central, Ductless, Electric, Forced Air
 - \$318 (Estimated)
 - Laundry: Inside
 - 2 electric meters available
 - 1 gas meters available
 - 1 water meters available
-

Interior

- Rooms: All Bedrooms Down, Living Room, Main Floor Primary Bedroom, Primary Bathroom
 - Floor: Vinyl
 - Appliances: 6 Burner Stove, Dishwasher, Free-Standing Range, Disposal, Microwave, Range Hood, Refrigerator, Tankless Water Heater
 - Other Interior Features: Open Floorplan, Pantry, Quartz Counters, Recessed Lighting
-

Exterior

- Lot Features: Back Yard, Front Yard, Level with Street, Level, Yard
 - Sewer: Public Sewer
 - Other Exterior Features: Lighting
-

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Insurance: \$0
- Maintenance:

- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:

- 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	0	Unfurnished	\$0	\$0	\$4,000
2:	1	0	1	0	Unfurnished	\$0	\$0	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 2 - Belmont Heights, Alamos Heights area
- Los Angeles County
- Parcel # 7257001023

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

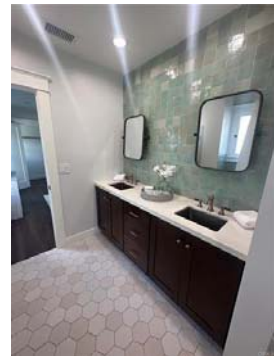
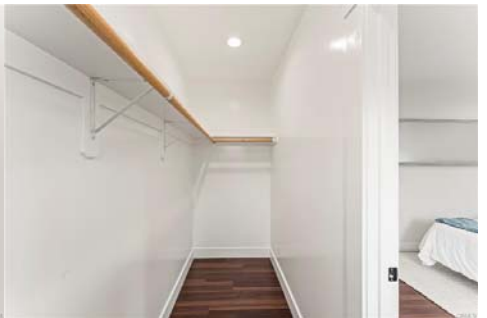
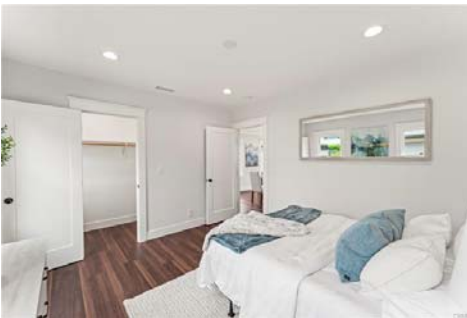
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 Click arrow to display photos







Closed • Duplex

List / Sold: **\$839,000/\$880,000** ↑

247 E 55th St • Long Beach 90805

12 days on the market

**2 units • \$419,500/unit • 1,448 sqft • 5,809 sqft lot • \$607.73/sqft •
Built in 1931**

Listing ID: PW23210724

710 freeway south, exit Long Beach Blvd south, left on Ellis St, right onto Locust Ave, right onto E 55th St



GREAT OPPORTUNITY TO OWN A FULLY REMODELED DUPLEX IN NORTH LONG BEACH! Both of these stunning residencies feature a completely remodeled kitchen with Quartz countertops and tile backsplash. New laminate waterproof flooring throughout both units, all new double glass insulated windows, doors, ceiling fans and lighting fixtures. Front house is a 2-bedroom, 1 bathroom, and the back house is also a 2-bedroom, 1 bathroom with a bonus enclosed patio. The bathrooms were also renovated with beautiful styles. Other amazing features include, a new roof, new garage doors and new garage openers, ductless mini split systems in both units and a new fence at the property entrance. This amazing duplex is in TURN-KEY condition. YOU CAN BUY AS AN INVESTOR OR AS A FIRST-TIME BUYER, LIVE IN ONE AND RENT THE OTHER ONE FOR ADDITIONAL INCOME. The options are unlimited! Centrally located near the 710 & 91 freeways, this one won't last! (Some photos are digitally staged.)

Facts & Features

- Sold On 12/22/2023
- Original List Price of \$839,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Ductless
- Heating: Ductless
- \$475 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$64800 Gross Scheduled Income
- \$50380 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Kitchen, Living Room
- Floor: Laminate

Exterior

- Lot Features: 0-1 Unit/Acre, Rectangular Lot
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,420
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$720
- Cable TV: 00338699
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- 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	\$2,700
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,700

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
- Buyer Agency Compensation: 2%
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7126023015

Michael Lembeck

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

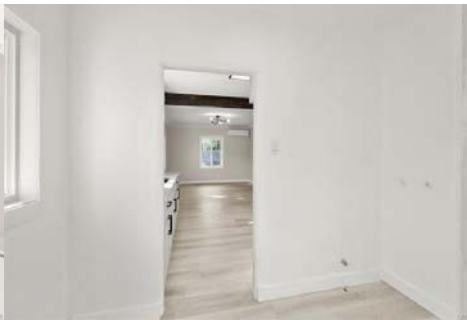
Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Click arrow to display photos



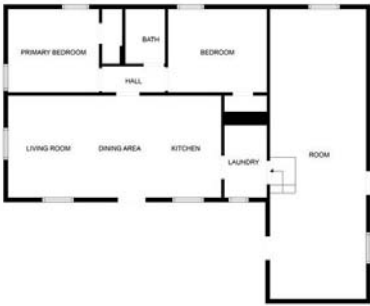






MEASUREMENTS ARE INDICATED BY DIMENSIONS. DIMENSIONS ARE APPROXIMATE AND MAY VARY SLIGHTLY.

08/23/23



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08/23/23

CUSTOMER FULL: Residential Income LISTING ID: PW23210724

Printed: 12/25/2023 8:54:11 AM

Closed • Duplex

List / Sold:

\$1,000,000/\$1,000,008 ↑

5536 Linden Ave • Long Beach 90805

2 days on the market

**2 units • \$500,000/unit • 1,579 sqft • 5,028 sqft lot • \$633.32/sqft •
Built in 1953**

Listing ID: OC23213860

From I-405, head north on Atlantic, left on 55th, and right on Linden. From 91, head south on Atlantic, right on 56th, and left on Linden. From 710, exit Long Beach Blvd East, left on Ellis, and right on Linden.



WOW!!! This TURNKEY Long Beach duplex recently underwent a jaw-dropping transformation with many designer touches and finishes that is truly A MUST-SEE. This property is situated just minutes away from shopping, local fav eateries, such as Bake N Broil and HiroNori Craft Ramen, and Poly High School, which is ranked one of the top 20% of all schools in California. Both units consist of two bedrooms, one bath with approximately 750 sq. feet of living space for the front unit and approximately 800 square feet for the back unit. The kitchen in both units were remodeled with new cabinets, new floating shelves, new light fixture, luxury vinyl plank flooring and brand new stainless steel appliances to include gas stove, dishwasher garbage disposal and microwave. The bathroom for each unit was remodeled with new tile flooring, new vanity with faucet, new mirror, new light fixture, new toilet, new shower head and reglazed tub with tile surround. Other features include new water heater for the front unit, new exterior light fixtures and ceiling fans, new motion sensor detection lights, partial copper repipe, partial replacement of drains to ABS and fresh paint, both interior and exterior. This property also has a detached garage for each unit and has space in the back to possibly add an Accessory Dwelling Unit (ADU) or a Junior Accessory Dwelling Unit (JADU). Additionally, solar panels were installed a little over a year ago. Live in one and rent the other one out or just rent out both...this impressive property is not to be missed!

Facts & Features

- Sold On 12/18/2023
- Original List Price of \$1,000,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$2,634 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$74400 Gross Scheduled Income
- \$66900 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate, Tile, Vinyl, Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Water Heater
- Other Interior Features: Built-in Features, Ceiling Fan(s), Copper Plumbing Partial, Quartz Counters

Exterior

- Lot Features: Rectangular Lot, Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Wired for Alarm System
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$5,372
- Electric: \$1,572.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 00616212
- Gardener:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 7 - North Long Beach area
 - Los Angeles County
 - Parcel # 7127008028

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: **\$750,000/\$716,000** ↓**2424 Linden Ave • Long Beach 90806****21 days on the market****2 units • \$375,000/unit • 1,603 sqft • 5,178 sqft lot • \$446.66/sqft •
Built in 1922****Listing ID: 23324669****North of 23rd St., South of Willow St., East of Long Beach Blvd. and West of Atlantic Ave.**



Welcome to this charming 1920's Craftsman-style duplex located in the heart of Long Beach. This fully vacant property is ideal for an owner user looking to live in one unit and rent out the other, or a savvy investor looking to rent out both units. A grassy front yard and tasteful landscaping frame the oversized front porch which is ideal for sitting outside and enjoying SoCal's desirable weather. The front unit offers two bedrooms, two bathrooms, two living spaces, and a bonus room. As you enter the front unit, you'll notice the living room's built-in shelving and beam-work, and how it seamlessly connects with the dining area. The galley-style kitchen offers plenty of cabinet space, a small breakfast area, and provides access to the backyard. As you head down the hall you'll find a bonus room that is ideal for an office and connects to a second living room that is flooded with natural light. Off of the living space is the primary bedroom with built-in storage, an en-suite bathroom with a large walk-in closet, and direct access to the exterior. The second bedroom offers a large, mirrored closet and multiple windows inviting in plenty of natural light. As you head through the backyard towards the back unit, you'll find a small pond, enclosed patio area, and more lush greenery. The back unit offers a kitchen with ample cabinet space, a well-sized living and dining area, a large bedroom with access to the backyard, and a full bathroom with a shower/tub combo. Other notable features include a rear access two-car garage (which is currently being used for storage) an additional parking space next to the garage, two A/C units, washer & dryer, and original hardwood floors. This property is located within close proximity to the beach, shopping, parks, restaurants, schools and so much more! Add your personal touch to make this your dream property!

Facts & Features

- Sold On 12/19/2023
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room
- Appliances: Disposal, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01251873
- 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	2		Furnished	\$0	\$0	\$2,850
2:	2	1	1		Furnished	\$0	\$0	\$1,700

3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Notice Of Default sale
- Buyer Agency Compensation: 2.5%
- 9 - Poly High area
- Los Angeles County
- Parcel # 7208007017

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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