

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	PW21214182	S	26 Roswell Ave.	LONG	1	STD	2	\$57,000		\$1,550,000 	\$659.86	2349	1975/APP	3,140/0.0721	N	3	12/21/21	24/24
2	SB21165871	S	555 E 3rd ST	LONG	4	STD	2	\$62,280		\$1,153,000 	\$598.65	1926	1957/ASR	3,894/0.0894	N	0	12/23/21	47/47
3	RS21235193	S	1331 W 19th ST	LONG	5	STD	2	\$1,000		\$666,000 	\$596.77	1116	1912/ASR	10,467/0.2403	N	3	12/22/21	4/4
4	SB21215143	S	516 W 10th ST	LONG	4	STD	4	\$72,000		\$1,109,000 	\$333.23	3328	1921/ASR	4,583/0.1052	N	0	12/22/21	51/51
5	SB21196869	S	426 Maine AVE	LONG	4	STD	4	\$105,480	6	\$1,275,000 	\$434.56	2934	1921/PUB	5,004/0.1149	N	0	12/22/21	41/41
6	PW21181773	S	1000 E 10th ST	LONG	699	STD	7	\$199,200		\$1,750,000 	\$327.72	5340	1921/ASR	4,502/0.1034	N	0	12/22/21	8/8

Closed • Duplex

List / Sold:

\$1,526,850/\$1,550,000 ↑

24 days on the market

26 Roswell Ave. • Long Beach 90803

2 units • \$763,425/unit • 2,349 sqft • 3,140 sqft lot • \$659.86/sqft •
Built in 1975

Listing ID: PW21214182



Two townhomes on a lot! These townhomes are in a prime location and have an abundance of attractive amenities that will surely house happy residents who can enjoy all Belmont Shore has to offer. The unit mix consists of (1) 3 Bed/ 2 Bath unit and (1) 2 Bed/ 1 Bath unit. As far as amenities go, each unit has its own parking garage with additional tandem parking, a private balcony, and a shared private rooftop deck accessible to both units perfect for gatherings. The parking in this area is a huge plus; with a total of 6 parking spots, having an abundance of parking on this property makes 26 Roswell that much more attractive. The large private balconies give residents the perfect opportunity to enjoy the cool ocean breeze, get ample sunlight, and grow plants. Each unit has its own laundry hookups for in-unit laundry. Just steps from the beach, this is a perfect opportunity to live in one and rent out the other.

Facts & Features

- Sold On 12/21/2021
- Original List Price of \$1,526,850
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$57000 Gross Scheduled Income
- \$39900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Average Condition, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01852871
- 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	2	Unfurnished	\$2,575	\$2,575	\$4,000
2:	1	2	1	2	Unfurnished	\$2,175	\$2,175	\$3,250

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County

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:

\$1,100,000/\$1,153,000 ↑

47 days on the market

Listing ID: SB21165871

555 E 3rd St • Long Beach 90802

**2 units • \$550,000/unit • 1,926 sqft • 3,894 sqft lot • \$598.65/sqft •
Built in 1957**

One parcel from the intersection of Atlantic Avenue and East 3rd Street.



553-555 E 3rd Street is a unique fully VACANT duplex located in Downtown Long Beach, just a short commute to Long Beach Waterfront, Long Beach Convention Center, and the Aquarium of the Pacific. The 2-unit was built in 1957, but recently remodeled, and consisting of 1,926 SF of living space situated on a 3,894 SF lot. 553-555 E 3rd Street offers a unit mix consisting of (2) 1-Bed/1-Bath, which can be used as retail, residential space, or both. The property features open parking inside it's private property gate. Located in one of the strongest rental markets in California and currently performing above a 3.5% cap rate - this is an excellent opportunity for an owner/user or a potential investor to obtain 30-year fixed residential financing while rates are at a historic low.

Facts & Features

- Sold On 12/23/2021
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Laundry: Common Area
- \$62280 Gross Scheduled Income
- \$39812 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$20,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,445
- Maintenance: \$1,868
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$1,600
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$2,595	\$5,190	\$2,595

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

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7281011026

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

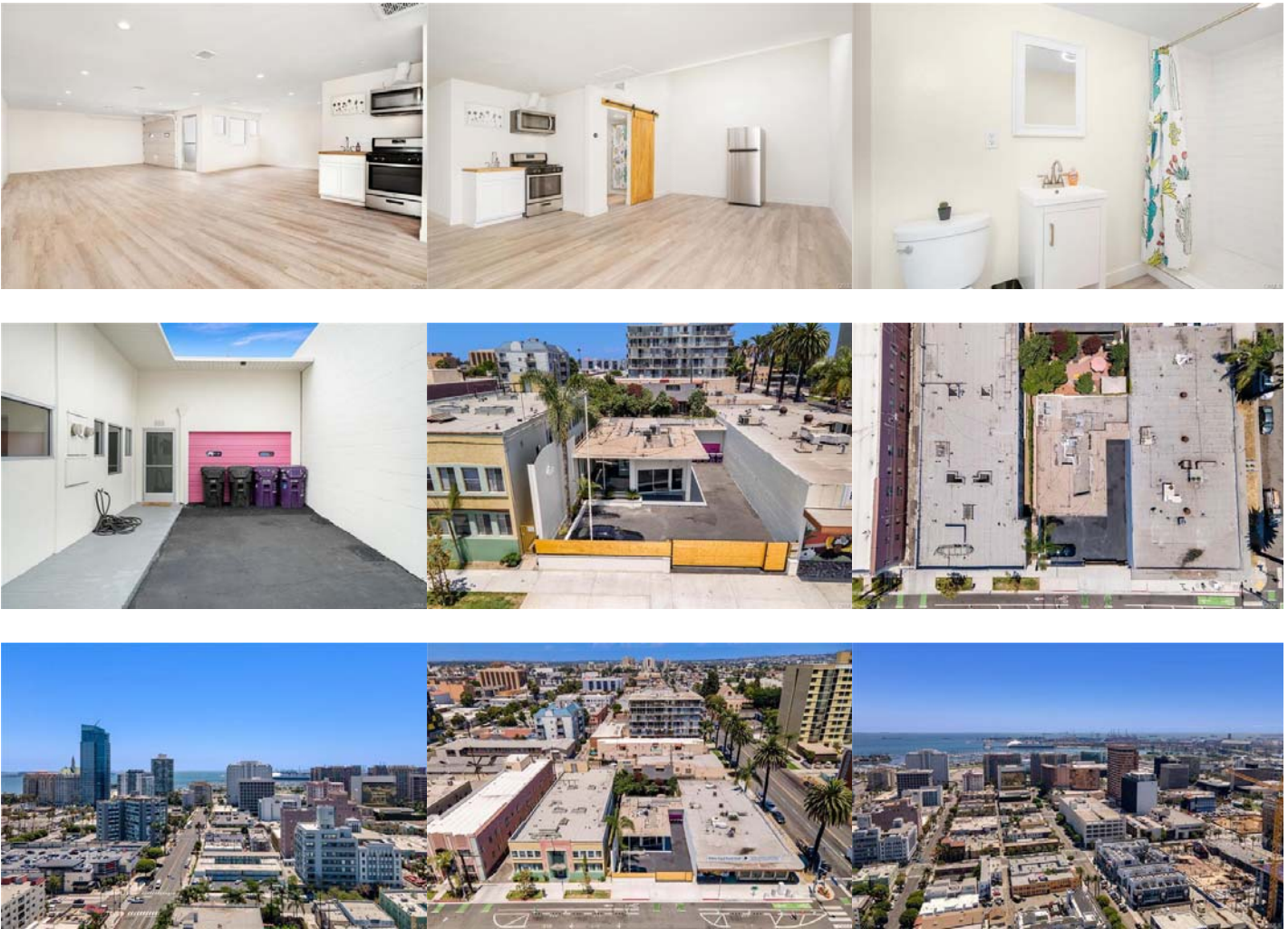
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold: **\$600,000/\$666,000** ↑

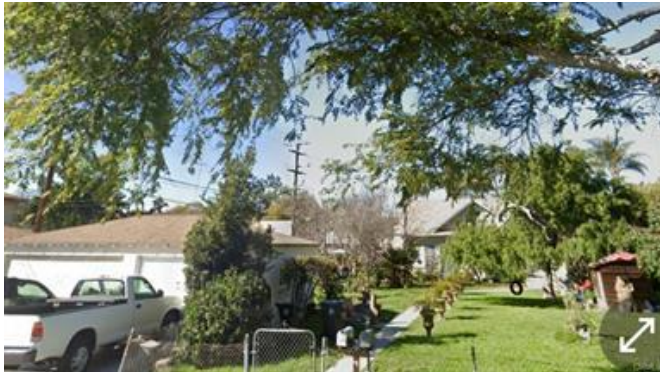
1331 W 19th St • Long Beach 90810

4 days on the market

**2 units • \$300,000/unit • 1,116 sqft • 10,467 sqft lot • \$596.77/sqft •
Built in 1912**

Listing ID: RS21235193

South on 710 FWY, Exit Pacific Coast Hwy West, Turn Right on Harbor Ave, Turn Right on 19th St



Great Investment Opportunity to own this 2-Story Duplex. This property is located on a huge lot measuring 10,467 Sq Ft providing for great ADU/Multi-Unit opportunity. It consist of 2 attached units approximately 550 sq ft each. Each unit is 2-Story with 2*-bedrooms and 1-bathroom. The 2nd bedrooms are upstairs bonus rooms with closets. It also includes a Laundry room. There is a detached 3-Car garage. Both units need some TLC. GREAT Investor Opportunity!

Facts & Features

- Sold On 12/22/2021
- Original List Price of \$600,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$384 (Estimated)
- Laundry: Common Area, Individual Room
- \$1000 Gross Scheduled Income
- \$800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Wood
- Appliances: None

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Lawn, Level with Street, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	1	1	2	Unfurnished	\$1,000	\$1,000	\$1,600
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,600

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
- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7431024016

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: RS21235193

Printed: 12/26/2021 11:52:35 AM

Closed •

List / Sold:

\$1,125,000/\$1,109,000 ↓

51 days on the market

Listing ID: SB21215143

516 W 10th St • Long Beach 90813

4 units • \$281,250/unit • 3,328 sqft • 4,583 sqft lot • \$333.23/sqft • Built in 1921

South Side of 10th, West of Magnolia



Bread and Butter 4 unit in Willmore with (2) 2-beds upstairs and (2) 1-beds down. Laundry hook-ups in units. Separately metered for gas and electric. All Long term tenants with approximately 20% upside in rents. 15.6GRM and 3.6% cap at purchase and 13.2GRM and 4.5% Cap at Market Rents.

Facts & Features

- Sold On 12/22/2021
- Original List Price of \$1,125,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$778 (Estimated)
- Laundry: Washer Hookup
- \$72000 Gross Scheduled Income
- \$44000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses: 230
- Insurance: \$1,600
- Maintenance: \$2,740
- Workman's Comp:
- Professional Management: 4791
- Water/Sewer: \$650
- Other Expense: \$90
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$1,400	\$2,800	\$1,550
2:	2	2	1	0	Unfurnished	\$1,600	\$3,200	\$2,000

Of Units With:

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

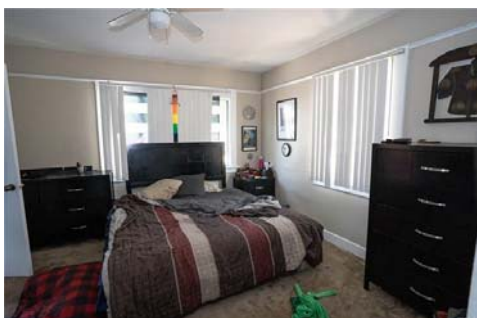
Additional Information

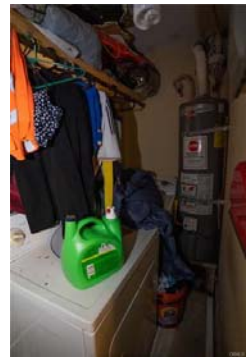
- Standard sale
- Rent Controlled
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7272009008

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 • **Quadruplex**

List / Sold:

\$1,300,000/\$1,275,000 ↓

41 days on the market

Listing ID: SB21196869

426 Maine Ave • Long Beach 90802

4 units • \$325,000/unit • 2,934 sqft • 5,004 sqft lot • \$434.56/sqft • Built in 1921

Between W. 4th and 5th street on Maine Avenue



Two duplexes on a large lot near 710 and 110 freeways. 3 units are month to month and the 4th is vacant. The rent has not been raised in over 2 years. It is walking distance to park, beach, Convention Center, Aquarium and Blue Line. Ergonomically landscaped with artificial grass and low maintenance succulents. New sewer lines in back units. New roof in front units. All units except 1 bedroom have their own laundry room. There are built-in cabinets in all units. The two properties north of this one, 436 and 440 are owned by the same owner. If combined with this one the land area is over 10,000 sf. An underground complex could be built if all 3 were purchased.

Facts & Features

- Sold On 12/22/2021
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- Heating: Floor Furnace, Natural Gas, Wall Furnace
- \$770 (Estimated)
- Laundry: Dryer Included, Individual Room, Washer Included
- Cap Rate: 5.9
- \$105480 Gross Scheduled Income
- \$77000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom
- Floor: Carpet, Tile
- Appliances: Gas Oven, Gas Range, Refrigerator, Vented Exhaust Fan, Water Heater
- Other Interior Features: Built-in Features, Ceiling Fan(s)

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Rectangular Lot, Near Public Transit, Paved, Sprinklers Drip System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Up Slope from Street, Utilities - Overhead, Yard
- Security Features: Carbon Monoxide Detector(s)
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$26,370
- Electric: \$200.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses: 700
- Insurance: \$1,000
- Maintenance: \$6,108
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,112
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,140
2:	1	2	2	0	Unfurnished	\$1,846	\$1,846	\$2,140

3:	1	3	2	0	Unfurnished	\$2,060	\$2,060	\$2,840
4:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,670

Of Units With:

- Separate Electric: 4
 - Gas Meters: 4
 - Water Meters: 1
 - Carpet: 4
 - Dishwasher: 0
 - Disposal: 0
- Drapes: 4
 - Patio: 4
 - Ranges: 4
 - Refrigerator: 4
 - Wall AC: 0

Additional Information

- Standard sale
- 4 - Downtown Area, Alamitos Beach area
 - Los Angeles County
 - Parcel # 7278025020

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 • [Apartment](#)

List / Sold:

\$1,795,000/\$1,750,000 ↓

8 days on the market

1000 E 10th St • Long Beach 90813

7 units • **\$256,429/unit** • **5,340 sqft** • **4,502 sqft lot** • **\$327.72/sqft** •
Built in 1921

Listing ID: PW21181773

PROPERTY IS AT THE CORNER OF EAST 10TH ST AND MARTIN LUTHER KING JR. AVE.



BUSINESS PLUS REAL ESTATE. HUGE NET INCOME. SEVEN UNITS ALWAYS RENTED. THIS PROPERTY IS USED AS TRANSITIONAL HOUSING. PLEASE CALL BROKER FOR MORE INFORMATION. LOCATED AT THE CORNER OF EAST 10TH ST. AND MARTIN LUTHER KING JR. AVE.

Facts & Features

- Sold On 12/22/2021
- Original List Price of \$1,795,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$0 (Estimated)
- Laundry: Outside
- \$199200 Gross Scheduled Income
- \$167955 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

Interior

- Rooms: Den, Galley Kitchen
- Floor: Tile
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Refrigerator, Water Heater
- Other Interior Features: Furnished

Exterior

- Lot Features: Corner Lot, Landscaped, Level with Street, Level
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$31,245
- Electric: \$4,800.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01970316
- Gardener:
- Licenses: 200
- Insurance: \$2,900
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Furnished	\$1,200	\$1,200	\$1,800
2:	1	2	1	0	Furnished	\$3,100	\$3,100	\$3,100
3:	1	2	1	0	Furnished	\$2,350	\$2,350	\$2,350
4:	1	2	1	0	Furnished	\$2,550	\$2,550	\$2,550
5:	1	2	1	0	Furnished	\$3,200	\$3,200	\$3,200
6:	1	1	1	0	Furnished	\$2,000	\$2,000	\$2,000
7:	1	1	1	0	Furnished	\$2,200	\$2,200	\$2,200

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 6
- Carpet:
- Dishwasher: 0
- Disposal:

- Drapes:
- Patio:
- Ranges: 7
- Refrigerator: 7
- Wall AC: 0

Additional Information

- Standard sale

- 699 - Not Defined area
- Los Angeles County
- Parcel # 7274023010

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: PW21181773

Printed: 12/26/2021 11:52:37 AM

Search Criteria

Property Type is 'Residential Income'

Standard Status is 'Closed'

Contract Status Change Date is 12/19/2021 to 12/25/2021

City is 'Long Beach'

Number Of Units Total is 2+

Selected 6 of 6 results.