

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	PW22226066	S	602 Stanley Ave	LONG	3	TRUS	2	\$0		\$844,500 	\$550.88	1533	1910/ASR	4,942/0.1135	N	1	12/29/22	16/16
2	IG22215023	S	2315 E 10th ST	LONG	3	SPAY	3	\$21,600		\$580,000 		1	1921/ASR	6,066/0.1393	N	3	12/28/22	0/16
3	22214271	S	4831 Clark AVE	LONG	29	STD	4		4	\$1,350,000 	\$581.90	2320	1944	8,848/0.2			12/28/22	10/10

Closed • Duplex

List / Sold: **\$849,000/\$844,500** ↓

602 Stanley Ave • Long Beach 90814

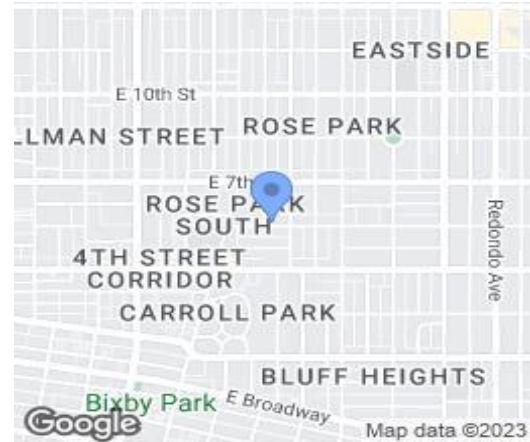
16 days on the market

2 units • **\$424,500/unit** • **1,533 sqft** • **4,942 sqft lot** • **\$550.88/sqft** •

Listing ID: PW22226066

Built in 1910

Corner of 6th and Stanley, near Burbank Elementary School



2 on 1 Corner lot Duplex in Long Beach, Rose Park South Historic District and 8 blocks from the beach and steps away from Retro Row on 4th. Front Unit was built in 1910 and is a 2 bedroom 1 bath home with 1 car garage with a private side yard. Home still maintains many of the original Craftman features such as beautiful wood casement windows, large front porch and oversized front door. Unit 2 was built in 1946 and is a 1 bedroom 1 bath home with a private side yard. It also has some original features. Both units have their own inside laundry rooms. This property is a gem and is looking for a buyer that sees the beauty of the past and wants to restore to her glory.

Facts & Features

- Sold On 12/29/2022
- Original List Price of \$849,000
- 2 Buildings
- 1 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01917184
- 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	\$2,800
2:	1	1	1	0	Unfurnished	\$900	\$900	\$1,800

Of Units With:

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

Additional Information

- Trust sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7262030025

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

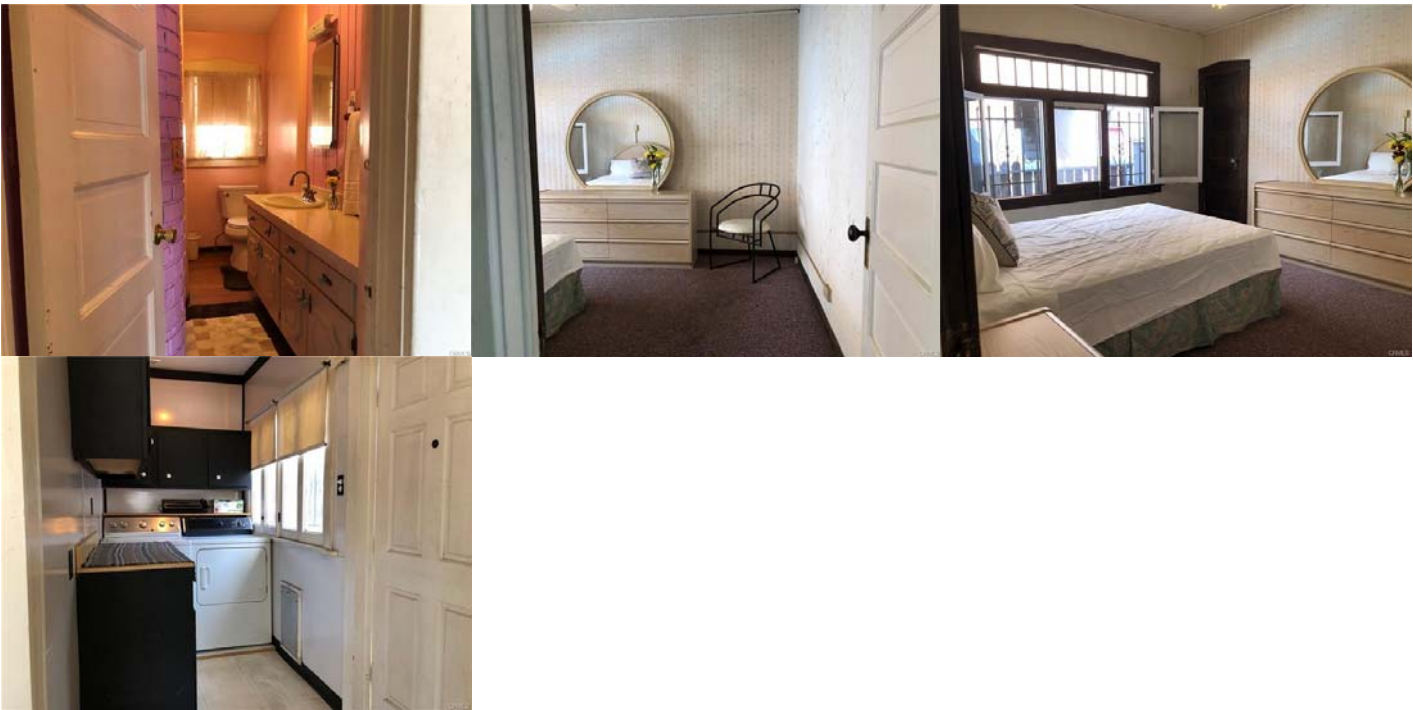
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW22226066

Printed: 01/01/2023 6:00:19 AM

Closed •

List / Sold: **\$550,000/\$580,000** ↑

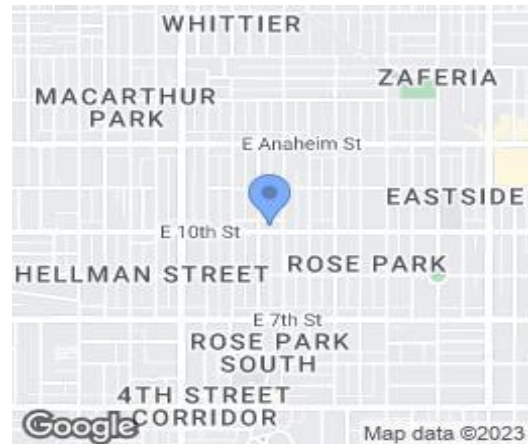
2315 E 10th St • Long Beach 90804

0 days on the market

3 units • \$183,333/unit • 1 sqft • 6,066 sqft lot • No \$/Sqft data •
Built in 1921

Listing ID: IG22215023

Anaheim St. and Dawson Ave.



Great investment opportunity to own this 3 unit multi-family property in Long Beach. Live in one and rent the other units. The front unit has 2bedroom and 1bath and 1bedroom and 1bath in the 2units. Comes with 3 car parking spaces. This home need some TLC.

Facts & Features

- Sold On 12/28/2022
- Original List Price of \$550,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- \$0 (Unknown)
- Laundry: Common Area
- \$21600 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,520
- Electric: \$1,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,020
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Furnished	\$1,600	\$1,600	\$1,600
2:	1	1	1	1	Furnished	\$800	\$800	\$800
3:	1	1	1	1	Furnished	\$800	\$800	\$800

Of Units With:

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

Additional Information

- Short Sale sale
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7262005025

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: IG22215023

Printed: 01/01/2023 6:00:20 AM

Closed •

List / Sold:

\$1,300,000/\$1,350,000 ↑

10 days on the market

Listing ID: 22214271

4831 Clark Ave • Long Beach 90808

**4 units • \$325,000/unit • 2,320 sqft • 8,848 sqft lot • \$581.90/sqft •
Built in 1944**

Eastbound of Lakewood Blvd and Southbound of Del Amo Blvd



4831 Clark Ave is a 4-unit building that is situated on an 8,848 Square foot lot. The subject property is composed of (4) 1-bedroom and 1-bath units (built 1944). Each 1-bedroom unit is approximately 600 square feet. There are (5) single-car garages located in the back of the property. Ownership has made substantial improvements including new landscaping, vinyl fences, exterior paint and two units have been fully updated. Electrical, plumbing, and roof are in great working condition. Gas & Electric are individually metered paid by the tenants and the owner pays for water and trash. This asset presents a unique opportunity to purchase a 4-unit building with 15% potential upside in rents in a premier location of Long Beach. There is also an opportunity for an investor to build (2) ADU's on the property to generate a significant amount of additional income.

Facts & Features

- Sold On 12/28/2022
- Original List Price of \$1,300,000
- 1 Buildings
- Heating: Wall Furnace
- Cap Rate: 4.2
- \$54651 Net Operating Income

Interior

- Appliances: Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$22,918
- 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	1	1		Unfurnished	\$1,921	\$1,921	\$1,921
2:	1	1	1		Unfurnished	\$1,548	\$1,548	\$1,800
3:	1	1	1		Unfurnished	\$1,600	\$1,600	\$1,800
4:	1	1	1		Unfurnished	\$1,595	\$1,595	\$1,800
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
- 29 - Lakewood Village area
- Los Angeles County
- Parcel # 7181015013

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

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CUSTOMER FULL: Residential Income LISTING ID: 22214271

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