

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	IN21228877	S	418 E Market ST	LONG	699	STD	2	\$0		\$820,000	\$491.90	1667	1924/ASR	5,701/0.1309	N	3	12/27/21	16/16
2	PW21214061	S	17 Bennett AVE	LONG	1	STD	3	\$67,380		\$1,785,000 	\$653.13	2733	1946/APP	5,654/0.1298	N	6	12/27/21	24/24
3	CV21188368	S	2280 Pine AVE	LONG	5	STD	3	\$38,080		\$720,000 	\$354.16	2033	1949/ASR	3,944/0.0905	N	3	12/29/21	91/91

Closed •

List / Sold: **\$820,000/\$820,000**

418 E Market St • Long Beach 90805

16 days on the market

2 units • \$410,000/unit • 1,667 sqft • 5,701 sqft lot • \$491.90/sqft •

Listing ID: IN21228877

Built in 1924

West of Linden East of Elm



This is a hot property for owner occupied and/or investment opportunity. This property sits on a 5,701 square feet and has 1,667 of living space. The front house has 4 bedrooms and 2 full baths, open floor plan, attached 2 car garage, laundry room and storage room inside garage. The house has been fully renovated. It is a perfect home for generating rental income. The rear house is 2 bedroom and 1 full bath with detached 1 car garage and laundry area. This unit is also fully renovated. There is lots of parking space in the driveway. There is a local community park and all grade level schools are nearby. Each unit has its own separate utility meters. Please do not disturb occupants. This property will be delivered vacant upon close of escrow. Bring your strong and serious buyers. Shown by appointment only. Do not go direct.

Facts & Features

- Sold On 12/27/2021
- Original List Price of \$820,000
- 2 Buildings
- 3 Total parking spaces
- \$412 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Landscaped, Lawn, Level with Street, Rectangular Lot, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01355599
- Gardener:
- Licenses:
- Insurance: \$0
- 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	4	2	2	Unfurnished	\$0	\$0	\$3,000
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,000

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
- Rent Controlled

- 699 - Not Defined area
- Los Angeles County
- Parcel # 7130001001

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: IN21228877

Printed: 01/02/2022 3:29:51 PM

Closed • **Triplex**

List / Sold:

\$1,776,450/\$1,785,000 ↑

17 Bennett Ave • Long Beach 90803

24 days on the market

3 units • **\$592,150/unit** • **2,733 sqft** • **5,654 sqft lot** • **\$653.13/sqft** •
Built in 1946

Listing ID: PW21214061



Fantastic opportunity to own a beautiful Spanish colonial revival triplex just steps away from the ocean. 17 Bennett features an awesome unit mix of (1) 3 Bed/2 Bath unit in the front with (2) 1 Bed/1 Bath units in the rear. It has 6 garage parking spaces with additional parking beside the garages for a total of 7 parking spaces - which is an extreme bonus in Belmont Shore for tenants who will greatly appreciate and stay longer for this amenity. Both rear units have their own private balcony, making it perfect for unwinding; and with COVID 19 work and learning from home, having a little private area to retreat to is a huge plus. This property is perfect for an owner user OR investor and will not last. The front unit has laundry hookups, and there is a common laundry room for the two rear units.

Facts & Features

- Sold On 12/27/2021
- Original List Price of \$1,776,450
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Central
- \$658 (Estimated)
- Laundry: Community, Gas Dryer Hookup, Washer Hookup
- \$67380 Gross Scheduled Income
- \$43797 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard
- Waterfront Features: Across the Road from Lake/Ocean
- Fencing: Excellent Condition, Partial, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02032924
- Gardener:
- Licenses:
- Insurance: \$0
- 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	3	Unfurnished	\$2,700	\$2,700	\$4,000
2:	1	1	1	2	Unfurnished	\$1,525	\$1,525	\$2,495
3:	1	1	1	1	Unfurnished	\$1,390	\$1,390	\$2,495

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- 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
- Parcel # 7256037017

Michael Lembeck

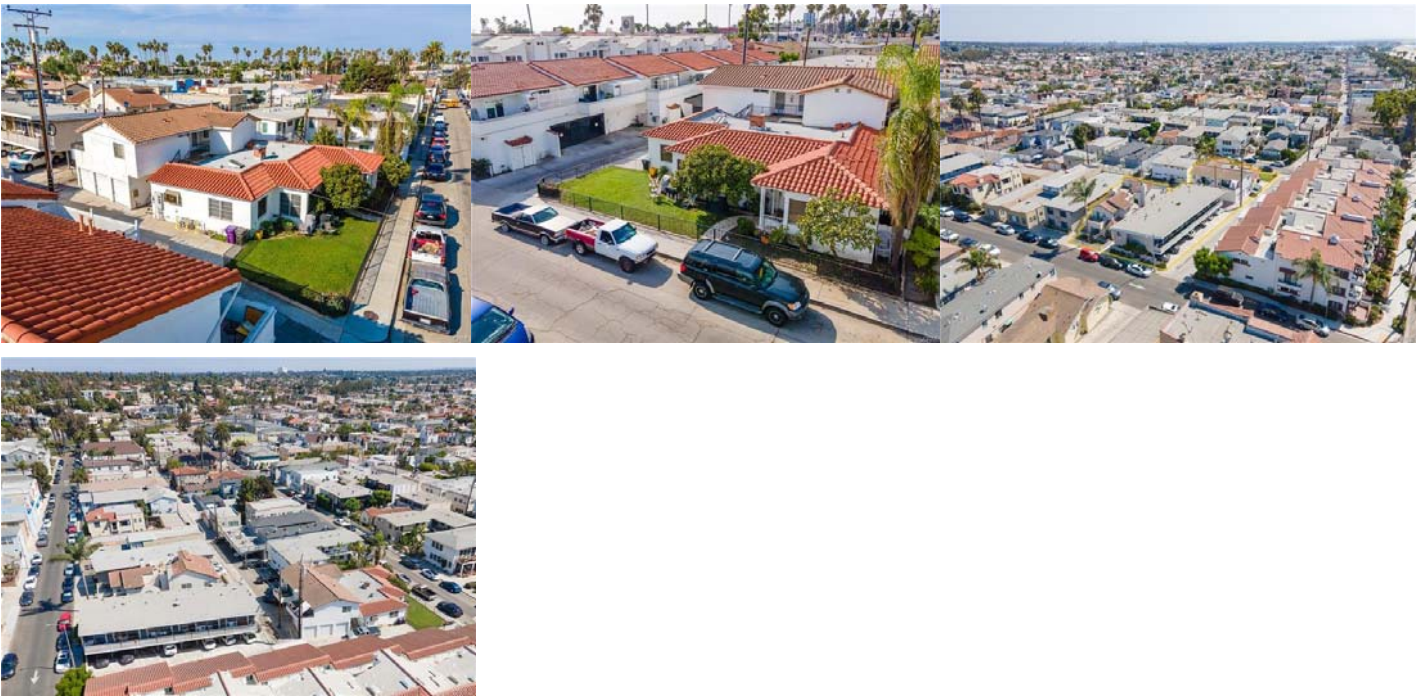
State License #: 01019397
Cell Phone: 714-742-3700

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: PW21214061

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Closed • **Triplex**

List / Sold: **\$749,999/\$720,000** ↓

2280 Pine Ave • Long Beach 90806

91 days on the market

3 units • **\$250,000/unit** • **2,033 sqft** • **3,944 sqft lot** • **\$354.16/sqft** •
Built in 1949

Listing ID: CV21188368

Long Beach Blvd. to Spring St. to Pacific Ave to 23rd St. to Pine Ave



Back on the Market!!! Well maintained 3 unit, 3 car garage property in the seaside city of Long Beach. Each of the 3 units are 1 bedroom and 1 bathroom, washer & dryer hook ups in all three units. All tenants paying rent on time during Covid-19. Easy Access to public transportation, freeways, restaurants, schools & entertainment. Each unit is individually metered for gas and electricity. Huge rental upside potential.

Facts & Features

- Sold On 12/29/2021
- Original List Price of \$789,999
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$571 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Individual Room
- \$38080 Gross Scheduled Income
- \$28443 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,729
- Electric: \$1,080.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$500
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,149
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,150	\$13,800	\$1,550
2:	1	1	1	1	Unfurnished	\$940	\$11,280	\$1,450
3:	1	1	1	1	Unfurnished	\$1,000	\$12,000	\$1,250

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 5 - Wrigley Area area
- Los Angeles County

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: CV21188368

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Search Criteria

Property Type is 'Residential Income'

Standard Status is 'Closed'

Contract Status Change Date is 12/26/2021 to 01/01/2022

City is 'Long Beach'

Number Of Units Total is 2+

Selected 3 of 3 results.