

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	LG21243742	S	811 E 9th ST	LONG	3	STD	2	\$33,600		\$600,000	\$382.65	1568	1900/ASR	3,609/0.0829	N	0	12/08/21	6/213
2	PW21237297	S	733 Loma AVE	LONG	3	STD	2	\$61,000		\$1,100,000	\$456.62	2409	1920/ASR	6,065/0.1392	N	0	12/07/21	1/1
3	RS21224281	S	6751 Gaviota AVE	LONG	7	STD	2	\$23,340		\$750,000	\$465.84	1610	1947/PUB	7,871/0.1807	N	0	12/06/21	13/13
4	OC21132790	S	331 N Colorado PL	LONG	699	STD	4	\$75,420		\$1,490,000	\$392.93	3792	1922/ASR	6,252/0.1435	N	2	12/07/21	132/132
5	PW21194672	S	229 Granada AVE	LONG	1	STD	5	\$169,200		\$3,000,000	\$761.61	3939	1953/ASR	2,625/0.0603	N	2	12/09/21	69/69
6	IV21060641	S	1214 E Hellman ST #8	LONG	4	STD	8	\$240,000		\$2,035,000	\$363.39	5600	1962/SLR	6,103/0.1401	N	4	12/06/21	123/182
7	PW21194727	S	311 Junipero AVE	LONG	1	STD	16	\$362,160		\$6,000,000	\$530.22	11316	1962/ASR	6,502/0.1493	N	0	12/08/21	42/42

Closed •

List / Sold: **\$629,000/\$600,000** ↓

811 E 9th St • Long Beach 90813

6 days on the market

2 units • \$314,500/unit • 1,568 sqft • 3,609 sqft lot • \$382.65/sqft •

Listing ID: LG21243742

Built in 1900

Multi family property duplex. Investment property with rental income



Duplex with two separate units. Great investment property located in a big independent lot. Both units are tenant occupied on month to month contract, require 60 days notice according to CA tenancy LA. Seller will give notice once the escrow is opened, seller is in good terms with tenants. There is a third guest room with bathroom in the right rear side of the house that is not rentable, it can be used for guests or storage room. Property is sold with tenants in place. Property has two addresses - 811 & 811 1/2 E 9th St., Long Beach, CA 90813.

Facts & Features

- Sold On 12/08/2021
- Original List Price of \$629,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Gas
- Heating: Central, Natural Gas
- \$407 (Estimated)
- Laundry: Common Area, In Kitchen
- \$33600 Gross Scheduled Income
- \$31200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Tile
- Appliances: Dishwasher, Gas Oven, Microwave, Refrigerator

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Average Condition
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$2,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 02153922
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance: \$1,300
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	4	3	0	Unfurnished	\$33,600	\$33,600	\$0

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

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7274022026

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:

\$1,165,000/\$1,100,000 ↓

1 days on the market

Listing ID: PW21237297

733 Loma Ave • Long Beach 90804

2 units • **\$582,500/unit** • **2,409 sqft** • **6,065 sqft lot** • **\$456.62/sqft** •
Built in 1920

North off Seventh St on to Loma



Two homes on one lot, privacy for each and parking galore!!! Perfect for Income, home with income (move right in), or as a family compound... all separate utilities, private yard, private laundries, 3yr new roofs (approx), and this is close to school restaurants shopping Rose Park and Beach... and so much more. Fully rented with upside potential. >> 735 Loma was blt in 1988 (see assessor data), with an open and spacious layout, master bedroom w ensuite bath is private from guest bedroom and bath, enjoys hi clgs, laundry hookups, central heating, parking and large yard!! >>733 Loma has been upgraded- central heating, pl el and laundry hookups, and offers an open concept, with large porch overlooking gardens, and parking. Don't miss this one...

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$1,165,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Forced Air
- \$0 (Assessor)
- Laundry: Individual Room
- \$61000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Master Bathroom, Master Bedroom, Master Suite

Exterior

- Lot Features: Front Yard, Garden
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02061094
- 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	0	Unfurnished	\$2,115	\$2,115	\$2,400
2:	1	2	2	0	Unfurnished	\$2,385	\$2,385	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7258024019

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: PW21237297

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Closed •

List / Sold: **\$750,000/\$750,000** ↑

6751 Gaviota Ave • Long Beach 90805

13 days on the market

**2 units • \$375,000/unit • 1,610 sqft • 7,871 sqft lot • \$465.84/sqft •
Built in 1947**

Listing ID: RS21224281

Main Cross Streets Cherry Ave/ Artesia Blvd. (North of 91 Fwy / West of Cherry)



LARGE CORNER LOT! Investment Opportunity! DUPLEX - 2 seperate buildings, each are 2 Bed 1 bath with SEPERATE OWN INDIVIDUAL entrance, each have individual Laundry and Enclosed Private Yard. Alley access to rear unit. Each have own seperate Gas and Electric Meters. Front Unit has Solar panels. Fresh interior paint in front unit and newly painted the exterior. Very well cared for and manicured property. Front Unit has a storage shed in private yard that can be used for bonus rec-room/playroom/home office etc. LARGE CORNER LOT!! Room to grow. Live in one rent the other. Pride of Ownership.

Facts & Features

- Sold On 12/06/2021
- Original List Price of \$705,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- \$437 (Estimated)
- Laundry: Outside, See Remarks
- \$23340 Gross Scheduled Income
- \$18670 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,670
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$693
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$398
- Maintenance:
- Workman's Comp:
- Professional Management: 1356
- Water/Sewer: \$693
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,945	\$1,945	\$2,095
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,095

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

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7116008084

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: RS21224281

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Closed •

List / Sold:

\$1,540,000/\$1,490,000 ↓

132 days on the market

Listing ID: OC21132790

331 N Colorado Pl • Long Beach 90814

**4 units • \$385,000/unit • 3,792 sqft • 6,252 sqft lot • \$392.93/sqft •
Built in 1922**

Take CA-1 to Redondo Ave and head south, then turn west onto E 3rd St, and then turn north onto N Colorado Pl



Prime Bluff Heights fourplex situated just half a mile from the Long Beach coast! Property is equipped with new roofing! The front of the lot has (3) 2BR/1BA units & 2 garage parking spaces. The rear unit has excellent privacy & includes its own large private backyard space! A common laundry area connects the two main structures. Walk Score gives this area a fantastic "Walkers Paradise" rating of 90/100. Seller to keep mineral rights.

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$1,610,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: Common Area
- \$75420 Gross Scheduled Income
- \$48409 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: 26-30 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,228
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 02126101
- Gardener:
- Licenses:
- Insurance: \$3,438
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,874
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	2	Unfurnished	\$4,490	\$53,880	\$6,000
2:	1	1	1	0	Unfurnished	\$1,795	\$21,540	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area

- Los Angeles County
- Parcel # 7263026019

Michael Lembeck

State License #: 01019397
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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: OC21132790

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Closed •

List / Sold: **\$3,000,000/\$3,000,000**

229 Granada Ave • Long Beach 90803

69 days on the market

**5 units • \$600,000/unit • 3,939 sqft • 2,625 sqft lot • \$761.61/sqft •
Built in 1953**

Listing ID: PW21194672

Make a right off of E The Toledo onto Granada Ave



We are pleased to present a 5-unit multifamily property located at 229 Granada Avenue located in Long Beach, CA. Built in 2020, the subject property consists of 3,939 rentable square feet spread throughout a 2,625 square foot lot. The building consists of one studio unit, three 2-story studio loft units, and one 2-bedroom / 1-bathroom unit. It contains two garages and four private balconies for tenants. The units were fully renovated and re-imagined, including creative amenities such as new kitchens & bathrooms, mechanized Garages, vinyl floors, mini-split A/C, 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 12/09/2021
- Original List Price of \$3,000,000
- 1 Buildings
- 2 Total parking spaces
- \$749 (Estimated)
- Laundry: Dryer Included, Washer Included
- \$169200 Gross Scheduled Income
- \$113585 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer, Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$55,339
- Electric: \$400.00
- Gas: \$400
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management: 8439
- Water/Sewer: \$400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$2,100	\$2,100	\$2,268
2:	3	1	1	1	Unfurnished	\$2,700	\$8,650	\$3,114
3:	1	2	1	1	Unfurnished	\$3,350	\$3,350	\$3,618

Of Units With:

- Separate Electric: 0
- Drapes:

- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7249032024

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: PW21194672

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Closed • **Commercial/Residential**

List / Sold:

\$1,999,888/\$2,035,000 ↓

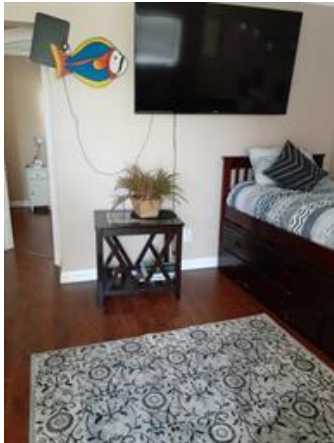
123 days on the market

Listing ID: IV21060641

1214 E Hellman St # 8 • Long Beach 90813

**8 units • \$249,986/unit • 5,600 sqft • 6,103 sqft lot • \$363.39/sqft •
Built in 1962**

Orange and Hellman st . Close to 7th street



For sale is 2 buildings . Total of 8 units (1214 e Hellman st #A,#B#C#D Long Beach .760,762,764,766 orange Ave Long Beach)3 of one bedroom . 5 of 2 bedrooms . All upgraded . Well kept . Fully furnished operated as furnished monthly based rental home .excellent incomes(over \$20k monthly) sale price not include furnitures.. Washer dryer . .

Facts & Features

- Sold On 12/06/2021
- Original List Price of \$2,480,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Laundry: Individual Room
- \$240000 Gross Scheduled Income
- \$180000 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 8 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up
- Floor: Laminate, Tile
- Appliances: Self Cleaning Oven

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,000
- Electric: \$4,500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,230
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$4,750
- Maintenance:
- Workman's Comp:
- Professional Management: 1200
- Water/Sewer: \$768
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1	0	Furnished	\$27,000	\$51,000	\$51,000
2:	3	2	1	1	Furnished	\$35,000	\$10,500	\$10,500
3:	2	2	2	1	Furnished	\$37,000	\$640,000	\$64,000

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 8
- Carpet:
- Dishwasher:
- Disposal: 8
- Drapes:
- Patio:
- Ranges:
- Refrigerator: 8
- Wall AC:

Additional Information

- Standard sale
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7266002001

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

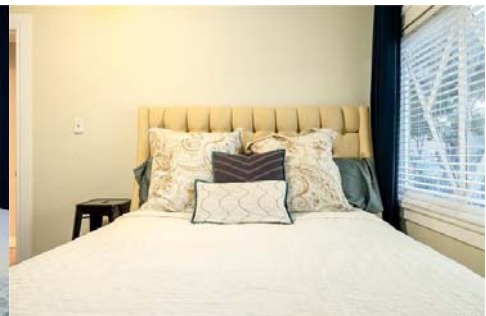
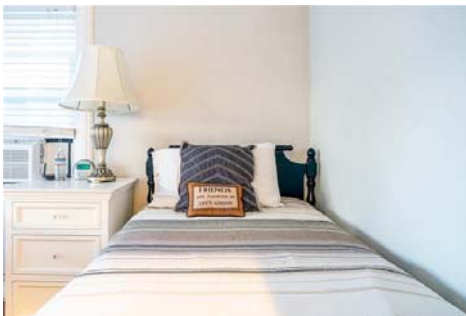
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold: **\$6,000,000/\$6,000,000**

311 Junipero Ave • Long Beach 90814

42 days on the market

**16 units • \$375,000/unit • 11,316 sqft • 6,502 sqft lot • \$530.22/sqft •
Built in 1962**

Listing ID: PW21194727

Off E 3rd turn onto Junipero



We are pleased to present a 16-unit multifamily property located at 311-315 Junipero Avenue located in Long Beach, CA. Built in 1954, the subject property consists of 11,316 rentable square feet spread throughout a 13,000 square foot lot. The building consists of ten 1-bedroom / 1-bathroom units, and six 2-bedroom / 1 -bathroom unit. It contains eight garages and a communal patio 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 12/08/2021
- Original List Price of \$6,000,000
- 2 Buildings
- 0 Total parking spaces
- \$1,369 (Estimated)
- \$362160 Gross Scheduled Income
- \$250036 Net Operating Income
- 16 electric meters available
- 16 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 16-20 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$112,059
- Electric: \$1,458.00
- Gas: \$1,459
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,195
- Maintenance:
- Workman's Comp:
- Professional Management: 18089
- Water/Sewer: \$1,459
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	1	1	0	Unfurnished	\$1,795	\$17,205	\$1,895
2:	6	2	1	0	Unfurnished	\$2,200	\$12,975	\$2,595

Of Units With:

- Separate Electric: 16
- Gas Meters: 16
- Water Meters: 0
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7263006033

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: PW21194727

Printed: 12/12/2021 11:41:19 AM

Search Criteria

Property Type is 'Residential Income'

Standard Status is 'Closed'

Contract Status Change Date is 12/05/2021 to 12/11/2021

City is 'Long Beach'

Number Of Units Total is 2+

Selected 7 of 7 results.