

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	Grg Spcs	Date	DOM/CDOM
1	PW20205883	S	628 Newport AVE	LONG	2	STD	2	\$47,400		\$865,000 ↓	\$528.08	1638	1918/ASR	6,751/0.155	2	02/03/21	80/80
2	PW20227540	S	525 Olive AVE	LONG	4	STD	2	\$2,410		\$540,000	\$482.14	1120	1912/ASR	2,408/0.0553	0	02/03/21	2/2
3	TR20207662	S	1110 Mira Mar AVE	LONG	699	STD	2	\$145,033		\$1,050,000 ↓	\$363.32	2890	1936/ASR	4,191/0.0962	2	02/03/21	65/65
4	PW20259253	S	331 Euclid AVE	LONG	2	STD	3	\$89,400		\$1,500,000 ↓	\$600.00	2500	1920/BLD	6,351/0.1458	2	02/04/21	1/1
5	WS20191017	S	2801 E 10th ST	LONG	699	STD	4	\$80,892	6	\$1,050,000	\$350.00	3000	1937/ASR	5,026/0.1154	3	02/05/21	80/80
6	SR20235062	S	1456 Elm AVE	LONG	699	STD	4	\$7,375		\$1,068,000 ↓	\$251.29	4250	1927/ASR	9,578/0.2199	3	02/03/21	19/19
7	SB20183356	S	405 E Esther ST	LONG	9	STD	7	\$146,940	5	\$1,825,000 ↓	\$429.21	4252	1923/ASR	6,752/0.155	0	02/05/21	72/72
8	SB20183314	S	181 Argonne AVE	LONG	1	STD	8	\$160,080	4	\$2,310,000 ↓	\$742.77	3110	1951/ASR	3,059/0.0702	1	02/04/21	95/95

Closed • Duplex

List / Sold: **\$865,000/\$865,000** ↓

628 Newport Ave • Long Beach 90814

80 days on the market

2 units • **\$432,500/unit** • **1,638 sqft** • **6,751 sqft lot** • **\$528.08/sqft** •

Listing ID: PW20205883

Built in 1918

7th Street South to Newport Avenue, turn right. 1 block from Redondo Avenue



An excellent opportunity to own not one but TWO charming Craftsman style homes on one lot! The front home is a two bed, one bath with reading nook/potential small office, detached two car garage and private yard. The back home is a 2 bedroom, 1 bathroom with its own private yard as well! Plenty of parking for both properties. Great location in close proximity to restaurants, shops, freeway access and more!

Facts & Features

- Sold On 02/03/2021
- Original List Price of \$879,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- Laundry: Individual Room, Outside
- \$47400 Gross Scheduled Income
- \$39853 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Vinyl, Wood

Exterior

- Lot Features: Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$7,547
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02126101
- Gardener:
- Licenses:
- Insurance: \$1,431
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,050	\$2,050	\$2,800
2:	1	2	1	0	Unfurnished	\$1,900	\$1,900	\$2,400

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
- 2 - Belmont Heights, Alamitos Heights area

- Los Angeles County
- Parcel # 7258025019

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

CUSTOMER FULL: Residential Income **LISTING ID:** PW20205883

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Closed • Duplex

List / Sold: **\$540,000/\$540,000**

525 Olive Ave • Long Beach 90802

2 days on the market

2 units • **\$270,000/unit** • **1,120 sqft** • **2,408 sqft lot** • **\$482.14/sqft** •
Built in 1912

Listing ID: PW20227540

Marietta and Cereza



Great Investment Opportunity in Downtown Long Beach. Duplex with Two- One Bedroom, One Bath Units. Currently rented with market rents. Exterior is recently painted with front entry porches for each unit. One unit has been recently painted, has hardwood flooring with built in cabinetry, remodeled bathroom, and washer and dryer hookups (as shown in pictures)

Facts & Features

- Sold On 02/03/2021
- Original List Price of \$540,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$2410 Gross Scheduled Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- 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	0	Unfurnished	\$1,275	\$0	\$0
2:	1	1	1	0	Unfurnished	\$1,135	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7281003011

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

CUSTOMER FULL: Residential Income LISTING ID: PW20227540

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Closed • **Single Family Residence**

List / Sold: **\$999,900/\$1,050,000** ↓

1110 Mira Mar Ave • Long Beach 90804

65 days on the market

2 units • **\$499,950/unit** • **2,890 sqft** • **4,191 sqft lot** • **\$363.32/sqft** •
Built in 1936

Listing ID: TR20207662

Near Anaheim Street and Redondo Avenue



Tastefully Renovated 2 story home that is divided into a front and back home! This home was being used as an Airbnb and for good reason; the nightly rates in this high demand city are enough to make any investor happy! Front home has spacious 4 beds / 3 baths, full kitchen, and lots of bright natural light coming in from the living room. The back home has with kitchenette/ living room loft and 3 beds/ 1.5 baths. Seller is in the process of obtaining the permits for the second unit and it will be completed prior to close of escrow. The garage can also be converted into a ADU/third unit. Seller has already completed the electrical and new sub panel in the garage. Also, the school fees and sanitation fees were already paid to the City of Long Beach. Buyers will just need to pay the permit fees and finish up the foundation below the garage door to make a new wall. The whole project is projected to be less than \$10,000. In addition, the city has already approved the backyard, which has just recently been finished, cozy sitting area where you can have a portable fireplace, large stone steps and eco-friendly landscaping saving you both time and money on maintenance & the water bill! Location of this home is fantastic, tons of popular restaurants, nightlife, grocery stores, and even the beach all just moments away from you! This home has such a cool and breezy freshness to it, you and your guests will fall in love instantly!

Facts & Features

- Sold On 02/03/2021
- Original List Price of \$1,299,999
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- Laundry: Inside
- \$145032 Gross Scheduled Income
- \$90906 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$54,126
- Electric: \$8,127.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01884917
- Gardener:
- Licenses: 240
- Insurance: \$0
- Maintenance: \$11,960
- Workman's Comp:
- Professional Management: 17403
- Water/Sewer: \$0
- Other Expense: \$5,200
- Other Expense Description: Repairs

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	7	4	2	Furnished	\$0	\$145,032	\$149,383

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7254003016

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

CUSTOMER FULL: Residential Income **LISTING ID:** TR20207662

Printed: 02/07/2021 6:41:28 PM

Closed • **Triplex**

List / Sold:

\$1,525,000/\$1,500,000 ↓

1 days on the market

331 Euclid Ave • Long Beach 90814

3 units • **\$508,333/unit** • **2,500 sqft** • **6,351 sqft lot** • **\$600.00/sqft** •
Built in 1920

Listing ID: PW20259253

Colorado to Euclid and head south



This Art Deco, turnkey triplex is located on one of the quietest streets in Belmont Hts (Euclid dead ends at Colorado) and consists of a spacious 3 bedroom, 2 bath front home (1,775 s.f) plus an office / dining room (could be a 4th bedroom), a 480 s.f one bedroom apartment (with a small office sits atop the detached 2 car garage (alley access), and a legally permitted ADU studio (242 s.f). There is ample parking both in the front driveway and in the rear off of the alley. The entire property was taken down to the studs and fully renovated (with permits) and brought up to current code. Upgrades include structural reinforcements, new 3 panel / 400 amp electric meter, new roofs on all 3 structures, new windows, insulation and drywall, new HVAC, new plumbing (including main sewer line), new electrical, beautiful kitchens with gray shaker cabinets and quartz countertops and backsplashes, stunning Acacia hardwood flooring in the front house and laminate flooring in the back units, amazing Art Deco tile work in both bathrooms of the front house along with stunning tile around the amazing front door that really makes this house "pop". Monthly income should exceed \$7,250 per month and with all the renovations your repairs and maintenance costs will be near zero for many years to come.

Facts & Features

- Sold On 02/04/2021
- Original List Price of \$1,525,000
- 3 Buildings
- Levels: Multi/Split
- 2 Total parking spaces
- Cooling: Central Air
- Laundry: In Closet, In Garage
- \$89400 Gross Scheduled Income
- \$68400 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Wood
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Granite Counters, Recessed Lighting

Exterior

- Lot Features: 0-1 Unit/Acre, Landscaped, Sprinklers In Front, Sprinklers Timer
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01430724
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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	\$0	\$0	\$4,200
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,850
3:	1	0	1	0	Unfurnished	\$0	\$0	\$1,400

Of Units With:

- Separate Electric: 3
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher: 3
- Disposal: 3

- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 1
- Wall AC: 2

Additional Information

- Standard sale

- 2 - Belmont Heights, Alamos Heights area
- Los Angeles County
- Parcel # 7255005021

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

CUSTOMER FULL: Residential Income LISTING ID: PW20259253

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Closed • **Commercial/Residential**

List / Sold: **\$1,050,000/\$1,050,000**

2801 E 10th St • Long Beach 90804

80 days on the market

4 units • **\$262,500/unit** • **3,000 sqft** • **5,026 sqft lot** • **\$350.00/sqft** •
Built in 1937

Listing ID: WS20191017

Fwy 405 exit Cherry ave turn South



4 Units mixed use income property features 1 Restaurant, 1 single house with 3 Bedroom 1 Bath and 1 duplex with 2 bedroom 2 Bath and 1 Bedroom 1 Bath. Great location. Great rent income. Great investment. 4 units address is 2801,2809,2817,2819.

Facts & Features

- Sold On 02/05/2021
- Original List Price of \$1,050,000
- 3 Buildings
- Levels: One, Two
- 3 Total parking spaces
- Cap Rate: 6.1
- \$80892 Gross Scheduled Income
- \$64437 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,455
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01519248
- Gardener:
- Licenses: 340
- Insurance: \$2,376
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,232
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	0	1	Unfurnished	\$2,250	\$2,250	\$2,500
2:	1	3	1	1	Unfurnished	\$1,600	\$1,600	\$1,700
3:	1	2	2	1	Unfurnished	\$1,700	\$1,700	\$1,800
4:	1	1	1	0	Unfurnished	\$1,191	\$1,191	\$1,230

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
- 699 - Not Defined area
- Los Angeles County

- Parcel # 7258001014

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

CUSTOMER FULL: Residential Income **LISTING ID:** WS20191017

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Closed •

List / Sold:

\$1,198,000/\$1,068,000 ↓

19 days on the market

Listing ID: SR20235062

1456 Elm Ave • Long Beach 90813

4 units • **\$299,500/unit** • **4,250 sqft** • **9,578 sqft lot** • **\$251.29/sqft** •
Built in 1927

FROM 710 FWY GO EAST ON ANAHEIM ST TO ELM MAKE LEFT.



FOUR UNITS #1 4BEDROOMS 2BATH* #2 3BEDROOMS 1.5BATH* #3 2BEDROOMS 1BATH* #4 SINGLE 1BATH* WITH A TOTAL SQFT OF 4250 BUILDING, NO RENT CONTROL

Facts & Features

- Sold On 02/03/2021
- Original List Price of \$1,198,000
- 1 Buildings
- 3 Total parking spaces
- Heating: Natural Gas
- \$7375 Gross Scheduled Income
- \$6450 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$925
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$1,890
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	9	5	3	Unfurnished	\$7,460	\$7,460	\$0

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7269025011

Michael Lembeck

Re/Max Property Connection

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

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SR20235062

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Closed •

List / Sold:

\$1,850,000/\$1,825,000 ↓

72 days on the market

Listing ID: SB20183356

405 E Esther St • Long Beach 90813

7 units • \$264,286/unit • 4,252 sqft • 6,752 sqft lot • \$429.21/sqft • Built in 1923

North side of street



High yield 7-unit apartment building half a block to a blue line station and steps to numerous new developments. Great unit mix of one 6 Bed/2 Bath unit, three 3 Bed/1 Bath units, one 2 Bed/1 Bath units, one 1 Bed/1 Bath, and one studio. Exterior refresh just completed and 5 out of 7 units remodeled. Super strong income at 12.59X gross on actuals with a 6% upside to market GRM of 11.81X and a 5.5% market cap rate. Qualifies for 75% LTV financing at historically low interest rates. Off-street parking for 4-5 cars. Just North of Downtown Long Beach. Blue lines serves both Downtown Los Angeles and Long Beach. Blocks away from elementary, middle, and high schools.

Facts & Features

- Sold On 02/05/2021
- Original List Price of \$1,850,000
- 3 Buildings
- Levels: Two
- 4 Total parking spaces
- Cap Rate: 5.1
- \$146940 Gross Scheduled Income
- \$94498 Net Operating Income
- 8 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$45,095
- Electric: \$546.00
- Gas: \$546
- Furniture Replacement:
- Trash: \$546
- Cable TV: 02114291
- Gardener:
- Licenses: 605
- Insurance: \$3,016
- Maintenance: \$6,980
- Workman's Comp:
- Professional Management: 8376
- Water/Sewer: \$546
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,900	\$1,900	\$1,900
2:	1	6	2	0	Unfurnished	\$3,300	\$3,300	\$3,300
3:	1	3	1	0	Unfurnished	\$1,800	\$1,800	\$1,850
4:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$1,550
5:	1	3	1	0	Unfurnished	\$1,950	\$1,950	\$1,950
6:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,350
7:	1	0	1	0	Unfurnished	\$1,095	\$1,095	\$1,150

Of Units With:

- Separate Electric: 8
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- 9 - Poly High area
- Los Angeles County
- Parcel # 7269020023

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

CUSTOMER FULL: Residential Income LISTING ID: SB20183356

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Closed •

List / Sold:

\$2,495,000/\$2,310,000 ↓

95 days on the market

Listing ID: SB20183314

181 Argonne Ave • Long Beach 90803

**8 units • \$311,875/unit • 3,110 sqft • 3,059 sqft lot • \$742.77/sqft •
Built in 1951**

Located on Argonne Street.



181 Argonne Ave is a clean 8-unit building located in the highly sought-after Belmont Shore community. The building was built in 1951 and consists of 3,110 SF of living space situated on a 3,059 SF lot. 181 Argonne Ave offers a great unit mix consisting of (1) 2-Bed/1-Bath, (6) 1-Bed/1-Bath, and (1) Studio. The property has been well maintained and features a 1-car garage. Located just steps from the ocean in one of the strongest rental markets in California, this is a perfect opportunity for a yield-focused investor looking to purchase an A+ asset.

Facts & Features

- Sold On 02/04/2021
- Original List Price of \$2,595,000
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- Laundry: Common Area
- Cap Rate: 4.1
- \$160080 Gross Scheduled Income
- \$101119 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$54,158
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$1,244
- Maintenance: \$4,802
- Workman's Comp:
- Professional Management: 8004
- Water/Sewer: \$0
- Other Expense: \$6,400
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	0	Unfurnished	\$1,595	\$1,595	\$1,895
2:	1	1	1	0	Unfurnished	\$1,871	\$1,871	\$1,895
3:	1	1	1	0	Unfurnished	\$1,895	\$1,895	\$1,895
4:	1	2	1	1	Unfurnished	\$1,995	\$1,995	\$2,500
5:	1	0	1	0	Unfurnished	\$1,499	\$1,499	\$1,500

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7247002020

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

CUSTOMER FULL: Residential Income LISTING ID: SB20183314

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