

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	PW22261098	S	5859 Walnut AVE	LONG	7	STD	2	\$0		\$674,000	\$608.30	1108	1928/ASR	4,716/0.1083	N	2	02/14/23	23/23
2	PW22259780	S	733 Belmont AVE	LONG	2	STD	3	\$54,720		\$1,090,000	\$515.12	2116	1923/PUB	5,469/0.1256	N	2	02/14/23	24/24
3	PW22234587	S	2316 Cedar AVE	LONG	5	STD	3	\$61,200	5	\$916,405	\$426.63	2148	1956/PUB	6,500/0.1492	N	4	02/14/23	42/42
4	PW22209571	S	129 Roycroft Ave	LONG	1	STD	4	\$99,360	5	\$1,750,000	\$689.52	2538	1948/APP	3,150/0.0723	N	1	02/14/23	102/102
5	PW22185548	S	219 E 10th ST	LONG	4	STD	5	\$120,864		\$1,350,000	\$279.16	4836	1909/ASR	5,751/0.132	N	0	02/16/23	117/117
6	PW22231020	S	1026 Roswell AVE	LONG	3	TRUS	8	\$129,500		\$2,380,000	\$389.27	6114	1987/ASR	5,853/0.1344	N	0	02/17/23	23/23

Closed • Duplex

List / Sold: **\$649,000/\$674,000** ↓

5859 Walnut Ave • Long Beach 90805

23 days on the market

2 units • **\$324,500/unit** • **1,108 sqft** • **4,716 sqft lot** • **\$608.30/sqft** •
Built in 1928

Listing ID: PW22261098

North of South St., South of Harding, West of Cherry Ave, and East of Orange



Perfect investing opportunity!! Live in one and rent out the other Unit. This property is a duplex that has plenty of space in the backyard to add a second bedroom. The Garage is Large enough to convert to an ADU Must see it to appreciate the potential.

Facts & Features

- Sold On 02/14/2023
- Original List Price of \$689,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$402 (Assessor)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate, Tile
- Other Interior Features: Ceiling Fan(s), Tile Counters

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- 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	1	Unfurnished	\$0	\$0	\$1,250
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,250

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

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7123019018

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: PW22261098

Printed: 02/19/2023 6:14:28 AM

Closed • **Triplex**

List / Sold:

\$1,283,000/\$1,090,000 ↓

24 days on the market

733 Belmont Ave • Long Beach 90804

3 units • **\$427,667/unit** • **2,116 sqft** • **5,469 sqft lot** • **\$515.12/sqft** •
Built in 1923

Listing ID: PW22259780

7th Street, North on Belmont Ave. Belmont dead-ends into a greenbelt park. Also alley access.



Classic Spanish Tri-Plex on the edge of Belmont Heights. This quiet street ends into a greenbelt park. Owners are local and property shows pride of ownership. 2 units at the front each offering 1 bedroom and 1 bathroom with street parking. The large rear unit offers 3 bedrooms, 2 bathrooms with French doors to a deck & secluded back yard. Detached 2 car garage and 2 parking spaces plus 2 large storage units & laundry shared by all 3 units. Great location! Live in the spacious 3 bedroom unit and offset your mortgage payment with rental income OR, it's a fantastic investment property opportunity! Actual addresses are 733, 735 and 737 Belmont Ave. Please do not contact tenants. Submit all offers subject to interior inspection. Sellers are motivated.

Facts & Features

- Sold On 02/14/2023
- Original List Price of \$1,283,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- \$0 (Unknown)
- Laundry: Common Area
- \$54720 Gross Scheduled Income
- \$52320 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile, Wood
- Appliances: Gas Range, Refrigerator

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Garden, Landscaped, Lawn, Level with Street, Rectangular Lot, Park, Nearby, Treed Lot, Walkstreet, Yard
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,372
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$360
- Cable TV: 02129864
- Gardener:
- Licenses:
- Insurance: \$1,320
- Maintenance: \$480
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$612
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$2,000
2:	1	1	1	0	Unfurnished	\$1,030	\$1,030	\$1,750
3:	1	3	2	2	Unfurnished	\$2,280	\$2,280	\$3,600

Of Units With:

- Separate Electric: 3
- Drapes:

- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- 2 - Belmont Heights, Alhambra Heights area
- Los Angeles County
- Parcel # 7254021021

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW22259780

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Closed • **Triplex**

List / Sold: **\$925,000/\$916,405** ↓

2316 Cedar Ave • Long Beach 90806

42 days on the market

3 units • **\$308,333/unit** • **2,148 sqft** • **6,500 sqft lot** • **\$426.63/sqft** •
Built in 1956

Listing ID: PW22234587

West of Pacific Ave, North of 23rd St



Desirable South Wrigley Location- Triplex with Detached Single Family Home and 2- 1 Bedroom Units over 4 Garages. Excellent location, just west of Pacific Ave, close to shopping centers, Long Beach Memorial Hospital, restaurants, and breweries. Perfect set up for an owner-user to collect rents from 2 units, or an investor who wants a low-maintenance property. Front home is tastefully upgraded with granite countertops, oak wood cabinetry in the kitchen, and barstool seating. Separate Laundry facilities on-site for each tenant's use. Plenty of off-street parking, including a covered car-port, driveway, and 4 single car garages. Updated plumbing and electric. Separately metered for gas and electric.

Facts & Features

- Sold On 02/14/2023
- Original List Price of \$925,000
- 2 Buildings
- Levels: Two
- 7 Total parking spaces
- 1 Total carport spaces
- \$0 (Unknown)
- Laundry: In Garage, Individual Room, See Remarks
- Cap Rate: 4.63
- \$61200 Gross Scheduled Income
- \$41554 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Appliances: Gas Oven, Gas Range
- Other Interior Features: Ceiling Fan(s), Recessed Lighting

Exterior

- Lot Features: Front Yard
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,360
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$11,270
- Other Expense Description: Prop Tax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1		\$2,200		\$2,900
2:	1	1	1	1		\$1,575		\$1,700
3:	1	1	1	1		\$0		\$1,700

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7205016010

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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed • **Quadruplex**

List / Sold:

\$1,800,000/\$1,750,000 ↓

102 days on the market

Listing ID: PW22209571

129 Roycroft Ave • Long Beach 90803

4 units • **\$450,000/unit** • **2,538 sqft** • **3,150 sqft lot** • **\$689.52/sqft** •
Built in 1948

2nd and Roycroft Ave.



THE LARGEST UNIT IS GOING VACANT. THE PROPERTY CAN BE DELIVERED WITH THE BEST UNIT AND GARAGE AVAILABLE FOR OWNERS USE. New price gives you a 17.61 GRM and 4.8 CAP in an A+ seaside neighborhood. We are pleased to present a 4-unit multifamily property. Built in 1948, the subject property consists of 2,538 rentable square-feet situated on a 3,150 square-foot lot. The building consists of four 1-bedroom / 1-bathroom remodeled units. It offers a one car garage providing a shared coin operated laundry facility for all tenants and parking for one unit. Additional car parking is found in front of the garage with motorcycle/scooter parking being utilized on the side. Tenants enjoy living in the very walkable Belmont Shore neighborhood between 2nd street and the pacific ocean. Just 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. This trophy property has been owned and lovingly maintained by the same family for 48 years. The exterior of the building was recently painted and new landscape installed. The quality of this investment will be of high value to an experienced investor. Please be sure to review all the media including the virtual tours and detailed floor plans for each unit.

Facts & Features

- Sold On 02/14/2023
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Common Area, In Garage
- Cap Rate: 4.8
- \$99360 Gross Scheduled Income
- \$84693 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Wood
- Appliances: Dishwasher, Gas Range, Microwave
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial, Granite Counters

Exterior

- Lot Features: Front Yard, Lawn, Sprinkler System, Sprinklers Timer
- Waterfront Features: Beach Access, Ocean Access
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,667
- Electric: \$631.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01521930
- Gardener:
- Insurance: \$1,423
- Maintenance: \$4,148
- Workman's Comp: \$0
- Professional Management: 4741
- Water/Sewer: \$1,631
- Other Expense: \$1,700
- Other Expense Description: Cleaning

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$2,100	\$2,100	\$2,400
2:	1	1	1	0	Unfurnished	\$2,000	\$2,000	\$2,100
3:	1	1	1	0	Unfurnished	\$2,080	\$2,080	\$2,100
4:	1	1	1	0	Unfurnished	\$2,100	\$2,100	\$2,100

Of Units With:

- Separate Electric: 5
 - Gas Meters: 4
 - Water Meters: 1
 - Carpet: 2
 - Dishwasher: 3
 - Disposal:
- Drapes:
 - Patio:
 - Ranges: 4
 - Refrigerator: 0
 - Wall AC:

Additional Information

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

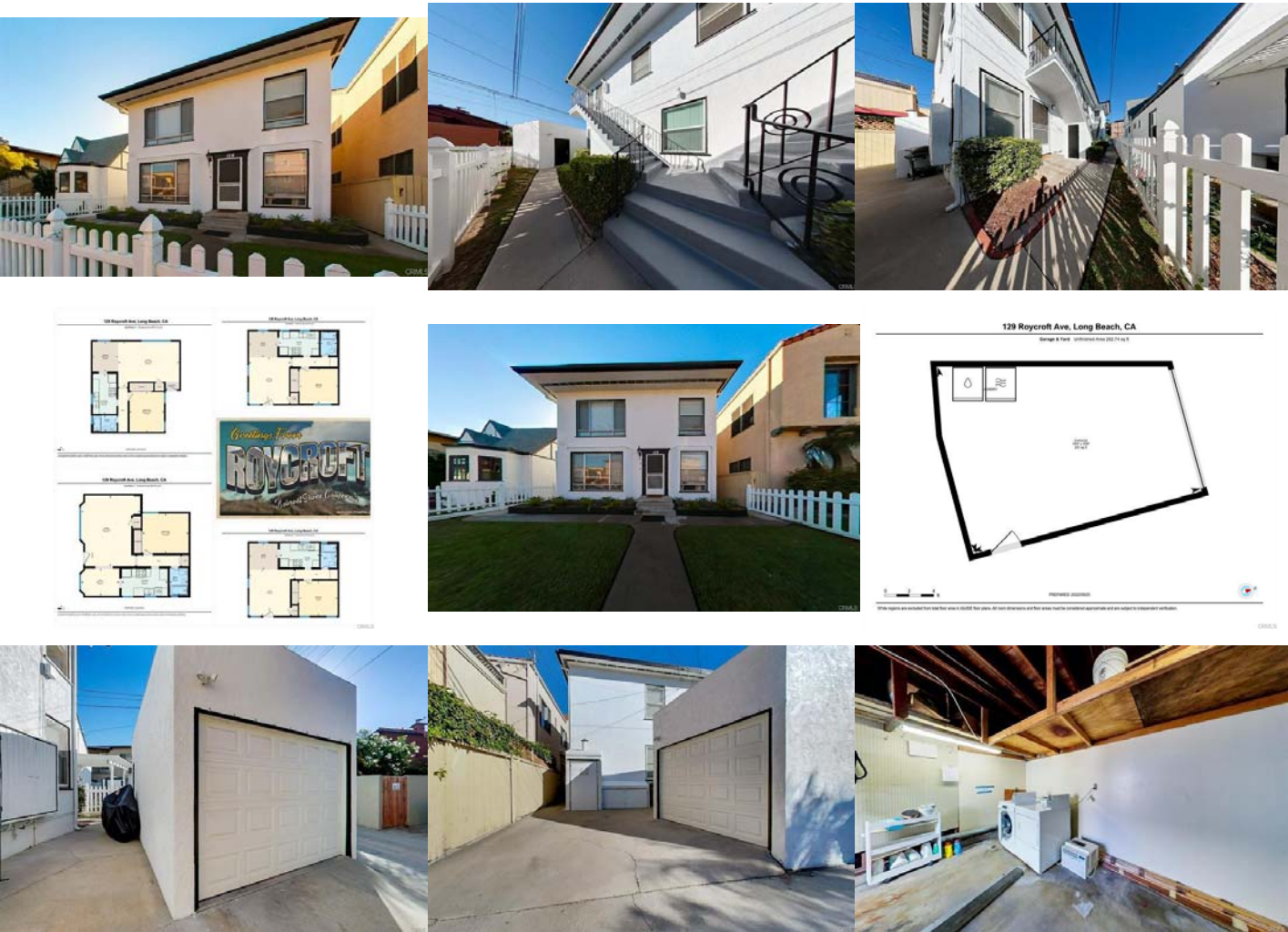
Michael Lembeck

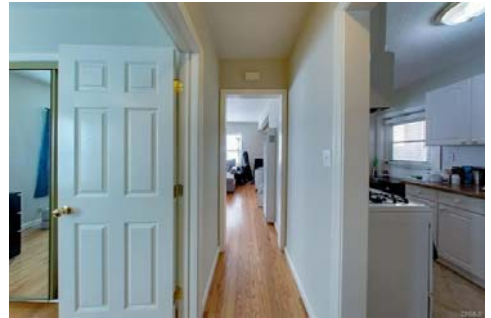
State License #: 01019397
Cell Phone: 714-742-3700

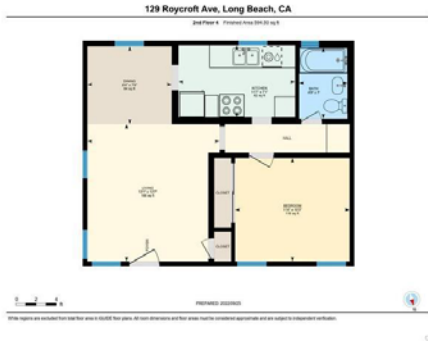
Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,399,000/\$1,350,000 ↓

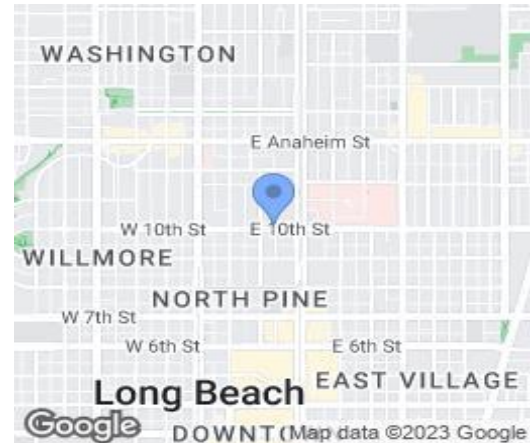
117 days on the market

Listing ID: PW22185548

219 E 10th St • Long Beach 90813

5 units • \$279,800/unit • 4,836 sqft • 5,751 sqft lot • \$279.16/sqft • Built in 1909

W. of Long Beach Blvd. on 10th



What an absolutely fantastic mixed use property on 2 separate lots!! There are 2 large commercial units in the front building with a gorgeous remodeled 3 bedroom 1 bath unit above offering a new kitchen, inside laundry and private balcony off of the primary bedroom. All 3 bedrooms are huge and there is loads of storage. The second building is a duplex with a fully remodeled 1 bedroom, 1 bath on the lower level that has huge rooms and even private inside laundry! There is a spacious 2 bedroom on the second level, also fully remodeled and offers 2 balconies! There is off-street parking for multiple cars behind the gated driveway. The current owner has remodeled all of the residential units to include, new flooring, paint, light fixtures, doors, kitchens, updated bathrooms and all stoves & refrigerators. The commercial units are in wonderful shape occupied by a hair salon and a dog grooming salon. Now, possibly the best part. The current owner has preliminary approval from the City of Long Beach to build 20 micro units! Architectural plans, structural plans, and other related plans have been completed at a cost of roughly \$100K. These plans will be given to the new buyer so they can jump start the process right at the finish line! The new buyer could keep this property in it's current state with wonderful tenants or invest in a new larger complex! The Owner has his eye on another larger property and will look at all offers on this one! This is the deal you've been looking for with endless development possibilities!!

Facts & Features

- Sold On 02/16/2023
- Original List Price of \$1,625,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Community, Inside
- \$120864 Gross Scheduled Income
- \$117286 Net Operating Income
- 5 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Gas Oven, Refrigerator
- Other Interior Features: Balcony, Ceiling Fan(s), Living Room Balcony

Exterior

- Lot Features: Near Public Transit
- Security Features: Security Lights
- Fencing: Wood
- Sewer: Private Sewer

Annual Expenses

- Total Operating Expense: \$3,578
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$118
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	3	1	1	Unfurnished	\$2,468	\$2,468	\$2,600
2:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$2,100
3:	1	1	1	0	Unfurnished	\$1,754	\$1,754	\$1,800
4:	1	0	1	0	Unfurnished	\$2,100	\$2,100	\$2,300
5:	1	0	1	0	Unfurnished	\$1,650	\$1,650	\$2,100

Of Units With:

- Separate Electric: 5
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7273007037

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State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

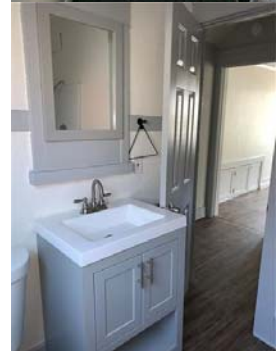
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • **Apartment**

List / Sold:

\$2,650,000/\$2,380,000 ↓

23 days on the market

Listing ID: PW22231020

1026 Roswell Ave • Long Beach 90804

8 units • **\$331,250/unit** • **6,114 sqft** • **5,853 sqft lot** • **\$389.27/sqft** •
Built in 1987

South of East 10th Street, three blocks west of Ximeno Ave



Eastside Long Beach investment opportunity—8 units comprised of 2 bedroom, 2 baths each with their own balcony. Ground level is covered garage with 12 assigned parking spaces. Newly painted exterior! Laundry room on ground level. Low vacancy building with lots of room to improve rents. This is a great location near Cal State Long Beach and Long Beach Community College! There is a portfolio purchase opportunity as well - total 26 units - 4200 E 10th St PW22176321 six units; 4212 E 10th St PW22176452 six units; 930 Roswell Ave PW22176452 six units; 1026 Roswell Ave PW22231020 eight units.

Facts & Features

- Sold On 02/17/2023
- Original List Price of \$2,650,000
- 1 Buildings
- Levels: Three Or More
- 12 Total parking spaces
- 12 Total carport spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Common Area, Community
- \$129500 Gross Scheduled Income
- \$115000 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

- Floor: Carpet
- Appliances: Dishwasher, Gas Oven, Gas Range, Refrigerator
- Other Interior Features: Cathedral Ceiling(s), Tile Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$28,000
- Electric: \$840.00
- Gas: \$192
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management: 24000
- Water/Sewer: \$960
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	2	1	Unfurnished	\$1,600	\$6,400	\$2,700
2:	2	2	2	1	Unfurnished	\$1,500	\$3,000	\$2,700
3:	1	2	2	1	Unfurnished	\$1,350	\$1,350	\$2,700
4:	1	2	2	1	Unfurnished	\$0	\$0	\$2,700

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges: 8
- Refrigerator: 8

- Dishwasher: 8
- Disposal:

- Wall AC:

Additional Information

- Trust sale
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7241007011

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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