

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	Spes	Date	DOM/CDOM
1	OC22007853	S		279 Redondo AVE	LONG	2	STD	3	\$74,400		\$1,515,000 	\$632.30	2396	1920/ASR	6,250/0.1435	N		4	02/17/22	7/7
2	OC21222156	S		1023 -103: 4th ST	LONG	4	STD	6	\$99,540	3	\$1,888,000	\$328.35	5750	1937/PUB	7,510/0.1724	N		0	02/14/22	86/86
3	PW22011881	S		2247 Earl AVE	LONG	5	STD	7	\$0		\$1,580,000 	\$315.12	5014	1955/ASR	5,900/0.1354	N		4	02/17/22	0/0
4	PW21250924	S		6060 Atlantic AVE	LONG	7	STD	10	\$95,940		\$1,200,000 	\$197.17	6086	1946/ASR	9,180/0.2107	N		4	02/15/22	1/1

Closed • **Triplex**

List / Sold:

\$1,495,000/\$1,515,000 ↑

7 days on the market

Listing ID: OC22007853

279 Redondo Ave • Long Beach 90803

3 units • \$498,333/unit • 2,396 sqft • 6,250 sqft lot • \$632.30/sqft • Built in 1920

North of Broadway, South of 3rd St.



Welcome to 279 Redondo Ave., an amazing 3 unit property located in highly desirable Belmont Heights, just blocks to the beach and trendy shopping & dining in Belmont Shore! The front home is a classic 1920 Craftsman offering 2 bedrooms + an office & 2 baths in approximately 1400 square feet of living space. Perfectly blending modern conveniences with the charm & character of a bygone era, features include a beautifully remodeled kitchen upgraded with granite counters, cool glass tile backsplash, custom cabinetry & stainless steel appliances. Warm laminate wood flooring flows throughout the living room & dining room—accented by crown molding & a period style chandelier-- & both bedrooms, while each bathroom has been tastefully remodeled in a neutral palette. A long driveway offers abundant off street parking and leads to spacious backyard with 2 charismatic 1 bedroom 1 bath units (approximately 550 sq. ft. each) over 4 garages. Copper plumbing, tank-less water heater, a newer roof & endless possibilities make this property perfect for an owner occupant or the savvy investor.

Facts & Features

- Sold On 02/17/2022
- Original List Price of \$1,495,000
- 2 Buildings
- 6 Total parking spaces
- Heating: Wall Furnace
- \$650 (Estimated)
- Laundry: Inside, See Remarks
- \$74400 Gross Scheduled Income
- 4 electric meters available
- 3 gas meters available
- 1 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: 01416970
- 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	2	2	Unfurnished	\$0	\$0	\$3,000
2:	1	1	1	1	Unfurnished	\$1,595	\$1,595	\$1,900
3:	1	1	1	1	Unfurnished	\$1,595	\$1,595	\$1,900

Of Units With:

- Separate Electric: 4
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- 2 - Belmont Heights, Alamos Heights area
- Los Angeles County
- Parcel # 7257029018

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: OC22007853

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Closed •

List / Sold: **\$1,888,000/\$1,888,000**

1023 -1031 E 4th St • Long Beach 90802

86 days on the market

**6 units • \$314,667/unit • 5,750 sqft • 7,510 sqft lot • \$328.35/sqft •
Built in 1937**

Listing ID: OC21222156

Alamitos Ave & E 4th St



The following mixed-use opportunity consists of two separate structures and approximately 5,750 square feet of gross leasable space. The front building is just under 5,000 square feet containing one 1 bedroom 1 bath unit and one 2 bedroom 1 bath unit above three retail/commercial units. The second freestanding structure is a +/- 800 square foot two bedroom house. All tenants are Month to Month (MTM) and are paying conservative or below market rents. The MTM tenancy gives an owner user or an investor the ability to either occupy or reposition the property at market rents. This is a rare opportunity to purchase a mixed-use asset on just over a 7,500 square foot lot just outside of the East Village Arts District in Long Beach, CA. HIGHLIGHTS: LONG TERM tenants, low rents. Near 100% collection since COVID. LOCATED and on one of the best retail corridors in the city of Long Beach. WALK SCORE Walker's Paradise (93). NEW general plan allows for redevelopment up to 7 stories in the future. LONG BEACH is the up and coming coastal city in Los Angeles county. Hundreds of millions of dollars are pouring into this city and tons of high density mixed use development in planning or developing stages. MIXED-USE allows to diversify risk with both retail and residential tenants

Facts & Features

- Sold On 02/14/2022
- Original List Price of \$1,888,000
- 2 Buildings
- 6 Total parking spaces
- \$197 (Estimated)
- Laundry: Community
- Cap Rate: 3.32
- \$99540 Gross Scheduled Income
- \$62664 Net Operating Income
- 6 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,890
- Electric: \$408.00
- Gas: \$407
- Furniture Replacement:
- Trash: \$407
- Cable TV: 01939992
- Gardener:
- Licenses: 200
- Insurance: \$3,035
- Maintenance: \$2,719
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$407
- Other Expense: \$197
- Other Expense Description: Assess.

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$945	\$945	\$1,500
2:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$2,200
3:	1	2	1	0	Unfurnished	\$2,200	\$2,200	\$2,500
4:	1	0	0	0	Unfurnished	\$950	\$950	\$2,200
5:	1	0	0	0	Unfurnished	\$800	\$800	\$2,500
6:	1	0	0	0	Unfurnished	\$1,600	\$1,600	\$2,700

Of Units With:

- Separate Electric: 6
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7266009014

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:

\$1,600,000/\$1,580,000 ↓

0 days on the market

2247 Earl Ave • Long Beach 90806
7 units • \$228,571/unit • 5,014 sqft • 5,900 sqft lot • \$315.12/sqft •
Built in 1955

Listing ID: PW22011881

Off Pacific turn onto Pacific then Earl



Look no further! Add 2247 Earl Ave, Long Beach to your property portfolio and watch the profits flow! Walk through the stunning black iron gate into this gated community to find yourself in the spacious courtyard. One large two-bedroom unit and seven one-bedrooms. Each unit is spacious and has tons of storage. Units have upgrades. Parking on site! Extremely desirable for the compact parking area in Long Beach. 2247 Earl offers four one-car garages and four parking spots. Laundry room on site for extra income. Highly desirable rental area! Great long-term tenants! Great Location! Great opportunity! This won't last! See you in escrow!

Facts & Features

- Sold On 02/17/2022
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: Common Area
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01909400
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- 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	\$0	\$0	\$2,000
2:	6	1	1	0	Unfurnished	\$0	\$0	\$1,650

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
- Rent Controlled

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7205019022

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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: PW22011881

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Closed • **Commercial/Residential**

List / Sold:

\$1,300,000/\$1,200,000 ↓

6060 Atlantic Ave • Long Beach 90805

1 days on the market

10 units • **\$130,000/unit** • **6,086 sqft** • **9,180 sqft lot** • **\$197.17/sqft** •
Built in 1946

Listing ID: PW21250924

Exit Atlantic Ave from 91 Fwy and go south past Jordon Hightschool



EXTREMELY ATTRACTIVE INVESTMENT OFFERING: ***Low price per sqft with significant upside potential ***Two separate 2-story buildings mixed use, 4 retail units and 6 units 1 Bedr. + 1 Bath ***Each unit is individually metered for electricity and gas *Large lot with tenant parking and 2 two-car garages for extra income ***Apartment units have been upgraded ***GREAT LOCATION in high demand rental area near freeways, parks, schools, supported by City of Long Beach Uptown Property & Business Improvement District (PBID). Find out more information and see for yourself.

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$1,300,000
- 2 Buildings
- Levels: Two
- 13 Total parking spaces
- 0 Total carport spaces
- Heating: Floor Furnace
- \$0 (Assessor)
- \$95940 Gross Scheduled Income
- \$70924 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Laminate
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,646
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00546246
- Gardener:
- Licenses:
- Insurance: \$4,500
- Maintenance:
- Workman's Comp:
- Professional Management: 4800
- Water/Sewer: \$5,206
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	0	Unfurnished	\$900	\$3,600	\$4,780
2:	1	1	1	0	Unfurnished	\$800	\$800	\$1,195
3:	1	1	1	0	Unfurnished	\$1,195	\$1,195	\$1,195
4:	1	0	1	0	Unfurnished	\$450	\$450	\$1,000
5:	1	0	1	0	Unfurnished	\$400	\$400	\$1,000
6:	1	0	1	0	Unfurnished	\$650	\$650	\$1,000
7:	1	0	1	0	Unfurnished	\$900	\$900	\$1,000

Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- 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 # 7124016005

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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