

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	DW22231511	S	1805 W Canton ST	LONG	11	STD	2	\$16,500		\$705,000↓	\$377.01	1870	1963/ASR	4,895/0.1124	N	2	02/23/23	85/85
2	RS22169440	S	1123 Ohio AVE	LONG	3	STD	3	\$69,840		\$1,250,000↓	\$336.02	3720	1972/ASR	5,855/0.1344	N	0	02/24/23	125/125
3	PW23004292	S	3032 E 3rd ST	LONG	2	STD	6	\$157,620		\$2,775,000↓	\$573.11	4842	1919/ASR	7,501/0.1722	N	5	02/21/23	37/37

Closed • Duplex

List / Sold: **\$720,000/\$705,000** ↓

1805 W Canton St • Long Beach 90810

85 days on the market

2 units • **\$360,000/unit** • **1,870 sqft** • **4,895 sqft lot** • **\$377.01/sqft** •

Listing ID: DW22231511

Built in 1963

From 710 freeway, take Willow St. eastbound, north on Santa Fe Ave., West on Canton St.



HUGE PRICE REDUCTION!.....Great size 2 bedroom Duplex located in Long Beach in the west side, with lots of upside potential. Both units have upgraded kitchens and bathrooms. Located close to the 710 freeway and Downtown Long beach within a few minutes. Best of all, great tenants!

Facts & Features

- Sold On 02/23/2023
- Original List Price of \$849,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$16500 Gross Scheduled Income
- \$1200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,068
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$868
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense: \$868
- Other Expense Description: Taxes

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$625	\$625	\$1,900
2:	1	2	1	1	Unfurnished	\$750	\$750	\$1,900

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
- 11 - Westside area
- Los Angeles County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

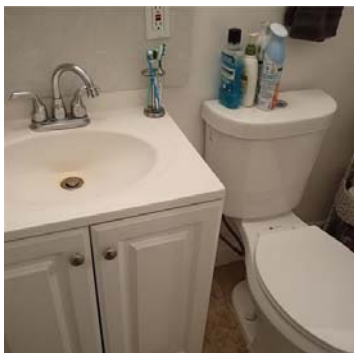
Re/Max Property Connection

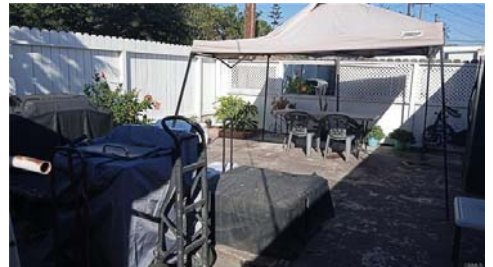
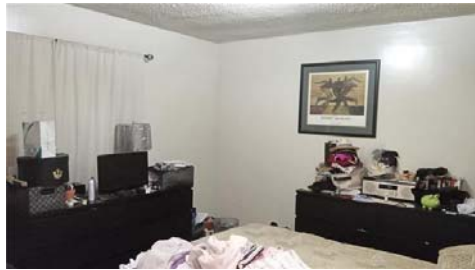
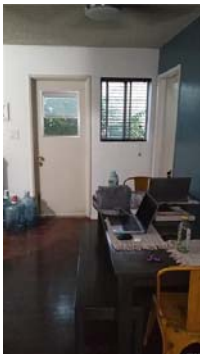
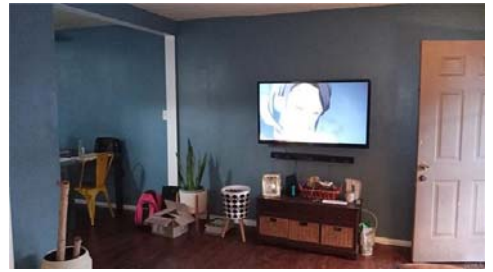
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos





Closed • **Triplex**

List / Sold:

\$1,395,000/\$1,250,000 ↓

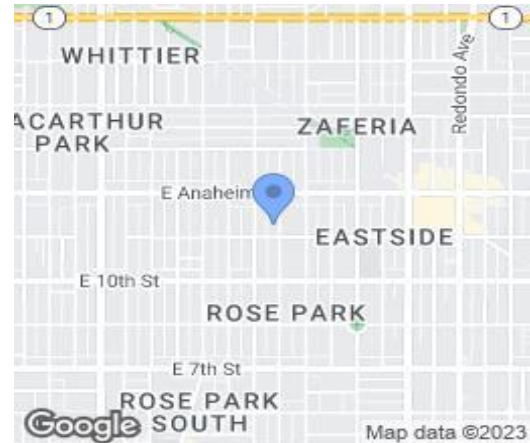
125 days on the market

Listing ID: RS22169440

1123 Ohio Ave • Long Beach 90804

3 units • **\$465,000/unit** • **3,720 sqft** • **5,855 sqft lot** • **\$336.02/sqft** •
Built in 1972

South of Anaheim St, East of Cherry Ave



Attention inventors!!! Huge price reduction!!! 1123 Ohio St. ... an amazing triplex ... quietly set amidst the charm of the surrounding Zaferia and Rose Park neighborhoods...only 3 or 4 minutes from the beach, plus nearby university, shopping, restaurants and freeways... in Long Beach. All 3 units boast 3 bedrooms and 1.5 bathrooms... each with spacious kitchens opening to dining/ family rooms, big spacious sunfilled living rooms, bathrooms on each level with the upstairs bathroom convenient to all of the bedrooms. The front unit features new flooring & paint. Each unit enjoys it's own in unit laundry. Gated secured parking accommodates up to 9 cars. Truly an incredible property & investment opportunity!!

Facts & Features

- Sold On 02/24/2023
- Original List Price of \$1,559,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Heating: Central
- \$0 (Assessor)
- Laundry: In Kitchen
- \$69840 Gross Scheduled Income
- \$63740 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: See Remarks
- Appliances: Gas Range

Exterior

- Lot Features: Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$3,200
- Maintenance: \$500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished		\$2,900	
2:	1	3	2			\$1,500		
3:	1	3	2			\$1,420		

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
- Rent Controlled

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7260028019

Michael Lembeck

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Cell Phone: 714-742-3700

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CUSTOMER FULL: Residential Income LISTING ID: RS22169440

Printed: 02/26/2023 5:55:55 AM

Closed • Apartment

List / Sold:

\$2,995,000/\$2,775,000 ↓

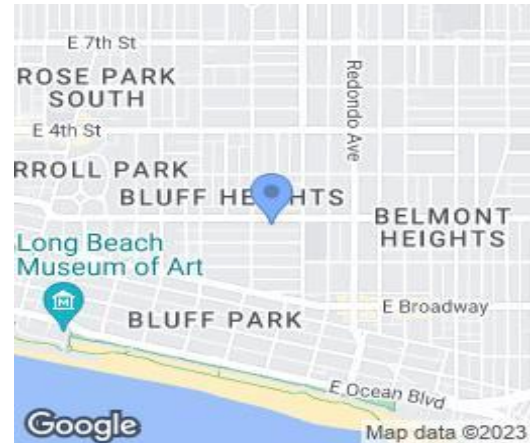
37 days on the market

3032 E 3rd St • Long Beach 90814

**6 units • \$499,167/unit • 4,842 sqft • 7,501 sqft lot • \$573.11/sqft •
Built in 1919**

Listing ID: PW23004292

go W on E 3rd St, towards Obispo Ave, property will be on the left side



We are pleased to present a 6-unit multifamily property. Built in 1919, the subject property consists of 4,842 rentable square feet spread throughout a 7,501 square foot lot. The building consists of two Studio units and four 1-Bedroom / 1-Bathroom units. It contains five garages and six surface spots providing ample on-site parking. The subject property has gone through an extensive renovation of three out of six units and upgraded exterior finishes and landscaping. The three units that have received extensive renovations include new: kitchens, baths, and flooring throughout. Also, the two downstairs one-bedroom units have beautiful wood French doors that open to front private patios for synergized outdoor space. Tenants enjoy living in the Bluff Heights Neighborhood East of Downtown Long Beach, 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 02/21/2023
- Original List Price of \$2,995,000
- 2 Buildings
- Levels: Two
- 11 Total parking spaces
- \$37,438 (Assessor)
- \$157620 Gross Scheduled Income
- \$102702 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$60,389
- Electric: \$894.00
- Gas: \$893
- Furniture Replacement:
- Trash: \$893
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$3,795
- Maintenance: \$1,400
- Workman's Comp:
- Professional Management: 8081
- Water/Sewer: \$894
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	1	2	Unfurnished	\$2,045	\$4,090	\$2,045
2:	4	1	1	4	Unfurnished	\$2,261	\$9,045	\$2,598

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 2 - Belmont Heights, Alhambra Heights area
- Los Angeles County
- Parcel # 7257028005

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