

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	PW22008411	S	506 Saint Louis AVE	LONG	3	TRUS	2	\$21,600		\$900,000↑	\$482.83	1864	1924/ASR	5,970/0.1371	N	2	02/25/22	4/4
2	PW21246665	S	2017 E Harding ST #2	LONG	7	STD	2	\$3,269		\$800,000↑	\$550.96	1452	1912/PUB	6,794/0.156	N	2	02/22/22	18/18
3	NP21231218	S	2031 W Cameron ST	LONG	11	PRO	2	\$0		\$885,000↑	\$425.48	2080	1949/ASR	5,940/0.1364	N	2	02/22/22	40/40
4	PW22000027	S	4216 E 1st ST	LONG	1	STD	3	\$7,375		\$1,760,000↓	\$605.02	2909	1935/ASR	3,159/0.0725	N	2	02/24/22	5/5
5	PW22012977	S	3110 E 3rd ST	LONG	2	STD	3	\$54,000		\$1,595,000	\$756.64	2108	1916/ASR	7,501/0.1722	N	1	02/25/22	4/4
6	PW21269826	S	1635 E 53rd ST	LONG	7	STD	3	\$62,000	5	\$900,000↑	\$513.70	1752	1941/ASR	6,610/0.1517	N	2	02/25/22	15/82
7	PW22014105	S	38 W Home ST	LONG	7	STD	3	\$42,000		\$955,000↑	\$456.94	2090	1958/ASR	9,099/0.2089	N	2	02/23/22	14/14
8	PW21231654	S	1017 E Rhea ST	LONG	9	STD	3	\$43,500	4	\$795,000↓	\$510.27	1558	1953/ASR	6,017/0.1381	N	1	02/25/22	91/142
9	PW21225334	S	685 Temple AVE	LONG	3	STD	4	\$0		\$1,550,000↑	\$357.31	4338	1965/ASR	6,963/0.1598	N	3	02/22/22	28/28
10	PW22011276	S	426 Golden AVE	LONG	4	STD	4	\$115,382		\$1,630,000↑	\$376.27	4332	1962/PUB	4,989/0.1145	N	0	02/25/22	15/15
11	DW22009151	S	1609 E 14th ST	LONG	9	STD	4	\$45,480		\$920,000↓	\$325.09	2830	1929/ASR	4,430/0.1017	N	4	02/23/22	2/2
12	PW21137003	S	1030 E Hill ST	LONG	8	STD	8	\$167,291	4	\$2,625,000↓	\$457.32	5740	1987/ASR	6,494/0.1491	N	11	02/21/22	162/162

Closed •

List / Sold: **\$799,000/\$900,000** ↑

506 Saint Louis Ave • Long Beach 90814

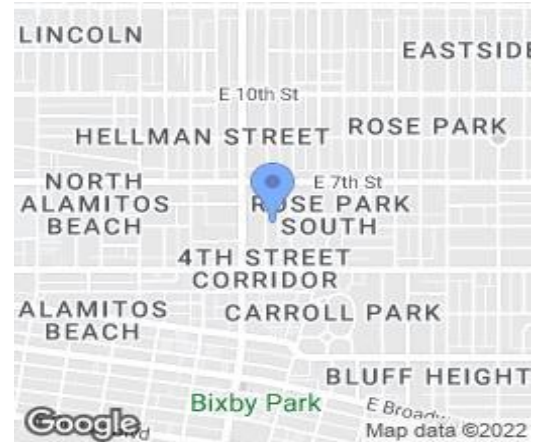
4 days on the market

2 units • **\$399,500/unit** • **1,864 sqft** • **5,970 sqft lot** • **\$482.83/sqft** •

Listing ID: PW22008411

Built in 1924

On E 7th St, (between Dawson Ave & Cherry) go south on Saint Louis. Subject down on left.



Great investment opportunity. This Duplex is 2 separate single story houses. The Front house is 2 bedrooms, 1 bath, living room, kitchen, porch with laundry hook-ups and front porch. Approximately 1,004 sq ft. There is a freestanding 2-car garage not attached to either house. The Rear House (with tenant, short term lease) is 2 bedrooms, 1 bath, living room, kitchen and porch with laundry hook-ups. The lot is approximately 5,970 sq ft. Separate meters for gas & electric. Only 1 meter for water. Front House is definitely a fixer! Concrete driveway down the side to the garage and rear house. Hurry, this one will not last long.

Facts & Features

- Sold On 02/25/2022
- Original List Price of \$799,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Floor Furnace
- \$471 (Estimated)
- Laundry: Individual Room
- \$21600 Gross Scheduled Income
- \$1 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Carpet, Wood
- Appliances: Gas Range, Gas Cooktop, Gas Water Heater

Exterior

- Lot Features: Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,700
- Electric: \$720.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$840
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$840
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$2,200
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges: 0
- Refrigerator: 0

- Dishwasher: 0
- Disposal: 0

- Wall AC: 0

Additional Information

- Trust sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7262026029

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: PW22008411

Printed: 02/27/2022 10:38:48 AM

Closed • Duplex

List / Sold: **\$790,000/\$800,000** ↑

2017 E Harding St # 2 • Long Beach 90805

18 days on the market

**2 units • \$395,000/unit • 1,452 sqft • 6,794 sqft lot • \$550.96/sqft •
Built in 1912**

Listing ID: PW21246665

Cherry Avenue & Harding Street



Investor dream!! This two units property that have two separate parcel numbers. The extra value is on the 2nd lot. You may check with the city planner for two additional units. The total estimated sqft for both lots are about 9,990.

Facts & Features

- Sold On 02/22/2022
- Original List Price of \$790,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$438 (Estimated)
- \$3269 Gross Scheduled Income
- \$2501 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Value In Land
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$400
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,268	\$2,268	\$2,800
2:	1	1	1	1	Unfurnished	\$1,001	\$1,001	\$1,450

Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- 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 # 7119014029

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CUSTOMER FULL: Residential Income LISTING ID: PW21246665

Printed: 02/27/2022 10:38:52 AM

Closed •

List / Sold: **\$799,000/\$885,000** ↑

2031 W Cameron St • Long Beach 90810

40 days on the market

**2 units • \$399,500/unit • 2,080 sqft • 5,940 sqft lot • \$425.48/sqft •
Built in 1949**

Listing ID: NP21231218

Wardlow to Webster



Wonderful duplex with two free standing units. Live in one and rent out the other. Each unit has its own garage and yard space. Each unit has three spacious bedrooms 1 bathroom, laundry hook ups, Ample parking and updated roof and ac.

Facts & Features

- Sold On 02/22/2022
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$498 (Estimated)
- Laundry: Gas Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01231306
- 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	3	1	1	Unfurnished	\$0	\$0	\$2,500
2:	1	3	1	1	Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- 11 - Westside area
- Los Angeles County

• Parcel # 7317004016

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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: NP21231218

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Closed • Triplex

List / Sold:

\$1,790,000/\$1,760,000 ↓

5 days on the market

4216 E 1st St • Long Beach 90803

3 units • \$596,667/unit • 2,909 sqft • 3,159 sqft lot • \$605.02/sqft • Built in 1935

Listing ID: PW22000027

Corner of 1st and Bennett



Triplex in a great coastal location. Property is just one block from the sand. This property consists of three well maintained units. The front home is a detached two-bedroom one bath home. The duplex in the rear section of the lot consists of a two-bedroom unit and a one-bedroom unit. All three units are meticulously maintained. This trophy property has amazing curb appeal. It also has on site laundry and two garages.

Facts & Features

- Sold On 02/24/2022
- Original List Price of \$1,790,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Floor Furnace
- \$595 (Estimated)
- Laundry: Common Area
- \$7375 Gross Scheduled Income
- \$7375 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Other, Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02096412
- 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	1	Unfurnished	\$2,875	\$2,875	\$3,150
2:	1	2	1	1	Unfurnished	\$2,600	\$2,600	\$2,750
3:	1	1	1	0	Unfurnished	\$1,900	\$1,900	\$2,000

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- 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

- Rent Controlled

- Los Angeles County
- Parcel # 7256037008

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW22000027

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Closed • **Triplex**

List / Sold: **\$1,595,000/\$1,595,000**

3110 E 3rd St • Long Beach 90814

4 days on the market

3 units • \$531,667/unit • 2,108 sqft • 7,501 sqft lot • \$756.64/sqft • Built in 1916

Listing ID: PW22012977

Redondo and 3rd St.



Don't miss out on this rare real estate opportunity! Beautiful, artistic duplex with an additional ADU (not permitted) currently being used as an office and art studio. This property is located in Historic Bluff Heights and is within blocks to the Alamitos Beach! The front house is 3 bedrooms 1 bath with original beautiful hardwood floors, brick wood-burning fireplace in the living room. The kitchen is large, bright, and airy with new quartz countertops, cabinets, and a farm-style sink. The bathroom has a newly tiled bathtub and ceramic tile walls. The roof in the front house has been recently replaced. The front door and trim have been freshly painted along with the terracotta-colored cement front porch to accent the front! The all-around beautiful fence keeps the side and back yard private. There are many fruit trees, including a multi citrus tree, fig tree, and banana tree. The side yard is large and can be used for RV parking or also for entertaining guests for private parties! There is a separate laundry shared by all units. The back house features 2-bedroom 1 bath. The house has original hardwood floors throughout and high ceilings! The Kitchen and bathroom were remodeled. The house has its own private yard and parking for 2 cars. This unit is currently generating income from Airbnb! This property has a large lot and is spread out beautifully!

Facts & Features

- Sold On 02/25/2022
- Original List Price of \$1,595,000
- 3 Buildings
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- \$0 (Unknown)
- Laundry: Individual Room
- \$54000 Gross Scheduled Income
- \$52000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,390
- Electric: \$3,120.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$180
- Cable TV: 01217361
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$90
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$0	\$0	\$3,200
2:	1	2	0	2	Partially	\$0	\$0	\$2,800
3:	1	0	1	1	Unfurnished	\$0	\$0	\$1,200

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 2 - Belmont Heights, Alhambra Heights area
- Los Angeles County
- Parcel # 7257028008

Michael Lembeck

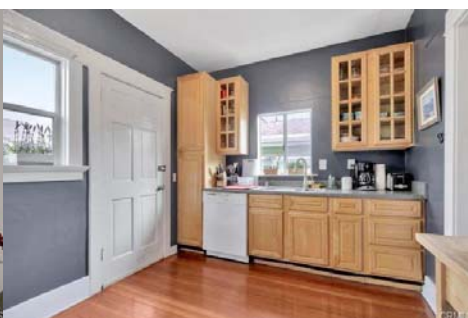
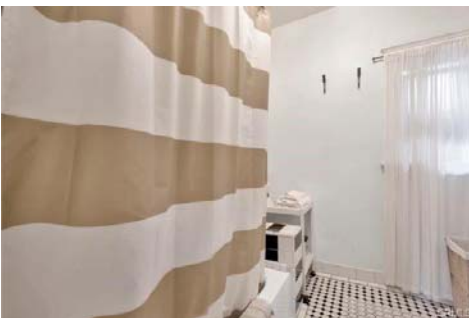
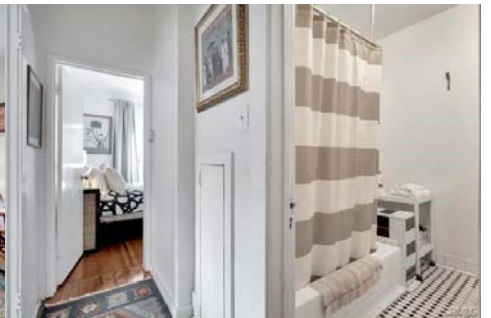
State License #: 01019397
Cell Phone: 714-742-3700

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: PW22012977

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Closed • **Triplex**

List / Sold: **\$890,000/\$900,000** ↑

1635 E 53rd St • Long Beach 90805

15 days on the market

3 units • \$296,667/unit • 1,752 sqft • 6,610 sqft lot • \$513.70/sqft • Built in 1941

Listing ID: PW21269826

west of Cherry Ave



A Great Investment Opportunity. This Well Maintain Triplex has Three Tudor style Buildings on a Lot Located in a Quiet Neighborhood . Low operating expences with upside in rents and long term tenants. No vacancy rate! Low utility bill on average of \$68/ month. Front Home Features 1 Bedroom, 1 Bath and has been Beautifully Upgraded , Washer & Dryer hook ups, Includes 2 Driveway Parking spaces, Front Yard and Beautiful front porch. All Three Units are 1 Bedroom, 1 Bathroom with washer and dryer hook ups , upgrated in 2017, Separately Metered for Electrical and Gas, coper plumbing and new wiring. Backyard and Side-yard for the Rear Units . Middle unit has 1 car garage. Rear unit has 1 car garage plus 1 parking space, currently used as outdoor entertaining space. Minutes to Downtown Long Beach, Local Beaches, Close to all Major Freeways the 405, 91, and 710 , Location near Schools, Parks, Bixby Knolls, Restaurants, Medical Facilities, Shopping, just a short commute to Long Beach Waterfront, The Queen Mary, and Shoreline Village. The triplex was built in 1941 and consists of 1,752 SF of living space situated on a 6,610 SF lot . Potencial of increasing income with an ADU! One of the strongest rental markets in California - this is an excellent opportunity for a potential investor to obtain 30-year fixed residential financing while rates are at a historic low and increase a unit portfolio.

Facts & Features

- Sold On 02/25/2022
- Original List Price of \$890,000
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace
- \$582 (Estimated)
- Laundry: Inside
- Cap Rate: 4.8
- \$62000 Gross Scheduled Income
- \$42058 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Copper Plumbing Full, Granite Counters, Storage

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,542
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02126101
- Gardener:
- Licenses:
- Insurance: \$1,968
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Unfurnished	\$0	\$0	\$21,900
2:	1	1	1	1	Unfurnished	\$0	\$0	\$21,900
3:	1	1	1	2	Unfurnished	\$1,680	\$20,160	\$2,100

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- 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 # 7129005021

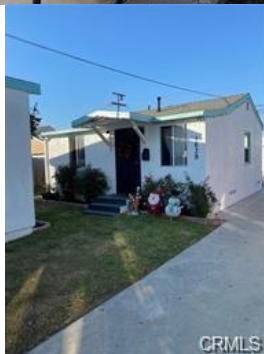
Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Triplex**

List / Sold: **\$939,000/\$955,000** ↑

38 W Home St • Long Beach 90805

14 days on the market

**3 units • \$313,000/unit • 2,090 sqft • 9,099 sqft lot • \$456.94/sqft •
Built in 1958**

Listing ID: PW22014105

Del Amo west of Long Beach b.l.v.d. to Virginia go north to home st. turn right property on the right end corner street.



A Great Investment Opportunity!!! Don't miss out on this Well Maintained Triplex. Featuring a 3 bedroom 2 bath front house and two rear 1 bedroom 1 bath units. Low operating expenses with lots of upside potential in rents and long term tenants. No vacancy rate! 3 bedroom home Features spacious living room area with carpet flooring and fireplace. Additionally featuring spacious kitchen with attached dining area. Front Yard and Beautiful rear covered porch. The back two Units are 1 Bedroom, 1 Bathroom and quite cozy. In the middle of front house and back units features a storage room with laundry hook ups. Also next to this building is a two car garage that is currently being rented out for storage. Property Front house garage and back units also feature a New Roof, and fresh exterior painting. Lastly inside the units are very well maintained and cared for. Conveniently located near neighborhood schools, Shopping, restaurant's and 710 freeway. Just a short commute from Downtown Long Beach, Shoreline village city beaches and all the amenities the city has to offer.

Facts & Features

- Sold On 02/23/2022
- Original List Price of \$939,000
- 4 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$711 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$42000 Gross Scheduled Income
- \$31225 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,803
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$562
- Cable TV: 02156564
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management: 2919
- Water/Sewer: \$1,122
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,635	\$1,635	\$2,300
2:	1	1	1	0	Unfurnished	\$965	\$965	\$1,300
3:	1	1	1	0	Unfurnished	\$800	\$800	\$1,300

Of Units With:

- Separate Electric: 4
- Gas Meters: 3
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7132028028

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW22014105

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Closed •

List / Sold: **\$825,000/\$795,000** ↓

1017 E Rhea St • Long Beach 90806

91 days on the market

3 units • \$275,000/unit • 1,558 sqft • 6,017 sqft lot • \$510.27/sqft • Built in 1953

Listing ID: PW21231654

PCH to MLK MLK North right on Rhea Check GPS



Back on the Market. Buyer did not perform. This triplex consists of a front house with 3 bedrooms, 2 bathrooms, a detached 2-car garage, and a separate building with two one bed, one bath units in the back. Two-car garage could be a possible ADU (buyer to do their own due diligence on the possibility of ADU). The front house bathrooms and kitchen were recently upgraded. Each unit enjoys a private yard and their own private access. The kitchen of 1021 was also upgraded about 2 years ago. The roof was redone in 2011 with 30 year shingles. All tenants are long term, are current on rent, and have never missed rent or paid late. A long driveway provides additional parking for several cars. Close to schools including LBCC, restaurants, transportation, and major employers. Great opportunity for an investor to add to their portfolio with a solid investment, or for a buyer that would like to live in one unit and use the rental income to help with the mortgage.

Facts & Features

- Sold On 02/25/2022
- Original List Price of \$825,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Wall Furnace
- \$569 (Estimated)
- Laundry: See Remarks
- Cap Rate: 4.08
- \$43500 Gross Scheduled Income
- \$33680 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- Appliances: Gas Range
- Other Interior Features: Ceiling Fan(s), Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Fair Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,656
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02109201
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,176
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,725	\$1,725	\$2,316
2:	1	1	1	0	Unfurnished	\$925	\$925	\$1,364
3:	1	1	1	0	Unfurnished	\$975	\$975	\$1,364

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 9 - Poly High area
- Los Angeles County
- Parcel # 7210020017

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:

\$1,500,000/\$1,550,000 ↑

28 days on the market

685 Temple Ave • Long Beach 90814

4 units • \$375,000/unit • 4,338 sqft • 6,963 sqft lot • \$357.31/sqft •

Built in 1965

Listing ID: PW21225334

Temple and 7th



Large 4plex consisting of one 3 bed/2 bath and three 2 bed/2 bath units. Each unit is two stories and the property also includes 3 garages and 5 additional parking spaces, all onsite.

Facts & Features

- Sold On 02/22/2022
- Original List Price of \$1,500,000
- 1 Buildings
- 8 Total parking spaces
- \$0 (Unknown)
- Laundry: Community
- 5 electric meters available
- 5 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: \$45.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01417642
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$260
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,735	\$1,735	\$1,735
2:	3	2	2	0	Unfurnished	\$1,475	\$4,425	\$4,425

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7262032012

Michael Lembeck
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CUSTOMER FULL: Residential Income LISTING ID: PW21225334

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Closed •

List / Sold:

\$1,450,000/\$1,630,000 ↑

426 Golden Ave • Long Beach 90802

15 days on the market

4 units • \$362,500/unit • 4,332 sqft • 4,989 sqft lot • \$376.27/sqft • Built in 1962

Listing ID: PW22011276



-XL Units Averaging 1000sqft+ -Well-kept, professionally managed property -Several upgrades to the units -Close Proximity to major freeways & downtown LB - 4.8%+ CAP on current with proforma 7%

Facts & Features

- Sold On 02/25/2022
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$850 (Estimated)
- Laundry: Common Area
- \$115382 Gross Scheduled Income
- \$72893 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$42,489
- Electric: \$38.22
- Gas: \$0
- Furniture Replacement:
- Trash: \$304
- Cable TV: 01932742
- Gardener:
- Licenses:
- Insurance: \$3,616
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$7,328
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	2	0	Unfurnished	\$2,125	\$2,125	\$3,150
2:	1	5	2	0	Unfurnished	\$2,695	\$2,695	\$3,150
3:	1	5	2	0	Unfurnished	\$2,600	\$2,600	\$3,150
4:	1	5	2	0	Unfurnished	\$2,435	\$2,435	\$3,150

Of Units With:

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

Additional Information

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

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

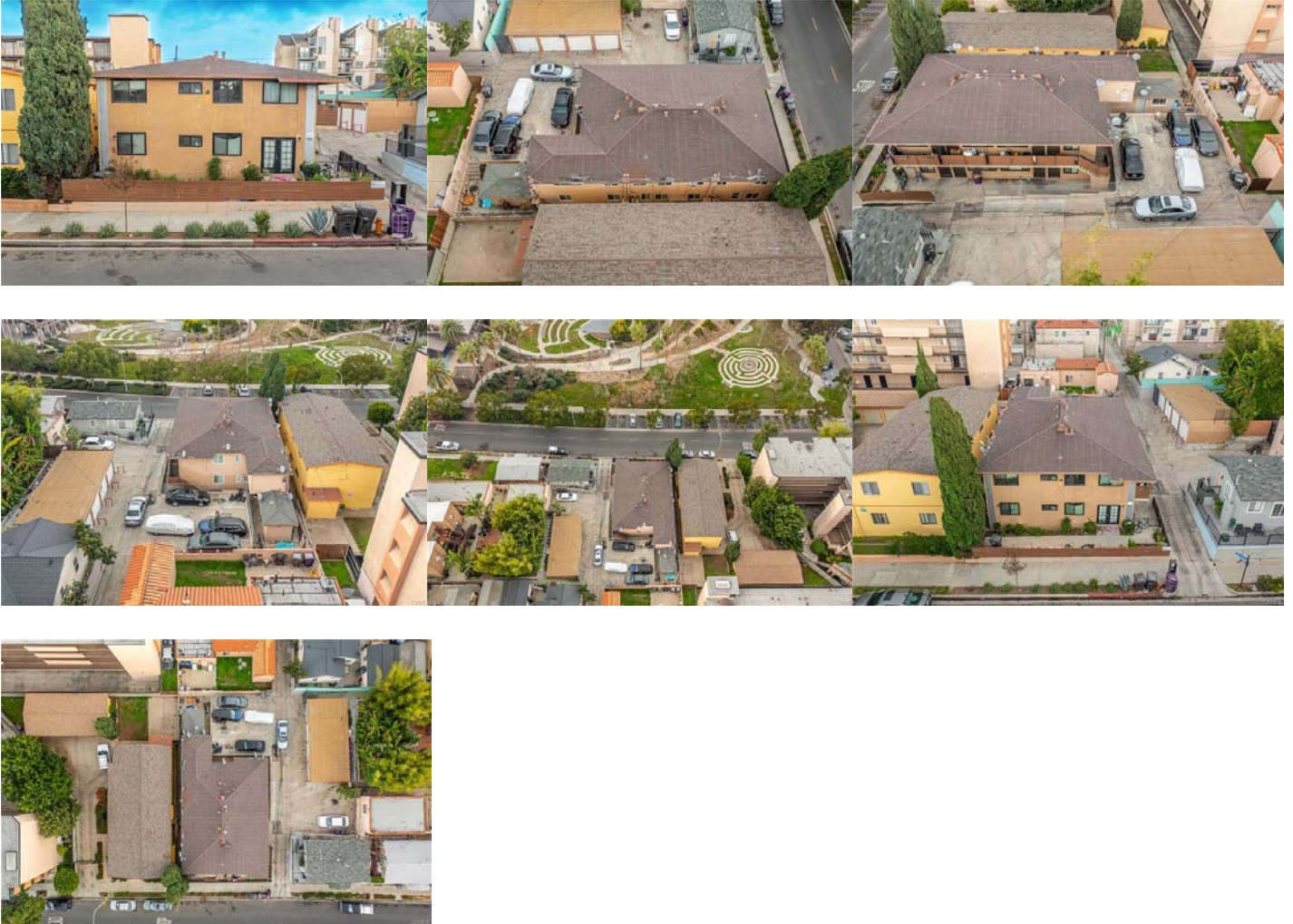
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State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold: **\$950,000/\$920,000** ↓

1609 E 14th St • Long Beach 90813

2 days on the market

**4 units • \$237,500/unit • 2,830 sqft • 4,430 sqft lot • \$325.09/sqft •
Built in 1929**

Listing ID: DW22009151

Walnut and e 14th street



DO NOT DISTURB TENANTS. The property consists of 4 units, low rent has a lot of potential. There is a second structure that has 4 cars parking garages. Investment opportunity. Sale as is with no repair.

Facts & Features

- Sold On 02/23/2022
- Original List Price of \$950,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$741 (Estimated)
- \$45480 Gross Scheduled Income
- \$40480 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Oven, Gas Range

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,821
- Electric: \$240.00
- Gas:
- Furniture Replacement:
- Trash: \$400
- Cable TV: 01801300
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,777
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,100	\$1,100	\$1,800
2:	1	2	1	1	Unfurnished	\$1,050	\$1,050	\$1,800
3:	1	1	1	1	Unfurnished	\$800	\$800	\$1,400
4:	1	1	1	1	Unfurnished	\$0	\$0	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 9 - Poly High area
- Los Angeles County

• Parcel # 7261014022

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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: DW22009151

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Closed •

List / Sold:

\$2,674,000/\$2,625,000 ↓

162 days on the market

Listing ID: PW21137003

1030 E Hill St • Long Beach 90806

**8 units • \$334,250/unit • 5,740 sqft • 6,494 sqft lot • \$457.32/sqft •
Built in 1987**

on Hill Street between Orange Ave and Atlantic Ave



8 unit apartment building, built in 1987, site plan consists of an at grade parking structure with four units on the second floor and four units on the third floor. Eleven total onsite parking spaces plus two street parking spaces right in front of the building. Moat units have been updated within the last five years. Stable tenant mix. Upside potential in rents. Close to the freeway, dining, and amenities. Located adjacent to the Signal Hill area of Long Beach.

Facts & Features

- Sold On 02/21/2022
- Original List Price of \$2,800,000
- 1 Buildings
- Levels: Three Or More
- 11 Total parking spaces
- Laundry: Community
- Cap Rate: 4.2
- \$167291 Gross Scheduled Income
- \$112470 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$54,821
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,384
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,206
- Maintenance:
- Workman's Comp:
- Professional Management: 4
- Water/Sewer: \$13,643
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	2	1	Unfurnished	\$163,200	\$163,200	\$172,320

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 0
- Carpet: 0
- Dishwasher: 0
- Disposal: 8
- Drapes: 0
- Patio: 8
- Ranges: 8
- Refrigerator: 0
- Wall AC: 8

Additional Information

- Standard sale
- 8 - Signal Hill 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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