

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	OC21029694	S	601 Roycroft AVE	LONG	2	STD	2	\$25,800		\$950,000	\$398.49	2384	1932/ASR	5,142/0.118	2	02/26/21	3/3
2	PW21006053	S	312 Orizaba AVE	LONG	2	STD	3	\$66,900		\$1,215,000	\$563.02	2158	1921/ASR	6,500/0.1492	3	02/26/21	15/15
3	PW20245338	S	1833 E 8th ST	LONG	699	STD	4	\$65,004		\$1,000,000	\$328.95	3040	1922/ASR	2,937/0.0674	0	02/23/21	43/43
4	PW20234848	S	800 E San Antonio DR	LONG	6	STD	5	\$93,420	4	\$1,365,000		0	1950/ASR	6,383/0.1465	4	02/25/21	31/31
5	V1-3739	S	469 Dawson AVE	LONG	RSPK		6	\$0		\$1,575,000			1927/ASR	0	5	02/22/21	0/0
6	PW21020669	S	509 E 5th ST	LONG	4	STD	7	\$81,216	3	\$1,600,000	\$342.91	4666	1921/ASR	7,503/0.1722	4	02/25/21	2/2
7	V1-3738	S	455 Dawson AVE	LONG	RSPK		8	\$0		\$2,175,000			1929/ASR	0	4	02/22/21	0/0
8	OC20135747	S	2901 E 10th ST	LONG	699	STD	16	\$272,832		\$4,250,000	\$345.89	12287	1963/ASR	9,148/0.21	14	02/26/21	173/173

Closed • Duplex

List / Sold: **\$999,999/\$950,000** ↓

601 Roycroft Ave • Long Beach 90814

3 days on the market

2 units • **\$500,000/unit** • **2,384 sqft** • **5,142 sqft lot** • **\$398.49/sqft** •
Built in 1932

Listing ID: OC21029694

On 6th Street and Roycroft



Great opportunity to own a duplex in Belmont Heights! This property offers two homes on one lot with no shared walls. The two homes are separated by a garage that is currently shared by the tenants of each home. The 1st house offers 3 bedrooms and 1 bathroom, the 2nd house offers 2 bedrooms and 1 bathroom for a total of 2,384 sq feet of living space. Both units have inside laundry and patio space. The property is in close proximity to the Lagoon, golf course, Belmont Shore, Cal State, and freeway access. It is being sold together with improvements thereon as-is, where is, with no warranty expressed or implied. Cash offers preferred. Please submit all offers with proof of funds.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$999,999
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Individual Room
- \$25800 Gross Scheduled Income
- \$21893 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room
- Floor: Carpet, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,907
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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	\$1,100	\$1,100	\$2,850
2:	1	2	1	1	Unfurnished	\$1,050	\$1,050	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- 2 - Belmont Heights, Alamos Heights area
- Los Angeles County
- Parcel # 7241017031

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: OC21029694

Printed: 02/28/2021 8:07:40 PM

Closed •

List / Sold:

\$1,150,000/\$1,215,000 ↑

15 days on the market

Listing ID: PW21006053

312 Orizaba Ave • Long Beach 90814

**3 units • \$383,333/unit • 2,158 sqft • 6,500 sqft lot • \$563.02/sqft •
Built in 1921**

West of Redondo and North of 3rd Street



Belmont Heights tri-plex that has been lovingly cared for. These homes are the perfect investment to make in real estate. Three separate units all with 1/1 and each has their own private laundry with machines included. There are two garages, one single car garage for the back home and a two car garage that units 312 & 314 share. Lots of original charm still is in effect with these homes, doors and hardware, crown molding and base boards and the Craftsman charm. Some of the systems have been updated over the years including the plumbing, and electrical meters. The kitchens have been updated over the years also. The "secret garden" backyard has beautiful landscaping and lots of privacy and sprinklers. Long term tenants in all the units also and will hand over to the buyer with tenants. The buyer may have the possibility of the Mills Act (lower property taxes).

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$1,150,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Dryer Included, Individual Room, Washer Included
- \$66900 Gross Scheduled Income
- \$61600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Laundry
- Floor: Carpet, Vinyl, Wood
- Other Interior Features: Copper Plumbing Partial

Exterior

- Lot Features: Back Yard, Front Yard
- Waterfront Features: Ocean Side Of Highway 1
- Security Features: Carbon Monoxide Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 01909400
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,775	\$1,775	\$2,100
2:	1	1	1	1	Unfurnished	\$1,950	\$1,950	\$2,100
3:	1	1	1	1	Unfurnished	\$1,850	\$1,850	\$2,000

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 2 - Belmont Heights, Alamilos Heights area
- Los Angeles County
- Parcel # 7257022010

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: PW21006053

Printed: 02/28/2021 8:07:40 PM

Closed • **Quadruplex**

List / Sold:

\$1,049,000/\$1,000,000 ↓

43 days on the market

1833 E 8th St • Long Beach 90813

4 units • \$262,250/unit • 3,040 sqft • 2,937 sqft lot • \$328.95/sqft • Built in 1922

Listing ID: PW20245338

From PCH or Anaheim St., head South on Cherry Ave. until 8th St, head West on 8th St., property is on the right



We are pleased to present The 8th Street apartments, located South of Anaheim St. in a zip code that has seen a tremendous increase in apartment sales year-over-year. The property is comprised of four large 1-bedroom units that are prime for a conversion into 2-bedroom units. The building is located between two well-respected Historic neighborhoods, Rose Park and Craftsman Village, while also being just North of the trendy Retro Row. With a WalkScore of 98, tenants are sure to love the location and the ability to walk to all of the amenities they need. The property has just undergone new exterior paint in November of 2020, is submetered for both gas and electric, and has been professionally managed by Ernst and Haas for the last 5 years. With a price well below the average for the City of Long Beach, this property won't last.

Facts & Features

- Sold On 02/23/2021
- Original List Price of \$1,049,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$65004 Gross Scheduled Income
- \$39908 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: \$25,096
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01417642
- Gardener:
- Licenses: 230
- Insurance: \$1,376
- Maintenance: \$4,046
- Workman's Comp:
- Professional Management: 4297
- Water/Sewer: \$1,017
- Other Expense: \$503
- Other Expense Description: Misc.

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,495	\$1,495	\$1,650
2:	1	1	1	0	Unfurnished	\$1,288	\$1,288	\$1,650
3:	1	1	1	0	Unfurnished	\$1,339	\$1,339	\$1,650
4:	1	1	1	0	Unfurnished	\$1,295	\$1,295	\$1,650

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7267016029

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:** PW20245338

Printed: 02/28/2021 8:07:40 PM

Closed •

List / Sold:

\$1,399,000/\$1,365,000 ↓

31 days on the market

800 E San Antonio Dr • Long Beach 90807

**5 units • \$279,800/unit • 0 sqft • 6,383 sqft lot • No \$/Sqft data •
Built in 1950**

Listing ID: PW20234848

East of Atlantic Ave. and corner of Olive Ave.



We are pleased to present 800 E. San Antonio, a 5-unit apartment building located in the Bixby Knolls neighborhood in Long Beach, CA. Built in 1950; the property offers an excellent unit mix of four 1 bedroom units, and one 3 bedroom, plus den, 1.5 bathroom unit. The property is well maintained with a laundry facility, and four garages. The property is separately metered for electric and gas. All units have been rehabbed, new upgraded electrical panel installed and fenced yard. Walk to shopping, restaurants, Trader Joes and much more. Easy to lease units with 20%+ upside on the rents for all the units.

Facts & Features

- Sold On 02/25/2021
- Original List Price of \$1,399,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Natural Gas
- Laundry: Community
- Cap Rate: 4.4
- \$93420 Gross Scheduled Income
- \$60931 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Landscaped, Walkstreet, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- 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:	4	1	1	3	Unfurnished	\$1,427	\$5,710	\$1,650
2:	1	3	2	1	Unfurnished	\$2,075	\$2,075	\$2,500

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

- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7135024011

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:** PW20234848

Printed: 02/28/2021 8:07:40 PM

Closed • [Apartment](#)

List / Sold:

\$1,680,000/\$1,575,000 ↓

0 days on the market

Listing ID: V1-3739

469 Dawson Ave • Long Beach 90814

[6 units](#) • [\\$280,000/unit](#) • [sqft](#) • [No lot size data](#) • [No \\$/Sqft data](#) •

[Built in 1927](#)

N/A



6 unit multifamily apartment complex

Facts & Features

- Sold On 02/22/2021
- Original List Price of \$1,680,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Laundry: Community
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

- Appliances: Free-Standing Range, Gas Water Heater

Exterior

- Lot Features: Sprinklers None, Treed Lot, Walkstreet
- Fencing: Average Condition, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- 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:		6	6	5	Unfurnished	\$0	\$0	\$0
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Rent Controlled

- RSPK - Rose Park area
- Los Angeles County
- Parcel # 7263002005

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

Closed • **Apartment**

List / Sold: **\$1,600,000/\$1,600,000**

509 E 5th St • Long Beach 90802

2 days on the market

**7 units • \$228,571/unit • 4,666 sqft • 7,503 sqft lot • \$342.91/sqft •
Built in 1921**

Listing ID: PW21020669

from 7th st turn onto Atlantic make a right on 5th st. property will be on right side



We are pleased to announce the listing of 509-519 E. 5th St 7-unit apartment community located in Long Beach, California. A perfect downtown Long Beach investment property. Totally TURN KEY with 7 unique units located in the heart of a fast growing and invigorating city and only 5 blocks to the beach. This property provides the right investor an opportunity to acquire a turnkey asset that has had extensive repairs and renovations. This exciting location falls within the PD-30 Plan for downtown and located in the height incentive area for future investors to build up! There are 4 large one bedroom one bath with a lovely balance of upgrades located on the front side of the property. A separate 2 bedroom 1 bath house, stand alone unit, in the middle of the property (the only unit that could use some upgrades.) The last two units are adorable studio apartments located above the 4 single car garages in the back of the property. A courtyard separates the three structures making a great area to rest and play outside. This investment property has it all. Close to THE PIKE, shoreline drive, the art district, the promenade and easy freeways. The property has been in the family trust for many years, with long term tenants and exceptionally low rents for the area. Great opportunity for a 10-31 exchange!!

Facts & Features

- Sold On 02/25/2021
- Original List Price of \$1,600,000
- 3 Buildings
- Levels: Two
- 4 Total parking spaces
- Cap Rate: 3.46
- \$81216 Gross Scheduled Income
- \$55516 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 7 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,700
- Electric: \$500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management: 5200
- 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	\$1,191	\$1,191	\$1,998
2:	2	1	1	2	Unfurnished	\$1,200	\$2,400	\$3,466
3:	2	1	1	0	Unfurnished	\$866	\$1,732	\$3,466
4:	1	0	1	0	Unfurnished	\$866	\$866	\$1,325
5:	1	0	1	0	Unfurnished	\$595	\$595	\$1,325

Of Units With:

- Separate Electric: 7
- Drapes:

- Gas Meters: 7
- Water Meters: 7
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- 4 - Downtown Area, Alamos Beach area
- Los Angeles County
- Parcel # 7281002009

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: PW21020669

Printed: 02/28/2021 8:07:40 PM

Closed •

List / Sold:

\$2,240,000/\$2,175,000 ↓

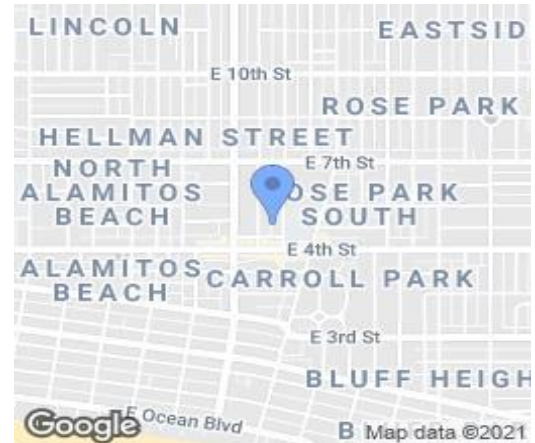
0 days on the market

Listing ID: V1-3738

455 Dawson Ave • Long Beach 90814

8 units • **\$280,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1929

8 unit multifamily with good mix.



Facts & Features

- Sold On 02/22/2021
- Original List Price of \$2,240,000
- 1 Buildings
- 4 Total parking spaces
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

- Appliances: Free-Standing Range, Gas Water Heater

Exterior

- Lot Features: Level, Sprinklers None, Walkstreet
- Fencing: None

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- 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:		2	9	4	Unfurnished	\$0	\$0	\$0
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Disposal:

Additional Information

- Rent Controlled
- RSPK - Rose Park area
- Los Angeles County
- Parcel # 7263002007

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:** V1-3738

Printed: 02/28/2021 8:07:40 PM

Closed •

List / Sold:

\$4,300,000/\$4,250,000 ↓

173 days on the market

2901 E 10th St • Long Beach 90804

**16 units • \$268,750/unit • 12,287 sqft • .21 acre(s) lot • \$345.89/sqft •
Built in 1963**

Listing ID: OC20135747

Major Nearby Cross Streets: East 10th Street and Gladys Avenue



2901 East 10th Street is a 16-unit multifamily investment property located in Long Beach, one of the premier housing markets in Southern California. Situated on a 0.21-acre lot, 2901 East 10th Street offers studio, one, two, and three-bedroom units and includes amenities such as controlled access, security doors, private balconies (select units), garage parking for additional rent, and on-site laundry. Current ownership has renovated 68% of the units and these capital improvements include new flooring, cabinets, countertops, light fixtures, paint, hardware, and shower enclosures.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$4,300,000
- 1 Buildings
- Levels: Three Or More
- 14 Total parking spaces
- Laundry: Community
- \$272832 Gross Scheduled Income
- \$166359 Net Operating Income
- 16 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Level, Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$113,271
- Electric: \$4,134.50
- Gas: \$4,135
- Furniture Replacement:
- Trash: \$4,135
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$5,638
- Maintenance: \$8,000
- Workman's Comp:
- Professional Management: 11185
- Water/Sewer: \$4,135
- Other Expense: \$17,200
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	0	1	2	Unfurnished	\$4,447	\$4,447	\$5,180
2:	4	1	1	4	Unfurnished	\$5,026	\$5,026	\$6,180
3:	6	2	1	6	Unfurnished	\$9,259	\$9,259	\$11,550
4:	1	3	1	1	Unfurnished	\$1,952	\$1,952	\$2,150
5:	1	3	2	1	Unfurnished	\$2,052	\$2,052	\$2,250

Of Units With:

- Separate Electric: 16
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7258002029

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: OC20135747

Printed: 02/28/2021 8:07:40 PM