

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	PW22228466	S	2414 E 14th ST	LONG	3	STD	2	\$37,560		\$625,000↓	\$366.78	1704	1923/ASR	3,206/0.0736	N	2	03/03/23	99/99
2	22173297	S	2045 ORANGE AVE	LONG	9	PRO	2			\$550,000↓	\$387.60	1419	1963	6,540/0.15		2	03/03/23	78/78
3	PW23005216	S	265 Molino AVE	LONG	2	STD	4	\$9,220		\$1,815,000↓	\$451.49	4020	1965/ASR	6,786/0.1558	N	3	03/01/23	20/20
4	22222651	S	650 Park AVE	LONG	2	STD	4			\$2,120,000↓	\$776.84	2729	1941	5,835/0.13			02/28/23	52/52

Closed • Duplex

List / Sold: **\$649,000/\$625,000** ↓

2414 E 14th St • Long Beach 90804

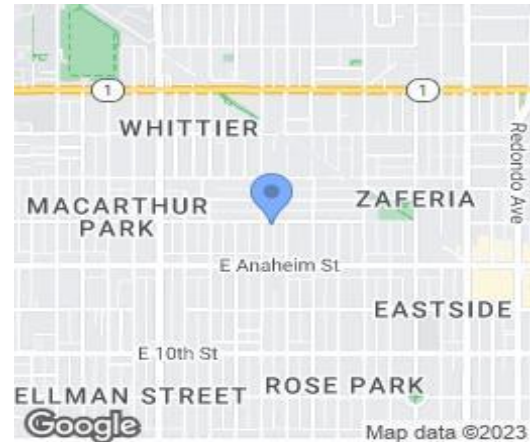
99 days on the market

2 units • **\$324,500/unit** • **1,704 sqft** • **3,206 sqft lot** • **\$366.78/sqft** •

Listing ID: PW22228466

Built in 1923

North of Anaheim, east of Junipero



2414 East 14th Street is a duplex in Long Beach, California. This offering is a great value-add opportunity with 37 percent rental upside and the potential to convert the garages to an ADU (buyer to verify). The property is a single-story 1923 construction with two two-bedroom/one-bath units and two single-car garages. The units boast 850-square foot floor plans with in-unit laundry hookups, and each unit has a private patio. 2414 East 14th Street is located just east of Junipero Avenue in Eastside Long Beach, a highly desirable and strong-performing rental submarket. The property has easy access to retail (WalkScore: 91) and is within a 10-minute drive of Cal State Long Beach, Downtown Long Beach, the beach, and the 405 and 710 freeways.

Facts & Features

- Sold On 03/03/2023
- Original List Price of \$699,000
- 1 Buildings
- 2 Total parking spaces
- \$412 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$37560 Gross Scheduled Income
- \$30311 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,110
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01896421
- 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	0	Unfurnished	\$1,380	\$1,380	\$2,150
2:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$2,150

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7260023027

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



CUSTOMER FULL: Residential Income LISTING ID: PW22228466

Printed: 03/05/2023 5:00:47 AM

Closed •

List / Sold: **\$595,000/\$550,000** ↓

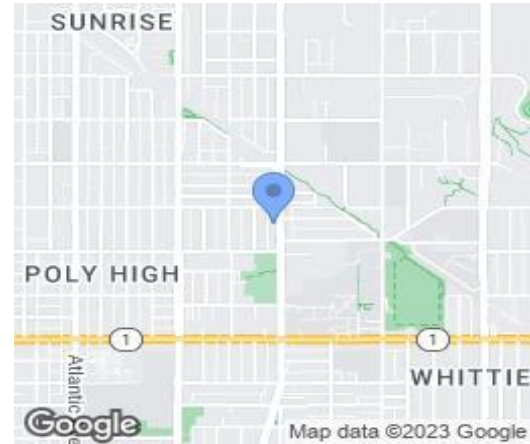
2045 ORANGE Ave • Long Beach 90806

78 days on the market

**2 units • \$297,500/unit • 1,419 sqft • 6,540 sqft lot • \$387.60/sqft •
Built in 1963**

Listing ID: 22173297

See Google Maps



Excellent opportunity for investors. Duplex with 2 bedrooms, one bath in each unit. Building is 1,419 square feet on a 6,540 square foot lot. Building has attached 2 car garage with alley entrance.

Facts & Features

- Sold On 03/03/2023
- Original List Price of \$649,000
- 1 Buildings
- 8 Total parking spaces

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- 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	2	1		Unfurnished	\$0	\$0	\$0
2:	1	2	1		Unfurnished	\$0	\$0	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
- 9 - Poly High area
- Los Angeles County
- Parcel # 7210028021

Michael Lembeck

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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: 22173297

Printed: 03/05/2023 5:00:49 AM

Closed • **Quadruplex**

List / Sold:

\$1,875,000/\$1,815,000 ↓

20 days on the market

Listing ID: PW23005216

265 Molino Ave • Long Beach 90803

4 units • \$468,750/unit • 4,020 sqft • 6,786 sqft lot • \$451.49/sqft • Built in 1965

North of Broadway East of Cherry



Location 10+, located in "Prime Belmont Heights (adjacent to Bluff Park)". These 4 units are all spacious townhouse style units. with open kitchens, one bath down and one up, super large bedrooms and all have large private patios. (3 of the four have been upgraded, one unit also has a den/office area). New 30 year recently installed. Extremely large lot, property has 3 full size garages and 5 parking spaces (parking for 8 cars) and community laundry area. Possibility of an ADU unit being added for even more income (Buyer to confirm with City). Location, Location 3 short blocks to the beach, close to the beach bike path, art museum, Bixby Park, all the trendy eateries and entertainment on Broadway, and also very close to Belmont Shore/Downtown. This Belmont Heights Beauty won't last and the desirable location is a huge plus.

Facts & Features

- Sold On 03/01/2023
- Original List Price of \$1,875,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Electric, Radiant
- \$3,835 (Public Records)
- Laundry: Common Area
- \$9220 Gross Scheduled Income
- \$1552 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Living Room
- Appliances: Electric Range, Water Heater

Exterior

- Lot Features: Near Public Transit, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,668
- Electric: \$801.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,183
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$2,545
- Maintenance:
- Workman's Comp:
- Professional Management: 1200
- Water/Sewer: \$1,183
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,920	\$1,920	\$1,920
2:	1	2	2	0	Unfurnished	\$2,350	\$2,350	\$2,350
3:	1	2	2	0	Unfurnished	\$2,200	\$2,200	\$2,200
4:	1	2	2	0	Unfurnished	\$2,750	\$2,750	\$2,750

Of Units With:

- Separate Electric: 4
- Gas Meters: 0
- Water Meters: 1
- Carpet: 4
- Drapes:
- Patio: 4
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 2 - Belmont Heights, Alhambra Heights area
- Los Angeles County
- Parcel # 7263017009

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 •

List / Sold:

\$2,225,000/\$2,120,000 ↓

52 days on the market

Listing ID: 22222651

650 Park Ave • Long Beach 90814

**4 units • \$556,250/unit • 2,729 sqft • 5,835 sqft lot • \$776.84/sqft •
Built in 1941**

Right on Ximeno Ave, Left on E 7th St, Right on Park Ave



Newly remodeled 4-Plex with private patios and exceptional income in prime Alamito Heights locations. Minutes away from Long Beach's top rated Lowell Elementary (9/10 rating) and adjacent to CSULB. This fourplex is comprised of (3) oversized 900 sq ft units & (1) Studio, all of which have been tastefully remodeled. Additional storage space income is generated on site. These extensive remodels feature high end adjustments, including flooring, granite countertops, 5 star finishes, new fixtures, as well as stainless steel appliances, dishwashers and air conditioning. The property has been completely re-landscaped, giving each tenant a private feel to their home. The property comes with two garages which are being rented as storage for additional income and an outdoor parking space on-site, and offers ample street parking. Each unit has new water heaters and is separately metered for gas and electric. With it's back up against Long Beach's Recreation Park Golf Course, the subject property is located in Alamitos Heights, one of Long Beach's Top Rental Markets. It is just outside the \$6B of development flooding into Downtown LB, including the Long Beach Civic Center, Long Beach Aquarium, OceanAire Project, CSULB Downtown Village, Broadway Block, The Pacific, and Queen Mary Island.

Facts & Features

- Sold On 02/28/2023
- Original List Price of \$2,225,000
- 2 Buildings
- Heating: Central
- \$7988 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$2,567
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- 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		Unfurnished	\$2,700	\$2,700	\$2,850
2:	2	1	1		Unfurnished	\$2,605	\$2,605	\$2,850
3:	3	1	1		Unfurnished	\$1,950	\$1,950	\$2,000
4:	4	1	1		Unfurnished	\$2,750	\$2,750	\$2,850
5:								
6:								
7:								
8:								

9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 2 - Belmont Heights, Alamos Heights area
 - Los Angeles County
 - Parcel # 7241019002

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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