

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	PW22232756	S	3815 E 8th ST	LONG	3	STD	2	\$0		\$842,500 	\$575.48	1464	1924/ASR	2,941/0.0675	N	2	02/07/23	55/55
2	22214913	S	3551 Caspian AVE	LONG	11	STD	2			\$730,000 	\$503.45	1450	1953	5,078/0.11	N		02/08/23	96/186
3	OC22181046	S	2430 Belmont AVE	LONG	35	STD	2	\$35,916		\$1,049,500 	\$683.27	1536	1944/PUB	6,488/0.1489	N	2	02/07/23	41/41
4	PW22237514	S	830 Junipero Ave	LONG	699	STD,TRUS	2	\$37,200		\$980,000 	\$584.38	1677	1919/PUB	5,064/0.1163	N	1	02/10/23	2/2
5	PW22253633	S	1325 E 11th ST	LONG	4	STD	3	\$51,900	5	\$750,000 	\$372.39	2014	1919/ASR	5,111/0.1173	N	4	02/09/23	29/29
6	PW22183516	S	926 E San Antonio DR	LONG	6	STD	4	\$0		\$1,255,000 	\$412.29	3044	1943/ASR	6,544/0.1502	N	4	02/08/23	109/109

Closed • Duplex

List / Sold: **\$899,000/\$842,500** ↓

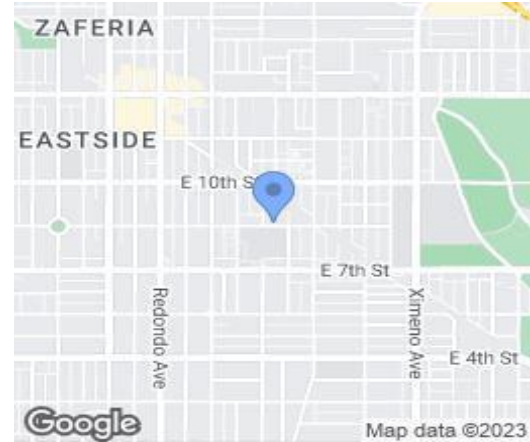
3815 E 8th St • Long Beach 90804

55 days on the market

2 units • **\$449,500/unit** • **1,464 sqft** • **2,941 sqft lot** • **\$575.48/sqft** •
Built in 1924

Listing ID: PW22232756

Between Mira Mar and Euclid across from Jefferson Leadership Academy



3815 East 8th Street is a single-story 1924 construction with two two-bedroom/one-bath units that are separately metered for gas and electricity. The property also offers two single-car garages and a shared washer/dryer. Recent improvements include new electrical, some new plumbing, new paint, updated flooring, and the remodel of one unit.' The property boasts a great location in desirable Eastside Long Beach directly across from the esteemed Jefferson Leadership Academy and in convenient proximity to retail, Cal State Long Beach, and Belmont Shore. This area is a dense rental submarket with a strong tenant base; the average household income within one mile exceeds \$98,000. Current rent for the occupied unit offers 11 percent potential upside, and a new investor could further add value by converting the garages to an ADU (buyer to verify).

Facts & Features

- Sold On 02/07/2023
- Original List Price of \$899,000
- 1 Buildings
- 2 Total parking spaces
- \$389 (Assessor)
- Laundry: Community, See Remarks
- 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: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00899496
- 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	\$2,000	\$2,000	\$2,500
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,500

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
- 3 - Eastside, Circle Area area

- Rent Controlled

- Los Angeles County
- Parcel # 7254016007

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: PW22232756

Printed: 02/12/2023 5:00:11 AM

Closed •

List / Sold: **\$730,000/\$730,000** ↓

3551 Caspian Ave • Long Beach 90810

96 days on the market

2 units • **\$365,000/unit** • **1,450 sqft** • **5,078 sqft lot** • **\$503.45/sqft** •
Built in 1953

Listing ID: 22214913

From the 405 or the 710 freeway take W Wardlow Rd to Caspian Ave.



Super motivated seller will consider all offers! This property is perfect for the currently changing market conditions. It is a long term income producing duplex with both units rented out to perfect tenants paying consistently on time. The tenants are on month to month leases so potential changes can be made as it is desired by the new owner. Both units are in good condition. The units come with an ideal detached 2 car garage with laundry hookups. An additional 4 cars can be parked in the generous driveway which will be a great asset for years to come in the ever so growing and desirable Long Beach area. This is truly a long term investor's delight and it is paired with a very motivated seller so please send any and all offers as the seller just wants to move on with their life so they will entertain all offers. More pictures of the property will be coming soon.

Facts & Features

- Sold On 02/08/2023
- Original List Price of \$769,000
- 1 Buildings

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02014153
- 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	\$1,450	\$1,450	\$2,200
2:	1	2	1		Unfurnished	\$1,800	\$1,800	\$2,200
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 11 - Westside area
- Los Angeles County
- Parcel # 7311015025

Michael Lembeck

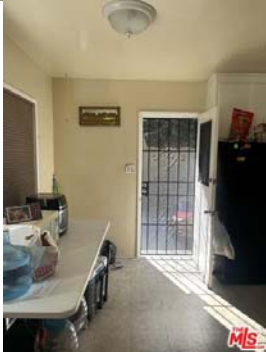
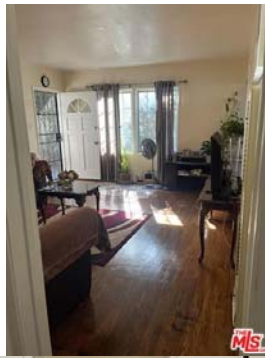
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • Duplex

List / Sold:

\$1,095,000/\$1,049,500 ↑

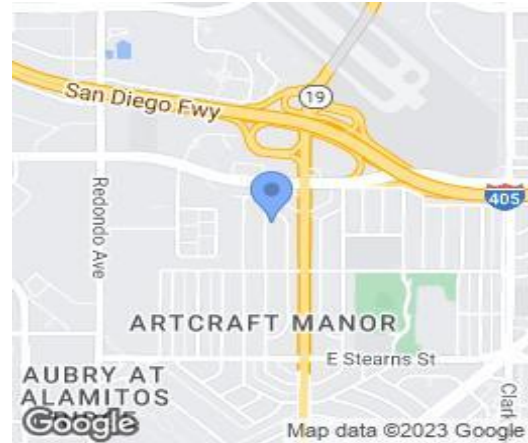
41 days on the market

Listing ID: OC22181046

2430 Belmont Ave • Long Beach 90815

2 units • \$547,500/unit • 1,536 sqft • 6,488 sqft lot • \$683.27/sqft • Built in 1944

CA-19 and Willow St.



Just remodeled for the new year! Prime investment bread & butter duplex in Aircraft Manor, Long Beach. Totally turnkey 2 bedroom, 1 bath units w/ \$5,600 per month proforma income. Features 2 car shared detached garage w/ new door and opener along with backyard space for each unit. Live in one & rent the other. New items include: textured walls, new moldings, baseboards, new paint inside & out, new fixtures, new electrical in garage, new windows in front unit, many new doors, new laminate flooring, new LED recessed lighting throughout, new landscape and a new open and airy floor plan. Both bathrooms and kitchens feature newer custom tile work with granite counters in the kitchens. Well situated location close to freeways, airport, Long Beach City College and extensive entertainment.

Facts & Features

- Sold On 02/07/2023
- Original List Price of \$995,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Forced Air
- \$0 (Public Records)
- Laundry: Washer Hookup
- \$35916 Gross Scheduled Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Water Heater

Exterior

- Lot Features: Front Yard
- Sewer: None

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	\$0	\$0	\$2,800
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,800

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
- 35 - Artcraft Manor area
- Los Angeles County
- Parcel # 7218005014

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: OC22181046

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Closed • Duplex

List / Sold: **\$995,000/\$980,000** ↓

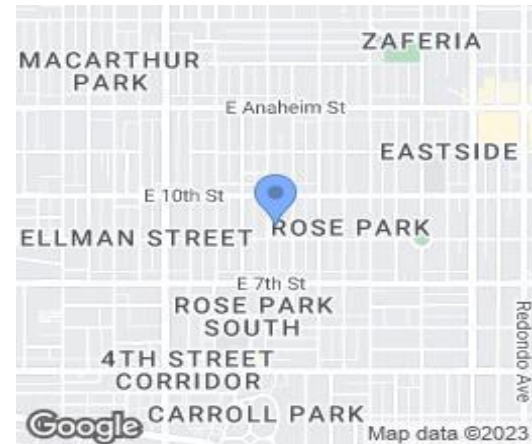
830 Junipero Ave • Long Beach 90804

2 days on the market

2 units • **\$497,500/unit** • **1,677 sqft** • **5,064 sqft lot** • **\$584.38/sqft** •
Built in 1919

Listing ID: PW22237514

7th St to Junipero R



Welcome to 830 Junipero Avenue just 3 miles from CSULB! A Classic Craftsman Style Duplex, Front Unit provides 3 Bdrms, 1 Bath, Rear Unit has 1 Bdrm Loft, 1 Bath plus downstairs Office Space. Upgraded Kitchen, Bath, and Flooring and your own Patio with Backyard included with Front Unit. Units are separated by two backyards providing Plenty of Privacy between units! Rear Unit comes with a Garage and Driveway by Alley Access. Front unit has 900 sq feet of living space. Rear Unit has 777 sq feet of living space with Bedroom in upstairs Loft so it feels much larger. An Above Ground Jacuzzi is included in this sale and can be utilized by Rear Unit Occupant. Front unit is leased with an excellent Tenant through May 1, 2023 @ \$3,100 per month. Rear Unit will be delivered Vacant and needs updating. Freeways, Shopping, and Restaurants all nearby. This is an amazing investment opportunity!

Facts & Features

- Sold On 02/10/2023
- Original List Price of \$995,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Fireplace(s), Wall Furnace
- \$0 (Public Records)
- Laundry: In Garage, Individual Room
- \$37200 Gross Scheduled Income
- \$3881 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Loft
- Floor: Vinyl, Wood
- Appliances: Dishwasher, Disposal, Gas Range, Microwave, Refrigerator
- Other Interior Features: Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,180
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$408
- Cable TV: 01521930
- Gardener:
- Licenses:
- Insurance: \$701
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1			\$3,100	\$3,100	\$3,200
2:	1	1	1	1		\$0	\$0	\$2,000

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled

- 699 - Not Defined area
- Los Angeles County
- Parcel # 7262013012

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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: **\$775,000/\$750,000** ↓

1325 E 11th St • Long Beach 90813

29 days on the market

**3 units • \$258,333/unit • 2,014 sqft • 5,111 sqft lot • \$372.39/sqft •
Built in 1919**

Listing ID: PW22253633

South of Anaheim



1325 East 11th Street is a triplex in Long Beach, California. This offering is a great opportunity for an investor to acquire an asset in a strong rental submarket and capture 28 percent potential upside in rents. The property consists of a two-bed/one-bath house with a fenced patio and a rear building with two one-bed/one-bath units above four single-car garages. On-site parking is a sought-after amenity in this parking-impacted area of Long Beach, and the garages generate significant additional income. The units are separately metered for gas and electricity, and the property also offers shared laundry facilities. 1325 East 11th Street is located in Long Beach's Cambodia Town neighborhood just south of Anaheim Street. This dense rental area has easy access to Downtown Long Beach and the 710 Freeway.

Facts & Features

- Sold On 02/09/2023
- Original List Price of \$775,000
- 2 Buildings
- 4 Total parking spaces
- \$618 (Assessor)
- Laundry: Community
- Cap Rate: 4.67
- \$51900 Gross Scheduled Income
- \$36214 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,309
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01332755
- 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:	2	1	1	0	Unfurnished	\$1,385	\$2,770	\$1,650
2:	1	2	1	0	Unfurnished	\$1,555	\$1,555	\$2,250

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 0
- 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 # 7267002030

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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CUSTOMER FULL: Residential Income LISTING ID: PW22253633

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Closed • **Quadruplex**

List / Sold:

\$1,399,000/\$1,255,000 ↓

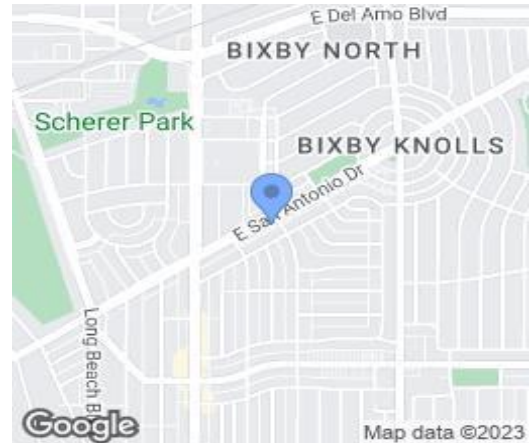
109 days on the market

Listing ID: PW22183516

926 E San Antonio Dr • Long Beach 90807

4 units • **\$349,750/unit** • **3,044 sqft** • **6,544 sqft lot** • **\$412.29/sqft** •
Built in 1943

San Antonio & California



This Four-Plex is located in a Prime Bixby Knolls location at the edge of Bixby Knolls sharing the alley with prestigious homes on Claiborne Ave. just walking distance to Bixby Knolls Shopping Center, Bixby Knolls Park, Virginia Country Club, trendy shops and restaurants! Two Units-2 Bedroom 1 Bath and Two units-1 Bedroom 1 Bath. There are two two-car garages off the alley. Full bathroom in the garage and a good size laundry room/storage attached to the garage. All units have separate gas meters, electric meters and hot water heaters. Enjoy the gated yard and patio. Good standing long term tenants. Tax Roll shows as 4 Units 5 bedroom 4 bathrooms. Buyer and buyer's agent to investigate all information. Property is the same improvement footprint as when purchased in 1999 by current owners.

Facts & Features

- Sold On 02/08/2023
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Individual Room
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard
- Fencing: See Remarks, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	\$1,507	\$1,507	\$1,950
2:	1	2	1	1	Unfurnished	\$1,760	\$1,760	\$1,950
3:	1	1	1	1	Unfurnished	\$1,320	\$1,320	\$1,750
4:	1	1	1	1	Unfurnished	\$990	\$990	\$1,750

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7135024002

Michael Lembeck

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