

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	RS21243450	S	5829 E 2nd ST	LONG	1	STD	2	\$0		\$1,400,000	\$716.85	1953	1948/ASR	3,011/0.0691	N	4	02/10/22	40/40
2	PW21214695	S	5270 Linden AVE	LONG	7	STD	2	\$50,400	4	\$620,000	\$409.51	1514	1926/PUB	4,796/0.1101	N	1	02/07/22	84/84
3	PW22002690	S	2371 Belmont AVE	LONG	35	STD,TRUS	2	\$76,800	5	\$1,150,000	\$648.25	1774	1944/ASR	6,035/0.1385	N	2	02/10/22	5/5
4	PW21255558	S	33 66th PL	LONG	1	STD	3	\$92,252		\$1,975,000	\$764.02	2585	1947/ASR	2,413/0.0554	N	2	02/11/22	34/34
5	DW21249260	S	1417 E 10th ST	LONG	7	STD	4	\$0		\$1,270,000		2	1923/PUB	4,480/0.1028	N	4	02/09/22	42/160
6	PW22009271	S	4343 N Bellflower BLVD	LONG	29	STD	4	\$70,740		\$1,316,250	\$492.24	2674	1942/ASR	7,469/0.1715	N	4	02/08/22	1/1
7	PW21247374	S	1035 Pacific AVE	LONG	4	STD	5	\$80,640		\$1,050,000	\$199.92	5252	1920/PUB	7,463/0.1713	N	0	02/11/22	1/363
8	SB21225992	S	1024 Hoffman AVE	LONG	4	STD	5	\$124,788	5	\$1,750,000	\$448.26	3904	1948/PUB	8,398/0.1928	N	0	02/08/22	17/17
9	21102829	S	40 Belmont AVE	LONG	1	STD	6			\$1,875,000	\$802.65	2336	1922	4,725/0.1		5	02/09/22	18/18

Closed •

List / Sold:

\$1,399,000/\$1,400,000 ↓

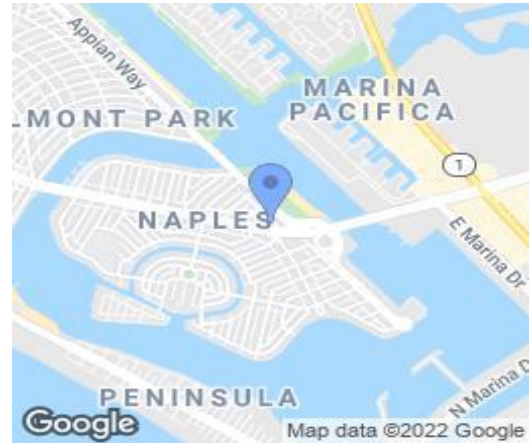
40 days on the market

Listing ID: RS21243450

5829 E 2nd St • Long Beach 90803

**2 units • \$699,500/unit • 1,953 sqft • 3,011 sqft lot • \$716.85/sqft •
Built in 1948**

North side of 2nd St between San Marco and Appian



Great duplex situated in the heart of Naples Island. Just steps to the beach, restaurants and shops on 2nd St. This is a perfect opportunity for an owner occupied or investment property. Front downstairs unit has been completely remodeled and offers 2 bed, 1 bath, open kitchen with new stainless steel appliances and a nice size living room with fireplace. Back upstairs unit is a spacious 2 bed, 2 bath with wood vaulted ceilings, dual balconies and a nice open living area with kitchen. 3 garages with a total of 4 off street parking spaces and community laundry.

Facts & Features

- Sold On 02/10/2022
- Original List Price of \$1,499,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$420 (Estimated)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- 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	2	Unfurnished	\$0	\$0	\$3,000
2:	1	2	2	2	Unfurnished	\$0	\$0	\$3,500

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
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area

- Los Angeles County
- Parcel # 7243003020

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: RS21243450

Printed: 02/13/2022 9:53:12 AM

Closed •

List / Sold: **\$620,000/\$620,000** ↓

5270 Linden Ave • Long Beach 90805

84 days on the market

**2 units • \$310,000/unit • 1,514 sqft • 4,796 sqft lot • \$409.51/sqft •
Built in 1926**

Listing ID: PW21214695

Linden Avenue & 53rd Street



* Fantastic opportunity to acquire the lowest price per unit Duplex in the Area. * Located in an opportunity zone with ADU potential. * Well-maintained, professionally managed property. * Conveniently located near the 710 freeway with many shops and restaurants close in proximity.

Facts & Features

- Sold On 02/07/2022
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$414 (Estimated)
- Laundry: Inside
- Cap Rate: 3.97
- \$50400 Gross Scheduled Income
- \$25814 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,307
- Electric: \$347.00
- Gas: \$347
- Furniture Replacement:
- Trash: \$347
- Cable TV: 02031312
- Gardener:
- Licenses:
- Insurance: \$681
- Maintenance: \$1,300
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$348
- Other Expense: \$500
- Other Expense Description: misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,150	\$1,150	\$1,550
2:	1	3	1	0	Unfurnished	\$2,125	\$2,125	\$2,650

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
- Rent Controlled
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7130006004

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: PW21214695

Printed: 02/13/2022 9:53:12 AM

Closed • Duplex

List / Sold:

\$1,150,000/\$1,150,000 ↑

5 days on the market

2371 Belmont Ave • Long Beach 90815

**2 units • \$575,000/unit • 1,774 sqft • 6,035 sqft lot • \$648.25/sqft •
Built in 1944**

Listing ID: PW22002690

South of Willow West of Lakewood Blvd



Turnkey Duplex completely remodeled inside & out. The rear unit is perfect for the owner to live in with 1022 sq ft 2 bed 2 bath unit with Master bedroom and bath. Large open floor plan with inside laundry custom tiled bathrooms, oak hardwood flooring, LED lighting, Plantation shutters, the kitchen has a large quartz counter top peninsula that can seat 4 Sharp microwave drawer, slide in range with stainless vent hood, dishwasher and looks out to the large 250 sq ft covered patio off the back door with ceiling fan & prewired for TV entertainment. The front unit is 750 sq. ft. open floor plan with wall mounted TVs in both bedroom and living room. The kitchen has an island with quartz counter tops Sharp microwave drawer, inside laundry Both units are prewired for TV & internet and have new HVAC systems & Plantation shutters. Everything has been upgraded on this property with no deferred maintenance. This unit larger than most of the duplexes in the area due to the new permitted addition. There are ADU plans available for 330 sq. ft. one bedroom unit over the garage.

Facts & Features

- Sold On 02/10/2022
- Original List Price of \$1,060,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central, Natural Gas
- \$423 (Estimated)
- Laundry: In Kitchen
- Cap Rate: 4.6
- \$76800 Gross Scheduled Income
- \$48280 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen
- Floor: Tile, Wood
- Appliances: Dishwasher, Free-Standing Range, Microwave, Tankless Water Heater, Water Line to Refrigerator

Exterior

- Lot Features: Back Yard, Front Yard, Sprinklers In Front, Sprinklers In Rear
- Fencing: Redwood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,680
- Electric: \$1,920.00
- Gas:
- Furniture Replacement: \$2,000
- Trash: \$360
- Cable TV: 01841928
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal: 2

- Patio: 1
- Ranges: 2
- Refrigerator: 1
- Wall AC:

Additional Information

- Standard, Trust sale

- 35 - Artcraft Manor area
- Los Angeles County
- Parcel # 7218004012

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: PW22002690

Printed: 02/13/2022 9:53:13 AM

Closed •

List / Sold:

\$1,950,000/\$1,975,000 ↑

34 days on the market

33 66th Pl • Long Beach 90803

3 units • \$650,000/unit • 2,585 sqft • 2,413 sqft lot • \$764.02/sqft • Built in 1947

Listing ID: PW21255558

East on Ocean, Right on 66th.



Fantastic opportunity to own a Trophy property on the Beautiful Long Beach Peninsula! This 3 unit property, just steps from the beach, offers a 3 bedroom 3 bathroom, 2 story owners unit, featuring wood floors, vaulted ceilings, a chef's kitchen, and large master retreat with spa tub. Property also features a spacious 1 bedroom 1, bathroom unit with vaulted ceilings, a cozy studio, on site laundry and a third floor roof top deck complete with a Spa and Views of the Bay & Ocean! This income property that was totally rebuild and had an addition with permits in 2007. Perfect for an Owner to live in one and rent the others or an investor to rent all 3. ** More Photos to follow**

Facts & Features

- Sold On 02/11/2022
- Original List Price of \$1,950,000
- 1 Buildings
- Levels: Three Or More
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- \$523 (Estimated)
- Laundry: In Closet
- \$92252 Gross Scheduled Income
- \$80252 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Walk-In Closet
- Floor: Tile, Vinyl, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,533
- Electric: \$4,300.00
- Gas: \$800
- Furniture Replacement:
- Trash: \$300
- Cable TV: 02156564
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management: 5032
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$4,500	\$4,500	\$5,000
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,300
3:	1	0	1	0	Unfurnished	\$1,325	\$1,325	\$1,500

Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Drapes:
- Patio: 1
- Ranges:
- Refrigerator: 3

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7245025009

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:

\$1,300,000/\$1,270,000 ↓

42 days on the market

Listing ID: DW21249260

1417 E 10th St • Long Beach 90813

4 units • \$325,000/unit • 2 sqft • 4,480 sqft lot • No \$/Sqft data •

Built in 1923

10th st



Great Income Property!!!! Charming 2 Story Fourplex. Near Shopping, Freeways, Long Beach City College, Downtown Long Beach

Facts & Features

- Sold On 02/09/2022
- Original List Price of \$1,300,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- \$943 (Estimated)
- Laundry: See Remarks
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- 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:
- 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	\$0
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0
3:	1	2	1	1	Unfurnished	\$0	\$0	\$0
4:	1	2	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 7 - North Long Beach area
- Los Angeles County

• Parcel # 7267008030

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: DW21249260

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Closed • **Apartment**

List / Sold:

\$1,350,000/\$1,316,250 ↓

1 days on the market

Listing ID: PW22009271

4343 N Bellflower Blvd • Long Beach 90808

4 units • \$337,500/unit • 2,674 sqft • 7,469 sqft lot • \$492.24/sqft • Built in 1942

N/Harvey Way



This Property features 4 Large 1 Bedroom 1Bath Units. This property is fully rented with mostly long term tenants, and all tenants have paid on time. This property also features 4 Single Garages plus 1 parking spot. Buyer should check with the City to possibly adding an ADU over Garages. Great Area, close to City College, Lakewood Mall, Costco, Restraunts, Long Beach Airport, and Public transportation. Rents are close to Pro Forma rents and still room for some increases. This property has been professionally managed and is in great condition. Separate Gas and Electric Meters, also Coin Laundry.

Facts & Features

- Sold On 02/08/2022
- Original List Price of \$1,350,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- \$794 (Estimated)
- Laundry: Common Area
- \$70740 Gross Scheduled Income
- \$47869 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level, Near Public Transit, Park Nearby, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,593
- Electric: \$355.00
- Gas: \$244
- Furniture Replacement:
- Trash: \$600
- Cable TV: 00000001
- Gardener:
- Licenses: 230
- Insurance: \$2,551
- Maintenance: \$2,927
- Workman's Comp:
- Professional Management: 5463
- Water/Sewer: \$434
- Other Expense: \$244
- Other Expense Description: gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,695	\$1,695	\$1,695
2:	1	1	1	0	Unfurnished	\$1,365	\$1,365	\$1,695
3:	1	1	1	1	Unfurnished	\$1,365	\$1,365	\$1,695
4:	1	1	1	2	Unfurnished	\$1,470	\$1,470	\$1,695

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 29 - Lakewood Village area
- Los Angeles County
- Parcel # 7180033015

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: PW22009271

Printed: 02/13/2022 9:53:16 AM

Closed •

List / Sold:

\$1,250,000/\$1,050,000 ↓

1 days on the market

1035 Pacific Ave • Long Beach 90813

5 units • \$250,000/unit • 5,252 sqft • 7,463 sqft lot • \$199.92/sqft • Built in 1920

Listing ID: PW21247374

Exit Anaheim Street East towards Pacific Ave then make a right



Great investment opportunity in Downtown Long Beach. Front building consists of a 3 bed & 2 bath unit with the rear building consisting of four 1 bed & 1 bath unit with a small laundry/den. Large Lot, with great common area. Gated for safety and security. All units will be delivered tenant occupied. Please review current total rents associated with this listing. Tenants are long term, ranging from 8 years to 30 years and rental income shows that. Location is great with all new development happening in Downtown Long Beach.

Facts & Features

- Sold On 02/11/2022
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- \$11,390 (Estimated)
- \$80640 Gross Scheduled Income
- \$70346.89 Net Operating Income
- 5 electric meters available
- 6 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Landscaped, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,633
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,589
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$1,926
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,807
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,045	\$1,045	\$1,350
2:	1	1	1	0	Unfurnished	\$1,075	\$1,075	\$1,350
3:	1	1	1	0	Unfurnished	\$1,185	\$1,185	\$1,450
4:	1	1	1	0	Unfurnished	\$1,090	\$1,090	\$1,350
5:	1	3	2	0	Unfurnished	\$2,500	\$2,500	\$3,200

Of Units With:

- Separate Electric: 5
- Gas Meters: 6
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7272005016

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

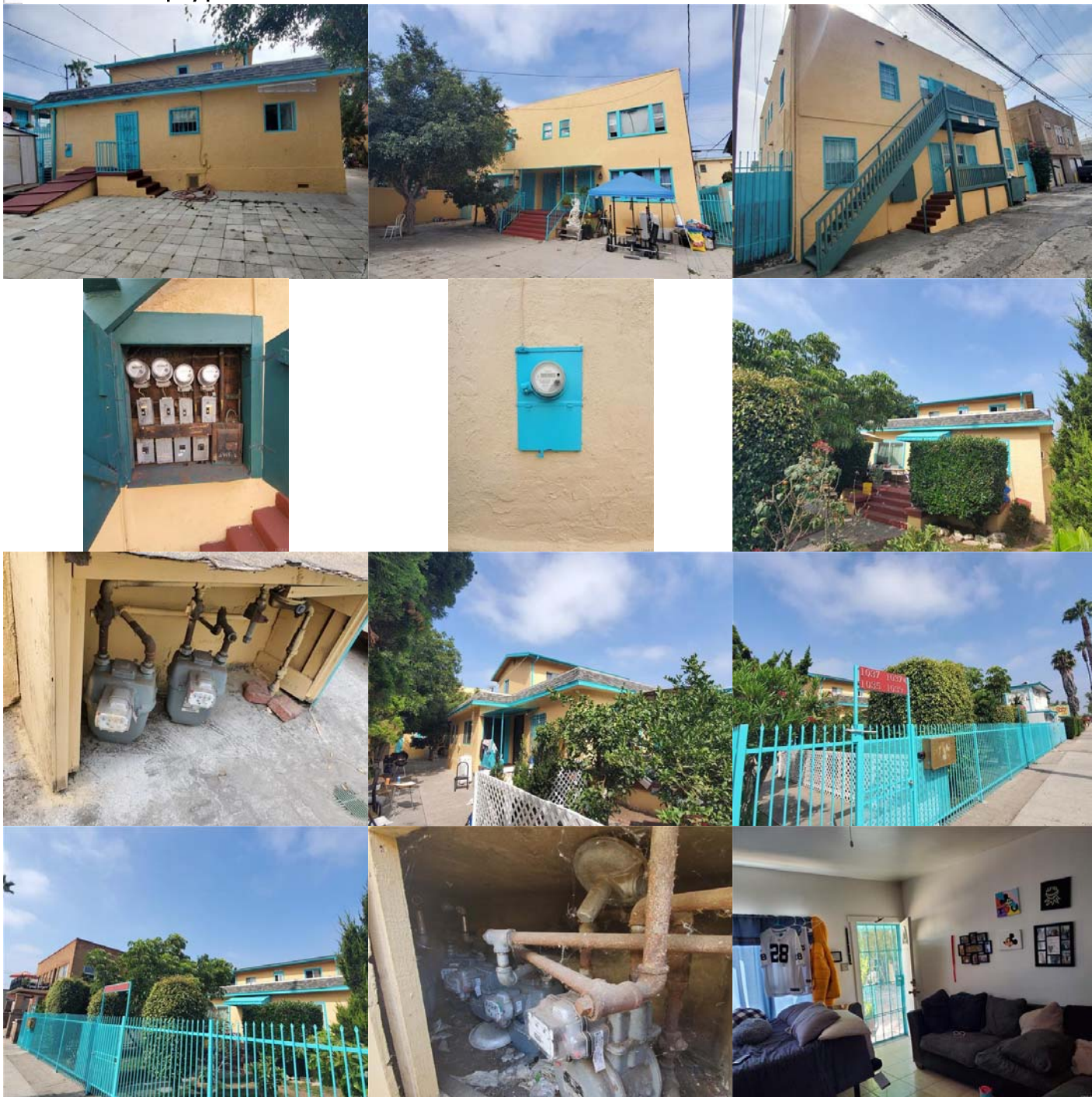
Re/Max Property Connection

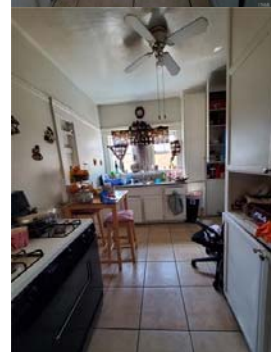
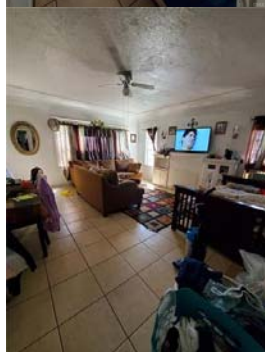
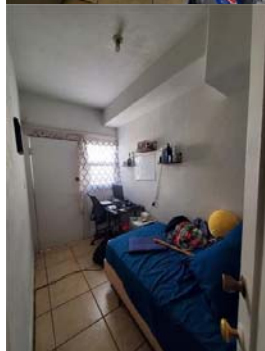
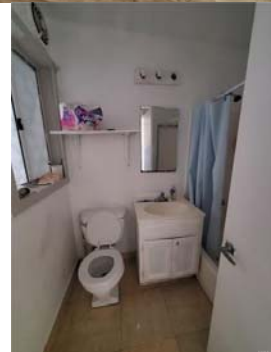
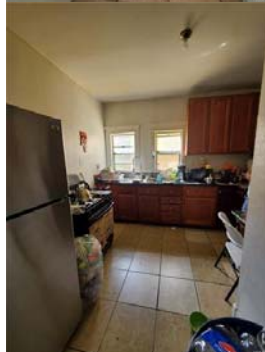
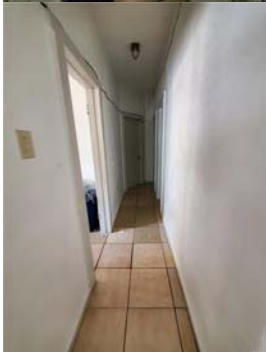
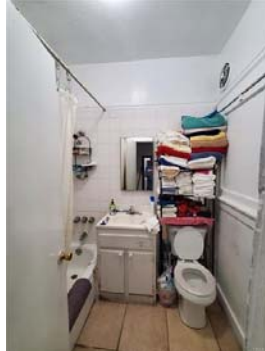
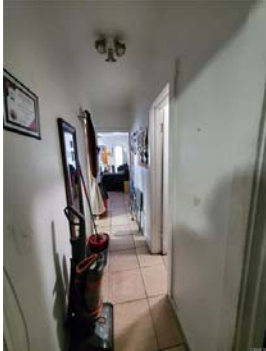
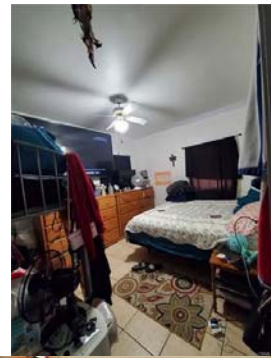
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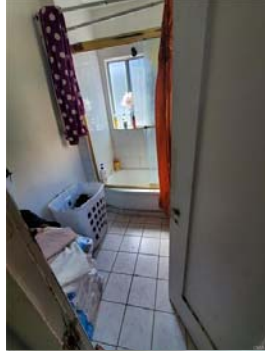
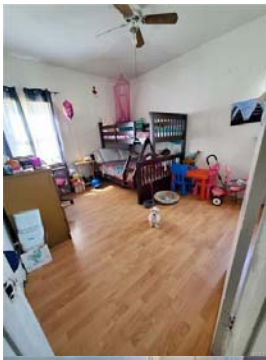
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Mission Viejo, 92691

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Closed •

List / Sold:

\$1,695,000/\$1,750,000 ↑

17 days on the market

Listing ID: SB21225992

1024 Hoffman Ave • Long Beach 90813

**5 units • \$339,000/unit • 3,904 sqft • 8,398 sqft lot • \$448.26/sqft •
Built in 1948**

On East side of Hoffman



Rare opportunity to purchase a stabilized property at 13.6X gross on actuals plus a 15% upside in rents. Actual in-place cap rate of 4.6% with a super strong rate of 5.5% at market rents. 4 out of 5 units were built in the 1980's allowing a low maintenance asset. Attractive unit mix with (2) four bedroom units and (3) three bedroom units. Two parking spaces per unit for a total of 10 spaces in an extremely parking impacted area. 4 out of 5 units extensively renovated with updated kitchens, quartz counters, vinyl plank flooring, and remodeled bathrooms. Clean, professionally managed building with no deferred maintenance. High actual income allows for great leverage.

Facts & Features

- Sold On 02/08/2022
- Original List Price of \$1,695,000
- 2 Buildings
- Levels: Two
- 10 Total parking spaces
- 10 Total carport spaces
- \$1,029 (Estimated)
- Cap Rate: 4.6
- \$124788 Gross Scheduled Income
- \$77207 Net Operating Income
- 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: \$41,342
- Electric: \$492.00
- Gas: \$492
- Furniture Replacement:
- Trash: \$492
- Cable TV: 01914434
- Gardener:
- Licenses: 230
- Insurance: \$2,268
- Maintenance:
- Workman's Comp:
- Professional Management: 7113
- Water/Sewer: \$492
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,400	\$2,400	\$2,400
2:	1	4	1	0	Unfurnished	\$1,810	\$1,810	\$2,400
3:	1	3	1	0	Unfurnished	\$2,099	\$2,099	\$2,400
4:	1	3	1	0	Unfurnished	\$1,695	\$1,695	\$2,400
5:	1	4	1	0	Unfurnished	\$2,395	\$2,395	\$2,400

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7267010010

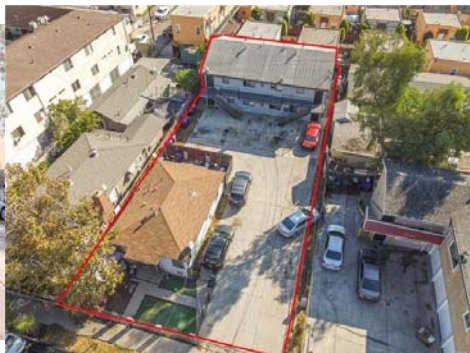
Michael Lembeck

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: SB21225992

Printed: 02/13/2022 9:53:19 AM

Closed •

List / Sold:

\$1,850,000/\$1,875,000 ↑

40 Belmont Ave • Long Beach 90803

18 days on the market

6 units • **\$308,333/unit** • **2,336 sqft** • **4,725 sqft lot** • **\$802.65/sqft** •
Built in 1922

Listing ID: 21102829

From CA-22 W., Continue straight onto E 7th St, Turn left onto Ximeno Ave, At the traffic circle, continue straight to stay on Ximeno Ave, Turn right onto E Broadway, Turn left onto Termino Ave, Turn left at the 3rd cross street onto E Livingston Dr, Turn right onto Belmont Ave, Property will be on the left



40 Belmont Ave. is a 6-unit investment opportunity located within the premier coastal neighborhood of Belmont Shore in Long Beach, CA. This property contains a mix of (4) 1 bedroom 1 bathroom and (2) studio units which are in high demand throughout Belmont Shore.

Facts & Features

- Sold On 02/09/2022
- Original List Price of \$1,850,000
- 1 Buildings
- 5 Total parking spaces
- \$72992 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$41,846
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00409987
- 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:	2	0	2		Unfurnished	\$1,348	\$2,695	\$2,850
2:	4	1	1		Unfurnished	\$1,620	\$6,480	\$7,180

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

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7256038018

Michael Lembeck

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