

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	PW20254421	S	131 Quincy AVE	LONG	1	STD,TRUS	2	\$73,800		\$1,447,342 	\$528.03	2741	1932/ASR	2,950/0.0677	2	02/10/21	2/2
2	PW20252860	S	3655 Olive Avenue	LONG	6	STD	2	\$55,200		\$1,120,000 	\$389.97	2872	1951/ASR	8,981/0.2062	3	02/11/21	39/39
3	PW21000111	S	232 E Marker ST #A	LONG	7	STD	2	\$0		\$730,000	\$422.94	1726	1950/ASR	6,115/0.1404	2	02/09/21	6/6
4	OC20262976	S	4735 Sunfield AVE	LONG	29	STD	2	\$0		\$1,200,000 	\$461.54	2600	1944/ASR	8,273/0.1899	2	02/10/21	4/4
5	PW20222633	S	6533 Gaviota AVE	LONG	699	STD	2	\$60,000		\$785,000 	\$381.07	2060	1928/ASR	5,760/0.1322	2	02/09/21	55/55
6	IN20215201	S	1051 Termino AVE	LONG	3	STD	4	\$76,560		\$1,200,000 	\$333.61	3597	1929/ASR	4,333/0.0995	4	02/12/21	59/59
7	OC20191697	S	1248 N Loma Vista DR	LONG	4	STD	4	\$4,250		\$785,000 	\$398.07	1972	1918/PUB	5,719/0.1313	2	02/09/21	68/68
8	PW20184474	S	803 Daisy AVE	LONG	4	STD	4	\$101,640		\$1,300,000 	\$287.87	4516	1914/ASR	8,254/0.1895	5	02/08/21	22/22
9	PW20233499	S	145 E Canton ST	LONG	699	STD	11	\$190,800	5	\$2,400,000 	\$296.44	8096	1963/PUB	9,123/0.2094	4	02/08/21	5/5

Closed • Duplex

List / Sold:

\$1,389,999/\$1,447,342 ↑

2 days on the market

Listing ID: PW20254421

131 Quincy Ave • Long Beach 90803

2 units • \$695,000/unit • 2,741 sqft • 2,950 sqft lot • \$528.03/sqft •
Built in 1932

South on 2nd Street, SW corner at Division



We are proud to present 131 & 133 Quincy Avenue. A Classic Spanish Duplex located on a corner lot, in the heart of Belmont Shore with all the wonderful restaurants, shopping, close proximity to the bay, beach and the many recreational amenities, all just a short walk. Both units feature 2 bedrooms & 2 baths, currently sharing a 2 car garage. Each have all the charm and characteristics of the era: coved ceilings, double doors and windows, plantation shutters, built ins, nooks, original hardwood flooring, along with in-unit laundry, open floor plans with dining area, which opens to both the kitchen and living room. Roof top deck, artificial turf fenced front yard and amazing curb appeal. This property has been well maintained throughout the years. Great opportunity for an investor and/or perfect for buyer looking to occupy.

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$1,389,999
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Central, Natural Gas
- Laundry: Dryer Included, Gas Dryer Hookup, Inside, Washer Hookup, Washer Included
- \$73800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Basement, Galley Kitchen, Kitchen, Laundry, Living Room
- Floor: Carpet, Tile, Wood
- Appliances: Dishwasher, Free-Standing Range, Disposal, Gas Oven, Gas Water Heater, Range Hood, Refrigerator, Tankless Water Heater, Trash Compactor, Water Line to Refrigerator, Water Purifier
- Other Interior Features: Balcony, Built-in Features, Ceiling Fan(s), Granite Counters, Open Floorplan, Storage

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Front Yard, Near Public Transit, Utilities - Overhead, Yard
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- 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	2	2	Unfurnished	\$3,150	\$3,150	\$3,150
2:	1	2	2	0	Unfurnished	\$3,000	\$3,000	\$3,000

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher: 2
- Disposal: 2

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

Additional Information

- Standard, Trust sale
- Rent Controlled

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7256029002

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: PW20254421

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Closed • Duplex

List / Sold:

\$1,200,000/\$1,120,000 ↓

39 days on the market

3655 Olive Avenue • Long Beach 90807

2 units • \$600,000/unit • 2,872 sqft • 8,981 sqft lot • \$389.97/sqft •
Built in 1951

Listing ID: PW20252860

N of Wardlow, E of Atlantic



Great opportunity to own a duplex in the highly sought after area of California Heights on one of the nicest streets. Live in one, rent out the other, rent both, or have multi-family living. There is potential to make the property into 3 units or more. Buyer to do their due diligence on the ability to add additional units. Many original features throughout both units. You will find beautiful exposed hardwood floors and lots of storage. Both units are extremely spacious. The larger, 3 bedroom/2bath unit has a master bedroom (on-suite 3/4 bath and walk-in closet), laundry hook-ups, family room with fireplace and slider to rear yard. The 2nd unit is a 2 bedroom/1bath with a living room, dining room, inside laundry, pantry, and large linen closet. The units enter from separate streets giving a private home-like feeling due to being on a large corner lot. There is a 3 car garage.

Facts & Features

- Sold On 02/11/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- \$55200 Gross Scheduled Income
- \$50500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Tile, Vinyl, Wood

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,650
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01430724
- Gardener:
- Licenses:
- Insurance: \$1,090
- Maintenance:
- Workman's Comp:
- Professional Management: 1356
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,600	\$2,600	\$3,000
2:	1	2	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: 2
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7145022031

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: PW20252860

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Closed •

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

232 E Marker St # A • Long Beach 90805

6 days on the market

**2 units • \$365,000/unit • 1,726 sqft • 6,115 sqft lot • \$422.94/sqft •
Built in 1950**

Listing ID: PW21000111

Where 710/91fwy meet. Off of Artesia Blvd, Right onto Butler Ave. then left onto E. Marker Street



Great investment opportunity! Live in one and rent the other. Beautiful, well maintained duplex with a good size front, side and back yard. Remodeled in 2014 w/New Roof, New windows & New kitchen. Tile flooring throughout, a covered patio and separate laundry room. Front unit offers a lovely 1BED/1BATH currently occupied. 2nd unit offers a 3BED/2BATH move-in ready. Both units are separately metered for all utilities. There's a separate built shed for additional storage, 2 car detached garage and property also has a long driveway large enough to fit 5 vehicles. Don't miss this great opportunity and great source of income.

Facts & Features

- Sold On 02/09/2021
- Original List Price of \$730,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Dryer Included, Individual Room, Washer Included
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Tile
- Appliances: Gas Oven, Gas Range, Gas Cooktop, Range Hood, Water Heater

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Sprinklers Timer
- Security Features: Carbon Monoxide Detector(s), Security System, Smoke Detector(s)
- Fencing: Block, Brick, Stucco Wall
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02004320
- Gardener:
- Licenses:
- Insurance: \$0
- 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	Furnished	\$900	\$900	\$1,500
2:	1	3	2	1	Negotiable	\$0	\$0	\$2,600

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7303013008

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PW21000111

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Closed • **Single Family Residence**

List / Sold:

\$1,149,000/\$1,200,000 ↑

4 days on the market

Listing ID: OC20262976

4735 Sunfield Ave • Long Beach 90808

2 units • \$574,500/unit • 2,600 sqft • 8,273 sqft lot • \$461.54/sqft • Built in 1944

Clark and Del Amo



Stunningly beautiful, the main home is 3 bedrooms, 2 bath and the back house is 1 bedroom, 1 bath. Both are totally remodeled. Excellent curb appeal then open the stylish Dutch Door to beautiful upscale wood flooring throughout which you will also find in the back house. The Main House has an open floor plan with a fully equipped, gorgeous Kitchen with quartz countertops, new cabinetry, new LG appliances, a stylish farmhouse sink, a walk in pantry and a huge breakfast bar which opens up into the spacious Family Room, with cozy fireplace that is also open to the elegant Living Room. The large master suite has a walk-in closet with built-ins and a luxurious master bath with dual vanities, a soaking tub and separate large shower. There are two more bedrooms and another new full bath. The sunny bonus room is perfect for an office or play room and it looks out to the huge yard with covered patio and fire pit. There is an inside laundry closet with a brand new washer and dryer and a big two car garage plus new windows, new central A/C and new furnace. The second home is 4 rooms with a spacious kitchen with eating area, a bedroom, living room and bath, plus a private patio and yard. All this and ideally located in sought after Lakewood Village voted one of the top neighborhoods in Long Beach with parks, schools, churches and shops all within walking distance.

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$1,149,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Closet, Inside
- \$40100 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room
- Other Interior Features: Built-in Features, Crown Molding, Pantry, Recessed Lighting

Exterior

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

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	3	2	1	Negotiable	\$0	\$0	\$3,200
2:	1	1	1	1	Negotiable	\$0	\$0	\$1,700

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 29 - Lakewood Village area
- Los Angeles County
- Parcel # 7181014018

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Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: OC20262976

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Closed • Duplex

List / Sold: **\$805,000/\$785,000** ↓

6533 Gaviota Ave • Long Beach 90805

55 days on the market

2 units • **\$402,500/unit** • **2,060 sqft** • **5,760 sqft lot** • **\$381.07/sqft** •
Built in 1928

Listing ID: PW20222633

FWY 91 Exit Cherry, Go South on Cherry to Artesia, West On Artesia to Gaviota, South On Gaviota to Subject property.



Beautiful duplex located in Long Beach CA, two separate units, it can be a great investment opportunity or to live in one and rent the other unit. Conveniently located, close access to freeways, shopping centers. Both units have been remodeled, front unit is 2 bedrooms, 2 bathrooms and it has new laminate flooring, new painting inside and outside, a new front fence, a new wall heater, LED ceiling lights in the living room and bedrooms, new ceramic flooring in the kitchen and bathrooms, newer crown molding, and baseboard throughout the front unit, fruit trees in the front yard. Back unit has been fixed, it is a 2 bedrooms 1 bathroom, it has been painted inside and outside, new roof and new water heater, the back fence has been replaced for a new one, new trash disposal, the gas plumbing is new as well. ALL INFORMATION IS DEEMED LIABLE, BUYER AND BUYER'S AGENT IS RESPONSIBLE TO CONFIRM AND VERIFY ALL INFORMATION. RENTAL INCOME INFORMATION IS PRO FORMA BASIS, THE PROPERTY HASN'T BEEN RENTED FOR THE LAST 2 YEARS.

Facts & Features

- Sold On 02/09/2021
- Original List Price of \$805,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Laundry: See Remarks
- \$60000 Gross Scheduled Income
- \$37550 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,662
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$0	\$0	\$2,750
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,250

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC: 0

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7114009048

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PW20222633

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Closed •

List / Sold:

\$1,350,000/\$1,200,000 ↓

59 days on the market

Listing ID: IN20215201

1051 Termino Ave • Long Beach 90804

**4 units • \$337,500/unit • 3,597 sqft • 4,333 sqft lot • \$333.61/sqft •
Built in 1929**

East of Redondo, South of Anaheim



Classic Spanish Style four unit on a corner lot in a prime rental area. This property features a nice mix of big units, four one car garages, a laundry room, small patio behind the garages, & updated electrical service. Great for the new or seasoned investor this building has great potential upside in rents, you must see this one to appreciate it!

Facts & Features

- Sold On 02/12/2021
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Common Area
- \$76560 Gross Scheduled Income
- \$53592 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01430724
- 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	\$1,685	\$1,685	\$2,100
2:	1	2	1	1	Unfurnished	\$1,695	\$1,695	\$2,100
3:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$1,650
4:	1	2	1	1	Unfurnished	\$1,550	\$1,550	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- 3 - Eastside, Circle Area area

- Rent Controlled

- Los Angeles County
- Parcel # 7254010010

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:** IN20215201

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Closed • **Quadruplex**List / Sold: **\$785,000/\$785,000** ↓**1248 N Loma Vista Dr • Long Beach 90813****68 days on the market****4 units • \$196,250/unit • 1,972 sqft • 5,719 sqft lot • \$398.07/sqft •
Built in 1918****Listing ID: OC20191697****Anaheim to Magnolia heading west; Loma Vista is your first Left and the 4 units are on the right**



1248 N Loma Vista 4-unit investment asset in a rapidly up-and-coming neighborhood in Long Beach priced to sell. The property offers (3) one-bedroom/one-bath and (1) two- bedroom/one-bath unit. One of the units has been remodeled with vinyl plank flooring, new bathroom vanities, and modern lighting and fixtures throughout. The fantastic layout of the homes on the lot also features ample parking, great yards and separate meters for gas and electric and currently \$4,250 a month. Huge upside to this wonderful investment.

Facts & Features

- Sold On 02/09/2021
 - Original List Price of \$850,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - Laundry: Gas & Electric Dryer Hookup, In Garage, Outside
 - \$4250 Gross Scheduled Income
 - \$3350 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available
-

Interior

- Rooms: All Bedrooms Down
-

Exterior

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

Annual Expenses

- Total Operating Expense: \$900
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$92
 - Cable TV:
 - Gardener:
 - Licenses:
 - Insurance: \$100
 - 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	0	Unfurnished	\$850	\$850	\$1,000
2:	1	1	1	1	Unfurnished	\$900	\$900	\$1,050
3:	1	1	1	1	Unfurnished	\$1,425	\$1,425	\$1,500
4:	1	2	1	1	Unfurnished	\$1,075	\$1,075	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- 4 - Downtown Area, Alamilos Beach area
- Los Angeles County
- Parcel # 7272004021

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: OC20191697

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Closed • **Quadruplex**

List / Sold:

\$1,299,000/\$1,300,000 ↑

22 days on the market

Listing ID: PW20184474

803 Daisy Ave • Long Beach 90813

4 units • **\$324,750/unit** • **4,516 sqft** • **8,254 sqft lot** • **\$287.87/sqft** •
Built in 1914

North of 7th Street and West of Magnolia



One of a kind investment opportunity in the historic Willmore District of Long Beach! This 8,253 square foot, over-sized corner lot is home to a two-story Victorian style 4 bedroom, 3.5 bath home (615 W. 8th Street) and Craftsman style triplex (803 Daisy) 2 bed, 2 bath and two 1 bed, 1 bath units. All units were rehabbed and upgraded in 2012-13. All units have inside laundry owner by seller and staying with property. Custom bright and cheery exterior paint colors were approved by the historic department for LB building and planning. The property on Daisy is surrounded by a quaint white picket fence. Between the two properties is a large common patio area. Front yards have lawns. Property on Daisy has balconies. No garage on the property, but there are 5 off-street parking spaces. Close to parks, freeways and schools.

Facts & Features

- Sold On 02/08/2021
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: Three Or More
- 5 Total parking spaces
- Heating: Central, Wall Furnace
- Laundry: See Remarks
- \$101640 Gross Scheduled Income
- \$89957 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Front Yard, Lawn, Lot 6500-9999, Yard
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$11,683
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,563
- Maintenance: \$6,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	4	0	Unfurnished	\$2,975	\$2,975	\$3,000
2:	1	2	2	0	Unfurnished	\$2,600	\$2,600	\$2,625
3:	1	1	1	0	Unfurnished	\$1,395	\$1,395	\$1,400
4:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,525

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher: 1
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 3
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7271022043

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:** PW20184474

Printed: 02/14/2021 7:08:14 PM

Closed •

List / Sold:

\$2,450,000/\$2,400,000 ↓

5 days on the market

145 E Canton St • Long Beach 90806

**11 units • \$222,727/unit • 8,096 sqft • 9,123 sqft lot • \$296.44/sqft •
Built in 1963**

Listing ID: PW20233499

Please Contact Listing Agent For All Directions



PROBATE SALE; Pleased to present the opportunity to acquire the Canton Street Property, a 11-unit apartment building located in Long Beach, CA. Built in 1963; the property offers an excellent unit mix of six 1 bedroom units, four 2 bedroom units, and one 3 bedroom unit. The property is well maintained with a laundry facility, and ample parking. The property will be delivered with three vacant units at close which would offer an attractive 5%+ CAP on current numbers with the opportunity to produce over a 6% CAP on Market Rents. There are three units currently vacant. Actual rents are including those units at market rents. Current Income is \$10,370.

Facts & Features

- Sold On 02/08/2021
- Original List Price of \$2,450,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Laundry: Community
- Cap Rate: 5.1
- \$190800 Gross Scheduled Income
- \$124222 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$60,854
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01921625
- 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	1	1	2	Unfurnished	\$1,200	\$7,200	\$1,550
2:	4	2	1	2	Unfurnished	\$1,600	\$6,400	\$1,850
3:	1	3	2	0	Unfurnished	\$2,200	\$2,200	\$2,300

Of Units With:

- Separate Electric: 11
- Gas Meters: 11
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7206023039

Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: PW20233499

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