







### 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	<a href="#">SB20258678</a>	S	2453 <a href="#">Hayes AVE</a>	LONG	11	STD	2	\$0		\$570,000 	\$315.96	1804	1963/ASR	5,162/0.1185	2	03/02/21	<a href="#">13/13</a>
2	<a href="#">PW21003929</a>	S	3985 E <a href="#">Vernon ST</a>	LONG	35	STD	2	\$48,000		\$775,000 	\$504.56	1536	1944/PUB	7,910/0.1816	2	03/03/21	<a href="#">21/21</a>
3	<a href="#">PW21011524</a>	S	749 <a href="#">Euclid AVE</a>	LONG	3	STD	3	\$72,300		\$1,170,000 	\$433.98	2696	1947/ASR	6,390/0.1467	1	03/03/21	<a href="#">8/8</a>
4	<a href="#">SB20236241</a>	S	213 <a href="#">Park AVE</a>	LONG	1	STD	4	\$57,600		\$930,000 	\$520.72	1786	1956/PUB	1,687/0.0387	0	03/05/21	<a href="#">41/93</a>
5	<a href="#">OC20204376</a>	S	771 <a href="#">Alamitos AVE</a>	LONG	4	STD	4	\$76,800	5	\$1,115,445 	\$330.40	3376	1923/PUB	4,405/0.1011	3	03/03/21	<a href="#">84/84</a>
6	<a href="#">PW20135477</a>	S	621 E <a href="#">6th ST</a>	LONG	4	STD	11	\$16,145	5	\$2,000,000 	\$245.82	8136	1923/ASR	7,437/0.1707	2	03/05/21	<a href="#">64/64</a>

**Closed** • Duplex

List / Sold: **\$580,000/\$570,000** ↓

**2453 Hayes Ave** • Long Beach 90810

**13 days on the market**

**2 units** • **\$290,000/unit** • **1,804 sqft** • **5,162 sqft lot** • **\$315.96/sqft** •

**Listing ID: SB20258678**

**Built in 1963**

**Major Cross Street: W. Willow St.**



Duplex consists of 2 detached homes each featuring 2 Bedrooms & 1 Bathroom and a 1-car garage plus additional parking for 2 cars in the driveway. Laundry on site. Convenient to public transportation, freeways, shopping, restaurants, ports and much more. Great upside potential!

### Facts & Features

- Sold On 03/02/2021
- Original List Price of \$580,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Floor: Carpet, Vinyl
- Appliances: Gas Oven

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$2,298
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$1,158
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- 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	\$1,850
2:	1	2	1	1	Unfurnished	\$0	\$0	\$1,980

### # Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

### Additional Information

- Standard sale
- 11 - Westside area
- Los Angeles County
- Parcel # 7402007023

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**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: SB20258678

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**Closed** • Duplex

List / Sold: **\$815,000/\$775,000** ↓

**3985 E Vernon St • Long Beach 90815**

**21 days on the market**

**2 units • \$407,500/unit • 1,536 sqft • 7,910 sqft lot • \$504.56/sqft •  
Built in 1944**

**Listing ID: PW21003929**

**South of Willow, West of Lakewood**



Moderate fixture, interior mainly. Front Unit is rented, long time tenant (low rents), go to rear unit 3587. Property has a massive back yard with add-on potential.

### Facts & Features

- Sold On 03/03/2021
- Original List Price of \$815,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Floor Furnace, Natural Gas
- Laundry: In Kitchen, Washer Hookup
- \$48000 Gross Scheduled Income
- \$47000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Main Floor
- Appliances: Gas Range
- Other Interior Features: Unfurnished
- Bedroom
- Floor: Wood

### Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Lawn, Level with Street, Lot 6500-9999, Rectangular Lot, Level, Near Public Transit
- Fencing: Block, Wire
- Sewer: Public Sewer, Sewer Paid

### Annual Expenses

- Total Operating Expense: \$14,000
- Insurance: \$1,200
- Electric: \$0.00
- Maintenance:
- Gas: \$0
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$120
- Water/Sewer: \$1,000
- Cable TV: 01417642
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

### Unit Details

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

### # Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator:
- Wall AC:

### Additional Information

- Standard sale

- 35 - Artcraft Manor area
- Los Angeles County
- Parcel # 7218003007

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**Michael Lembeck**

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**Re/Max Property Connection**

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

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**Closed** • **Triplex**

List / Sold:

**\$1,100,000/\$1,170,000** ↑

**8 days on the market**

**Listing ID: PW21011524**

**749 Euclid Ave** • Long Beach 90804

**3 units** • **\$366,667/unit** • **2,696 sqft** • **6,390 sqft lot** • **\$433.98/sqft** •  
**Built in 1947**

**Between 7th St & 8th St**



Beautiful well-kept Triplex consisting of a 2 bed, 1 bath main back house (749) and two 2 bed, 1 bath, front units (751 and 753). A long spacious driveway leads to the detached 1 car garage and community laundry room. Step into the main back house into the living room with 2 skylights and windows which fill the room with abundant natural light. Laminate floors flow from the living room into the bedrooms. The eat-in kitchen features tile counters, tile floors, dishwasher, 4 burner gas range, range hood, dining area, and direct access to the private back yard. The relaxing private back yard retreat is a hidden gem located behind the back house and detached garage. A well-manicured center courtyard separates the back house and garage from the two front units. The two front units are stacked. The upper front unit features kitchen with newer stainless steel 4 burner range, tile floors and stairway access to center courtyard. The living room has a pair of closets for storage and gleaming hardwood floors that flow into the bedrooms. The lower front unit has laminate floors throughout living room and bedrooms and kitchen with tile floors, built-in 4 burner cooktop, stove, and dishwasher and door leading to the center courtyard. This property is perfect for either an owner user or investor. Truly an amazing opportunity. Hurry on this one!

### Facts & Features

- Sold On 03/03/2021
- Original List Price of \$1,100,000
- 3 Buildings
- Levels: Two
- 1 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- Laundry: Common Area, Dryer Included, Gas Dryer Hookup, Individual Room, Inside, Washer Hookup, Washer Included
- \$72300 Gross Scheduled Income
- \$53520 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Laminate, Tile, Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Gas Cooktop, Range Hood
- Other Interior Features: Built-in Features, Ceiling Fan(s), Granite Counters, Tile Counters

### Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Rectangular Lot, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$18,780
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$330
- Cable TV: 00707248
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- 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	1	Unfurnished	\$2,400	\$28,800	\$2,400
2:	1	2	1	0	Unfurnished	\$1,800	\$21,600	\$1,800
3:	1	2	1	0	Unfurnished	\$1,800	\$21,600	\$1,800

# Of Units With:

- Separate Electric: 3
  - Gas Meters: 3
  - Water Meters: 1
  - Carpet:
  - Dishwasher: 2
  - Disposal: 0
- Drapes:
  - Patio:
  - Ranges: 2
  - Refrigerator: 0
  - Wall AC: 0

Additional Information

- Standard sale
- 3 - Eastside, Circle Area area
  - Los Angeles County
  - Parcel # 7254023017

Michael Lembeck

State License #: 01019397  
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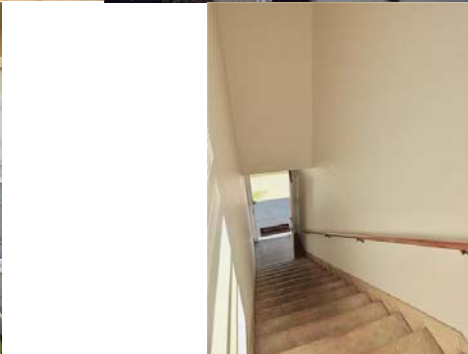
Re/Max Property Connection

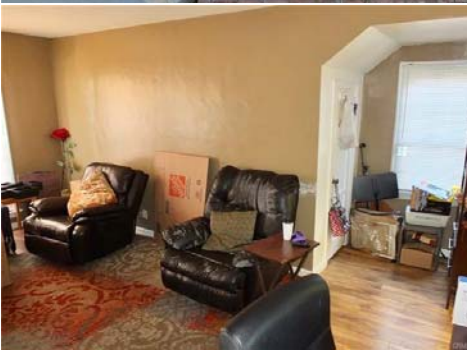
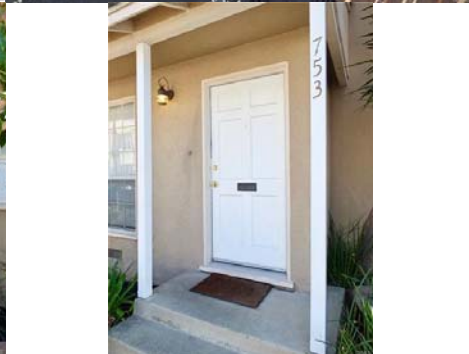
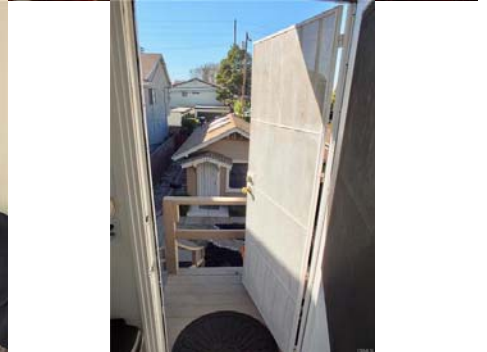
State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

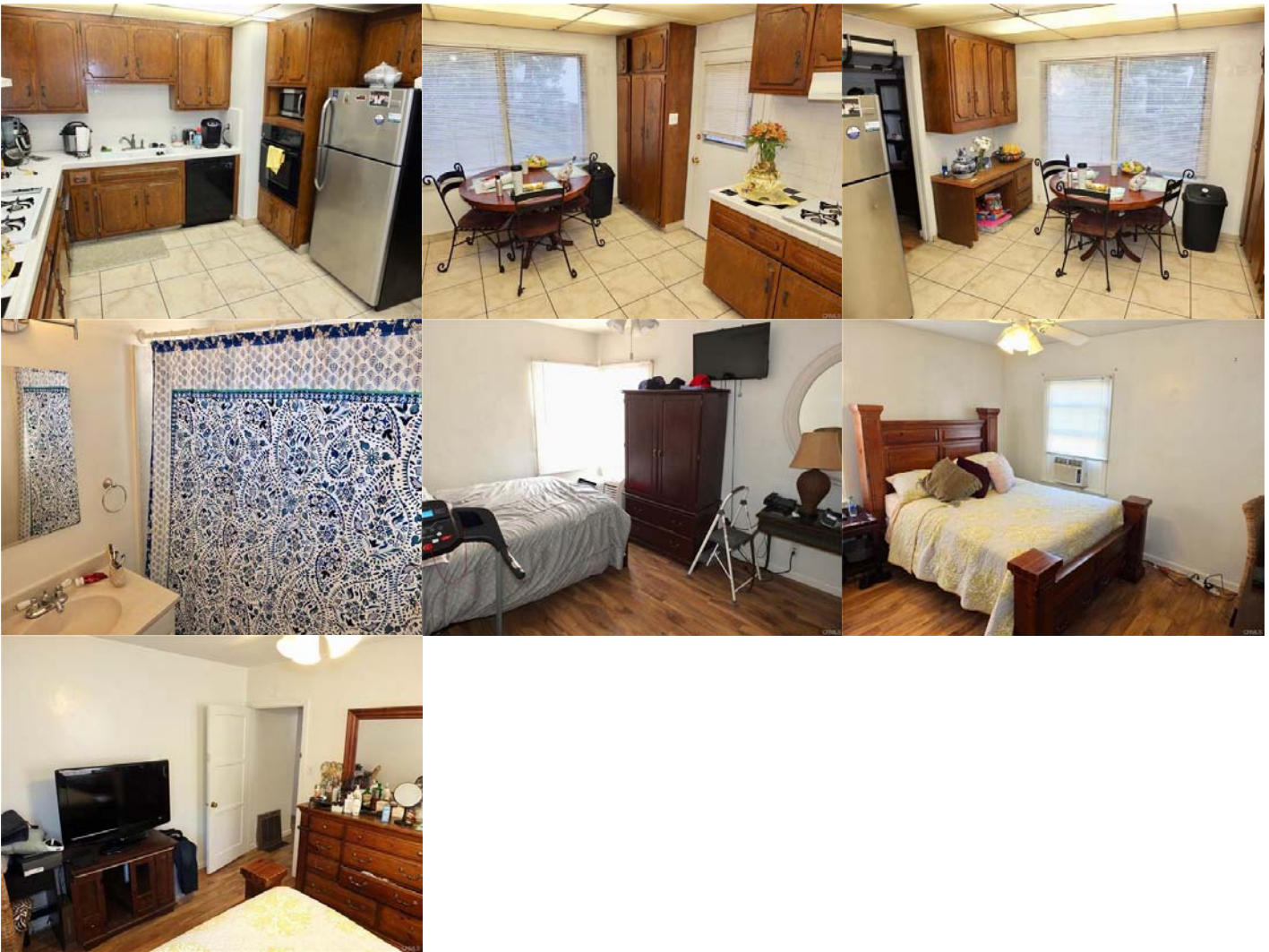
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**Closed •**

List / Sold: **\$1,125,000/\$930,000** ↓

**213 Park Ave • Long Beach 90803**

**41 days on the market**

**4 units • \$281,250/unit • 1,786 sqft • 1,687 sqft lot • \$520.72/sqft •  
Built in 1956**

**Listing ID: SB20236241**

**Going North To south on 2nd street to left on Park Ave - 2 blocks down building on the corner opposite  
Livingston Park**



4 unit Investment opportunity in the Beautiful Belmont Shore area of Long Beach. Situated on the Corner of Park Avenue and Livingston Drive. Opposite Livingston Park and walking distance to 2nd Street to enjoy restaurants, bars and coffee shops. A short bike ride away from the Beach and Naples. All 4 units have hardwood floors and high ceilings. Two units contain fireplaces and the bottom two units have outdoor patios to enjoy the lovely long beach weather. The roof was replaced 10 years ago and there has recently been a brick wall added to the exterior of the building and there are plans in place to upgrade the landscaping around the building. Excellent tenants with very consistent rents - 1 long term lease and 3 of the units are leased month to month.

### Facts & Features

- Sold On 03/05/2021
- Original List Price of \$940,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas
- \$57600 Gross Scheduled Income
- \$40730 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

- Rooms: Entry, Kitchen, Living Room, Main Floor Bedroom
- Appliances: Gas Oven, Refrigerator
- Floor: Wood
- Other Interior Features: High Ceilings, Unfurnished, Wood Product Walls

### Exterior

- Lot Features: Corner Lot, Paved
- Fencing: Brick
- Sewer: Public Sewer
- Other Exterior Features: Satellite Dish

### Annual Expenses

- Total Operating Expense: \$16,870
- Insurance: \$5,595
- Electric: \$1,400
- Maintenance: \$900
- Gas: \$1,050
- Workman's Comp: \$1,200
- Furniture Replacement: \$1,150
- Professional Management: \$4,800
- Trash: \$0
- Water/Sewer: \$900
- Cable TV: \$0
- Other Expense: \$0
- Gardener: \$0
- Other Expense Description: \$0
- Licenses: \$0

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,400	\$4,800	\$1,800
2:	1	1	1	0	Unfurnished	\$1,050	\$4,800	\$1,800
3:	1	1	1	0	Unfurnished	\$1,200	\$4,800	\$1,800
4:	1	1	1	0	Unfurnished	\$1,150	\$4,800	\$1,800

**# Of Units With:**

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

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## Additional Information

- Standard sale
- Rent Controlled

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7256021007

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## Michael Lembeck

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Cell Phone: 714-742-3700

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## Re/Max Property Connection

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

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**Closed •**

List / Sold:

**\$1,125,000/\$1,115,445 ↓**

**84 days on the market**

**Listing ID: OC20204376**

**771 Alamitos Ave • Long Beach 90813**

**4 units • \$281,250/unit • 3,376 sqft • 4,405 sqft lot • \$330.40/sqft •  
Built in 1923**

**N of 7th Street/E of Alamitos**



Nicely renovated 4 unit apartment building. All units have been renovated. New roof (2019) and fresh paint and new facade. Just minutes to Shoreline Village, Shoreline Marina and Downtown Long Beach, Queen Mary.

### Facts & Features

- Sold On 03/03/2021
- Original List Price of \$1,125,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside, Stackable
- Cap Rate: 5.24
- \$76800 Gross Scheduled Income
- \$58909 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

### Interior

- Floor: Laminate
- Appliances: Disposal, Gas Range

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$15,587
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,350
- Cable TV: 01030870
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,430
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	3	Unfurnished	\$6,400	\$6,400	\$6,500

#### # Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal: 4
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC:

### Additional Information

- Standard sale
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7274024011

**Michael Lembeck**  
State License #: 01019397  
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**Re/Max Property Connection**  
State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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**Closed** • [Apartment](#)

List / Sold:

**\$2,299,000/\$2,000,000** ↓

64 days on the market

Listing ID: PW20135477

**621 E 6th St** • Long Beach 90802

**11 units** • **\$209,000/unit** • **8,136 sqft** • **7,437 sqft lot** • **\$245.82/sqft** •  
**Built in 1923**

**Atlantic Ave & 6th St.**



Great stable investment opportunity, 11-Unit Apartment Building. This property is located at 621 E. 6th St. in Downtown Long Beach, California. Property consists of 8,136 sqft of rentable living space with 11 residential units. (6) 1 Bedroom 1 Bath (1) 2 Bedroom 2 Bath (3) Studios (1) 3 Bedroom 2 Bath. Additionally, each unit is separately metered for gas and electricity. Property being sold Tenant Occupied and in AS-IS condition. This property is just steps to downtown Long Beach with a wide variety of businesses, restaurant's and entertainment. Don't miss this rare opportunity to acquire a stable asset in a prime costal location with true rental upside.

### Facts & Features

- Sold On 03/05/2021
- Original List Price of \$2,495,000
- 3 Buildings
- 2 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- Laundry: Individual Room
- Cap Rate: 5.09
- \$16145 Gross Scheduled Income
- \$154992 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

### Interior

- Rooms: Living Room, Master Bedroom
- Floor: Vinyl
- Other Interior Features: Open Floorplan

### Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer
- Other Exterior Features: Lighting

### Annual Expenses

- Total Operating Expense: \$38,748
- 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:	11	14	13	2	Unfurnished	\$11,305	\$11,305	\$14,000

#### # Of Units With:

- Separate Electric: 11
- Gas Meters: 11
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

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## Additional Information

- Standard sale
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7274018038

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## Michael Lembeck

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

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## Re/Max Property Connection

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