

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	PW22115103	S	6605 E Seaside #3	LONG	1	STD	2	\$180,000		\$3,990,000.↓	\$867.01	4602	1993/SLR	2,710/0.0622	N	4	03/16/23	199/199
2	23236413	S	924 Belmont AVE	LONG	3	STD	4		5	\$1,500,000	\$422.42	3551	1965	5,852/0.13			03/13/23	6/6
3	DW23009535	S	1701 Pine AVE	LONG	4	STD	4	\$0		\$1,075,000	\$461.77	2328	1939/ASR	7,517/0.1726	N	4	03/15/23	21/21

Closed • Duplex

List / Sold:

\$3,999,000/\$3,990,000 ↓

199 days on the market

Listing ID: PW22115103

6605 E Seaside # 3 • Long Beach 90803

2 units • \$1,999,500/unit • 4,602 sqft • 2,710 sqft lot • \$867.01/sqft • Built in 1993

From Ocean Blvd. go left



The Peninsula lifestyle offers not just views from Palos Verdes to Newport but the activities of Alamitos Bay just across the street & close proximity to Belmont Shore. It is a "stay-ca-tion" kind of retreat to call home. extraordinary beachfront property hosting two units: a large upstairs home, with a full 3 bedroom 3 bath apartment below, at boardwalk level. The main house captures the panoramic ocean views through a vaulted ceiling and picture windows from top to bottom. Step out onto the front balcony to smell the salt air and better hear the waves as they crash upon the sand. Take the elevator or the circular staircase from the entry to the large main floor kitchen which opens to a spacious living room with fireplace. The master suite offers high ceilings with windows at the roofline to invite the sun, an extensive bath, separate shower and walk in closet. This floor also has a second bedroom en-suite, office and powder room. Another flight up transports you to the family room, which looks over the living room and also takes in the front and side views of the coast. Behind the family room sits an enclosed patio that acts as another office, flooded with natural light, and gives way to a large rooftop patio. A staircase from the main house leads downstairs to another full bedroom, bath, laundry hook up, kitchenette and amazing views of its own. The four car garage has great storage space, a fourth laundry for all those beach towels. There is a full bath, beach level, with access from the outside so you don't bring all the sand inside.

Facts & Features

- Sold On 03/16/2023
- Original List Price of \$4,500,000
- 1 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- Heating: Central
- \$0 (Assessor)
- Laundry: In Closet, In Garage, Individual Room, Stackable
- \$180000 Gross Scheduled Income
- \$6500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Formal Entry, Living Room, Main Floor Master Bedroom, Master Suite
- Floor: Stone, Wood
- Appliances: Dishwasher, Freezer, Disposal, Gas Range, Water Heater
- Other Interior Features: 2 Staircases, Elevator, Granite Counters, High Ceilings, Living Room Balcony, Open Floorplan, Unfurnished

Exterior

- Lot Features: Zero Lot Line
- Fencing: None
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$6,500
- Electric: \$1,000.00
- Gas: \$1,000
- Furniture Replacement:
- Trash: \$100
- Cable TV: 02042866
- Gardener:
- Licenses:
- Insurance: \$4,000
- 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	3	3	2	Unfurnished	\$4,000	\$48,000	\$5,000
2:	1	3	5	2	Unfurnished	\$0	\$0	\$10,000

Of Units With:

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

Additional Information

- Standard sale
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
 - Los Angeles County
 - Parcel # 7245029016

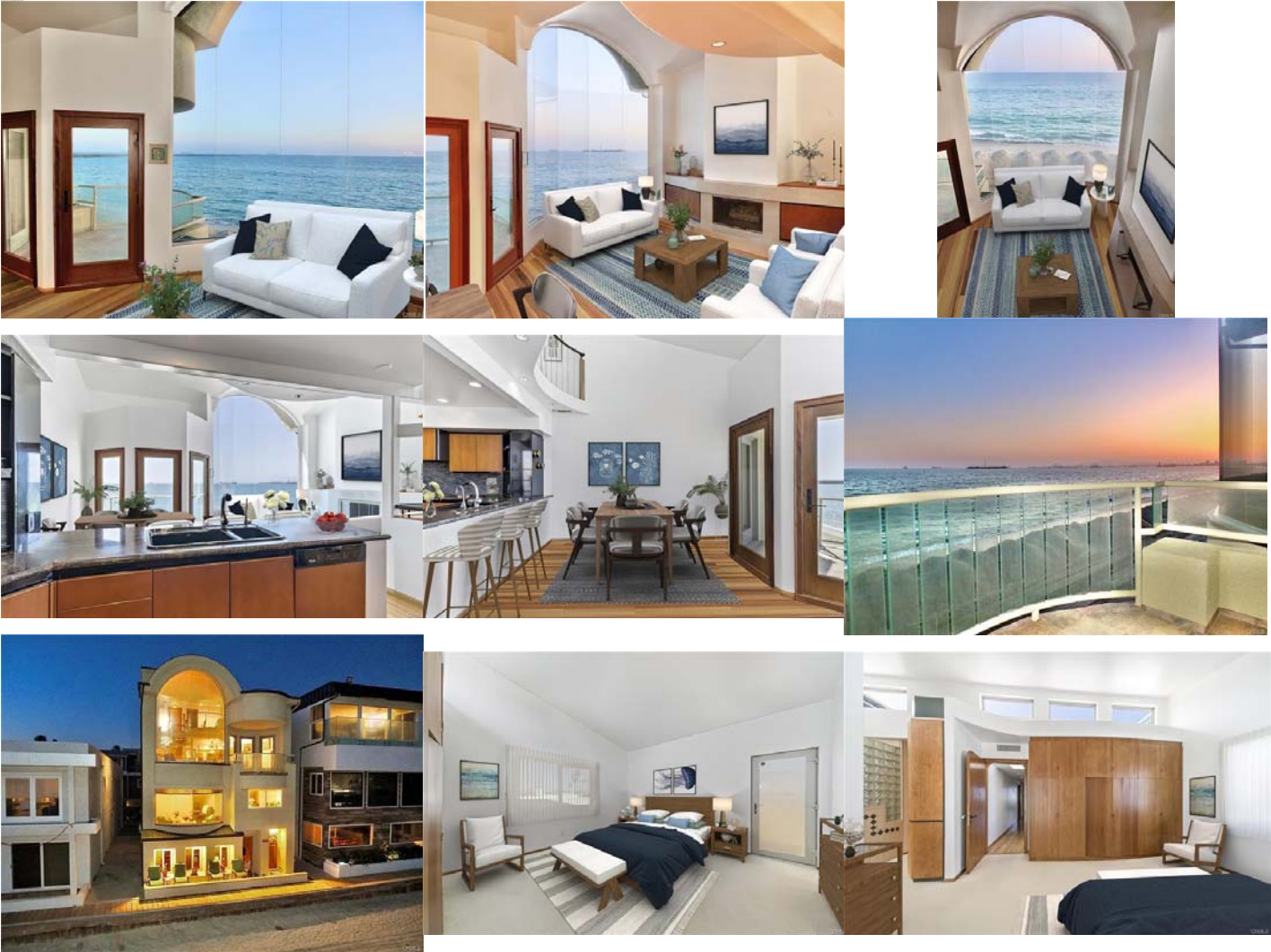
Michael Lembeck

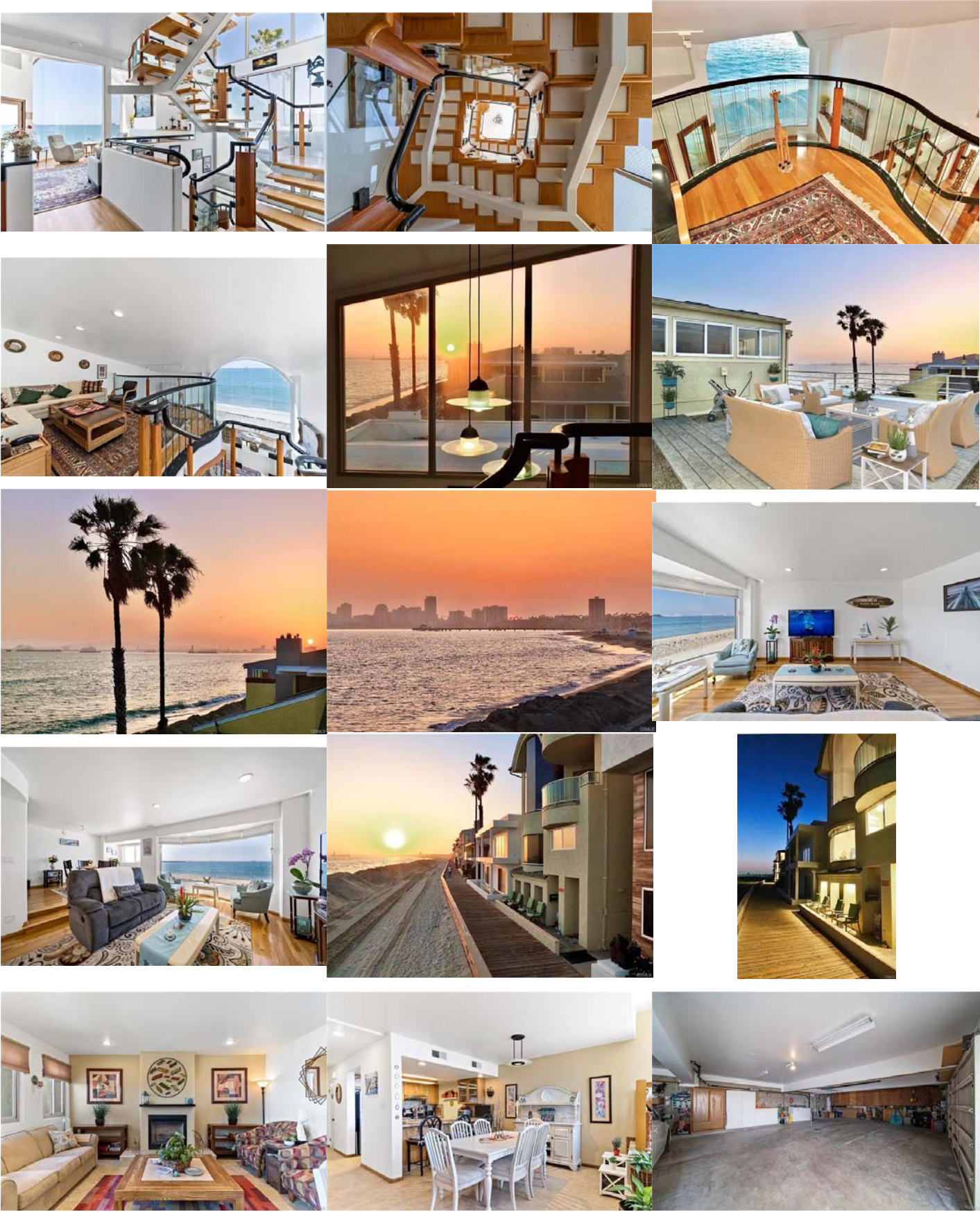
State License #: 01019397
Cell Phone: 714-742-3700

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: PW22115103

Printed: 03/19/2023 4:43:32 AM

Closed •

List / Sold: **\$1,500,000/\$1,500,000**

924 Belmont Ave • Long Beach 90804

6 days on the market

**4 units • \$375,000/unit • 3,551 sqft • 5,852 sqft lot • \$422.42/sqft •
Built in 1965**

Listing ID: 23236413

E 10th St & Belmont Ave



We are pleased to present this fully renovated 4 unit property in one of the more sought after submarkets of Long Beach. Located a 5-iron from the Long Beach Rec Golf Course and just south of the traffic circle. A new owner can benefit from quality renovated units, market rents, and long term appreciation potential. Fully occupied and will be delivered fully occupied. No showings. Only subject to accepted offer.

Facts & Features

- Sold On 03/13/2023
- Original List Price of \$1,500,000
- 2 Buildings
- Heating: Wall Furnace
- Cap Rate: 4.64
- \$77327 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$35,207
- 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:	4	2	1		Unfurnished	\$2,224	\$9,600	\$8,895
2:								
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

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7254019010

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: 23236413

Printed: 03/19/2023 4:43:32 AM

Closed • **Quadruplex**

List / Sold: **\$1,075,000/\$1,075,000**

1701 Pine Ave • Long Beach 90813

21 days on the market

4 units • \$268,750/unit • 2,328 sqft • 7,517 sqft lot • \$461.77/sqft • Built in 1939

Listing ID: DW23009535

Between Pacific Ave and Locust Ave



Long Beach 4 unit's, great opportunity! Welcome to 1701 Pine Ave, Long Beach. This Unique property consists of 4 Units, two story building with 8 Conforming parking spaces and 2 non-conforming parking spaces in the front of the property. Unit #1 month to month (\$1,360 Monthly) has 2Bed, 1Bath and living room! Unit #2 Year Lease (\$1,800 Monthly) is a fully remodeled 2Bed, 1Bath large bedroom! #3 month to month(\$1,050 Monthly) is a Studio (0)bedroom. #4 Year Lease (\$1,250 Monthly) is a Studio (0)bedroom fully remodeled with recess lighting and new floors. 2 of 4 units have been remodeled. Plans for the ADU Garage conversion has been submitted to the city for approval. This can potentially be a 6 Unit property in additional income. Near public transportation, Schools, Parks and shopping.

Facts & Features

- Sold On 03/15/2023
- Original List Price of \$1,075,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$0 (Unknown)
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lot 6500-9999, Near Public Transit, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01922362
- 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	\$1,360	\$1,360	\$1,900
2:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$1,900
3:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,500
4:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,500

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- 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 # 7269009001

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



