

Cross Property Customer 1 Line

| City | Area | SLC | Units | GSI | Cap | L/C Price | \$/Sqft | Sqft | YrBuilt | LSqft/Ac | Grg Spcs | Date | DOM/CDOM |
|------|------|------|-------|-----------|-----|---------------|----------|------|----------|--------------|----------|----------|-------------------------|
| LONG | 1 | STD | 2 | \$56,340 | | \$1,300,000 ↑ | \$544.16 | 2389 | 1931/ASR | 2,632/0.0604 | 2 | 03/17/21 | 10/10 |
| LONG | 2 | STD | 2 | \$59,340 | | \$1,025,000 ↓ | \$462.34 | 2217 | 1921/ASR | 6,751/0.155 | 4 | 03/16/21 | 187/187 |
| LONG | 6 | STD | 2 | \$56,340 | | \$1,200,000 ↓ | \$585.37 | 2050 | 1977/ASR | 8,196/0.1882 | 4 | 03/19/21 | 292/292 |
| LONG | 7 | STD | 2 | \$0 | | \$599,999 ↑ | \$576.92 | 1040 | 1940/ASR | 4,511/0.1036 | 2 | 03/16/21 | 10/10 |
| LONG | 9 | TRUS | 2 | \$43,200 | | \$668,000 ↓ | \$350.84 | 1904 | 1963/ASR | 5,236/0.1202 | 0 | 03/17/21 | 58/166 |
| LONG | 11 | STD | 2 | \$0 | | \$639,000 ↑ | \$384.94 | 1660 | 1955/EST | 6,000/0.1377 | 4 | 03/16/21 | 14/14 |
| LONG | 1 | STD | 3 | \$70,200 | | \$1,300,000 ↓ | \$790.75 | 1644 | 1951/ASR | 3,668/0.0842 | 0 | 03/19/21 | 19/19 |
| LONG | 7 | TRUS | 3 | \$71,916 | 6 | \$1,175,000 ↓ | \$377.21 | 3115 | 1971/ASR | 8,862/0.2034 | 4 | 03/17/21 | 25/25 |
| LONG | 3 | TRUS | 4 | \$53,100 | | \$1,215,000 ↑ | \$385.96 | 3148 | 1948/ASR | 5,540/0.1272 | 4 | 03/18/21 | 8/8 |
| LONG | 8 | STD | 7 | \$110,820 | 4 | \$1,600,000 ↓ | \$319.62 | 5006 | 1963/ASR | 5,165/0.1186 | 5 | 03/19/21 | 29/29 |
| LONG | 3 | STD | 8 | \$171,230 | | \$2,320,000 ↓ | \$362.33 | 6403 | 1963/ASR | 6,753/0.155 | 4 | 03/16/21 | 288/288 |
| LONG | 4 | STD | 11 | \$174,030 | 5 | \$2,326,000 ↑ | \$342.46 | 6792 | 1923/ASR | 7,502/0.1722 | 5 | 03/15/21 | 11/11 |

Closed • Duplex

List / Sold:

\$1,299,000/\$1,300,000 ↑

10 days on the market

Listing ID: PW21023249

225 Granada Ave • Long Beach 90803

2 units • \$649,500/unit • 2,389 sqft • 2,632 sqft lot • \$544.16/sqft • Built in 1931

2nd St. - North on Granada, East of Park **(Address is 225 & 225A)**



First time on the market in 82 years! Large Duplex, just a 1/2 block North of 2nd St. Upstairs is a 3 Bedroom 1 Bath; and Downstairs a 2 Bedroom 1 Bath. There is a Double Car Garage access from the alley in rear. High ceilings, Formal Dining room, Hardwood floors, mock fireplace, Inside Laundry. Kitchens and Baths have original Spanish tile detail. Private patio for your BBQ's in backyard. Enjoy the Shore Lifestyle and walk to 2nd St., beach or bay.

Facts & Features

- Sold On 03/17/2021
- Original List Price of \$1,299,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Laundry: Inside
- \$56340 Gross Scheduled Income
- \$38655 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Wood

Exterior

- Lot Features: Front Yard, Level with Street, Rectangular Lot, Level, Near Public Transit, Park Nearby, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,560
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Insurance: \$1,547
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800

- Standard sale
- Rent Controlled

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7249032029

Michael Lembeck

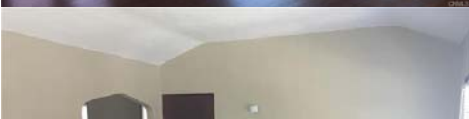
State License #: 01019397
Cell Phone: 714-742-3700

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: PW21023249

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Closed •

\$1,078,800/\$1,025,000 ↓

187 days on the market

385 Coronado Ave • Long Beach 90814

2 units • **\$539,400/unit** • **2,217 sqft** • **6,751 sqft lot** • **\$462.34/sqft** •
Built in 1921

Listing ID: OC20148812

South of 4th and 1 Street West of Redondo



Charming 4 bedroom 2 bath Craftman Style Duplex in Belmont Heights South of 4th Street. Classic porch entry, beautiful, original hardwood floors in the main house, a new kitchen with granite counters, ceramic tile floors, new cabinetry. The 4th bedroom has a fireplace, and can function as a family room which can be separated by adding a door to make a private area for quests or relatives with access to the 2nd bath. Original Craftsman windows. Recently repainted throughout and tenant occupied. Laundry facilities in the over sized double garage. Garage is lined with additional cabinetry and some granite counters. The newer 1 bedroom above the garages has no common walls with the front house and was built much later. It has a good sized LR, DR, inside stacked laundry cabinet, front patio and balconies, two separate single garages occupied by the tenants. Both units are tenant occupied. Potential additional parking in driveway. Good sized front yard. No Mello Roos Tax. Water, Sewer and Trash on 1 bill.

Facts & Features

- Sold On 03/16/2021
- Original List Price of \$1,078,800
- 1 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- Laundry: In Garage, Inside
- \$59340 Gross Scheduled Income
- \$47473 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Landscaped, Sprinklers In Front
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,487
- Insurance: \$900
- Electric:
- Maintenance:

Additional Information

- Standard sale
- Rent Controlled

- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7257013008

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Closed •

\$1,250,000/\$1,200,000 ↓

292 days on the market

3530 Locust Ave • Long Beach 90807

2 units • **\$625,000/unit** • **2,050 sqft** • **8,196 sqft lot** • **\$585.37/sqft** •
Built in 1977

Listing ID: PW20090973

Wardlow/ Locust



Pristine houses on a large lot like 3530 and 3532 Locust rarely come on the market! Front house is a 3 bedroom/ 2 bathroom completely remodeled! Newer kitchen with custom cabinets, newer bathrooms, new laminate flooring new central heat and air, new interior and newer exterior paint. New installed water heater. Newer Stainless Steel appliances are included in the kitchen. Front house is gated off with their own private back and side yard. Rear house is a 2 bedroom/ 1 bath which also has been completely remodeled few years ago. Back unit has its own private gated yard. Each unit has their own separate garage. The houses are separately metered for gas and electricity. New beautiful landscape adorns the property. This property is great for owner who wants to live in the front and rent the back house to help pay the mortgage or for an investor to rent out both units! Hurry to this prime Los Cerritos/ Bixby Knolls location.

Facts & Features

- Sold On 03/19/2021
- Original List Price of \$1,250,000
- 2 Buildings
- 4 Total parking spaces
- \$56340 Gross Scheduled Income
- \$49440 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:

Additional Information

- Standard sale
- Rent Controlled

- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7141003018

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Re/Max Property Connection

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Mission Viejo, 92691

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Closed •

List / Sold: **\$599,990/\$599,999** ↑

5660 Elm Ave • Long Beach 90805

10 days on the market

2 units • **\$299,995/unit** • **1,040 sqft** • **4,511 sqft lot** • **\$576.92/sqft** •
Built in 1940

Listing ID: PW21014347

Long Beach BI



ATTENTION BUYERS, investors and owner users. Fantastic opportunity to own a duplex in a highly desirable neighborhood, just minutes from Downtown, Aquarium of the Pacific, beach & Convention center. Easy access to 710 & 405. Each unit has 1 bedroom & 1 Bath, both units have been recently updated with new flooring & fresh paint. Spacious backyard is great for entertaining. There is a spacious 2 car garage . Take advantage of low interest rate & lock a positive cash flow from the start.

Facts & Features

- Sold On 03/16/2021
- Original List Price of \$599,990
- 1 Buildings
- 2 Total parking spaces
- 1 electric meters available
- 1 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00471483
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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Cell Phone: 714-742-3700

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Closed •

List / Sold: **\$728,000/\$668,000** ↓

2268 Myrtle Ave • Long Beach 90806

58 days on the market

2 units • **\$364,000/unit** • **1,904 sqft** • **5,236 sqft lot** • **\$350.84/sqft** •
Built in 1963

Listing ID: WS20235090

South of 23rd St. and North of E. Hill St.



Back on the market! Recently refreshed cozy duplex in the Poly High District of Long Beach. Property has been updated with new interior / exterior paint, window screens, flooring in kitchen and baths, roof eaves, door locks and iron gate paint. Both units are 2 bedrooms / 1 bath and have separate electrical and gas meters. Front unit has laminate flooring in the living areas and the back unit has carpet. 2 units on a lot. 2 car garage has been converted to a large single room, great for use as extra bedroom or additional living room. Conveniently located near Signal Hill Elementary, Renaissance High School for the Arts, Downtown Long Beach, and water front. Wonderful opportunity for owner use or investment!

Facts & Features

- Sold On 03/17/2021
- Original List Price of \$698,000
- 2 Buildings
- 0 Total parking spaces
- \$43200 Gross Scheduled Income
- \$38780 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,420
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01368364
- Gardener:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

• Parcel # 7211015005

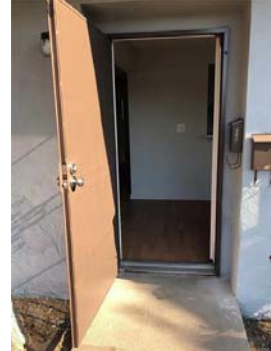
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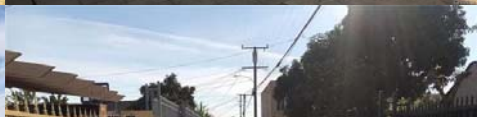
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Cell Phone: 714-742-3700

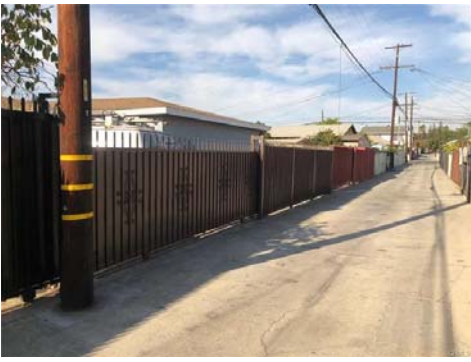
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Closed •

List / Sold: **\$629,000/\$639,000** ↑

2332 W Lincoln St • Long Beach 90810

14 days on the market

2 units • **\$314,500/unit** • **1,660 sqft** • **6,000 sqft lot** • **\$384.94/sqft** •
Built in 1955

Listing ID: RS21013581

223rd/ Hesperian



Great Investment Back unit is vacant, 2 houses on a lot- Both 2 bedroom/ 1 bathroom- Single car garage for each unit- Separately metered-. Both homes have inside laundry-Good condition- Centrally located near schools, shopping centers and freeways....

Facts & Features

- Sold On 03/16/2021
- Original List Price of \$629,000
- 2 Buildings
- 4 Total parking spaces
- Laundry: Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02075076
- 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 |
|-------|------|-------|--------|------------|-------------|------------|-----------|
|-------|------|-------|--------|------------|-------------|------------|-----------|

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CUSTOMER FULL: Residential Income LISTING ID: RS21013581

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Closed • **Triplex**

List / Sold:

\$1,399,999/\$1,300,000 ↓

19 days on the market

Listing ID: OC21013237

5300 E The Toledo • Long Beach 90803

3 units • **\$466,666/unit** • **1,644 sqft** • **3,668 sqft lot** • **\$790.75/sqft** •
Built in 1951

2nd St. to E The Toledo



Amazing investment opportunity located in the heart of Belmont Shores. Walking distance to 2nd st., Naples, Bayshore Beach, Granada Beach & Rosies Dog Beach. Minutes to the new Shopping center 2nd & PCH, Marina Pacifica, Marine stadium and Alamos Bay Landing this triplex is idea for vacation rentals or live in one rent the others. Located on a tree lined with plenty of parking, featuring One 2 bedroom 1 bath unit, & Two Studio 1 bath units with onsite laundry, large front yard, single car port this property has endless opportunities.

Facts & Features

- Sold On 03/19/2021
- Original List Price of \$1,399,999
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Laundry: In Carport
- \$70200 Gross Scheduled Income
- \$66900 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Wood
- Appliances: Gas Range, Water Heater

Exterior

- Lot Features: Corner Lot
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,628
- Electric: \$680.00
- Gas: \$280
- Insurance: \$1,143
- Maintenance:
- Workman's Comp:

Additional Information

- Standard sale

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7249020001

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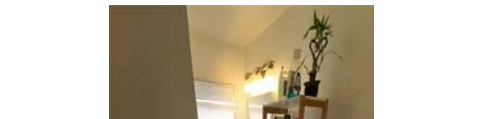
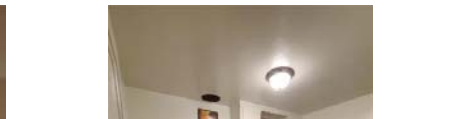
State License #: 01019397
Cell Phone: 714-742-3700

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Mission Viejo, 92691

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Closed • **Triplex****\$1,200,000/\$1,175,000** ↓

25 days on the market

6095 California Ave • Long Beach 90805**3 units** • **\$400,000/unit** • **3,115 sqft** • **8,862 sqft lot** • **\$377.21/sqft** •
Built in 1971

Listing ID: PW21007393

91 Freeway South on Atlantic, Left on Harding, Right on Myrtle, Left on 61st st. Building on right side of street facing 61st.

Retiring owners moving out of state have cared for this Triplex like it was their own home since it was built. This is a turn key rental. Builder called them "Patio Homes" Each with a private patio. Walking direct from street to each unit makes this seem like you are getting a 3 bedroom house and two, 2 bedroom houses all in one. Tenants always say, feels more like a house than a triplex. Address "6099" far right is a 3 bed 2 bath. And 2 units, both 6097 and 6095 are 2 bed 1 bath units. The 6099 address 3 Bedroom 2 bath owners unit has an attached 2 car garage, Forced air/heat, walk in closet in master and a real wood burning fireplace. Complete kitchen remodel with stainless steel appliances and granite slab counters. The middle "6097" unit was just refreshed with new kitchen counters and stainless appliances in 2020. End unit "6095" still has amazing original beautiful kitchen cabinets since the unit has only seen a handful of tenants. All units have a walk in closet in at least 1 bedroom. 2 bed units have their own laundry room off the patio. While the owners 3 bedroom has laundry hookups in garage. Back wood fence was removed and replaced with brick wall and new wood fences in 2018. There is not a cleaner triplex in the area with Super low maintenance. The street facing building has tenants line up and once they get in these units they stay forever. Very little turn over. Please do not disturb tenants.

Facts & Features

- Sold On 03/17/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Forced Air, Electric
- Laundry: Electric Dryer Hookup, In Garage, Individual Room, Washer Hookup
- Cap Rate: 5.6
- \$71916 Gross Scheduled Income
- \$68196 Net Operating Income
- 3 electric meters available
- 1 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Walk In Closet
- Appliances: Electric Range, Gas & Electric Range, Microwave, Range Hood, Self Cleaning Oven
- Other Interior Features: Ceiling Fan(s), Granite Counters

- Cable TV:
- Gardener:
- Licenses:

- Other Expense:
- Other Expense Description:

Unit Details

| | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1 | 3 | 2 | 2 | Unfurnished | \$2,499 | \$2,499 | \$2,650 |
| 2: | 1 | 2 | 1 | 1 | Unfurnished | \$1,797 | \$1,797 | \$1,925 |
| 3: | 1 | 2 | 1 | 1 | Unfurnished | \$1,695 | \$1,695 | \$1,925 |

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7124013023

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Re/Max Property Connection

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Closed • **Quadruplex**

List / Sold:

\$1,200,000/\$1,215,000 ↑

8 days on the market

Listing ID: PW21013180

1206 Belmont Ave • Long Beach 90804

4 units • **\$300,000/unit** • **3,148 sqft** • **5,540 sqft lot** • **\$385.96/sqft** •
Built in 1948

South of Anaheim West of Ximeno



Great units in a prime rental area-close to restaurants-transportation, easy to get to CSULB and to the freeways. This property features a good mix of 2 bedrooms and 1 bedrooms. The 4 garages are rented separately and there is good potential upside to the rents. The numbers do NOT include the rent for owners unit and owners garage which could rent for a possible \$1700/month This property is great for a new or seasoned investor!

Facts & Features

- Sold On 03/18/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$53100 Gross Scheduled Income
- \$34000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Level with Street, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$360
- Cable TV:
- Gardener:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$996
- Other Expense:
- Other Expense Description:

- Trust sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7254006007

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Re/Max Property Connection

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Closed •

List / Sold:

\$1,675,000/\$1,600,000 ↓

29 days on the market

Listing ID: PW20253338

2430 Linden Ave • Long Beach 90806

7 units • **\$239,286/unit** • **5,006 sqft** • **5,165 sqft lot** • **\$319.62/sqft** •
Built in 1963

N/A



2430 Linden Ave is located in an exceptional Long Beach location. It is located right off the 710 freeway with the 405 freeway neighboring to the east. It is centrally located with access to public transportation, as well as many stores and restaurants. The subject property has a total of 7 units. The unit mix consists of five - 2 Bd/1 Ba and two - 1 Bd/1 Ba units. The property has been very well-maintained and is experiencing 100% collections. The property comprises 1, two-story building built in 1963 with some renovations done over the years. This property is located in a very good rental market and there is a potential 62% upside in NOI. The property also features onsite laundry and ample amount of parking. 2430 Linden Ave would make a great addition to the portfolio of any investor looking for an excellent unit mix and reliable cash flow

Facts & Features

- Sold On 03/19/2021
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Laundry: Common Area
- Cap Rate: 4
- \$110820 Gross Scheduled Income
- \$67971 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Paved
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$41,924
- Insurance: \$2,253
- Electric: \$0.00
- Maintenance:
- Gas: \$0
- Workman's Comp:

Additional Information

- Standard sale

- 8 - Signal Hill area
- Los Angeles County
- Parcel # 7208007016

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

Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: PW20253338

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Closed •**\$2,500,000/\$2,320,000** ↓

288 days on the market

3011 E 4th St • Long Beach 90814**8 units** • **\$312,500/unit** • **6,403 sqft** • **6,753 sqft lot** • **\$362.33/sqft** •
Built in 1963

Listing ID: PW20073709

Redondo Ave & E 4th St

3011 E. 4th Street is an 8-unit apartment building located in the heart of the popular 4th Street-Retro Row neighborhood of Long Beach. The asset provides a value-add opportunity with +/-18% rental upside potential. The property offers an attractive mix of (7) two-bedroom / one-bath units and (1) three-bedroom / two-bath unit. Three of the units have been fully renovated, with improvements that include quartz countertops, new hardwood flooring and new cabinets. Ample parking is available with four garages with tandem driveway spaces in front of building. The 4th Street-Retro Row neighborhood is in high rental demand because of its walkability to a plethora of dining and shopping amenities as well as its close proximity to East Village Arts District and Downtown Long Beach employment.

Facts & Features

- Sold On 03/16/2021
- Original List Price of \$2,500,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Laundry: Common Area
- \$171230 Gross Scheduled Income
- \$109347 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$53,322
- Electric: \$1,196.00
- Gas: \$1,196
- Furniture Replacement:
- Insurance: \$2,967
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 7320

Additional Information

- Standard sale
- Rent Controlled

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7257005017

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: PW20073709

Printed: 03/21/2021 6:54:07 PM

Closed •

List / Sold:

\$2,279,000/\$2,326,000 ↑

11 days on the market

Listing ID: PW21006378

727 Olive Ave • Long Beach 90813

11 units • **\$207,182/unit** • **6,792 sqft** • **7,502 sqft lot** • **\$342.46/sqft** •
Built in 1923

Just north of the 7th Street and Olive Avenue intersection



This offering presents an excellent opportunity for an investor to acquire an extensively renovated asset that is generating a strong current return and also capture 17 percent rental upside. 727 Olive Avenue was built in 1923 on a 7,502-square foot lot and consists of a two-bedroom/one-bath house and two two-story apartment buildings that contain 10 one-bedroom/one-bath units. All units are separately metered for gas and electricity. The property has controlled access and offers on-site laundry, five single-car garages, and two surface parking spots that generate additional income. The property boasts a long list of substantial recent capital expenditures that range from new electrical and a new electrical panel to a new surveillance system, a newer roof, new plumbing in most units, interior upgrades, and much more. Nine of the units have been renovated with new kitchens, modern cabinetry, upgraded flooring, stainless steel appliance packages, tile showers, ceiling fans, and more. The property is located near the intersection of 7th Street and Alamitos Avenue, proximate to Downtown Long Beach, which has seen major redevelopment in recent years, conveniently near the Metro Blue Line and the 710 Freeway, and less than one mile from the beach.

Facts & Features

- Sold On 03/15/2021
- Original List Price of \$2,279,000
- 3 Buildings
- 7 Total parking spaces
- Laundry: Community
- Cap Rate: 5.23
- \$174031 Gross Scheduled Income
- \$119217 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7274020012

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