

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	22214217	S	5916 Gardenia AVE	LONG	7	STD	2			\$780,000 	\$497.45	1568	1923	4,796/0.11			03/22/23	91/91
2	DW22230263	S	2108 Linden AVE	LONG	9	STD	3	\$63,600		\$785,000 	\$524.73	1496	1939/ASR	5,418/0.1244	N	0	03/21/23	111/304
3	OC22170923	S	2030 Lemon AVE	LONG	9	STD	4	\$81,420	5	\$1,100,000 	\$318.10	3458	1959/ASR	6,513/0.1495	N	0	03/23/23	154/154
4	RS22234336	S	2247 Earl AVE	LONG	5	STD	7	\$132,999	4	\$1,858,000 	\$370.56	5014	1955/ASR	5,900/0.1354	N	4	03/21/23	138/138

Closed •

List / Sold: **\$779,000/\$780,000** ↓

5916 Gardenia Ave • Long Beach 90805

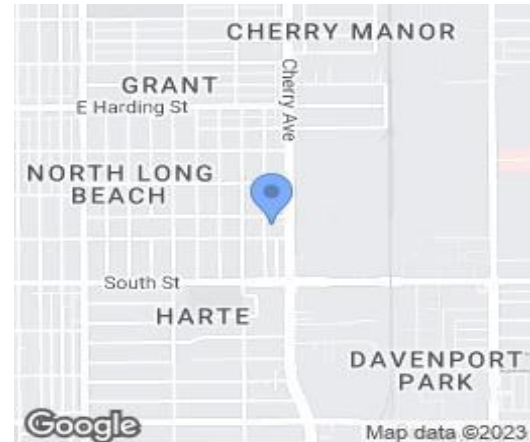
91 days on the market

2 units • \$389,500/unit • 1,568 sqft • 4,796 sqft lot • \$497.45/sqft •

Listing ID: 22214217

Built in 1923

PLEASE REFER TO GOOGLS MAPS



LEGAL TWO UNIT DETACHED PROPERTY IN NORTH LONG BEACH + 1 CAR GARAGE. EACH UNIT WITH CENTRAL AIR AND HEAT. OPEN FLOORING PLAN BIG BEDROOMS. NEW DUAL PANE WINDOWS. FRESH NEW CARPET IN LIVING ROOMS AND BEDROOMS. BOTH KITCHENS HAVE BEEN REPAIRED AND REFINISHED, EACH UNIT WITH ONE FULL BATHROOM. NEW RECESSED LIGHTS, NEW LIGHT FIXTURES. 1 CAR DETACHED GARAGE. FHA/VA/DOWN PAYMENT ASSISTANCE-OK!

Facts & Features

- Sold On 03/22/2023
- Original List Price of \$799,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- \$45000 Net Operating Income

Interior

- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$3,000
- 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:	1	2	1		Unfurnished	\$0	\$0	\$2,500
2:	2	2	1		Unfurnished	\$0	\$0	\$2,300
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

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7123013011

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



Closed • Triplex

List / Sold: **\$765,000/\$785,000** ↑

2108 Linden Ave • Long Beach 90806

111 days on the market

3 units • **\$255,000/unit** • **1,496 sqft** • **5,418 sqft lot** • **\$524.73/sqft** •
Built in 1939

Listing ID: DW22230263

405 fwy get of on Atlantic Blvd go south to 21st St Make Right and anothr right on Linden to address



Excellent opportunity to own this great investment. Three units in the Long Beach area 5 minutes away from the beach front house has been use as a two-bedroom one bath, plus two separate one bedroom units in the back, two units have been remodel with new flooring, new tile in bath and shower, new kitchen cabinets, and freshly painted. great location

Facts & Features

- Sold On 03/21/2023
- Original List Price of \$765,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Outside
- \$63600 Gross Scheduled Income
- \$63600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01931743
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,300	\$2,300	\$2,300
2:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$1,600
3:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,400

Of Units With:

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

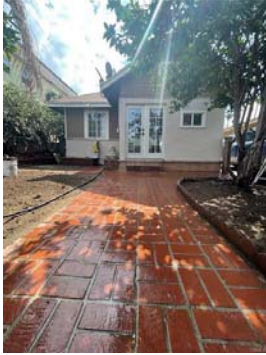
Additional Information

- Standard sale
- 9 - Poly High area
- Los Angeles County
- Parcel # 7208030024

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CUSTOMER FULL: Residential Income LISTING ID: DW22230263

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Closed •

List / Sold:

\$1,195,000/\$1,100,000 ↓

154 days on the market

Listing ID: OC22170923

2030 Lemon Ave • Long Beach 90806

**4 units • \$298,750/unit • 3,458 sqft • 6,513 sqft lot • \$318.10/sqft •
Built in 1959**

405 Freeway Exit at 29C, head right on the ramp toward LB City College, Turn right onto Orange, Turn right onto E 20th St, Ave, Turn right onto Lemon Ave



Fully leased 4 unit multi-family property located in a residential neighborhood in Long Beach. Easy access to major streets and Freeway, conveniently located for employment center, shopping centers, restaurants, schools, college and most amenities. The property consists of 2 buildings. 1 building for 3-bedroom 2 bathroom unit has been newly remodeled with laminate wood floors. Another building for 3 units for 2 bedroom 1 bathroom unit, 1 bedroom 1 bath units x 2. Perfect unit mix for all types of tenants. 4 car parking spaces between the 2 buildings. 1 parking space for each unit. Lots of room to increase the rents for potential cashflow growth. Close to LB city college and CSLBU. Subject to cancellation of current escrow.

Facts & Features

- Sold On 03/23/2023
- Original List Price of \$1,285,000
- 2 Buildings
- 4 Total parking spaces
- \$0 (Seller)
- Cap Rate: 4.7
- \$81420 Gross Scheduled Income
- \$58896 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,524
- Electric: \$0.00
- Gas: \$1,000
- Furniture Replacement:
- Trash: \$1,000
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,720
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,500	\$2,500	\$2,500
2:	1	2	1	0	Unfurnished	\$2,145	\$2,145	\$2,145
3:	1	1	1	0	Unfurnished	\$1,125	\$1,125	\$1,125
4:	1	1	1	0	Unfurnished	\$1,015	\$1,015	\$1,015

Of Units With:

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

Additional Information

- Standard sale

- 9 - Poly High area
 - Los Angeles County
 - Parcel # 7210027009
-

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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Mission Viejo, 92691

▼ Click arrow to display photos





CUSTOMER FULL: Residential Income **LISTING ID:** OC22170923

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Closed • Apartment

List / Sold:

\$1,850,000/\$1,858,000 ↓

138 days on the market

Listing ID: RS22234336

2247 Earl Ave • Long Beach 90806

7 units • **\$264,286/unit** • **5,014 sqft** • **5,900 sqft lot** • **\$370.56/sqft** •
Built in 1955

Earl Ave between 23rd and Hill Street



This is a unique opportunity to purchase a partially stabilized 7-unit asset in a core Southern CA market with real upside to a 6.37% cap rate. Current ownership has established a proven renovation plan by remodeling 4 out of 7 units and achieved market rents for only 57% of the building. Leaving an additional 29% upside in rents for a new owner to capitalize on. Some improvements include high end kitchen & bathroom remodels in four units, added mini split AC/heaters in two units, added in-unit washer dryers in two units, added in-unit sub panels in three units, installed artificial turf in front yard and added drought tolerant landscaping with drip new irrigation system. The building has a diverse unit mix comprised of (1) 2BD/1BA, (5) 1BD/1BA, (1) Studio units and (4) on-site garages.

Facts & Features

- Sold On 03/21/2023
- Original List Price of \$1,895,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Combination, Wall Furnace
- \$1,225 (Assessor)
- Laundry: Community
- Cap Rate: 4.46
- \$132999 Gross Scheduled Income
- \$82572 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

- Floor: Vinyl, Wood
- Appliances: Gas Range

Exterior

- Lot Features: Front Yard, Landscaped, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$46,477
- Electric: \$644.00
- Gas: \$1,302
- Furniture Replacement:
- Trash: \$576
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$3,259
- Maintenance: \$5,250
- Workman's Comp:
- Professional Management: 6386
- Water/Sewer: \$1,920
- Other Expense: \$1,750
- Other Expense Description: reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$0	\$0	\$1,895
2:	1	1	1	0	Unfurnished	\$1,180	\$1,180	\$1,895
3:	1	0	1	0	Unfurnished	\$1,081	\$1,081	\$1,495
4:	1	2	1	0	Unfurnished	\$2,195	\$2,195	\$2,200
5:	1	1	1	0	Unfurnished	\$1,795	\$1,795	\$1,895
6:	1	1	1	0	Unfurnished	\$1,895	\$1,895	\$1,895
7:	1	1	1	0	Unfurnished	\$1,032	\$1,032	\$1,895

Of Units With:

- Separate Electric: 7
- Drapes:

- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7205019022

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

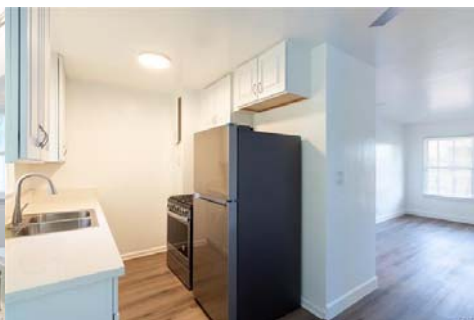
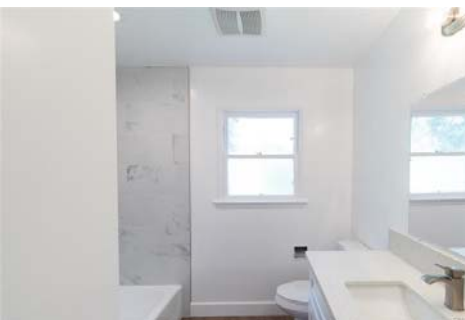
Re/Max Property Connection

State License #: 01891031

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CUSTOMER FULL: Residential Income LISTING ID: RS22234336

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