

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	PW21021655	S	236 Prospect AVE	LONG	2	STD	2	\$73,800		\$1,600,000	\$514.80	3108	1986/ASR	6,340/0.1455	4	03/24/21	14/14
2	PW21026045	S	3006 E 70th ST	LONG	7	STD	2	\$0		\$555,000	\$296.63	1871	1960/ASR	7,053/0.1619	0	03/23/21	1/1
3	PW21019124	S	221 E Home ST	LONG	7	STD	2	\$0		\$750,000	\$392.67	1910	1950/ASR	6,210/0.1426	0	03/23/21	17/17
4	OC21013427	S	153 W Zane ST	LONG	699	STD	2	\$30,000	0	\$550,000	\$275.28	1998	1950/PUB	8,998/0.2066	0	03/24/21	10/10
5	DW21023400	S	717 E 8th ST	LONG	4	STD	4	\$84,720		\$1,095,500	\$319.20	3432	1910/EST	5,001/0.1148	2	03/22/21	21/21
6	AR21000287	S	1727 E 1st ST	LONG	4	STD	4	\$76,974		\$1,470,000	\$437.11	3363	1908/ASR	8,276/0.19	2	03/25/21	23/23
7	PW20189575	S	1725 Gaviota AVE	LONG	9	STD	4	\$53,400		\$820,000	\$323.60	2534	1986/ASR	5,822/0.1337	6	03/23/21	94/128
8	21694124	S	5946 Orange AVE	LONG	7	STD	6			\$1,000,000	\$289.52	3454	1956	5,023/0.11		03/24/21	3/3
9	SB20220336	S	1415 Cedar AVE	LONG	4	STD	10	\$174,67	5	\$2,195,000	\$317.10	6922	1949/ASR	6,600/0.1515	5	03/26/21	50/50
10	OC20200600	S	1347 E 3rd ST	LONG	699	STD	11	\$236,10		\$3,575,000	\$356.00	10042	1949/ASR	13,068/0.3	6	03/25/21	117/117

Closed •

List / Sold:

\$1,549,000/\$1,600,000 ↑

14 days on the market

Listing ID: PW21021655

236 Prospect Ave • Long Beach 90803

2 units • \$774,500/unit • 3,108 sqft • 6,340 sqft lot • \$514.80/sqft • Built in 1986

N of Broadway E of Ximeno & W of Park



Classic Craftsman Homes in Prestigious Belmont Heights. Two homes on a lovely park like lot. Front home is an original 1920's style 2 story Craftsman home with loads of character featuring 3 bedrooms, 2 baths with over 1700 sqft, open living area and formal dining room. Home has been upgraded with modern day amenities including central air & heat, copper plumbing and updated electrical service. Galley Kitchen with retro tile counter tops, tile floors, Viking range, Bosch dishwasher and breakfast nook. Gleaming hardwood floors through-out. Lots of light and spacious bedrooms complete this lovely owner occupied home. The front house has a very private grassy green yard ample space for entertainment. The back home was built over (2) two car garages in 1986 and has 2 bedrooms & 2 baths with over 1300 sqft of living area. Features of this home include: gas burning fireplace, new wood flooring, freshly painted interior and window coverings. Each of the homes have a separate 2 car garage with ample storage. Excellent location, award winning schools, & walking distance to the Beach and Belmont Shore shopping and dining. Truly a unique opportunity to live in this exclusive and historic neighborhood.

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$1,549,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup, Inside
- \$73800 Gross Scheduled Income
- \$73800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Wood
- Appliances: 6 Burner Stove

Exterior

- Lot Features: Landscaped, Lawn, Rectangular Lot, Sprinklers Timer
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- 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	2	Unfurnished	\$3,400	\$3,400	\$3,950

2: 1 2 2 2 Unfurnished \$2,750 \$2,750 \$2,950

Of Units With:

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

Additional Information


- Standard sale
- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7250009007

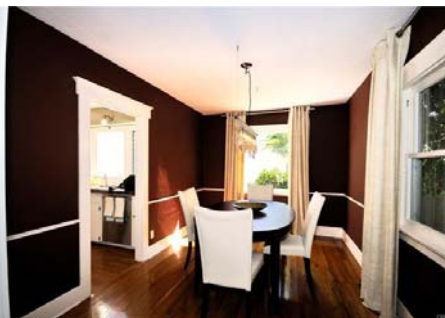
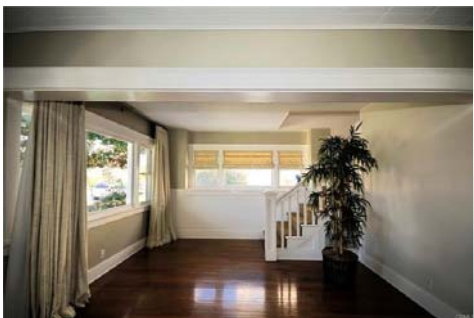
Michael Lembeck

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 •

List / Sold: **\$500,000/\$555,000** ↑

3006 E 70th St • Long Beach 90805

1 days on the market

**2 units • \$250,000/unit • 1,871 sqft • 7,053 sqft lot • \$296.63/sqft •
Built in 1960**

Listing ID: PW21026045

Take Paramount North and turn right on 70th St. Property will be on right hand side



AN INVESTOR'S DREAM DEAL!! This is a great lot with two houses on one lot. A 3 bedroom and 1 bath and a 2 bedroom and 1 bath. Both units are in need of work, and most likely will not pass any inspection. Property is being sold along with the empty lot next door APN # 7113-011-025 a zoned R2N lot as a separate transaction, pw21027152. Lot's of potential.... All offers due by 5:00 2/10/2021

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$500,000
- 2 Buildings
- 2 Total parking spaces
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,625
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- 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	1	0	Unfurnished	\$0	\$0	\$2,500
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7113011026

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CUSTOMER FULL: Residential Income LISTING ID: PW21026045

Printed: 03/28/2021 6:47:54 PM

Closed •

List / Sold: **\$795,000/\$750,000** ↓

221 E Home St • Long Beach 90805

17 days on the market

2 units • \$397,500/unit • 1,910 sqft • 6,210 sqft lot • \$392.67/sqft • Built in 1950

Listing ID: PW21019124

Long Beach Blvd and E Del Amo Blvd.



Well kept duplex conveniently located in the City of Long Beach. Unit 221 is 1 bedroom & 1 bath with a den, currently used as a 2nd bedroom. Unit 223 has 3 bedrooms and 1 updated bathroom. This great property features, an individual laundry room, newly installed electrical, spacious low maintenance back yard, gated fence and long driveway. Garage is converted without permits and could possibly be rented for extra income. Conveniently near schools, shopping, restaurants, parks and transportation.

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$789,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: Individual Room, Outside
- 2 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Lawn, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- 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	1	0	Unfurnished	\$0	\$0	\$1,800
2:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,650

Of Units With:

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

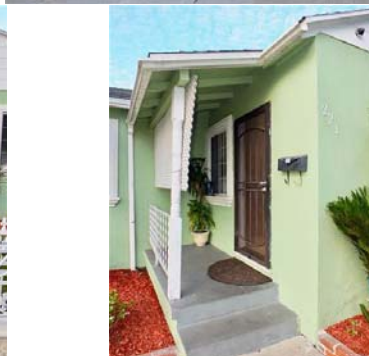
Additional Information

- Standard sale
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7131033025

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Mission Viejo, 92691

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Closed •

List / Sold: **\$450,000/\$550,000** ↑

153 W Zane St • Long Beach 90805

10 days on the market

**2 units • \$225,000/unit • 1,998 sqft • 8,998 sqft lot • \$275.28/sqft •
Built in 1950**

Listing ID: OC21013427

Near 710 Freeway and West Del Amo Blvd



Great investor project, 2 houses on one lot with good income potential or for extended families. Two bedrooms and one bath in one house, one bedroom with bath in the other. Sold "as-is", ready to update with your special touch. in an established neighborhood with nearby schools, shopping, restaurants, parks and other conveniences. Convenient to 710 Freeway.

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$450,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Hookup
- Cap Rate: 0
- \$30000 Gross Scheduled Income
- \$2342 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,087
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01375978
- Gardener:
- Licenses:
- Insurance: \$1,087
- 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	0	Unfurnished	\$1,500	\$1,500	\$18,000
2:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$12,000

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7132021012

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CUSTOMER FULL: Residential Income LISTING ID: OC21013427

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Closed •

List / Sold:

\$1,095,000/\$1,095,500 ↑

21 days on the market

Listing ID: DW21023400

717 E 8th St • Long Beach 90813

**4 units • \$273,750/unit • 3,432 sqft • 5,001 sqft lot • \$319.20/sqft •
Built in 1910**

EAST 7TH STREET AND OLIVE



This is it ! Already offering CAP RATE 5.5% !! Excellent performing and very solid rent incomes and beautifully remodeled 4 unit in Long Beach ""This 4 units collects \$7,060 / mo , GSI \$84,720 , NOI : \$59,304 "" !! 4plex consists of three 1 bedroom 1 baths and one 4 bed 2.5 bath plus 2 garages and 1 back yard parking and 1 front driveway parking spaces. Front building is newer roof and new paint with 4 bed 2.5 bath DETACHED single family home. 3 units on back building and also well maintained. This property is located near 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. Buyer to do their due diligence and check city requirements, verify square footage and, confirm accuracy of all records and information.

Facts & Features

- Sold On 03/22/2021
- Original List Price of \$1,095,000
- 2 Buildings
- 4 Total parking spaces
- Laundry: In Kitchen
- \$84720 Gross Scheduled Income
- \$59304 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,416
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$200
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$1,600
- 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	1	1	1	Furnished	\$1,410	\$1,410	\$1,500
2:	1	1	1	1	Furnished	\$1,390	\$1,390	\$1,500
3:	1	1	1	0	Furnished	\$1,360	\$1,360	\$1,500
4:	1	4	3	2	Furnished	\$2,900	\$2,900	\$3,500

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
- Rent Controlled
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7274021011

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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: DW21023400

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Closed •

List / Sold:

\$1,498,000/\$1,470,000 ↓

23 days on the market

Listing ID: AR21000287

1727 E 1st St • Long Beach 90802

**4 units • \$374,500/unit • 3,363 sqft • 8,276 sqft lot • \$437.11/sqft •
Built in 1908**

West of Cherry, one block N. of Ocean Blvd.



Seller is motivated. Prime Alhambra Beach, one block to the ocean. "Park like" setting, long term tenants. A single family plus 3 units in rear. Single family in the front is a large 2 bedroom, den, one bath. Huge dining room, separate laundry room, wood burning fireplace and a classic murphy bed. Can build 5 unit, plus 1 low income unit, either "small lot" or townhome. Please check with City Planner to confirm.

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$1,550,000
- 3 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$76974 Gross Scheduled Income
- \$72834 Net Operating Income
- 4 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999, Sprinklers Timer
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,940
- Electric:
- Gas: \$240
- Furniture Replacement:
- Trash: \$600
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,400	\$2,400	\$2,600
2:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,600
3:	1	1	1	1	Unfurnished	\$1,365	\$1,365	\$1,600
4:	1	0	1	1	Unfurnished	\$1,250	\$1,250	\$1,350

Of Units With:

- Separate Electric: 4
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled


- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7265019019

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Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold: **\$874,900/\$820,000** ↓

1725 Gaviota Ave • Long Beach 90813

94 days on the market

4 units • **\$218,725/unit** • **2,534 sqft** • **5,822 sqft lot** • **\$323.60/sqft** •
Built in 1986

Listing ID: PW20189575

West of Cherry and South of PCH



Welcome to 1725 and 1727 Gaviota this 4 unit property is in a prime rental location, close to public transportation, shopping and more. This investment features a great mix of (2) 2 bedroom and (2) 1 bedroom units with 6 garages and additional parking for 3 vehicles off street. Great value... property needs a little TLC.

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$874,900
- 2 Buildings
- Levels: One, Two
- 6 Total parking spaces
- Laundry: Inside
- \$53400 Gross Scheduled Income
- \$39566 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,834
- Electric: \$144.00
- Gas:
- Furniture Replacement:
- Trash: \$720
- Cable TV: 01987375
- Gardener:
- Licenses:
- Insurance: \$1,271
- 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	1	2	Unfurnished	\$1,375	\$1,375	\$1,485
2:	1	1	1	2	Unfurnished	\$975	\$975	\$1,053
3:	1	1	1	1	Unfurnished	\$850	\$850	\$918
4:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$1,350

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 9 - Poly High area
- Los Angeles County

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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: **\$899,000/\$1,000,000** ↑

5946 Orange Ave • Long Beach 90805

3 days on the market

6 units • **\$149,833/unit** • **3,454 sqft** • **5,023 sqft lot** • **\$289.52/sqft** •
Built in 1956

Listing ID: 21694124

South of E 60th on Orange ave



No longer accepting offers after the deadline end of business Tuesday 2/23 at 6pm. Property is on hold until next week 3/1. This "value add" six-unit Long Beach apartment building. The asset has great curb appeal and all of the units are 2+1 with long-term tenants. Property is located in a terrific neighborhood near great public transportation, shopping, and restaurants. This is an excellent opportunity to own in an area definitely moving up. Units are priced to reflect rents that are apx 25-35% below market. Be part of the expansion and growth in Long Beach! Priced to sell, this one won't last.

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$899,000
- 1 Buildings
- \$60780 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01811831
- 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	\$1,000	\$1,000	\$1,500
2:	1	2	1		Unfurnished	\$740	\$740	\$1,500
3:	1	2	1		Unfurnished	\$990	\$990	\$1,500
4:	1	2	1		Unfurnished	\$725	\$725	\$1,500
5:	1	2	1		Unfurnished	\$1,000	\$1,000	\$1,500
6:	1	2	1		Unfurnished	\$610	\$610	\$1,500

7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale


- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7123009007

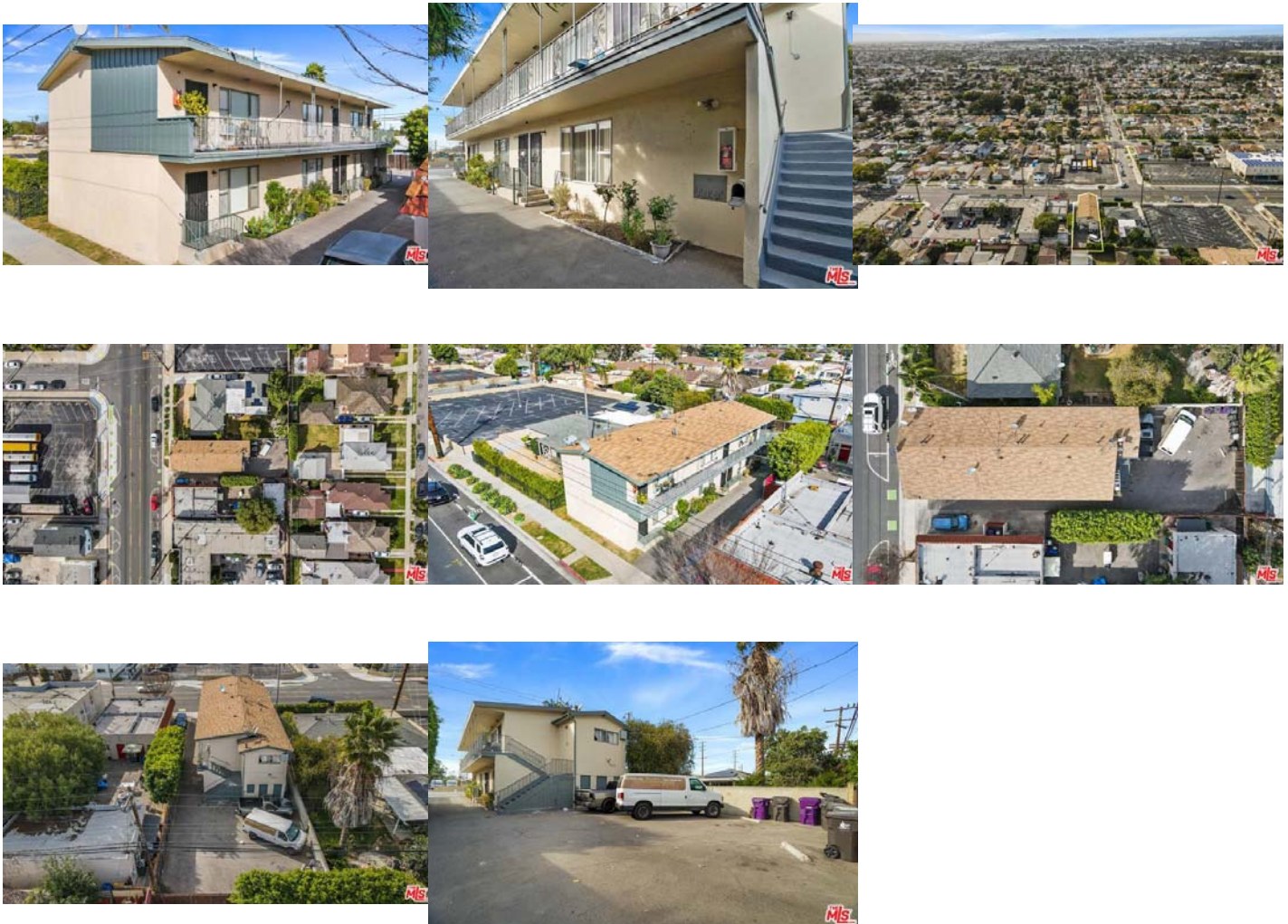
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 21694124

Printed: 03/28/2021 6:48:00 PM

Closed •

List / Sold: **\$2,195,000/\$2,195,000**

1415 Cedar Ave • Long Beach 90813

50 days on the market

**10 units • \$219,500/unit • 6,922 sqft • 6,600 sqft lot • \$317.10/sqft •
Built in 1949**

Listing ID: SB20220336

W on Anaheim, N on Cedar



Pleased to present 1415 Cedar Ave, a ten-unit apartment building in Long Beach, California. Located just outside of Downtown Long Beach with proximity to the A Line (22-mile light rail line), Pacific Coast Highway and the 405 & 710 freeways. The asset boasts a 86 walk score providing tenants access to a variety of popular dining, retail, entertainment options and high-paying employment opportunities. The subject property is a two-story apartment building built in 1949. The ten-unit apartment building is comprised of five (5) two-bed/one-bath, three (3) one-bed/one-bath and two (2) studio/one-bath spacious units totaling 6,922 square feet. The building offers amenities including secure gated access, five (5) garages, on-site laundry and all units are separately metered for gas & electricity. Recent capital improvements include, but are not limited to, copper plumbing, updated electrical, roof, paint, ceramic tile floors, counter tops and appliances . 1415 Cedar Avenue provides an investor with the opportunity to own an asset in one of the most desired rental neighborhoods and fastest growing markets in Southern California. The asset offers strong in-place income and has over 25% potential upside in rents.

Facts & Features

- Sold On 03/26/2021
- Original List Price of \$2,195,000
- 1 Buildings
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Common Area
- Cap Rate: 5.12
- \$174672 Gross Scheduled Income
- \$112385 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Vinyl
- Appliances: Range Hood

Exterior

- Lot Features: Rectangular Lot
- Security Features: Carbon Monoxide Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$57,385
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- 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:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$1,895
2:	1	2	1	1	Unfurnished	\$1,540	\$3,080	\$3,790
3:	1	2	1	0	Unfurnished	\$1,445	\$1,445	\$1,895
4:	1	2	1	0	Unfurnished	\$1,435	\$1,435	\$1,895
5:	1	1	1	0	Unfurnished	\$1,335	\$1,335	\$1,575

6:	2	1	1	0	Unfurnished	\$1,170	\$2,340	\$3,150
7:	1	0	1	0	Unfurnished	\$1,025	\$1,025	\$1,295
8:	1	0	1	0	Unfurnished	\$950	\$950	\$1,295
9:	1	2	1	0	Unfurnished	\$1,675	\$1,675	\$1,895

Of Units With:

- Separate Electric: 10
 - Gas Meters: 10
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- 4 - Downtown Area, Alamitos Beach area
 - Los Angeles County
 - Parcel # 7269041027

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 •

List / Sold:

\$3,685,000/\$3,575,000 ↓

117 days on the market

Listing ID: OC20200600

1347 E 3rd St • Long Beach 90802

**11 units • \$335,000/unit • 10,042 sqft • .3 acre(s) lot • \$356.00/sqft •
Built in 1949**

Nearby Cross Streets: East 3rd Street & Esperanza Avenue



1347 East 3rd Street is an 11-unit multifamily investment property located in Long Beach, one of the premier housing markets in Southern California. Built in 1949, 1347 East 3rd Street offers 10, spacious 1 bed/1 bath units and 1, 3 bed/2.5 bath townhouse. The well-maintained property has recently been renovated with luxury unit upgrades including modern lighting, hardwood floors, paint, ceiling fans, countertops, cabinets, and appliances. In addition to the upgrades, the property features amenities including garage and uncovered parking, private patios and balconies, and in unit washer and dryer hook-ups.

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$3,685,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Laundry: Electric Dryer Hookup, Washer Hookup
- \$236100 Gross Scheduled Income
- \$148209 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$85,808
- Electric: \$2,640.00
- Gas: \$2,640
- Furniture Replacement:
- Trash: \$2,640
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$4,400
- Maintenance: \$6,600
- Workman's Comp:
- Professional Management: 11701
- Water/Sewer: \$2,640
- Other Expense: \$6,200
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	1	1	3	Unfurnished	\$16,375	\$16,375	\$19,950
2:	1	3	3	3	Unfurnished	\$3,300	\$3,300	\$3,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled


- 699 - Not Defined area
- Los Angeles County
- Parcel # 7275009022

Michael Lembeck

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

Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC20200600

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