

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 | <a href="#">PW23027846</a> | S | 1721 | 1723 <a href="#">5th ST</a>     | LONG | 4    | STD     | 2     | \$50,700 |     | \$700,000                                                                                       | \$459.92 | 1522 | 1936/ASR | 5,132/0.1178 | N       |     | 2    | 03/29/23 | <a href="#">4/4</a>   |
| 2 | <a href="#">DW21067382</a> | S |      | 455 W <a href="#">Cowles ST</a> | LONG | 699  | NOD,PRO | 3     | \$0      |     | \$550,000    | \$302.36 | 1819 | 1927/ASR | 3,142/0.0721 | N       |     | 0    | 04/01/23 | <a href="#">43/43</a> |
| 3 | <a href="#">PW23023207</a> | S |      | 213 <a href="#">Park AVE</a>    | LONG | 1    | STD     | 4     | \$96,000 |     | \$1,635,000  | \$915.45 | 1786 | 1956/ASR | 1,687/0.0387 | N       |     | 0    | 03/31/23 | <a href="#">10/10</a> |

**Closed** • **Duplex**

List / Sold: **\$700,000/\$700,000**

**4 days on the market**

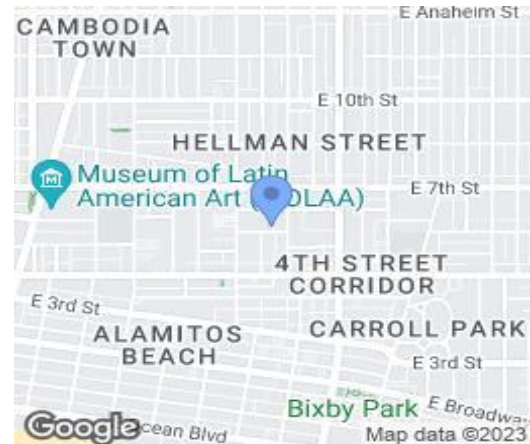
**1721 1723 E 5th St • Long Beach 90802**

**2 units • \$350,000/unit • 1,522 sqft • 5,132 sqft lot • \$459.92/sqft •**

**Built in 1936**

**Listing ID: PW23027846**

**Rose Ave & E 5th St**



1721-1723 E. 5th Street is comprised of two (2) houses on a 5,132 square foot lot. 1721 offers three (3) bedrooms and two (2) bathrooms with a den and in-unit washer/dryer. Two (2) single-car garages also have space for two (2) additional uncovered parking spaces in front of the garage doors. Upgrades include new windows, new exterior paint, a newer remodeled kitchen with newer cabinets, granite counter tops, tile backsplash, new Life-Proof locking flooring and stainless steel appliances. 1723 offers one (1) bedroom and one (1) bathroom. Upgrades include new windows and new exterior paint.

### Facts & Features

- Sold On 03/29/2023
- Original List Price of \$700,000
- 3 Buildings
- 4 Total parking spaces
- \$443 (Estimated)
- Laundry: Stackable
- \$50700 Gross Scheduled Income
- \$30858 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$17,307
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01353781
- Gardener:
- Licenses: 700
- Insurance: \$761
- Maintenance: \$1,100
- Workman's Comp:
- Professional Management: 2408
- Water/Sewer: \$1,500
- Other Expense: \$400
- Other Expense Description: Reserves

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 2     | 0      | Unfurnished | \$2,475     | \$2,475    | \$2,500   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$1,550     | \$1,550    | \$1,750   |

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

**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: **\$700,000/\$550,000** ↓

**455 W Cowles St** • Long Beach 90813

**43 days on the market**

**3 units** • **\$233,333/unit** • **1,819 sqft** • **3,142 sqft lot** • **\$302.36/sqft** •  
**Built in 1927**

**Listing ID: DW21067382**

**Anaheim St**



Probate listing, units needs a lot of TLC.

### Facts & Features

- Sold On 04/01/2023
- Original List Price of \$700,000
- 1 Buildings
- 0 Total parking spaces
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

### Interior

### Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02104123
- 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 | \$0         | \$0        | \$1,800   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$700       | \$700      | \$1,200   |
| 3: | 1     | 2    | 1     | 0      | Unfurnished | \$0         | \$0        | \$1,800   |

### # Of Units With:

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

### Additional Information

- Notice Of Default, Probate Listing sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7269040008

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**CUSTOMER FULL:** Residential Income **LISTING ID:** DW21067382

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**Closed** • **Quadruplex**

List / Sold:

**\$1,650,000/\$1,635,000** ↓

10 days on the market

**213 Park Ave** • Long Beach 90803

**4 units** • **\$412,500/unit** • **1,786 sqft** • **1,687 sqft lot** • **\$915.45/sqft** •  
**Built in 1956**

**Listing ID: PW23023207**

**Park from 2nd Street**



Completely renovated 4-Flex a block from all the shopping, dining and entertainment of 2nd Street. All 4 units have gone through extensive renovation with new flooring, kitchens, bathrooms, drywall, ceiling fans, paint and double paned windows. All new stainless kitchen appliances have been installed. Exterior of the property has had extensive renovation with fresh paint, new landscaping, new concrete and pavers. Can fit 3 cars for parking on the property.

### Facts & Features

- Sold On 03/31/2023
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- \$628 (Estimated)
- \$96000 Gross Scheduled Income
- \$66142 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

- Rooms: Living Room
- Floor: Laminate
- Other Interior Features: Ceiling Fan(s), Granite Counters

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$26,978
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$1,451
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$980
- Other Expense:
- Other Expense Description:

### Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 0     | 0      | Unfurnished | \$2,250     | \$2,250    | \$2,450   |
| 2: | 1     | 1    | 0     | 0      | Unfurnished | \$1,900     | \$1,900    | \$1,900   |
| 3: | 1     | 1    | 0     | 0      | Unfurnished | \$1,950     | \$1,950    | \$2,050   |
| 4: | 1     | 1    | 0     | 0      | Unfurnished | \$1,900     | \$1,900    | \$1,925   |

### # Of Units With:

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

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## Additional Information

- Standard sale

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

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CUSTOMER FULL: Residential Income    LISTING ID: PW23023207

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