

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	Spes	Date	DOM/CDOM
1	OC21233658	S	1767	Molino AVE	LONG	3	STD	2	\$2,800		\$730,000↓	\$432.98	1686	1904/PUB	6,588/0.1512	N		2	03/31/22	122/122
2	MB21182251	S	5845	John AVE	LONG	7	STD	2	\$0		\$720,000↑	\$540.54	1332	1946/PUB	4,753/0.1091	N		2	03/31/22	4/4
3	PW22024318	S	236	La Verne AVE	LONG	1	STD	3	\$0		\$1,450,000↑	\$734.18	1975	1948/ASR	3,045/0.0699	N		0	04/01/22	19/19
4	PW22033128	S	5354 E	The Toledo	LONG	1	STD	4	\$85,920	3	\$2,040,000↑	\$513.08	3976	1928/ASR	4,508/0.1035	N		4	03/31/22	11/11
5	22122563	S	958 E	2ND ST	LONG	4	STD	4			\$1,535,000↑	\$465.72	3296	1922	2,288/0.05				04/01/22	22/22
6	PW21138905	S	246 E	Hullett ST #A-D	LONG	7	STD	4	\$34,920		\$1,135,000↓	\$292.22	3884	1942/PUB	5,963/0.1369	N		4	03/29/22	193/193
7	SB22019863	S	1708	Pine AVE	LONG	9	STD	14	\$241,908		\$3,220,000↓	\$403.41	7982	1961/ASR	7,561/0.1736	N		7	04/01/22	8/8

Closed •

List / Sold: **\$799,900/\$730,000** ↓

1767 Molino Ave • Long Beach 90804

122 days on the market

2 units • \$399,950/unit • 1,686 sqft • 6,588 sqft lot • \$432.98/sqft •

Listing ID: OC21233658

Built in 1904

South on Molino off PCH



INVESTORS OR DEVELOPERS OR REHABBERS DELIGHT - two houses on a lot. AMAZING POTENTIAL - Front house has been updated and in good condition. 2 bedrooms 1 bath. back house is the older of the two and the original house on the lot. Functional but needs some work. back house is 2 bedrooms 1 bath. both houses are tenant occupied. There is a free standing garage at back of property. City says you can build ADU and make it three income producing units. Great location. Drive by only - submit offers contingent upon interior inspection.

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$799,900
- 3 Buildings
- 2 Total parking spaces
- \$494 (Estimated)
- Laundry: Washer Hookup
- \$2800 Gross Scheduled Income
- \$2600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01064901
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	0	2	Unfurnished	\$1,200	\$1,200	\$1,800
2:	1	2	0	0	Unfurnished	\$1,600	\$1,600	\$1,800

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
- 3 - Eastside, Circle Area area
- Los Angeles County

• Parcel # 7260005008

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: OC21233658

Printed: 04/03/2022 3:22:21 PM

Closed •

List / Sold: **\$675,000/\$720,000** ↑

5845 John Ave • Long Beach 90805

4 days on the market

2 units • \$337,500/unit • 1,332 sqft • 4,753 sqft lot • \$540.54/sqft •
Built in 1946

Listing ID: MB21182251

Off the 91 Exit Cherry Ave



Well maintained Duplex!! Great for first time home buyer. Front house features Living room, kitchen, two bedrooms and one bathroom. Kitchen door leads to private back yard. Property includes 2 car garage and long driveway that can easily fit up to 3 cars. Back unit consist of living room, kitchen one bedroom and one bath, this unit also has it's own private back yard. Property is being sold AS IS condition.

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$675,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$214,277 (Public Records)
- Laundry: Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Carpet, Tile
- Appliances: None

Exterior

- Lot Features: Front Yard, Yard
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$965
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$293
- Cable TV: 02066765
- Gardener:
- Licenses:
- Insurance: \$379
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$293
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet: 2
- Dishwasher: 0
- Disposal: 0
- Drapes: 0
- Patio: 0
- Ranges: 0
- Refrigerator: 0
- Wall AC: 2

Additional Information

- Standard sale

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7123018023

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: MB21182251

Printed: 04/03/2022 3:22:21 PM

Closed • **Triplex**

List / Sold:

\$1,396,000/\$1,450,000 ↑

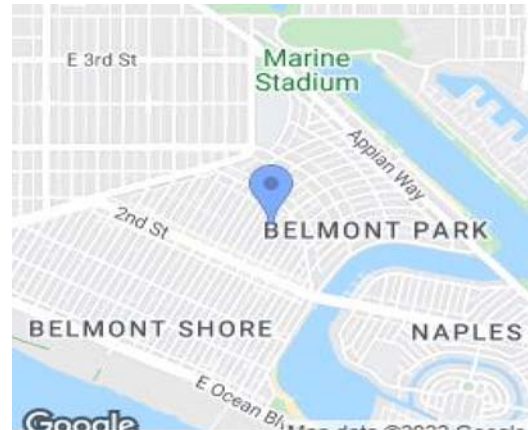
19 days on the market

Listing ID: PW22024318

236 La Verne Ave • Long Beach 90803

3 units • \$465,333/unit • 1,975 sqft • 3,045 sqft lot • \$734.18/sqft • Built in 1948

North off 2nd Street



It's back on the market - buyer's cold feet. This is an opportunity for the investor or owner-occupant (home plus rental - see below comment>>>) to own a charming 40s vintage triplex on a large lot in prime Belmont Shore on a tree-lined street, a block North of the boutique shops and restaurants of Second Street, and a short walk to award-winning schools, beaches, docks, bike path and so much more. Each unit is filled with an abundance of natural light, and has the Long Beach charm we all love, with a modern twist, featuring an eat-in kitchen, large living room & bedroom, additional storage room, newer windows, hardwood & vinyl flooring, plus tenants will enjoy a private patio, laundry room, extra storage room, and separate utilities. >>>Consideration could be given to easily combining the 2 units on the first floor to a home with 2-3bds and 2 baths, while maintaining the second floor as a rental, or office, or guest qtrs. Also, each unit had the perfect opportunity to add a private laundry and covert the communal laundry to a second storage, grand storage room, which could be rented independently.

Facts & Features

- Sold On 04/01/2022
- Original List Price of \$1,396,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Individual Room
- 3 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Patio Home
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- 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	1	1	0	Unfurnished	\$1,725	\$1,725	\$2,495
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,175
3:	1	1	1	0	Unfurnished	\$0	\$0	\$2,250

Of Units With:

- Separate Electric: 3
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7249021011

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: PW22024318

Printed: 04/03/2022 3:22:22 PM

Closed • **Quadruplex**

List / Sold:

\$1,795,000/\$2,040,000 ↑

11 days on the market

Listing ID: PW22033128

5354 E The Toledo • **Long Beach 90803**

4 units • **\$448,750/unit** • **3,976 sqft** • **4,508 sqft lot** • **\$513.08/sqft** •
Built in 1928

Corner of The Toledo and Santa Ana



Best location with significant upside potential, surrounded by multi-million dollar homes. 2 short blocks to Alamitos Bay with sandy beaches, water activities and boat docks. Also two blocks to 2nd Street restaurants and boutique shops. A very short distance to Naples, Peninsula, bike path and award-winning schools. 5354 E. The Toledo is a fantastic investment. 1928 Spanish structure with 4 large and bright two bedroom, one bath units, oozing character and charm with mock fireplaces, wood flooring, and old charm. Each unit has its own inside laundry and a one car garage. Each is individually metered for gas and electricity. In addition, there is a fenced yard that is enjoyed by the tenants. This property with it's prime location is in a very high demand rental area and is ripe for repositioning and renovating to achieve market rents that are approximately 50% higher than current rents.

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$1,795,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: In Closet, Inside
- Cap Rate: 2.9
- \$85920 Gross Scheduled Income
- \$51504 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Wood
- Other Interior Features: 2 Staircases

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$34,416
- Electric:
- Gas: \$701
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses: 237
- Insurance: \$2,454
- Maintenance: \$1,372
- Workman's Comp:
- Professional Management: 4133
- Water/Sewer: \$1,712
- Other Expense: \$265
- Other Expense Description: Legal

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,810	\$21,720	\$2,715
2:	1	2	1	1	Unfurnished	\$1,810	\$21,720	\$2,715
3:	1	2	1	1	Unfurnished	\$1,730	\$20,760	\$2,715
4:	1	2	1	1	Unfurnished	\$1,810	\$21,720	\$2,715

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 4

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7249017001

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: PW22033128

Printed: 04/03/2022 3:22:22 PM

Closed •

List / Sold:

\$1,475,000/\$1,535,000 ↑

22 days on the market

Listing ID: 22122563

958 E 2ND St • Long Beach 90802

**4 units • \$368,750/unit • 3,296 sqft • 2,288 sqft lot • \$465.72/sqft •
Built in 1922**

2nd Street & Bonito Avenue



We are pleased to announce our most recent listing in Alhambra only 3 blocks from the water. Although this property has been fully renovated, there is operational upside in rents as current ownership has not kept up with the market. The property is comprised of two 1 bedroom units and two 2 bedroom units which were converted from 1 bedroom units in the years passed. Investors looking for a solid B+ location with minimal differed maintained, look no further.

Facts & Features

- Sold On 04/01/2022
- Original List Price of \$1,475,000
- 1 Buildings
- Heating: Wall Furnace
- \$50918 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$32,890
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- 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	1	1		Unfurnished	\$1,600	\$1,600	\$1,800
2:	1	1	1		Unfurnished	\$1,550	\$1,550	\$1,800
3:	1	2	1		Unfurnished	\$2,050	\$2,050	\$2,200
4:	1	2	1		Unfurnished	\$2,000	\$2,000	\$2,200

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

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7265001024

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

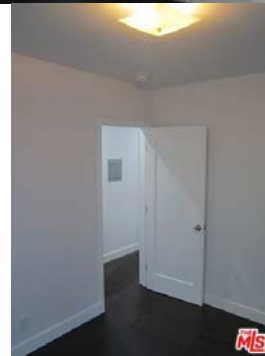
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos



Closed • **Quadruplex**

List / Sold:

\$1,190,000/\$1,135,000 ↓

193 days on the market

Listing ID: PW21138905

246 E Hullett St # A-D • Long Beach 90805

**4 units • \$297,500/unit • 3,884 sqft • .14 acre(s) lot • \$292.22/sqft •
Built in 1942**

North of South St, between Linden and Jaymills



BACK ON THE MARKET ! The Investment opportunity you have been looking for ! Very Nice 4 Unit property with great potential. There are 3 spacious One Bedroom units. The LARGE two story Two bedroom unit is cozy with a fireplace, central a/c, inside laundry area and a private 2 car attached garage is not occupied, READY for owner occ. These units are located in a very desirable neighborhood close to schools, freeway, public transportation and shopping. The 2 large garages have alley access and a driveway on the street that accommodates 2 cars. There is a laundry facility for the tenants convenience. Separate gas and electric meters. This is a one of a kind opportunity! Great property to live in one and rent the others.

Facts & Features

- Sold On 03/29/2022
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- Laundry: Common Area, Dryer Included, Washer Included
- \$34920 Gross Scheduled Income
- \$30895 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

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

Exterior

- Lot Features: Lawn
- Fencing: Block, Security
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,025
- Electric: \$1,135.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02156564
- Gardener:
- Licenses: 98
- Insurance: \$2,455
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$337
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$0	\$0	\$2,600
2:	1	1	1	2	Unfurnished	\$920	\$920	\$1,600
3:	1	1	1	0	Unfurnished	\$970	\$970	\$1,500
4:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7125030011

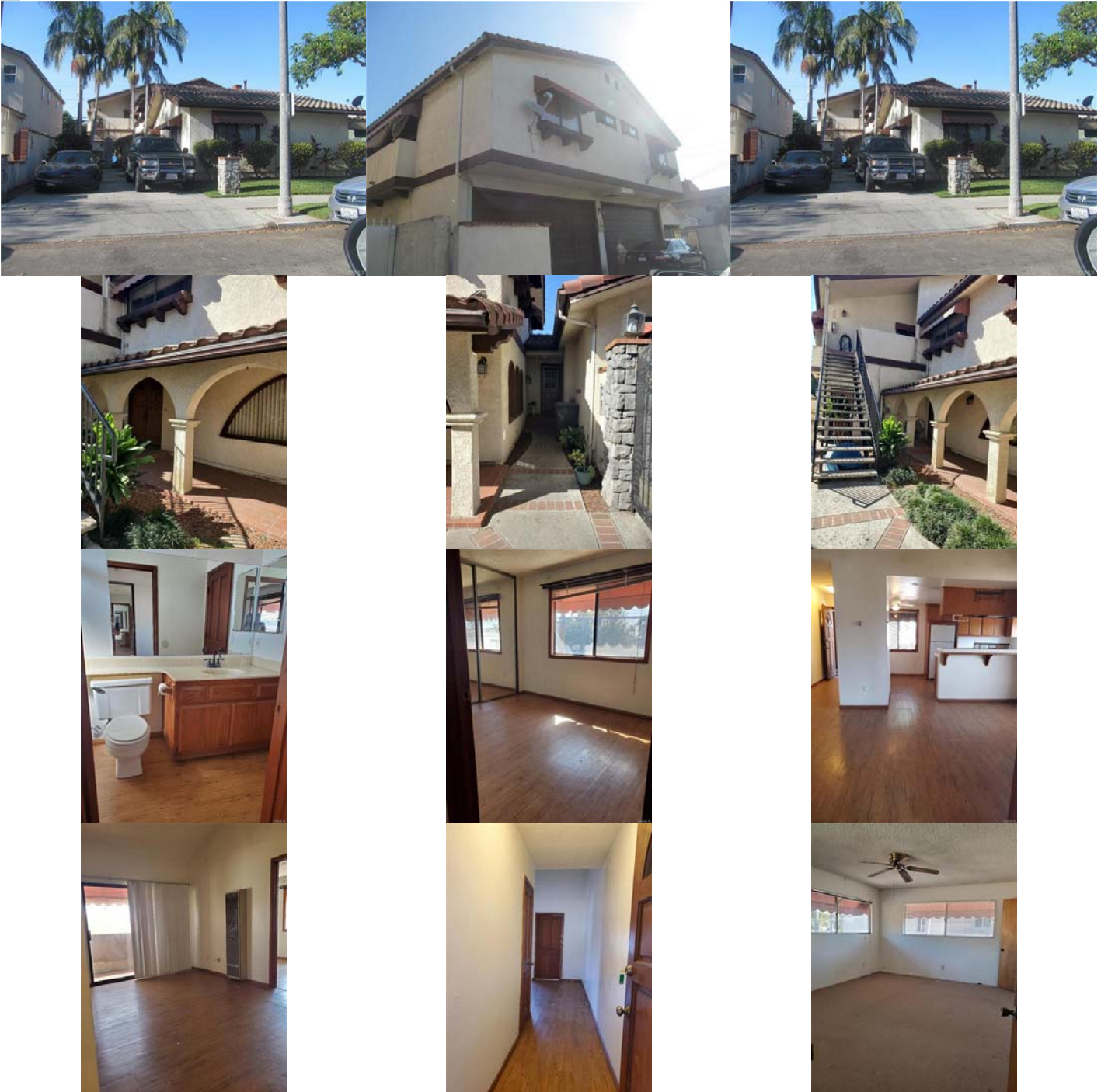
Michael Lembeck

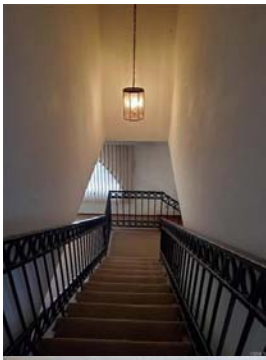
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

▼ Click arrow to display photos





Closed •

List / Sold:

\$3,275,000/\$3,220,000 ↓

8 days on the market

Listing ID: SB22019863

1708 Pine Ave • Long Beach 90813

**14 units • \$233,929/unit • 7,982 sqft • 7,561 sqft lot • \$403.41/sqft •
Built in 1961**

Pacific Coast and Pine



Priced reduced. Seller found an up leg already for a 1031 exchange. Many units have been upgraded, Laundry room, 7 garages

Facts & Features

- Sold On 04/01/2022
- Original List Price of \$3,495,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- \$2,205 (Assessor)
- Laundry: Individual Room
- \$241908 Gross Scheduled Income
- \$144079 Net Operating Income
- 14 electric meters available
- 15 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$90,572
- Electric: \$550.00
- Gas: \$2,220
- Furniture Replacement:
- Trash: \$16,700
- Cable TV: 02061504
- Gardener:
- Licenses: 1100
- Insurance: \$3,500
- Maintenance: \$7,000
- Workman's Comp:
- Professional Management: 11732
- Water/Sewer: \$2,765
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	12	1	1	5	Unfurnished	\$1,352	\$16,223	\$19,140
2:	2	2	2	2	Unfurnished	\$1,893	\$3,786	\$3,990

Of Units With:

- Separate Electric: 14
- Gas Meters: 15
- 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
- Parcel # 7269010002

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: SB22019863

Printed: 04/03/2022 3:22:23 PM