

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		151 Glendora AVE	LONG	1	STD	2	\$61,200		\$1,210,000 ↓	\$630.21	1920	1939/ASR	2,400/0.0551	2	04/02/21	262/262
2		5229 E Ocean BLVD	LONG	1	STD	2	\$2,400		\$1,400,000	\$741.13	1889	1927/ASR	2,699/0.062	2	04/01/21	0/0
3		207 Park AVE	LONG	1	STD	2	\$0		\$1,965,000 ↓	\$669.28	2936	1936/ASR	2,974/0.0683	3	03/31/21	95/95
4		1205 Belmont AVE	LONG	3	STD	2	\$39,960		\$862,000 ↑	\$455.12	1894	1946/ASR	5,436/0.1248	2	04/01/21	9/9
5		400 E Market ST	LONG	7	STD	2	\$0		\$660,000 ↑	\$545.00	1211	1953/ASR	7,540/0.1731	2	03/30/21	8/8
6		5640 Cerritos AVE	LONG	7	STD	2	\$49,200	5	\$765,000 ↑	\$531.99	1438	1937/ASR	4,231/0.0971	2	04/02/21	7/7
7		6145 John AVE	LONG	7	STD	2	\$72,000		\$970,000 ↑	\$329.48	2944	1969/ASR	4,775/0.1096	3	03/31/21	2/2
8		739 Belmont Ave	LONG	2	STD	3	\$60,000		\$1,100,000 ↓	\$517.40	2126	1921/PUB	5,490/0.126	2	03/31/21	66/66
9		1501 E 7th ST	LONG	9	STD	3	\$54,360		\$905,000 ↑	\$384.78	2352	1922/ASR	6,571/0.1508	0	04/01/21	25/25
10		801 Roswell AVE	LONG	3	STD	4	\$76,212		\$1,395,000	\$464.85	3001	1959/ASR	5,825/0.1337	4	03/31/21	23/23
11		839 Grand AVE	LONG	3	STD	4	\$94,740	5	\$1,515,000 ↓	\$315.10	4808	1988/PUB	5,651/0.1297	7	03/30/21	0/0
12		754 Newport AVE	LONG	3	STD,TRUS	4	\$102,240		\$1,550,000 ↑	\$348.08	4453	1987/PUB	6,078/0.1395	7	03/31/21	30/30
13		901 Walnut AVE	LONG	4	STD	4	\$53,220		\$895,000 ↑	\$388.79	2302	1922/ASR	5,715/0.1312	2	04/01/21	6/6
14		1400 Rose	LONG	699	STD	4	\$77,040	4	\$1,190,000 ↓	\$343.14	3468	1930/PUB	4,382/0.1006	4	04/01/21	43/43

Closed •

List / Sold:

\$1,230,000/\$1,210,000 ↓

262 days on the market

Listing ID: PW20103697

151 Glendora Ave • Long Beach 90803

2 units • \$615,000/unit • 1,920 sqft • 2,400 sqft lot • \$630.21/sqft • Built in 1939

2nd St, South on Glendora Ave



Great duplex located in prime south of 2nd St location in Belmont Shore surrounded by shops, the bay and ocean on all sides. The property consists of (1) 2 bedroom, 1 bath downstairs unit and (1) larger 2 bedroom + office, 2 bath unit upstairs. Units consist of many upgrades including: added forced heating system to both units, stacked washer/dryer in each unit, mostly copper plumbing with new main water line added in 2019, 1 new water heater, newer electrical sub panel, some hardwood flooring some newer windows/plantation shutters, upgraded bath. Many newer appliances and both units have their own water heater, stove, refrigerator, and dishwasher (upstairs only- dishwasher, refrigerator). Both units have a 2nd back door entrance. Shared 2 car garage in back with storage shelves. Front patio area added in front, in addition to back patio. Great for owner occupied or an opportunity to own a premiere investment at the beach. Walk to the ocean, beach, restaurants, shops, park, canals, and more.

Facts & Features

- Sold On 04/02/2021
- Original List Price of \$1,290,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Forced Air
- Laundry: In Closet, Inside, Stackable
- \$61200 Gross Scheduled Income
- \$39780 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Wood
- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator, Water Heater
- Other Interior Features: Copper Plumbing Partial

Exterior

- Lot Features: 2-5 Units/Acre, Landscaped, Park Nearby, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,420
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$280
- Cable TV: 01514230
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance: \$3,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$540
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,300
2:	1	2	2	1	Unfurnished	\$2,800	\$2,800	\$2,850

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7247008037

Michael Lembeck

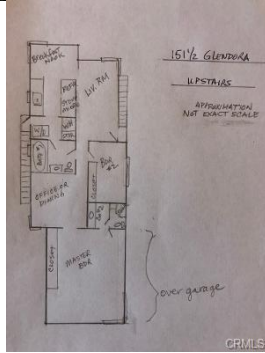
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





Closed •

List / Sold: **\$1,400,000/\$1,400,000**

5229 E Ocean Blvd • Long Beach 90803

0 days on the market

2 units • **\$700,000/unit** • **1,889 sqft** • **2,699 sqft lot** • **\$741.13/sqft** •
Built in 1927

Listing ID: PW21069269

Ocean Blvd / Corona Ave



Exceptional Peninsula duplex close to the sand. Experience all the 2nd Street has to offer. Large windows in both units which give way to a beautiful beach view. Upstairs unit consists of 2BD / 1BA. Laundry is located in the unit. Downstairs unit consists of 1BD / 1BA. It has an open floor and also contains laundry within the unit. Take advantage of the ocean breeze while sitting on the front patio. There are two single car garages in the rear of the property.

Facts & Features

- Sold On 04/01/2021
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Laundry: In Kitchen
- \$2400 Gross Scheduled Income
- \$28000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Waterfront Features: Across the Road from Lake/Ocean
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01247521
- 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	\$2,400	\$2,400	\$2,900
2:	1	1	1	2	Unfurnished	\$0	\$0	\$3,300

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
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area

- Los Angeles County
- Parcel # 7247024023

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 •**\$1,995,000/\$1,965,000** ↓

95 days on the market

207 Park Ave • Long Beach 90803**2 units** • **\$997,500/unit** • **2,936 sqft** • **2,974 sqft lot** • **\$669.28/sqft** •
Built in 1936

Listing ID: PW20249559

2nd st and Park ave

This Beautiful Duplex is located in the Heart of Belmont Shore, and is truly one of a kind!! The property is spread out over 2900 square feet. The upstairs is 3 bedrooms 2 full bathrooms with approximately 1750 square feet of living space. While the downstairs is a 2 bedroom 1 full bathroom and 1150 square feet. The interior staircase is what makes this property so unique. You can either close off the units, or access to both, giving this property a single family home feeling. There is also an attached 3 car garage with 2 additional parking spots behind the garage. In addition, there is a ROOF TOP DECK with shared interior stair access. The property is HIGHLY upgraded with copper plumbing, newer electrical, newer roof waterproof coating, new vinyl front fence, new 3 ton AC unit, hardwood flooring, crown molding, top of the line appliances and so much more! Everything is included in the sale, this property comes fully furnished! Both units have open floor plans, perfect for entertaining. The master bedroom upstairs is spacious, with a large en suite bathroom and walk in closet. The kitchens are tastefully updated with ceasartone counter tops, upgraded cabinetry and high end stainless steel appliances! 207 Park Avenue sits in a prime location steps from all 2nd street has to offer; world class dining, shopping, parks & recreation. This fully furnished property is perfect for short term rentals. Don't miss out on this AMAZING opportunity!

Facts & Features

- Sold On 03/31/2021
- Original List Price of \$1,995,000
- 1 Buildings
- Levels: Three Or More
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Dryer Included, Individual Room, Inside, Washer Included
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room, Main Floor Bedroom, Master Suite, Walk-In Closet
- Floor: Carpet, Tile, Wood
- Appliances: 6 Burner Stove, Barbecue, Dishwasher, Double Oven, Freezer, Disposal, Ice Maker, Microwave, Refrigerator, Vented Exhaust Fan, Water Line to Refrigerator
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Crown Molding, Furnished, Living Room Balcony, Open Floorplan, Pantry, Recessed Lighting, Stone Counters

Exterior

- Lot Features: Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer, Sewer Paid
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	Furnished	\$0	\$0	\$4,200
2:	1	2	1	1	Furnished	\$0	\$0	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7256021010

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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Closed • Duplex

List / Sold: **\$859,000/\$862,000** ↑

1205 Belmont Ave • Long Beach 90804

9 days on the market

2 units • \$429,500/unit • 1,894 sqft • 5,436 sqft lot • \$455.12/sqft •
Built in 1946

Listing ID: PW21031041

Anaheim / Ximeno



PRIME EASTSIDE DUPLEX!!! FRONT UNIT: 2 bedroom 1 full bathroom offers 1100+ square feet with private front & back entrance. The kitchen offers custom tile counters & backsplash + serving bar open to living and dining area; gas range/oven; dishwasher; built-in microwave & ample maple cabinetry. The kitchen tile flooring extends into a private (full size) laundry room. The dining, living room, hallway & bedrooms have classic real wood flooring. BACK UNIT: 2 bedroom 1 full bathroom offers eat-in kitchen with tile flooring; crown molding; custom tile backsplash with mosaic inlay + stainless steel appliances. This unit also offers the convenience of inside laundry! Both units have private front & back entrances & upgraded dual pane windows. Off street parking is a plus with the two car garage & a long driveway that fits 4 cars comfortably. The private fenced backyard & concrete patio offers your tenants a private entertaining space. This centrally located duplex is in close proximity to CSULB, golf, shopping & Belmont Shore! Please do not disturb tenants.

Facts & Features

- Sold On 04/01/2021
- Original List Price of \$859,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Individual Room, Inside
- \$39960 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Great Room
- Floor: Tile, Wood
- Appliances: Dishwasher, Gas Oven, Gas Cooktop, Microwave, Water Heater
- Other Interior Features: Ceiling Fan(s), Recessed Lighting, Tile Counters

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Sprinkler System, Sprinklers In Front
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02030113
- 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	1	Unfurnished	\$1,700	\$1,700	\$2,200
2:	1	2	1	1	Unfurnished	\$1,630	\$1,630	\$1,900

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7254005026

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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Closed • Duplex

List / Sold: **\$600,000/\$660,000** ↑

400 E Market St • Long Beach 90805

8 days on the market

2 units • \$300,000/unit • 1,211 sqft • 7,540 sqft lot • \$545.00/sqft •
Built in 1953

Listing ID: PW21022423

Between Linden and Elm on Market



Check out this amazing two-unit opportunity! This residential neighborhood in North Long Beach is perfect for investments or an owner-occupied unit. The front unit has its own very large backyard. Just inside the gated backyard is the two-car garage giving this duplex the feel of a single-family home. The back unit is nestled inside the neighborhood street and is 1 bedroom 1 bath with its own exceptionally large, gated backyard with extended driveway. This unit has views of the adjacent park. Both units are currently tenant occupied and ready to go for your investment, both tenants are month to month. You will not want to miss out on this huge lot with plenty of room to build on.

Facts & Features

- Sold On 03/30/2021
- Original List Price of \$600,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Wall Furnace
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Tile, Wood

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Lawn, Walkstreet, Yard
- Fencing: Chain Link, Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$0
- 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	2	Unfurnished	\$1,900	\$1,900	\$2,250
2:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,850

Of Units With:

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

Additional Information

- Standard sale

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7130001026

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: PW21022423

Printed: 04/04/2021 7:20:22 PM

Closed • Duplex

List / Sold: **\$725,000/\$765,000** ↑

5640 Cerritos Ave • Long Beach 90805

7 days on the market

2 units • **\$362,500/unit** • **1,438 sqft** • **4,231 sqft lot** • **\$531.99/sqft** • **Built in 1937**

Listing ID: CV21025609

Located in North Long Beach



Cutest craftsman duplex in Southern California! Located in Long Beach, a city with 2 billion dollars in approved real estate development projects, transforming the city into a metropolitan beach powerhouse. Property has been meticulously restored to its original glory while preserving its craftsman details. Live in the front, rent out the back and allow someone to contribute to your mortgage. Freshly repainted, all windows have been upgraded, and property had a complete remodel in recent years. Front unit comes with a two car garage and upper-back unit has a designated private parking. North Long Beach also recently launched the Uptown Commons Project with full retail along with modern theme restaurants. If you fancy yourself a real estate investor, this is the perfect property to add to your portfolio. Property is a legal Duplex and all Sqft is verified with County. Building One is front unit and the county has it at 958 sqft 2 bed 1 bath. Building Two is located above the garage and the county has it at 480 sqft 1 bed 1 bath.

Facts & Features

- Sold On 04/02/2021
- Original List Price of \$725,000
- 2 Buildings
- 3 Total parking spaces
- Heating: Central
- Laundry: Individual Room
- Cap Rate: 5.43
- \$49200 Gross Scheduled Income
- \$39374 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Galley Kitchen, Kitchen, Laundry

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,826
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01401897
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$288
- 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	\$2,700
2:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,550

Of Units With:

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

- Disposal:

Additional Information

- Standard sale

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7128006023

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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Closed •

List / Sold: **\$890,000/\$970,000** ↑

6145 John Ave • Long Beach 90805

2 days on the market

2 units • **\$445,000/unit** • **2,944 sqft** • **4,775 sqft lot** • **\$329.48/sqft** •
Built in 1969

Listing ID: PW21022307

Cherry avenue to 61st Street.



Honey, stop the car! Perfect owner- investor solution. Completely remodeled duplex - almost everything is NEW, including roof, doors/ windows! U will have no maintenance expenses and hassle for years to come. Both units are identical, have townhouse layout and separate wonderful backyards. Owner has spent \$\$\$ on this one. Pictures are from the left unit (6145). Each unit has 3 bedrooms and 3 bathrooms, including a Master Suite, laundry hook-ups in each garage. Separate electric panels. Look for the 3D tour link, and youtube video link.

Facts & Features

- Sold On 03/31/2021
- Original List Price of \$890,000
- 1 Buildings
- 6 Total parking spaces
- \$72000 Gross Scheduled Income
- \$58675 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,325
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01430724
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	3	3	2	Unfurnished	\$0	\$0	\$3,000
2:	1	3	3	1	Unfurnished	\$0	\$0	\$3,000

Of Units With:

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

Additional Information

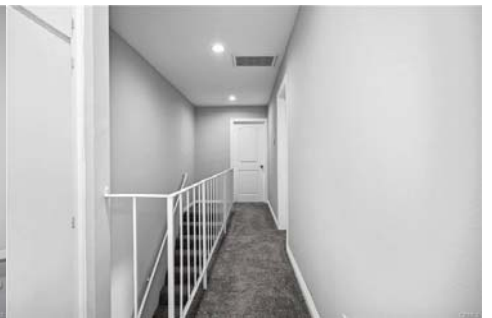
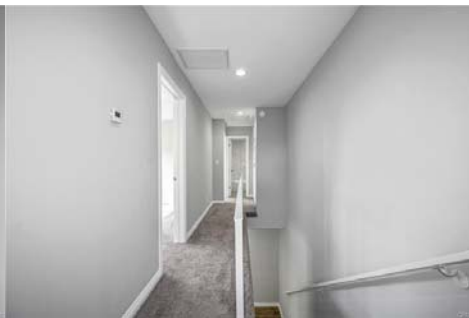
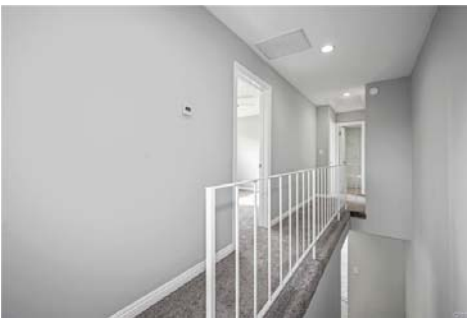
- Standard sale
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7118017031

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State License #: 01019397
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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:

\$1,100,000/\$1,100,000 ↓

66 days on the market

Listing ID: PW20197600

739 Belmont Ave • Long Beach 90804

3 units • **\$366,667/unit** • **2,126 sqft** • **5,490 sqft lot** • **\$517.40/sqft** •
Built in 1921

Cross Streets 7th and Belmont



This delightful Spanish-Style Triplex includes a three bedroom/ two bath one-story front home (which could be used as the owners residence) as well as two studio units. The top floor studio has lovely neighborhood views from the two balconies. One of the balconies is covered and large enough for an al fresco dinner party. The unit has a full kitchen and 3/4 bath, and a skylight. It has been recently vacated and is currently being painted and spruced up. The downstairs unit also has a full kitchen and 3/4 bath as well as a shady private patio area. Each of the studios has a dedicated parking spot with the downstairs unit parking literally just outside the kitchen door. The studios enjoy a shared laundry room. The 3 bedroom unit comes with a spacious two car garage and features hardwood floors, an en suite large bedroom, skylights, an attractive kitchen, and a landscaped fenced in yard. There is ample built in storage as well as a dedicated storage area and an extra cubby space in the garage. There is a washer and dryer in the garage for the sole use of the front unit. The common area is lush with plants and greenery and some fruit producing trees. Currently, all units are rented except for the top unit.

Facts & Features

- Sold On 03/31/2021
- Original List Price of \$1,300,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Common Area, In Garage
- \$60000 Gross Scheduled Income
- \$50940 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom
- Floor: Vinyl, Wood
- Appliances: Built-In Range, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator
- Other Interior Features: Balcony, Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Stucco Wall, Vinyl, Wood
- Sewer: Unknown
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$14,153
- Insurance: \$1,000
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$0
- Water/Sewer: \$553
- Cable TV:
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,500	\$2,500	\$3,000
2:	1	0	1	0	Unfurnished	\$1,295	\$1,295	\$1,400

3: 1 0 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: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7254021020

Michael Lembeck

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

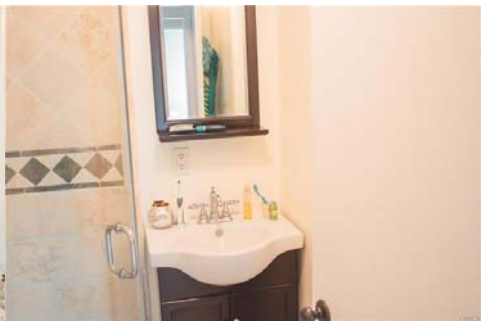
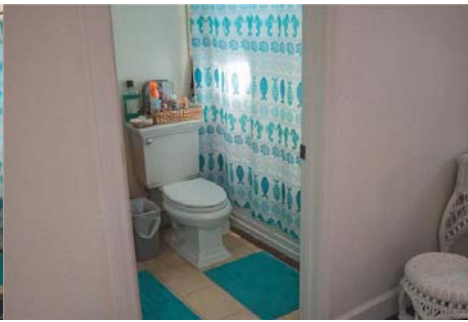
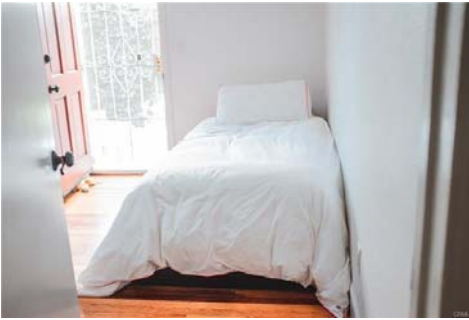
Re/Max Property Connection

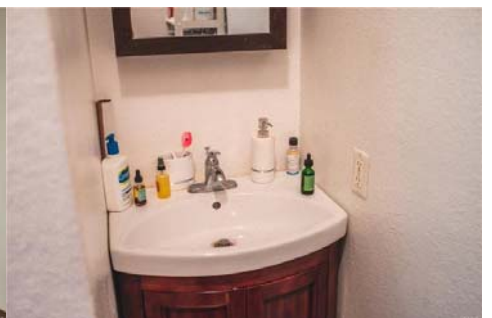
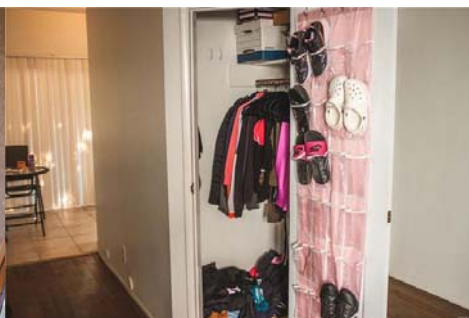
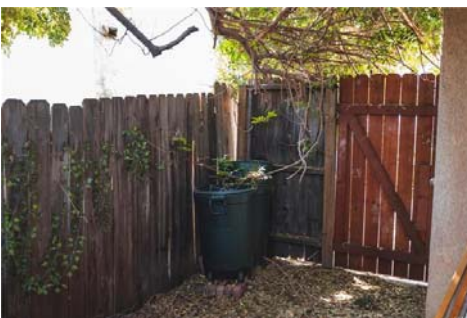
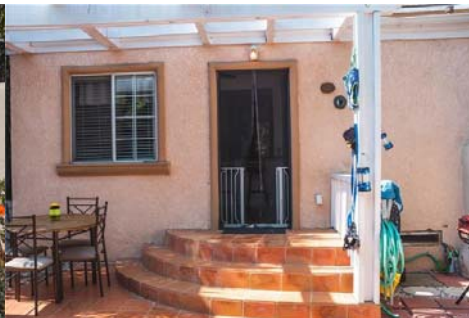
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

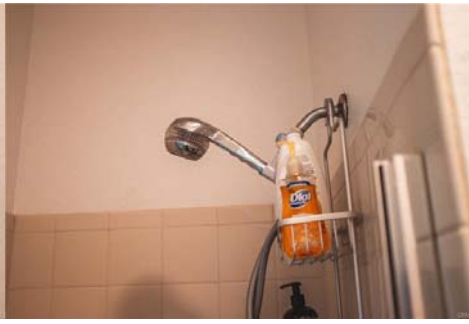
Click arrow to display photos











Closed • Triplex

List / Sold: **\$895,000/\$905,000** ↑

1501 E 7th St • Long Beach 90813

25 days on the market

3 units • \$298,333/unit • 2,352 sqft • 6,571 sqft lot • \$384.78/sqft •
Built in 1922

Listing ID: PW21005645

405 Freeway turn and exit to Atlantic Ave toward downtown and turn left on 7th Street



This is a great opportunity for new buyer to own three units in Long Beach, living in one and rent two to help with mortgage payment or rent them all for future investment. The property has two separated building. The front building has two units, each with three bedroom and one bath and single unit on the back is two bedroom and one bath. Total bedroom is 8. It has 6 assigned parking in the rear and 3 storages. The property has been upgraded recently, new counter and cabinet, new window, new paint inside out and new roof on front units and new plumbing that hooks up to the city line. Property is "sold as is" condition.

Facts & Features

- Sold On 04/01/2021
- Original List Price of \$895,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s), Gas
- Heating: Wall Furnace, Natural Gas
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$54360 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- Appliances: Gas Oven, Water Heater
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Front Yard
- Security Features: Smoke Detector(s)
- Fencing: Fair Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01273285
- 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:	2	3	1	0	Unfurnished	\$3,300	\$3,300	\$4,200
2:	1	2	1	0	Unfurnished	\$1,230	\$1,230	\$1,850

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 # 7266001030

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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Closed • **Quadruplex**

List / Sold: **\$1,395,000/\$1,395,000**

801 Roswell Ave • Long Beach 90804

23 days on the market

4 units • **\$348,750/unit** • **3,001 sqft** • **5,825 sqft lot** • **\$464.85/sqft** •
Built in 1959

Listing ID: RS20236714

North - 7th Street / West - Ximeno Ave



Incredibly Unique Opportunity to Own and Rent Units!!! Four on a Lot - Spacious front house has 3 bed/2 baths and attached garage; including Three separate units w/ 1bed/1bath each – two w/ 1 car garage attached. This charming 4 unit property has been maintained with the utmost pride of ownership. Onsite laundry facilities are included. Charming single family residence has private patio space for outdoor entertaining, formal dining room, open layout, hardwood flooring, breakfast nook in open kitchen, plenty of storage and attached 2-car garage. Each unit has been well cared for and maintained by long term tenants. A rare opportunity to live, invest, and play. Blocks away from Red Car Greenbelt, Colorado Lagoon Aquatic Park, Rosie's Dog Beach, close to Long Beach State University, Wilson High School, 5 minutes to the beach (1.25 miles), minutes from Veteran's hospital, and close to freeways; great location. Opportunities are endless!! Don't miss this investment opportunity with Long term tenants. Subject to Inspection after acceptable offer is received.

Facts & Features

- Sold On 03/31/2021
- Original List Price of \$1,395,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- Laundry: Community, Gas Dryer Hookup, Washer Hookup
- \$76212 Gross Scheduled Income
- \$54583 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Attic, Kitchen, Laundry, Living Room
- Floor: Carpet, Laminate, Wood
- Appliances: Disposal, Gas Range, Gas Water Heater
- Other Interior Features: Balcony, Ceiling Fan(s), Storage, Tile Counters

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level with Street, Rectangular Lot, Near Public Transit, Park Nearby, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,629
- Electric: \$1,572.00
- Gas:
- Furniture Replacement:
- Trash: \$382
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$785
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,453
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,610	\$2,610	\$0
2:	1	1	1	1	Unfurnished	\$1,385	\$1,385	\$0

3:	1	1	1	1	Unfurnished	\$1,257	\$1,257	\$0
4:	1	1	1	0	Unfurnished	\$999	\$999	\$0

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
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7254019018

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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Closed •

List / Sold:

\$1,575,000/\$1,515,000 ↓

0 days on the market

Listing ID: PW21024570

839 Grand Ave • Long Beach 90804

4 units • **\$393,750/unit** • **4,808 sqft** • **5,651 sqft lot** • **\$315.10/sqft** •
Built in 1988

From 8th Street head North on Grand Avenue



Fantastic 4 unit building in a nice quiet location, property consists of (3) 3 Bedroom 2 Bath units and (1) 1 Bedroom 1 Bath unit. Each 3 bedroom unit comes with a tandem 2 car garage, and the 1 bedroom unit comes with a 1 car garage, (7 garages in total), laundry room. Each unit has one or more private deck/patio, upper units have vaulted ceilings, the 3 bedroom units are large and spacious, property has been well maintained and recently painted and a newer roof.

Facts & Features

- Sold On 03/30/2021
- Original List Price of \$1,575,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Laundry: Common Area
- Cap Rate: 4.7
- \$94740 Gross Scheduled Income
- \$73898 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: \$34,474
- Electric: \$2,400.00
- Gas: \$1,250
- Furniture Replacement:
- Trash: \$100
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,900
- Maintenance:
- Workman's Comp:
- Professional Management: 4737
- Water/Sewer: \$3,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,250	\$2,250	\$2,600
2:	1	3	2	2	Unfurnished	\$2,375	\$2,375	\$2,650
3:	1	3	2	2	Unfurnished	\$2,375	\$2,375	\$2,650
4:	1	1	1	1	Unfurnished	\$995	\$995	\$1,600

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

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7254015033

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: PW21024570

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Closed • **Quadruplex**

\$1,479,000/\$1,550,000 ↑

30 days on the market

754 Newport Ave • Long Beach 90804

4 units • **\$369,750/unit** • **4,453 sqft** • **6,078 sqft lot** • **\$348.08/sqft** • **Built in 1987**

Listing ID: PW20255103

Just East of Redondo and North of 7th



Excellent opportunity to own a prime fourplex located in the desirable historic Rose Park district of Long Beach, close to Cal State Long Beach and a short hop to Recreation Golf Course, the Colorado Lagoon and Belmont Shore. This is a "Tenant magnet" building offering four townhouse units and for added privacy; private balcony/patio, inside laundry in each unit complete with washer and dryer, and two Master units with fireplaces. Two(2) 2BR/2BA units, One(1) mini-master with 2BR/2.5BA and fireplace and one(1) very large 3BR/2BA "owners" unit with an impressive stone FP; upstairs master bedroom and two of the bedrooms downstairs, ideal for a mom-in-law. This 3BR unit has recently been completely remodeled with new flooring, paint, granite countertops, vanities, lighting and so much more. Units A&B have updated flooring and Unit A has Quartz countertops. The total interior square footage is 4,453 making these units very LARGE and comfortable. Tenants pays gas & electric keeping Seller expenses low and minimal. This is an incredible asset, most especially at today's interest rates, and is the epitome of everything that is great about multifamily investing in SoCal. As an investor, the location, the lifestyle, and the income this property generates are hard to ignore.

Facts & Features

- Sold On 03/31/2021
- Original List Price of \$1,479,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s), Gas
- Heating: Wall Furnace, Fireplace(s)
- Laundry: Dryer Included, In Closet, Upper Level, Washer Included
- \$102240 Gross Scheduled Income
- \$80734 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom, Two Masters
- Floor: Carpet, Vinyl
- Appliances: Dishwasher, Disposal, Gas Oven, Refrigerator
- Other Interior Features: Balcony, Block Walls, Cathedral Ceiling(s), Ceiling Fan(s), Granite Counters, High Ceilings, Living Room Balcony, Open Floorplan, Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Lawn, Rectangular Lot, Level
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,505
- Electric: \$50.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01430724
- Gardener:
- Licenses:
- Insurance: \$1,610
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,445
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	2	2	1	Unfurnished	\$1,995	\$1,995	\$2,300
2:	1	2	2	1	Unfurnished	\$2,050	\$2,050	\$2,100
3:	1	2	2	1	Unfurnished	\$1,995	\$1,995	\$2,100
4:	1	3	2	1	Unfurnished	\$2,495	\$2,495	\$2,800

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7258024012

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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Closed • **Quadruplex**

List / Sold: **\$879,000/\$895,000** ↑

901 Walnut Ave • Long Beach 90813

6 days on the market

4 units • **\$219,750/unit** • **2,302 sqft** • **5,715 sqft lot** • **\$388.79/sqft** •
Built in 1922

Listing ID: SB21038087

From 7th & Cherry W on 7th to Walnut N on Walnut to address



Rare Investment opportunity located in Historic Craftsman Village! Fantastic corner lot location consisting of a traditional Craftsman home with beautiful architectural lines & a gracious front porch on Walnut Ave., along with a recently remodeled Duplex consisting of 2 (1x1) Units plus a separate studio located on the 9th st side of the lot. So many possibilities, along with a huge upside potential on the rents! All of these have long term tenants of 3 plus years or more. This could go as an owner user who would want to remodel the House and live in it, or for the investor looking for a nice addition to their portfolio, or for the investor who would want to remodel the front house as well as the studio for resale. Multi unit remodels in the area are going up right now due to the lack of inventory. This really is a must see as these do not hit the market very often. The Duplex was fully remodeled in 2015 with permits. Please note that interior photos are of the duplex upon its remodel prior to being occupied. There is also a fully transferable Oil & Gas lease that will provide approx \$2000 annually of passive income. Showings will be conducted on weekends only, so call listing agent to schedule your showing today.

Facts & Features

- Sold On 04/01/2021
- Original List Price of \$879,000
- 3 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Dryer Included, In Kitchen, Washer Included
- \$53220 Gross Scheduled Income
- \$51020 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile, Wood
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Water Heater
- Other Interior Features: Coffered Ceiling(s), Copper Plumbing Partial, Granite Counters, Laminate Counters

Exterior

- Lot Features: Corner Lot, Front Yard, Level with Street, Near Public Transit
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,755
- Electric: \$25.00
- Gas:
- Furniture Replacement:
- Trash: \$200
- Cable TV: 01524211
- Gardener:
- Licenses:
- Insurance: \$150
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,365	\$1,365	\$2,495
2:	1	1	1	0	Unfurnished	\$1,065	\$1,065	\$1,450
3:	1	1	1	0	Unfurnished	\$1,150	\$1,150	\$1,450

4: 1 0 0 0 Unfurnished \$855 \$855 \$1,000

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 0
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 2
- Wall AC: 0

Additional Information

- Standard sale
- Rent Controlled
- 4 - Downtown Area, Alamos Beach area
- Los Angeles County
- Parcel # 7267019007

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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Closed •

List / Sold:

\$1,225,000/\$1,190,000 ↓

43 days on the market

Listing ID: PW21002817

1400 Rose • Long Beach 90813

4 units • **\$306,250/unit** • **3,468 sqft** • **4,382 sqft lot** • **\$343.14/sqft** •
Built in 1930

Rose Ave & 14th Street



1400 Rose Avenue is a 4-unit multifamily investment property in the City of Long Beach. 1400 Rose Avenue represents an opportunity to acquire a multifamily asset in one of the most desirable submarkets in Los Angeles County. While being centrally located in the heart of the city, the property benefits from being 2-miles (approximately) from the 710 Freeway and 2-miles (approximately) from the 405 Freeway. Within the city, residents enjoy easy access to public transit including the light rail Metro A Line which connects the City of Long Beach with Downtown Los Angeles. Built in 1930, the property consists of an excellent unit mix of one one-bedroom, one two-bedrooms and two three-bedrooms. The property also offers its residents convenient on-site amenities such as garage parking and secured entry. 1400 Rose avenue is located on the northside of Rose Avenue at the corner of 14th Street and Rose Avenue in the highly desirable neighborhood of MacArthur Park. The property is just minutes from Cal. State Long Beach, 4th Street (Retro Row), Museum of Latin American Art, Shoreline Village, The Pike Outlets, the newly build Long Beach Exchange, as well as, numerous local shopping and dining options.

Facts & Features

- Sold On 04/01/2021
- Original List Price of \$1,225,000
- 1 Buildings
- 8 Total parking spaces
- Cap Rate: 4.49
- \$77040 Gross Scheduled Income
- \$55026 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$23,562
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02062906
- 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	1	Unfurnished	\$1,150	\$1,150	\$1,350
2:	1	2	1	1	Unfurnished	\$1,470	\$1,470	\$1,650
3:	1	3	1	1	Unfurnished	\$1,850	\$1,850	\$2,100
4:	1	3	1	1	Unfurnished	\$1,950	\$1,950	\$2,100

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined 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

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CUSTOMER FULL: Residential Income LISTING ID: PW21002817

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